

## 3 Canalside Walk, London, W2



£1,250,000

A two-bedroom, two-bathroom apartment with canal views, secure parking, and a front-row seat to one of London's most vibrant waterside neighbourhoods.

Set high within the coveted 3 Canalside Walk development, this apartment looks directly across the Grand Union Canal, offering a rare mix of calm water views and central London energy. Floor-to-ceiling windows flood the open-plan living space with light, while engineered wood flooring and comfort cooling give a clean, contemporary finish.

The heart of the home is its bright lounge and kitchen, where morning coffees or evening dinners come with a serene canal backdrop. The principal suite is generously sized, with bespoke storage and a sleek en suite bathroom, while a second double bedroom and family bathroom sit just off the hallway – ideal for guests, sharers, or a stylish home office.

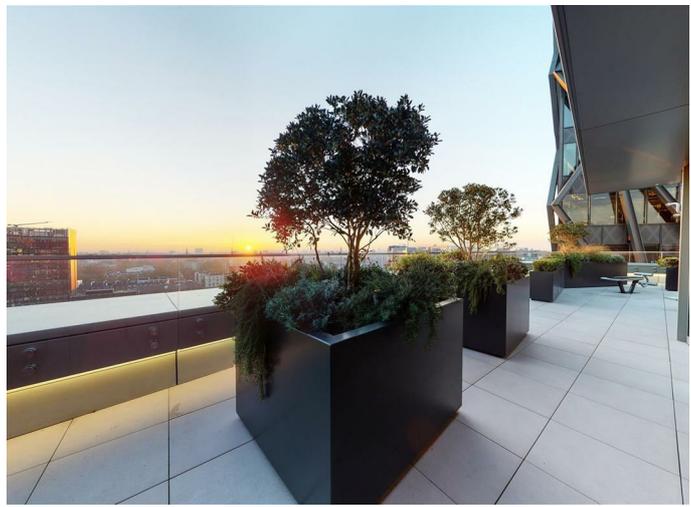
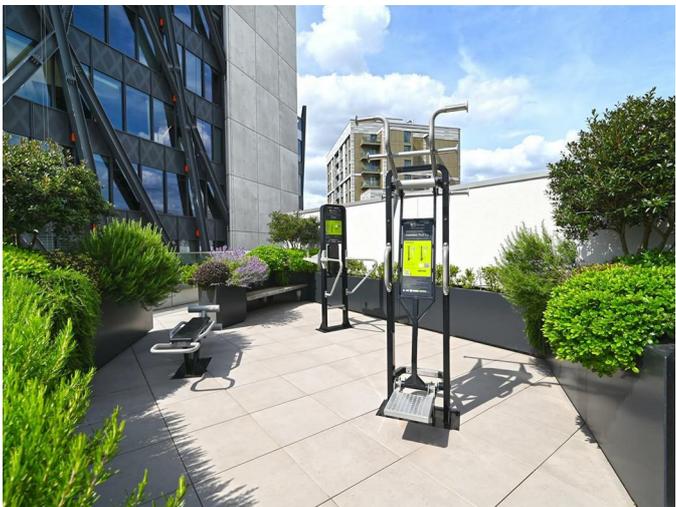
Life here is as much about the neighbourhood as the apartment itself. Paddington Basin has fast become a lifestyle destination, with waterside cafés, boutique restaurants, and green spaces woven into its canalside setting. Wander along the towpath to Little Venice, stop for brunch by the water, or head into Hyde Park for open-air weekends.

Connectivity is effortless. Paddington Station is moments away, linking you to the Elizabeth Line, Heathrow Express, and four Underground lines – meaning city-wide access and international travel are on your doorstep.

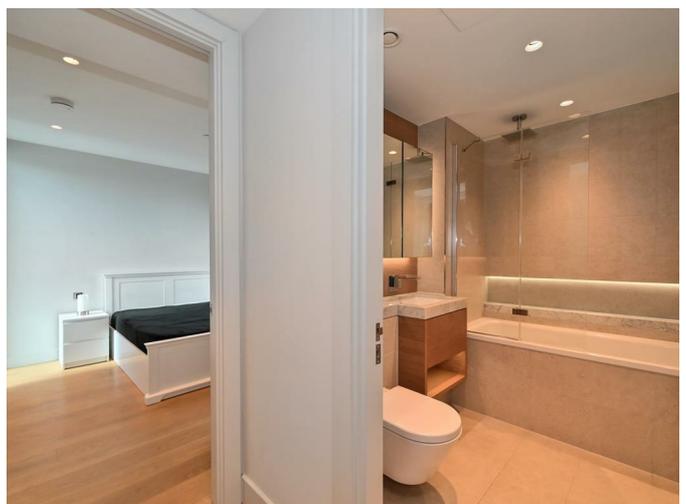
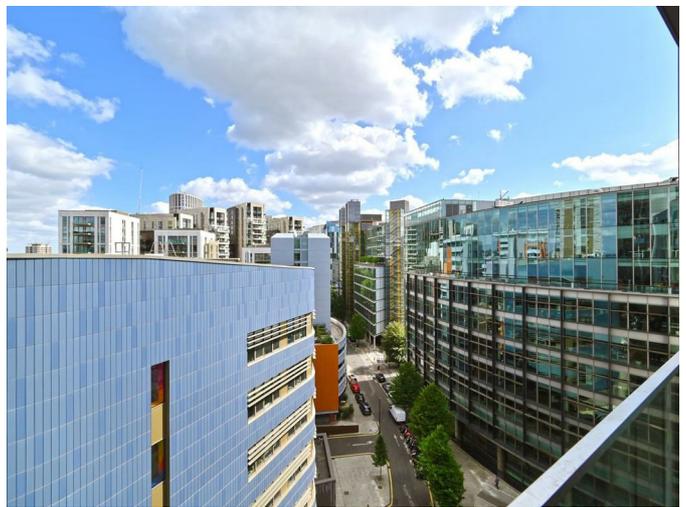
This is more than a home: it's a canal-side escape in the heart of London, blending style, light, and lifestyle in one of W2's most desirable settings.

- 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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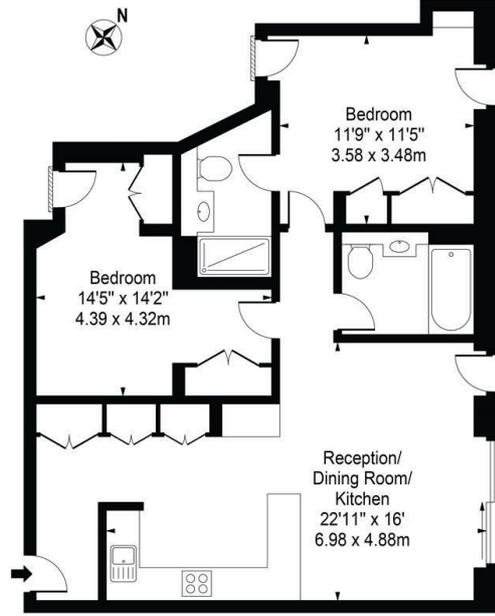


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**Canalside Walk**  
 Approx. Gross Internal Area 821 Sq Ft - 76.27 Sq M



**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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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