



**3 3 Canalside Walk, London, W2 1GT**

**£4,500 Per Month**



A MUST SEE Penthouse level stunning 2 bedroom, 2 bathroom apartment located in the heart of Paddington Basin, just a short walk from the station and all the amenities you could need. The apartment is situated on the twelfth floor of 3 Canalside Walk a landmark waterfront development and benefits from lift access to all floors.


It has south facing floor to ceiling windows in both the open plan living room and bedrooms, allowing for maximum light to flood the apartment. The development also benefits from a concierge, resident rooftop lounge, business centre, landscaped terrace and outdoor gym.


Internal pictures pending – Book viewing now.



- STUNNING PENTHOUSE APARTMENT
- COMFORT COOLING
- BALCONY VIEWS OVERLOOKING BASIN
- ROOF TERRACE
- MOMENTS FROM PADDINGTON STATION
- WATERSIDE LOCATION
- BATHROOM UNDERFLOOR HEATING
- DAYTIME CONCIERGE
- RESIDENT LOUNGE & BUSINESS LOUNGE
- CLOSE TO LOCAL AMENITIES



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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