

## 3 Canalside Walk, London, W2



£1,250,000

Enjoy waterside living at its finest in this elegant two-bedroom, two-bathroom apartment set high on the 10th floor of the prestigious 3 Canalside Walk development — offering exceptional access to one of London's most vibrant neighbourhoods.

Spanning 828 sq ft, this beautifully finished home features a bright open-plan living area with floor-to-ceiling windows, engineered wood flooring, and comfort cooling throughout. The modern kitchen flows seamlessly into the living space, opening to serene views.

The principal bedroom suite includes bespoke fitted wardrobes and a luxurious en suite, while the second double bedroom and family bathroom provide flexible living options for guests or a stylish home office.

Residents benefit from 24-hour concierge service, a stunning rooftop terrace, and secure parking — a rare and valuable addition in this central London location.

Outside, Paddington Basin offers a lively yet relaxed atmosphere, surrounded by waterside cafés, restaurants, and green spaces. Wander along the towpath to Little Venice, or enjoy nearby Hyde Park for open-air weekends.

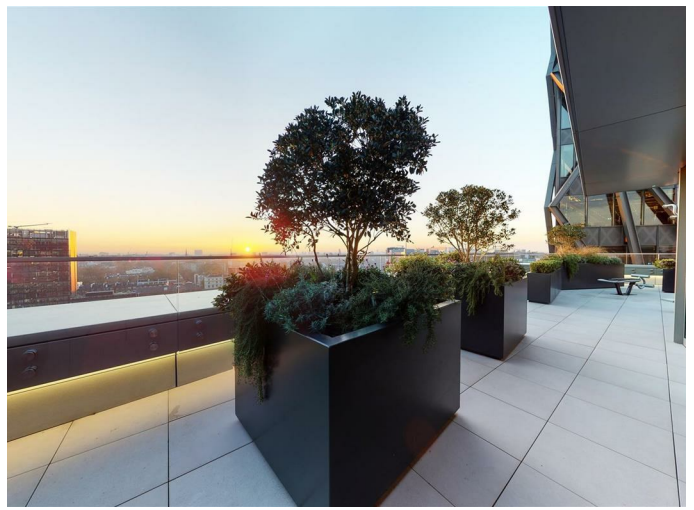
With Paddington Station just moments away — connecting via the Elizabeth Line, Heathrow Express, and four Underground lines — this address combines tranquil canal-side living with unmatched connectivity.

A perfect home for professionals, investors, or frequent travellers, offering a harmonious blend of style, light, and location in one of W2's most desirable developments.

- Concierge service
- Close to Little Venice
- Underground parking space
- Residents rooftop lounge
- Residents landscaped terrace and Outdoor Gym
- Engineered wood flooring throughout
- Paddington Station – Lines Bakerloo, Circle and District, Hammersmith & City & Elizabeth.
- Ground Rent: GBP750 pa
- Service Charge: GBP12,382 pa
- Tenure: 999 years from 1995

**REQUEST A VIEWING**  
**+44 (0)20 3019 6150**





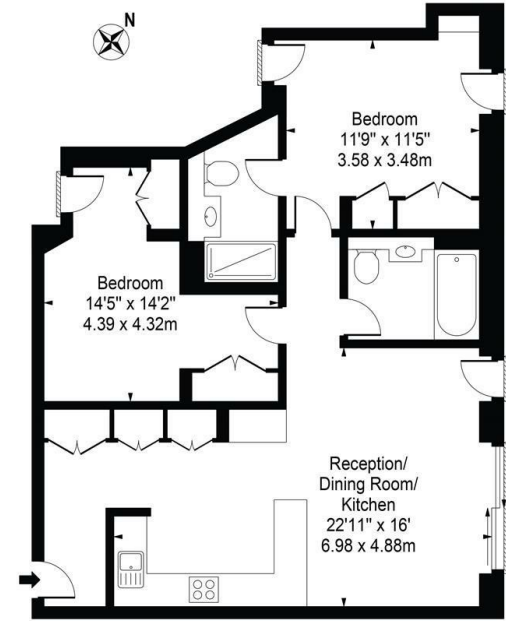
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Canalside Walk  
Approx. Gross Internal Area 821 Sq Ft - 76.27 Sq M




Tenth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GRANGE LONDON

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