

## 3 Canalside Walk London

**£730 Per Week**

This stunning one bedroom apartment is available to rent in No.3 Canalside Walk. Residents benefit from its central location just a short distance from Paddington Station and the vibrant bars and restaurants of the canal-side district.

Set alongside Regents Canal, this development offers a tranquil yet vibrant environment. The residents can enjoy far reaching views from the amazing Observatory Lounge on the rooftop. Paddington Station is just moments from the development, with access across a quiet canal bridge.

Internally, this space is exceptional with a bright, open plan kitchen and reception area. The property offers, floor to ceiling windows throughout, Siemens appliances such as a dishwasher and washing machine /dryer and a private balcony.

Council Tax Band: Westminster City F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access

Holding Deposit - £730 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Mains | Internet: Fibre

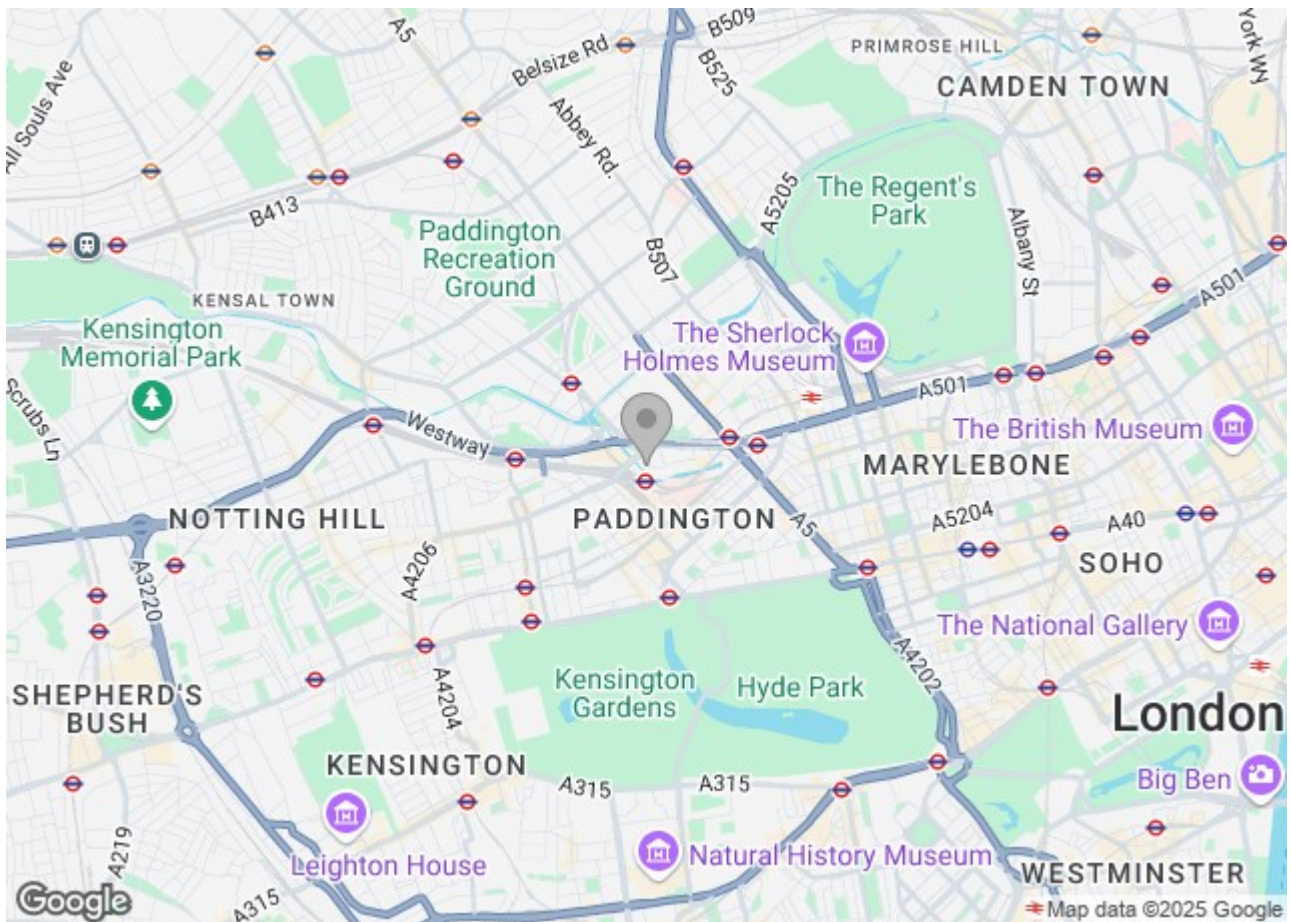
To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Westminster City Council Website, Planning & Building Control

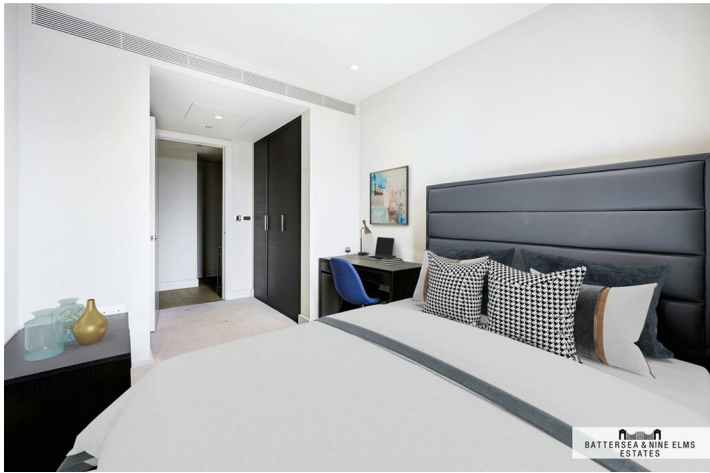
### 3 Canalside Walk London



- Luxury development
- Prime location
- Comfort cooling
- 24 Hour concierge

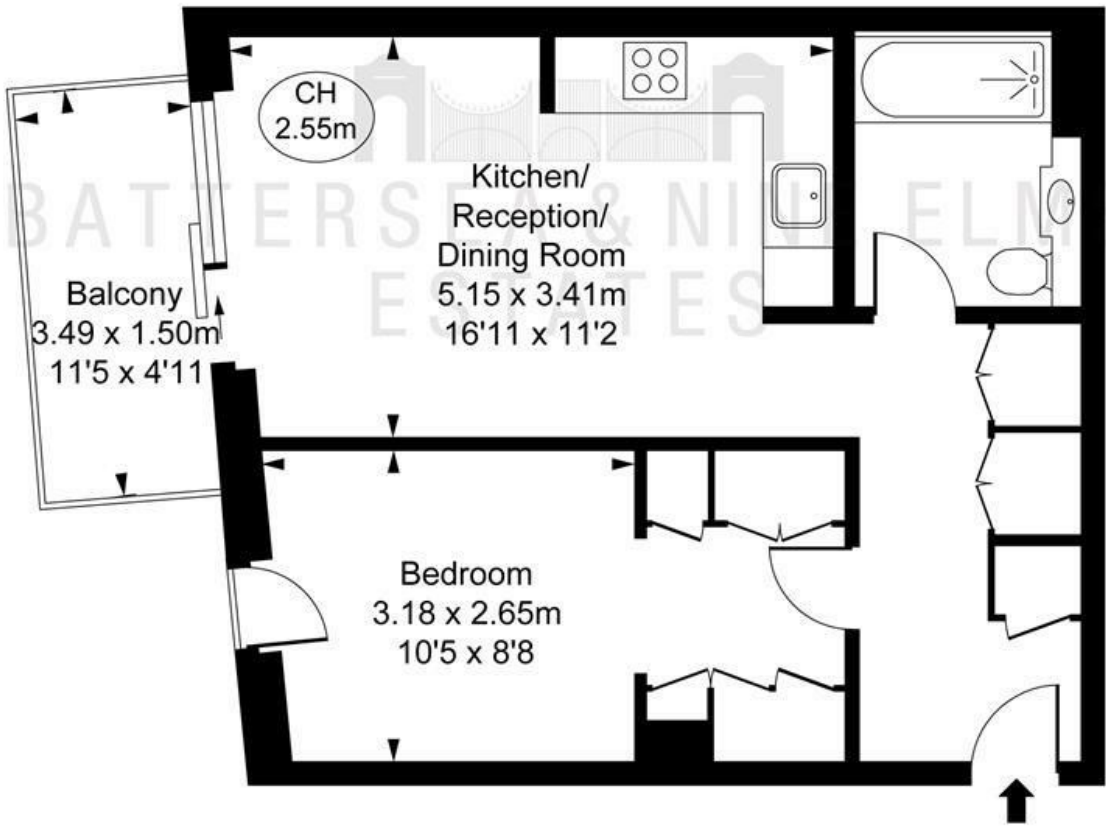






Canalside Walk, W2  
Approximate Gross Internal Area  
43.78 sq m / 471 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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