



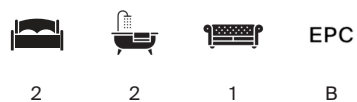
CANAL REACH

London, NIC



UNIQUE TWO BEDROOM APARTMENT ON THE SIXTH FLOOR

The property comprises a large open plan living area, two double bedrooms with built in wardrobes, two modern bathrooms, and balcony overlooking the skyline



Local Authority: London Borough of Camden

Council Tax band: F

Tenure: Leasehold, approx. 247 years remaining

Ground rent: £650 per annum, reviewed every 25 years, next review due 2042

Service charge: £10,754 per annum, reviewed every year, next review due 2027

Guide Price: £1,500,000

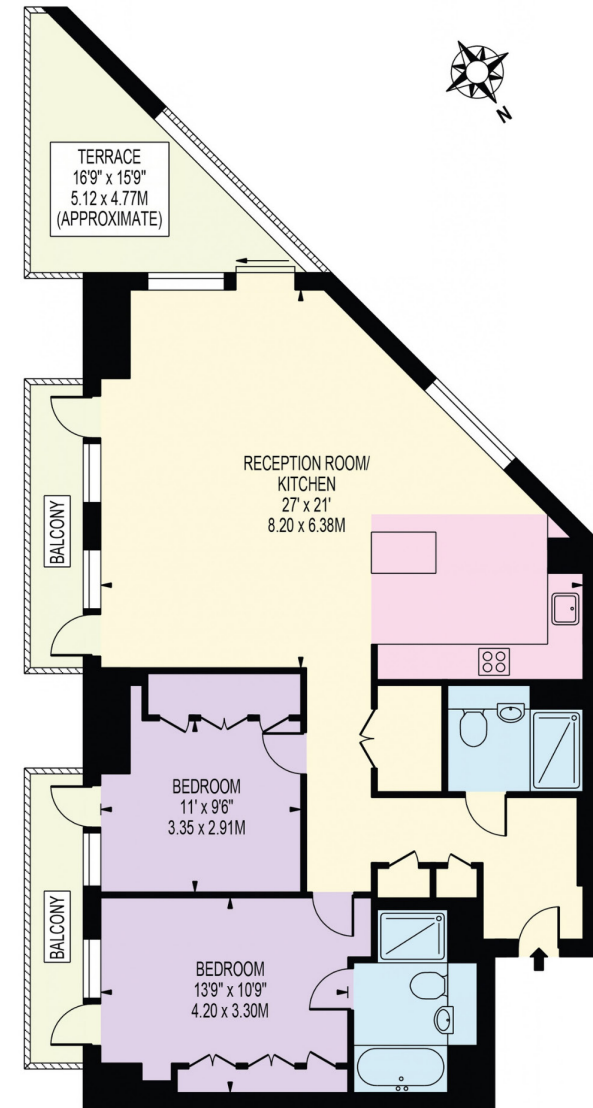


The apartment has been interior designed by Julie Croll Design. Residents will benefit from a 24 hour concierge service, residents' lounge, communal sky garden and fitness suite.

It features wooden floors throughout, bespoke kitchen suites, open plan living area and modern bathrooms. Tapestry is part of King's Cross' premium development and is located within a short distance to King's Cross St Pancras International offering the best transport links nationally and internationally.

The apartment comes with private car parking space on the 6th floor, and a large storage unit.

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 = 95.66 sq m / 1,030 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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