

INIGO



City Gate Place

LONDON

£750,000 LEASEHOLD

Behind an imposing façade of red-brick pilasters, this expansive one-bedroom apartment lies on the second floor of a striking former factory between Kings Cross and Angel. Unfolding laterally, the home is characterised by double-height ceilings, exposed brickwork and vast expanses of original glazing, creating bright and open living spaces. Remodelled by renowned Berdoulat interiors, the spaces are a perfect blend for both living and entertaining. The apartment has private off-street parking.

Setting the Scene

Formerly a factory, City Gate Place was built in 1937-8 for the Ormond Engineering Co. and specialised in the production of screws, radio parts and Bakelite electrical goods. Later, the building was used by a succession of different companies, from the Royal Mail to a photographic archive and British Telecom. In the late 90s, the factory underwent an extensive redevelopment into residential apartments, respecting the building's industrial history while creating spaces for modern living. For more information, please see the History section below.

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The Grand Tour

Entry is on the second floor via a foyer with separate utility and cloak room; the current owner has installed a set of antique double doors creating a grand entrance to the main living spaces. Originally a reception room and separate bedroom, the spaces have been opened up to create one large, light-filled, lateral entertaining area. A mixture of poured concrete and original wooden floorboards ground the space, and original exposed brickwork adds a beautiful warmth to the walls. Soaring ceilings are emphasised by dual-aspect windows with uninterrupted, far-reaching views over the back of the plot.

The current owners have delineated the living areas into a large living-room-come-library, a study space and a dining room. A mezzanine, used for storage, runs above the entrance hallway.

Adjacent to the dining area is a charming open kitchen with Venetian plastered walls and cabinetry with antique wooden worktops. A Belfast sink with open glass shelving above adds to the sense of openness achieved throughout the rest of the apartment.

At the end of the entrance foyer is the primary bedroom. The space has been partially painted in 'Oval Room Blue' by Farrow & Ball and has ample bespoke storage. The extended mezzanine is accessible from here and is the perfect storage spot for larger household items. Adjacent lies the bathroom with contemporary tiling, a bath and an overhead shower.

Externally, there is allocated residents parking at the front of the building and a communal bike storage area.



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Out and About

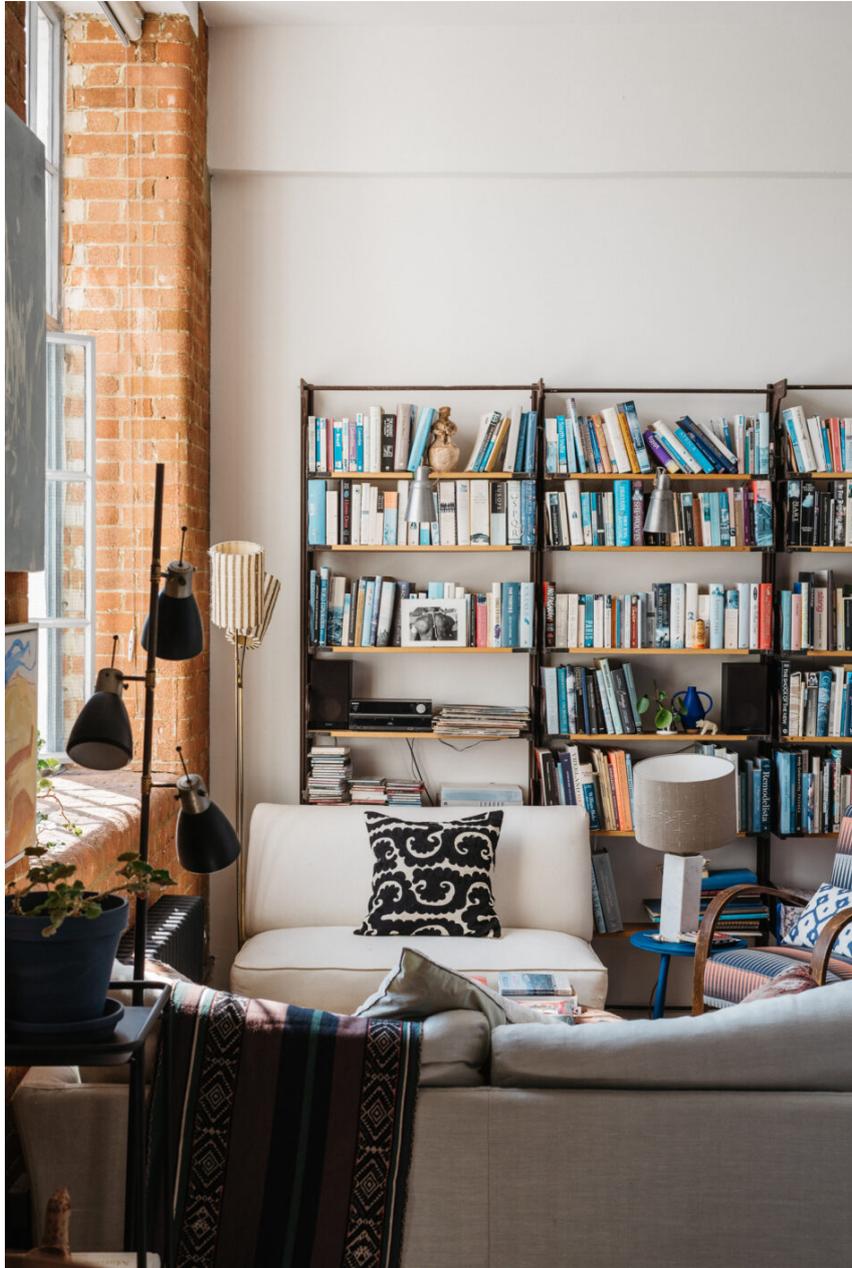
Pentonville Road is in a fantastic location, wonderfully central and a short walk from the plethora of boutiques and restaurants in both Angel and King's Cross. Exmouth Market is a short walk away, with restaurants like Moro, Morito, Quality Chop House and the Eagle on Farringdon Road. Nearby Coal Drops Yard and King's Cross Quarter have a further selection of excellent eateries, including Lina Stores, Barrafinna, Granger & Co. and Dishoom. The Screen on the Canal provides a charming outdoor space with films on throughout warmer months, and the Almeida and King's Head theatres are both in the other direction towards Angel.

The much-admired Foundling Museum is within walking distance, and Coram's fields is the perfect location for a weekend picnic or stroll. Further afield, the museum districts of Holborn and Fitzrovia are also within reaching distance.

Angel underground station is a walk from the home with regular Northern Line services. Kings Cross station also offers excellent transport links, with the Northern, Piccadilly, Victoria, Circle, Hammersmith & City and Metropolitan lines under one roof. Wider UK and international travel is also a stones throw away at St Pancras International.

Tenure: Leasehold Lease Length: Approx. 104 years remaining Service Charge: £4,500 p/a Council Tax Band: E

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.