



## 3 Canalside Walk, London, W2

Discover luxury living in this exquisite eighth-floor apartment.

Situated at 3 Canalside Walk – a captivating waterfront development, this stunning apartment benefits from lift access to all floors, and exceptional residents' amenities.

The 2 bedroom apartment offers more than just a space; it's an experience. With floor-to-ceiling windows that drench the open plan living area and bedrooms in natural light, this home embodies elegance and comfort.

Nestled alongside the picturesque Grand Union Canal and strategically placed opposite Paddington Station, this address combines convenience with charm.

Beyond its prime location, this development redefines modern living, from a dedicated concierge to a rooftop lounge exclusively for residents, a business center for convenience, and an outdoor gym set amidst beautifully landscaped terrace, every amenity caters to a lifestyle of luxury and comfort.

Council Tax F

£4,500 Per Month

- Prestigious Modern Development
- Open Plan Kitchen
- Reception Room
- Two Bedroom
- Two Bathroom
- Comfort Cooling
- Residents' Business Centre
- Residents Roof Top & Lounge
- Concierge
- Council Tax Band: F

TWO BED APARTMENT



Floor 8



C Cupboard WD Washer Dryer

NIA	74.7 m <sup>2</sup>	804 sq ft
Living / Dining	5.04 x 4.16 m	16'7" x 13'8"
Kitchen	2.36 x 3.37 m	7'9" x 11'1"
Bedroom 1	3.68 x 3.01 m	12'1" x 9'11"
Bedroom 2	2.84 x 3.17 m	9'4" x 10'5"

DISCLAIMER: Floor plans and dimensions are approximate. All measurements are taken to the center of the room. The dimensions are not intended to be used for legal purposes. Application of the floor plan is subject to change. Furniture placement is not included.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	