



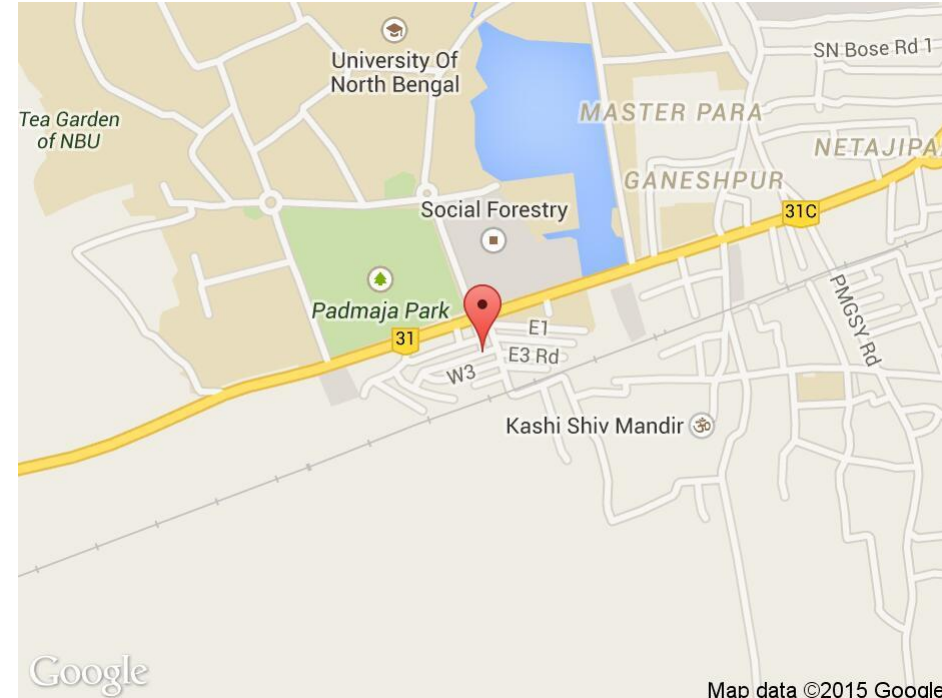
Merchant Square | Paddington
London | W2

An amazing TWO DOUBLE BEDROOM apartment in this new development benefiting from 24 hour concierge, communal roof terrace, cinema and secure underground parking.

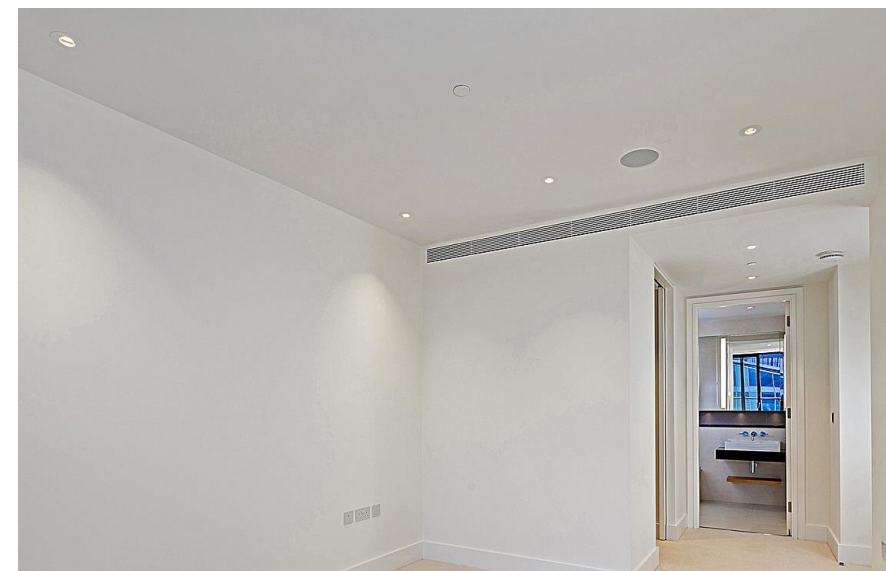
Finished to a top specification throughout with excellent storage, wooden flooring, comfort cooling and floor to ceiling windows.

Comprising open plan reception room, master bedroom with walk in wardrobe and ensuite bathroom, SECOND DOUBLE BEDROOM, family bathroom.

The property has southerly views of the Regents Canal and surrounding area and has two private balconies.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		✗	✗	(92-100) A		✗	✗
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

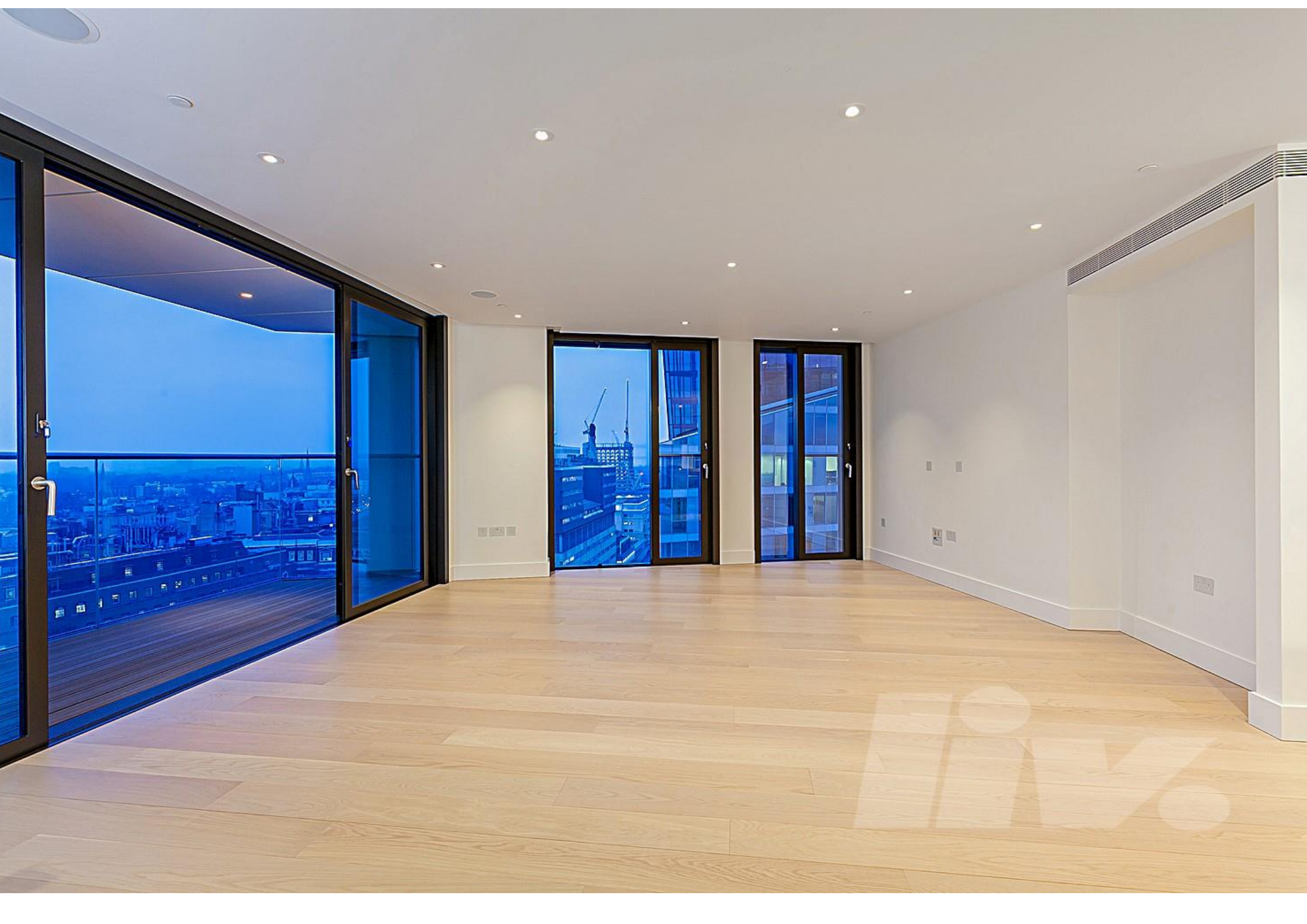


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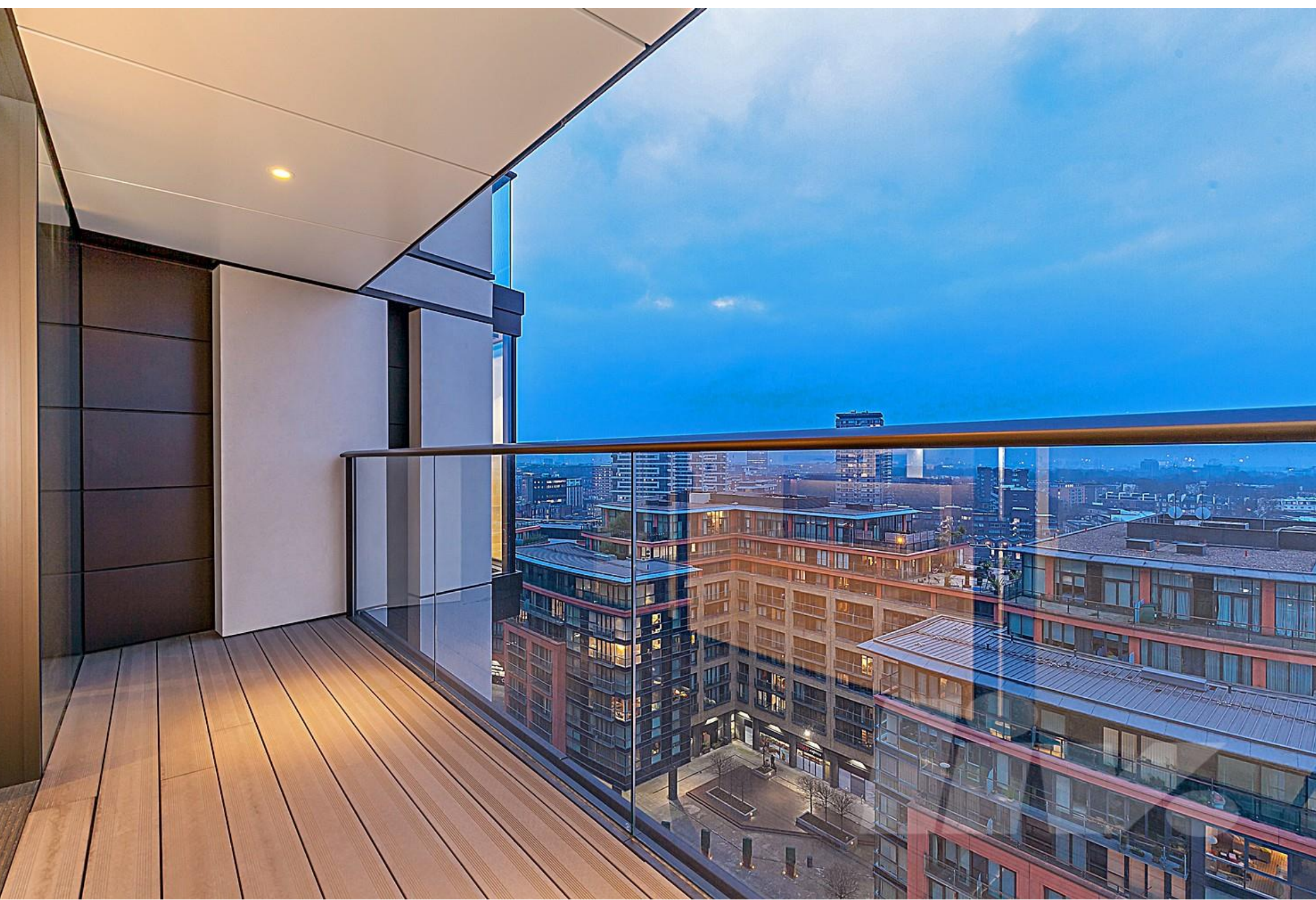




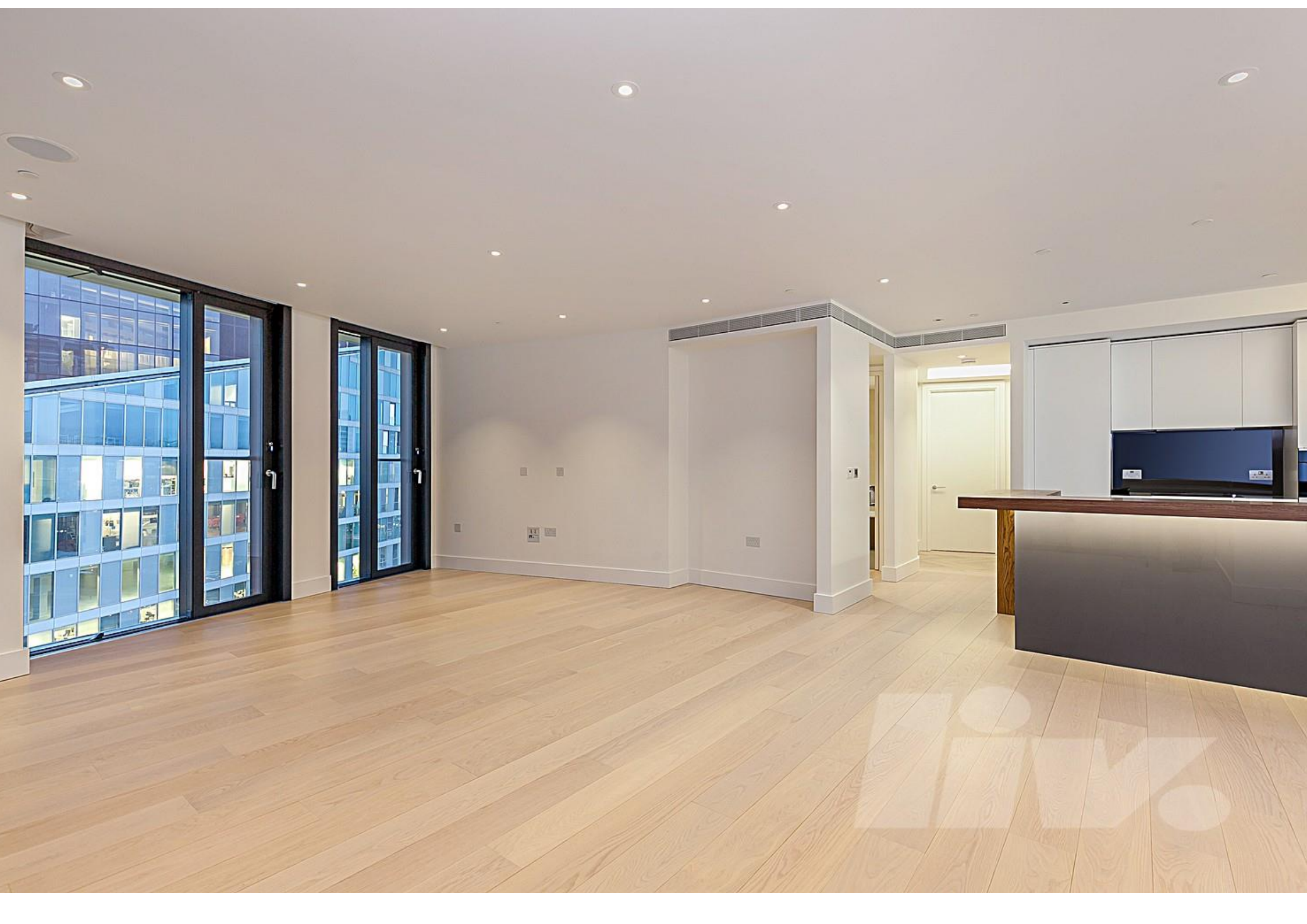


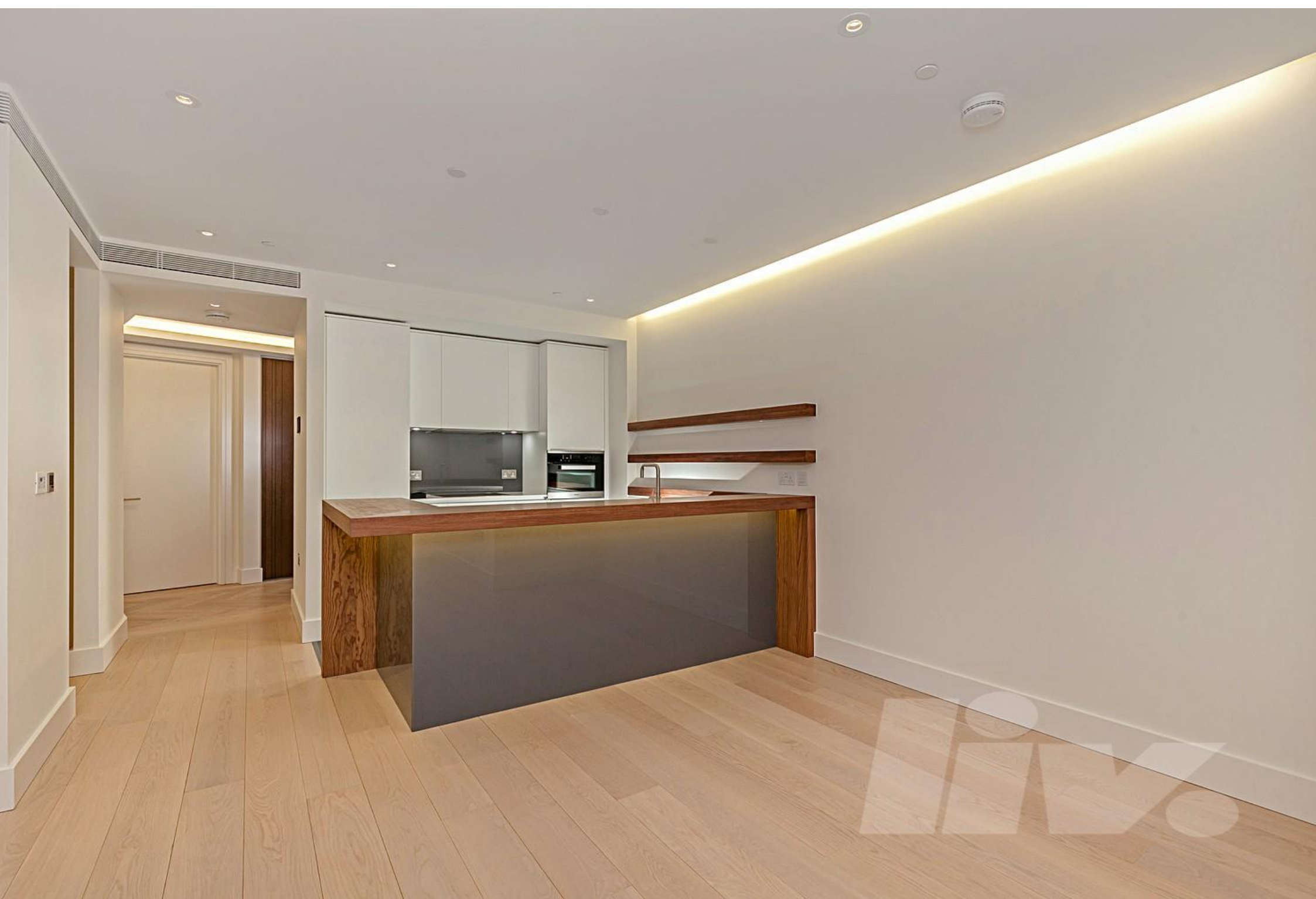


















Liv International is a fast growing **unique** estate agent offering prime residential and commercial properties throughout Northwest and Central London



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