

Ivory House, East Smithfield, Tower Hill, E1W

Asking Price: £2,250,000

Benham & Reeves

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4 Bedroom (s) 3 Bathroom (s) Leasehold

Set within the iconic Grade II Listed Ivory House, this exceptional 2,099 sq. ft. warehouse apartment combines original character with impressive lateral living space and uninterrupted views across St Katharine Docks.

The home retains a wealth of original features, including barrel-vaulted ceilings, exposed brickwork, cast-iron columns, beams and original tiled flooring. A spectacular triple-aspect reception room floods the property with natural light, with stunning views across the East Dock through expansive warehouse-style windows and a Juliet balcony.

The accommodation includes two generous south-facing principal bedroom suites, both with dressing areas and en-suite bathrooms, alongside two further bedrooms, a luxury kitchen and family bathroom.

With concierge service and two secure underground parking spaces, the property offers an exceptional combination of historic character, scale and modern convenience.
Located moments from the River Thames, Tower Bridge and the Tower of London, with excellent transport links from Tower Hill, Tower Gateway, Tower Pier and Fenchurch Street.

A truly distinctive waterside home in one of London's most prestigious dockside settings.







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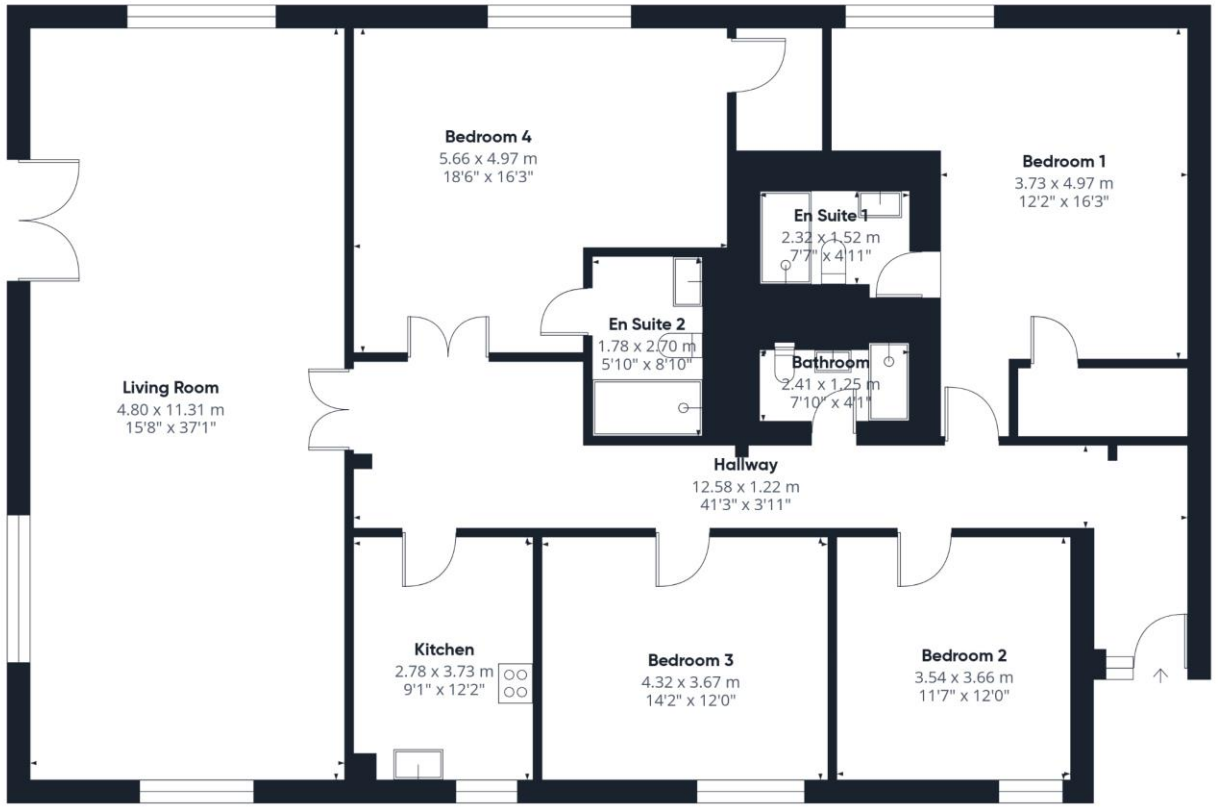




Property Features:

- Four Bedrooms
- Three Bathrooms
- Juliet Balcony
- Mid-18th Century Warehouse
- Waterside Views
- Daytime Porter
- Heart of St Katharine Dock

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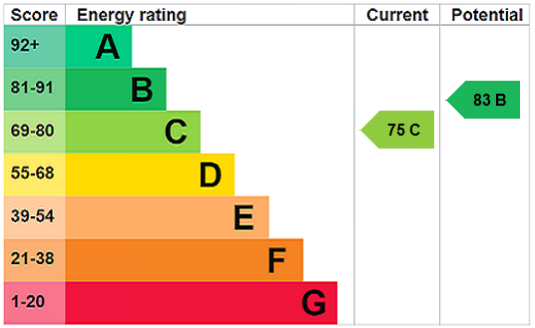
GLA[1]
198.8 m²
2140 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£2,250,000
Tenure:	Leasehold Expires 24/12/2129 Approximately 103 Years Remaining
Ground Rent:	£350.00 (per annum) For the year 2026
Service Charge:	£15,000.00 (per annum) For the year 2026

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH260354

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