



## CANAL REACH

King's Cross NIC





## A BEAUTIFULLY PRESENTED, SPACIOUS MODERN APARTMENT

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

|                                                                                     |                                                                                     |                                                                                     |     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|
|  |  |  | EPC |
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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.

\*\*We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



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.

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