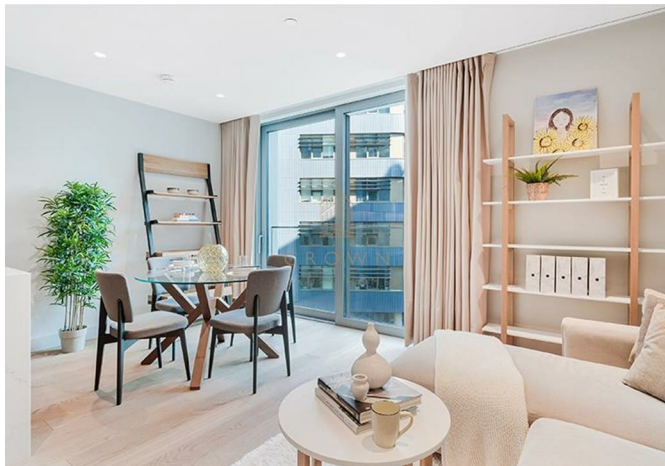




Apartment 302, 3 Canalside Walk, London, W2 1GT
£1,300,000



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Step into this modern and elegant two-bedroom apartment in Canalside Walk, just a stone's throw away from Paddington Station.

Description

The Property

This stunning third-floor apartment offers a contemporary living experience in one of London's most sought-after canal-side locations. The open-concept living area is bathed in natural light, creating a bright and inviting atmosphere.

The modern U-shaped kitchen is thoughtfully designed for both style and functionality, featuring sleek cabinetry, integrated Siemens appliances, a high-end quartz countertop, and a breakfast bar that seamlessly extends into the living space. Engineered timber flooring runs throughout the hallway, kitchen, and living space, adding warmth and continuity.

The main bedroom features bespoke fitted wardrobes, partial canal views, and a luxurious en suite bathroom with a walk-in shower, a marble vanity unit, a mirrored wall cabinet, and integrated lighting. The second bedroom is equally spacious, offering built-in wardrobes and partial canal views. The main bathroom boasts a bathtub with a frameless glass screen, complemented by both an overhead and handheld shower for added convenience.

Additional storage solutions are thoughtfully incorporated, including hallway cupboards, one of which houses a washer/dryer. The apartment is equipped with comfort cooling and heating, underfloor heating in the bathrooms, and a ventilation system with heat recovery for year-round comfort.

The property also benefits from an allocated parking space in the secure communal garage.

The Development

No.3 Canalside Walk is nestled in the heart of London's most central canal-side district—an elegantly landscaped enclave alive with restaurants, bars, and a vibrant calendar of year-round events. Here, you can take a boat cruise along Regent's Canal or unwind in London's only floating park, surrounded by glistening waters.

Residents enjoy exclusive access to a rooftop terrace, a private lounge, and an outdoor gym. The building also benefits from a 12-hour concierge service and 24-hour security for peace of mind. One of the most unique privileges of this location is the direct, traffic-free access to Paddington Station via a quiet canal bridge, allowing for effortless travel across London and beyond.

Additional Information

Heating/Hot Water Provider: My Utilities

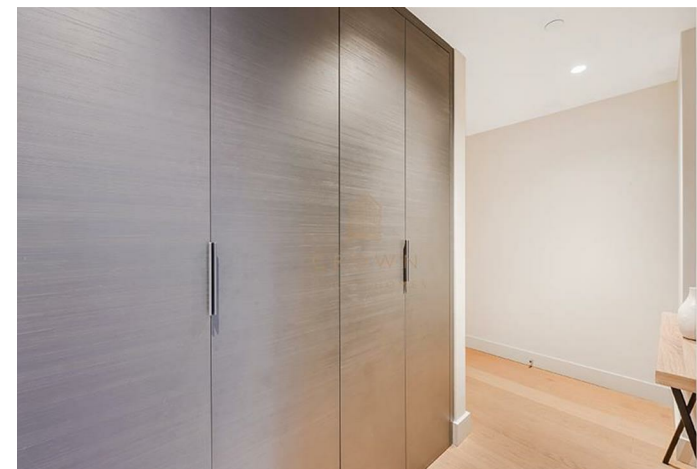
Council: Westminster, Band F

Service Charge: £11,500 (per annum)

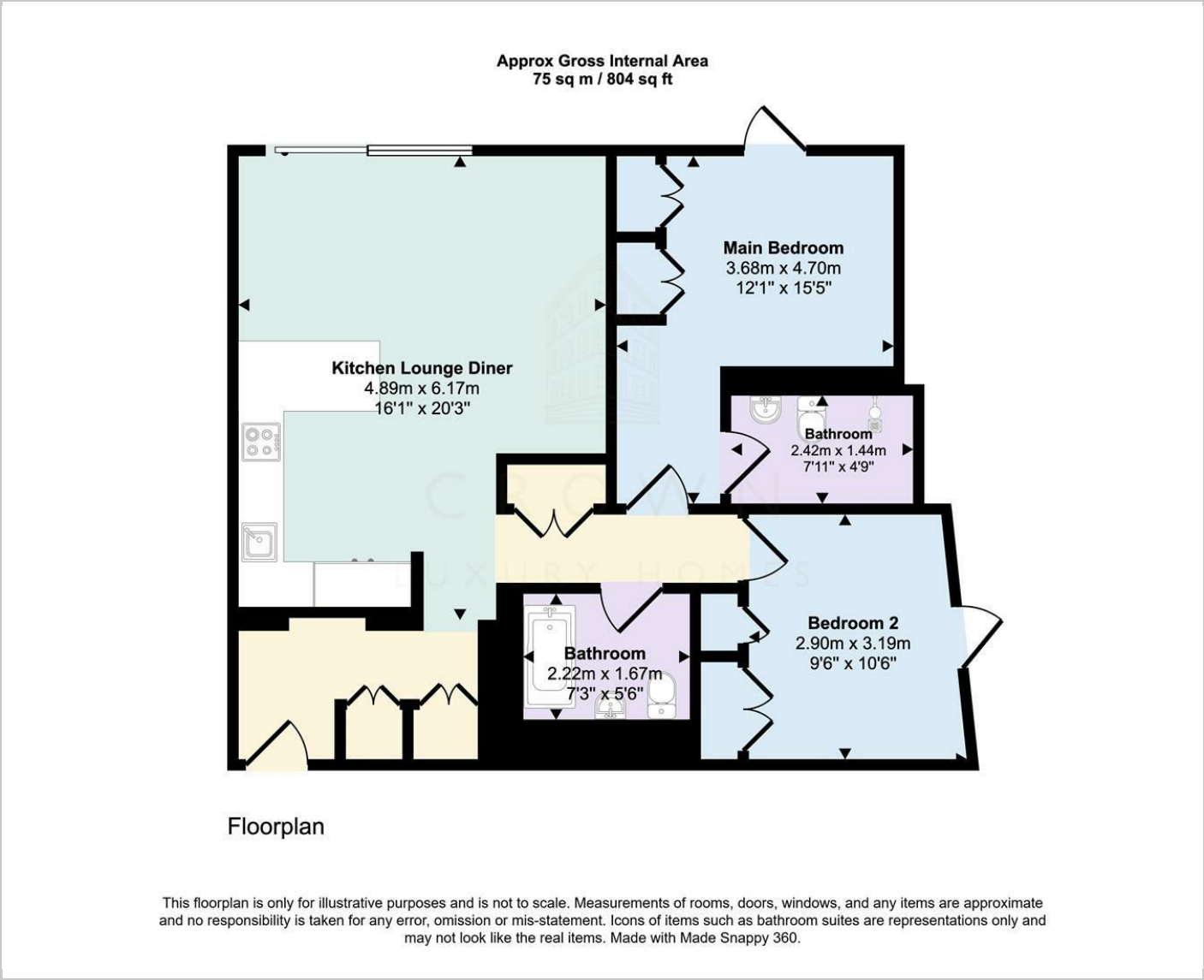
Ground Rent: £750 per annum (subject to change)

Council: Westminster

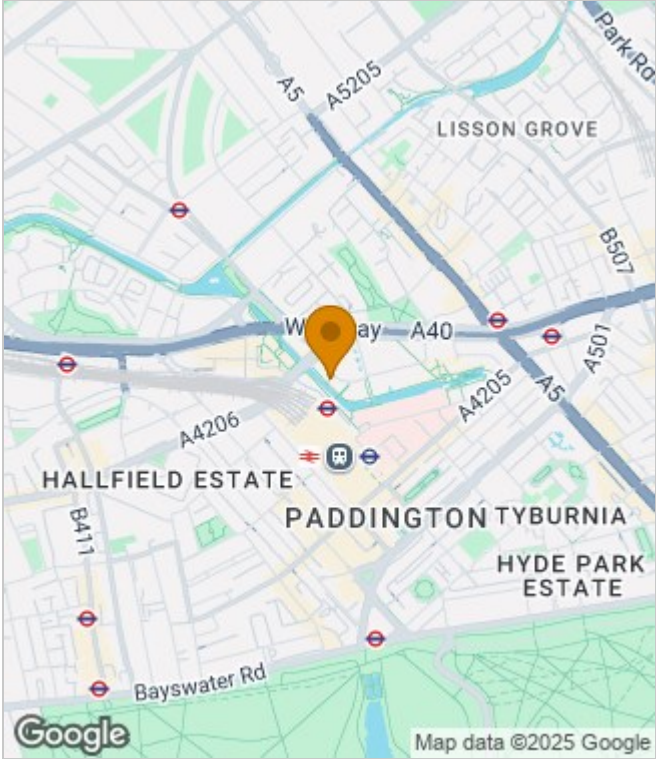
Council Tax Band: F



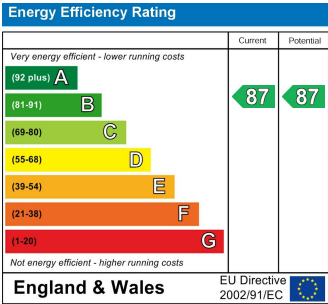
Floor Plans



Area Map



Energy Performance Graph



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