GRANGE LONDON

3 Canalside Walk, London W2 1GT

Tenth floor

£700,000







GRANGE LONDON

THE APARTMENT

Tenth-floor apartment

Floor-to-ceiling windows draw daylight into the reception room. A Juliet balcony frames the outlook from this tenth-floor home in Paddington Basin.

The reception room opens onto a fitted kitchen with a breakfast bar. The bedroom has built-in wardrobes, and a separate bathroom sits off the hall.

An appealing first home or London pied-à-terre, with potential as a rental investment.

One bedroom and one bathroom

Approx. 530 sq ft / 49.24 sq m

Comfort cooling, lift access and intercom

One secure underground parking space

A rare feature for a one-bedroom in the building.

£700,000



Local outlook



Secure underground parking







GRANGE LONDON

RESIDENTS· FACILITIES

Spaces to work and unwind

Rooftop lounge and landscaped terrace

Take a coffee up to the rooftop lounge or step onto the landscaped terrace for some fresh air and a change of scene.

Business centre

A dedicated space for working away from the apartment, whether for a focused morning or catching up between meetings.

Outdoor gym

Fit in a workout in the open air without leaving the development.

Daytime concierge

An on-site point of contact for everyday building enquiries, whether this is your main home or a London base.



GRANGE LONDON

THE NEIGHBOURHOOD

Paddington Basin

Pick up groceries at nearby M&S Food or head to Sheldon Square for shops and waterside dining. Follow the towpath to Little Venice, or walk to Hyde Park and Kensington Gardens. Paddington Square by the station brings shops, cafés and workplaces together.

Bond Street is one Elizabeth line stop away for Selfridges and Oxford Street shopping. The nearby A40 Westway provides a route west out of London.

Paddington Station

The Elizabeth line serves Farringdon, Liverpool Street and Canary Wharf. Underground services include the Bakerloo, Circle, District and Hammersmith & City lines. Heathrow Express and the Elizabeth line serve the airport. Great Western Railway runs to Reading, Bristol and Cardiff.

View Paddington Square exterior photos

THE APARTMENT

Floor plan

Tenth floor

Gross internal area
Approx. 530 sq ft / 49.24 sq m

Tenure
Leasehold, 999-year lease

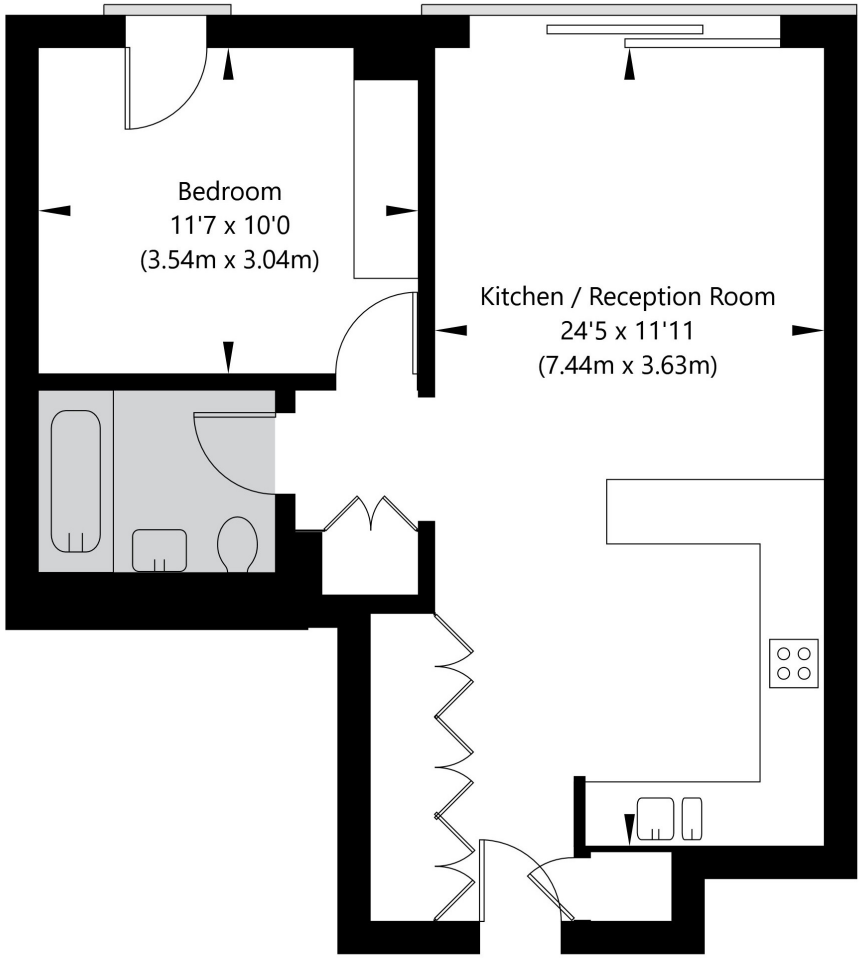
Ground rent
£600 per annum

Service charge
£7,743 per annum

EPC
B (84)

Canalside Walk, London W2 1GT

10th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.24 SQ M / 530 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 49.24 SQ M / 530 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

SALES AND MARKETING

Grange London

For further information or to arrange a viewing, please contact Grange London.

hello@grange.london