

The Ivory House

St. Katharine Docks | Wapping, London E1



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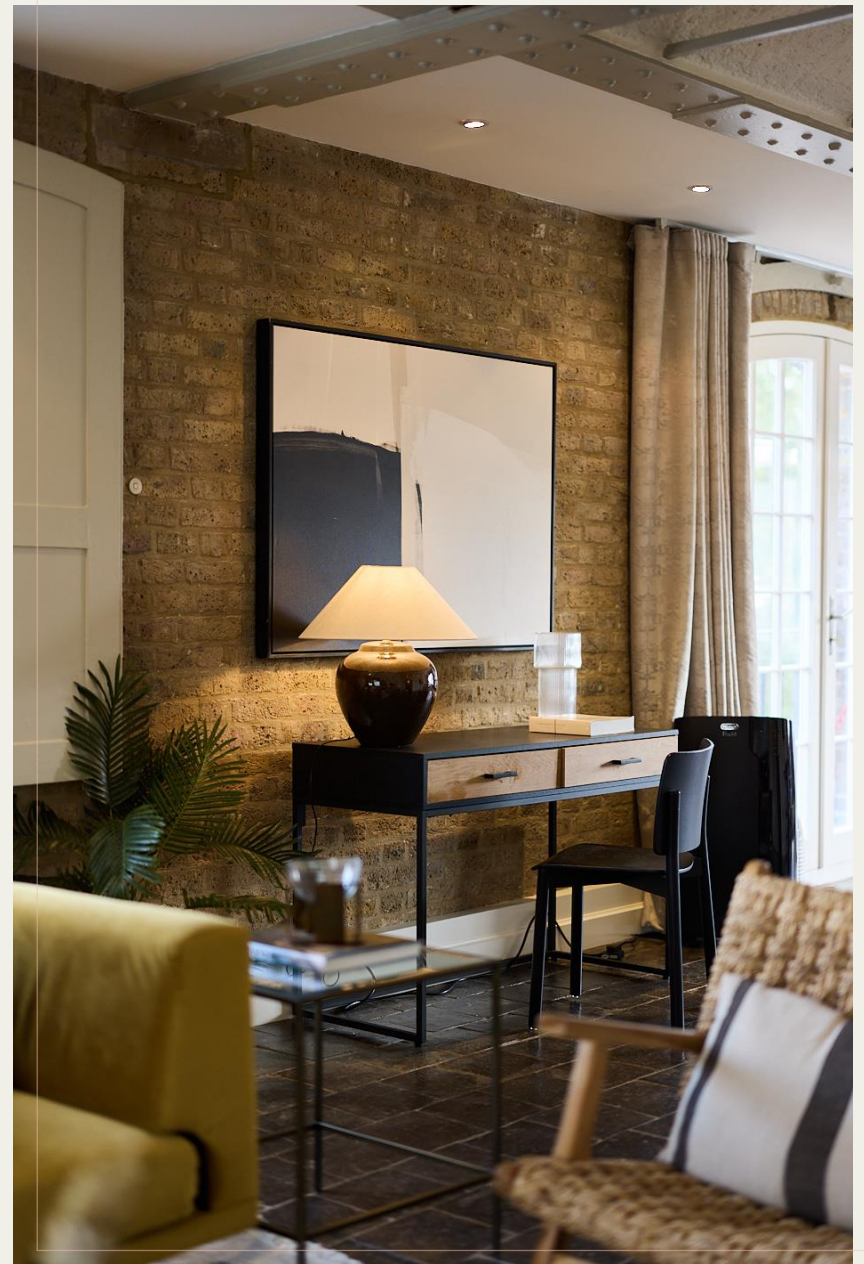
A remarkable four-bedroom apartment extending to over 2100 sqft. of lateral space within The Ivory House, a Grade II listed former warehouse, featuring exposed brickwork, vaulted ceilings and original ironwork, surrounded on three sides by the water and the activity of historic St. Katharine Docks.





Features

- Four Bedroom Lateral Apartment
- Grade II Listed Former Dock Warehouse
- Approx. 2140 sqft.
- Direct Water Views From Three Sides
- 37 ft Principal Living Space
- Original Exposed Brickwork
- Vaulted Ceilings & Riveted Ironwork
- Leasehold: Approx. 105 Years Remaining
- Ground Rent: £350 Per Annum
- Service Charge: Approx. £15,000 Per Annum





Set within the historic St. Katharine Docks nestled between Tower Bridge and Wapping, this substantial first floor apartment occupies a corner of The Ivory House, a Grade II listed former dock warehouse whose handsome original architecture and sympathetic conversion makes it a stand-out address.



Arranged laterally across approximately 2140 sqft. the apartment features original windows facing over the water on three sides, providing ever-changing views across the marina, boats and surrounding quays, all which lend the interior a sense of being part of the docks rather than simply overlooking them.





At its centre is an exceptional 37ft long principal living space, where exposed London stock brick, substantial riveted ironwork, original stone floors and a shallow vaulted ceiling give the space enormous depth of character.













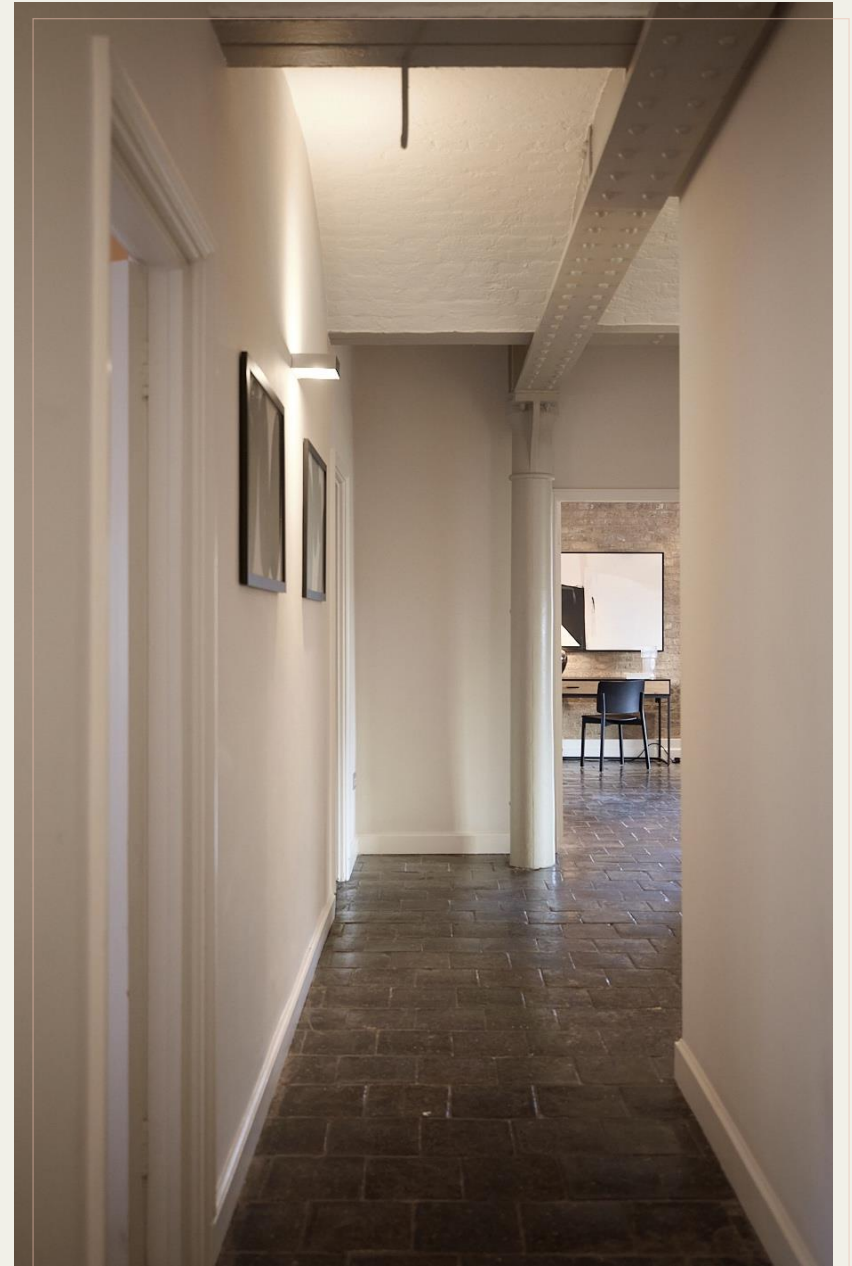
Deep arched warehouse windows punctuate the external walls, while the room's scale allows sitting, dining and working areas to sit comfortably alongside one another without compromising its sense of openness.







The separate, modern kitchen sits immediately alongside, with contemporary cabinetry and integrated appliances set beneath an exposed brick vault.



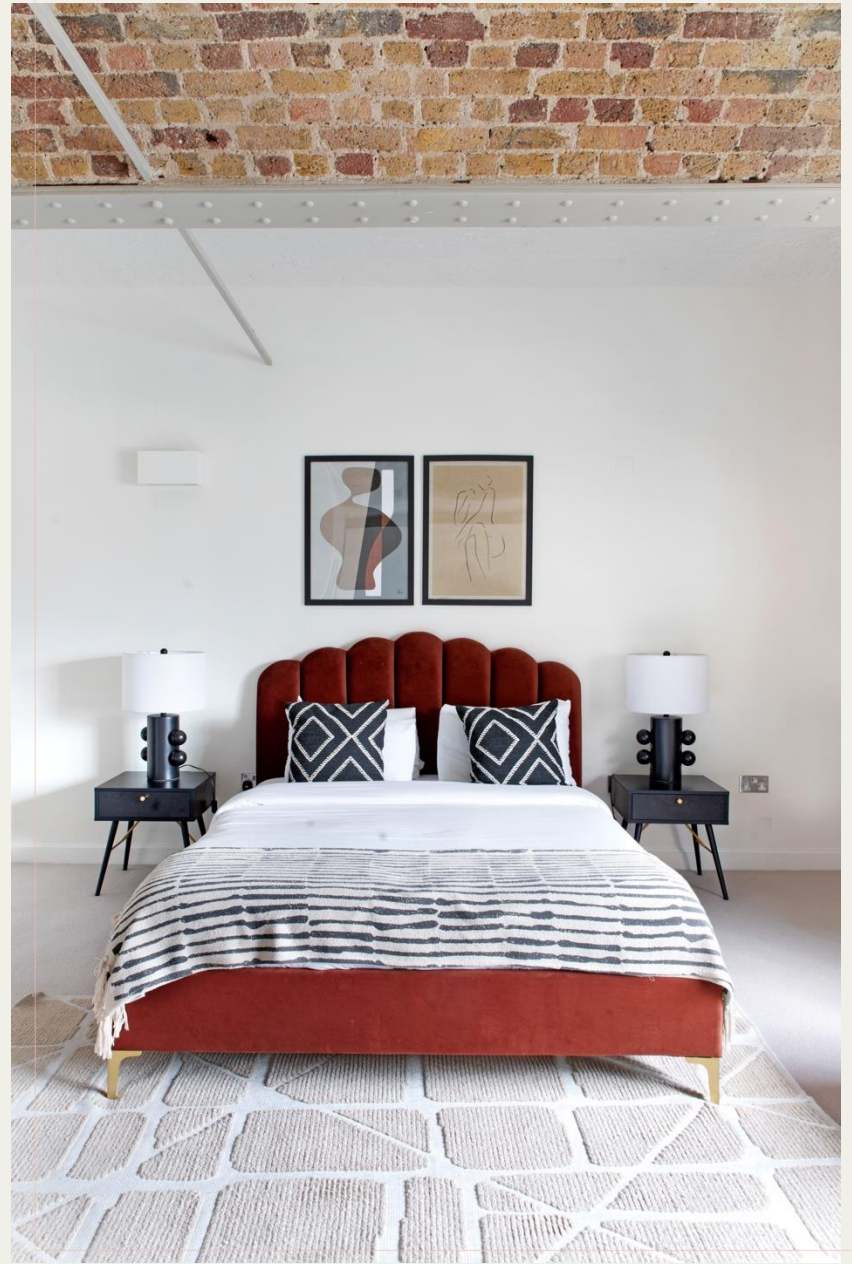


There are four well-proportioned bedrooms all accessed from the generous reception hallway. The principal bedroom is particularly striking, with a broad arched window, brick barrel-vaulted ceiling and extensive fitted storage, further benefitting from a high specification en-suite shower room.









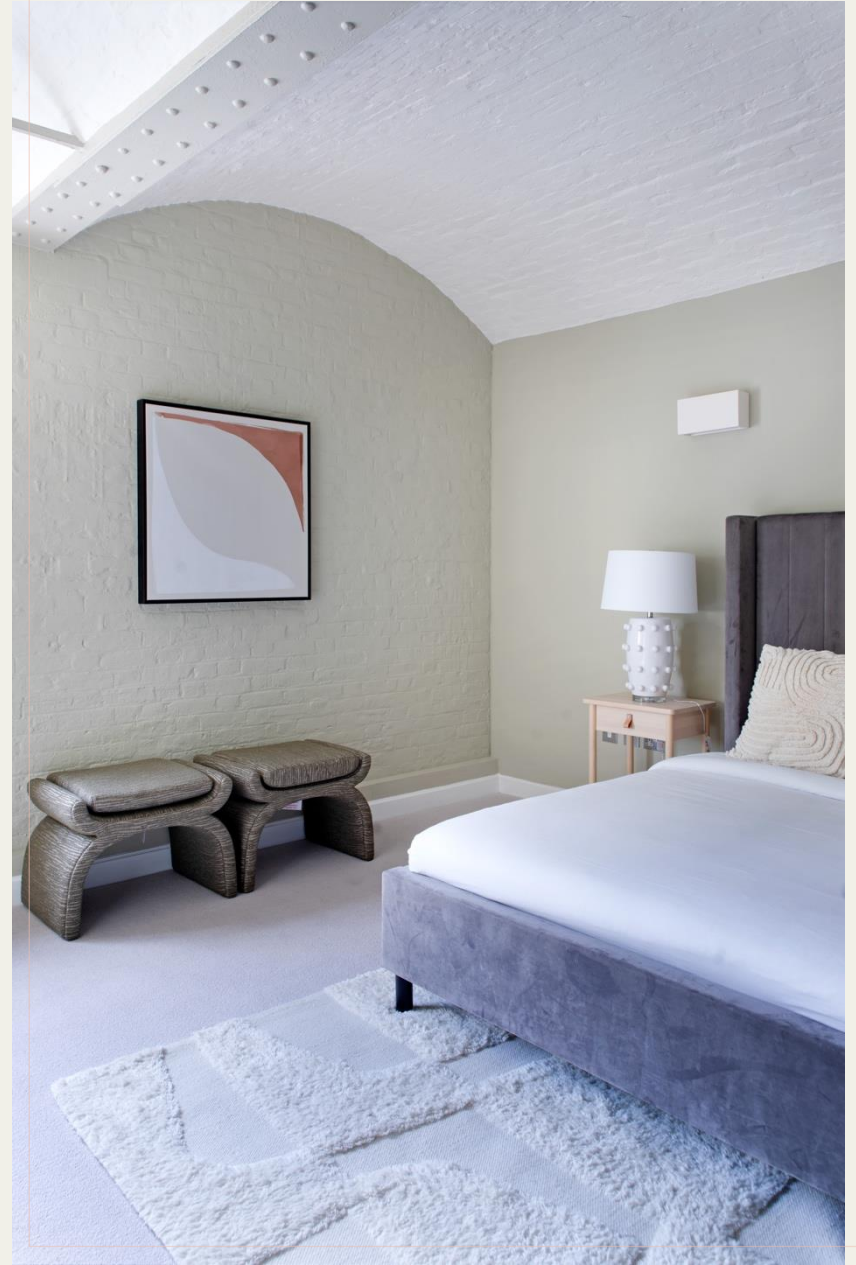




Further bedrooms retain yet more of the building's original brickwork and structure, with one incorporating a substantial fitted study area, perfect for home working, whilst three contemporary bathrooms are positioned discreetly within the overall floor plan.









What distinguishes the apartment is the degree to which the building's former life remains legible.







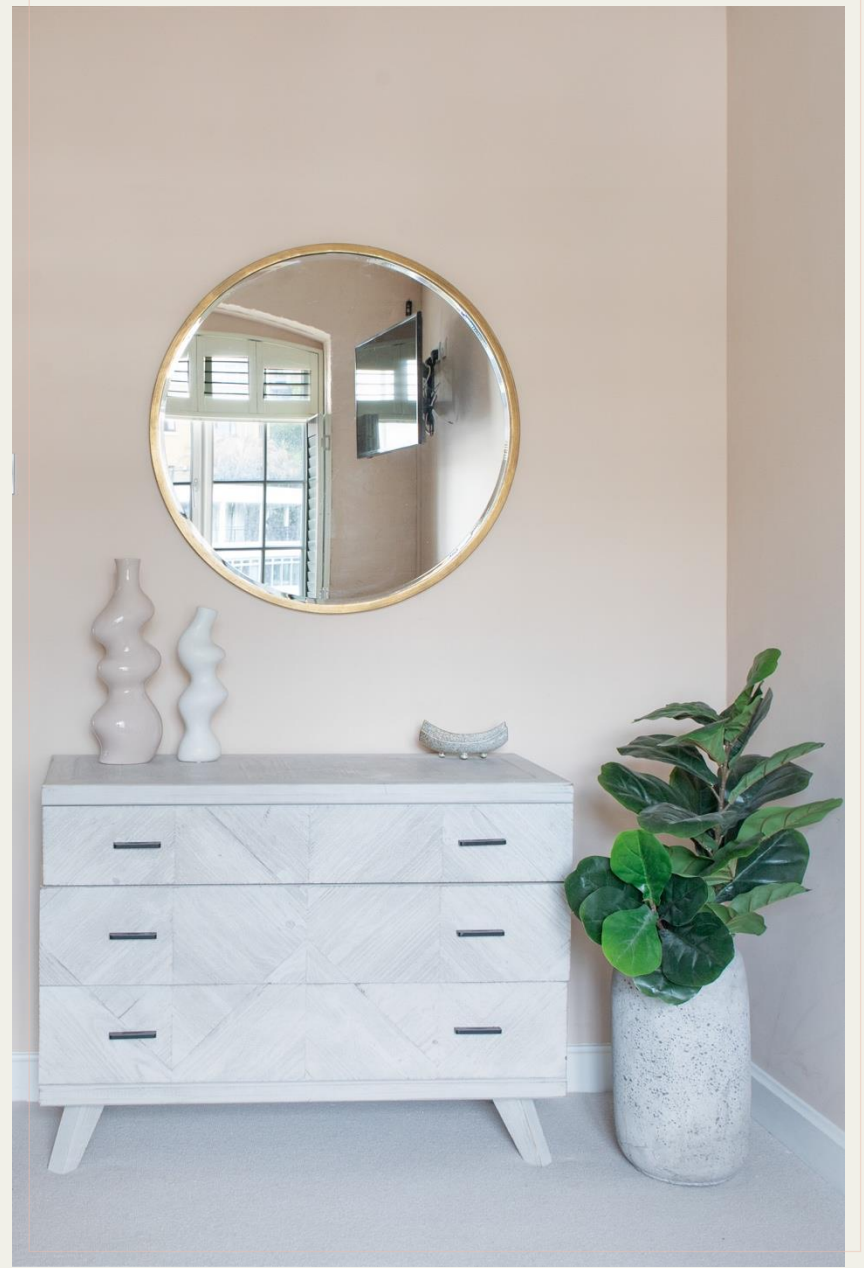


The brick, steel, arches and proportions are not decorative references to warehouse living; they are the original fabric of a building shaped by the working docks.













St. Katharine Docks opened in 1828 to designs by engineer Thomas Telford, the docks once handling valuable imported goods arriving into London from around the world. Today, the marina, cobbled quays and surviving warehouse architecture create one of central London's most distinctive waterside settings, immediately beside Tower Bridge. Restaurants and cafés gathered around the water include Bravas Tapas and The Melusine, whilst the celebrated Emilia's Crafted Pasta occupies part of Ivory House itself.

Heading east, Wapping retains a markedly different character from much of central London, with cobbled lanes, Thames-side warehouses and a run of historic riverside pubs. The Town of Ramsgate, beside Wapping Old Stairs, traces its history on the site back centuries, while the Prospect of Whitby lays claim to one of the oldest riverside tavern sites in London. The Captain Kidd, housed in a former coffee warehouse, adds another link to Wapping's maritime past.

In the opposite direction, Tower Bridge provides an immediate pedestrian connection to Shad Thames and the south bank of the river, where more converted Victorian warehouses, riverside walks and restaurants including Legare and Le Pont de la Tour lead on towards London Bridge and Borough Market.

The City is close enough to walk to, while Tower Hill Underground station provides Circle and District line services; Tower Gateway DLR and Wapping Overground also broaden connections across east and central London.

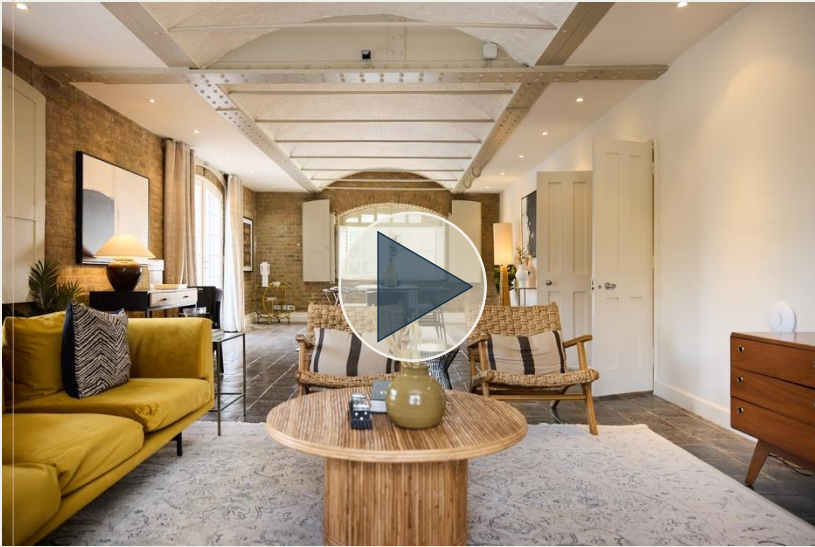








Internal Video



Neighbourhood Guide



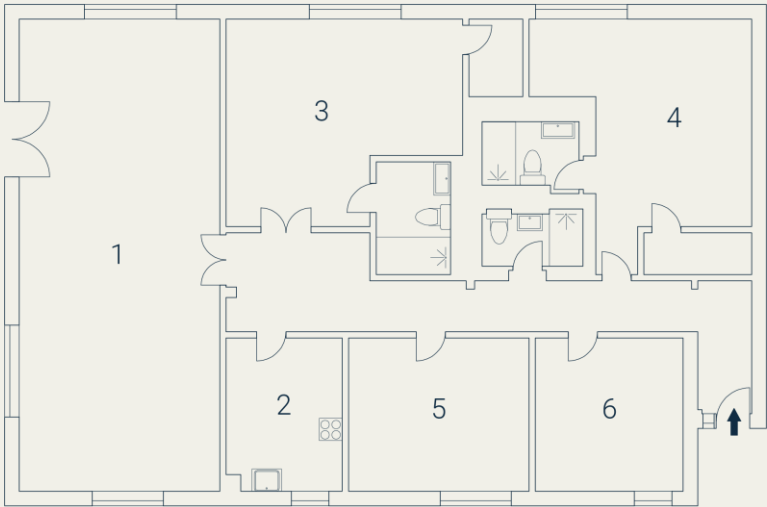
floorplan

Ivory House, E1

Approximate Gross Internal Area 198.8 sqm/ 2140 sq ft

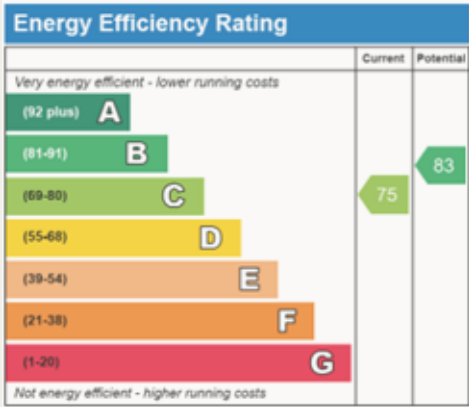
First Floor

1 Living/ Dining 11.31 x 4.80M 37'1" x 15'9"	2 Kitchen 3.73 x 2.78M 12'3" x 9'1"	3 Bedroom 5.66 x 4.97M 18'7" x 16'4"	4 Bedroom 4.97 x 3.73M 16'4" x 12'3"
5 Bedroom 4.32 x 3.67M 14'2" x 12'	6 Bedroom 3.66 x 3.54M 12' x 11'7"		



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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terms

- Tenure | Leasehold – Approx. 105 years
- Service Charge | £15,000 per annum
- Ground Rent | £350.00 per annum
- Tower Hamlets Council Tax Band F: £2654.57 (2026)

guide price

£2,250,000 subject to contract



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