



RUSSELL SIMPSON

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

HEWER STREET
NORTH KENSINGTON W10

Hewer Street North Kensington W10

£3,150,000

BEDROOMS 3	INTERNAL 2,906 SQ FT	OUTDOOR 231 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3	270 SQ M	EPC D	COUNCIL TAX Band G
BATHROOMS 3	—	TENURE Freehold	



TOMMY WAITS

5

7



VARTO
TOX24





The Property

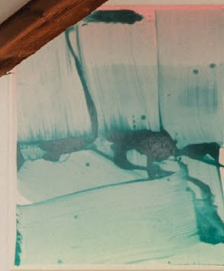


Exceptionally stylish property in a beautifully reimagined Victorian industrial space near Golborne Road

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.



ENEMY
OF THE
LION
FOUND
VANDALS



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



Russell Simpson

Hewer Street





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

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 reimaged 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.

APPROXIMATE INTERNAL AREA

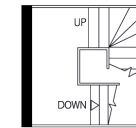
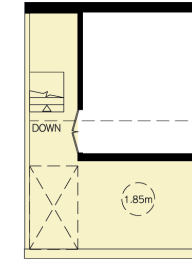
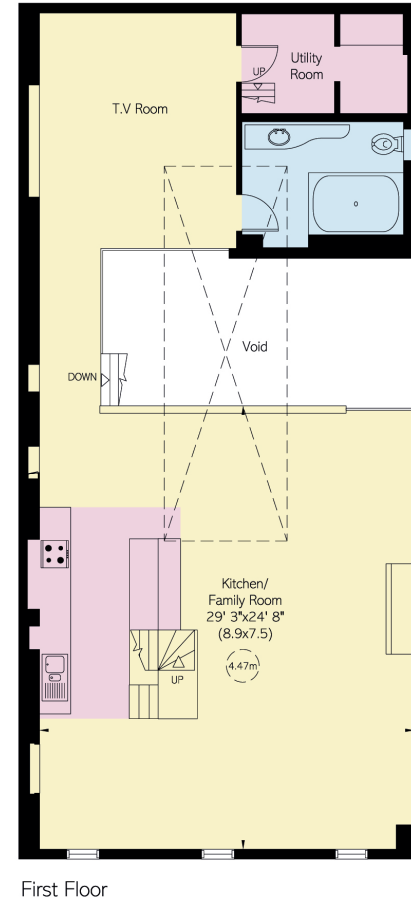
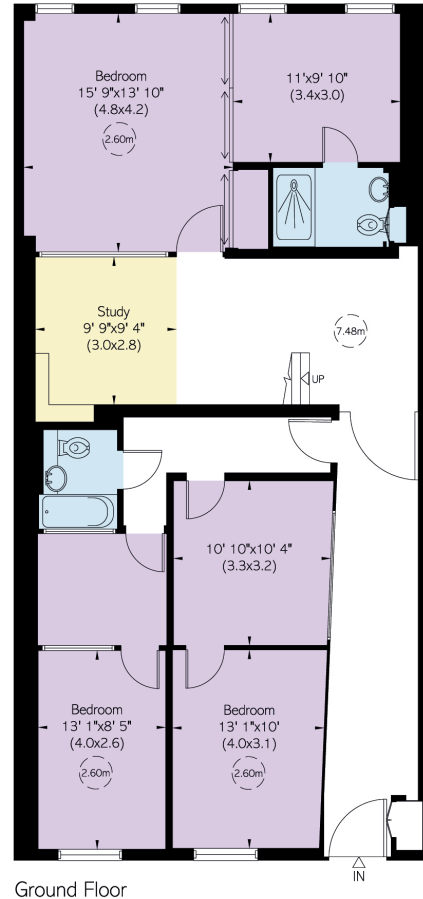
2,906 SQ FT / 270 SQ M

INCLUDING LIMITED USE AREA

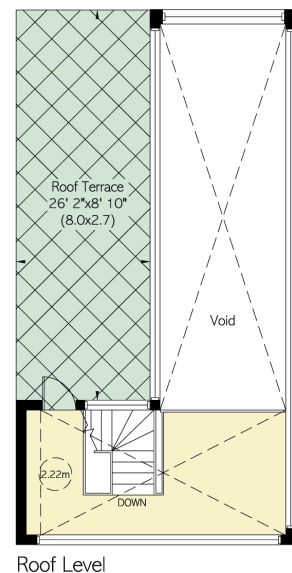
81 SQ FT / 8 SQ M

OUTSIDE AREA

231 SQ FT / 21 SQ M



Reduced head height below 1.5m



**RUSSELL
SIMPSON**

Contact us

+44 (0) 20 3761 9691

[Email](#)

www.russellsimpson.co.uk

Kensington & Notting Hill

13 Kensington Square

London

W8 5HD

View

[Watch the video on YouTube](#)

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021