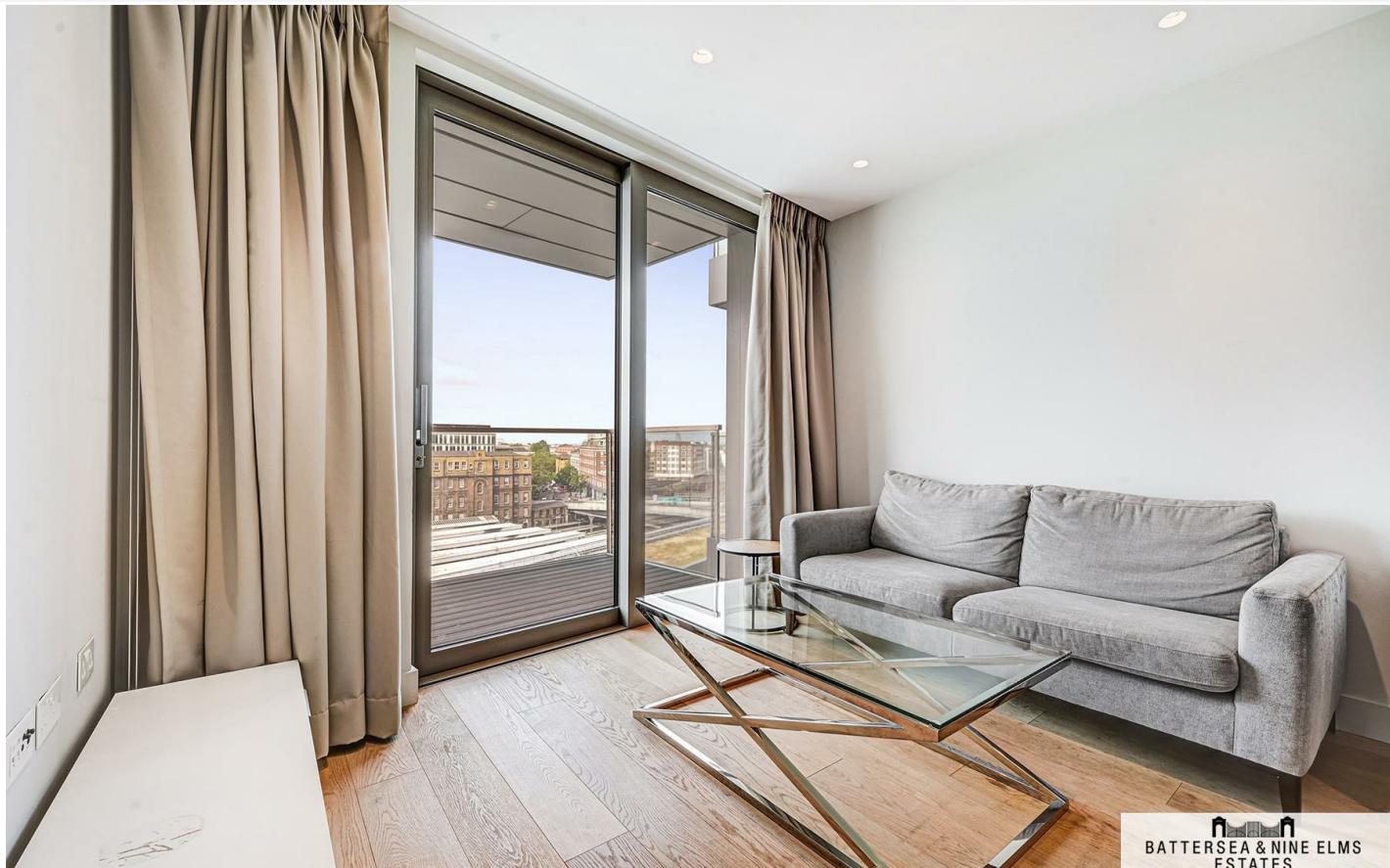


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## 3 Canalside Walk London

**£715 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.

\*Bedroom photos have been digitally staged for example purposes\*

Council Tax Band: Westminster F

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £715 (1 weeks rent, subject to agreed offer)

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

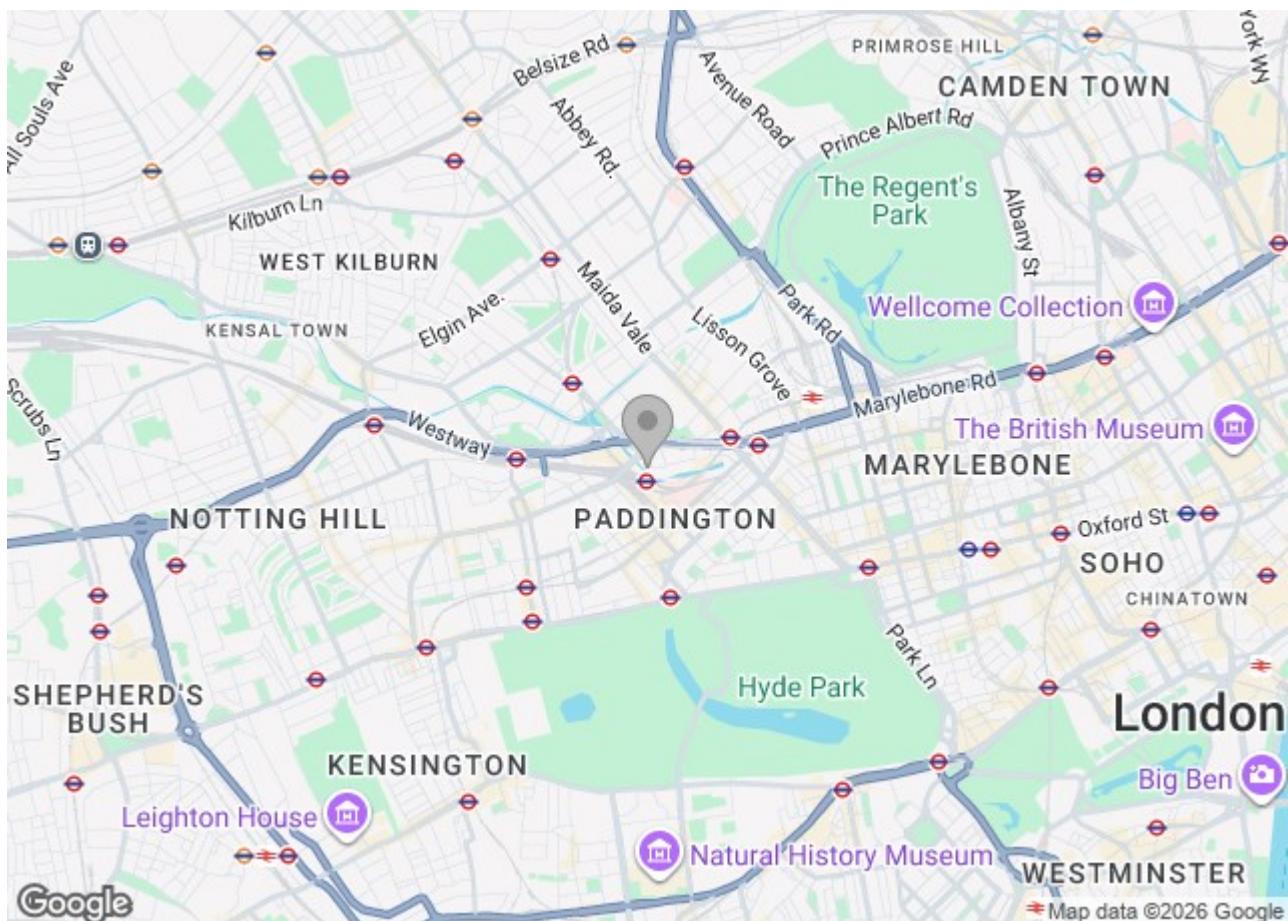
To check broadband and mobile phone coverage please visit Ofcom.

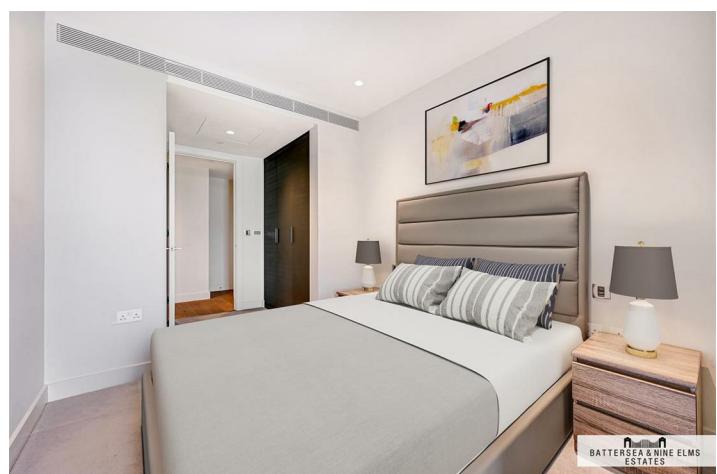
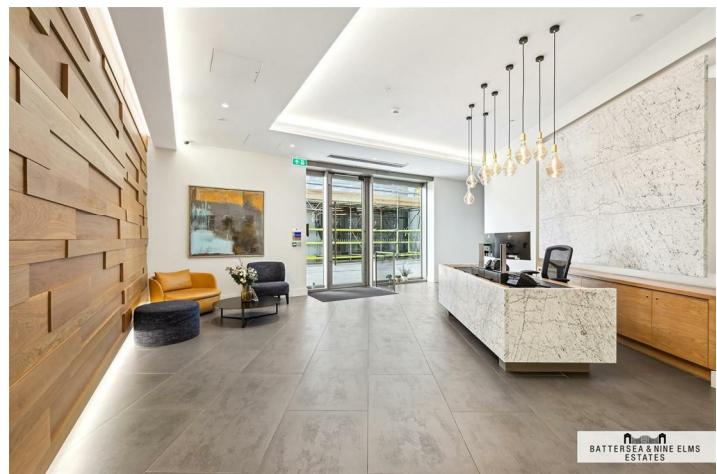
To check planning permission please visit Westminster Council Website, Planning & Building Control

## 3 Canalside Walk London



- One bedroom
- Resident rooftop Observatory Lounge
- \*Bedroom photos have been digitally staged for example purposes\*
- Concierge
- Engineered timber wood floors
- Fully integrated appliances
- Short walk to Paddington Station





# Canalside Walk, W2

Approximate Gross Internal Area  
43.5 sq m / 468 sq ft

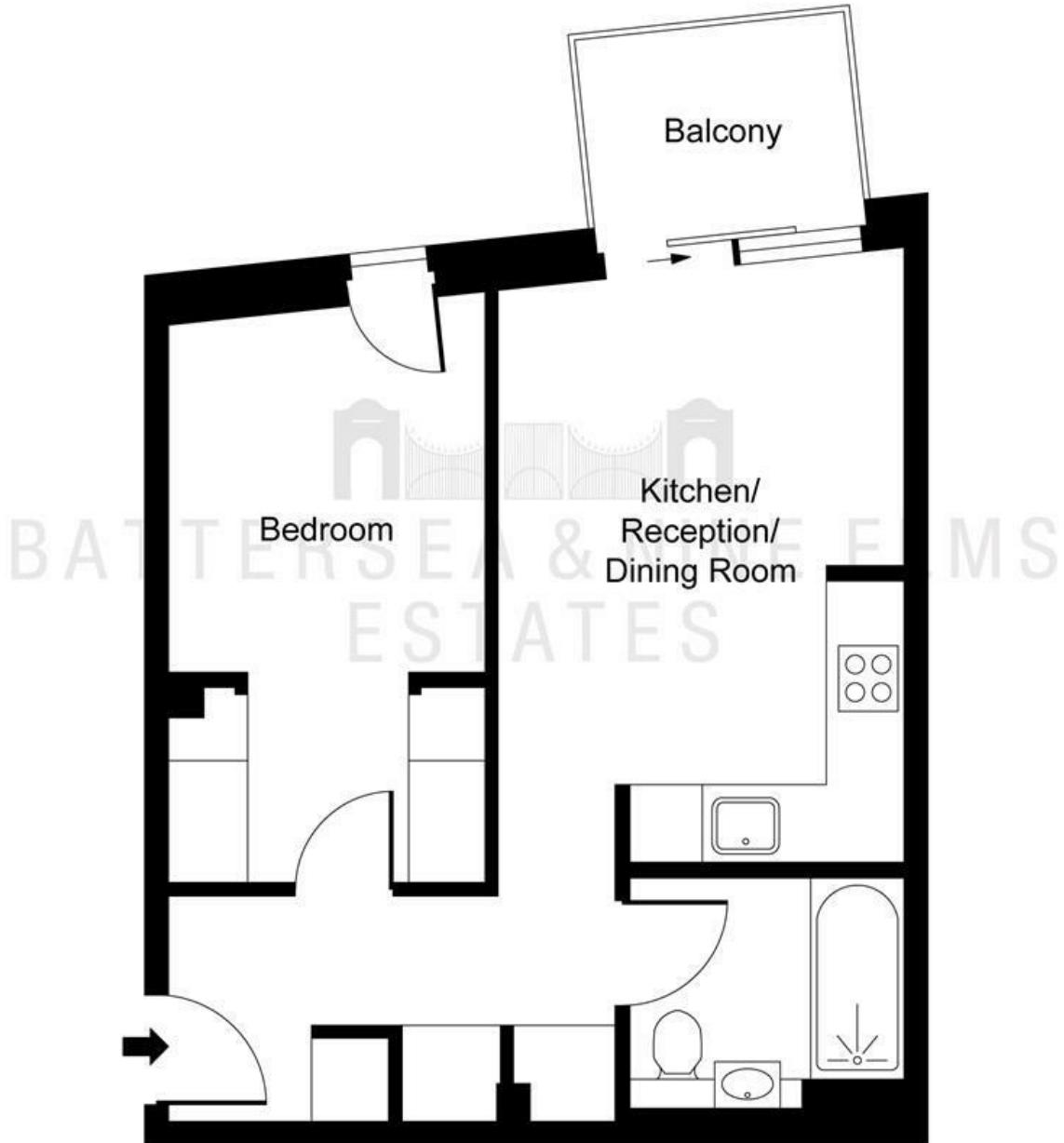


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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