

3 Canalside Walk, London, W2



£1,650,000

Perfectly positioned to capture impressive city views, this 968 sq ft apartment offers a bright and well-designed living space. The spacious open-plan kitchen and reception area flows seamlessly onto a private balcony, ideal for relaxing or entertaining.

There are three generously sized bedrooms, with one enjoying direct access to a second balcony, while floor-to-ceiling windows throughout flood the apartment with natural light. Modern conveniences including comfort cooling, lift access, and a sleek contemporary finish combine to create a stylish and effortlessly comfortable home.

Residents of this landmark development enjoy a lifestyle that blends comfort and convenience, with access to exceptional facilities. The building features concierge services, a rooftop lounge where you can unwind and take in the stunning surroundings, as well as a landscaped terrace perfect for summer days. If you enjoy staying active, the outdoor gym is right at your doorstep, or for more relaxed moments, the business centre is ideal for working from home or holding meetings in a modern, professional environment.

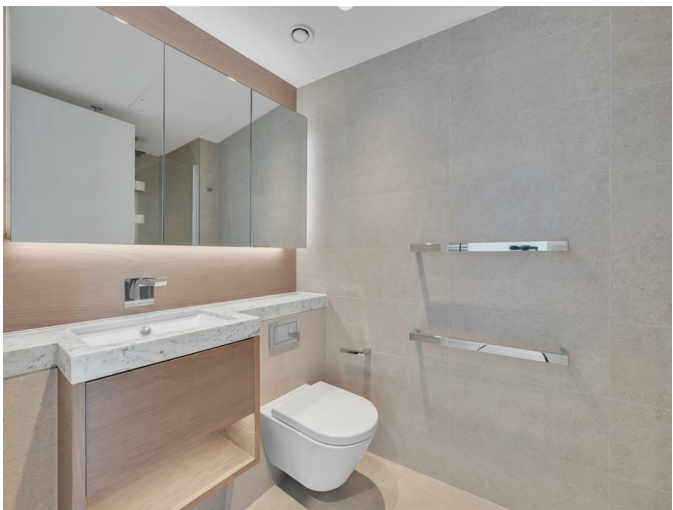
Paddington Basin boasts a mix of modern developments, green spaces, and excellent dining options, Paddington has become one of the most desirable areas to live in London. From canal-side walks to cosy cafés and bars, it offers everything you need for an active and engaging lifestyle. Hyde Park is just a short stroll away, providing plenty of green space for relaxing or recreational activities.

Ideally positioned, you're also just moments away from Paddington Station, one of London's major transport hubs, offering access to National Rail services, the London Underground, and the Heathrow Express — ensuring seamless connections to the city and beyond.

Some images have CGI furniture.

- Concierge service
- 2 Private South West balconies
- Secure underground parking space
- Excellent transport links from Paddington Station
- Residents Rooftop lounge
- Residents Business Centre
- Far reaching views over the canal
- Tenure: 968 years remaining
- Ground Rent: £950 pa
- Service Charge: £14,200 pa

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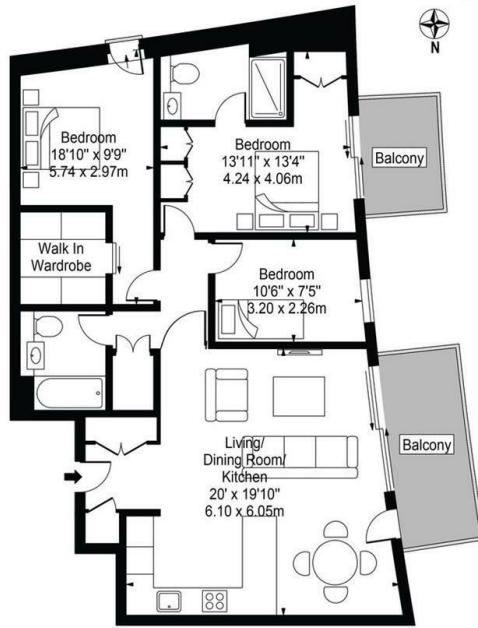
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# Canalside Walk

Approx. Gross Internal Area 953 Sq Ft - 88.54 Sq M



9th 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) <b>A</b>		<b>86</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>			
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