

0247 401 2020 | [enquiries@globalhouseestates.com](mailto:enquiries@globalhouseestates.com)

## 1 CANAL REACH, KINGS CROSS, LONDON

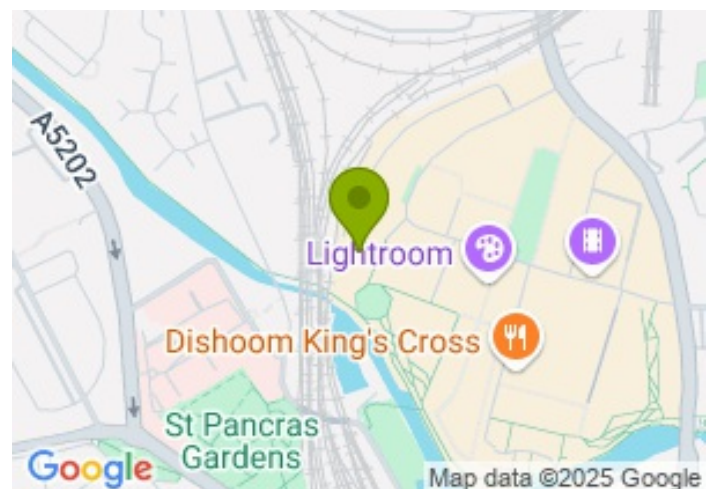
£1,450,000.00



FOR SALE



- Spacious two-bedroom apartment
- Private parking
- Residents' Fitness Suite, Roof Garden
- 24-Hour Concierge
- 1,060 internal sq ft
- Private terrace and two balconies
- Amazing Canal Views
- Open plan kitchen and living area



## Propety Description

Must be viewed!

This exceptional two-bedroom, two-bathroom apartment is set within the highly sought-after Tapestry Apartments, a prestigious canal-side development in the heart of King's Cross Estate. Boasting over 1,000 sq ft of beautifully finished living space, this second-floor residence perfectly blends contemporary design with serene city living.

Upon entering, you are welcomed by a generous hallway featuring two built-in storage cupboards, leading into a bright and large open-plan reception room. Enhanced by a dual aspect view, this elegant space is filled with natural light and merges seamlessly with a private terrace and two additional balconies, offering picturesque views and an ideal setting for outdoor relaxation.

The sleek, fully integrated kitchen combines functionality with sophisticated style, which is perfect for both everyday living and entertaining. Both spacious bedrooms benefit from built-in wardrobes and direct access to balconies, while the principal bedroom also includes a luxurious en-suite bathroom complete with both a bath and separate shower. A second, stylish shower room serves the additional bedroom and guests.

Additional features include underfloor heating, comfort cooling throughout, and secure underground parking.

Residents enjoy exclusive access to a beautifully maintained rooftop garden, a private gym, dining room, and the convenience of a 24-hour concierge service.

Ideally located just moments from King's Cross St Pancras, the property offers unrivalled transport connections across London, the UK, and Europe. A vibrant mix of restaurants, cafés, shops, and cultural venues are all within easy reach, making this apartment an exceptional home or investment opportunity.

Offered with no onward chain. Contact us today to arrange a viewing!

Service charge : circa £10,600 per annum

Ground rent: £650.00 per annum

Lease: 239 years remaining

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

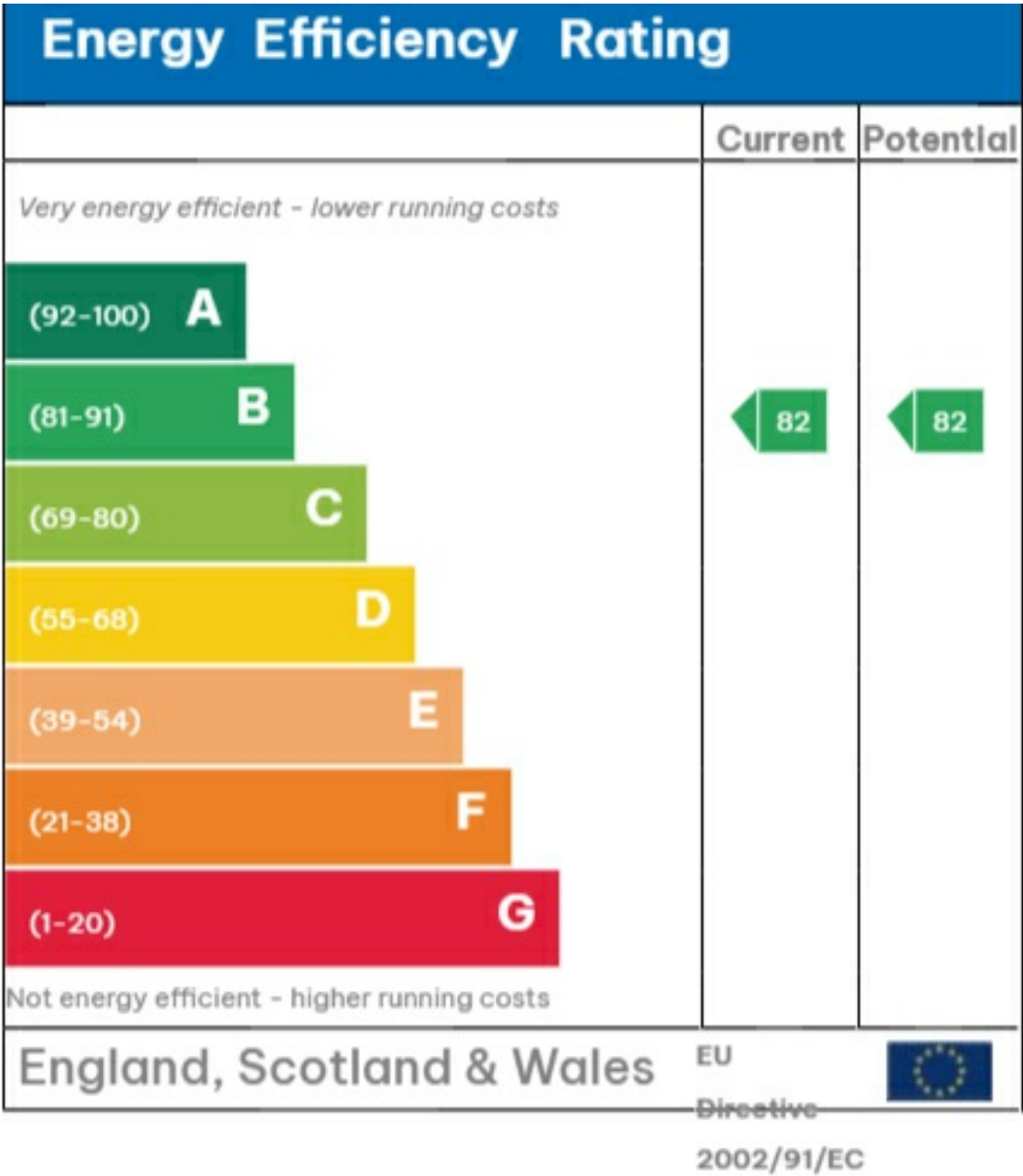
## Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

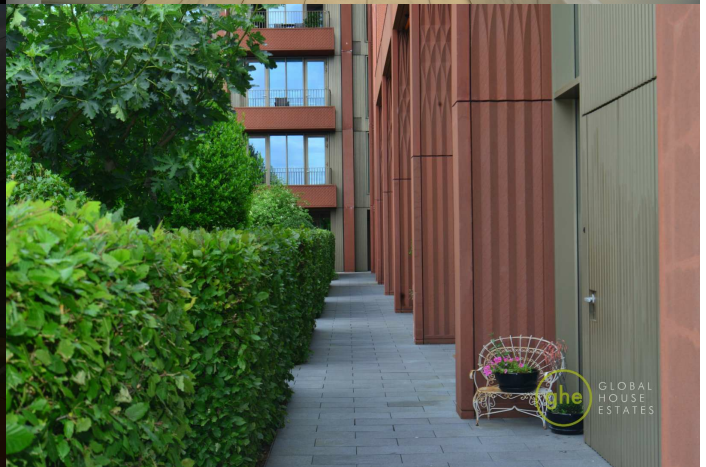
## Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

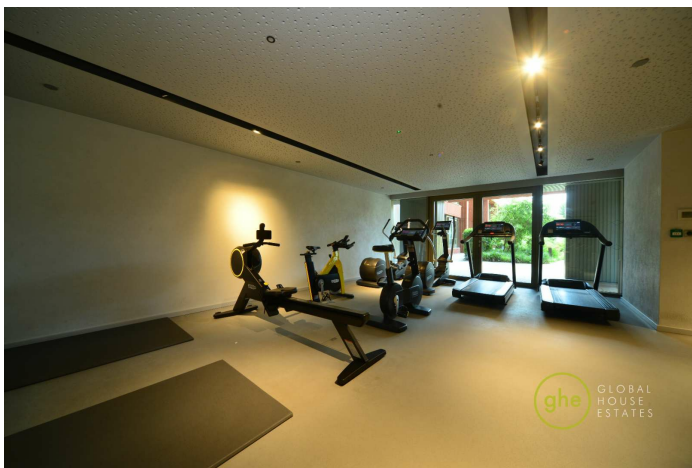
EPC











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