

DOMUS NOVA



Wotton Road NW2
£1,500,000

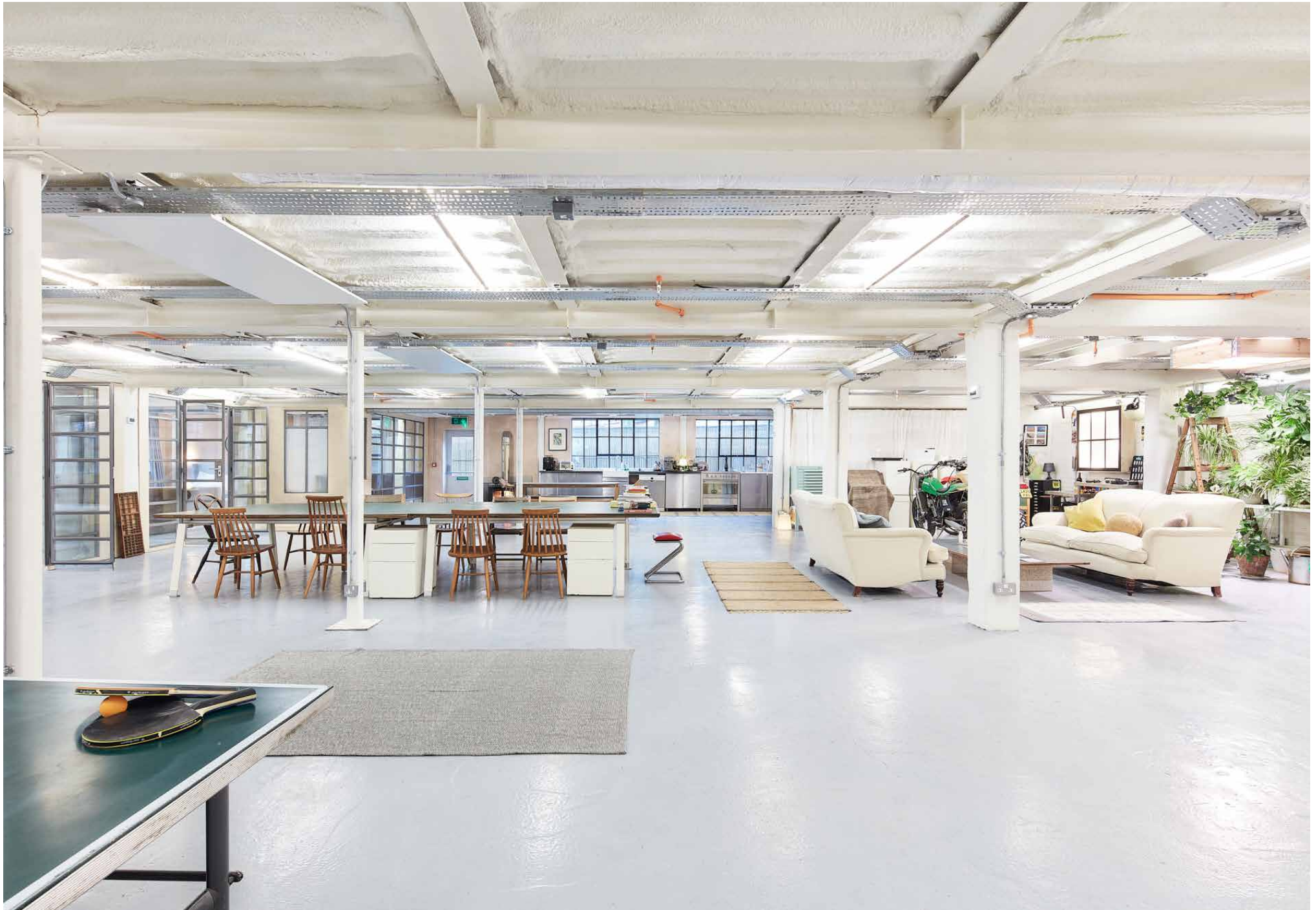


Found in a former aircraft factory, a sprawling Live-Work space for sale that nods to its industrial heritage.

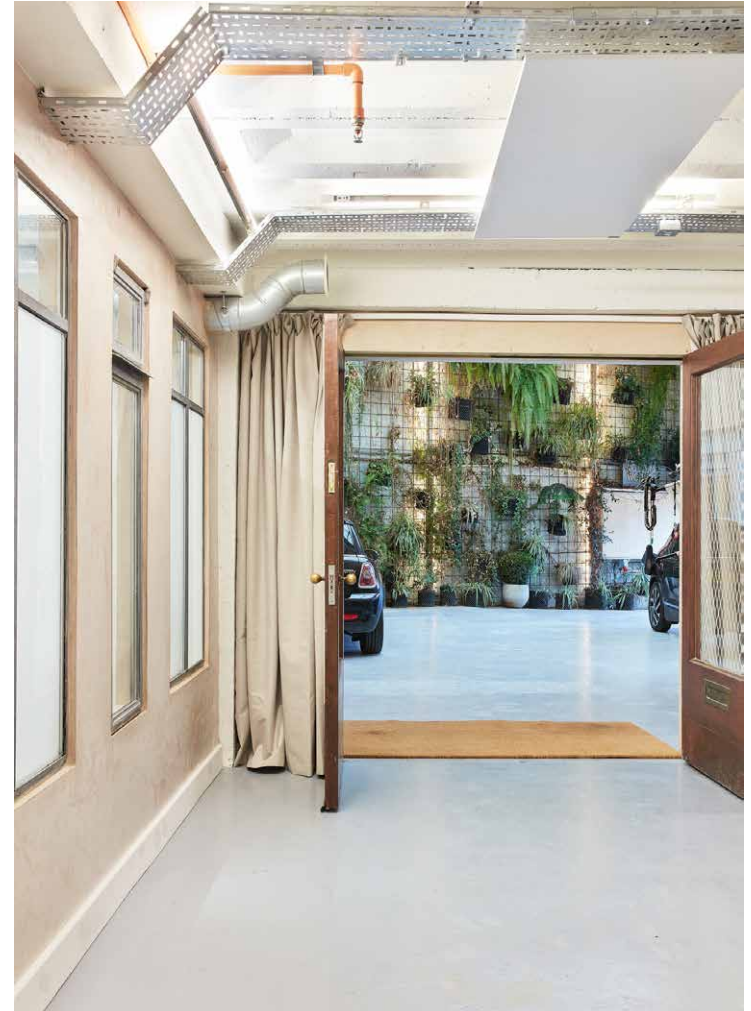
Remodelled by architects Caireen O'Hagan and Corrine Quinn in 2018, this versatile Live-Work unit occupies a site that was once home to UK aviation powerhouse, Handley Page. Spanning almost 4,200 square feet, its generous footprint makes it an ideal space for a range of creative industries, including film, design and photography. It would also be suitable for co-working.

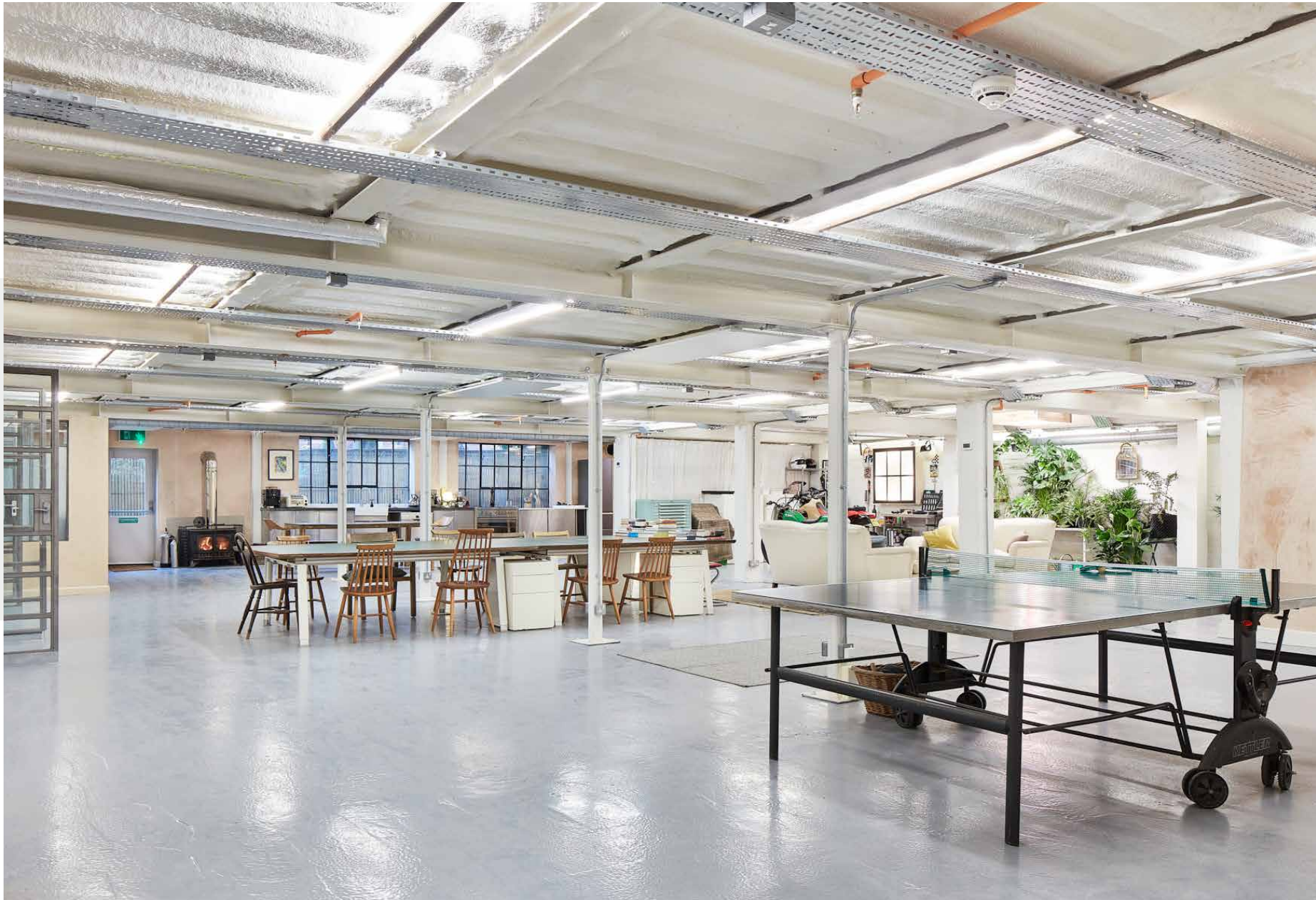
In addition, planning permission allows for a residential component, offering the potential for a convenient working-from-home arrangement.

Accessed by a 30-metre-long driveway, entry is via a double-height roller shutter door – a ceiling height of 4.5 metres allows ample room for unloading vehicles. Inside, Crittall windows flood the open-plan space with natural light, creating an inviting setting. Exposed steel beams, brickwork and poured concrete add to the industrial aesthetic.











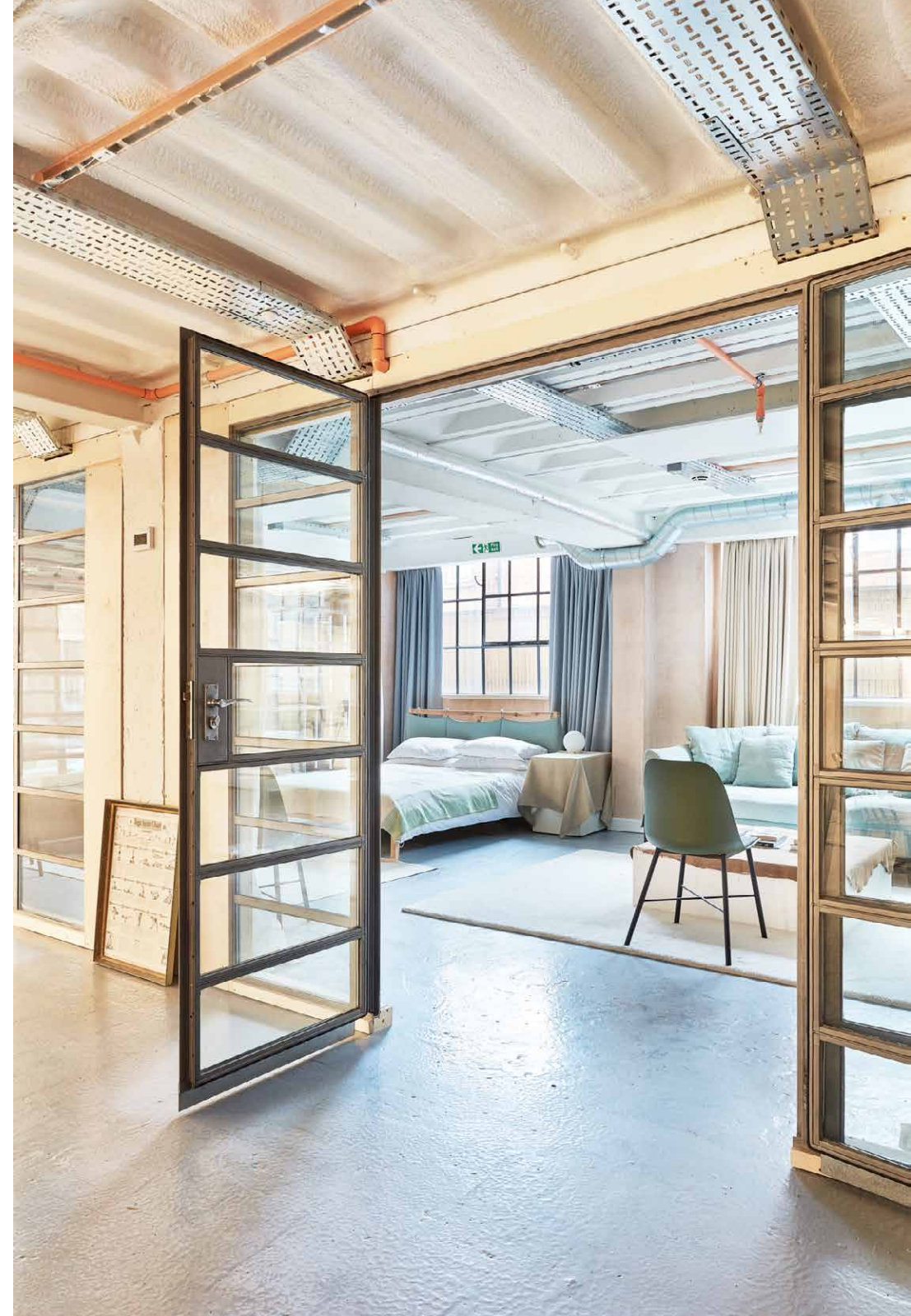






To ensure a comfortable working environment, the space is fitted with energy-efficient infra-red heating panels and Mechanical Ventilation Heat Recovery Systems that provide fresh, filtered air – plus a wood burning stove for the winter months.

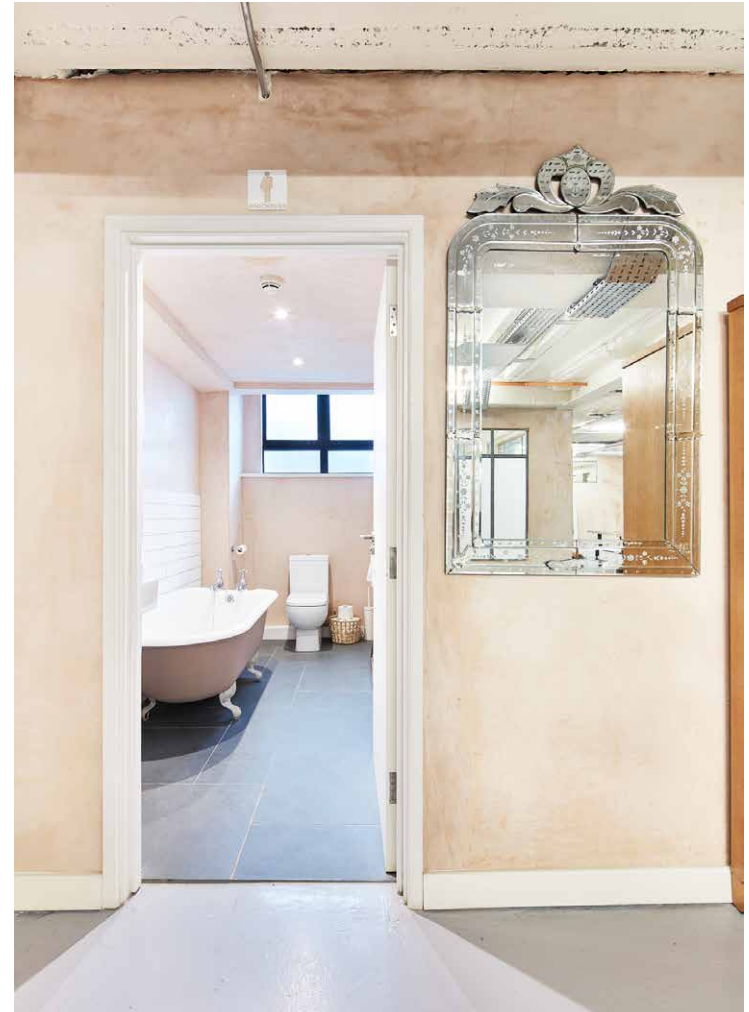
There's also a fully equipped stainless steel kitchenette with slate worktops, a butler sink and double fridge. Two metro-tiled bathrooms include three WCs and a shower. A private garden completes the line up. Security is also assured, with ethernet CCTV and an app door entry system.

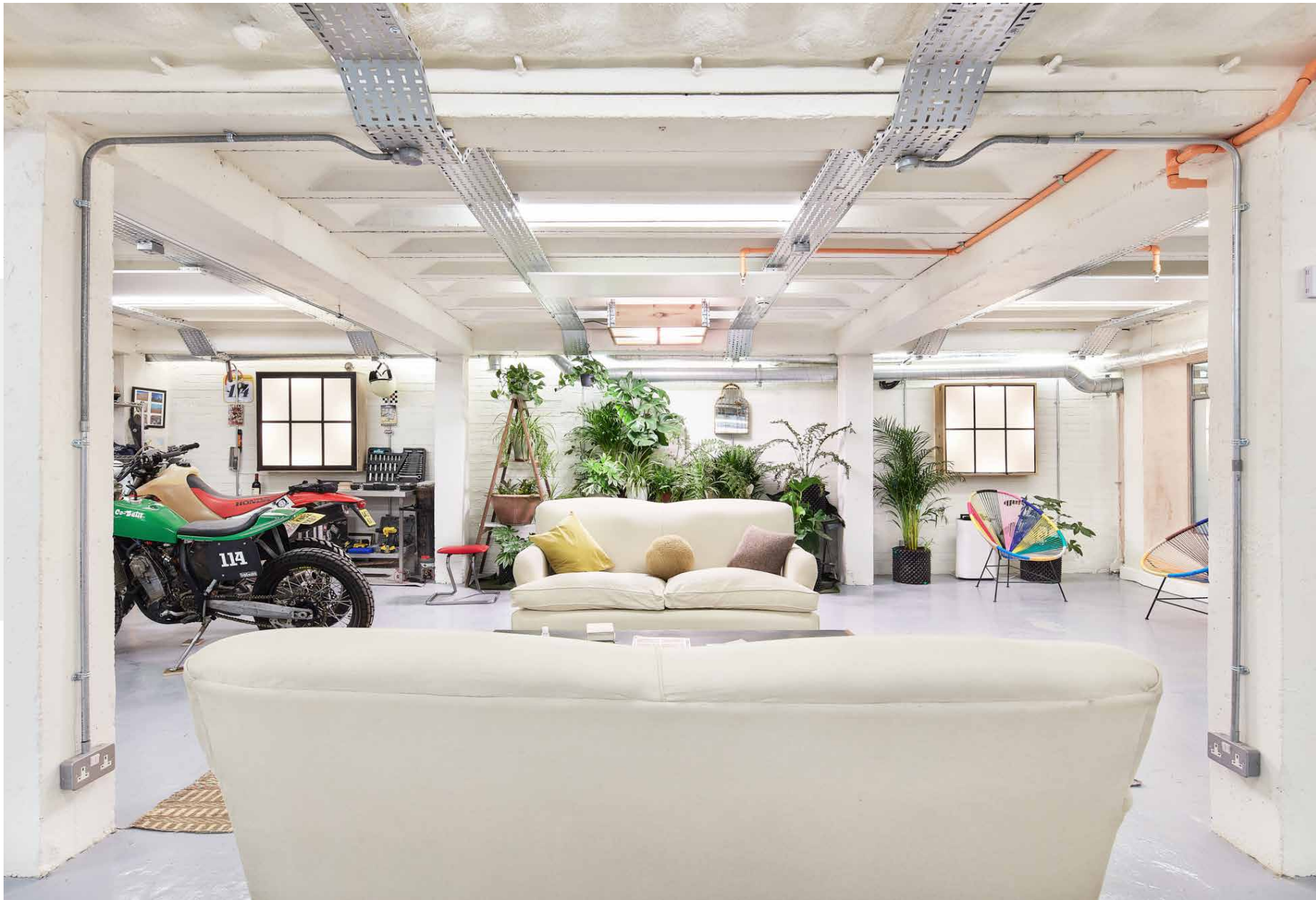




LUXURY APARTMENTS
COMING SOON



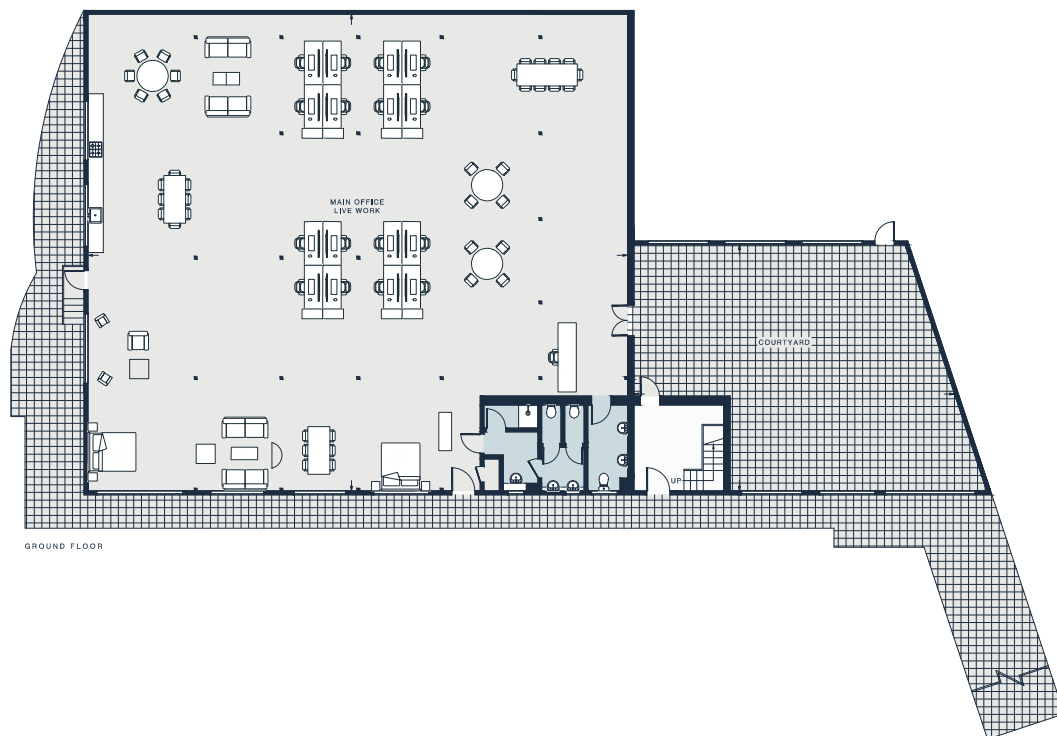












MAIN OFFICE
69'0 x 60'9 (21.0m x 18.5m)

COURTYARD
41'10 x 30'8 (12.7m x 9.3m)

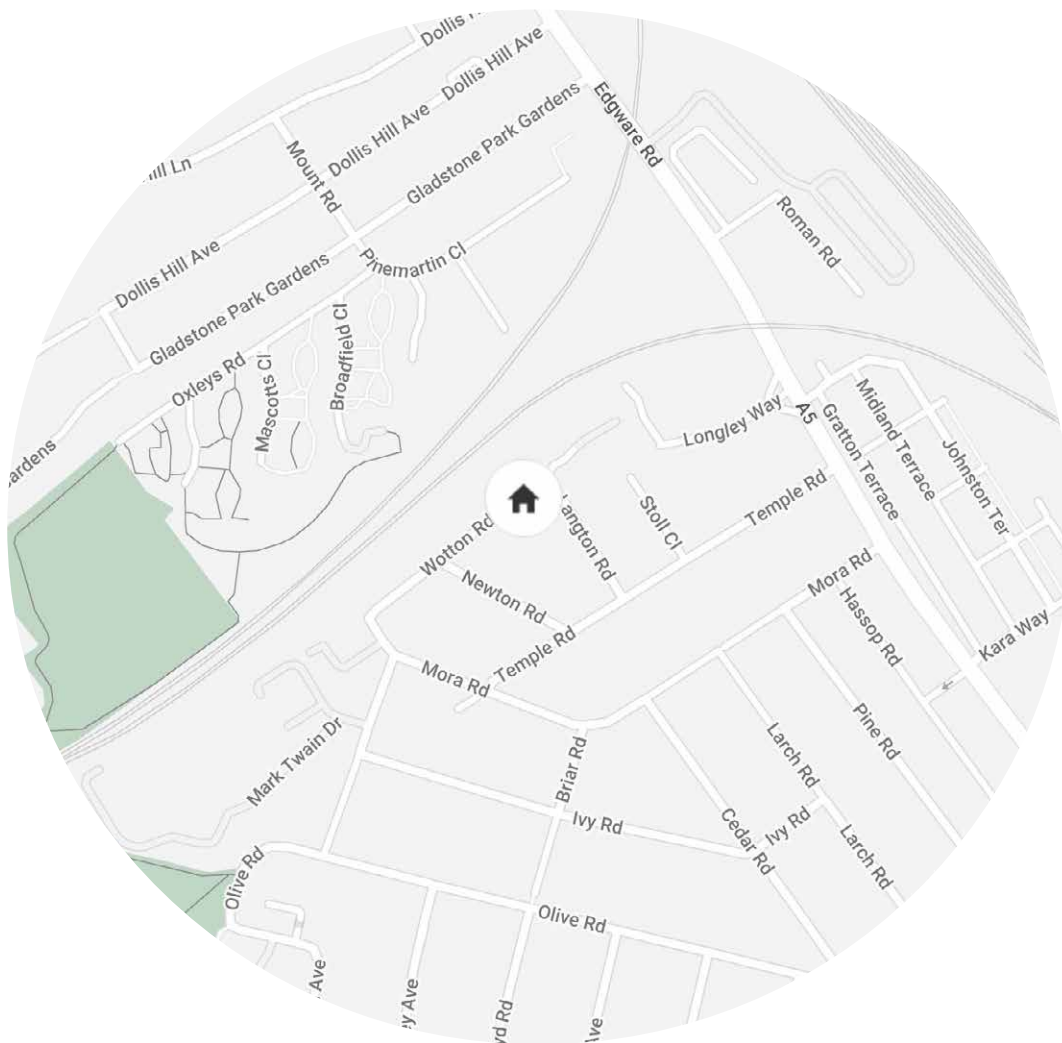
Approx. Gross Internal Area = 4191 sq ft / 389 sq m
(Excluding Courtyard)

Property Details

4,191 sq ft of flexible Live-Work space
Super-fast broadband (999 Mbps)
Triple height courtyard with space for unloading vehicles
State-of-the-art Mechanical Ventilation Heat Recovery systems and infra-red heating
Kitchenette
Wood burning stove
Electric car charging points by negotiation
Three WCs and a shower
Ethernet CCTV and app-based door entry systems
Green energy via 65KwH solar panels
Private garden

Approx 4,191 sq ft/ 389 sq m
EPC – C
Share of freehold

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.



Location

Surrounded by the leafy London suburbs of Mapesbury, West Hampstead and Willesden Green, Gladstone Park is a neighbourhood rising in popularity with creatives and young professionals. The Live-Work space is 400 metres from Gladstone Park, a mini Hampstead Heath, where tennis courts, playgrounds and stretches of greenery give way to views across northwest London. Commuters will benefit from nearby Cricklewood station, which offers easy access into central London and beyond; Kentish Town is two stops away, St Pancras International/King's Cross three stops, and Farringdon four stops. Wotton Works' proximity to the north circular also makes journeys further afield convenient – join the M1 or A1 in just 10 minutes, and the M40 in 17.

Cricklewood train station - 13 mins

Willesden Green - 7 mins

Brent Cross West train station - 18 mins

Dollis Hill - 19 mins

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