



**PERFECT PILLARS**  
Supporting You



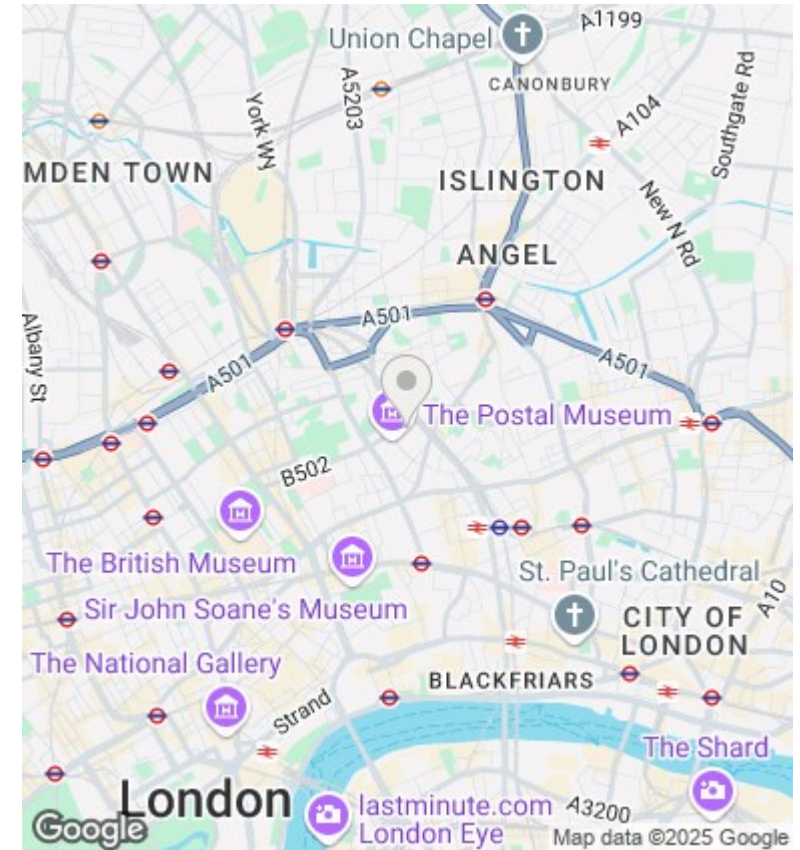
## Flat 13, 1, Manuscript Court Paragon Square, London, WC1X

£1,560,000

- Prime London Zone 1 location
- Landscaped public boulevard with cafes & restaurants
- 24-hour concierge service
- Close to transport links including Elizabeth line at Farringdon
- Residents' wellness centre including gym & swimming pool

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

[info@perfectpillars.co.uk](mailto:info@perfectpillars.co.uk)  
<https://www.perfectpillars.co.uk/>



## Directions

## Viewings

Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

F

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</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		
England & Wales		EU Directive 2002/91/EC