

THE MODERN HOUSE



*New Wharf Road, London N1
Sold*

Gatti's Wharf

This cleverly conceived warehouse apartment forms part of Gatti's Wharf, a Victorian warehouse complex on the banks of the Regent's Canal, in the heart of Kings Cross.

The apartment occupies the first floor of the warehouse and retains many of its original features, including exposed brickwork and oak eaves. Access is gained through a gated communal area with plants, mature shrubs and an ornamental pond.

Accommodation is configured around a raised mezzanine platform, which provides sleeping quarters, as well as an office and living space, beneath the lofty warehouse ceilings. The rest of the floor is shared between a kitchen, bathroom and dining area. An additional mezzanine, above the kitchen area, is currently used as a storage space.

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The warehouses were originally built in the late 1850s by Swiss/Italian entrepreneur Carlo Gatti. From his address on New Wharf Road, Gatti ran the largest ice supply company in London. Tonnes of ice was stored in subterranean 'ice wells' near the Battlebridge Basin and distributed across the capital by Gatti's fleet of ice carts. As a result of these ventures, he is widely credited as the man who brought ice-cream to the British public. Throughout the latter half of the century, Gatti's businesses grew and he built many more ice wells along the Regent's Canal, before eventually diversifying into music halls and restaurants.

Gatti's wharf is situated just across the water from Granary Square, Central St Martins and the newly opened Coal Drops Yard, placing the apartment in the very heart of the recent Kings Cross regeneration. Alongside existing outposts of Caravan coffee roasters, Waitrose, Dishoom, and audiophile bar Spiritland, the Thomas Heatherwick-designed Coal Drops Yard brings Margaret Howell, Tom Dixon and Aesop stores to the canal, minutes from the apartment's front door.

The Regent's canal runs through Islington into Hackney where it connects to the River Lea. There are many excellent pubs and cafes along the towpath, including stops at the Victoria Miro Gallery and Broadway Market.

Kings Cross station is a ten-minute walk away and provides connections nationwide and is served by Hammersmith and City, Circle, Victoria, Northern, Piccadilly and Metropolitan tube lines, while St Pancras International station provides Eurostar connections to Paris and Brussels.

Tenure: Leasehold Lease Length: approx. 125 years Service Charge: approx. £2,393 per annum

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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”.