

3 Canalside Walk, London, W2



£1,300,000

Modern 2-Bed Canal-Side Apartment with Views, Parking & Lifestyle Amenities.

Experience the best of summer in the city from this beautifully appointed two-bedroom, two-bathroom apartment on the upper floors of the sought-after 3 Canalside Walk development, perfectly positioned along the picturesque Grand Union Canal.

Step inside to find an elegant and airy interior, featuring engineered wood flooring, floor-to-ceiling windows, and comfort cooling throughout.

The open-plan living space is bathed in natural light and offers serene canal views, while the spacious master suite boasts excellent storage and a sleek en-suite bathroom. A generous second bedroom is served by a modern family bathroom just off the hallway.

With its stylish layout and generous proportions, this apartment is an ideal city home, pied-à-terre, or investment opportunity.

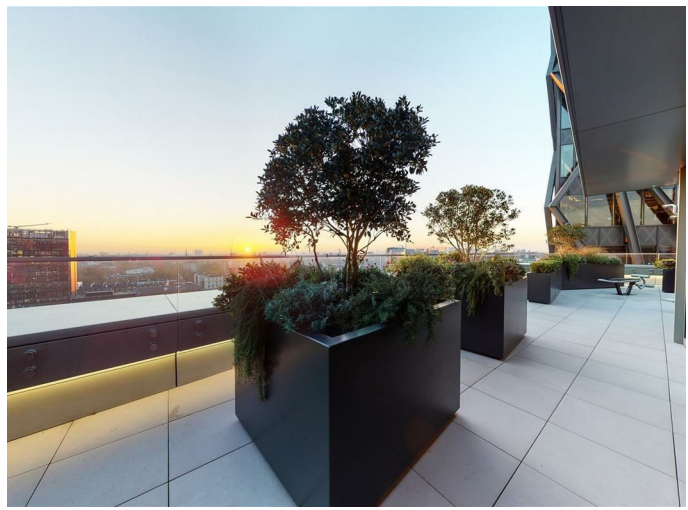
Nestled in Paddington Basin, one of London's fastest-growing lifestyle destinations, you'll enjoy waterside cafés, boutique restaurants, and green spaces right on your doorstep. Take a summer stroll along the canal to Little Venice, grab a coffee by the water, or explore nearby Hyde Park.

Just steps from Paddington Station, this location provides effortless connections via the Elizabeth Line, Heathrow Express, and four London Underground lines — making city-wide access and international travel a breeze.

Enquire today and discover canal-side summer living at its finest — this is more than just a home, it's a lifestyle.

- 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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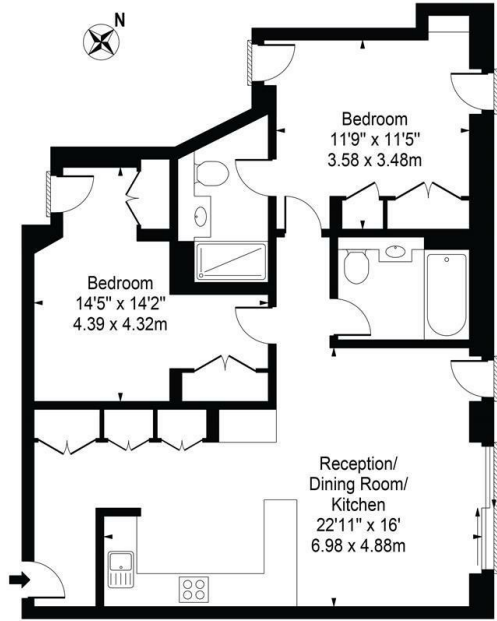


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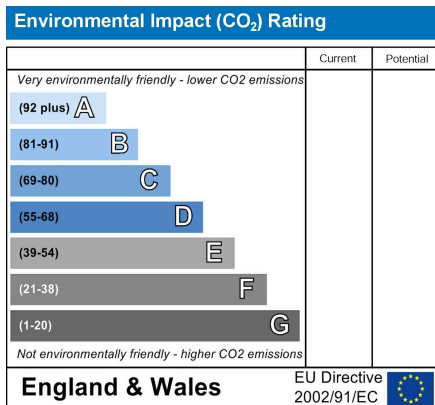
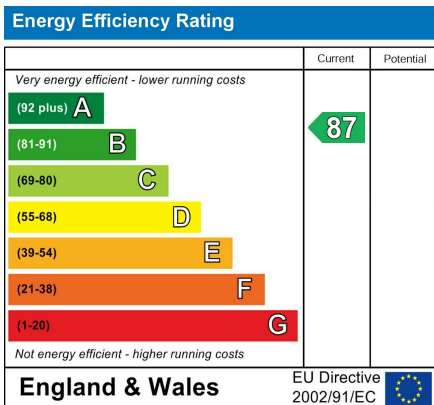
Canalside Walk
Approx. Gross Internal Area 821 Sq Ft - 76.27 Sq M



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.



GRANGE LONDON

4th Floor, One Kingdom Street, Paddington Central, London, W2 6BD
hello@grange.london +44(O)20 3019 6150