

# Welcome to Waterline House Merchant Square

Merchant  
Square  
Paddington

*Please contact us to arrange a viewing  
of the show flat, or for an update  
on current availability and pricing.*

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**Welcome to Waterline House at Merchant Square.** This signature building with 93 studio and 1, 2 and 3 bedroom waterside apartments and penthouses offers you all the pleasures of contemporary luxury living: stylish, clean, uncluttered and functional spaces that are drenched in natural light and finished to exceptional standards.

Waterline House's stunning waterside location, adjacent to Grand Union Canal, creates a relaxed mood so rare in Central London. Yet all the West End's world-class shopping, theatres, restaurants and parks are on your doorstep. So is Heathrow Airport via the nearby Heathrow Express.

*A dramatic entrance*

A spacious entrance hall to your home creates an inviting welcome for guests. The flooring is contemporary porcelain ceramic tiles.



Step inside one of our  
outstanding waterside  
apartments\_

*Awash with natural light*

Floor to ceiling glazing in the open-plan living room provides wonderful views and high levels of natural light.



*High spec cooking*

Bosch appliances and concealed worktop lighting complete the high specification of the Italian kitchens by Dada.



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*Light and bright*

White alabaster work surfaces by Zodiac complement the kitchens' mood of cool, clean refinement.



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*Luxury is in the details*

All kitchen drawers and cupboards are equipped with dampers for smooth, silent closing.



*Form is function*

An adjustable easy-action stainless steel tap and generous sink complete the kitchens' streamlined aesthetics.



With space to take  
some quality time  
out for yourself\_

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*A room of your own*

The purity and simplicity of the bedroom spaces are an encouragement to personalise them in your own individual style.



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*Relaxing and restful*

The spacious bedrooms are a tranquil retreat from the hurly-burly of London living.



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*Bring the outside in*

Drenched in natural light and with full height glazing, the urge to introduce a few natural touches is hard to resist.



*A personal touch*

The purity of the apartments' design seems to invite bold decorative touches.



And all you need  
to wind down at  
the end of the day—

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*A spa-like mood*

Rich dark tiling and subtle lighting combine to create an indulgent bathing environment that's an invitation to relax.



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*Attention to detail*

Bathrooms are luxuriously fitted with white ceramic sanitary ware, enamelled steel baths and mood lighting.



## Apartment detail

**Internal specification**

**Floors**

- Hardwood timber strip flooring in reception rooms
- Porcelain ceramic tiles in hallway, bathrooms and shower rooms

**Doors**

- White painted with stainless steel door furniture

**Lighting**

- Recessed ceiling down lighters with energy saving units in hall, bathroom and kitchen areas

**Kitchens**

- Dada contemporary high gloss white lacquered units
- 30mm Zodiac white alabaster work surfaces
- Concealed worktop lighting
- Bosch stainless steel finish built-in appliances, including fridge/freezer, dishwasher and microwave

**Master bedroom**

- Built-in wardrobe with hanging rails
- En suite bathroom

**Bathrooms**

- Porcelain ceramic wall and floor tiles
- Heated towel rail
- Under floor heating mat
- White ceramic sanitary ware
- Enamelled steel baths
- Clear glass shower panel

**Shower rooms**

- Porcelain ceramic wall and floor tiles
- Clear glass full height shower panels
- Thermostatically controlled shower

**Hallway utility cupboard**

- Combined washer/dryer

**Electrics**

- Flat plate screwless design wall and light sockets
- 5 amp lighting circuits in living room and master bedroom
- Category 5 wiring for telephone, data and television

**Heating/hot water**

- Metered energy-efficient low-temperature hot water heating, hot water and chilled water services
- Comfort cooling and control system in reception room

**External specification**

- Penthouse units at upper levels have private terraces/gardens

- Private basement parking accessed via automatic security gates

- Secure cycle store

- Video entry systems via TV installation with individual key fob control

- Concierge service

- Exterior finished with Crema Iris Marble, with high percentage of curtain wall glazing and fitted sliding glass screens

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*The team*

*Developer*

European Land and Property Ltd.

*Architect*

Kalyvides Partnership

*Landscape Architect*

Townshend Landscape Architects

*Estate Manager*

Broadgate Estates

*Building Manager*

Rendal & Rittner

*Leasing Agent*

King Sturge

*Location*

*By underground and train*

The Bakerloo line, Circle line, District line and the Hammersmith and City line all stop at both Edgware Road and Paddington underground stations. You can also get to Paddington mainline station on the Heathrow Express, Heathrow Connect and national mainline trains.

*By bus*

Buses 7, 15, 23, 27, 36, 205, 436 all stop on Praed Street. On leaving the bus, walk east along Praed Street until you reach the site entrance at the corner of Harbet Road.

*By car*

Turn off Edgware Road onto Harrow Road, then take the first left onto Harbet Road and follow the signs.

*By taxi*

Ask the driver to drop you at the junction of Praed Street and Harbet Road, which is immediately adjacent to the Hilton Metropole main entrance.

