

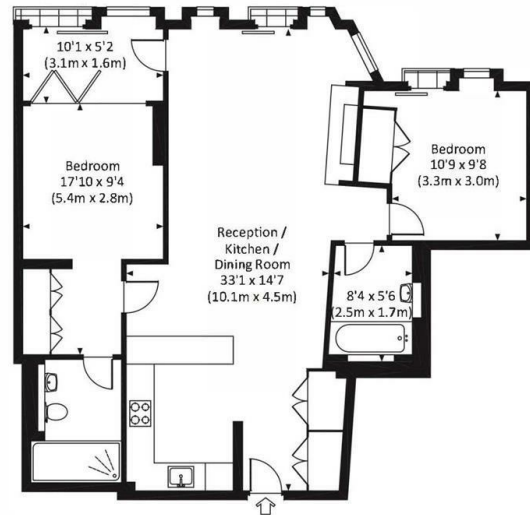


## 3 Merchant Square, London W2

£1,165 Per Week

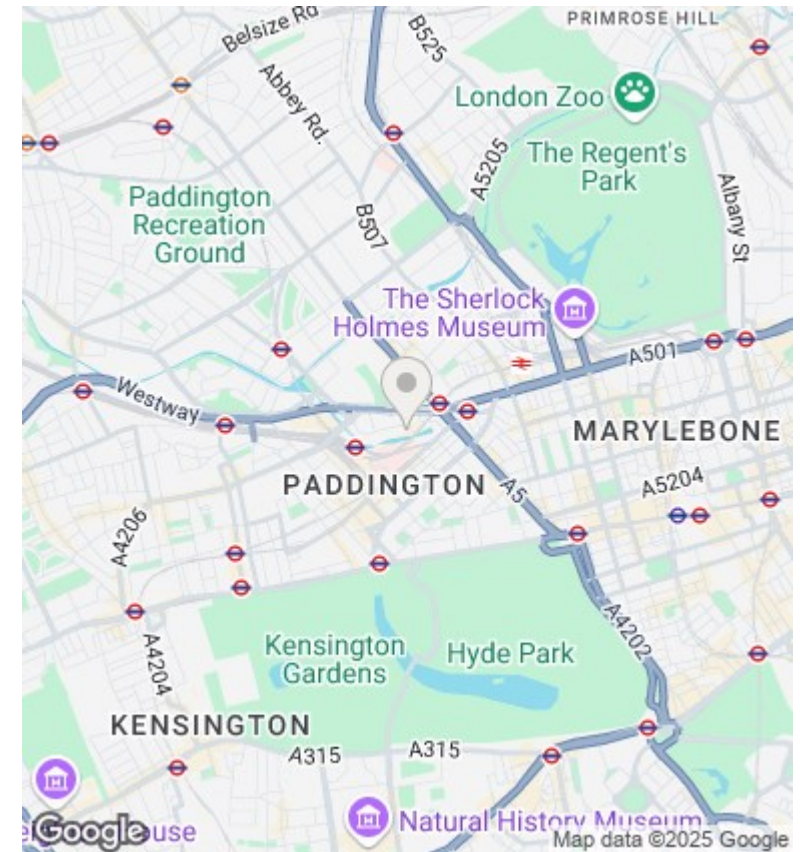
- Spacious 949 sq ft modern apartment in the heart of London
- Prime Central London location with excellent access to shops, restaurants, and transport
- Close to green spaces and parks for a perfect work-life balance
- A perfect opportunity for those seeking luxury, space, and city living

Approx. gross internal area  
949 Sq Ft / 88.2 Sq M.



SEVENTH FLOOR

All measurements have been made in accordance with NIS Code of Measuring Practice within and adjacent to the walls and are for information only. For a complete list of details, including a full list of measurements, please refer to the full floor plan. © 2025 www.osullivanproperty.co.uk



## Directions

## Viewings

Viewings by arrangement only. Call 02070990800 to make an appointment.

## Council Tax Band

F

## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |