

# Canalside Walk, Paddington, W2

Asking Price: £750,000

Benham & Reeves

# Canalside Walk, Paddington, W2

1 Bedroom (s) 1 Bathroom (s) Leasehold

This bright one bedroom apartment, located on the 7th floor and spanning approximately 534 square feet of living space, features a spacious reception area with an open-plan kitchen and direct access to a private west-facing balcony.

The development offers a concierge service, a residents' rooftop lounge, a business centre, a landscaped terrace, an outdoor gym and lift access to all floors. Paddington is a vibrant neighbourhood in the City of Westminster, renowned for its picturesque canals, historic architecture, and excellent transport connections.

The area has undergone significant regeneration in recent years, making it an increasingly desirable location for both residents and businesses. 3 Canalside Walk forms part of the wider Paddington Basin regeneration project, which has transformed the former industrial area into a thriving, contemporary mixed-use district offering residential, commercial, and leisure spaces set around the waterfront.

Paddington also benefits from outstanding transport links, including Paddington station, a major transport hub providing National Rail services, London Underground lines, and the Heathrow Express.







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## Property Features:

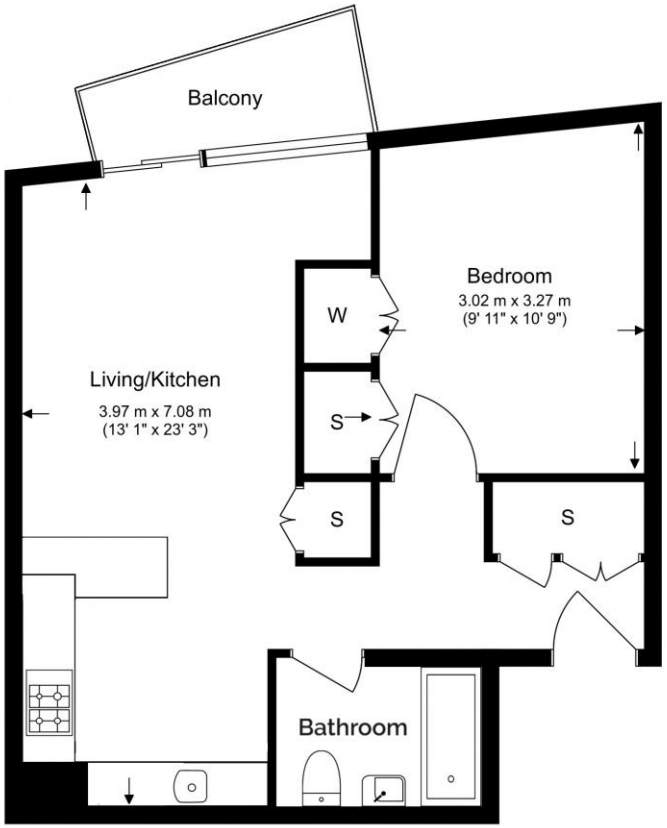
- One Bedroom
- One Bathroom
- 534 Square Feet (approximately)
- 7th Floor
- Residents' rooftop lounge, business centre, landscaped terrace, outdoor gym & concierge
- Paddington Station (0.1 miles)
- Edgware Road (Bakerloo) Station (0.4 miles)
- Edgware Road (Circle, District, Hammersmith & City) Station (0.4 miles)

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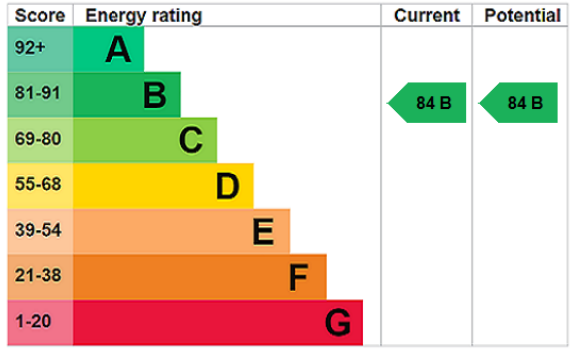
## 7th Floor

Total Gross Internal Area

49.7 Sq/m - 534 Sq/ft




Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|---|---|
| Asking Price: | £750,000 |
| Tenure: | Leasehold<br>Expires 23/02/2994<br>Approximately 967 Years Remaining |
| Ground Rent: | £600.00 (per annum)<br>for the year 2026 |
| Service Charge: | £6,943.24 (per annum)<br>for the year 2026 |
| Anticipated Rent: | £3,200.00 pcm<br>Approx. 5.1% Yield |

## Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: CHN250029

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