



Stunning and spacious one bed apartment in the heart of King's Cross.

Tapestry Apartments, 1 Canal Reach, London, N1C

£999,950 Leasehold





Iconic building in the King's Cross development • Stunning West facing views • Exceptional finish throughout • Underfloor heating and controlled room temperature system • Modern fully fitted kitchen • Very spacious reception/dining room • Very large double bedroom • Gym • Separate, secure bike store • Private dining room • Meeting rooms • Concierge • Excellent transport facilities • Wonderful shops, restaurants and

Local Information

Tapestry is located in the fabulous redevelopment site in the heart of Kings Cross. It is just minutes from the King's Cross St Pancras Transport Hub with access to six tube lines, two mainline stations and the Eurostar station. The building is a short walk from Granary Square and the recently opened Coal Drops which offers an exciting array of bars and restaurants to suit all tastes. To the East is Islington's trendy Upper Street, to the west is Camden's vibrant High Street and market and to the South is the historic area of Bloomsbury.

About this property

The Tapestry Apartments is one of the new iconic buildings within the King's Cross redevelopment scheme.

This stunning apartment is set on the thirteenth floor, is very spacious and has wonderful light and views. Both the reception room and bedroom are West facing and the floor to ceiling doors with very open vistas result in the perfect location to watch stunning sunsets. The apartment is immaculately presented throughout and benefits solid wood flooring, Siemens and Fisher & Paykel appliances in the kitchen with Corian worksurface. There is underfloor heating throughout and a controlled air temperature flow system. The bathroom also benefits from a warm mirror heater. Residents of the building have the use of the in house gym, private dining areas throughout the block plus 24 hour concierge.



The apartment has been designed with modern day living in mind so offers excellent storage and wardrobe space. The very tranquil garden in the centre of the building has been sensitively designed and planted by Dan Pearson.

Tenure

Leasehold

Energy Performance

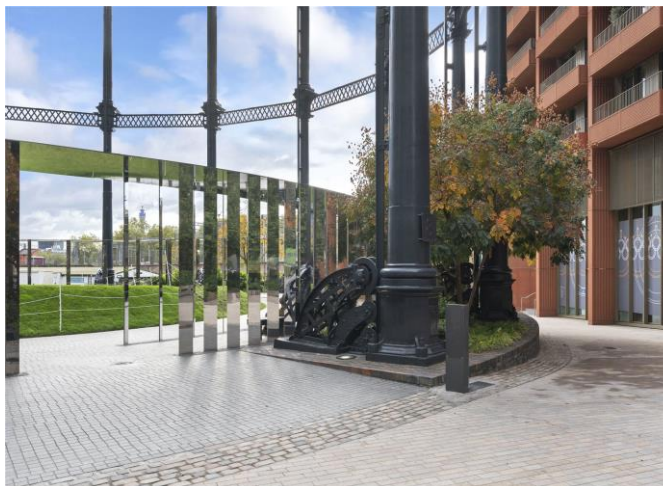
EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

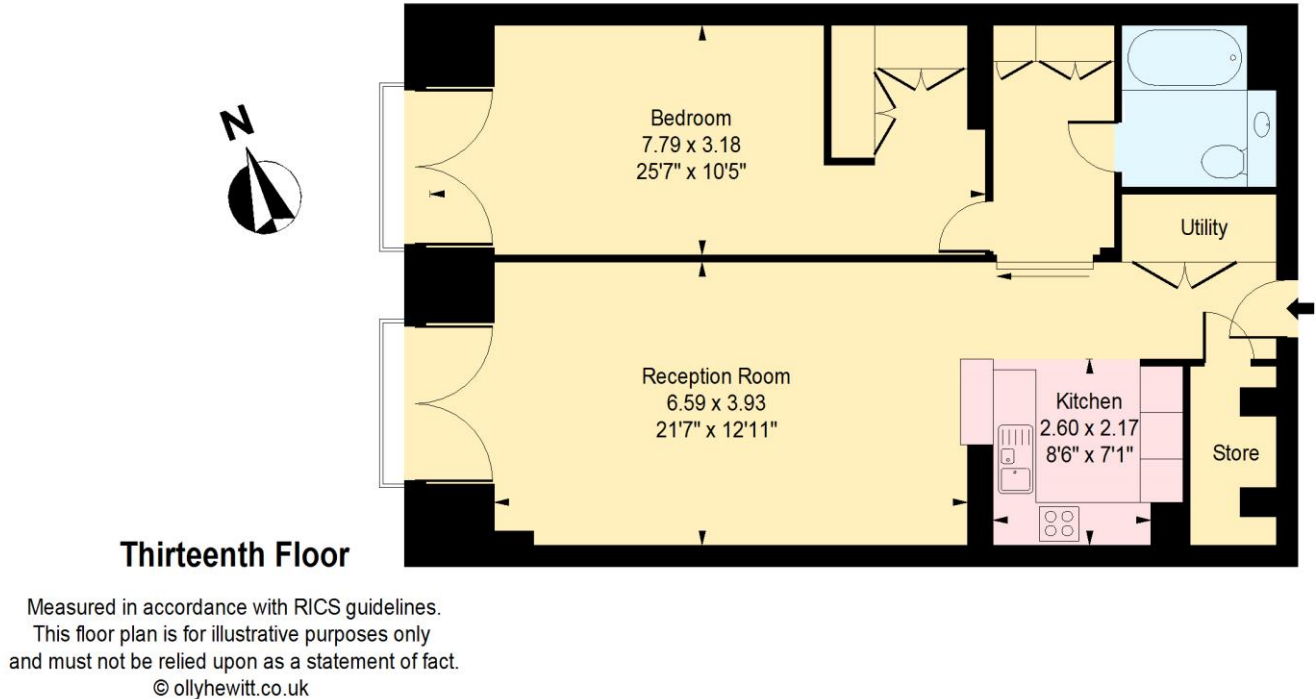
Telephone:

+44 (0) 207 226 1313.





Tapestry Apartments,
Canal Reach, N1C
Approximate Gross Internal Area = 897 sq ft / 83.33 sqm
Approximate Balcony Area = 15 sq ft / 1.39 sqm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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