

THE MODERN HOUSE



Wapping High Street, London E1
Sold

Oliver's Wharf

This bright, expansive warehouse apartment is positioned on the second floor of Oliver's Wharf, a Grade II-listed Victorian warehouse on the banks of the Thames at Wapping. Built in 1870 by architects Frederick and Horace Francis, it was originally used to store tea and other cargo delivered via the Thames River. It was the first warehouse in Wapping to be converted and was transformed into a fully residential block in 1972.

It has been the subject of an extensive renovation in recent years care of Huw Williams of architectural practice fourth_space. The dramatic intervention sought to strip back the interior spaces to three core elements: exposed brick, cast-iron columns and solid oak boards. This minimal aesthetic was gradually elaborated upon to create a contemporary set of spaces with angled freestanding "box" objects and "material planes" used to define different zones of the warehouse, rather than traditional rooms and walls. The result is a spacious celebration of the building's raw materials and the former wharf on which it sits.

THE MODERN HOUSE



Oliver's Wharf

The Tour

Oliver's Wharf is accessed off Wapping High Street, less than five minutes' walk from Wapping Overground station. The wharf building is a beautiful example of Victorian Gothic Revival aesthetics, formed of grand brick façades and large arched factory windows across five storeys backing onto the Thames.

Internal accommodation extends to over 2,000 sq ft of lateral space with reclaimed solid oak floorboards running underfoot throughout. To one side of the entrance sits a guest bedroom with built-in wardrobes and an en suite shower room. A utility room is located next to this, with a sink and ample space for a washer/dryer. Opposite, the master bedroom suite is truly impressive in scale and configuration; designed as a space within a space, semicircular inner walls conceal the bedroom from the dressing area, which in turn wraps the space with bespoke built-in wardrobes. The en suite bathroom is also curved in its position, wrapping the bedroom and concealing a freestanding bath, walk-in shower, twin sinks and a separate WC.

The majority of the plan is given over to a beautiful open-plan kitchen and living room, positioned in front of a row of three full-height factory windows with views over the treetops of St John's Churchyard. These spaces are incredibly bright and have a real sense of volume, accentuated by high ceilings and steel pillars. The kitchen is positioned behind an island that serves as a breakfast bar, with textured granite tops and an industrial-style extractor fan. There are integrated appliances by Siemens throughout. An antique mirror-clad box contains a secret bar and EuroCave wine fridge and conceals, on the other side, a home study and office space.

The dining room and living room occupy the remainder of the plan. Original loading doors open out from these spaces, creating a wonderful sense of connection with the neighbouring park in the warmer months.

Oliver's Wharf has lift access across its floors, as well as full concierge service, bike storage spaces and fully integrated CCTV. The lower floor of the wharf is known as the Boat House and backs directly onto the river; it is shared by the owners of Oliver's Wharf and contains boats for rowing and sailing on the river. Parking spaces in the ground-level garage are free for residents to use.



East London, London
Sold

THE MODERN HOUSE



East London, London
Sold

Oliver's Wharf

The Area

The converted warehouses of Wapping High Street have been transformed over the last few decades into some of the finest warehouse spaces in the capital. Positioned within the Wapping Pierhead conservation area, the neighbourhood retains much of its industrial-era charm, including cobbled streets, elegant residential squares and parks, and of course, uninterrupted views of the River Thames towards central London and Tower Bridge. There are a wide array of cafes, pubs, bars and restaurants in the area, including Town of Ramsgate, Smith's of Wapping and the Urban Baristas coffee shop. The Prospect of Whitby lays claim to be London's oldest riverside pub, while Il Bordello is a staple neighbourhood restaurant with old-fashioned Italian charm.

St Katharine's Docks and the edges of the City of London are all within walking distance. Transport links are available from Wapping Overground Station, approximately five minutes' walk from the apartment, making it a firm favourite with City commuters. Alternatively, the Tower Millenium Pier provides a leisurely River Bus service to Greenwich, the Southbank and the West End.

Tenure: Share of Freehold Lease Length: approx. 999 years remaining Service Charge: approx. £6,000 per annum
Parking: Parking spaces in the ground-level garage are free for residents to use.

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.