



**Tapestry Apartments, Kings Cross**

**Victorstone**  
PROPERTY CONSULTANTS



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Situated alongside St Pancras Lock on Regents Canal in one of the most redeveloped areas of London is this luxury two double bedroom, two bathroom apartment. Designed by award winning architects Niall McLaughlin Architects.

Tapestry offers residents exceptional views across the capital, fully landscaped sky garden, state-of-the-art fitness suite and 24 hour concierge and security service. In addition the property comes with private parking in the buildings resident only underground garage, this is a major benefit as spaces are no longer offered to other residents of this development and are reserved for the biggest flats in the neighbouring building at CIRCA £60,000 for a parking space.

Located on the 10th floor of this prominent infrastructure with direct views over Gas Holders Park, this unique apartment has been designed for lateral space and functionality with interiors being crafted by acclaimed interior architect Johnson Naylor. Through its floor to ceiling windows the living/kitchen area is filled with natural light and offers fabulous entertaining space with further access to the private balcony area. Built in wardrobes have been added to both bedrooms with full en-suite bathroom to the master. Each room is fitted with a sophisticated temperature regulating system and further benefits include wood flooring, built in storage, utility cupboard and secure video entry system.

Residents of Tapestry have the benefit of being in one of the most vibrant locations in London, Granary Square situated moments away has transformed this historical Kings Cross area where barges used to unload their goods. Now there is a wealth of arts & culture, shops & markets, parks & open space, hotels, restaurants, cafés, bars, water fountains and supermarkets within this brand new post code - N1C.

For transport there is not a better location with Kings Cross/St Pancras transport hub situated moments away connecting six Underground Lines, two national mainline stations and the Eurostar.

£1,345,000



## Reception Room

Oak flooring, floor to ceiling windows and two doors to balcony area, spot lights, ample power points with spotless finish, TV aerial socket and sky connections (subject to subscription).

## Kitchen

White high gloss units with contrasting worktop and upstand, over mounted bowl stainless steel sink with monobloc mixer tap, hard-wired smoke, heat and carbon monoxide detectors, four zone ceramic hob with up and over extractor fan, Integrated electric oven, fridge/freezer and dishwasher.

## Hall

Built in storage with brilliant white finish.

## Bedroom

Oak flooring, two oversized composite double glazed windows, built in wardrobes, smoke and heat alarms, pendant lighting, ample power points and TV sockets.

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## En-Suite

Contemporary white sanitaryware with hand held shower unit to bath, chrome

single lever monobloc mixer tap to basin with surface mounted thermostatic valve, full height grey coloured wall tiling around bath, large format ceramic floor tiling, stainless steel heated towel rail, LED downlights and push plate.

## Bathroom

Full height grey coloured wall tiling, chrome wall mounted shower house, glass curtain, contemporary white wash basin with chrome mixer taps, low level w.c and white finish storage.

## Balcony

- Two Double Bedroom Luxury Apartment
- Two Bathrooms
- Sky Garden
- Fitness Suite
- 24 Hour Concierge
- 10 Year NHBC Buildmark Warranty
- Balcony
- Moments From Transport Hub

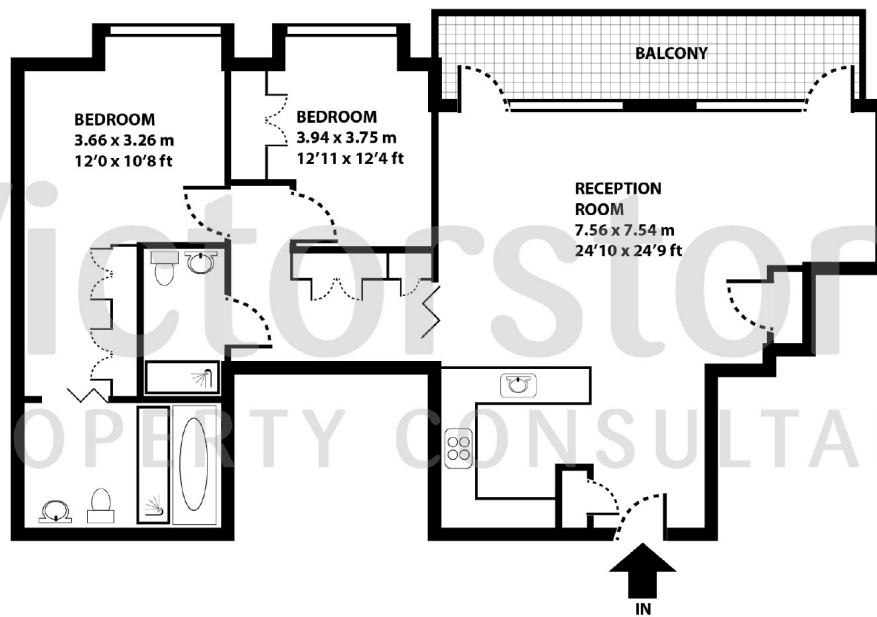
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A bright, modern office lobby with large windows, potted plants, and geometric decor. The space is filled with natural light from the large windows on the right, which offer a view of a city street and buildings. The floor is made of light-colored tiles, and the walls are white. On the left, there are several potted plants, including a large green one and a cactus. In the center, there are several geometric, low-profile stools in dark and gold colors. A reception desk is visible in the background. The overall atmosphere is clean, professional, and inviting.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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 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		
(92-100) <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	

**TOTAL: 92 sqm | 995 sqft**

ALL MEASUREMENTS ARE APPROXIMATE AND ARE FOR DISPLAY PURPOSES ONLY **NOT TO SCALE**