



The Old Aeroworks
Hatton Street, London NW8

Stunning, light, factory conversion, well located in prime Central London

The Old Aerowork's is one of the earliest all-concrete buildings in Britain, formally home to the Palmer Tyre Company renowned for engineering parts for iconic fighter planes, most notably the Spitfire, Hurricane and Lancaster Bomber during WWII. The repurposing of this historic 1920's aircraft factory for residential use was overseen by renowned architects Monkenbeck & Marshall. The penthouse in the same building was the former home of world renowned architect Sir Terry Farrell (MI6 building).



1 RECEPTION ROOMS



2 BEDROOMS



2 BATHROOMS



SHARE OF FREEHOLD



1,260 SQ FT



**ASKING PRICE
£1,100,000**



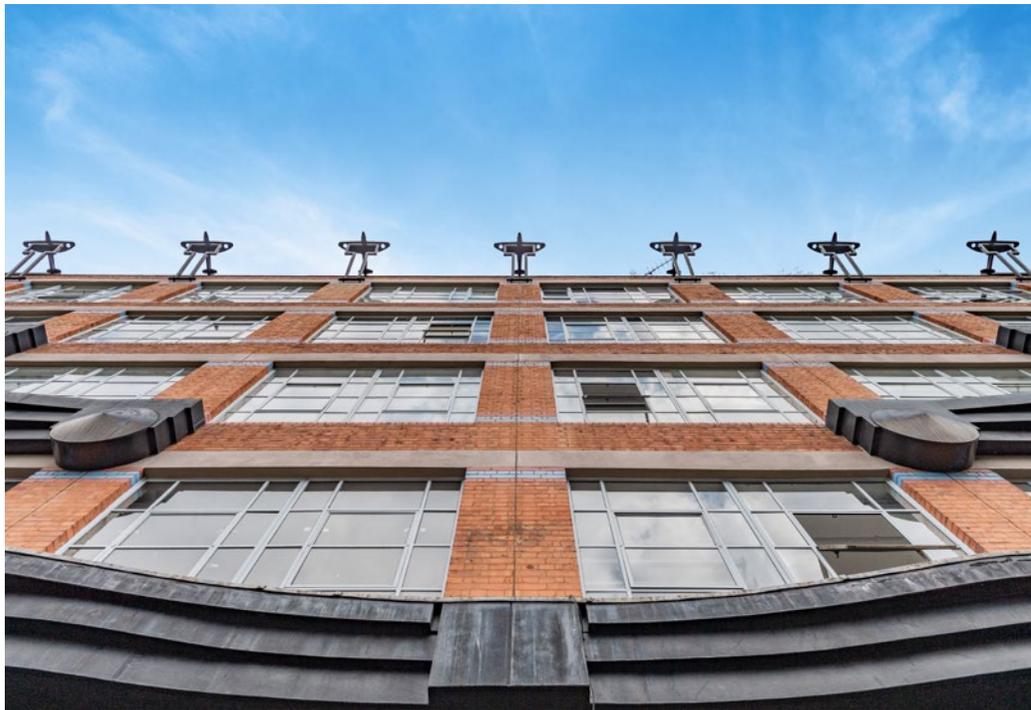
The property

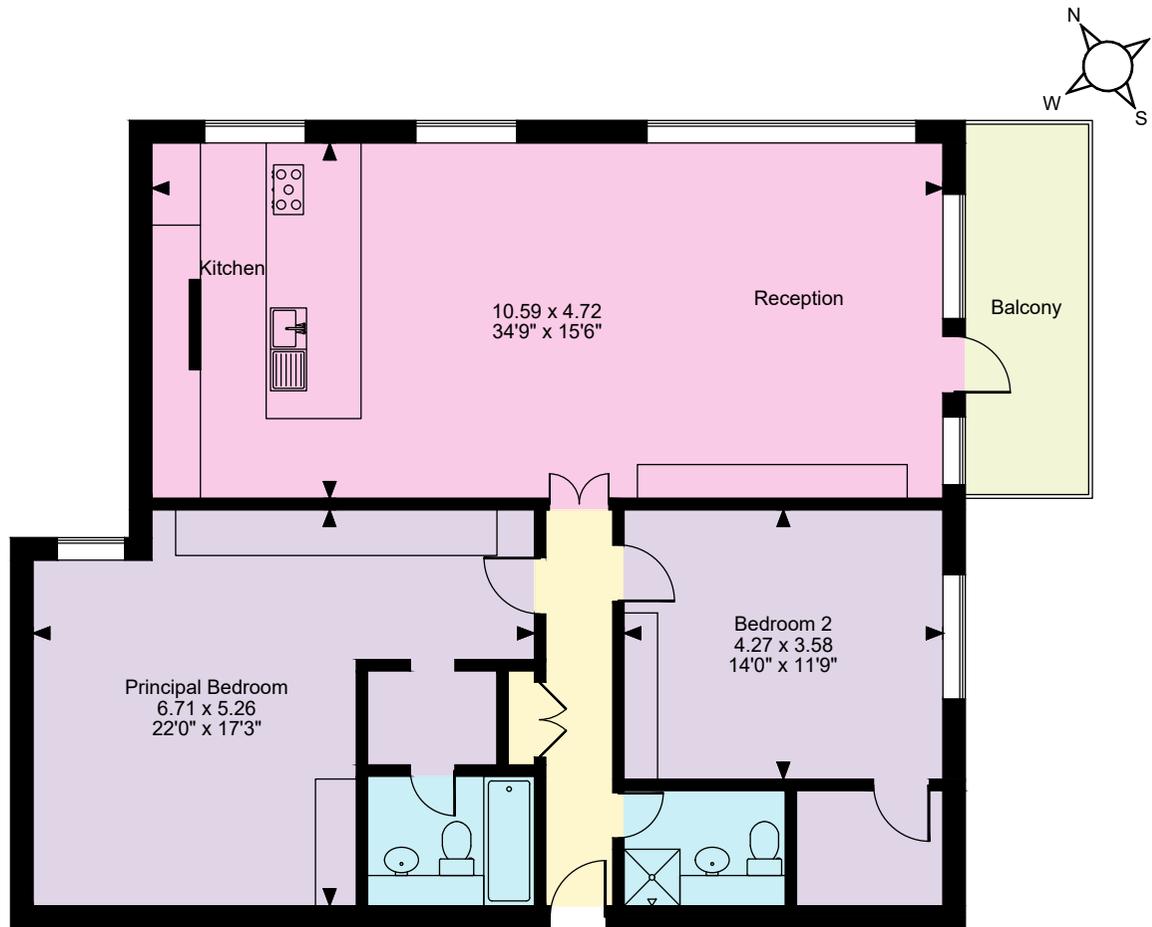
A highly colourful and inviting Art Deco entrance provides lift and stairwell access to this impressive 1,260 sq ft apartment. The entrance has a video entry system and a side cloakroom leading into a striking open-plan 35 ft reception space, offering ceiling heights in excess of 3 metres. Full-height double-glazed Crittall style casement windows provide elevated views to be enjoyed from a side balcony.

The contemporary Poliform kitchen was fitted in 2023 and is complete with both Miele and Gaggenau integrated appliances. The inclusion of a large peninsula with white Corian worksurface creates an ideal platform for cooking and entertaining.

The living/dining areas comfortably accommodate large furnishings. The beautiful, original oak plank floorboards throughout add flow, texture and durability to the rooms. The principal and guest bedrooms are generously sized; both can fit super king-sized beds. The principal bedroom is ensuite with side dressing area. Both bedrooms have Poliform wardrobes/shelving. The building's hard industrial lines have been softened using intelligent interior design technique, alongside playful Tom Dixon lighting throughout. Floor to ceiling curtains, textured wallpaper and soft pastel colour palettes (Farrow & Ball) add a superb finish.







Third Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Location

Hatton Street sits at the heart of The City of Westminster's forthcoming re-development plans near popular Church Street Market off Edgware Road. The property is exceptionally well located with access to restaurants and retail in Notting Hill, Marylebone High Street, Oxford Street including Selfridges. Little Venice, St Johns Wood High Street and Maida Vale offer further shopping, amenities and sporting facilities including Lord's Cricket Ground. There is an array of local shops, restaurants, public houses and recreational facilities locally, and green spaces at Regents Park/canal, and Hyde Park. The immediate access onto the A40 Westway makes this property ideal for entering and exiting London.

Floorplans

House internal area 1,260 sq ft (117 sq m)
For identification purposes only.

General

Tenure: Share of Freehold - Lease 972 years unexpired

Local Authority: City of Westminster

Broadband: Fast

Service Charge: £7,000 p.a. (2025/26)

Sinking Fund: Sizeable deposit 2025/26

Parking: On-street parking permits can be obtained from the local authority at additional cost.

Council Tax: G **EPC Rating:** C

Fixtures and Fittings: to be agreed by separate negotiation.

Services: Mains water, gas, electricity and drainage. Electric radiator heating.

Islington Office

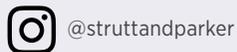
5 Aldermanbury Square, London EC2V 7BP

07721 572732

islington@struttandparker.com

struttandparker.com

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