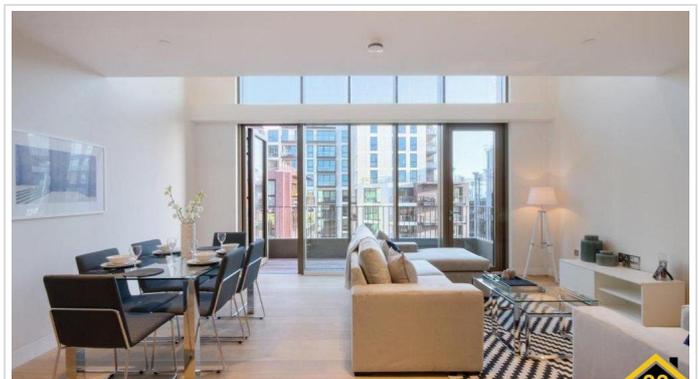


3 Bed Town House In Tapestry Apartments 1 Canal Reach, London, N1C 4AZ  
£2,995,000





## SHORT DESCRIPTION

Property Ref: 7421 Very rare opportunity to own arguably the most premium property within N1C, which holds the best uninterrupted St Pancras views, extremely rare property layout great for families, investors, owners that require over 1850sq ft but want the privacy of three separate floors. Enter your home via a landscaped podium garden level where you walk into the living-dining area with great convenience and open space. The lower level has one large bedroom ensuite with walk-through wardrobes together with a third bedroom and separate bathroom. Large Utility room for washing and storage. Move up to the upper floor and you have a master bedroom that comes with no less than a super king-size bed and double-sized marble bathroom. Additional mezzanine level space as an extra seating area or private office. Lutron controlled lighting, whole house air filter system, new build. 24-hour concierge and security with well-equipped private gym and private dining room for resident use only. Substantial storage cage included. Prime location offering far better value than other Argent Developments. Private secure parking available. Viewings by appointment only.. Property Type: Town House Full selling price: £2,995,000.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 230 Yearly Ground Rent Cost: £750.00 Yearly Management Cost: £19000.00 Council tax band: G EPC rating: C Measurement:1819.1 sq.ft. Outside Space: Communal Garden, Roof Garden, Balcony Parking: Garage, Private Heating Type: Underfloor Heating,Air Conditioning Possession of the property: Self-occupied -----

3

Bed Room(s)

3

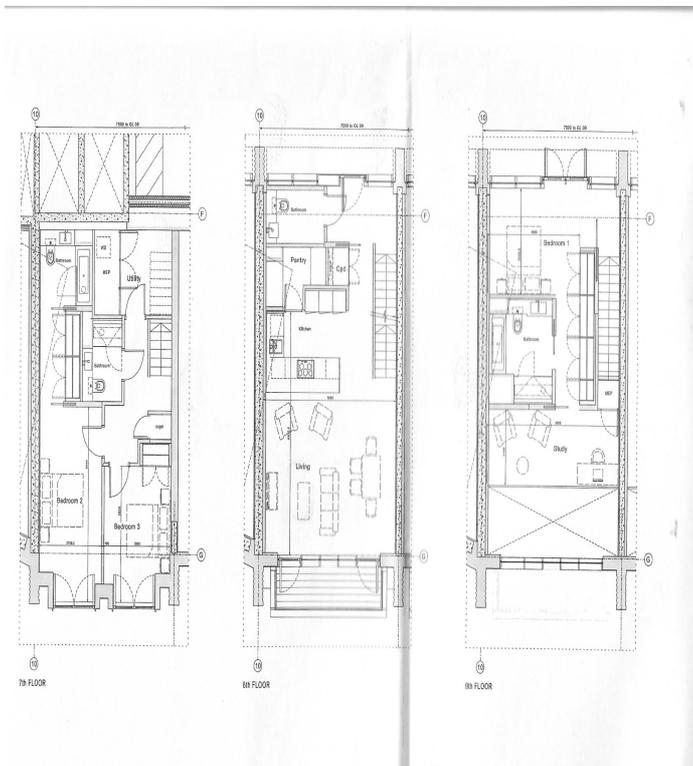
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

**Dwelling type:** Mid-floor maisonette  
**Date of assessment:** 03 October 2016  
**Date of certificate:** 03 October 2016

**Reference number:** 8136-7630-4129-4677-3902  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 169 m<sup>2</sup>

### Use this document to:

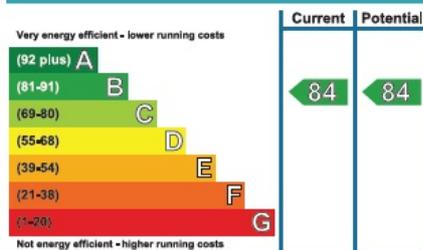
- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:** £ 1,791

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	Not applicable
Heating	£ 1,236 over 3 years	£ 1,236 over 3 years	
Hot Water	£ 306 over 3 years	£ 306 over 3 years	
<b>Totals</b>	<b>£ 1,791</b>	<b>£ 1,791</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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