

DOMUS NOVA



Hewer Street W10
£3,350,000



Impressive volumes and abundant natural light define this four-bedroom triplex, imaginatively transformed by 3WA architects, which started life as a Victorian dairy.

There was a time when you could look out of the window at Hewer Street and see nothing but fields. Until the 1860s, Portobello Farm covered vast swathes of land here and this building served as its dairy. Fast forward to today, and a sensitive conversion has retained a sense of the property's industrial heritage.

A vaulted glass roof rising from a yellow brick façade is the first suggestion of the scale that awaits inside. Arranged over three floors, the home's lofty proportions are most apparent in the first-floor reception room. A showstopping space, it sits beneath a double height void that emphasises the volumes at play.

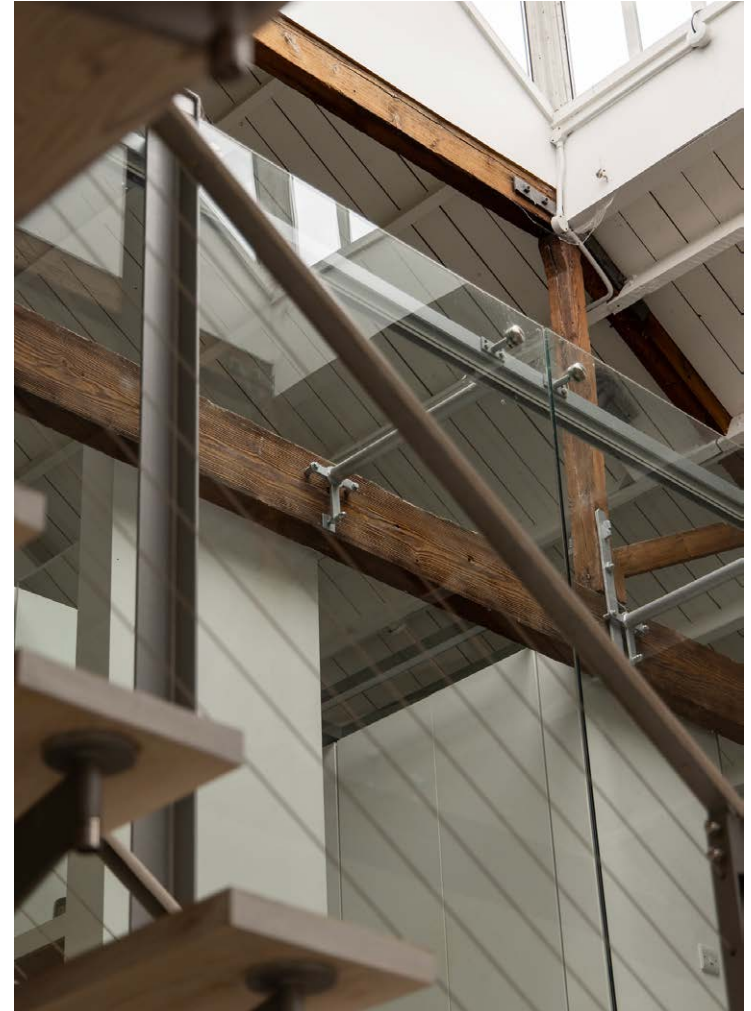
A floating staircase threads its way between the floors, acting as a central spine off which the living space wraps itself around. One half is dedicated to a sitting and dining area, where huge white walls act as a blank canvas for artwork collections. A wood burner provides a focal point, its exposed metal flue adding an industrial undercurrent that's accentuated by two sets of Crittall doors. These lead out onto a decked terrace, plans to extend which have been approved. From here, an external staircase provides outside access to the entrance and bedrooms below.





Lily breaks up with her boyfriend in Bulgari, Marc Jacobs & SKILL by JLO







DAVID LACHAPELLE
VANITY FAIR PORTRAITS
NUDE
KATE MOSS



The other half of the floor is occupied by the kitchen. Here, glossy white cabinets and grey work surfaces bring a uniform finish. An induction hub and integrated double ovens contribute to the streamlined feel. There's an expansive island to prepare meals or linger over them on. Along one wall, a row of cabinets provides considered storage. Exposed metal girders add a tougher accent, tempered by the all-white palette.

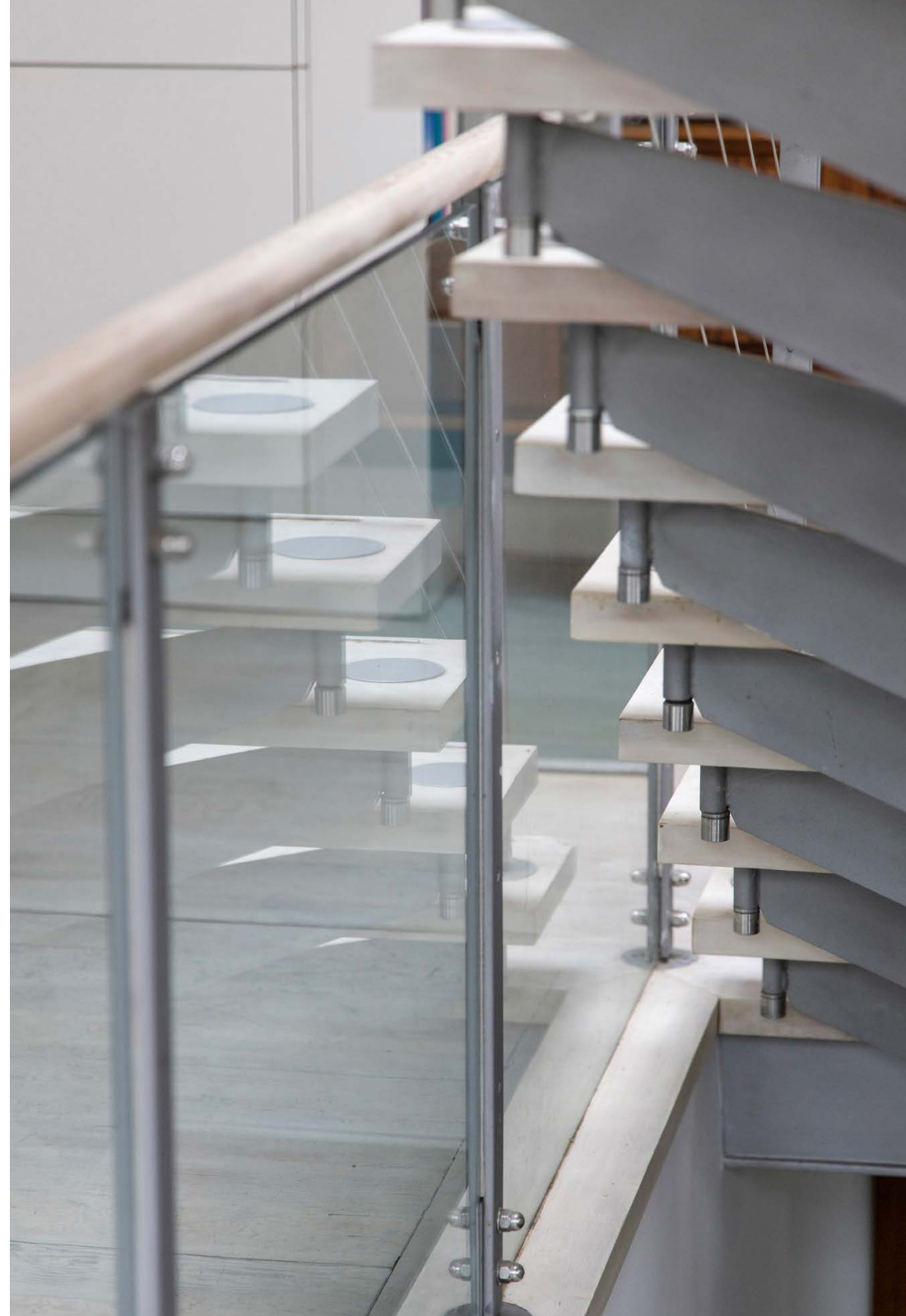






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A floating staircase with wire balustrades threads its way between the floors, acting as a central spine off which the living space wraps itself around.







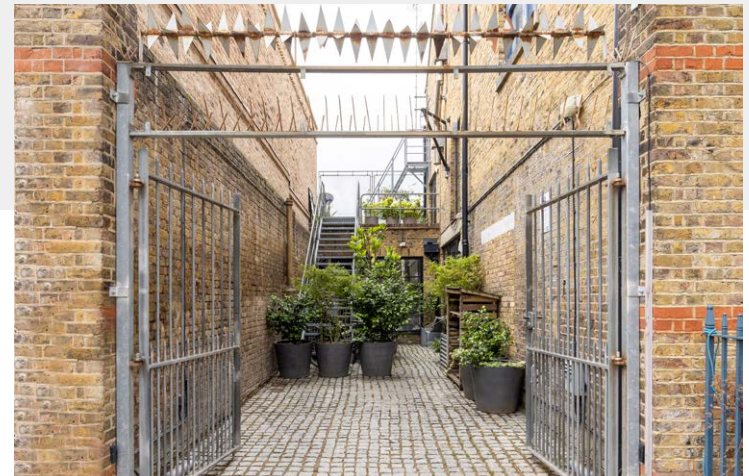
Surveying the living space from above, the principal bedroom suite is just as impressive. Fronted by a wall of glass – which can be concealed by a curtain – light streams in from the vaulted roof. Partitions segregate the room into a sleeping area, dressing space and en suite, with a marble-topped vanity, dual sinks and a bathtub. From here, the skeleton of the building is visible in all its stripped back glory – think wooden joists and painted roof panels.

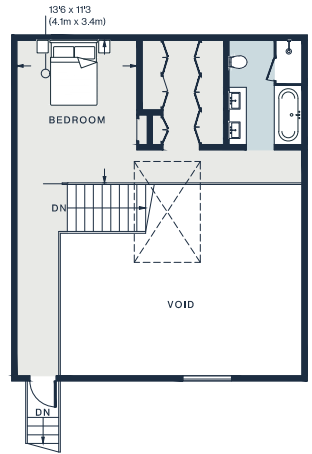
Three further bedrooms and a family bathroom are found on the ground floor, all of which share the same neutral, clean-lined aesthetic. One features Crittall doors onto the cobbled outdoor patio and gated driveway. A media room envisaged for family life, a study and a utility area are also found on this level.



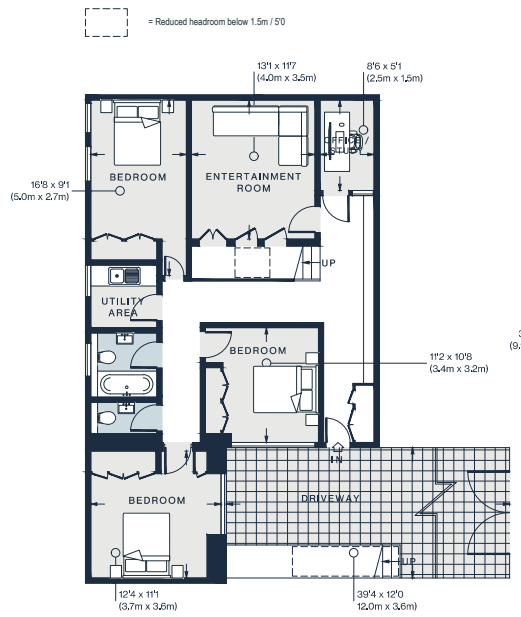




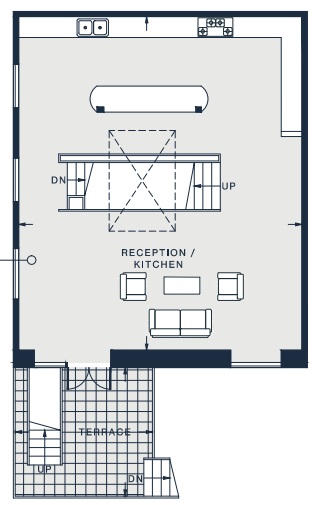




SECOND FLOOR



GROUND FLOOR



FRIST FLOOR

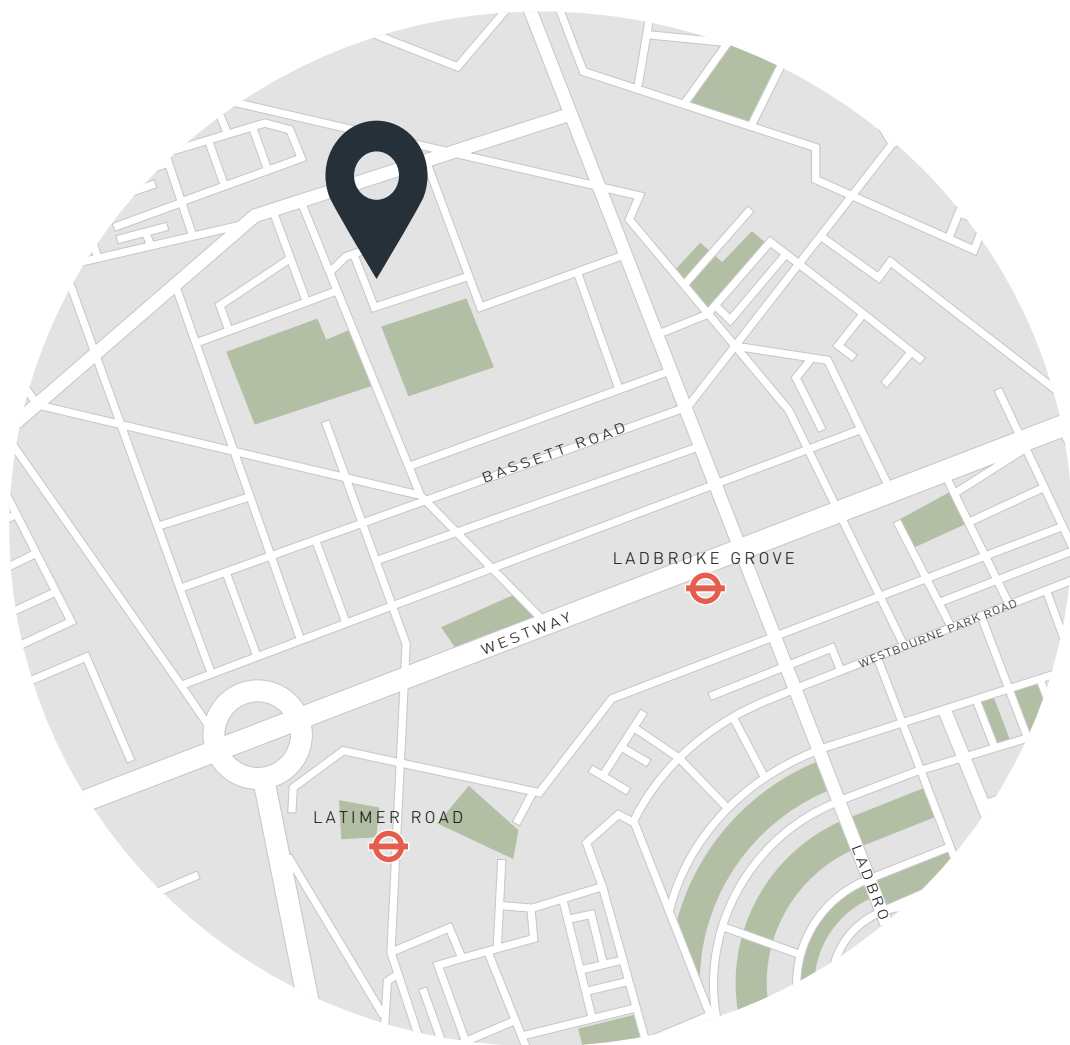
Approx. Gross Internal Area = 2,345 sq ft / 217.9 sq m
(Excluding Void)

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

Property Details

- Open-plan reception room and kitchen
- Media room
- Principal bedroom suite with dressing room
- Three further bedrooms
- Family bathroom
- Office
- Utility room
- Cloakroom
- Terrace with planning permission to extend
- Gated entrance and driveway
- Royal Borough of Kensington & Chelsea

Approx. 2,345 sq ft / 217.9 sq m.
EPC=F
Freehold
Council Tax Band=G



Location

You're never far from the action at Hewer Street. Pick up pastries from Layla's, delicacies at Golborne Deli & Wine Store or sit down to dinner at Straker's – all within a 10-minute stroll. If you're in the mood for live music, head further along Golborne Road for an evening at Laylow. For a cultural interlude, there's Michael Hoppen Gallery and Ladbroke Hall. Cross the river for Kensal Green Park or enjoy a breath of fresh air closer to home at Little Wormwood Scrubs.

Ladbroke Grove (12 mins)

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Let's talk
020 7221 7817
sales@domusnova.com
domusnova.com

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