



### 3 Canalside Walk, Paddington, London



**£650,000**

Set within one of London’s most desirable waterside developments, this beautifully presented apartment at 3 Canalside Walk offers an exceptional lifestyle in the heart of Paddington Basin.

The property is flooded with natural light, thanks to the floor-to-ceiling windows that enhance the sense of space throughout. A well-designed open-plan reception and kitchen area provides a comfortable yet functional living space, complemented by useful storage off the entrance hall.

Residents benefit from a superb range of amenities, including daytime concierge service, a stunning rooftop terrace and business lounge, and residents rooftop outdoor gym.

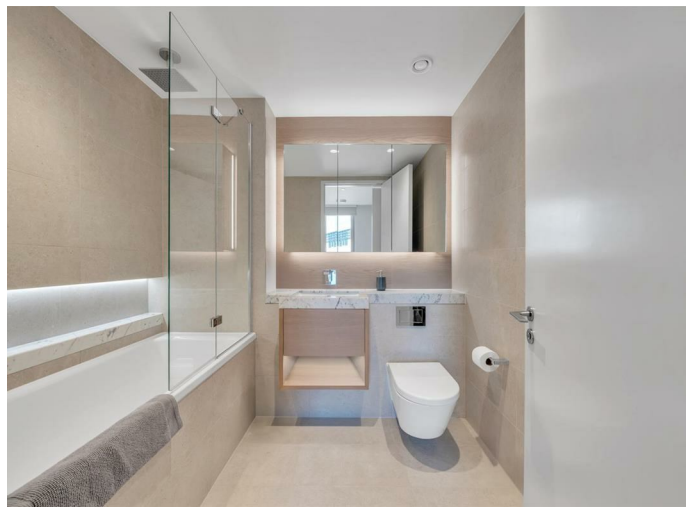
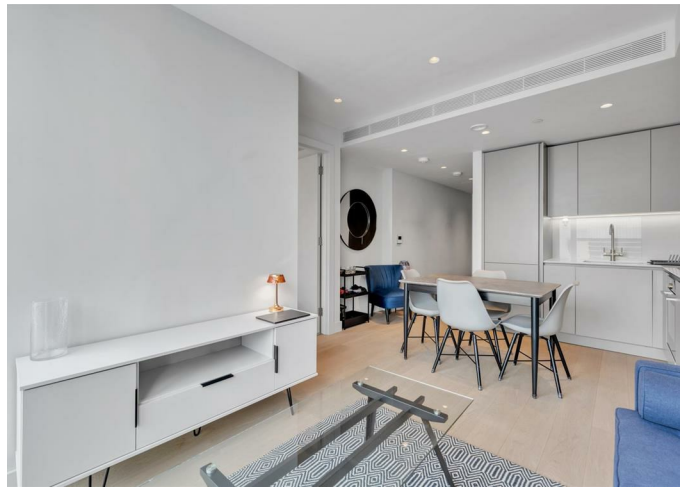
Positioned along the tranquil canalside, the apartment enjoys immediate access to an array of cafés, restaurants, and landscaped public spaces. Scenic walks lead to Little Venice, while Hyde Park is within easy reach for outdoor leisure and relaxation.

Paddington Station is just moments away, offering outstanding connectivity via the Elizabeth Line, Heathrow Express, and multiple Underground lines — making this an ideal base for both city living and international travel.

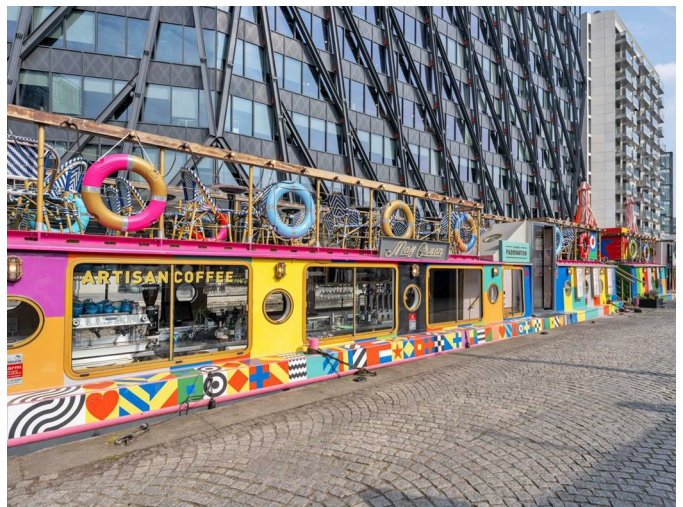
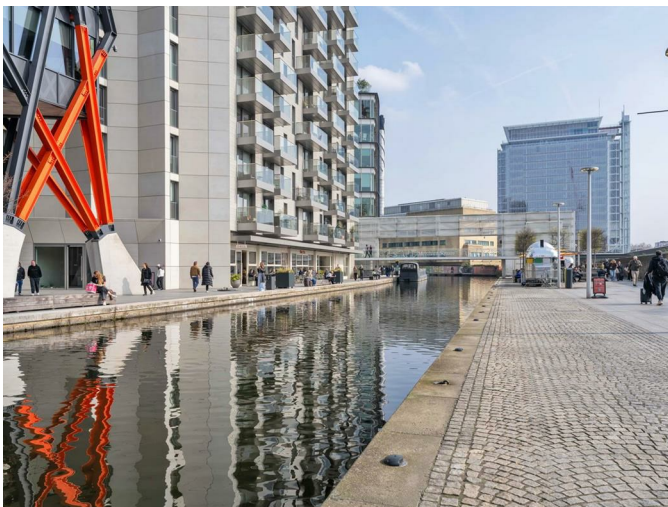
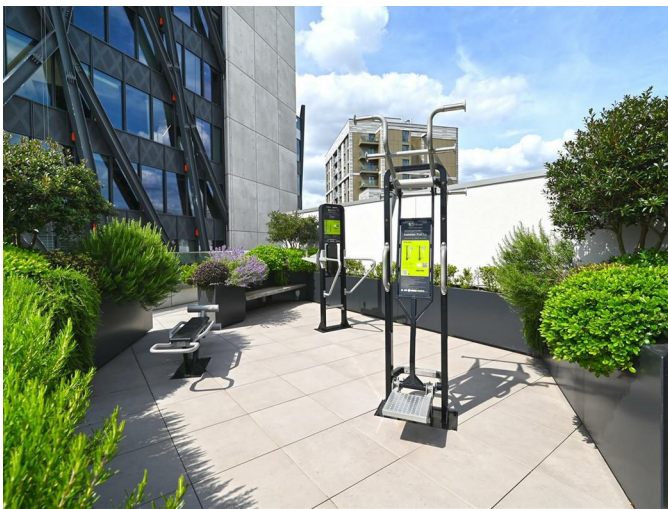
Perfectly suited to professionals, investors, or those seeking a well-connected London residence, this property combines light, style, and an enviable location in one of W2’s most vibrant settings.

- Floor-to-ceiling windows
- Prime waterfront setting
- Daytime Concierge service
- Residents rooftop Observatory Lounge
- Residents landscaped terrace and outdoor gym
- Close to Little Venice
- High Specification Interior
- Walkable lifestyle destination, surrounded by cafes and restaurants
- Exceptional transport connectivity with easy access to Paddington Station.
- Service charge: £5,772.87 pa – Ground Rent: £550 pa – Tenure: 996 years

**REQUEST A VIEWING**  
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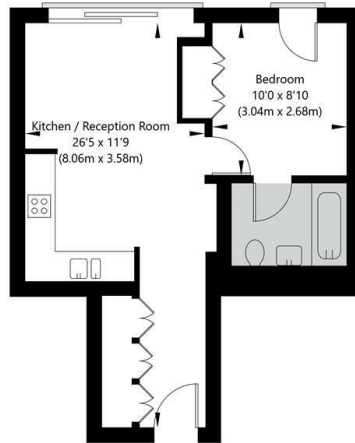
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Canalside Walk, London W2 1GT

7th Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 39.01 SQ M / 420 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 39.01 SQ M / 420 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>82</b>	<b>82</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>			
(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>			
(1-20) <b>G</b>			
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