

CANAL REACH

King's Cross NlC





An elegant apartment in the desirable Tapestry Apartments, offering stylish living with parking and easy access to shops, dining, and transport links.



Local Authority: London Borough of Camden

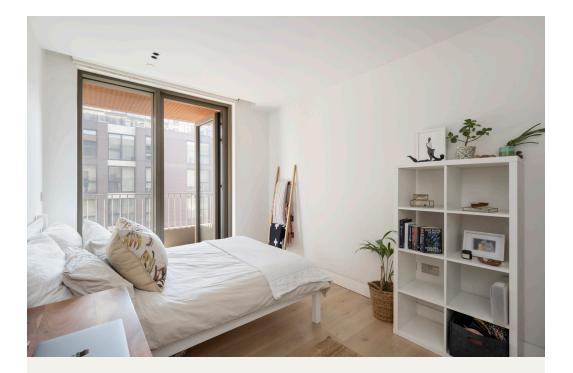
Council Tax band: G

Tenure: Leasehold approximately 239 years remaining

Ground rent: £750 per annum*

Service charge: £18,389 per annum*

Guide Price: £2,995,000



The ground floor features a spacious entrance hall leading to a guest bathroom, and a bright open-plan kitchen and reception room opening onto a private river-facing balcony. The integrated kitchen offers ample storage, a wine fridge, and a pantry.

Downstairs, two bedrooms share access to a second balcony with river views. The principal bedroom includes a walk-in wardrobe and family bathroom, while the second has fitted wardrobes and could be used as a study.

The top floor is home to a mezzanine overlooking the living area, along with a principal bedroom featuring fitted wardrobes and a generously-sized en suite with both a walk-in shower and a bathtub.

The building also offers a gym and 24-hour concierge service.

*Please note that we have been unable to confirm the date of the next review for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.







Approximate Gross Internal Area = $163.88 \, sq \, m \, / \, 1,764 \, sq \, ft$

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted to tell you more.

Sebastian Toy +44 203 657 7348 sebastian.toy@knightfrank.com

Knight Frank Kings Cross 321-322 Upper Street NI 2XQ

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.