



3 Canalside Walk, London, W2 1GT

£4,333 Per Month



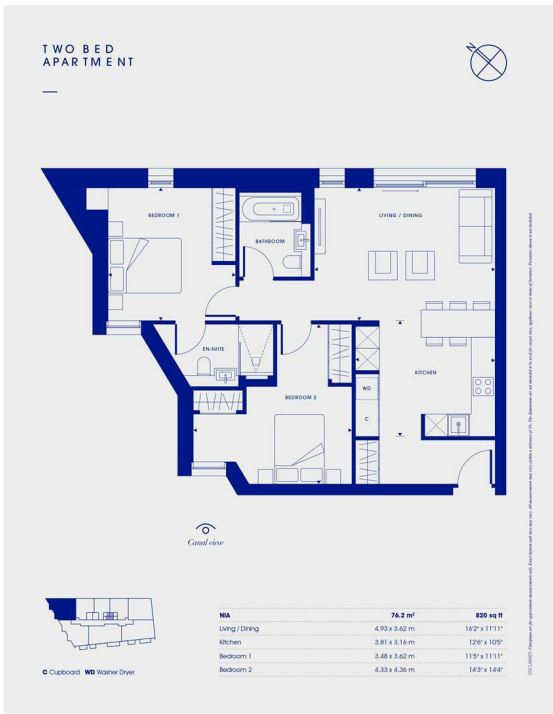
Grange London is proud to present this stunning 2 bedroom, 2 bathroom apartment, located in the heart of Paddington, just a short walk from the station and all the amenities you could need. The apartment is on the seventh floor of a landmark waterfront development and benefits from lift access to all floors.


It has 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.


This property has the added convenience of one secure underground parking space available at an additional cost.



- 2 bedrooms
- Open plan living room/kitchen
- Rooftop terrace
- Resident rooftop lounge
- Landscaped terrace
- 2 bathrooms
- Outdoor gym
- Daytime Concierge
- Business centre
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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 

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