

NO. 3  
CANALSIDE WALK

LONDON W2



NO.3 CANALSIDE WALK

*Computer-generated image is indicative only*



## WATERFRONT LIVING

*With the world at your feet*

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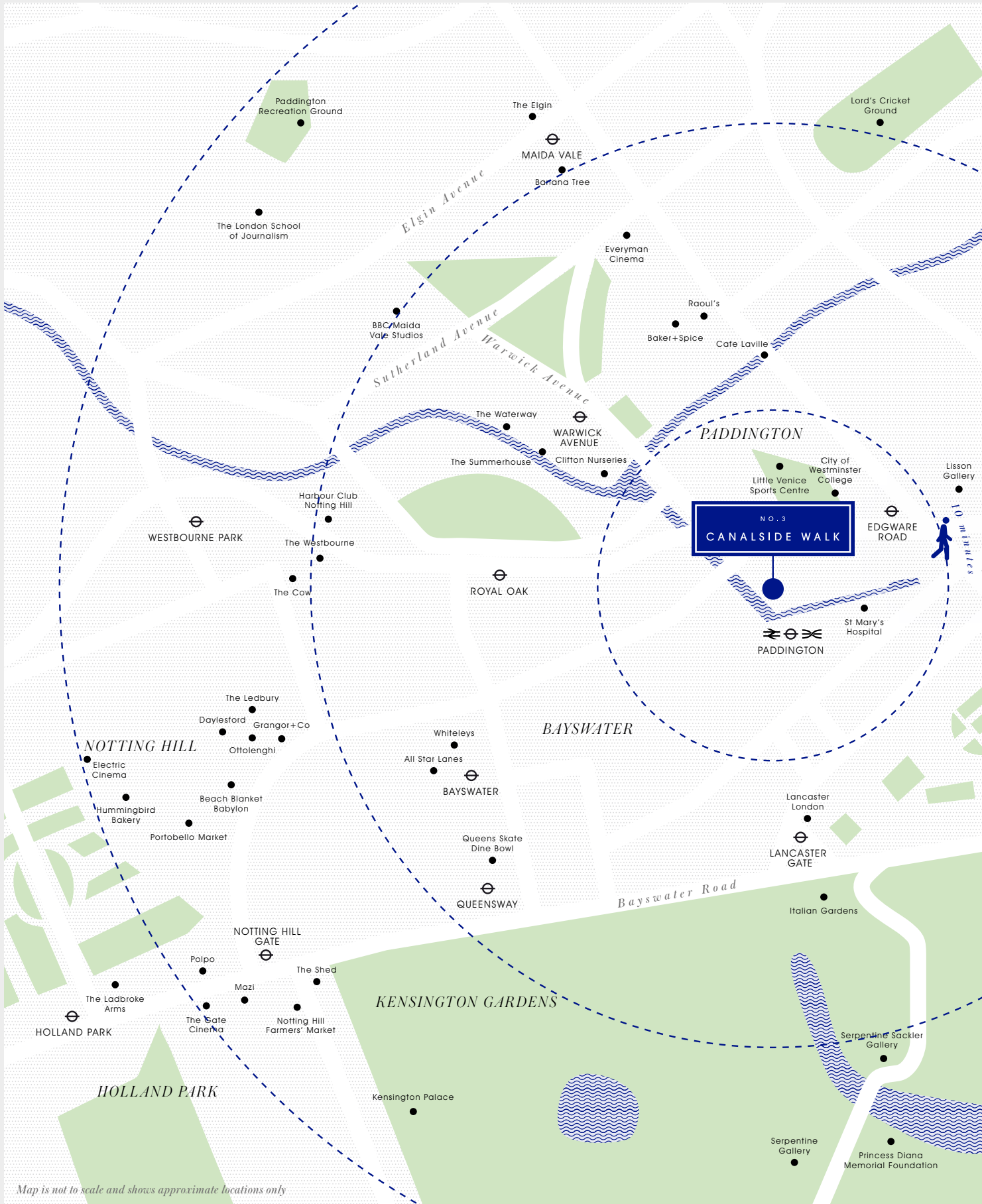
No.3 Canalside Walk affords a unique waterfront lifestyle, blending tranquillity with the very best in 21st century connectivity.

Discreetly stylish residences sit within a building celebrating crisp lines and clean geometry. Residents can work out, socialise or simply relax in the rooftop Observatory Lounge, terrace and outdoor gym which afford expansive views over the city.

No.3 Canalside Walk is in the heart of London's most central canal-side district, an elegantly landscaped enclave alive with restaurants, bars and a vibrant year round calendar of events. From here you can enjoy a boat cruise up the Regent's Canal, or relax on a warm afternoon encircled by bright waters on London's only floating park.

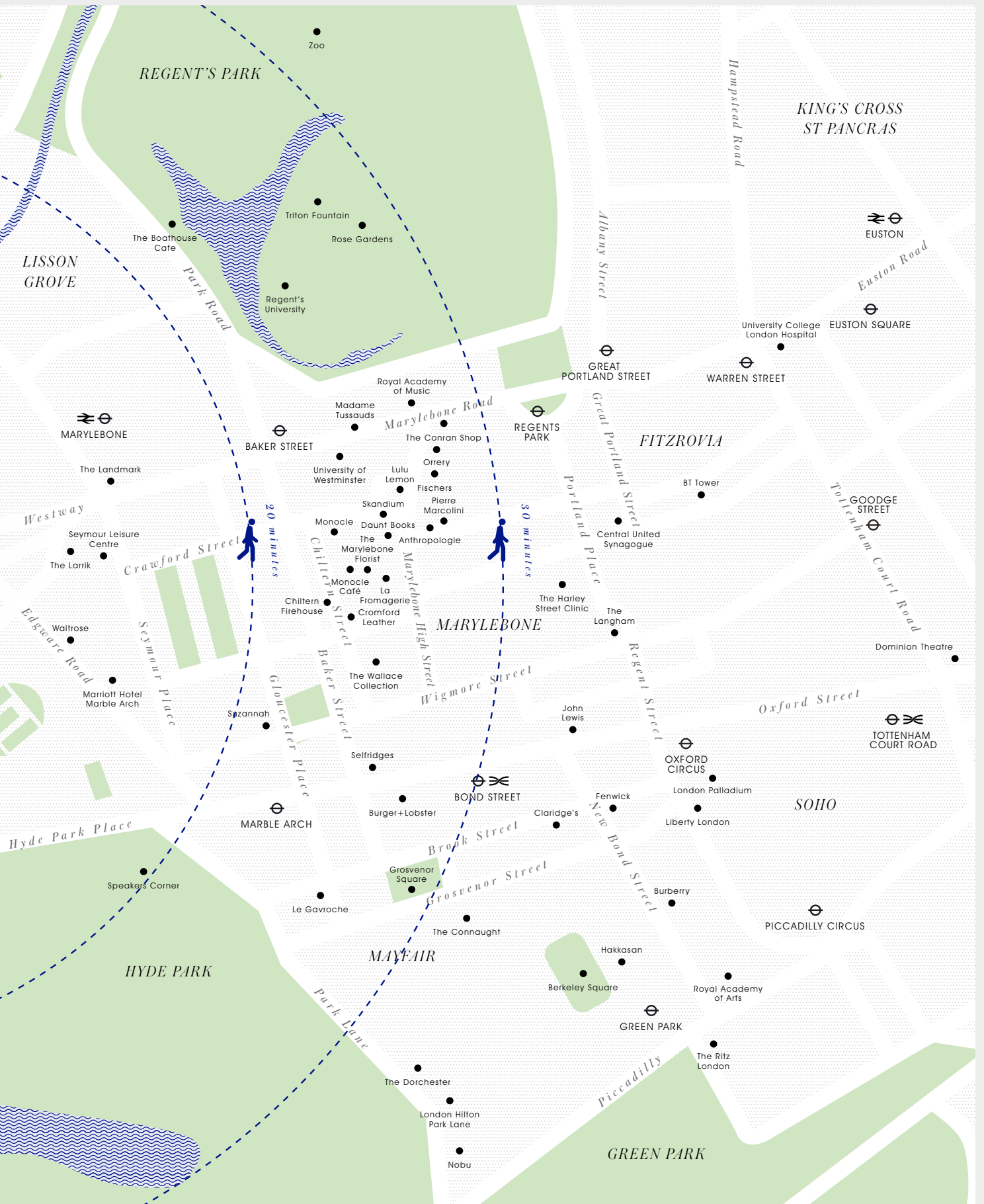
Further afield, whether your destination is within London or around the world, few places to live make getting there easier. You can travel without ever crossing a road – the rarest of privileges made possible by direct access to Paddington Station over a quiet canal bridge, and then onwards to your destination via either Heathrow Express, national trains, the new Elizabeth Line or four tube lines.

Discover No.3 Canalside Walk and enjoy waterfront living with the world at your feet.



N O. 3  
CANALSIDE WALK

Map is not to scale and shows approximate locations only



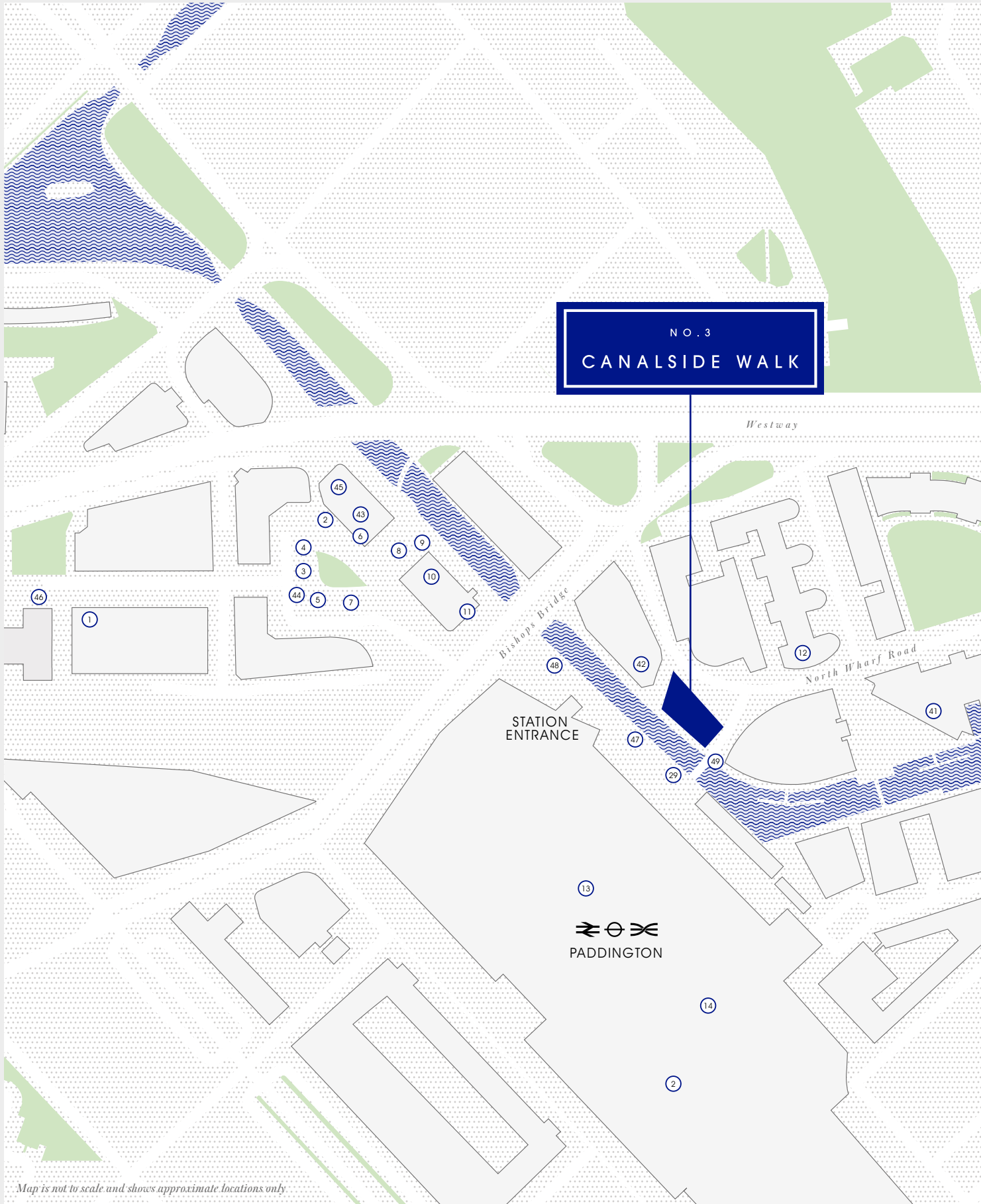




NO.3 CANALSIDE WALK CANAL FRONT

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NO. 3  
CANALSIDE WALK



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1	NOVOTEL
2	SAINSBURY'S LOCAL
3	ITSU
4	PONCHO 8
5	PRET A MANGER
6	THE UNION BAR + GRILL
7	NUFFIELD HEALTH
8	STARBUCKS
9	TABLE TENNIS
10	ZIZZI
11	SMITH'S BAR + GRILL
12	HEIST BANK
13	PATISSERIE VALERIE
14	BOOTS
15	ST MARY'S HOSPITAL
16	COSTA COFFEE
17	ROLLING BRIDGE
18	BONNE BOUCHE
19	VIRGIN ACTIVE
20	FRONTLINE RESTAURANT
21	TABLE TENNIS
22	GOBOAT
23	PADDLEBOARDING
24	SUP YOGA
25	KUPP
26	M&S CAFE
27	CRAVE FOOD MARKET
28	WATER MAZE
29	BAR TORELLI
30	LOCKHOUSE
31	PIZZA EXPRESS
32	THE FAN BRIDGE
33	TESCO EXPRESS
34	SUPERDRUG
35	POST OFFICE
36	BOTANICAL GIN BAR
37	THE DRAFT HOUSE
38	HEADMASTERS
39	FIAMMA
40	HILTON METROPOLE
41	MARKS & SPENCER FOOD HALL
42	BRUNEL BUILDING
43	MASSIS LEBANESE GRILL & BAR
44	PEARL LIANG
45	BEANY GREEN
46	PERGOLA PADDINGTON
47	DARCIE & MAY GREEN
48	LONDON SHELL COMPANY
49	STATION BRIDGE

## CONNECTED LIVING

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Whatever mode of transport you choose, reaching destinations in London and abroad couldn't be easier. A short stroll will take you to the expansive greenery of Hyde Park, the sophisticated boutiques of Bond Street and Mayfair, or the vibrant bustle of the West End. A choice of four tube lines provides easy access to any destination in the city. The new Elizabeth line (proposed opening 2019) will whisk you to Heathrow in the West or Canary Wharf in the East, in under 20 minutes, and major road routes in and out of London and key cross-city routes are just minutes away.



1



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1. Elizabeth line (Crossrail) at Paddington station
2. Paddington station

  
**PADDINGTON STATION**  
*2 minutes walk*

  
**EDGWARE ROAD**  
*6 minutes walk*

  
**KING'S CROSS  
ST PANCRAS**  
*12 minutes*

  
**OXFORD CIRCUS**  
*8 minutes*

  
**LIVERPOOL STREET**  
*10 minutes via  
Elizabeth line*

  
**HEATHROW AIRPORT**  
*15 minutes*

  
**LONDON CITY  
AIRPORT**  
*39 minutes*

NO. 3  
**CANALSIDE WALK**

  
**VICTORIA STATION**  
*15 minutes*

  
**CANARY WHARF**  
*17 minutes via  
Elizabeth line*

  
**BOND STREET**  
*3 minutes  
Elizabeth line*

  
**WATERLOO STATION**  
*13 minutes*

  
**GATWICK AIRPORT**  
*56 minutes*

  
**BANK STATION**  
*21 minutes*

*Travel times from Paddington station [tfl.gov.uk](http://tfl.gov.uk) and [crossrail.co.uk/route](http://crossrail.co.uk/route)*

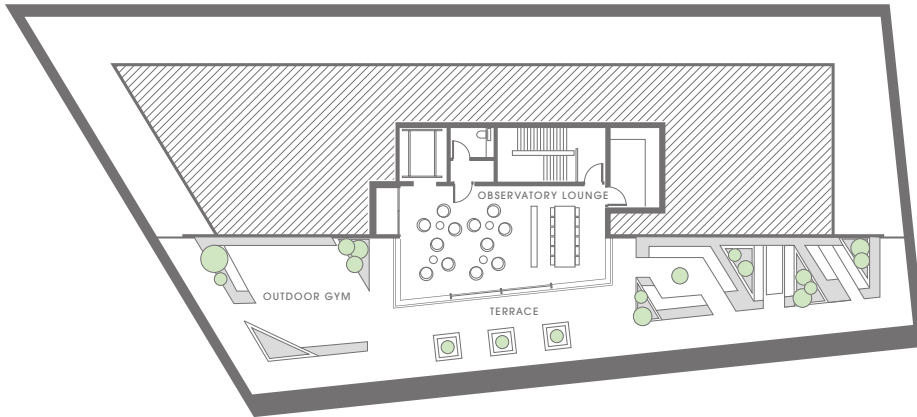


## THE OBSERVATORY LOUNGE

*Computer-generated images are indicative only*

## A ROOM WITH A VIEW

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The rooftop Observatory incorporates a lounge, for working, relaxing, dining or enjoying a movie screening, along with a terrace and outdoor gym, all affording expansive views over the city.

At a more down to earth level, residents will enjoy a comprehensive concierge service, and access to underground car parking and a state of the art secure parcel delivery system.







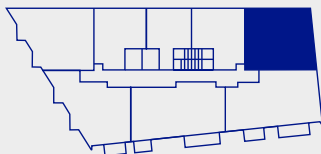
## LIVING SPACE

*Computer-generated image is indicative only*

# TYPE B TWO BED APARTMENT



Floors 3-12



**C** Cupboard **WD** Washer Dryer

NIA	74.7 m <sup>2</sup>	804 sq ft
Living / Dining	5.04 x 4.16 m	167" x 138"
Kitchen	2.36 x 3.37 m	79" x 111"
Bedroom 1	3.68 x 3.01 m	121" x 911"
Bedroom 2	2.84 x 3.17 m	94" x 105"

DISCLAIMER: Floorplans are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.





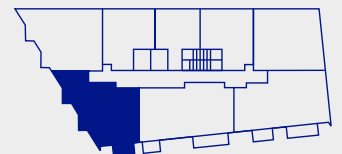
# TYPE E TWO BED APARTMENT

Floors 3-12



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NIA	75.8 m <sup>2</sup>	816 sq ft
Living / Dining	6.26 x 3.30 m	20'7" x 10'10"
Kitchen	3.11 x 2.07 m	10'3" x 6'10"
Bedroom 1	5.33 x 3.05 m	17'6" x 10'0"
Bedroom 2	3.66 x 2.79 m	12'0" x 9'2"
Balcony	2.97 x 1.48 m	9'9" x 4'10"

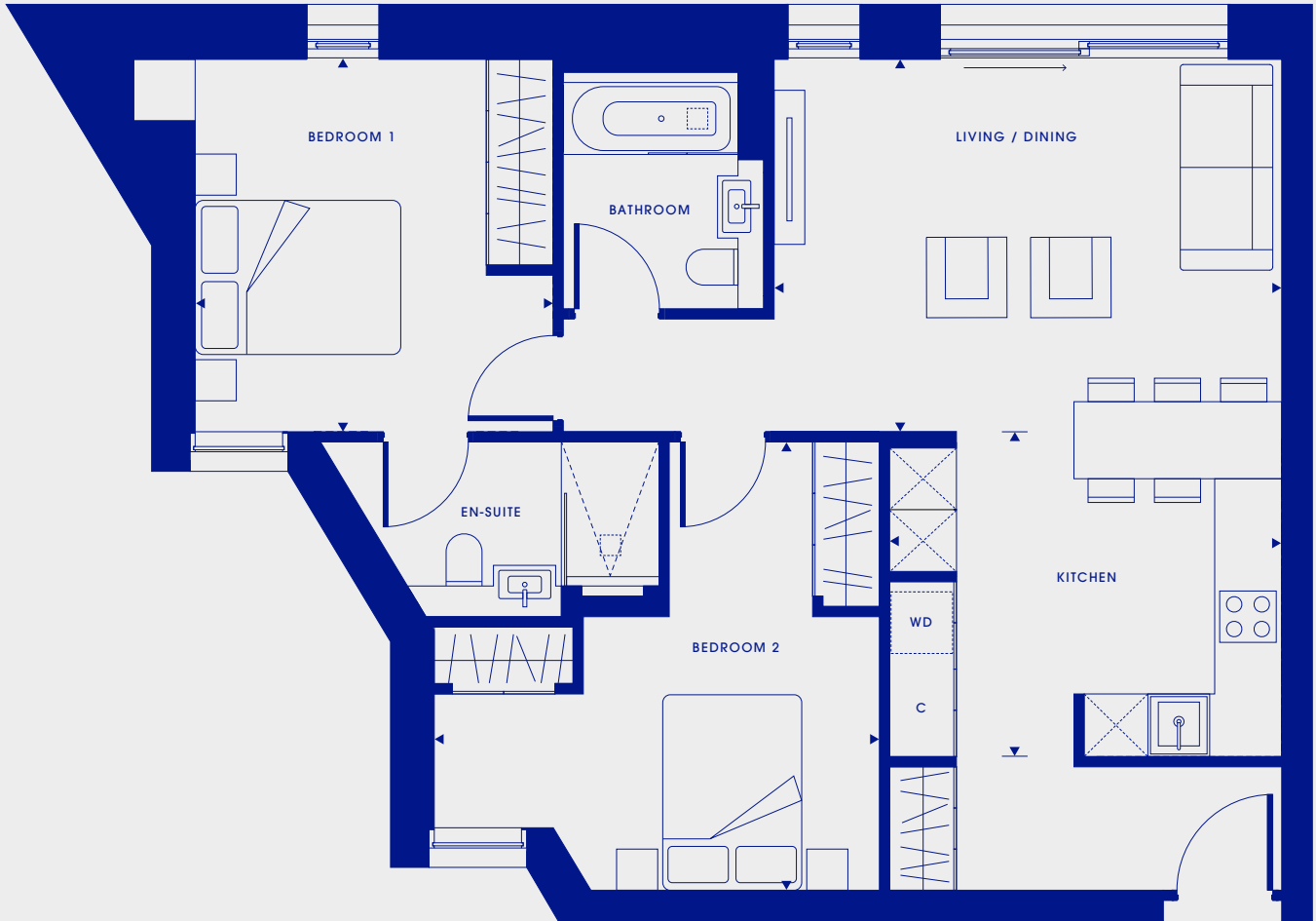


**C** Cupboard **WD** Washer Dryer

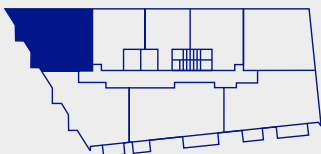
# TYPE F TWO BED APARTMENT



Floors 3-12



  
Canal view



**C** Cupboard **WD** Washer Dryer

NIA	76.2 m <sup>2</sup>	820 sq ft
Living / Dining	4.93 x 3.62 m	16'2" x 11'11"
Kitchen	3.81 x 3.16 m	12'6" x 10'5"
Bedroom 1	3.48 x 3.62 m	11'5" x 11'11"
Bedroom 2	4.33 x 4.36 m	14'3" x 14'4"

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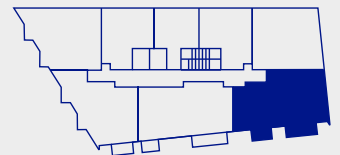


# TYPE C THREE BED APARTMENT

Floors 4, 6, 8, 10, 12



NIA	90.3 m <sup>2</sup>	971 sq ft
Living / Dining	6.04 x 5.00 m	19'10" x 16'5"
Kitchen	2.37 x 3.37 m	7'9" x 11'1"
Bedroom 1	3.48 x 4.27 m	11'5" x 14'0"
Bedroom 2	3.21 x 2.98 m	10'6" x 9'9"
Bedroom 3	2.26 x 3.19 m	7'5" x 10'6"
Balcony A	1.48 x 2.97 m	4'10" x 9'9"
Balcony B	1.48 x 4.35 m	4'10" x 14'3"



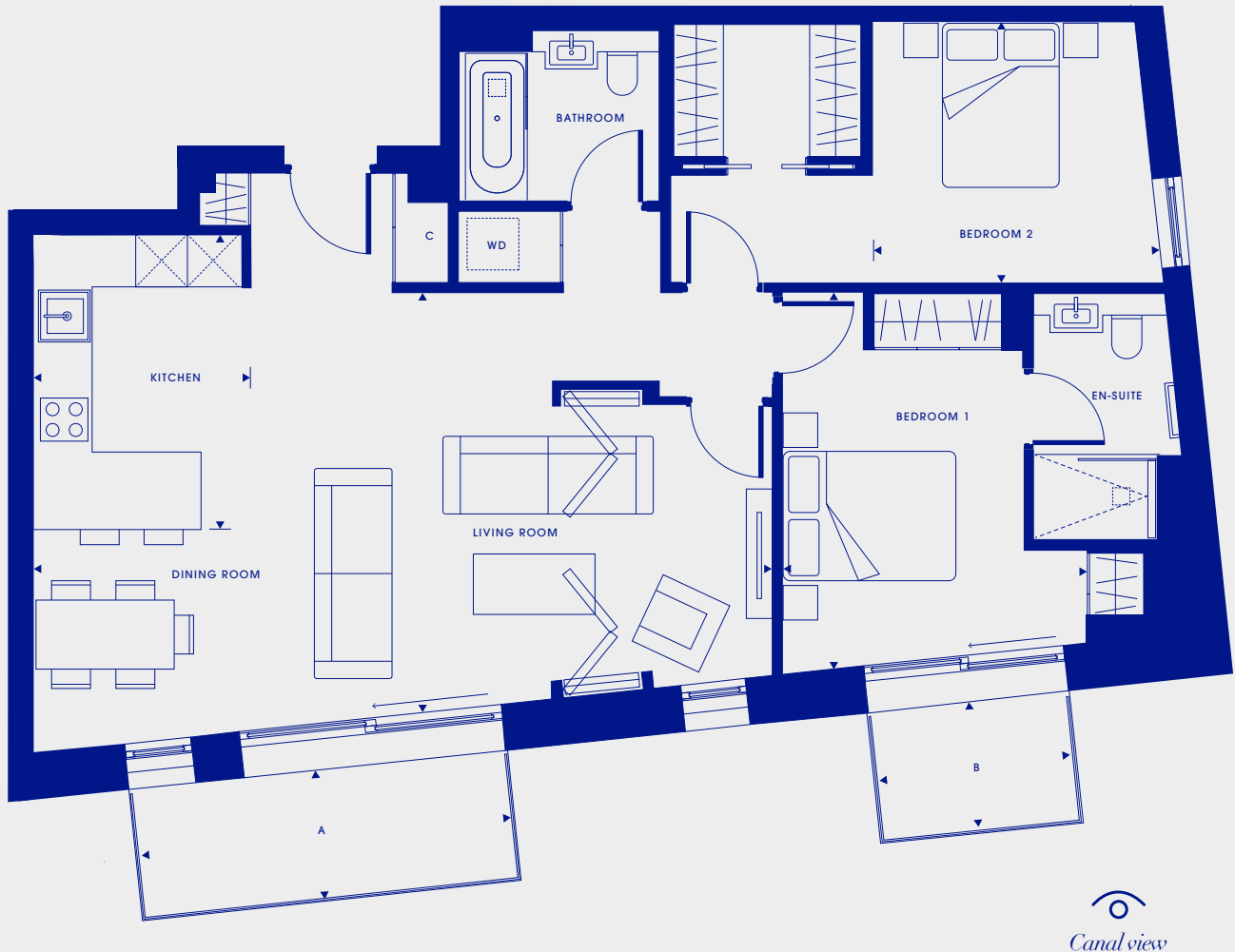
**C** Cupboard **WD** Washer Dryer

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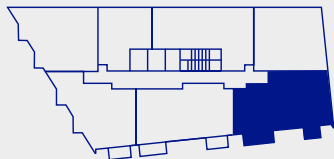
# TYPE C1 THREE BED APARTMENT



Floors 3, 5, 7, 9, 11



  
Canal view



**C** Cupboard **WD** Washer Dryer

NIA	90.3 m <sup>2</sup>	971 sq ft
Living / Dining	8.41 x 4.79 m	27'7" x 15'8"
Kitchen	2.37 x 3.37 m	7'9" x 11'1"
Bedroom 1	3.48 x 4.27 m	11'5" x 14'0"
Bedroom 2	3.21 x 2.98 m	10'6" x 9'9"
Balcony A	1.48 x 4.27 m	4'10" x 14'0"
Balcony B	1.48 x 2.25 m	4'10" x 7'5"

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# THE FINER DETAILS

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## INTERIOR FINISHES

Off white matt emulsion painted plasterboard walls

150mm high skirting boards painted to match walls

Engineered oak timber floor in reception room and hallway

Cut pile carpet to bedrooms

Bespoke fitted wardrobes and hallway cupboards. Selected apartments with walk in wardrobes

Designer stainless steel door furniture

Bespoke full height timber entrance door with multipoint locking and spy hole

Full height high quality doors painted to match walls

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## KITCHENS

Bespoke designed fitted kitchen in matt lacquer

Soft close doors and drawers

Integrated under cabinet lighting

Quartz work surface

Back painted glass splashback

Fully integrated Siemens appliances including multifunction single oven, microwave, induction hob, fridge freezer, dishwasher and extractor

Instantaneous boiling water tap

Undermounted single bowl sink

Compartmentalised waste storage

Engineered timber floor to match living space

Bespoke breakfast bar joinery with integrated wine cooler to selected apartments

Bespoke integrated timber table to selected apartments

Washer dryer located in utility cupboard

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## BATHROOM AND EN-SUITE

White enamelled steel bath in family bathroom, walk in shower in master en-suite bathroom

Wall mounted WC with soft close toilet seat and dual flush

Chrome brassware and chrome accessories

Bath filler in bath; overhead and handheld shower in both en-suite and bathroom, all thermostatically controlled

Frameless glass screens to showers and baths

Bespoke marble vanity with undermounted white ceramic basin, deck mounted mixer tap and bespoke timber under basin storage unit

Mirrored wall cabinet including integrated demister, shaver socket and integrated feature lighting

Walls and floors finished in high quality porcelain tiles

Electric heated towel rails

Electric underfloor heating

Ablution 1st fix to family bathroom for future installation by purchaser if desired

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## WINDOWS AND BALCONIES

Floor to ceiling double glazed windows with sliding doors to balconies

Balconies provided with bespoke glass balustrade and composite decking

Provision for integrated blinds in small window locations, curtain recess with curtain track installed in large window locations

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## ELECTRICAL AND LIGHTING

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13 Amp sockets throughout

5 Amp lighting sockets for connecting table and floor lamps in reception rooms and bedrooms

All visible socket plates in white metal incorporating USB charging in some locations. All light switches in satin nickel

LED dimmable lighting with master on/off switch next to the front door

Media plate incorporating satellite TV, digital TV, DAB and FM radio to living room and bedrooms

Feature pendant light fittings installed in selected apartments above breakfast bars/tables

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## CONNECTED LIVING

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High speed fibre to every apartment for future broadband connection

Data sockets wired back to utility cupboard in all Living and Bedrooms

Free building wi-fi in Reception, Observatory Lounge and Roof Terrace

Estate wide high speed wi-fi along canalside

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## FIRE AND SECURITY

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Video door entry system

Ceiling mounted mains smoke and heat detection system and residential sprinklers in apartments

Provision to enable intruder alarm to be fitted at later date by purchaser

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## COMMUNAL AMENITIES

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Main residents' entrance with bespoke reception desk and concierge

Individual apartment post boxes located in reception

Automated parcel delivery and storage service

Two passenger lifts serving all floors

Network of CCTV cameras in internal and external public areas

24 hour estate security

Secure car parking located in the basement available to purchase

Secure cycle parking located at ground floor

Resident rooftop Observatory Lounge, external terrace and outdoor gym

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## MECHANICAL SYSTEMS

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Thermostatically controlled comfort cooling and heating system provided by fan coil units in all living rooms and bedrooms configured to enable future remote control

Electric underfloor heating to bathrooms

Whole house ventilation system incorporating heat recovery

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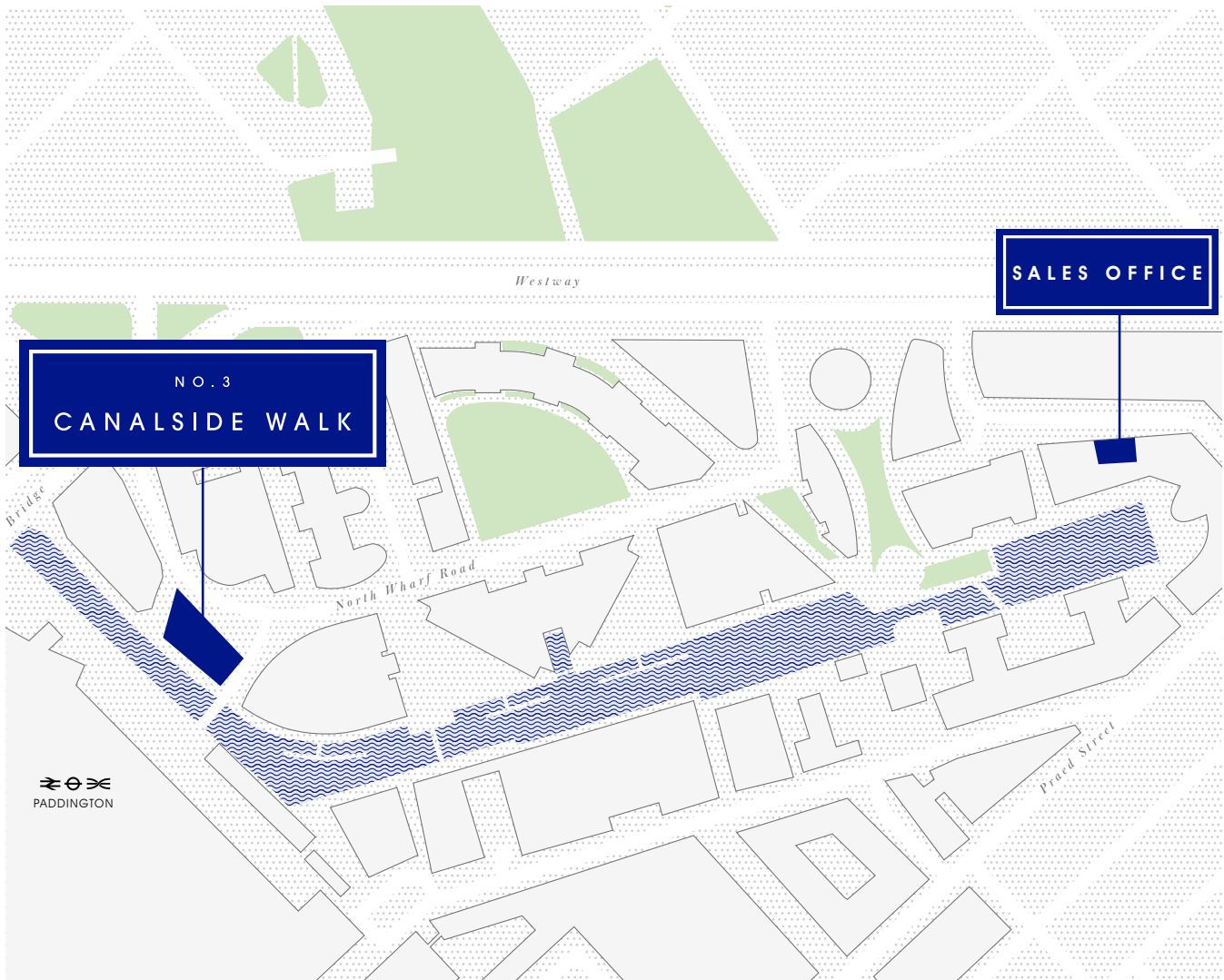
## GENERAL

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10 year NHBC build warranty

999 year lease from 1995

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FOR MORE INFORMATION PLEASE CONTACT  
THE 3 CANALSIDE WALK SALES AND MARKETING OFFICE:

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Raising Standards. Protecting Homeowners



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REGENT'S CANAL TAKEN FROM NEAR THE WATERWAY

CANALSIDEWALK.COM

 @3canalsidewalk