



3 Canalside Walk, London, W2 1GT

£3,500 Per Month



Grange London is proud to present this stunning fully furnished 1 bedroom, 1 bathroom apartment, located in the heart of Paddington, just a short walk from the station and all the amenities you could need. The apartment is on the fourth floor of a landmark waterfront development and benefits from lift access to all floors.

It has floor to ceiling windows in both the open plan living room and bedrooms, allowing for maximum light to flood the apartment. The development also benefits from a concierge, resident rooftop lounge, business centre, landscaped terrace and outdoor gym.

Parking Available by separate negotiation.

- Modern One Bedroom Apartment
- Comfort Cooling
- Concierge
- Roof Terrace
- Council Tax Band E
- 4th Floor
- Fully Furnished
- Resident Lounge
- Business/Study Area

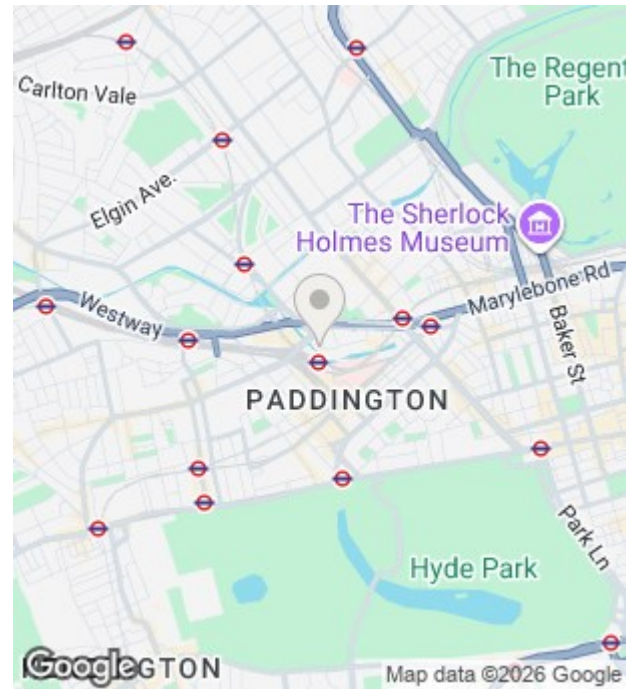




CANALSIDE WALK, W2  
Approx. gross internal area  
525 Sq.Ft. / 48.8 Sq.M.



All measurements are approximate and for guidance and illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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