

THE MODERN HOUSE



*Western Gateway, London E16
Sold*

Warehouse K

Warehouse K, a Grade II-listed former tobacco warehouse, was built in 1850 and sits just north of the Royal Docks in East London. This substantial two-bedroom apartment is located on its second floor and is one of just seventeen that comprise the sympathetic conversion. This particular apartment has been carefully renovated to celebrate as much of the original fabric and character as possible across its 1,269 sq ft. It has the added benefit of a courtyard terrace.

The Building

The building dates from 1850-1855 and was built as part of the rapid expansion of the Royal Docks, designed and engineered by George Parker Bidder. These were the deepest and biggest of the docks, a feat of Victorian engineering, and were the gateway to London for both cargo and passengers until the 1980s. The Docklands has since undergone significant development, and this is one of the most notable warehouses to have survived.

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The Tour

Entry is to the second floor via a lift. At one end of the large open-plan living room is a new kitchen with bespoke midnight-blue cabinetry and marble worktops set with Smeg appliances. The wonderfully-aged brass taps are from Perrin & Rowe.

This space is flooded with natural light through wonderful original Crittall windows that look out to the docks beyond. Engineered oak floors run throughout, creating a bright continuity. These chime with contemporary details and classic warehouse features, such as exposed beams and softly worn bare brick.

Beyond the living space, a wide hallway connects to the two bedrooms, which are set on either side of the courtyard garden. This is shared with the neighbouring apartment and is a wonderfully secluded space that acts as a lightwell, drawing light into the centre of the plan.

The two bathrooms have been carefully finished, with Carrara marble, a cast-iron bath in the larger, and fittings by Aston Matthews in both.

Outdoor Space

A door opens from the entrance hall to the courtyard. In the middle of the building, the space has a real sense of seclusion and can perfectly fit a bistro table and chairs.

The Area

Now a thriving part of east London, the docks will also be connected to Crossrail from Custom House, running services to The City in ten minutes. The station, a five-minute walk away, currently connects to the underground and overground network via the DLR.

The Royal Docks also offer open-water swimming and other water sports, including rowing, sailing and kayaking. Just across the river, accessible via the Emirates Air Line is Greenwich Peninsula and the O2 Arena. From here, connections run via Ferries into the city.

There are also international connections via nearby London City Airport, which is undergoing an expansion with new links to Europe, the Middle East and North America. There is easy access out of London towards Essex and Kent via the A13.

Tenure: Leasehold Lease Length: approx. 106 years remaining Service Charge: approx. £4,000 per annum Ground Rent: approx. £200 per annum Parking: two passes for the underground resident's carpark Council Tax Band: F

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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”.