



Apartment 705, 3 Canalside Walk, London, W2 1GT

£730 Per week

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This stunning one bedroom apartment is available to rent in No.3 Canalside Walk. Residents benefit from its central location just a short distance from Paddington Station and the vibrant bars and restaurants of the canal-side district. Set alongside Regents Canal, this development offers a tranquil yet vibrant environment. The residents can enjoy far reaching views from the amazing Observatory Lounge on the rooftop. Paddington Station is just moments from the development, with access across a quiet canal bridge.

Internally, this space is exceptional with a bright, open plan kitchen and reception area. The property offers, floor to ceiling windows throughout, Siemens appliances such as a dishwasher and washing machine /dryer and a private balcony.

Minimum contract: 12 months

Council tax band : F

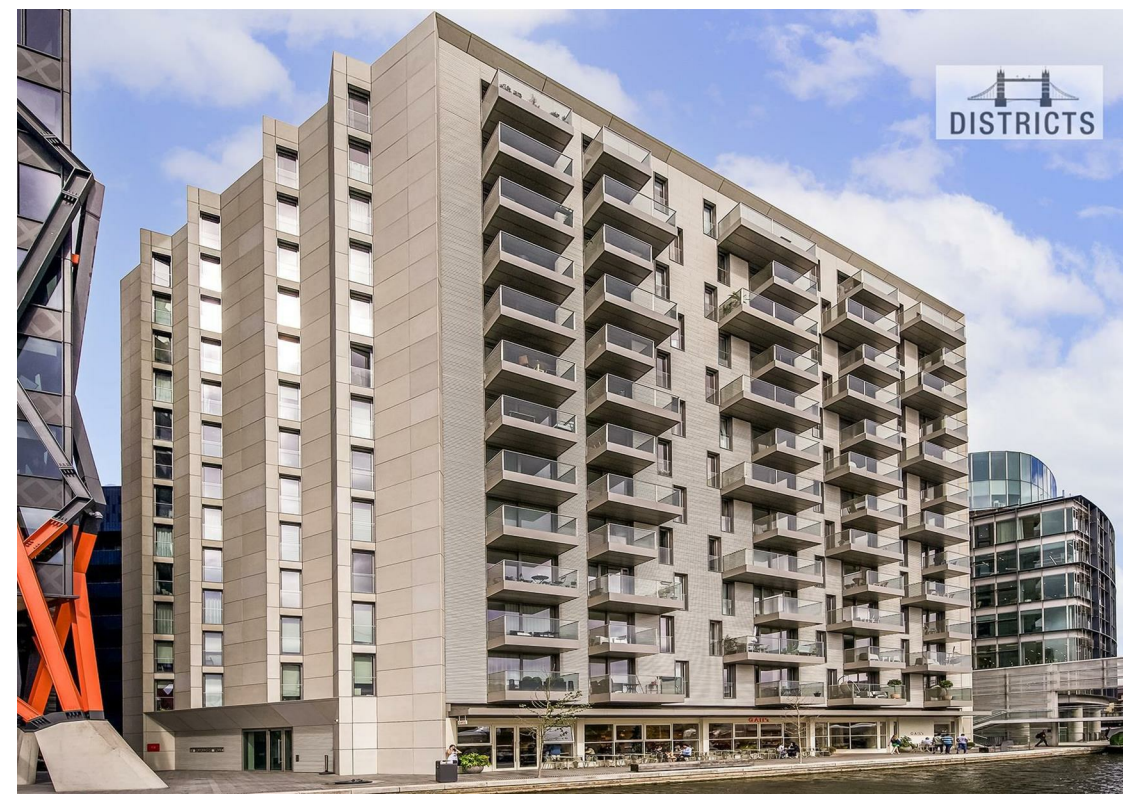
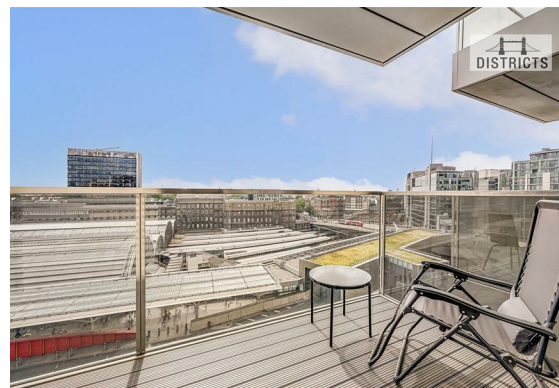
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available

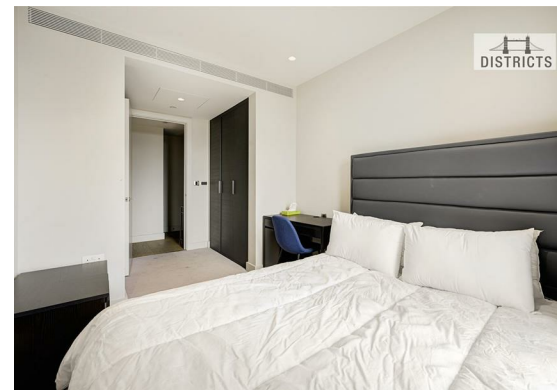
Holding Deposit - £730 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Mains | Internet: Fibre

To check broadband and mobile phone coverage please visit Ofcom.

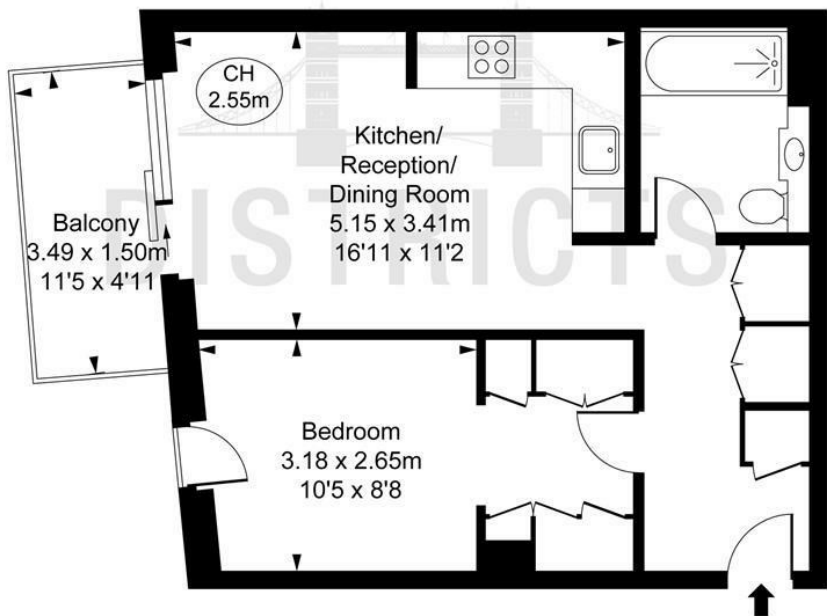
To check planning permission please visit Wandsworth Council Website, Planning & Building Control





Canalside Walk, W2
Approximate Gross Internal Area
43.78 sq m / 471 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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