



3 Canalside Walk

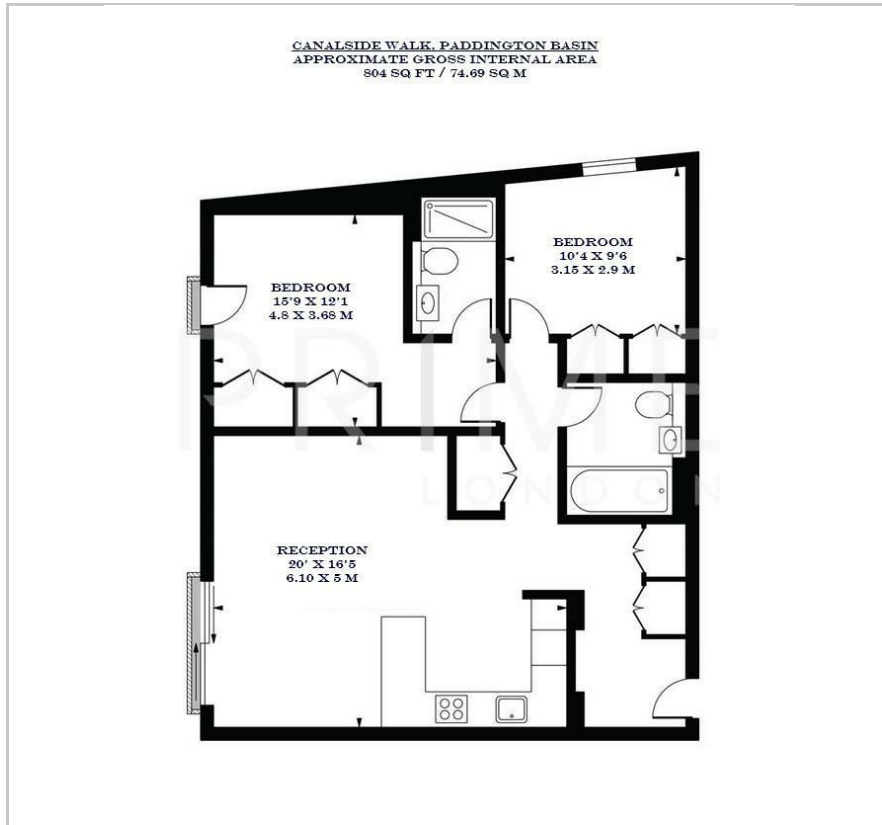
Paddington, W2 1GT

£1,230,000



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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

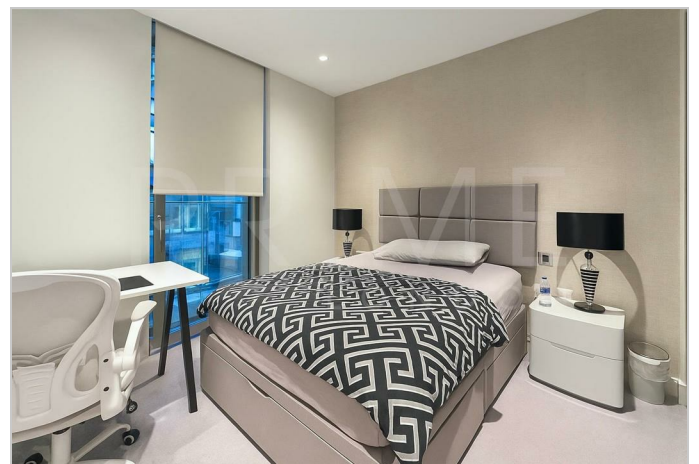
This elegant two bedroom apartment, situated within the prestigious 3 Canalside Walk development, is available for sale through Prime London.

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.



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