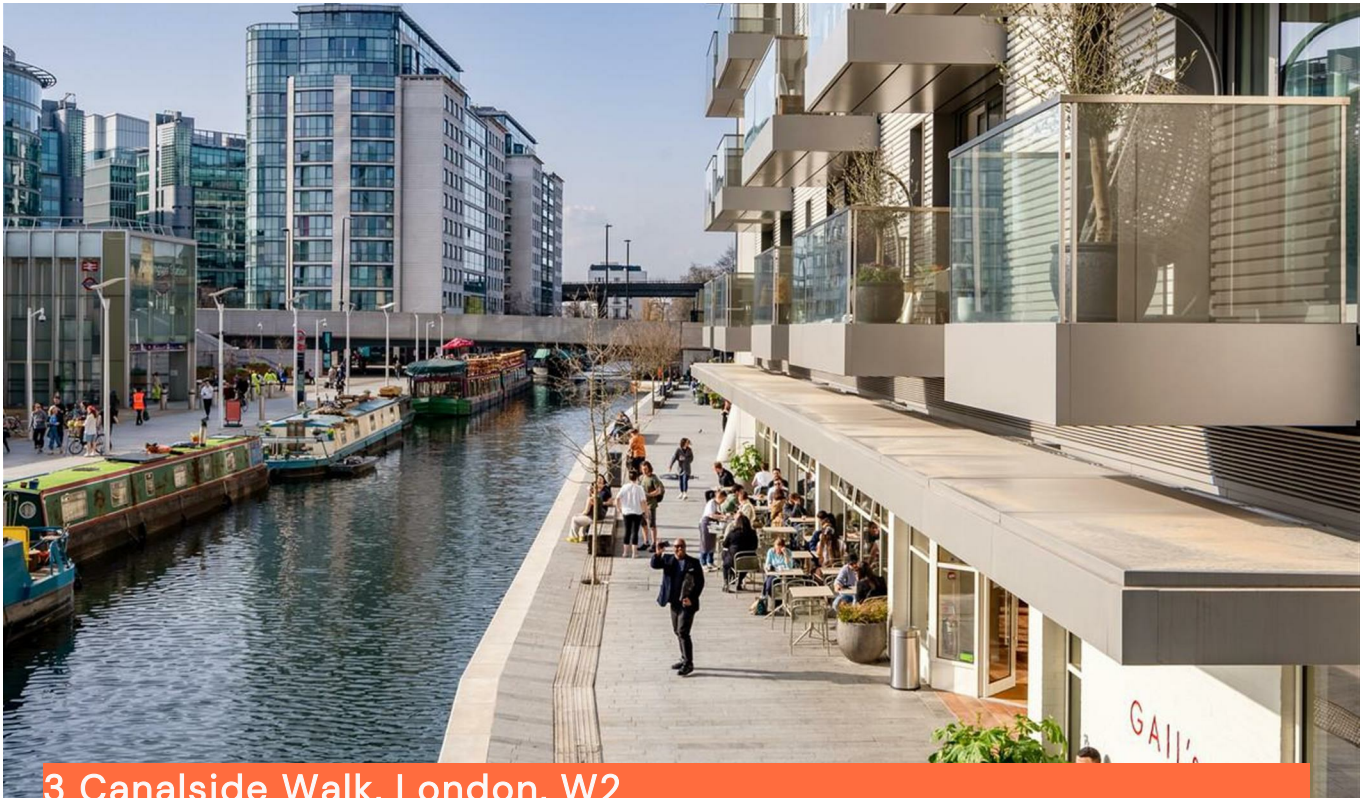




3 Canalside Walk, London, W2



£750,000

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

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

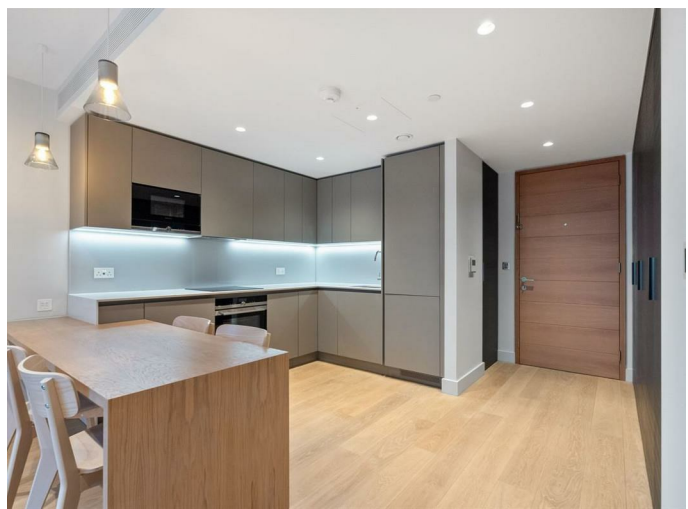
Paddington is a vibrant neighborhood situated in the City of Westminster, London. It is known for its picturesque canals, historic architecture, and convenient transportation links. The area has seen significant regeneration and development in recent years, making it an attractive location for residents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

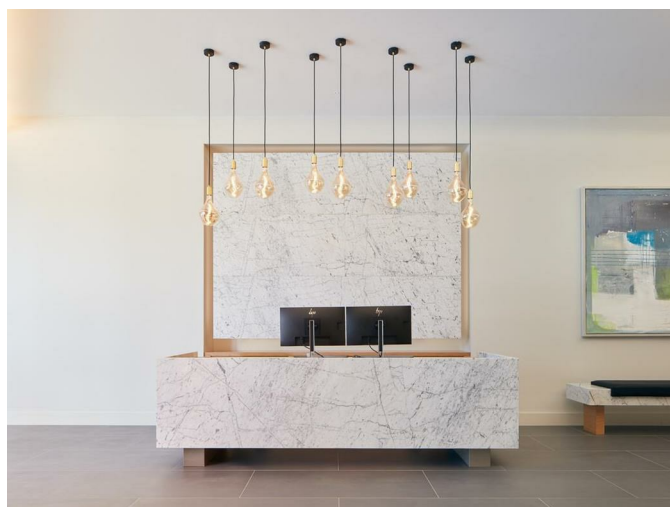
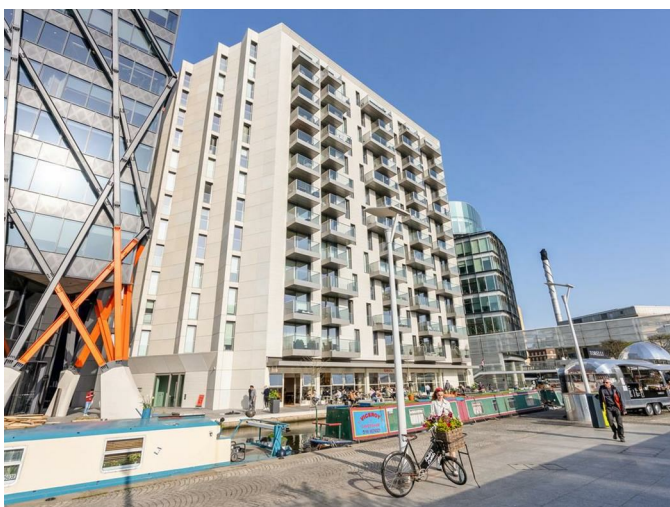
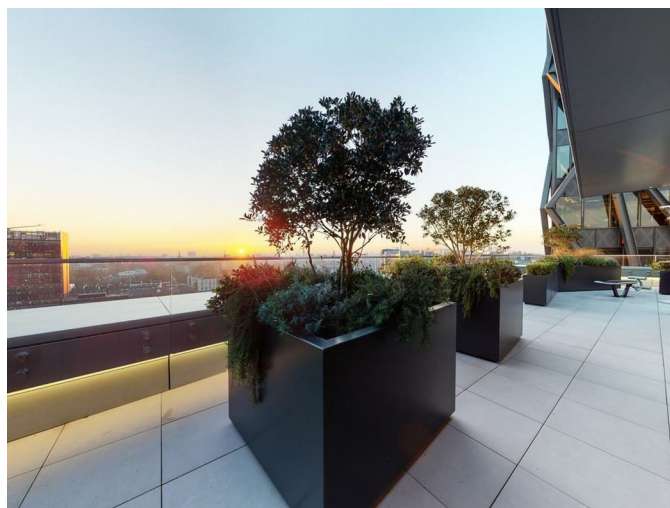
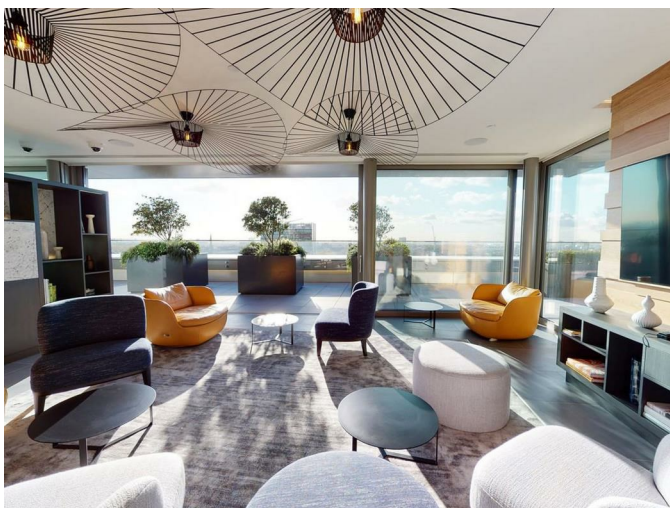
Paddington also benefits from excellent transport links, including the Paddington Station, which serves as a major transport hub with access to National Rail services, the London Underground, and the Heathrow Express.

- Air-Conditioning
- Lift access
- Outdoor Gym
- Landscaped Terrace
- Rooftop Residents Lounge
- Daytime Concierge and intercom
- Prestigious Modern Waterside Development
- Tenure: 999 years
- Ground Rent: £600 pa
- Service Charge: £7,743pa

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Canalside Walk, W2

Approximate Gross Internal Area = 545 sq ft / 50.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GRANGE LONDON

Unit 10, Paddington Works, 8 Hermitage Street, Paddington, London, W2 1BE
hello@grange.london +44(0)20 3019 6150