



## 3 Canalside Walk, London, W2 1GT

**Offers Over £1,800,000**



Spacious three-bedroom apartment situated on the third floor within a landmark and unique waterfront development 3 Canalside Walk.

This stunning apartment benefits from lift access to all floors and has floor to ceiling windows throughout, allowing for maximum light to flood the apartment. The open-plan lounge, dining and kitchen opens up to a spacious balcony with lovely views across the canal and the city beyond.

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

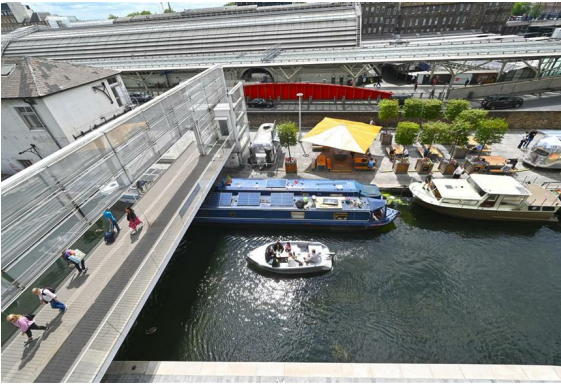
Paddington is a vibrant neighborhood situated in the City of Westminster, London. It is known for its picturesque canals, historic architecture, and convenient transportation links. The area has seen significant regeneration and development in recent years, making it an attractive location for residents 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.

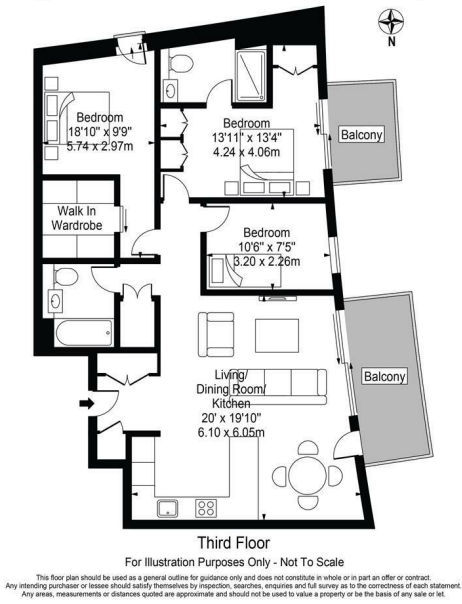
Paddington also benefits from excellent transport links, including the Paddington Station, which serves as a major transport hub with access to National Rail services, the London Underground, and the Heathrow Express.




- 2 x South West Facing Balconies
- Residents Outdoor Gym
- Excellent transport links from Paddington Station
- Residents Business Centre
- Ground Rent: £950 pa
- Concierge Service
- Residents Rooftop Lounge
- Underground Parking Space
- Tenure: 971 years
- Service Charge: £14,200 pa



Canalside Walk  
Approx. Gross Internal Area 953 Sq Ft - 88.54 Sq M



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		
England & Wales		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) A	95	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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