

THE MODERN HOUSE



Hatton Street, London NW8
Sold

Old Aeroworks Penthouse

One of London's most remarkable living spaces, this completely individual penthouse apartment sits at the top of the Old Aeroworks, a former Art Deco aircraft factory that was redesigned for residential occupancy by architects Munkenbeck & Marshall. The apartment itself was designed by the world-renowned architect Sir Terry Farrell, for his own use, the interiors of which take inspiration from the iconic fighter planes – most notably the Spitfire – that were manufactured on the factory floors.

Measuring around 3,295 sqft internally, the apartment is principally arranged over one level with clever pockets of living space orientated around a striking central staircase, painted in a battleship grey, that climbs from the lower level entrance.

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The living space is loosely divided into three areas beneath a corrugated-steel roof punctured with large skylights. Along one flank there is a 42ft living room that can be shuttered off using concertina doors, and a separate kitchen from which stairs lead to an upper-level study and access to the extraordinary roof terrace with impressive views of London across the surrounding rooftops.

Opposite the main living areas, across the central landing, is a large bedroom suite with en-suite bathroom and shower, and a further area containing a dressing room and second bathroom. Another staircase leads to the guest bedroom, a self-contained room fitted with an abundance of useful storage.

There is lift access to the third floor, opening to a short shared corridor that leads to the apartment's entrance.

Built in 1920, The Old Aeroworks is one of the earliest all-concrete buildings in Britain. Originally owned by Bovis Homes, the factory was established to take advantage of the timber that was brought up the Thames to the nearby Paddington Basin, and manufacturing entire homes under one roof. The outbreak of WWII meant that many industrial buildings were repurposed to help with the war effort.

"Hitler began bombing the London docks, where the Palmer Tyre Company aeroworks were located" says Sir Terry Farrell. "The Government requisitioned this place and moved the aeroworks here". It was occupied by The Palmer Tyre Company, which produced wheels, tyres, brakes and gun turrets for Spitfire, Hurricane, Wellington and Lancaster fighter and bomber aircraft.

The property is located close to the shops, cafés and restaurants of Edgware Road, Church Street Market and St John's Wood High Street. Nearby Little Venice offers opportunities for walks along the canal, and green space is provided by Regents Park. The Underground station of Edgware Road is approximately ten minutes away on foot. Paddington National Rail station is also within easy reach, with direct services to Heathrow Airport, and there is quick road access to the West via the A40.

Tenure: Leasehold Lease Length: approx. 976 years Service Charge: £12,500 per annum

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.