

DOMUS NOVA



Orchard Lofts W13
£725,000



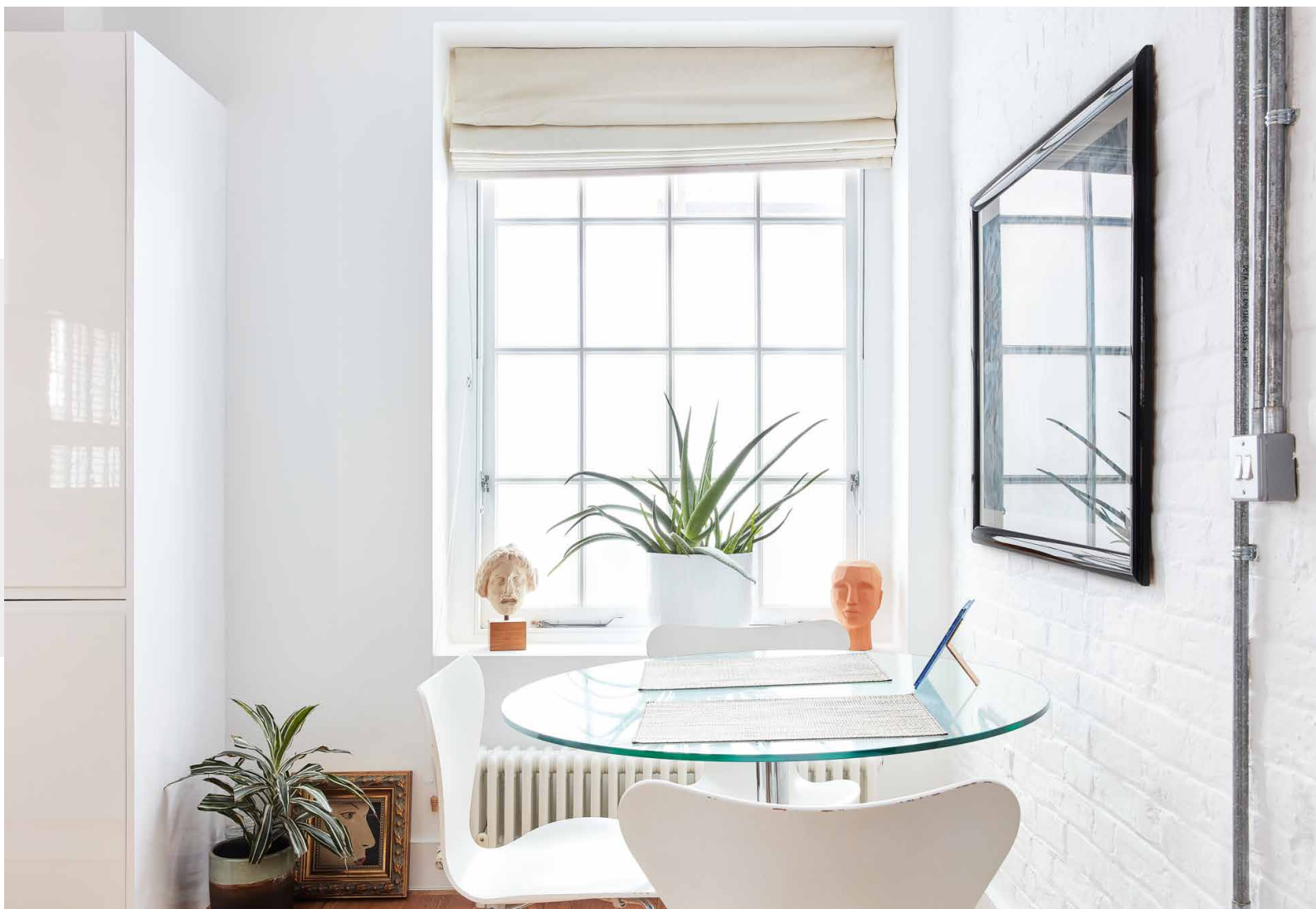
A network of steel girders makes for a tactile welcome to the atrium of this Grade II listed 19th-century building. Ascending the stairs, past an original water pump, the apartment is accessed via an internal balcony on the first floor.

This design-led home makes a bold first impression. Hardwood floors and whitewashed walls characterise the open-plan kitchen and reception room. Meanwhile, a waist-height wall delineates the room between cooking and living space.

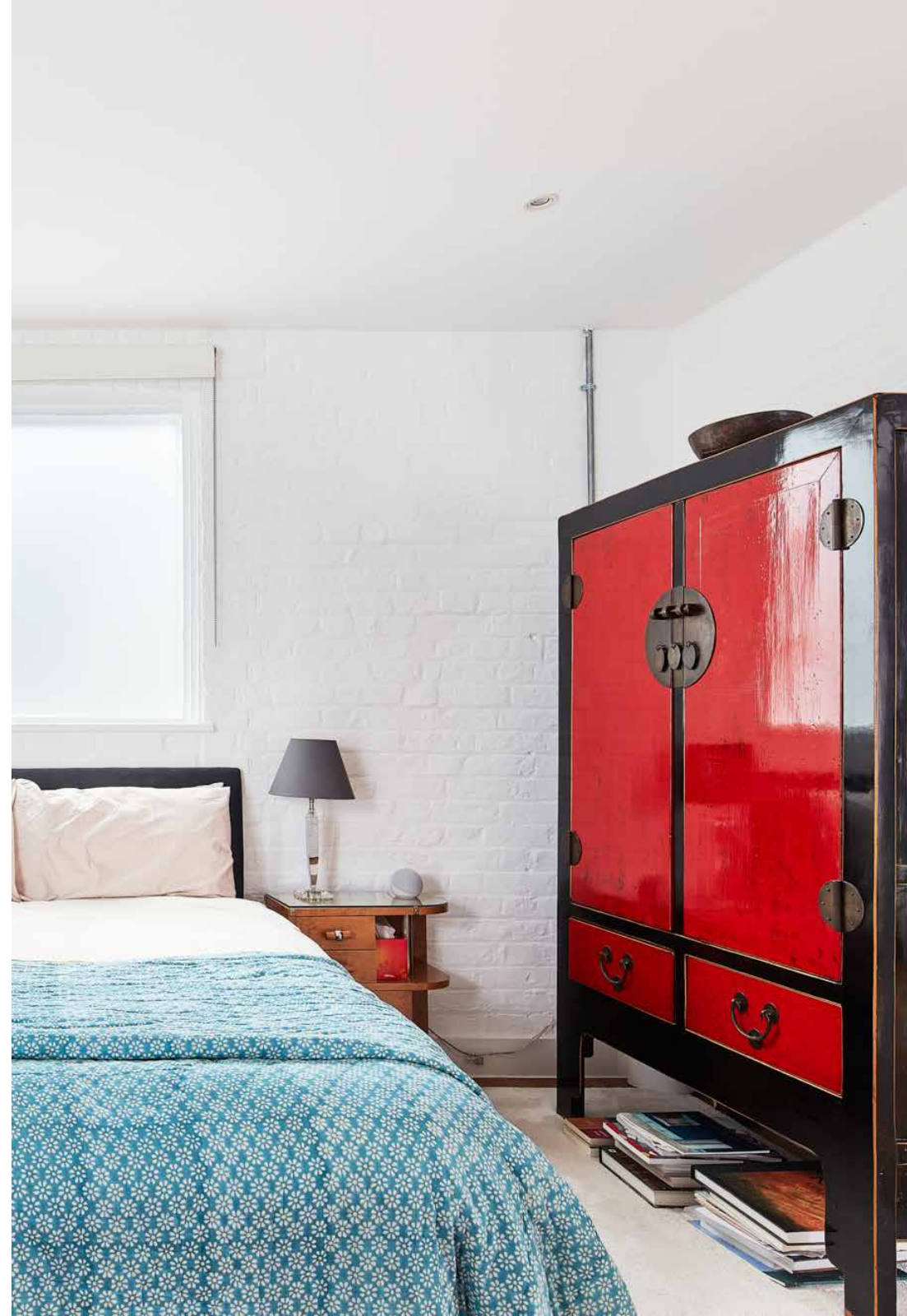
Integrated appliances and an undermount sink create clean lines and bring a sense of order to the modern, pared-back kitchen. Above, a cylindrical stainless steel island hood makes for a space-age statement piece. Large windows draw in natural light to produce a refreshing feel in the living area. This stylish space combines minimalistic design with heritage accents, such as cast iron radiators.





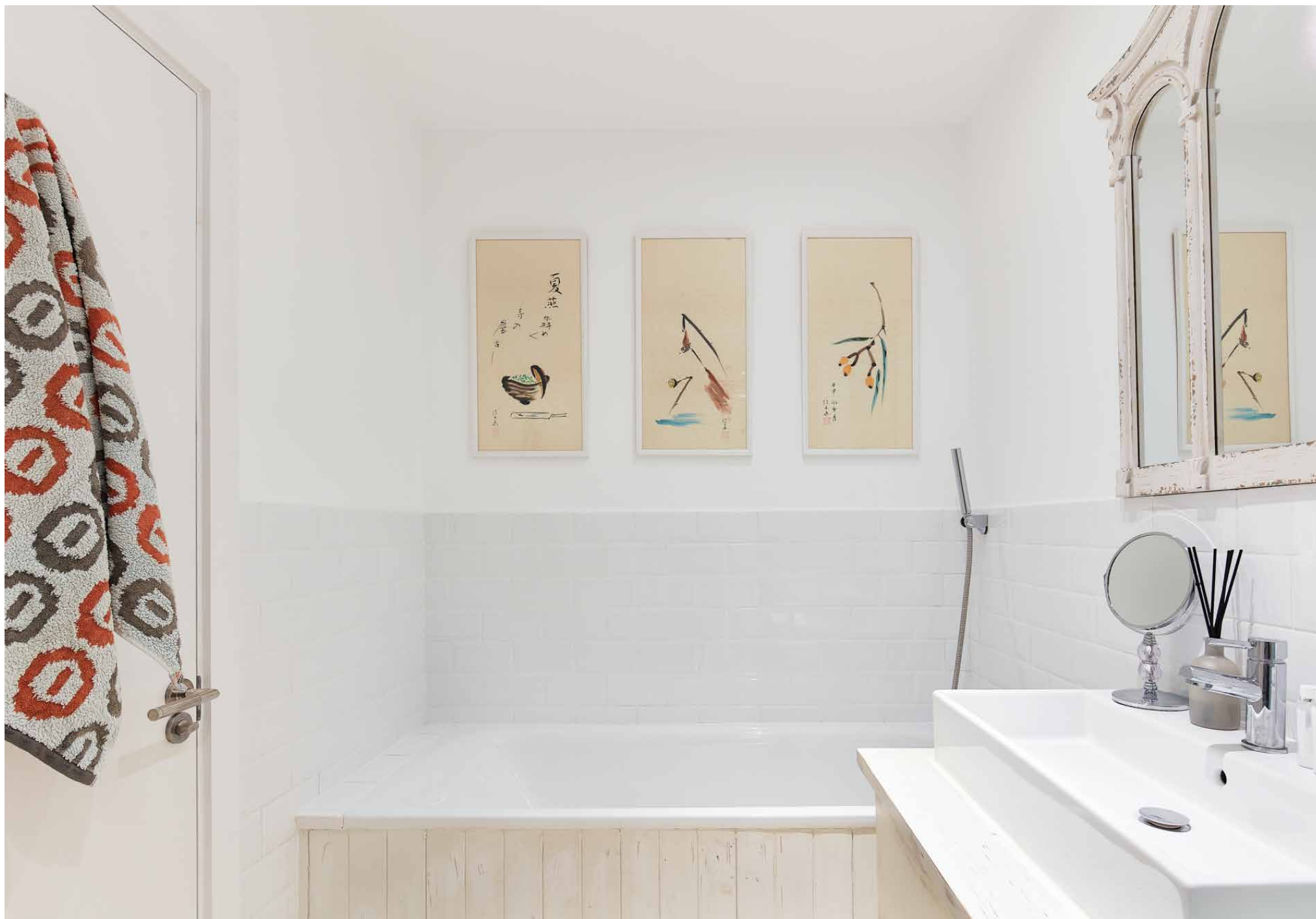


Hanging from large wheels perched on a wood girder, a barn door slides to reveal the generous principal bedroom suite. A bank of fitted wardrobes recesses visual noise into the wall while metal wire casing and painted brickwork nod to the building's working history. An en suite bathroom benefits from a rainfall shower and a separate bathtub. The guest suite features integrated storage, wood flooring and an en suite bathroom with dark blue subway tiles and a walk-in rainfall shower.

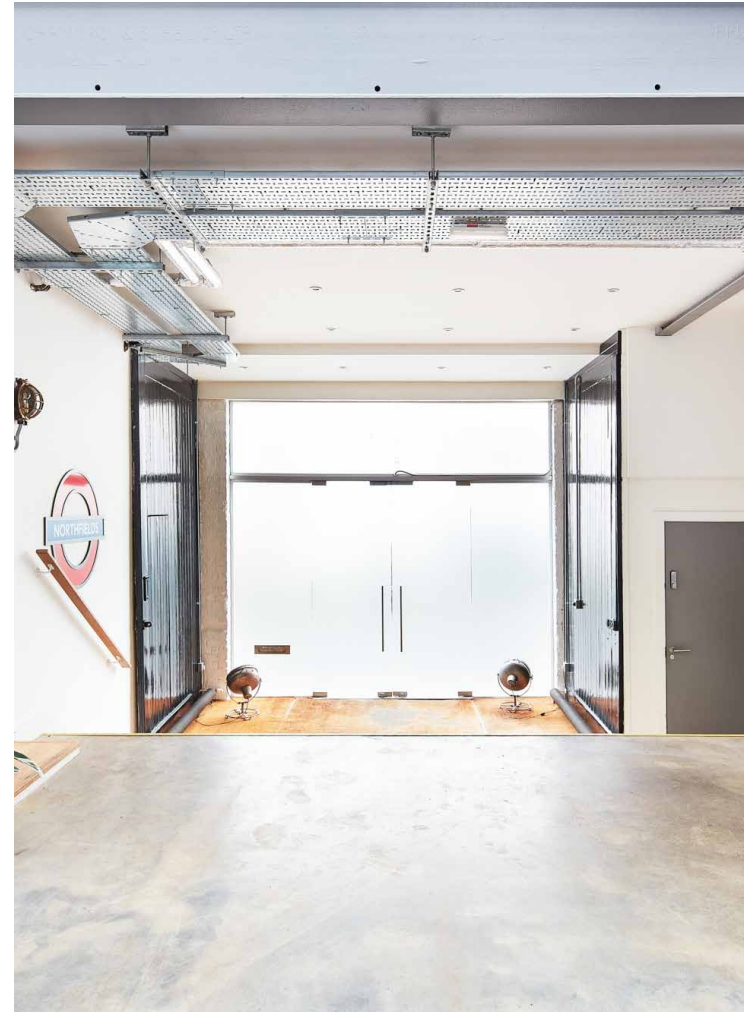


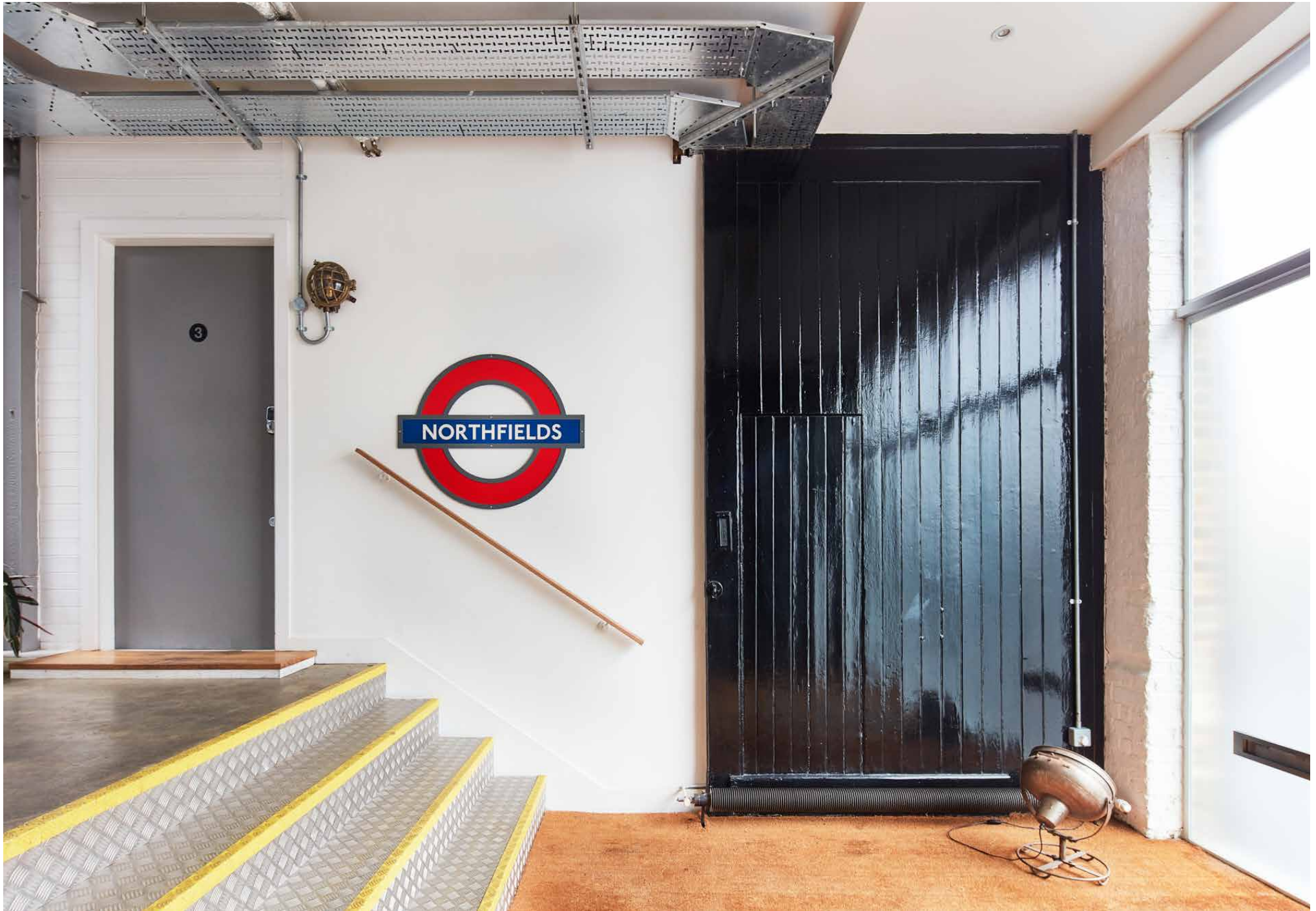


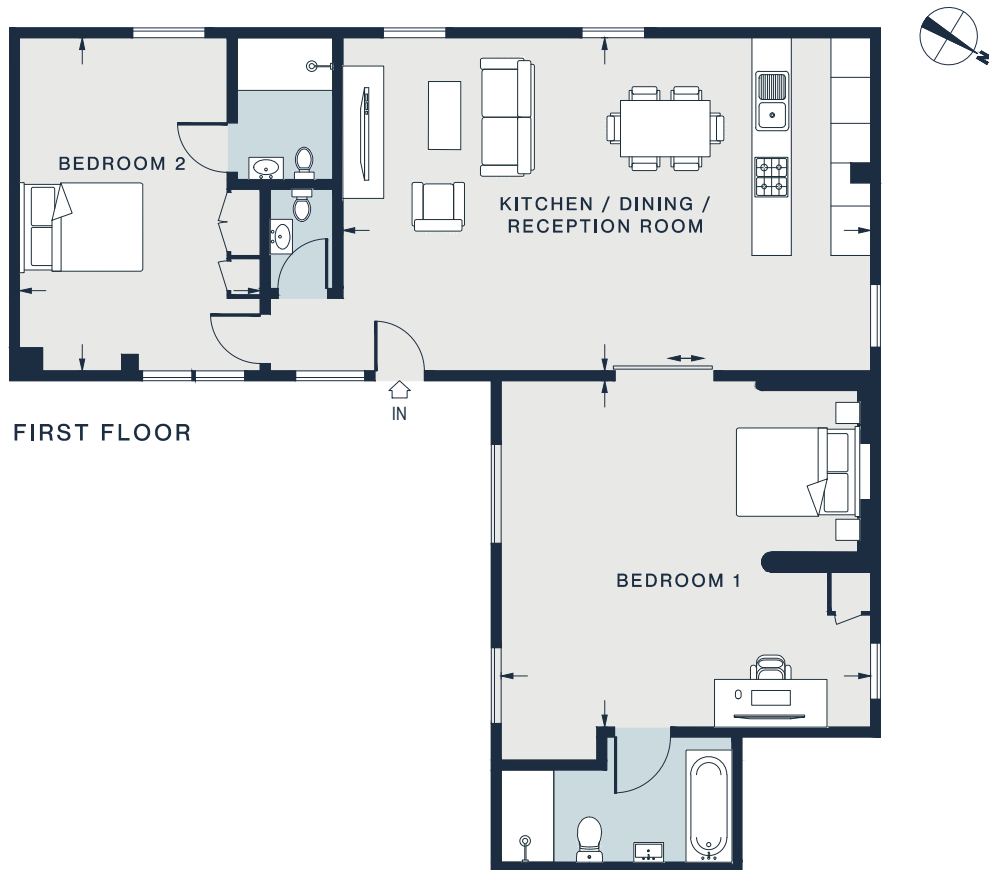












FIRST FLOOR

KITCHEN / DINING / RECEPTION

26'3 x 16'7 (8.0m x 5.0m)

BEDROOM 1

18'4 x 17'3 (5.6m x 5.3m)

BEDROOM 2

16'8 x 12'0 (5.1m x 3.7m)

Approx. Gross Internal Area = 1109 sq ft / 103.0 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
Principal bedroom suite
Guest bedroom suite
Two bathrooms
Guest Cloakroom
Lift access
London Borough of Ealing

Approx. 1,109 sq ft / 103 sq m
EPC - B
Leasehold - 990 years
Service Charge - £2740.80
Ground Rent - TBC
Council Tax - D



Location

Orchard Lofts is set in a quiet enclave of Northfields equidistant between four green spaces. A seven-minute walk takes you to Lammas Park with its tennis courts, playground and croquet club. Stroll to the adjoining Walpole Park and enjoy its ponds, lawns and Pitzhanger Manor – a Georgian stately home reimagined as an art gallery. The immediate area also offers a range of restaurants. Local favourites include Nuki's Kitchen for Thai food, Maxims for Peking cuisine and Patri for artisan street food.

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