

# RIVERHOMES

Merchant Square  
Paddington W2

£1,495 per week  
Furnished





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Central London Branch  
Tintagel House  
92 Albert Embankment  
SE1 7TY

020 7407 8000  
www.riverhomes.co.uk

Situated on the 5th floor of this prestigious building, this apartment offers great views across the London skyline and Grand Union Canal. This spacious and bright apartment comprises a beautiful reception room with a new and modern open plan kitchen, three bedrooms and two bathrooms. The building itself is located in the Paddington Basin and features a concierge, lift service and secure underground parking is included. The apartment offers easy access to superb transport links such as Paddington Train Station (Bakerloo, Hammersmith & City, Circle, District lines and Heathrow express) Edgware Road (Circle, District and Bakerloo lines).

## ENERGY PERFORMANCE CERTIFICATE

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		

## KEY INFORMATION

**Local authority:** London Borough of Westminster City

**Internal area:** 942 sq. ft. / 87.51 sq. m.

**No. of bedrooms:** 3

**Council tax:** Band G - £1,379.27 for 2021/22

