



4B MERCHANT SQUARE EAST W2

Price
£1,400 per week

A well appointed, south facing, three bedroom apartment situated on the 6th floor of this popular portered building within Paddington Basin, overlooking the Grand Union Canal. The apartment has an open plan kitchen/reception room with wooden floors, three double bedrooms and two bathrooms.

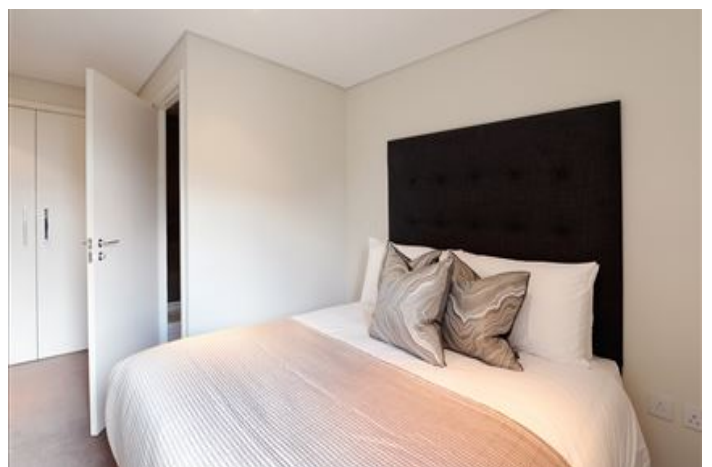
Merchant Square is ideally located for easy access to Paddington Station, where you will find the Heathrow Express, overground rail links and underground tube links (Bakerloo, Circle, District and Hammersmith & City lines).

Hyde Park is a short walk away, as are the independent shops and restaurants in Connaught Village and Little Venice.

Details

- 3 Bedrooms
- 2 Bathrooms
- Reception
- Kitchen
- Concierge
- Lift

Parking

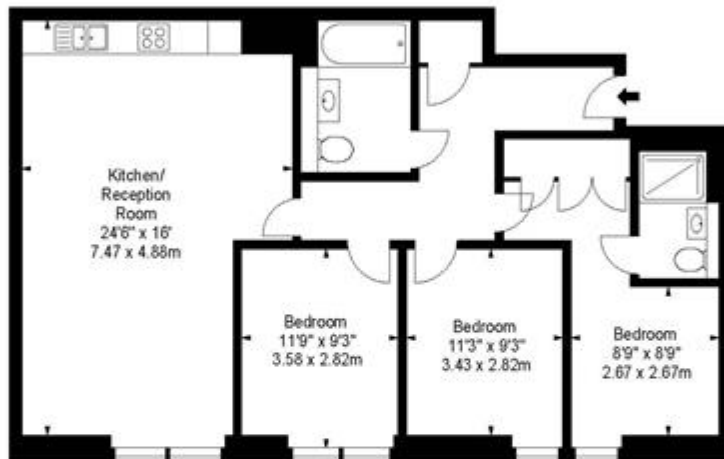


PLAZA estates

www.plazaestates.co.uk

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FLAT 609
4B MERCHANT SQUARE EAST
LONDON W2

Sixth Floor

Approx Gross Internal Area*
960 Sq Ft - 89.18 Sq M

Surveyed and Drawn By

BKR

Sunnyhill House, 3-7 Sunnyhill Road
London, E8 9DQ

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* As Defined by RCS - Code of Measuring Practice

Illustration For Identification Purposes Only. Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

Terms and Conditions

Available: Available Now For Long Let
Price: £1,400 per week

EPC Information

Energy Performance Certificate

Apartment 000
4, Merchant Square East
LONDON
WC2 1AN

Dwelling type: Mid-floor flat
Date of assessment: 25 January 2012
Date of certificate: 26 January 2012
Reference number: 9002-0099-3520-0026-0023
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Net energy demand - kWh/m²/year

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Net environmental impact - kg/m²/year CO₂ emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	75 kWh/m ² per year	66 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.1 tonnes per year
Lighting	£53 per year	£53 per year
Heating	£180 per year	£105 per year
Hotwater	£100 per year	£90 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT