



3 Canalside Walk, London, W2



£1,350,000

Lovely apartment on the upper floors of the ever popular 3 Canalside Walk development, an outstanding new residential block which sits alongside the scenic Grand Union Canal and opposite the bustling transport hub of Paddington Station.

Engineered wooden flooring flows throughout the spacious apartment. Floor to ceiling windows allow natural light to flood the reception room and bedrooms.

The master bedroom boasts ample storage and a large bathroom ensuite. The second bedroom benefits from the family bathroom just off the hallway. This comfort cooled apartment is perfect as a home or as a rental investment.

Paddington is a vibrant neighbourhood situated in the City of Westminster, London. It is known for its picturesque canals, historic architecture, and convenient transportation links. The area has seen significant regeneration and development in recent years, making it an attractive location for residents and businesses alike.

3 Canalside Walk is a part of the wider Paddington Basin development, which focuses on providing residential, commercial, and leisure spaces in a contemporary and waterfront setting.

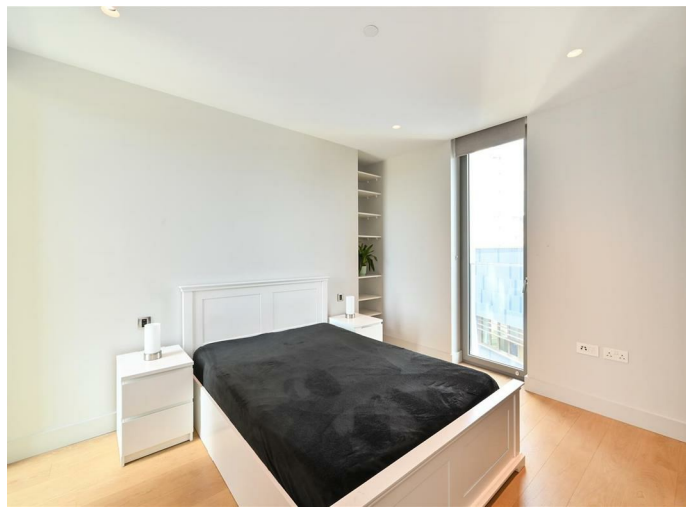
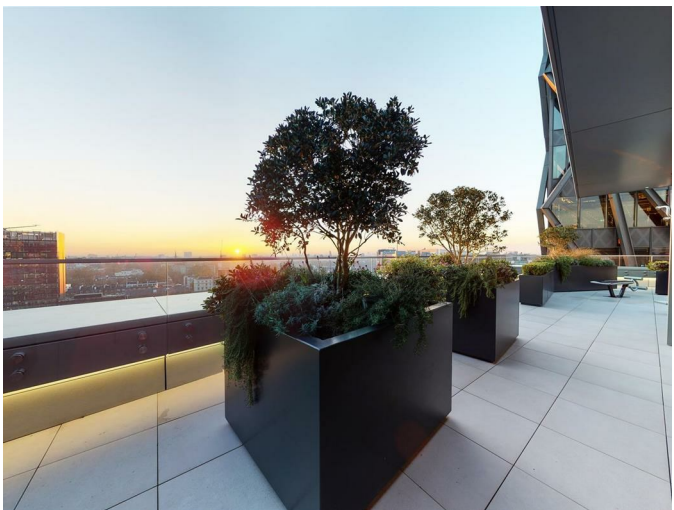
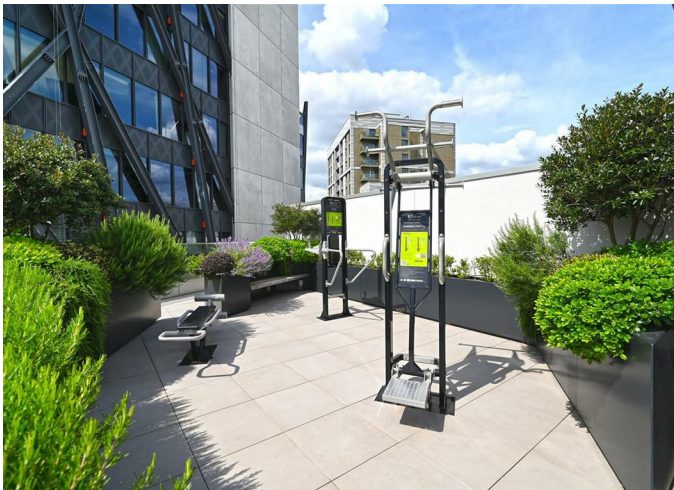
Residents can workout, socialise or relax in the private rooftop Observatory Lounge, external landscaped terrace and outdoor gym.

Paddington benefits from excellent transport links, including the Paddington Station, which serves as a major transport hub with access to National Rail services, the London Underground, and the Heathrow Express.

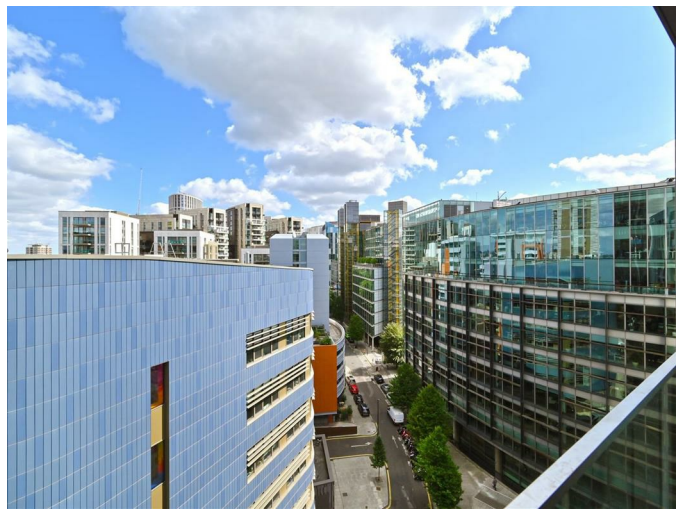
The apartment further benefits from a dedicated parking space.

- Concierge service
- Close to Little Venice
- Underground parking space
- Residents rooftop lounge
- Residents landscaped terrace and Outdoor Gym
- Engineered wood flooring throughout
- Paddington Station – Lines Bakerloo, Circle and District, Hammersmith & City & Elizabeth.
- Ground Rent: GBP750 pa
- Service Charge: GBP12,382 pa
- Tenure: 999 years from 1995

REQUEST A VIEWING
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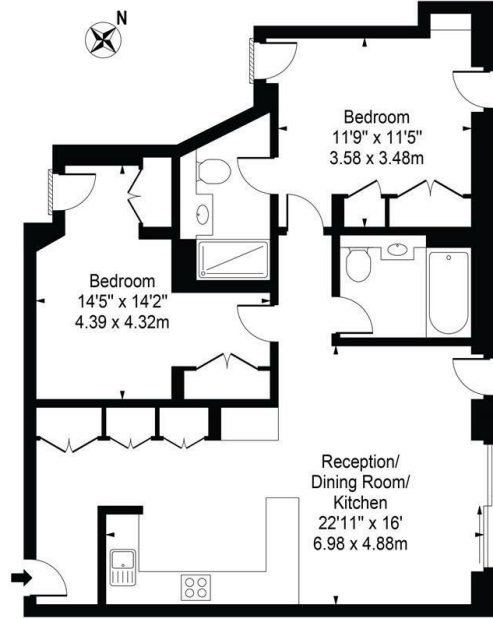


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Canalside Walk
 Approx. Gross Internal Area 821 Sq Ft - 76.27 Sq M



Tenth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-----------|-----------|
| Very energy efficient - lower running costs | | 87 | |
| (92 plus) A | | | |
| (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 ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | |

