



RUSSELL SIMPSON

Unique former dairy with lofty
living spaces and bright, creative
interiors

HEWER STREET
NORTH KENSINGTON W10

Hewer Street

£3,000 _{P/W}

BEDROOMS 3	INTERNAL 2,906 _{SQ FT} 269 _{SQM}	OUTDOOR 230 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 3		EPC D	COUNCIL TAX RBKC, G

The Property

Exceptionally stylish property in a beautifully reimagined Victorian industrial space near Golborne Road





Indoor Spaces

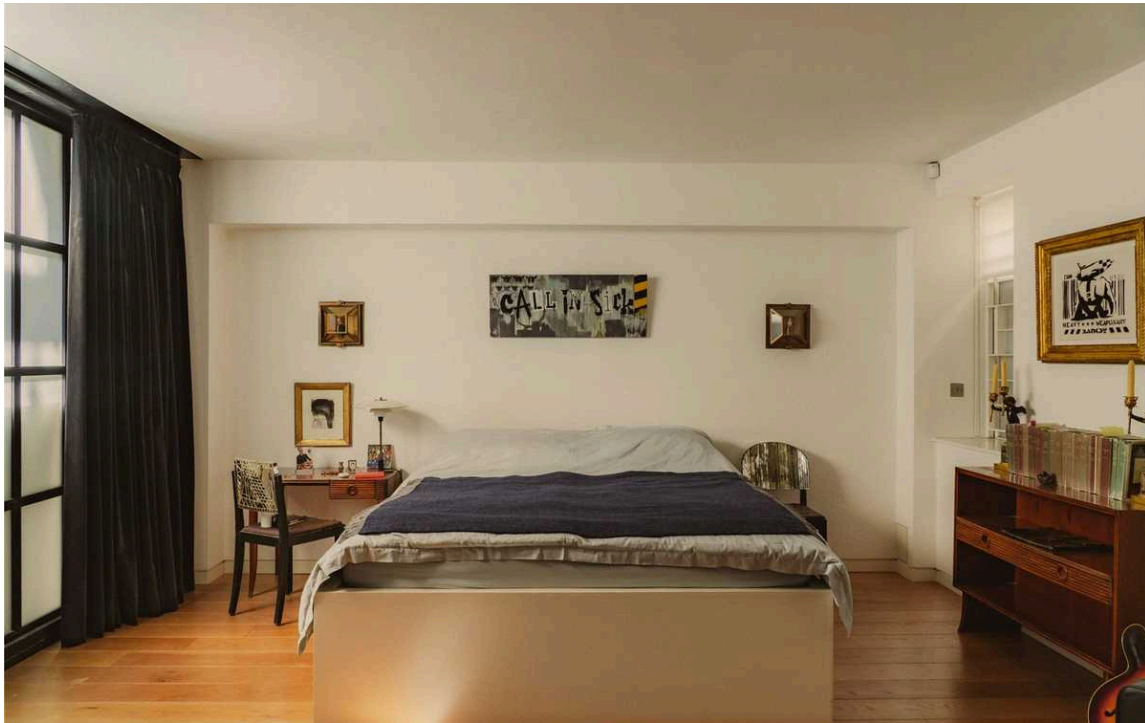
Entering the house on the ground floor, a tapered hallway draws the eye towards the impressive atrium, soaring 7.5 meters to the roof level. This central area houses a study, with a single sheet, cantilevered metal staircase leading to the first floor living area resulting in a contemporary, urban aesthetic.

Double-Height Lateral Space

This exceptionally generous lateral space includes an open-plan kitchen with breakfast bar, as well as separate dining and seating areas, along with an informal television nook. It also features a large bathroom with a jacuzzi bath, additional storage and utility room, and two mezzanines – one a conservatory-like room with access to the roof terrace.

Double-height ceilings give an exceptional sense of volume and add to the impression of creative flexibility. Meanwhile, wooden floors and rafters recall the building's Victorian heritage and overhead skylights flood this area with brightness





The Bedrooms

Downstairs, the principal bedroom offers a dressing room and an ensuite bathroom. The other two bedrooms share a bathroom with a bath, and form self-contained suites complete with an additional study/living area and polished concrete flooring.



The Neighbourhood

Bills Included. The property includes a roof terrace with ample space for outdoor dining.

Hewer Street is a creative enclave near the northern end of the Portobello Road with a secluded, village-like atmosphere. It is lined with a mix of terrace houses and a former Victorian laundry and dairy. This has been brilliantly reimagined by architects and designers to create warehouse-like living spaces that are exceptionally rare in West London.

From here, Ladbroke Grove underground station is close, while the many restaurants and shops of Golborne Road and Portobello Road are within easy reach. Furthermore, the area contains several good schools and popular family spaces like Jaego's House. Finally, the picturesque towpath of the Grand Union Canal is also nearby.



Hewer Street, W10

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Approximate Total Internal Area

2,906 sq ft/ 270 sq m

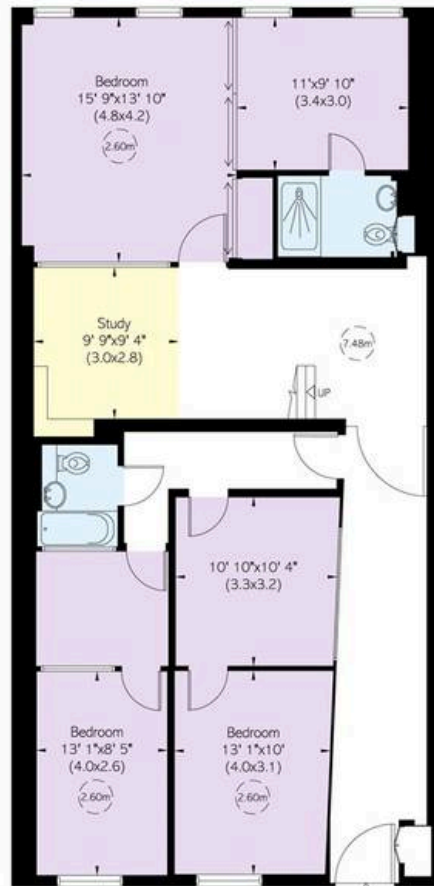
Including limited use area

81 sq ft/ 8 sq m

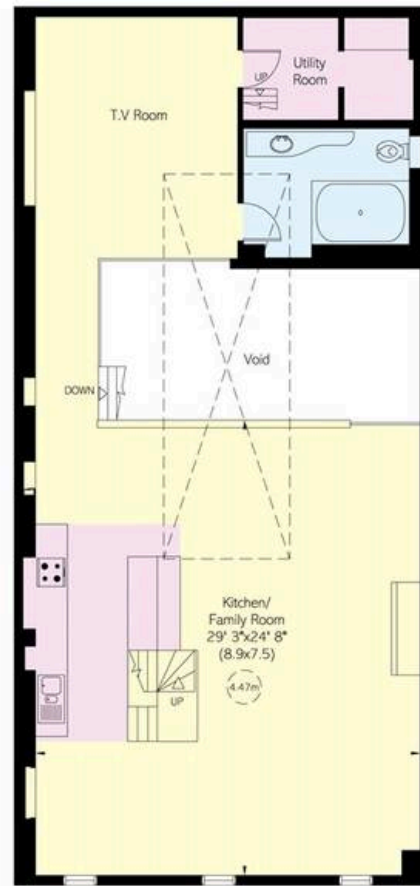
Outside Area

231 sq ft/ 21 sq m

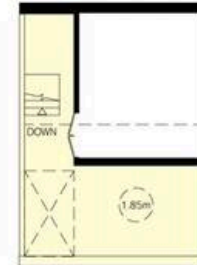
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



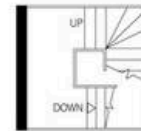
Ground Floor



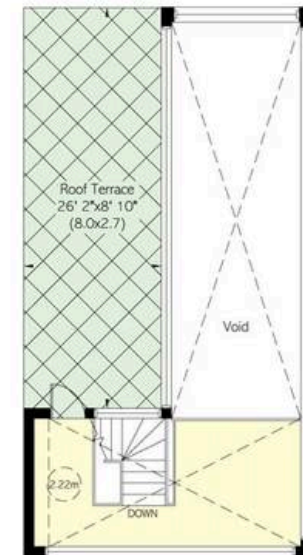
First Floor



Mezzanine



Reduced head height below 1.5m



Roof Level

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