

**MOUNTGRANGE**  
HERITAGE



## Merchant Square, W2

**£1,495 per week** Fees May Apply

A well appointed, south facing, three double bedroom apartment situated on the Seventh floor of this popular development within the 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 (one of which is en suite). The building has a concierge and secure underground parking.

**3 Bedrooms | 1 Reception Room | 2 Bathrooms**  
**Furnished/Unfurnished**

### Notting Hill Office

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**FLAT  
MERCHANT SQUARE EAST  
LONDON W2**

**Seventh Floor**

**Approx Gross Internal Area\***

**960 Sq Ft - 89.18 Sq M**

Surrey and Devon Plc

**B K R**

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\* As Defined by RICS - Code of Measuring Practice

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

# Energy Performance Certificate



**Apartment** Merchant Square, LONDON, W2 1AZ

**Dwelling type:** Mid-floor flat

**Date of assessment:** 16 July 2014

**Date of certificate:** 16 July 2014

**Reference number:** 0428-3856-7938-9694-4471

**Type of assessment:** SAP, new dwelling

**Total floor area:** 85 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

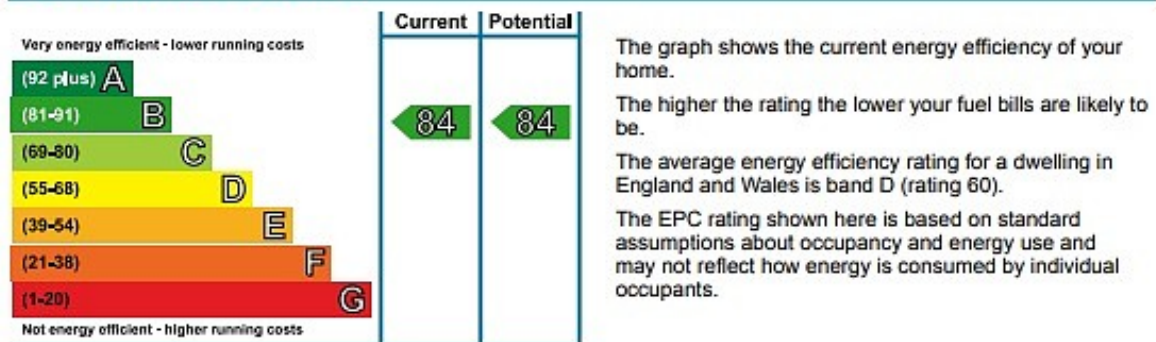
**£ 1,011**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	Not applicable
Heating	£ 600 over 3 years	£ 600 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 1,011</b>	<b>£ 1,011</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## IMPORTANT NOTICE

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