

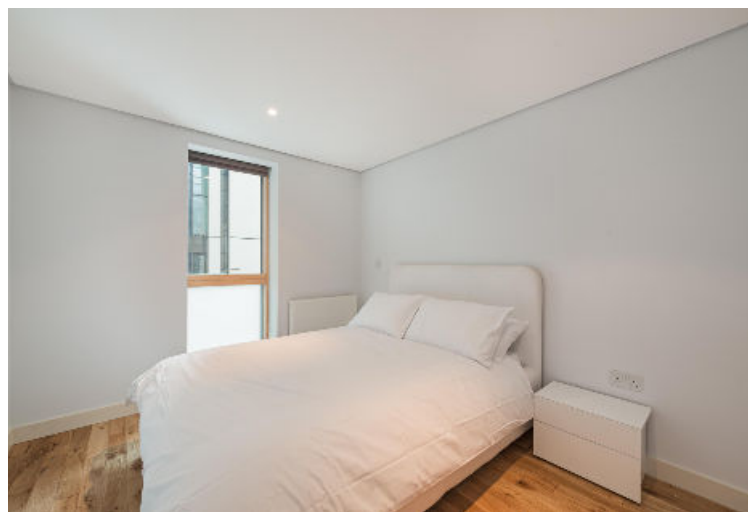
# Merchant Square East, Paddington **W2**





City of Westminster  
Available Furnished

Guide price  
**£725 per week**



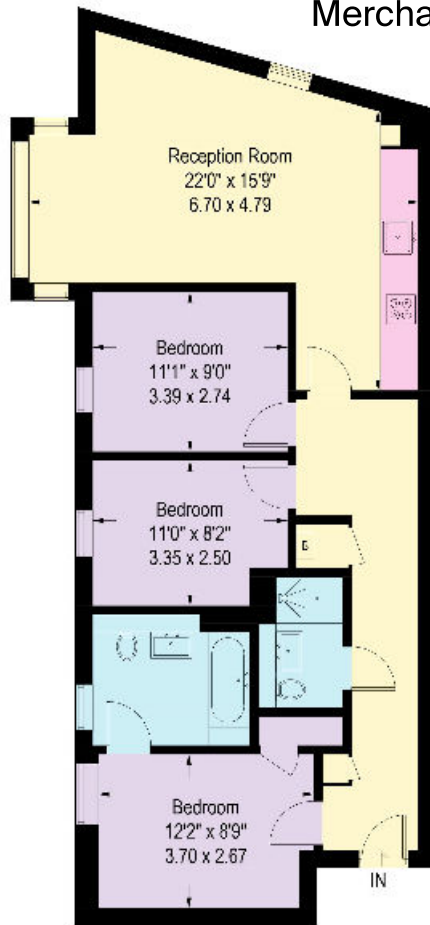
Set on the eighth floor of a purpose built block in the heart of Paddington Basin. The development provides residents with a 24 hours onsite security service, two lifts and underground parking.

Accommodation comprises three double bedrooms, a stylish en suite bathroom, contemporary shower room and an open plan reception room with a modern well equipped kitchen area.

A variety of shops, amenities and cafes are nearby the development.

*Merchant Square is located in an outstanding and striking waterside location in the heart of Central London with the West End's world-class shopping, theatres and restaurants on its doorstep. The development benefits from excellent transport links via Paddington Mainline and underground station and Heathrow Airport is a convenient 20 minutes away via the nearby Heathrow Express.*

## Merchant Square, W2



Eighth Floor

### Approximate Gross Internal Floor Area 80.7 sq m/869 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

### Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).

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**I would be delighted to tell you more.**

**Guy Spencer**

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**Connecting people & property, perfectly.**

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Particulars dated [May 2020]. Photographs and videos dated [May 2020].

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