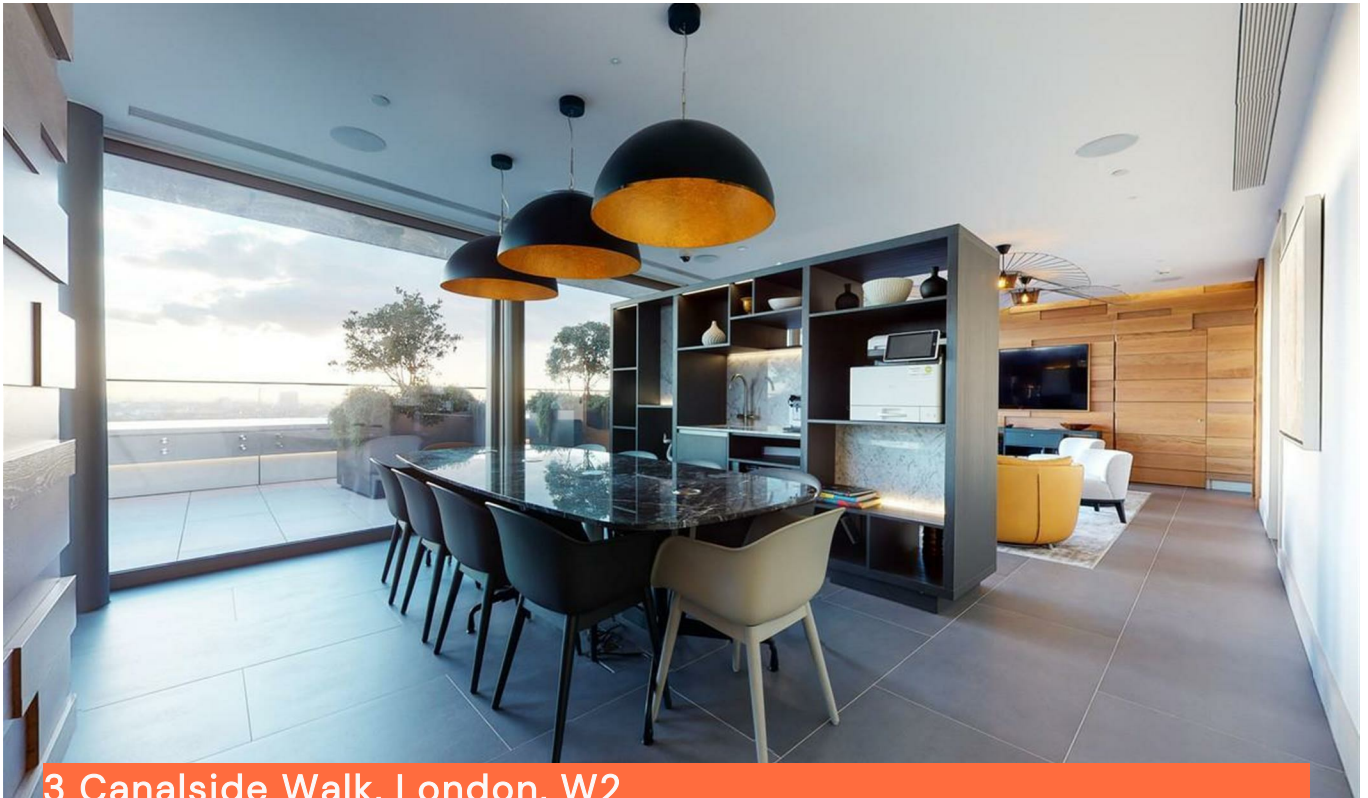




3 Canalside Walk, London, W2



£1,300,000

Enjoy bright, contemporary living in this beautifully presented two-bedroom, two-bathroom apartment on the third floor of the prestigious 3 Canalside Walk development — a modern architectural landmark perfectly positioned along the Grand Union Canal.

Designed with both comfort and style in mind, the apartment features floor-to-ceiling windows in the living area and both bedrooms, allowing natural light to flow through the home throughout the day. The open-plan layout creates an ideal space for relaxing or entertaining, complemented by a modern fitted kitchen and sleek finishes throughout.

Residents benefit from lift access to all floors and exclusive use of outstanding on-site amenities, including a rooftop observatory lounge with panoramic city views, a beautifully landscaped terrace, an outdoor gym, and a business lounge — perfect for flexible or remote working.

Located within the vibrant Paddington Basin, this canal-side setting offers a dynamic lifestyle surrounded by cafés, restaurants, boutique gyms, and open-air dining spots. Take a morning jog along the towpath, enjoy a sunset drink in Little Venice, or cycle to Hyde Park — all just moments away.

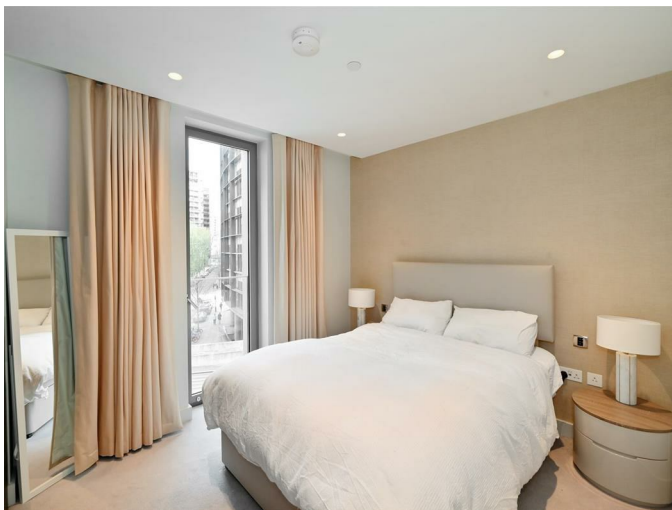
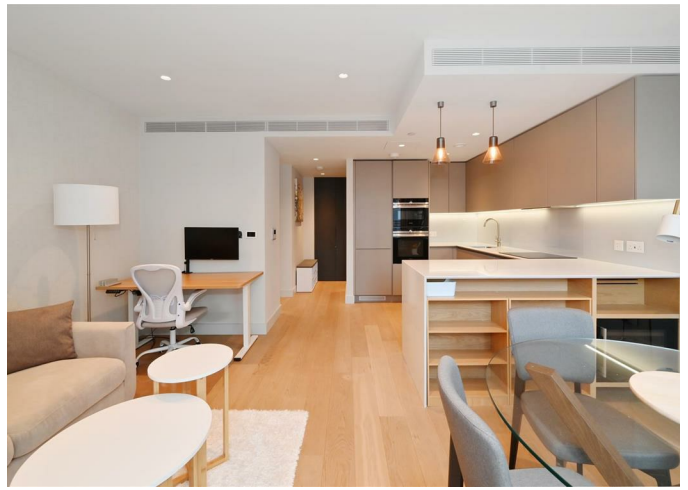
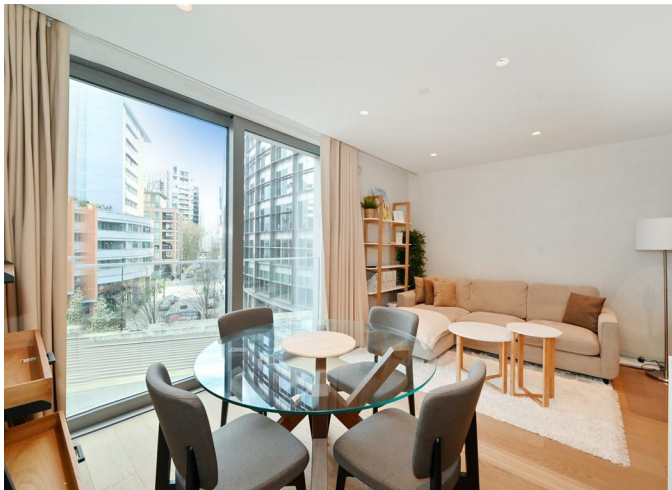
With Paddington Station on your doorstep — connecting you to the Elizabeth Line, Heathrow Express, and four Underground lines — the rest of London and beyond is within effortless reach.

A superb opportunity to secure a spacious and light-filled home in one of W2's most desirable waterside developments.

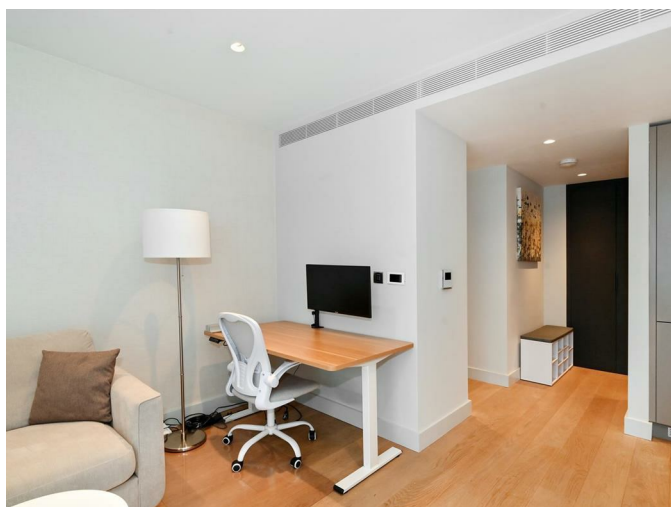
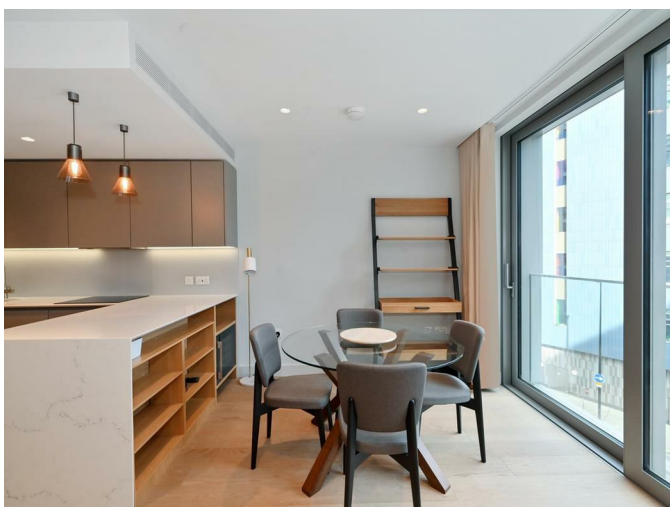
Enquire now to arrange your private viewing.

- 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

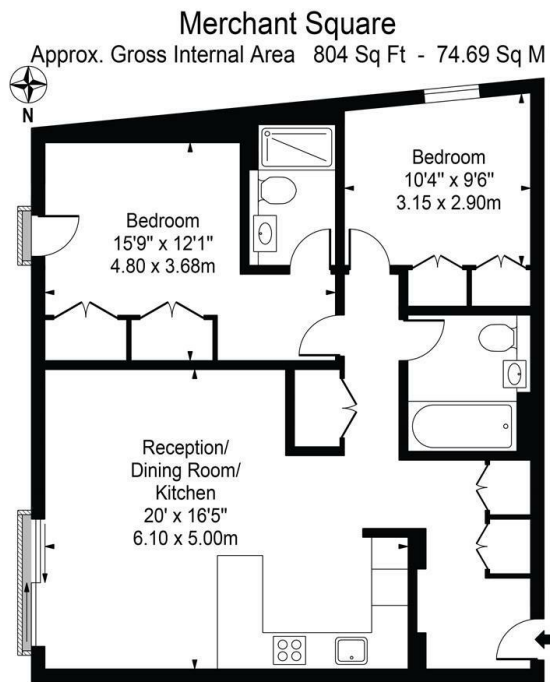
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For Illustration Purposes Only - Not To Scale

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