

**For Sale**



## People Make Places



**Ice Wharf, Kings Cross N1**

2 bedrooms | 758 sq ft

**£850,000**





A light and spacious two-bedroom apartment in the third floor or Ice Wharf, a secure canalside development overlooking Battlebridge Basin, moments from King's Cross, Granary Square and Coal Drops Yard, combining calm marina views with contemporary interiors and the benefit of a concierge.

#### What you need to know

- Two Bedroom Loft Style Apartment
- Two Bathrooms
- Third Floor (with Lift)
- Concierge
- Private Balcony
- Views over Battlebridge Basin
- Car Parking By Separate Negotiation
- Share of Freehold: 993 Years
- Service Charge: £6,696.06 (incl. sinking fund)
- Ground Rent: £100.00 Per Annum





## Overview

Entered via a bright hallway with fitted storage, the apartment opens onto a generous open-plan living and dining space with full-height glazing and direct access to a private decked balcony overlooking the landscaped communal gardens, Battlebridge Basin and the Regent's Canal beyond.

The kitchen is semi-open to the reception room, finished with oiled timber worktops, integrated Bosch appliances with contrasting coloured units and stainless steel - an elegant contrast to the clean white walls and oak flooring that run throughout the principal spaces.

Two well-proportioned bedrooms enjoy excellent light from generous factory-style windows. The principal bedroom includes built-in wardrobes and an en-suite shower room, while the second bedroom sits alongside a stylish family bathroom with part-mirrored walls and modern timber detailing.

Additional design touches - minimalist joinery, subtle wall tones

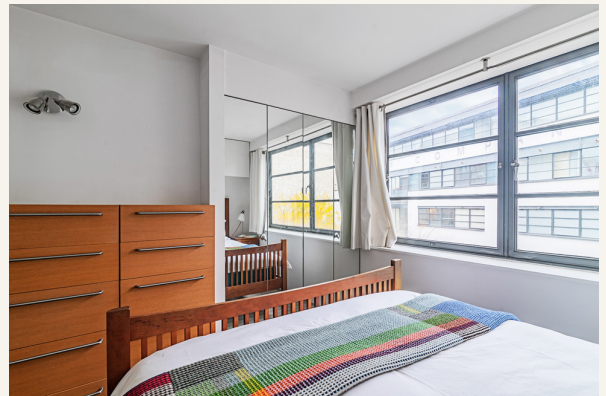




and engineered floors - lend the apartment an understated modern aesthetic, enhanced by its quiet aspect across the courtyard garden to the calm waters below.

Designed by Chassay Studio, Ice Wharf was conceived as a modern interpretation of inter-war industrial architecture, pairing exposed steel and crisp render with expansive glazing. Completed in 1998 by the London Docklands Development Corporation, the development consists of two low-rise buildings centred around a private communal garden. Residents benefit from 24-hour concierge and secure gated entry, lift access to all floors landscaped courtyard and communal garden, secure bike storage and secure underground parking (by separate negotiation).

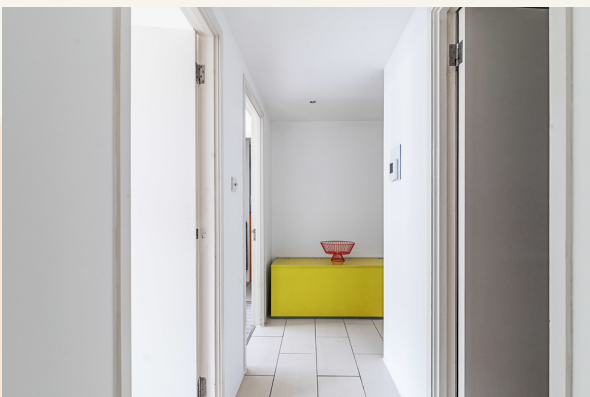
The name Ice Wharf recalls the site's fascinating industrial past. In the 1850s, Italian-Swiss entrepreneur Carlo Gatti built vast underground ice wells here to store natural ice imported from Norway - supplying Victorian London with its first affordable ice-cream and refrigeration. The neighbouring London Canal





Museum, housed in Gatti's original warehouse, now preserves this heritage and offers a glimpse into the city's working-waterway history.

Today, the basin is home to moored narrowboats, creative studios and tranquil green pockets - a rare calm amid the dynamism of King's Cross. Granary Square, Coal Drops Yard and the King's Cross St Pancras transport interchange are all within easy reach, bringing world-class dining, shopping and connections across London and Europe.



# People Make Places

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And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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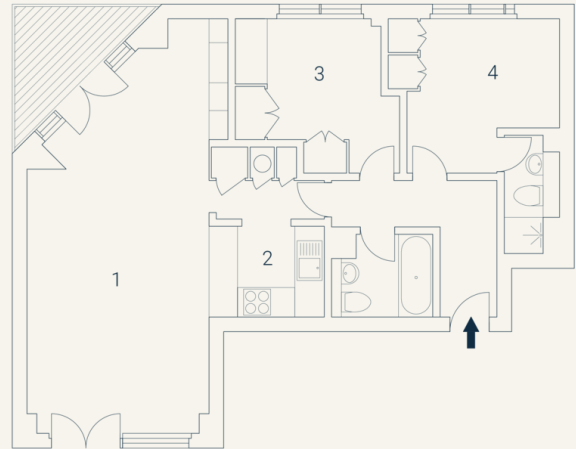
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>82 B</b>
69-80	<b>C</b>	<b>71 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Ice Wharf, N1

Approximate Gross Internal Area 70.4 sqm/ 758 sq ft

### Third Floor

1 Living/ Dining 8.46 x 3.71M 27'9" x 12'2"	2 Kitchen 2.35 x 1.85M 7'9" x 6'1"	3 Bedroom 3.35 x 3.15M 11' x 10'4"	4 Bedroom 3.15 x 3.11M 10'4" x 10'2"
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