



**3 Canalside Walk, London, W2**



**£1,350,000**

Stunning apartment situated within a landmark and unique waterfront development 3 Canalside Walk.

This light filled apartment boasts a spacious reception area with open plan kitchen, and benefits from lift access to all floors.

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.

The development offers a concierge as well as a resident rooftop lounge, business centre and landscaped terrace and outdoor gym.

Paddington is a vibrant neighborhood 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 is a major regeneration project that aims to transform the former industrial area into a thriving mixed-use district. The development focuses on providing residential, commercial, and leisure spaces in a contemporary and waterfront setting.

Paddington also 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.

- Residents rooftop lounge
- Concierge
- Private balcony
- Residents rooftop gym
- Comfort cooling
- Close proximity to major transport links
- Lift access to all floors
- Close to Little Venice
- Ground rent: £750
- Service charge: £12,516

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# Canalside Walk



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>		<b>86</b>	<b>86</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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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