

DOMUS NOVA



Hewer Street W10
£3,500,000



Hewer Street offers an exciting chance to acquire two properties within the same site: a three-bedroom loft-style duplex and a ground-floor one-bedroom apartment – both bound by expansive glazing, contemporary interiors and tactile materials.

Inside the three-bedroom duplex, exposed brick, wooden beams and spacious proportions make a feature of Hewer Street's industrial heritage. An entrance hallway framed in tongue-and-groove paneling is punctuated by a black steel beam, setting a bold tone as you continue upwards to the home's social heart. Striking architectural design is softened by a welcoming open-plan setting and natural materials. A spacious kitchen and reception room is infused with sunlight, courtesy of a vaulted glass roof. Blonde timber floors span the entire plan, echoed by the wood paneling across the angled ceiling. At one end, the kitchen sits beneath a porthole window, with smooth marble worktops and teal metro tiling. At the other, an exposed chimney breast sets a cosy tone for a living area. From here, sliding glass doors open onto the decked terrace – a serene spot for al fresco interludes.







A skylight brightly illuminates the stairwell, backdropped by a red brick wall. Downstairs, the principal bedroom takes a minimalist turn with pale carpeted floors and whitewashed walls. The eye is drawn to a black feature fireplace, a bold stamp against the surrounding hushed tones. Next door, find a versatile space to be used as a dedicated dressing area or study. A family-sized bathroom sits off this room, pairing cream mosaic and dusty-blue metro tiles. Two guest bedrooms and a shower room complete this floor.

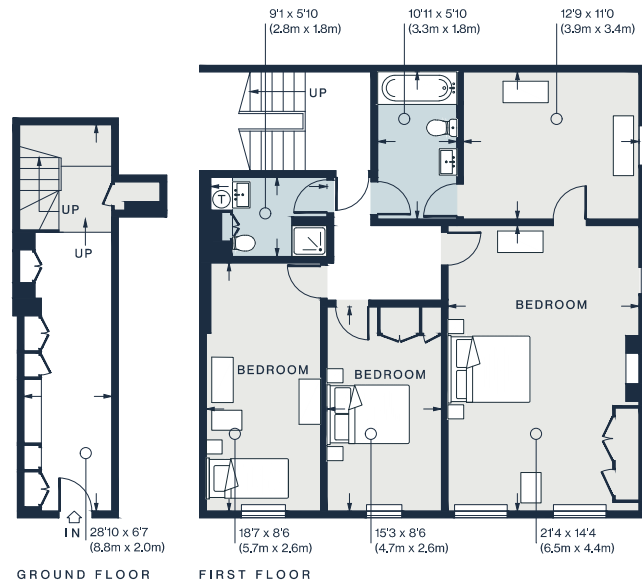
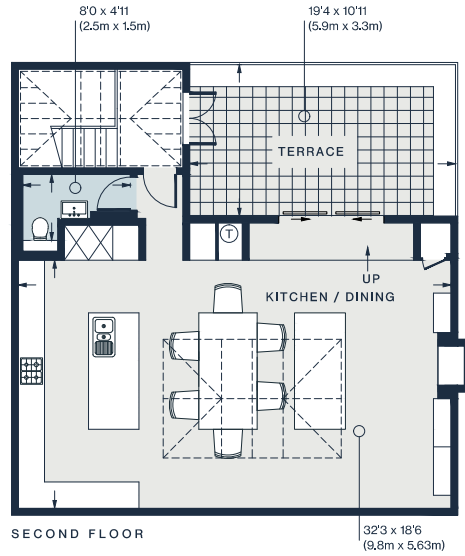












Approx. Gross Internal Area = 2,057 sq ft / 191.1 sq m

Property Details

- Inverted loft-style kitchen and reception room
- Principal bedroom suite with adjoining dressing room / study
- Two guest bedrooms
- Additional shower room
- Private terrace
- Self-contained one-bedroom apartment
- Royal Borough of Kensington and Chelsea

- Upper unit approx. 2,057 sq ft / 191.1 sq m
- EPC = E
- Share of freehold
- Ground rent - Peppercorn
- Service charge - TBC
- Council tax band - F

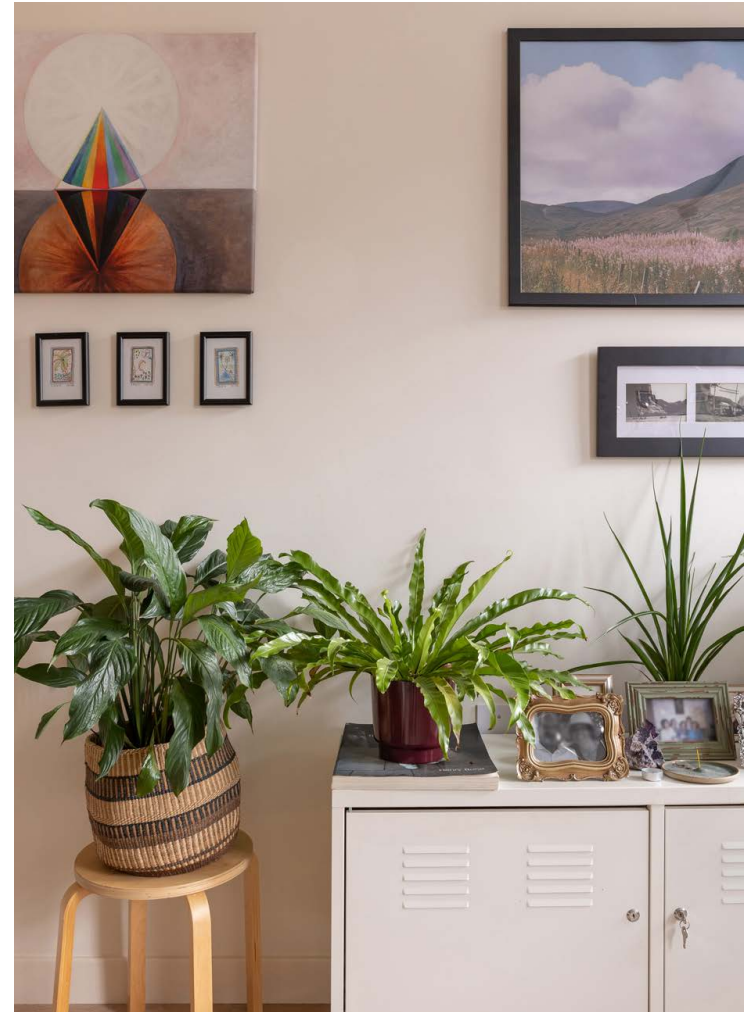


Ground Floor Apartment



Accessed via a separate entrance, the one-bedroom ground-floor apartment presents versatile opportunity for renovation or rental incentives. Its open-plan kitchen and reception room, spacious bedroom and shower room make for a streamlined self-contained studio. Alternatively, and subject to planning, this freehold space could be combined with the upper levels to expand the home's overall square footage.













GROUND FLOOR

RECEPTION / KITCHEN
28'6 x 15'5 (8.7m x 4.7m)

BEDROOM
16'1 x 9'0 (4.9m x 2.7m)

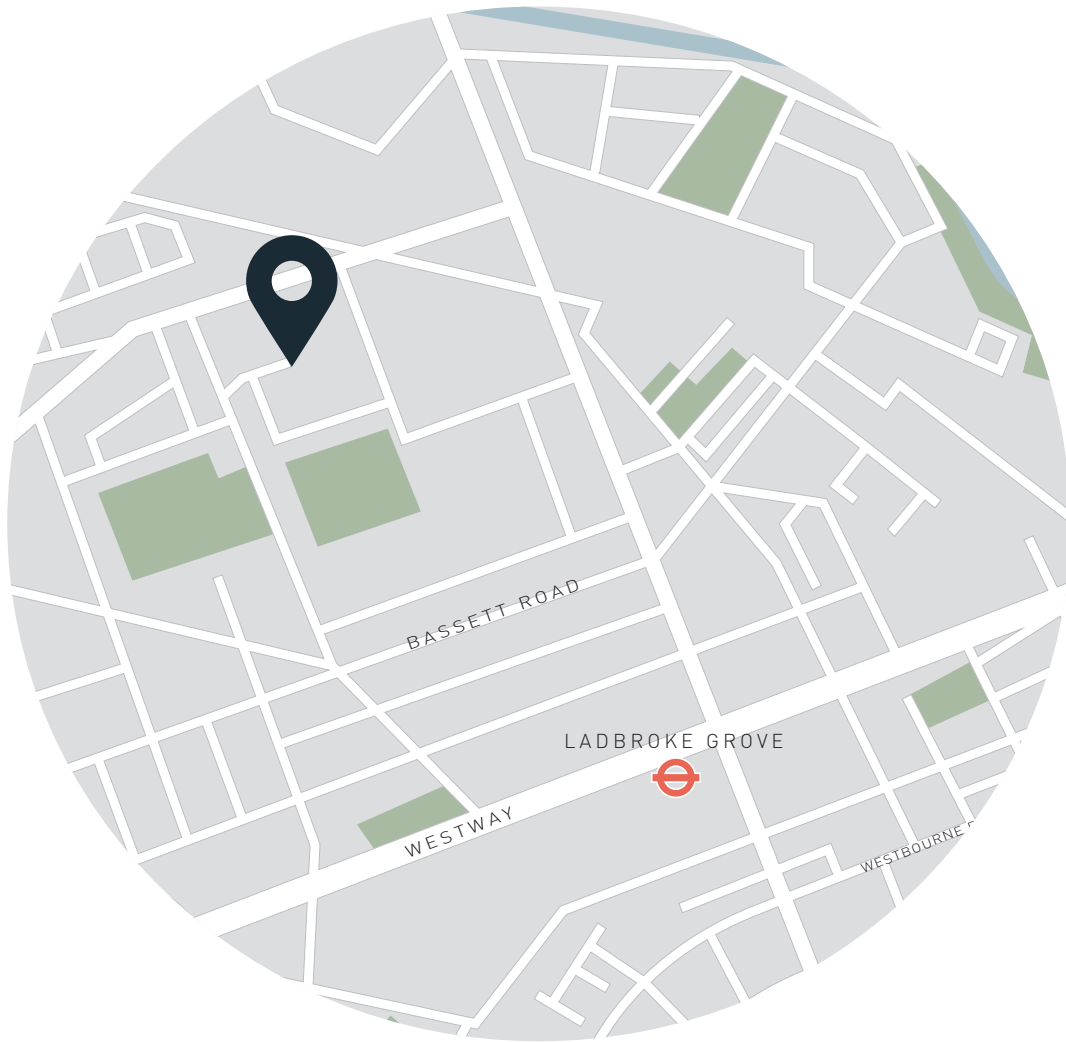
Approx. Gross Internal Area = 690 sq ft / 64.1 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

Open-plan kitchen and reception room
 Double bedroom
 Contemporary bathroom
 Royal Borough of Kensington & Chelsea

Lower unit approx. 690 sq ft / 64.1 sq m
 EPC = D
 Share of freehold
 Ground rent - Peppercorn
 Service charge - TBC
 Council tax band - G



Location

There's a true sense of community in North Kensington: leafy streets lined with period architecture, independent cafes and access to verdant green spaces – yet, there's excellent proximity to some of London's most vibrant thoroughfares too. In 10 minutes, enjoy a pastry from Layla's or lunch at Pizza East on Golborne Road, before browsing the eclectic array of antiques shops. Head to Little Wormwood Scrubs for a breath of fresh air. Get your retail fix at the Village in Westfield Shopping Centre, home to coveted luxury designers, or take the tube into central London to visit its wealth of galleries and theatres.

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