

## 3 Canalside Walk, London, W2 1GT



3



2



1



£1,700,000

Embrace riverside living in this third-floor apartment at 3 Canalside Walk, one of Paddington's most sought-after developments.

With floor-to-ceiling windows throughout, this apartment is bathed in natural light, creating an airy, open atmosphere. The open-plan living, dining, and kitchen area leads onto a large balcony, offering breathtaking views of the tranquil Grand Union Canal and the iconic London skyline.

Residents of this landmark development enjoy a lifestyle that blends comfort and convenience, with access to exceptional facilities.

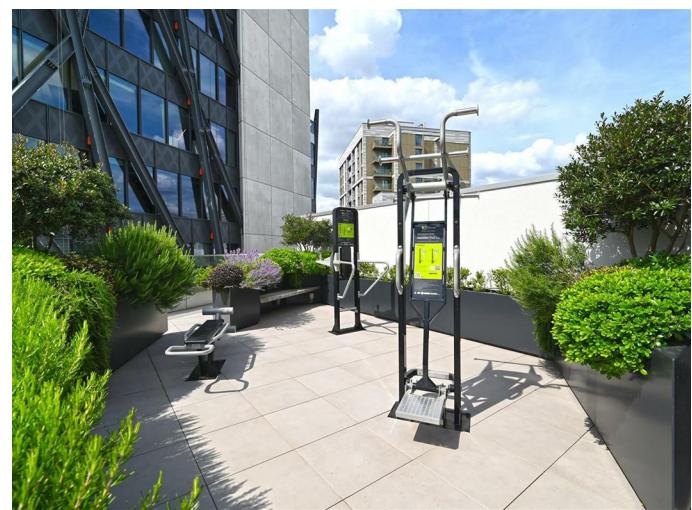
The building features concierge services, a rooftop lounge where you can unwind and take in the stunning surroundings, as well as a landscaped terrace perfect for summer days. If you enjoy staying active, the outdoor gym is right at your doorstep, or for more relaxed moments, the business centre is ideal 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.

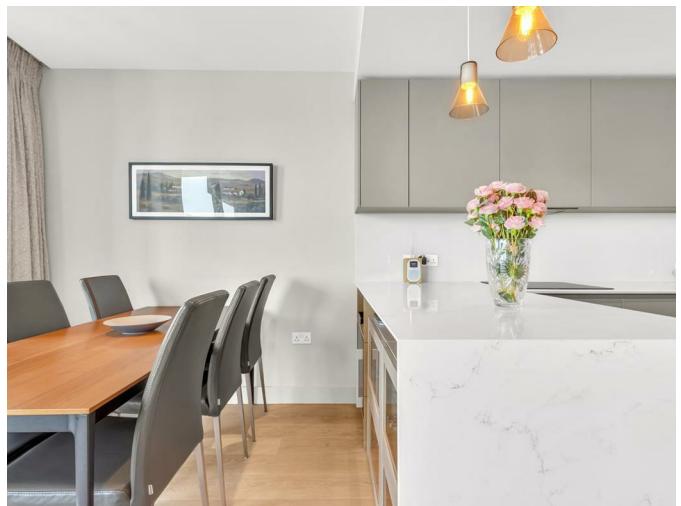
Ideally positioned, you're also just moments away from Paddington Station, one of London's major transport hubs, offering access to National Rail services, the London Underground, and the Heathrow Express — ensuring seamless connections to the city and beyond.

- 2 x South West Facing Balconies
- Concierge Service
- Residents Outdoor Gym
- Residents Rooftop Lounge
- Excellent transport links from Paddington Station
- Underground Parking Space
- Residents Business Centre
- Tenure: 971 years
- Ground Rent: £950 pa
- Service Charge: £14,200 pa

REQUEST A VIEWING  
+44 (0)20 3019 6150

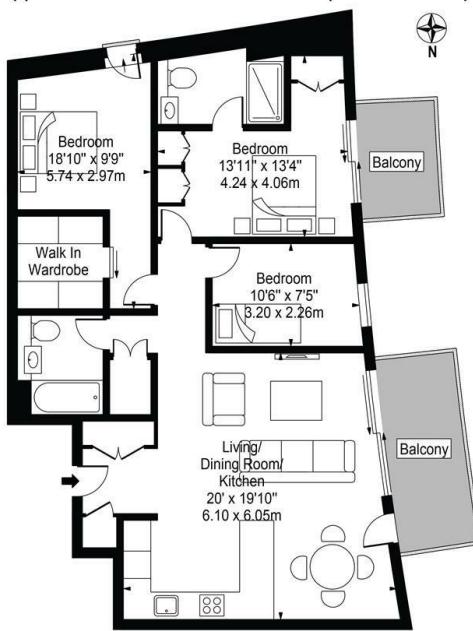


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**Canalside Walk**  
Approx. Gross Internal Area 953 Sq Ft - 88.54 Sq M



Third 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) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A	95	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

