



### 3 Canalside Walk, London, W2



**£1,300,000**

Enjoy sun-filled canal-side living in this beautifully presented two-bedroom apartment within the iconic 3 Canalside Walk development — one of Paddington Basin's most sought-after addresses.

Perfectly positioned with south-facing views across the canal, this bright home features a spacious open-plan kitchen and reception area opening onto a private balcony, ideal for morning coffee or sunset evenings by the water. Floor-to-ceiling windows flood the interiors with natural light, while comfort cooling, lift access, and a sleek modern finish ensure effortless comfort throughout.

The principal bedroom offers ample fitted storage and a stylish en suite, while the second double bedroom and family bathroom provide flexibility for guests or home-office use.

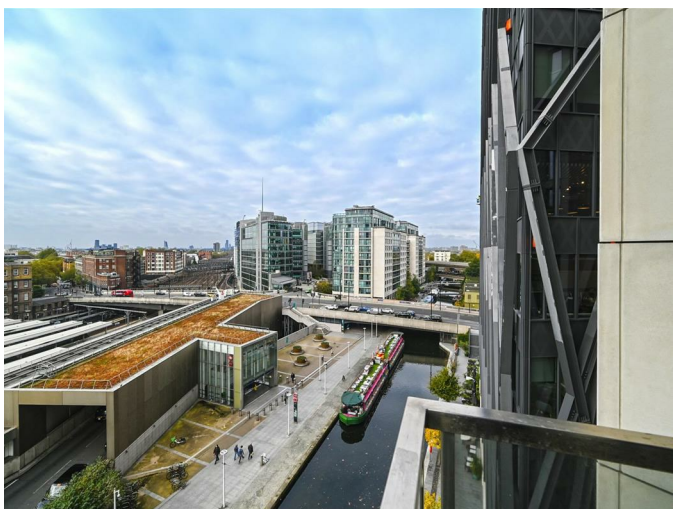
Residents of 3 Canalside Walk enjoy exclusive concierge service and access to exceptional on-site facilities, including a rooftop observatory lounge with panoramic skyline views, landscaped terraces, an outdoor gym, and a business lounge — creating a true lifestyle destination in the heart of W2.

Ideally located in Paddington Basin, you're moments from cafés, restaurants, and Hyde Park, with Paddington Station (Elizabeth Line, Heathrow Express, and four Underground lines) providing unparalleled city-wide and international connections.

A superb opportunity for a home or prime investment in one of London's most dynamic waterside neighbourhoods.

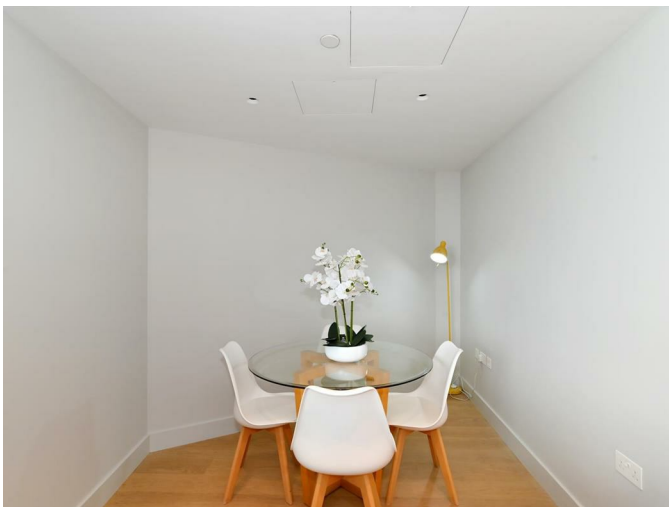
- Residents rooftop lounge
- Concierge
- Private balcony
- Residents rooftop gym
- Comfort cooling
- Close to major transport links & Little Venice
- Lift access to all floors
- Tenure: 995 years
- Ground rent: £750 pa
- Service charge: £12,516 pa

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



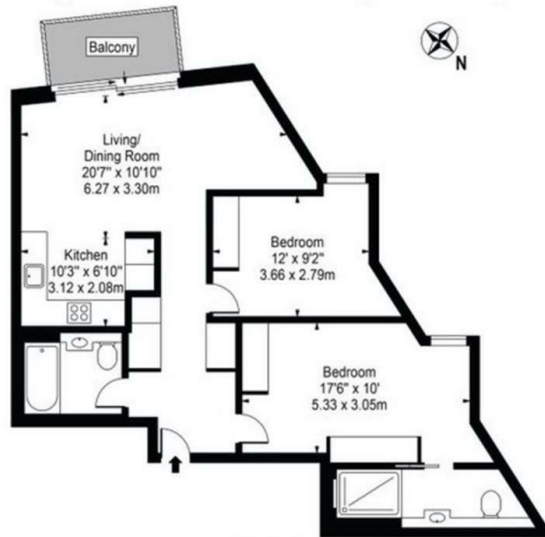
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## Canalside Walk



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>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GRANGE LONDON

Unit 10, Paddington Works, 8 Hermitage Street, Paddington, London, W2 1BE  
hello@grange.london +44(0)20 3019 6150