



Merchant Square East, London, W2 1AN

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



About the Property

An outstanding three-bedroom apartment set within the highly sought-after Merchant Square East development, offering contemporary living in one of Central London's most vibrant and desirable waterside destinations.

The apartment provides well-balanced lateral living, designed to maximise light, space, and functionality. At its heart is a bright and spacious reception room, creating an ideal environment for both entertaining and everyday living, with ample space for dining and relaxation.

A modern, well-appointed kitchen complements the living space, finished to a high specification with a focus on both style and practicality.

The property comprises three well-proportioned bedrooms, including a generous principal bedroom, alongside additional bedrooms perfectly suited for guests, family living, or home working. Contemporary bathrooms are finished to a high standard, completing the accommodation.

Merchant Square East is synonymous with luxury canalside living, set within the heart of Paddington Basin. Residents enjoy a unique lifestyle surrounded by picturesque waterways, landscaped public spaces, and an excellent selection of cafés, restaurants, and boutique amenities.

The location offers exceptional connectivity, with Paddington Station just moments away, providing access to the Elizabeth Line, Heathrow Express, Underground, and National Rail services, ensuring fast and effortless travel across London and internationally. Hyde Park is also within walking distance, offering one of London's most iconic green spaces.

EPC: B (85)

Council Tax - F

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