

**3 Canalside Walk, London, W2**

 2
  2
  1
  87

**£1,300,000**

Enjoy bright, contemporary living in this beautifully presented two-bedroom, two-bathroom apartment on the third floor of the prestigious 3 Canalside Walk development — a modern architectural landmark perfectly positioned along the Grand Union Canal.

Designed with both comfort and style in mind, the apartment features floor-to-ceiling windows in the living area and both bedrooms, allowing natural light to flow through the home throughout the day. The open-plan layout creates an ideal space for relaxing or entertaining, complemented by a modern fitted kitchen and sleek finishes throughout.

Residents benefit from lift access to all floors and exclusive use of outstanding on-site amenities, including a rooftop observatory lounge with panoramic city views, a beautifully landscaped terrace, an outdoor gym, and a business lounge — perfect for flexible or remote working.

Located within the vibrant Paddington Basin, this canal-side setting offers a dynamic lifestyle surrounded by cafés, restaurants, boutique gyms, and open-air dining spots. Take a morning jog along the towpath, enjoy a sunset drink in Little Venice, or cycle to Hyde Park — all just moments away.

With Paddington Station on your doorstep — connecting you to the Elizabeth Line, Heathrow Express, and four Underground lines — the rest of London and beyond is within effortless reach.

A superb opportunity to secure a spacious and light-filled home in one of W2's most desirable waterside developments.

Enquire now to arrange your private viewing.

- Residents rooftop lounge
- Concierge
- Residents outdoor gym
- Lift access
- Close proximity to main transport links
- Walking distance to retail and entertainment
- Residents rooftop terrace
- Ground Rent: £750 pa
- Service Charge: £12,067 pa
- Tenure: 995 years

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



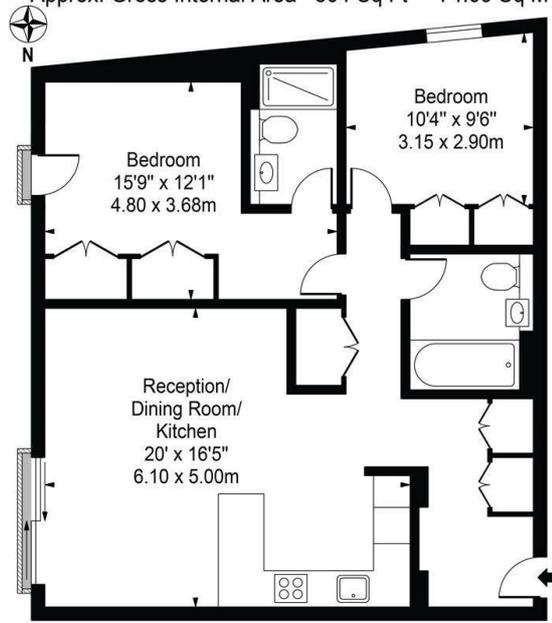
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# Merchant Square

Approx. Gross Internal Area 804 Sq Ft - 74.69 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) <b>A</b>		<b>87</b>	<b>87</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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GRANGE LONDON

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