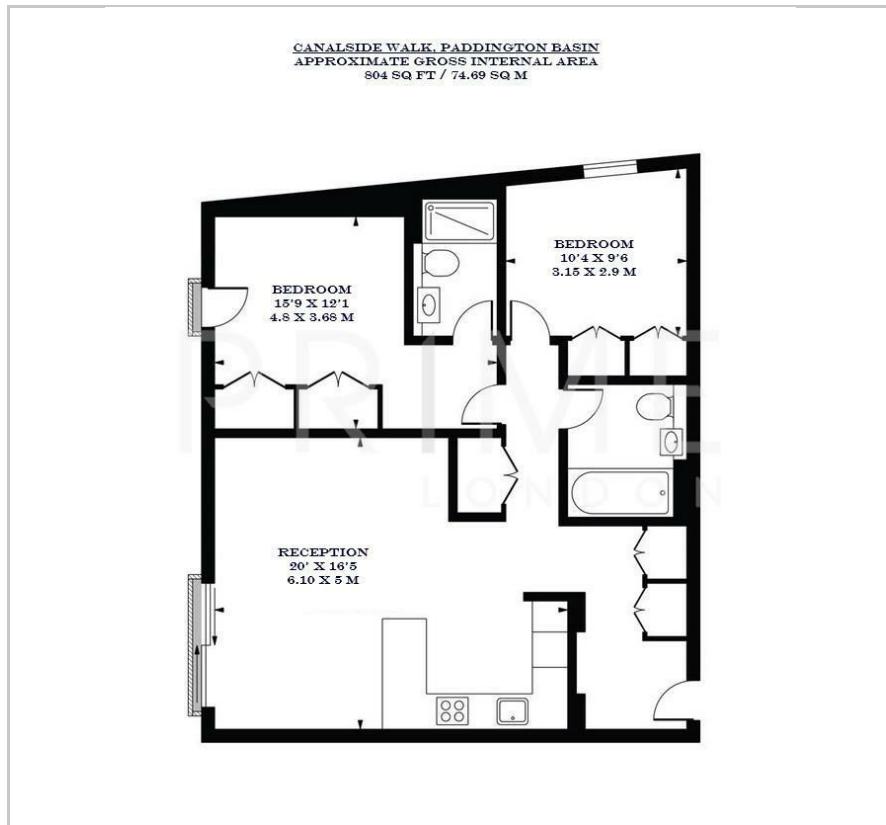


3 Canalside Walk
Paddington, W2 1GT
£1,300,000

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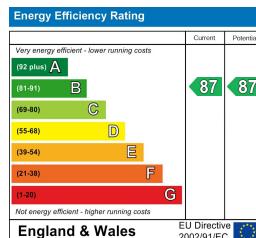
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Two bedroom apartment
- 804 sq ft (74.69 sqm)
- Partial canal views
- A stone's throw away from Paddington station
- Residents' lounge and outdoor gym
- On-site concierge



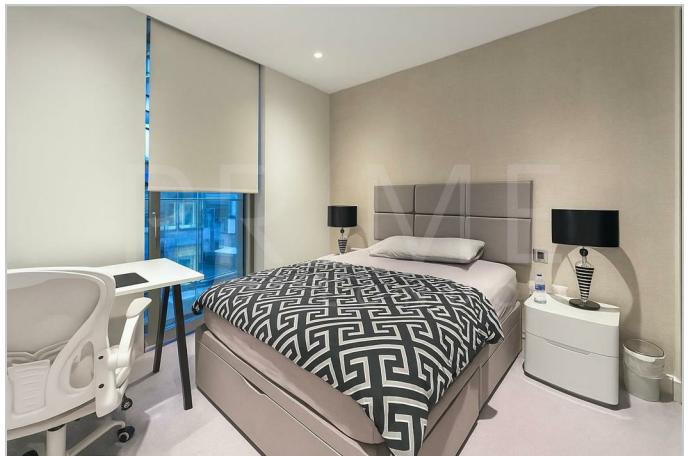
This elegant two bedroom apartment, situated within the prestigious 3 Canalside Walk development, is available for sale through Prime London.

Offering 804 sq ft (74.69 sqm) of beautifully designed living space, the apartment comprises a bright open plan reception and dining area with floor to ceiling windows, leading onto a private balcony with partial canal views. The contemporary kitchen is finished to a high standard with quartz worktops, sleek cabinetry, and integrated Siemens appliances, creating a stylish and functional space ideal for modern living.

The principal bedroom benefits from bespoke fitted wardrobes and a luxurious en suite bathroom featuring a walk in shower, marble vanity, and integrated lighting. The second bedroom is generously sized and served by a modern family bathroom with a bathtub and overhead shower.

Additional features include engineered timber flooring, comfort cooling and heating, underfloor heating to bathrooms, and excellent built-in storage, including a utility cupboard with washer/dryer. The property further benefits from a secure underground parking space.

Residents of 3 Canalside Walk enjoy exclusive access to a beautifully landscaped rooftop terrace, a private lounge, and an outdoor gym, along with a 12 hour concierge service and 24 hour security.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.