

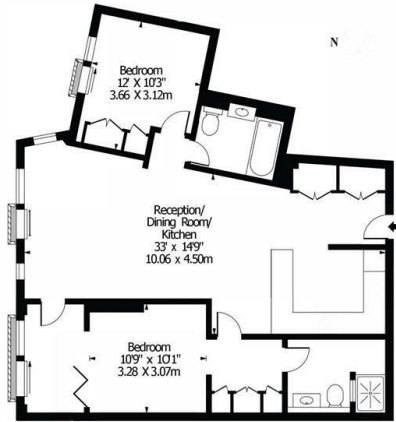


## 3 Merchant Square, Paddington, London W2

£1,100 Per Week

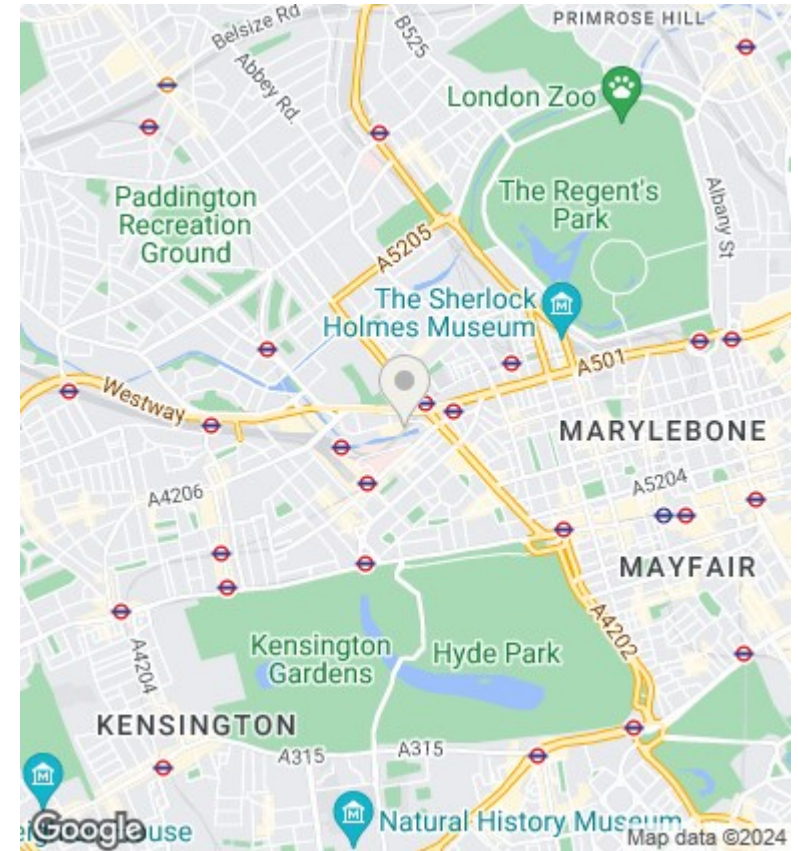
- Resident Business Centre
- Resident Cinema
- 24 Hour Concierge

**Merchant Square**  
 Approx. Gross Internal Area 950 Sq Ft - 88.26 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute, in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Directions

## Viewings

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

## Council Tax Band

F

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	