

3 Canalside Walk, London, W2



£1,300,000

Bright & Spacious 2-Bed Apartment in Prime Canal-Side Location.

Enjoy light-filled living in this beautifully presented two-bedroom, third-floor apartment located within the sought-after 3 Canalside Walk — a standout contemporary development right on the Grand Union Canal.

Thoughtfully designed for both style and comfort, the apartment boasts floor-to-ceiling windows in the living area and both bedrooms, flooding the space with natural light throughout the day. The open-plan layout is perfect for entertaining or relaxing, while the modern finish ensures a sleek, move-in-ready home. Enjoy the added benefit of lift access to all floors.

Step beyond your front door and into an exceptional lifestyle. As a resident, you'll enjoy a stunning rooftop observatory lounge with panoramic views, outdoor gym and beautifully landscaped terrace — ideal for summer evenings. As well as Business lounge — perfect for flexible working.

Live moments from one of London's most exciting canal-side neighbourhoods. Paddington Basin is buzzing with summer energy — from scenic canal walks and open-air dining spots to boutique gyms, cafes and bars.

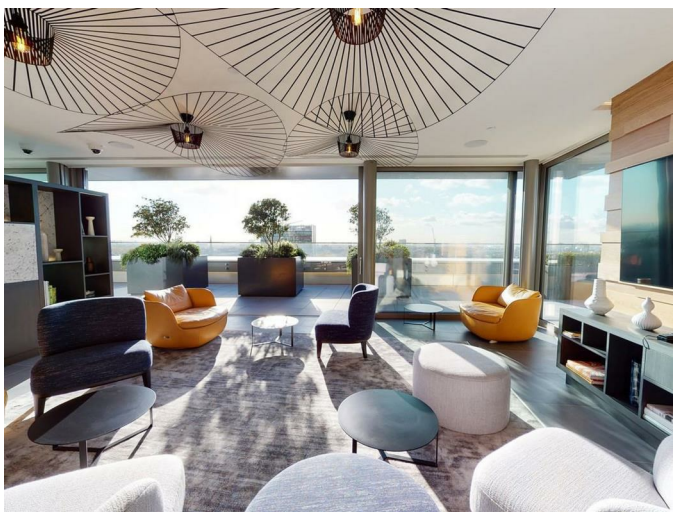
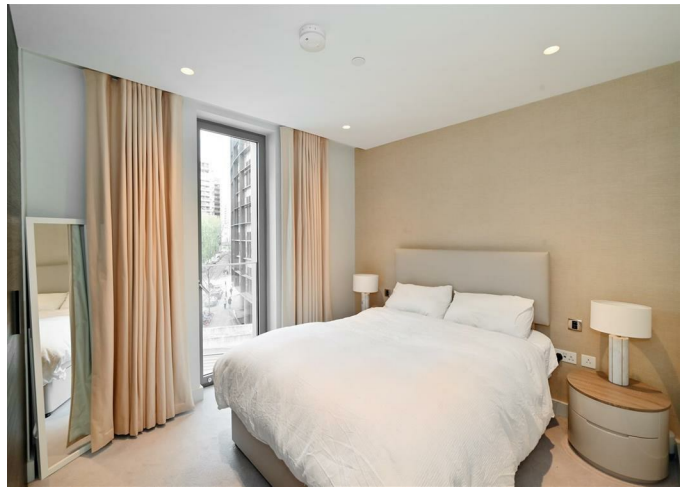
Take your morning run along the water's edge, grab a sunset drink in Little Venice, or cycle to Hyde Park — all just minutes away.

Located just steps from Paddington Station, you're perfectly connected via the Elizabeth Line, Heathrow Express, and four Underground lines, getting you across London — or to the airport — in no time.

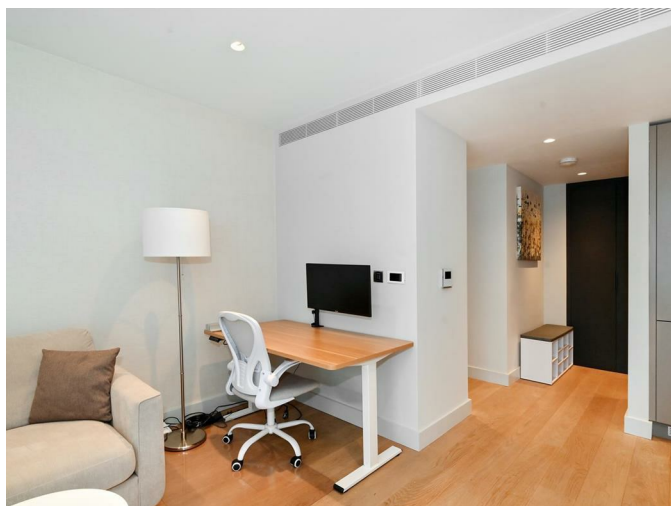
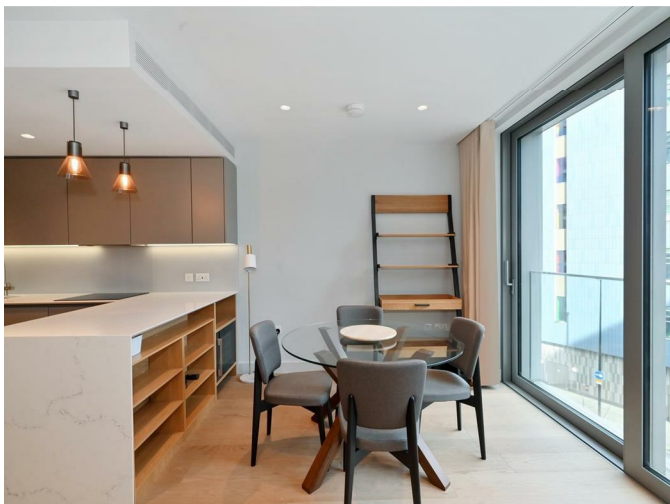
Enquire now and make the most of London's canal-side lifestyle this summer.

- Residents rooftop lounge
- Concierge
- Residents outdoor gym
- Lift access
- Close proximity to main transport links
- Walking distance to retail and entertainment
- Residents rooftop terrace
- Ground Rent: £750 pa
- Service Charge: £12,067 pa
- Tenure: 995 years

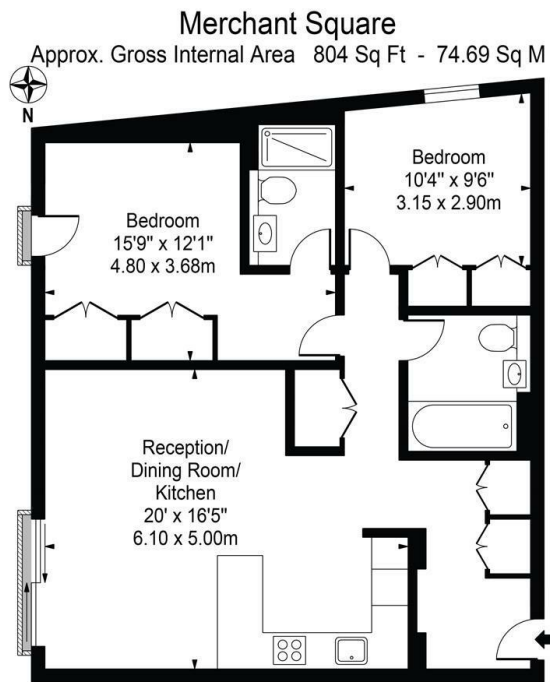
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Third Floor

For Illustration Purposes Only - Not To Scale

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