



Canalside Walk London

£725 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 - G

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access

Holding Deposit - £725 (1 weeks rent, subject to agreed offer)

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

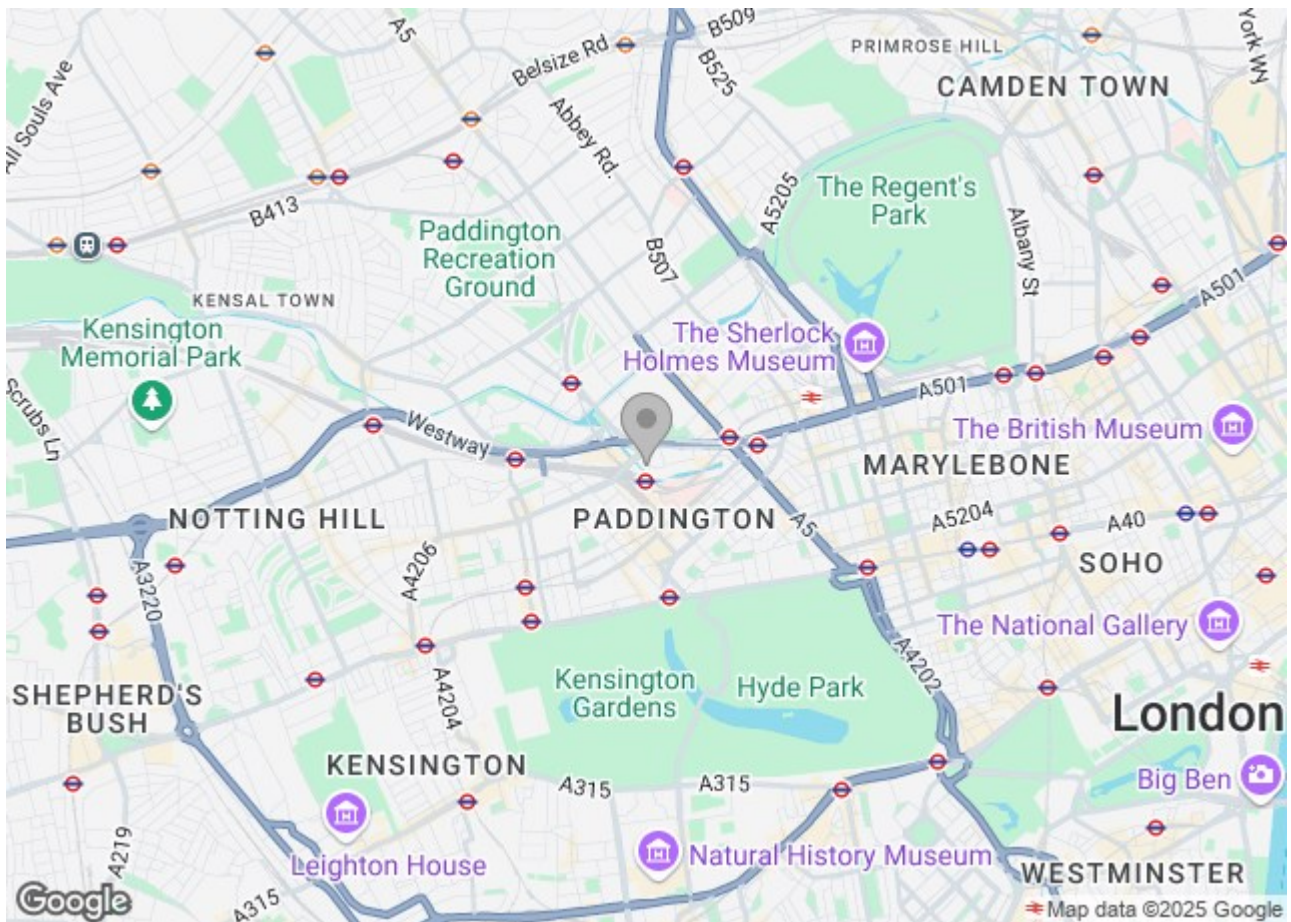
To check broadband and mobile phone coverage please visit Ofcom.

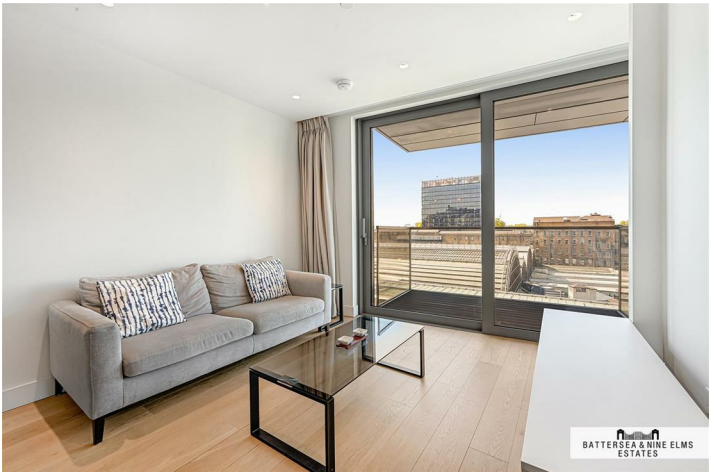
To check planning permission please visit Westminster City Council Website, Planning & Building Control

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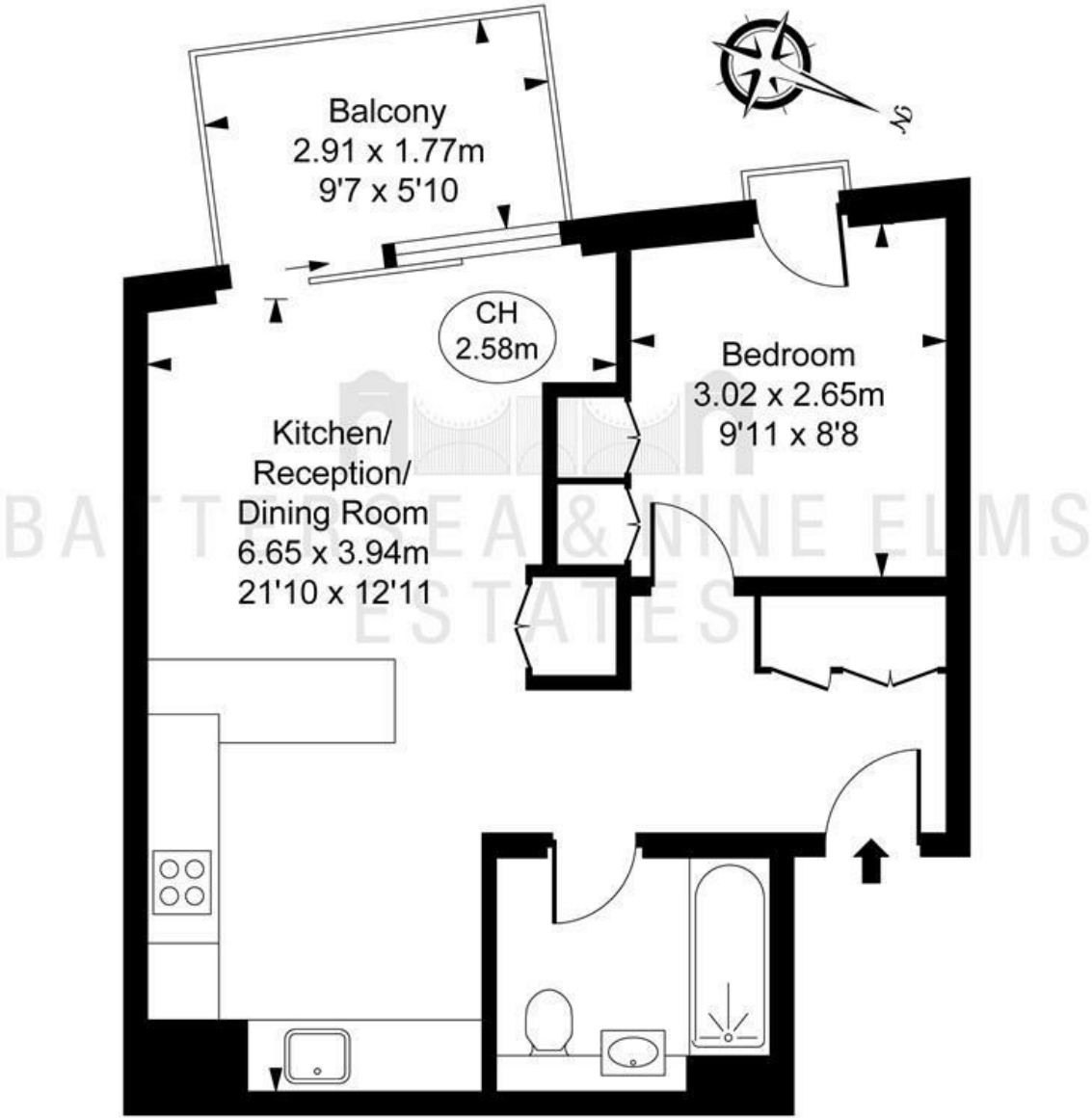


- 24 hour concierge
- Private balcony
- Resident rooftop Observatory Lounge
- Fully integrated appliances





Canalside Walk, W2
Approximate Gross Internal Area
43.42 sq m / 467 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) 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	