

THE MODERN HOUSE



*London NW8
Sold*

Hatton Street II

This wonderfully light one-bedroom apartment (approximately 641 sq ft) is located on the third floor of the Old Aeroworks, a former fighter-plane parts factory converted by the renowned architects Munkenbeck & Marshall.

Thoughtfully refurbished to a high standard throughout, it has a spacious open-plan kitchen/reception room, one generous double bedroom, a master bathroom with walk-in shower, original wood floors, high ceilings and factory windows. There is the possibility of opening a partition wall between the bedroom and living room to achieve a truly open plan feel. The apartment has a south-westerly aspect. There is a shared communal entrance to the block and a passenger lift.

The building was built in the 1920s and 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.

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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.

Share of Freehold (Lease – 996 years unexpired until 3010)

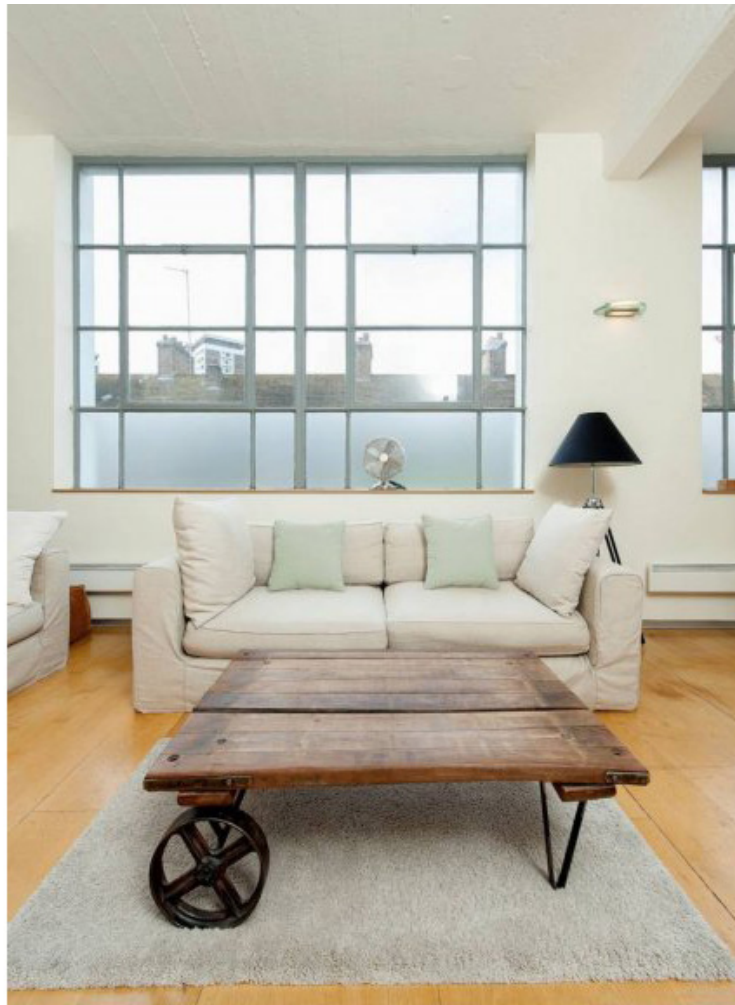
Service Charge – £1,500 per annum

Council Tax – £1,128 per annum (Band G)



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Sold

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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”.