



3 Canalside Walk, London, W2 1GT

Asking Price £3,500,000



A BRAND NEW exceptional light-filled four bedroom, four bathroom lateral apartment in 3 Canalside Walk.

This fantastic apartment is situated on the eleventh floor of 3 Canalside Walk, an outstanding new residential block which sits alongside the Grand Union Canal and opposite the transport hub of Paddington Station.

A sweeping open plan reception room offers plenty of living & dining space with views across the canal to West London from its floor to ceiling windows.

All bedrooms are well sized while bedrooms one and two benefit from walk in wardrobes in addition to ensuite bathrooms and private balconies.

The final touch that makes this apartment stand out are its breath taking West London views which can be enjoyed from the 4 balconies.

The property further benefits from underfloor heating, comfort cooling, CCTV, concierge and 2 extra large secure underground parking spaces.

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 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.

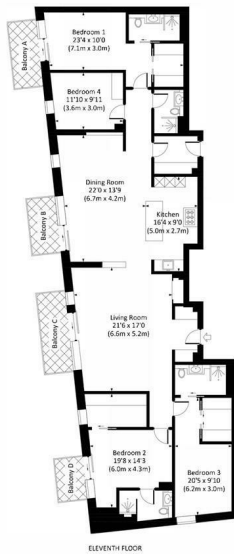
- BRAND NEW APARTMENT
- 4 balconies
- Concierge & CCTV
- Rooftop terrace and residents lounge
- Annual Service Charge: £37,178 pa

- South/ Westerly views
- Comfort cooling
- Residents gym
- Annual Ground Rent: £1,900 pa
- 2 extra large secure underground parking spaces

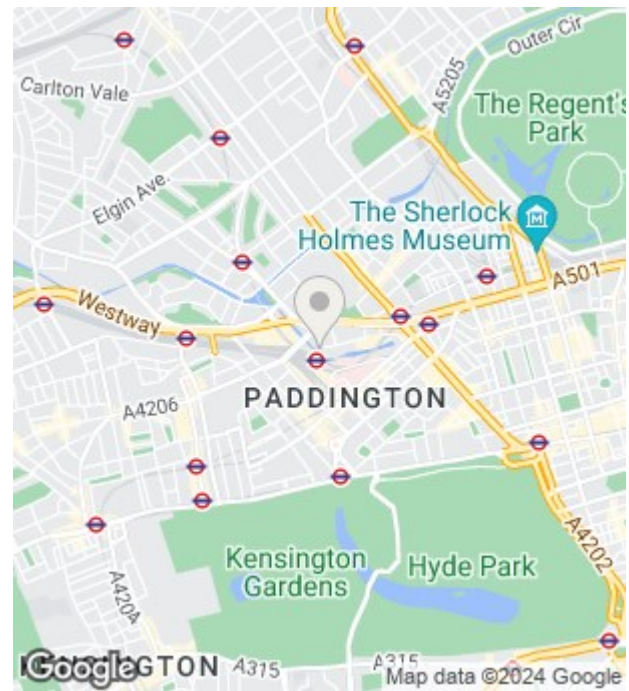




CANALSIDE WALK, W2
Approx. gross internal area
1969 Sq Ft. / 183.0 Sq M.



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Double Glazed Design shall not be liable for any reliance on these measurements. © 2018 www.doublinglazed.com 020 7610 9939



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 89 | 89 |
| (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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