



## 3 Canalside Walk, London



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84

**£795,000**

Exceptional Apartment with City Views in Landmark Waterfront Development – 3 Canalside Walk, Paddington.

Live in style at this beautifully appointed apartment in the iconic 3 Canalside Walk development — a distinctive and sought-after address on the banks of the Paddington Basin.

Bathed in natural light, this elegant home features floor-to-ceiling windows, engineered wooden flooring, and a spacious open-plan reception and kitchen area that frames panoramic views across the city skyline. Enjoy year-round comfort with comfort cooling, and the convenience of lift access to all floors.

Added perks include secure underground parking, making this property a rare find in Central London. Whether you're looking for a sophisticated city home or a high-yield rental investment, this apartment delivers on every front.

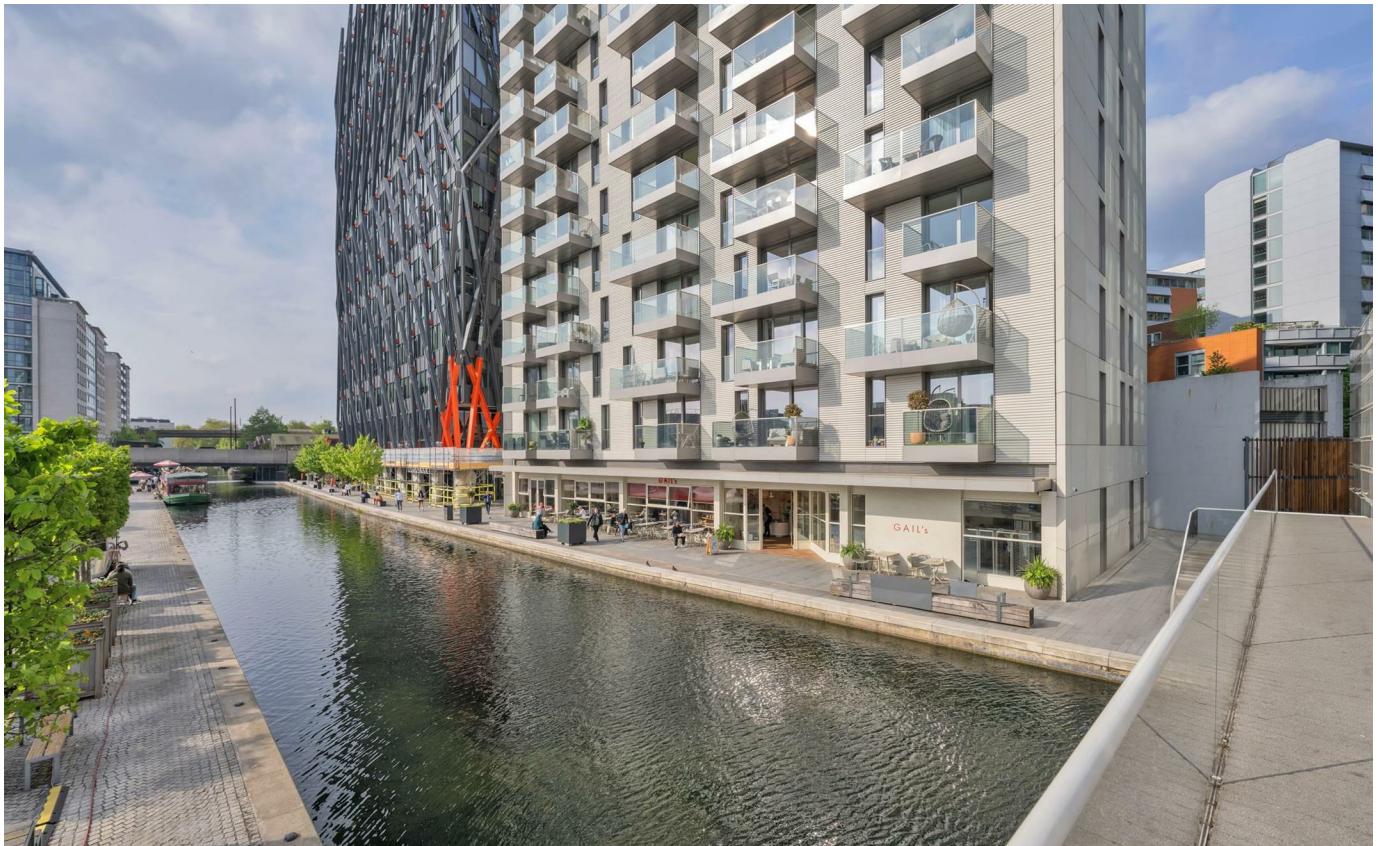
Set in the heart of Paddington, a thriving neighbourhood in the City of Westminster, this location offers a vibrant mix of historic charm and modern convenience. The wider Paddington Basin regeneration has transformed the area into a lively urban hub filled with cafés, restaurants, and canalside walkways.

Outstanding connectivity is just moments away at Paddington Station, with access to the Heathrow Express, National Rail, and multiple Underground lines — getting around London (or beyond) couldn't be easier.

Don't miss your chance to own a slice of waterfront luxury — get in touch today to arrange your private viewing!

- Concierge
- Residents Rooftop lounge
- Comfort cooling
- Rooftop gym
- Lift access to all floors
- Includes 1 x underground parking
- Close to Little Venice & main transport links
- Ground Rent: £750
- Service Charge: £8,063
- Tenure 999 years

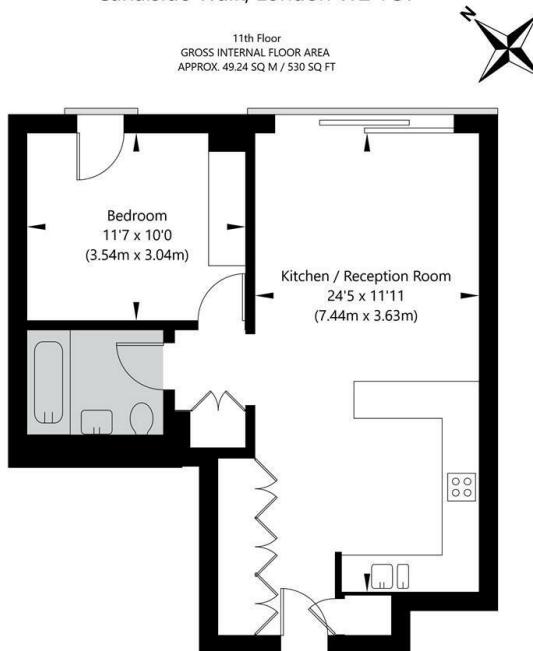
**REQUEST A VIEWING****+44 (0)20 3019 6150**



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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		
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