

OLD DAIRY HOUSE

LONDON W10

OLD DAIRY HOUSE



The Old Dairy as it stood circa 1889 courtesy of Westminster City Archive

A BOUTIQUE COLLECTION OF 16 ONE, TWO AND THREE BEDROOM APARTMENTS, ALL WITH PRIVATE OUTDOOR SPACE AND COMMUNAL ROOF TERRACE

Just north of Portobello Market and a short walk to Queen's Park, Kensal Rise has emerged as one of West London's most vibrant and creative neighbourhoods.

In the heart of this burgeoning community, known for the young local vibe of its independent stores, bars, cafés and restaurants, sits Old Dairy House, a collection of boutique apartments designed by POW Architects in collaboration with award winning developer Fruition Properties.

With just a small selection of apartments to choose from, this contemporary mixed-use development is rich in both character and individuality. Just like the area you can now call home.



Old Dairy New Rules

A clean lined contemporary building with a brick façade respectful to the character of the quiet Victorian streets around, Old Dairy House blends harmoniously into this hip but welcoming corner of West London, with a great story to tell.

If you walked down Kilburn Lane in the 1960s you would have had the sight of cattle walking the streets. Named after the Higgins Bros Dairy that once stood here, well before Kensal Rise's transformation, there is still a real village like atmosphere that makes Kensal Rise so unique as it continues to change.

Back in the mid 2000s, as part of W10's artistic renaissance, the building that once housed a dairy was home to a recording studio used by rising local star Adele. In the subsequent years this whole quarter has been transformed into a creative hub, with the community at its heart.

The Old Dairy House is now ready for this new chapter in this address's characterful history.

Old Dairy House - Computer Generated Image

A Weekend in West London

Once named “the hippest street in Europe” by Vogue magazine, leafy Chamberlayne Road soon reveals its secrets. Don’t be surprised to see a famous face or two as you walk around here – as the likes of Daniel Craig and Thandie Newton have homes nearby.

Start the day at Wild Card, the bean specialists who have worked with Birmingham’s Quarter Horse Coffee to create their own blend, alternatively let the expert baristas work their magic at Cable Co while grabbing a latte to meet friends in Queen’s Park. One of London’s great community green

spaces, it’s home to Sunday morning fun runs, table tennis and even a small farm. For lunch, head through the heart of Queen’s Park Village along Salusbury Road to Bob’s Café, a quintessential, exposed brickwork bistro, serving a mean steak frites.

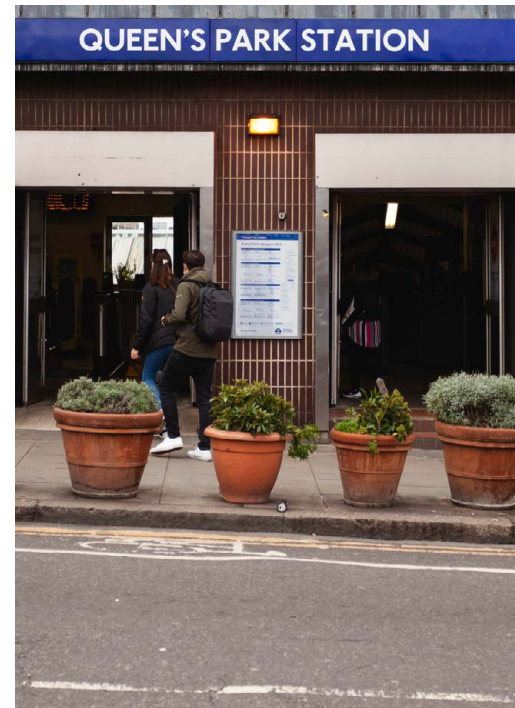
Embrace the local, independent spirit of the area. Saturday afternoons are made for perusing the counters at Brooks, the free-range meat merchants and one of the best delis in West London.

Afterwards walk over to The Salusbury, the perfect wine store with a dizzying range of wines and ales to take out or to sample in their cosy bar. With fashion boutiques like Supra and Iris you’ll often not need to go much further than your local high street. Explore the many eateries and choose between Sacro Cuore, a minimalist designed pizzeria that sources its ingredients from Napoli and Ida, the neighbourhood temple to hand-rolled pasta. For Asian fusion try Milk Beach, led by Australian chef Darren Leadbeater, or visit vegan café Paradise Plantbased, the kind of quirky independent spot that gives Kensal Rise its growing reputation.

When day turns to night, head to Paradise by Way of Kensal Green for cocktails and dancing, whilst enjoying the buzzing atmosphere in the shabby chic nightclub on the first floor.



PARADISE BY WAY
19 Kilburn Lane, Kensal Green, London, W10 4AE
- 10 minute walk



QUEEN'S PARK UNDERGROUND STATION
- 10 minutes walk



KENSAL RISE OVERGROUND STATION
- 9 minute walk



WILD CARD COFFEE
30 Chamberlayne Road London, NW10 3JD
- 4 minute walk



CABLE CO BAKERY
Bridge House Chamberlayne, London NW10 3NR
- 10 minute walk



THE SALUSBURY PUB, RESTAURANT AND WINESHOP
50-52 Salusbury Road, London NW6 6NN
- 12 minutes walk

LOCATION



MR FISH
51 Salusbury Road, London NW6 6NJ
- 12 mins walk



BOB'S CAFÉ
77 Salusbury Road, London NW6 6NH
- 13 minute walk



GAIL'S BAKERY
75 Salusbury Road, London, NW6 6NH
- 13 minute walk



PORTOBELLO ROAD
Notting Hill

Nearby is Portobello's Westbourne Grove. Around the picturesque streets, eateries like Ottolenghi and a branch of Gloucestershire's organic farm shop Daylesford, nestle beside inventive spaces such as 202 London, that combines a modern bistro with a fashion store. Head along tree lined Ledbury Road, home of high-end boutiques like Anya Hindmarch and Emma Hope before settling in to one of Notting Hill's loveliest pubs The Walmer Castle. You've just discovered the perfect Sunday.



DAYLESFORD ORGANIC FARMSHOP
208-212 Westbourne Grove, Notting Hill,
London W11 2RH



PORTOBELLO ROAD MARKET
Portobello Road, Notting Hill,
London



Portobello Road

One of Europe's most famous markets, Portobello Road is also one of its most eclectic, with antique stalls, vintage boutiques, stylish clothes shops, and record stores sitting side by side.

Begin in Notting Hill, where a row of pastel coloured terraced houses make for a lovely walk down to the characterful shop fronts of its famous antique market.

Further down, food stalls intersperse with small clothing boutiques until you come to the outdoor vintage market, where film companies and style magazines send their buyers to source period clothing.



LEDBURY ROAD
Notting Hill



WATERSIDE CAFÉ
Warwick Crescent, Little Venice,
London W2 6NE



THE SUMMERHOUSE
Blomfield Road, Little Venice,
London W9 2PA



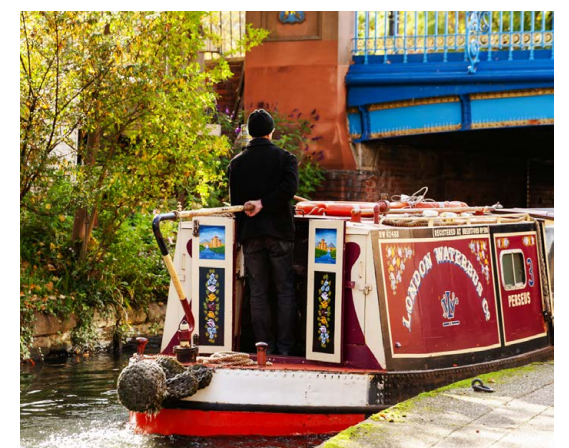
LITTLE VENICE BASIN

Little Venice

A lovely 30-minute walk along the Grand Union Canal brings you to Little Venice, where the Grand Union and Regent's Canal meet, well known as one of London's quaintest spots. It really is hard to believe you're in the middle of urban London when you're walking beside the barges on the tree lined tow path.

It is thought that either Lord Byron or Robert Browning gave Little Venice its name and there is certainly something poetic about the canalside. It's home to some of London's most individually atmospheric restaurants. Visit The Summerhouse, a chic seafood spot with tables looking out onto the canal, or something far more laid back, try The Waterside Café with seating next to an old narrow boat.

With everything from a puppet theatre in an old barge, to one of London's prettiest plant nurseries it's a place that will keep drawing you back when you need a break from the urban bustle.



KENSAL RISE STATION

9

MINUTES WALK 

QUEEN'S PARK STATION

10

MINUTES WALK 

PADDINGTON

9

MINUTES BY TUBE   

LIVERPOOL STREET

32

MINUTES BY TUBE    

CHAMBERLAYNE ROAD

11

MINUTES WALK 

SALUSBURY ROAD

13

MINUTES WALK 

OXFORD CIRCUS

16

MINUTES BY TUBE 

CANARY WHARF

35

MINUTES BY TUBE   

PORTOBELLO ROAD

25

MINUTES WALK 

LITTLE VENICE

29

MINUTES WALK 

KING'S CROSS ST. PANCRAS

28

MINUTES BY TUBE   


HEATHROW AIRPORT

26

MINUTES BY TUBE   
*Travel time with Heathrow Express

* Travel times are estimated via Queen's Park Station and are obtained via tfl.gov.uk



RESTAURANTS AND CAFÉS

- 1 Milk Beach
- 2 The Salusbury
- 3 Bob's Café
- 4 Mr Fish
- 5 Gail's
- 6 Café Noir
- 7 Ida
- 8 The Chamberlayne
- 9 Vegan Paradise Plantbased Café
- 10 Sacro Cuore Pizza
- 11 The Khas Tandoori
- 12 Hana Japanese
- 13 Paradise by way of Kensal Green
- 14 The Summerhouse
- 15 The Waterway, Waterside Café

RETAIL

- 16 Les Couilles du Chien
- 17 Iris on Salusbury Road
- 18 Worldly Wicked & Wise
- 19 Marks & Spencer Foodhall
- 20 Queen's Park Books
- 21 Provenance Village Butcher
- 22 Scarlet & Violet
- 23 Rise & Vine Wine
- 24 Tesco Express

MARKETS

- 25 Portobello Road
- 26 Queen's Park Farmers' Market

LANDMARKS

- 27 Trellick Tower

LEISURE

- 28 Frame Queen's Park
Fitness, Dance, Barre & Reformer Pilates Studio
- 29 Moberly Sports Centre
- 30 Fitness First on Salusbury Road

Living Spaces

The contemporary design is one of quiet elegance where every detail has been addressed. Perfectly blending style with function, each apartment has adopted a considered layout, providing balanced space to live and work.

With an abundance of natural light and with their own private outdoor space, the apartments benefit from spacious layouts and a carefully planned specification such as black accent brassware in the bathrooms and unique black stained doors.

Show Home photography



Great Outdoors



The luxurious living spaces open out onto attractive private decked terraces or spacious balconies with views across the neighbourhood rooftops.

Residents can also enjoy the tranquil communal landscaped courtyard that forms the centrepiece of the Old Dairy House, in addition to an expansive private roof terrace.

Computer Generated Images of a recent Fruition development showing a similar but not exact specification and Show Home photography.





Open Plan Design

Beautifully design-led spaces with attention to detail - the individually designed contemporary kitchens feature Silestone composite worktops and cabinets with soft closing doors, feature LED lighting, ceramic glass hobs and a selection of other integrated appliances.

Show Home photography

Cosy Retreat

All the warmly welcoming apartments are fitted with underfloor heating system with individual thermostats in each room, with refined touches such as cosy carpets, pendant lights and USB sockets to all bedrooms.



Show Home photography





Calm Oasis

The elegantly designed bathrooms feature large contemporary matt finish tiles, stylish black fittings, illuminated bath panels and heated towel rails, bringing a spa-like atmosphere to your new home.

Show Home photography

High Specification

KITCHENS

- Contemporary, individually designed kitchens
- Blum soft closing doors and drawers
- Silestone worktops with drainer grooves
- Square sink with polished chrome single lever mixer tap
- Integrated kitchen appliances including Bosch electric black glass hob, Bosch oven, dishwasher & fridge/freezer
- Extractor hood
- LED feature lighting to underside of wall units

BATHROOMS

- Individually designed bathrooms & shower rooms
- High quality white Villeroy and Boch sanitaryware
- Stylish Crosswater black fittings
- Thermostatic showers
- Black heated towel rails
- Feature LED concealed lighting to all bath panels
- Recessed downlights
- Square glass framed shower and bath screens
- Contemporary wall and floor tiles

FINISHING TOUCHES

- Wider than usual corridors and hallways
- Pergo flooring to open plan kitchen / living rooms and hallways
- Carpets to bedrooms
- Black stained oak solid core internal doors with contemporary door handles
- High quality double/triple glazed windows
- Walls finished in a stylish grey matt emulsion
- Storage cupboards to all apartments

HEATING & HOT WATER

- Wet underfloor heating system throughout with individual room thermostats
- Gas central heating with individual boilers to each apartment

BALCONIES & TERRACES

- Private terraces or balconies to all apartments
- Stylish outside light fittings to selected terraces

ELECTRICAL & TECHNOLOGIES

- Terrestrial and Sky Q satellite feeds
- Cat 6 cabling and data points to living rooms and all bedrooms
- Telephone points to living rooms and main bedrooms
- Satellite TV points to living rooms and main bedrooms
- High speed broadband capability, for future connection at additional cost to purchaser
- Mains operated smoke detectors with battery back-up
- Recessed downlighters throughout all living rooms, kitchens, bathrooms and hallways
- Pendant lights to all bedrooms
- USB sockets to main bedrooms
- Dimmer switches to living rooms and bedrooms
- Switches and sockets in brushed nickel

COMMUNAL AREAS

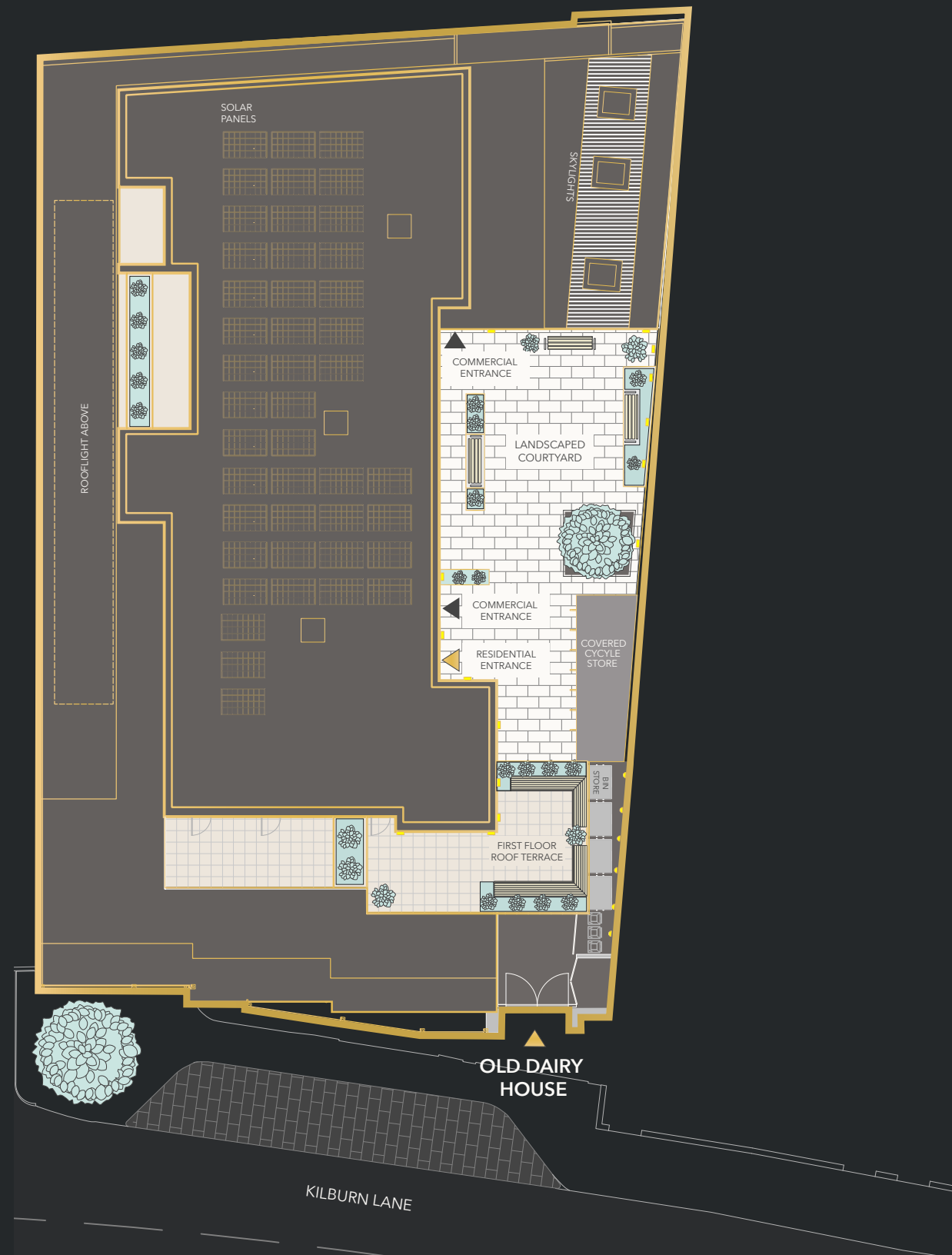
- Secure gated development
- Landscaped communal courtyard
- Landscaped communal roof terrace on first floor for residents' use
- Secured cycle storage
- Secure, lockable mail boxes
- Lift access to all floors

SECURITY & GUARANTEES

- Video door entry system provided for visitor access
- Fob access into residential areas and into the Old Dairy House
- The security and peace of mind of the 10 year BLP new homes warranty upon legal completion

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal or better quality.

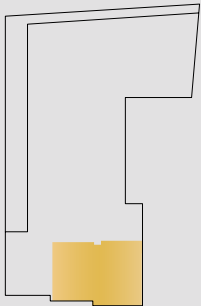
Site Plan



APARTMENT ONE

FIRST FLOOR

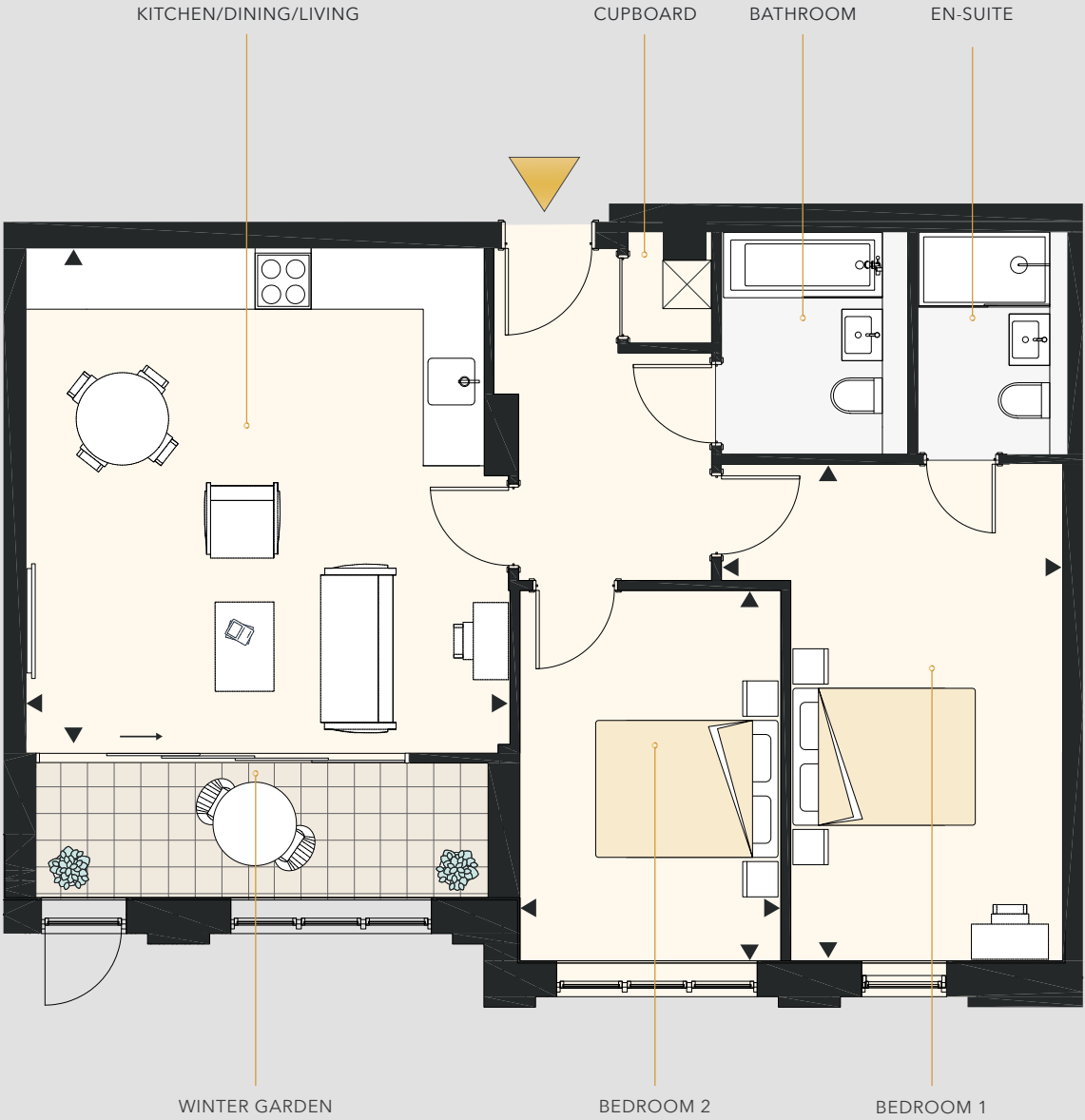
73.7 SQ M / 793.3 SQ FT



Kitchen / Dining / Living Room	5.40m x 5.17m	17'9" x 16' 12"
Bedroom 1	5.31m x 3.65m	17'5" x 12' 0"
Bedroom 2	2.79m x 3.96m	9'2" x 12'12"
Winter Garden	4.84m x 1.44m	15' 11" x 4'9"



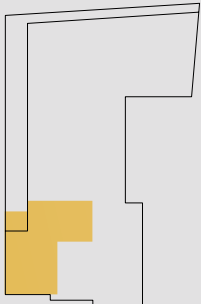
Plans not to scale. For indicative purposes only.



APARTMENT TWO

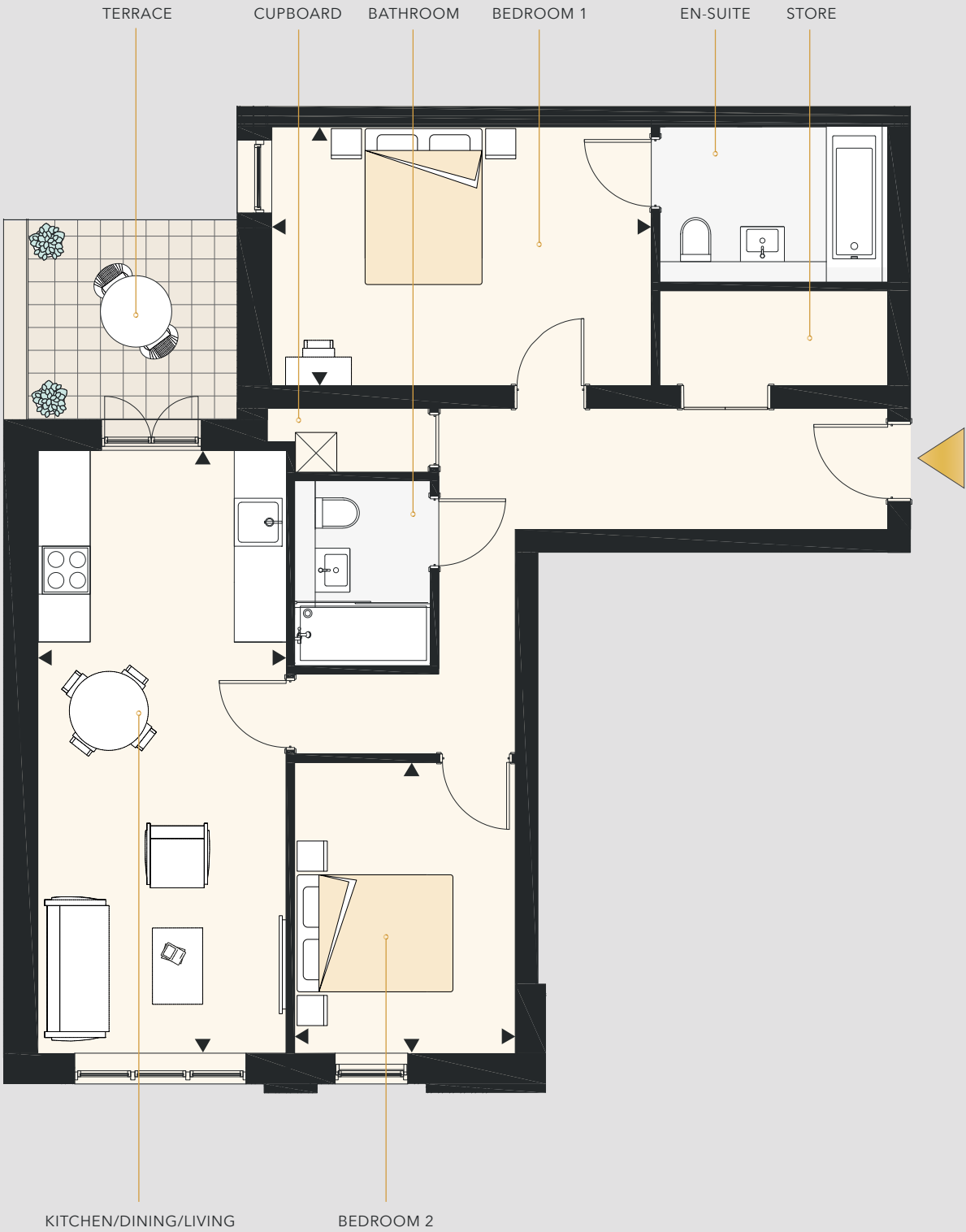
FIRST FLOOR

81 SQ M / 871.9 SQ FT



Kitchen / Dining / Living Room	7.55m x 3.10m	24'9" x 10'2"
Bedroom 1	3.24m x 4.75m	10'8" x 15'7"
Bedroom 2	3.64m x 2.76m	11'11" x 8'12"
Terrace	2.62m x 2.50m	8'7" x 8'2"

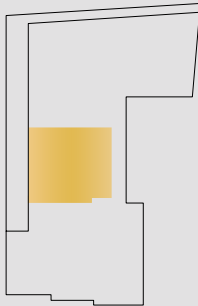
Plans not to scale. For indicative purposes only.



APARTMENT THREE

FIRST FLOOR

85.3 SQ M / 918.2 SQ FT



Kitchen / Dining / Living Room	7.31m x 3.23m	24'0" x 10'7"
Bedroom 1	7.76m x 3.09m	25' 6" x 10'2"
Bedroom 2	4.55m x 2.75m	14'11" x 9'0"
Terrace	6.01m x 1.68m	19'7" x 5'6"

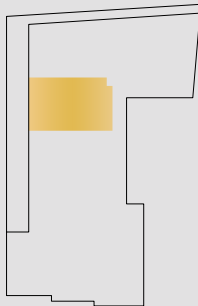
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APARTMENT FOUR

FIRST FLOOR

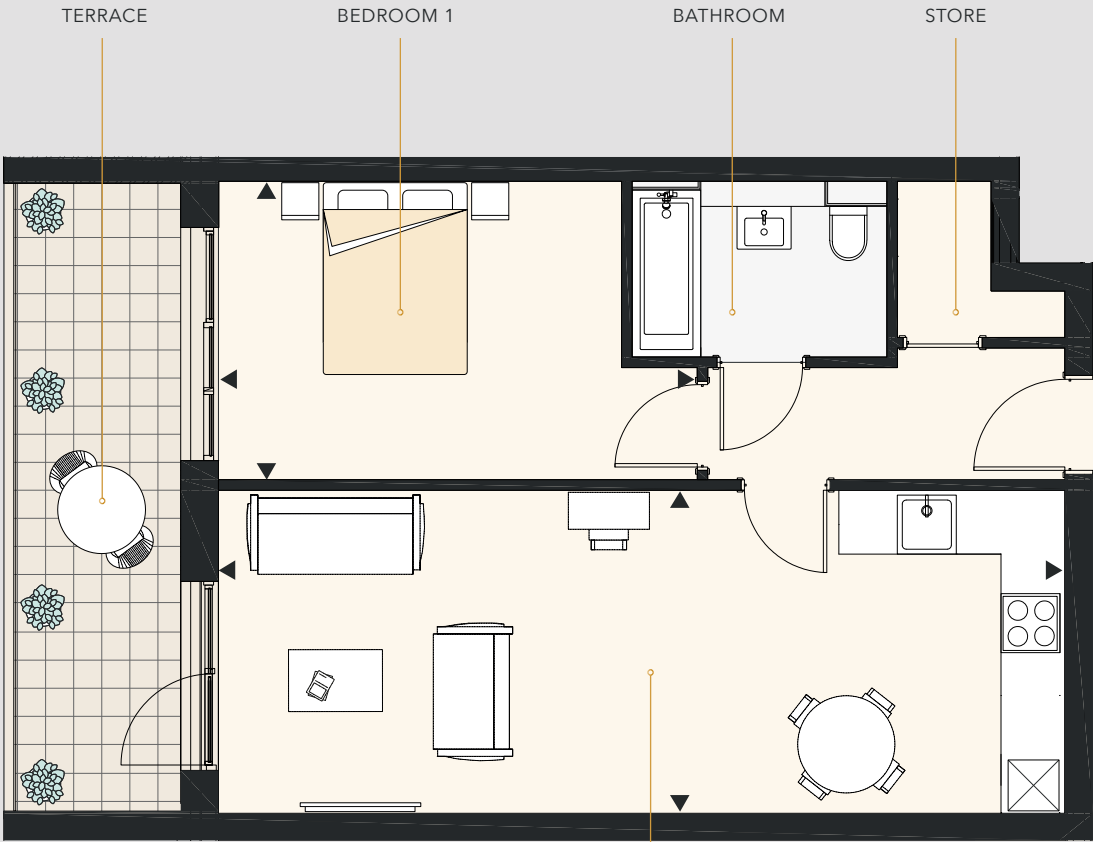
54.5 SQ M / 586.6 SQ FT



Kitchen / Dining / Living Room	8.61m x 3.29m	23'3" x 10'10"
Bedroom 1	4.87m x 3.04m	16' 0" x 9'12"
Terrace	6.39m x 1.68m	19'9" x 5'6"



Plans not to scale. For indicative purposes only.

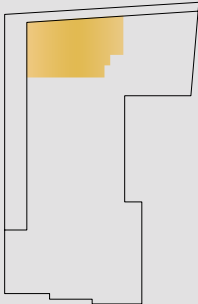


KITCHEN/DINING/LIVING

APARTMENT FIVE

FIRST FLOOR

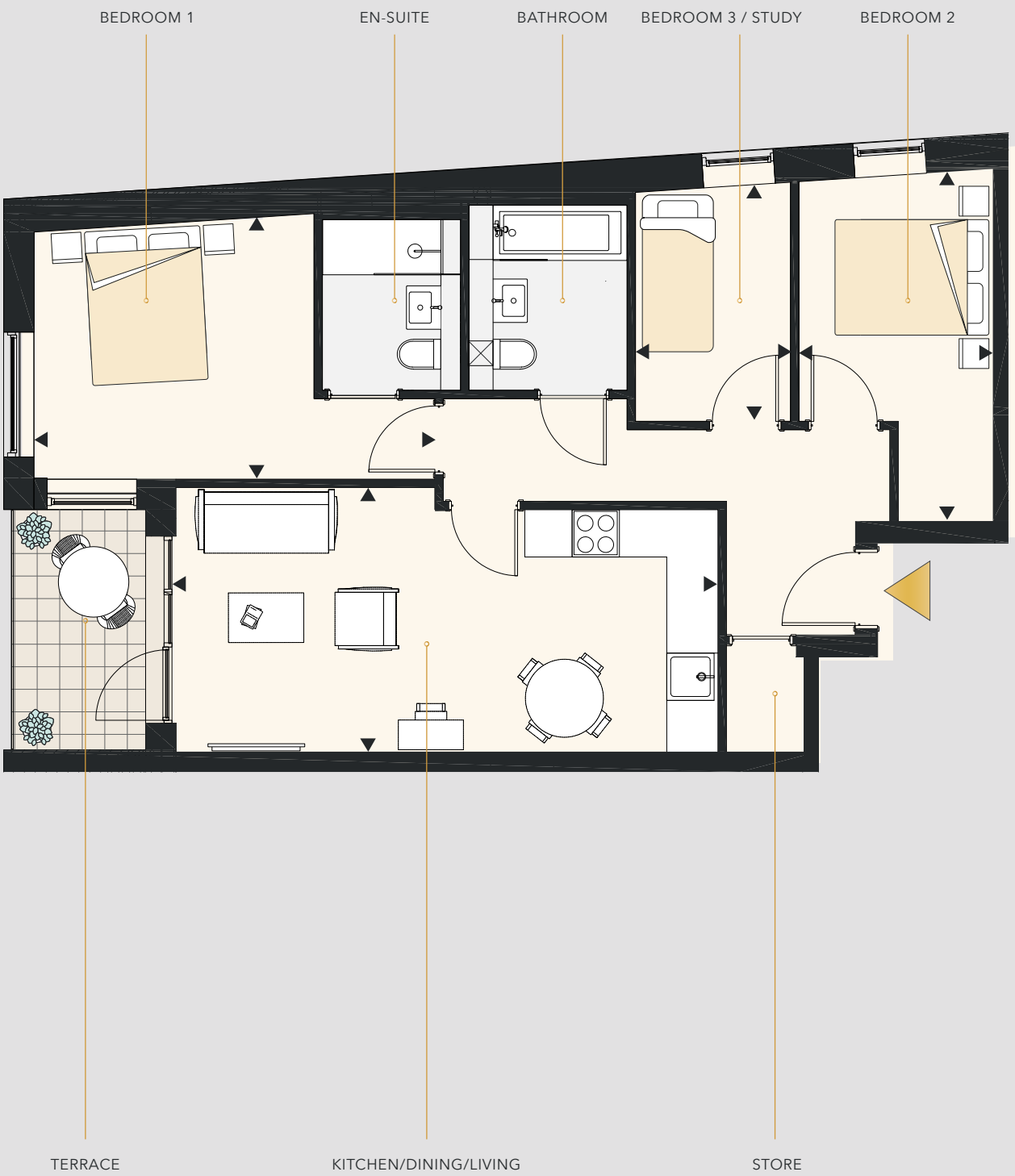
72.5 SQ M / 780.4 SQ FT



Kitchen / Dining / Living Room	3.35m x 6.87m	10'12" x 22'7"
Bedroom 1	3.30m x 5.08m	10'3" x 16' 8"
Bedroom 2	2.46m x 4.30m	8'1" x 14' 1"
Bedroom 3	1.97m x 2.90m	6'6" x 9'6"
Terrace	3.05m x 1.68m	10' 0" x 5' 6"



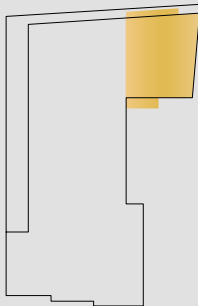
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APARTMENT SIX

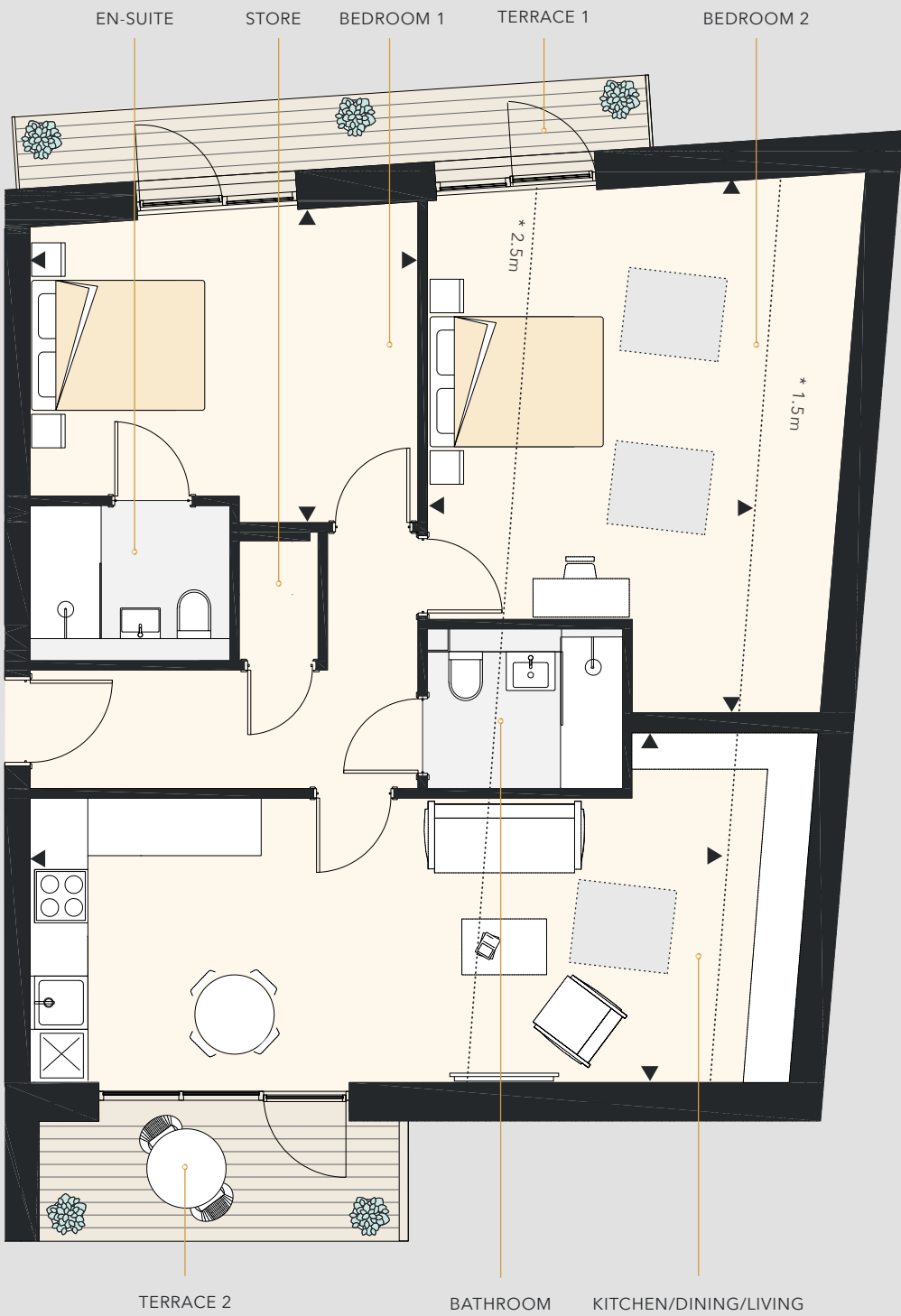
FIRST FLOOR

75 SQ M / 807 SQ FT



Kitchen / Dining / Living Room	4.06m x 7.76m	13'3" x 25'5"
Bedroom 1	4.37m x 3.44m	14' 3" x 11'3"
Bedroom 2	3.22m x 5.99m	10'6" x 19'6"
Terrace 1	7.12m x 0.82m	23'4" x 2'8"
Terrace 2	4.06m x 1.35m	13'3" x 4'5"

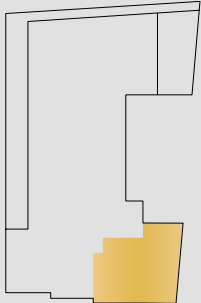
Plans not to scale. For indicative purposes only.



APARTMENT SEVEN

SECOND FLOOR

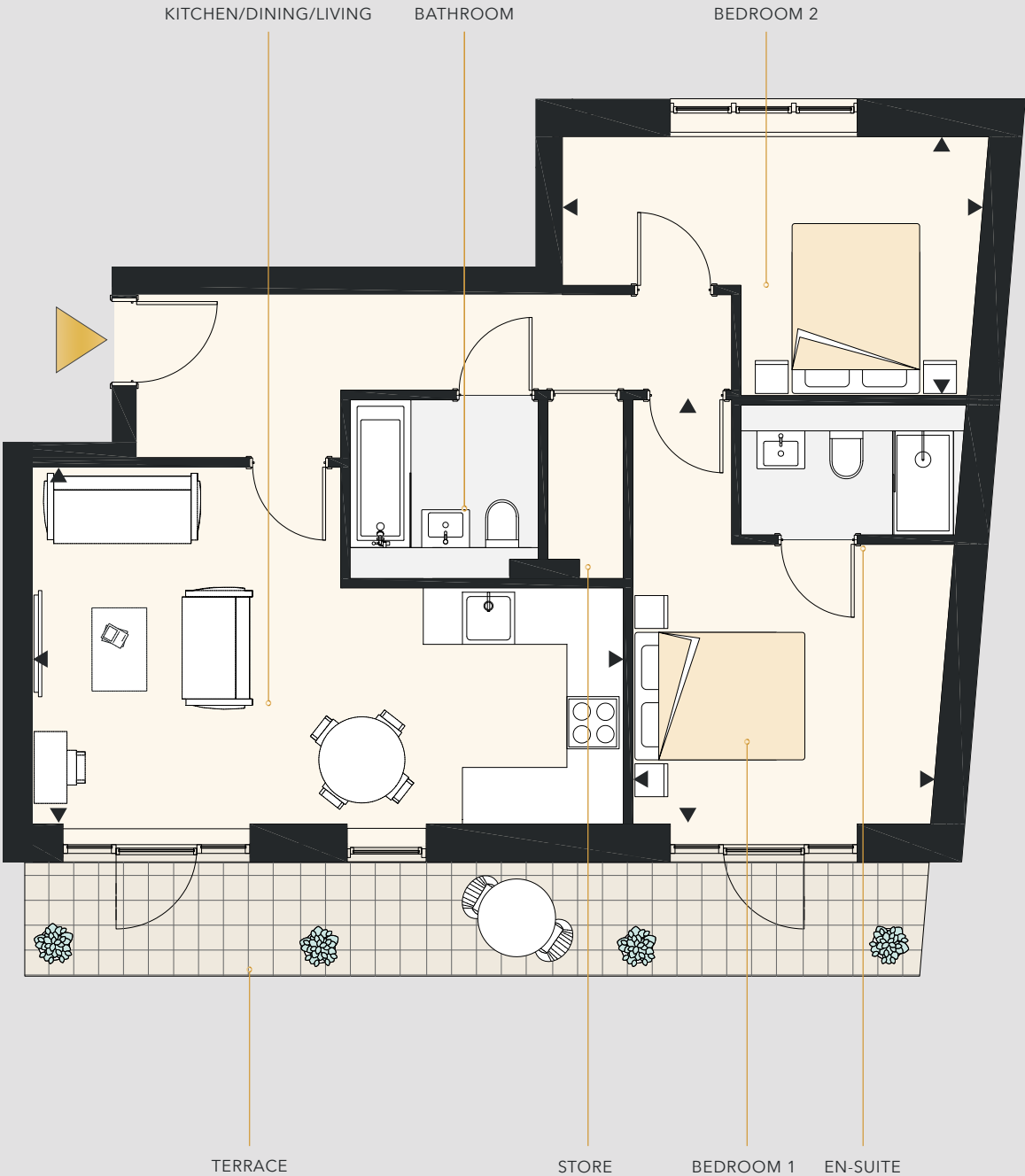
70.9 SQ M / 763.2 SQ FT



Kitchen / Dining / Living Room	4.10m x 6.83m	13'5"x 22'5"
Bedroom 1	3.42m x 4.97m	11'3" x 10'6"
Bedroom 2	2.98m x 4.65m	9'9" x 15'3"
Terrace	10.28m x 1.31m	33'9" x 4'4"



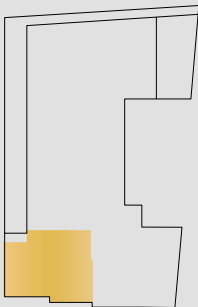
Plans not to scale. For indicative purposes only.



APARTMENT EIGHT

SECOND FLOOR

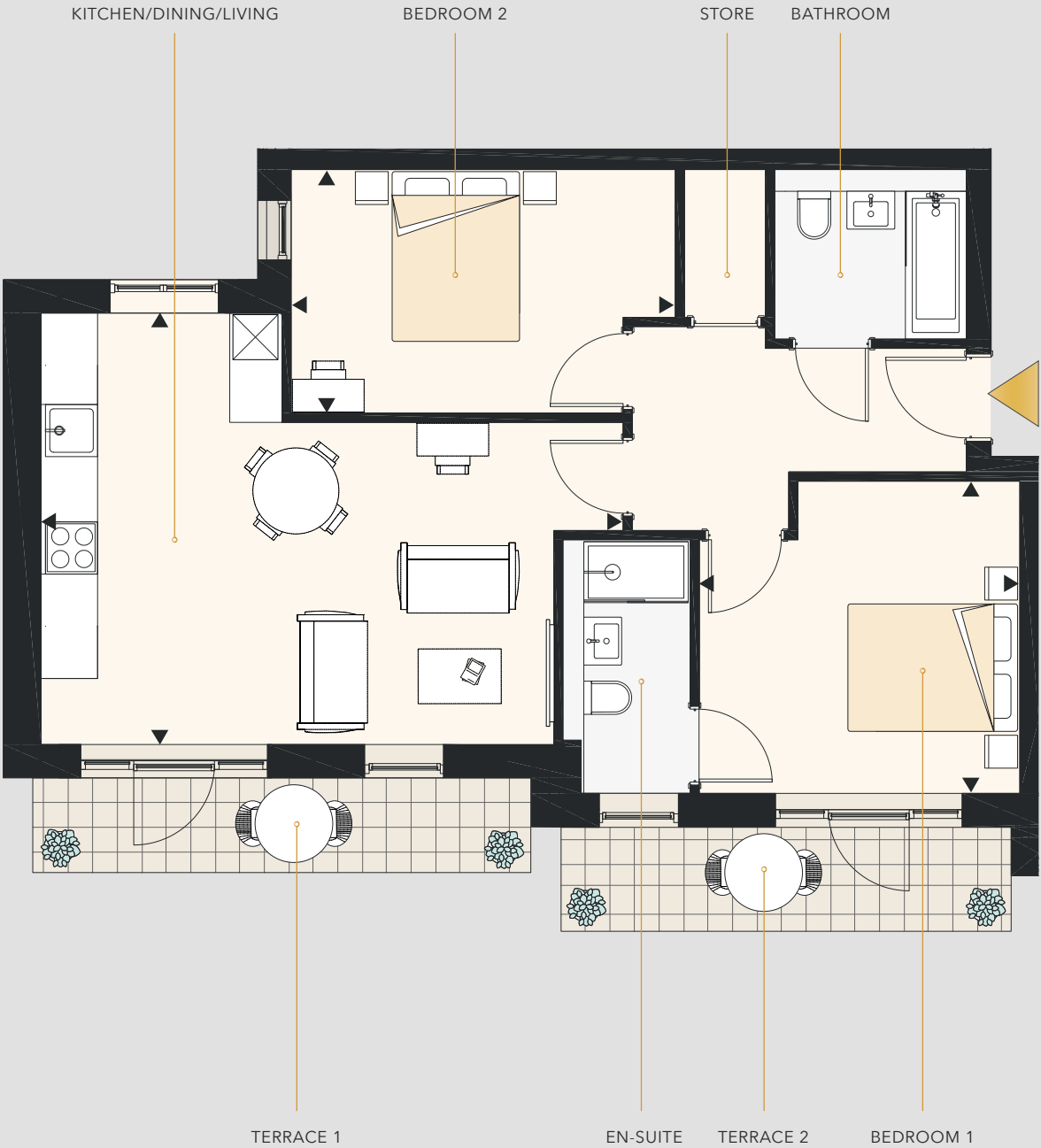
70.4 SQ M / 757.8 SQ FT



Kitchen / Dining / Living Room	5.89m x 4.96m	19'4" x 16'3"
Bedroom 1	3.59m x 3.68m	11'9" x 12'1"
Bedroom 2	2.80m x 4.42m	9'2" x 14'6"
Terrace 1	5.73m x 1.09m	18'10" x 3'7"
Terrace 2	5.17m x 1.20m	16'12"x 3'11"



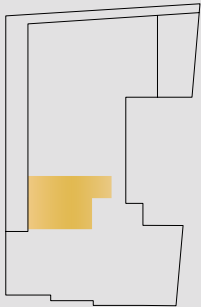
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APARTMENT NINE

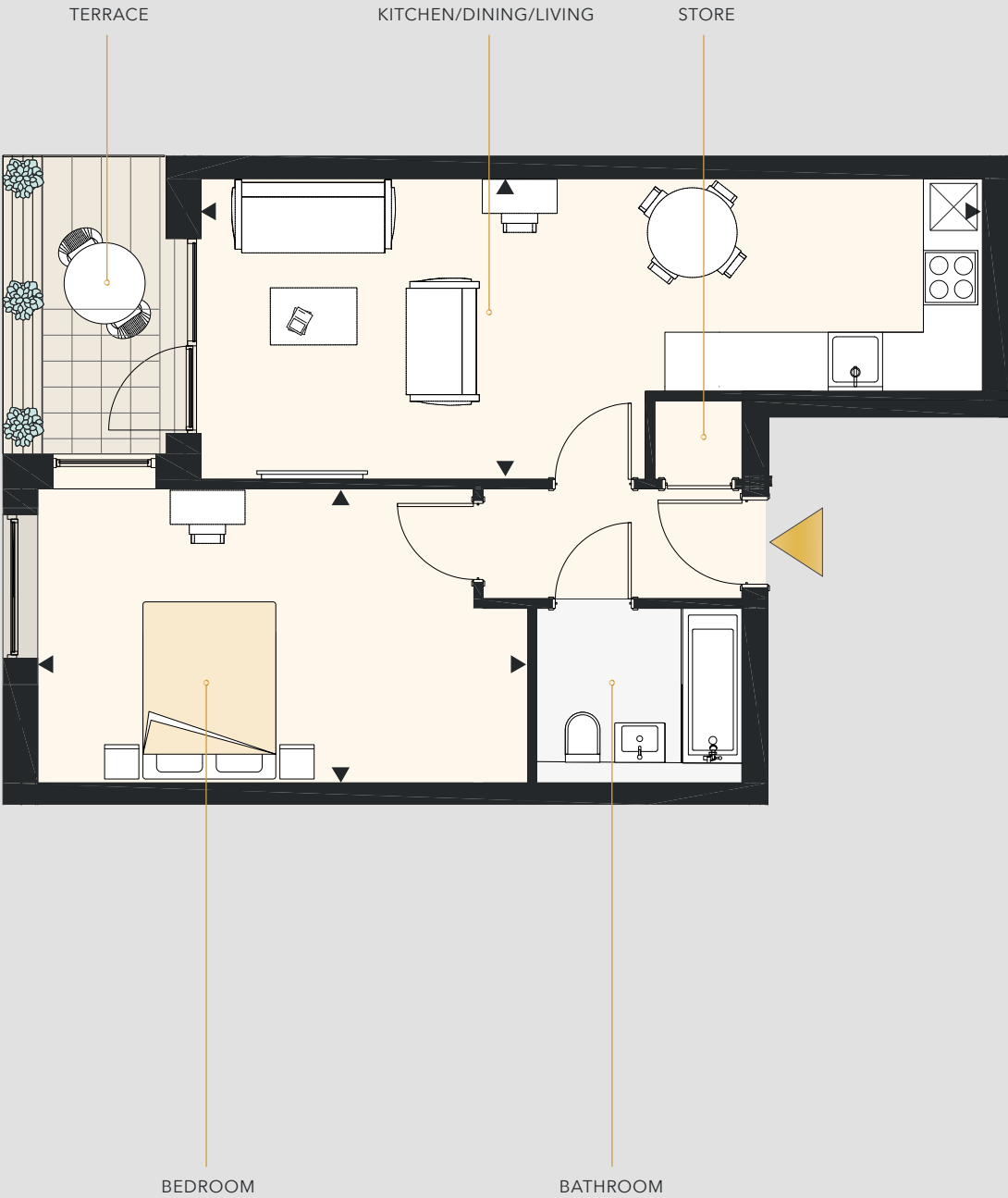
SECOND FLOOR

51.7 SQ M / 556.5 SQ FT



Kitchen / Dining / Living Room	8.61m x 3.31m	28'3" x 10'10"
Bedroom 1	3.24m x 5.40m	10'8" x 17'9"
Terrace	1.37m x 3.26m	4'6" x 10'8"

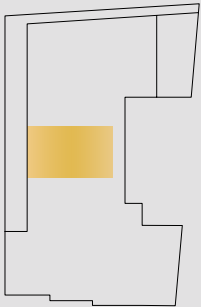
Obscured glazed window for privacy
Plans not to scale. For indicative purposes only.



APARTMENT TEN

SECOND FLOOR

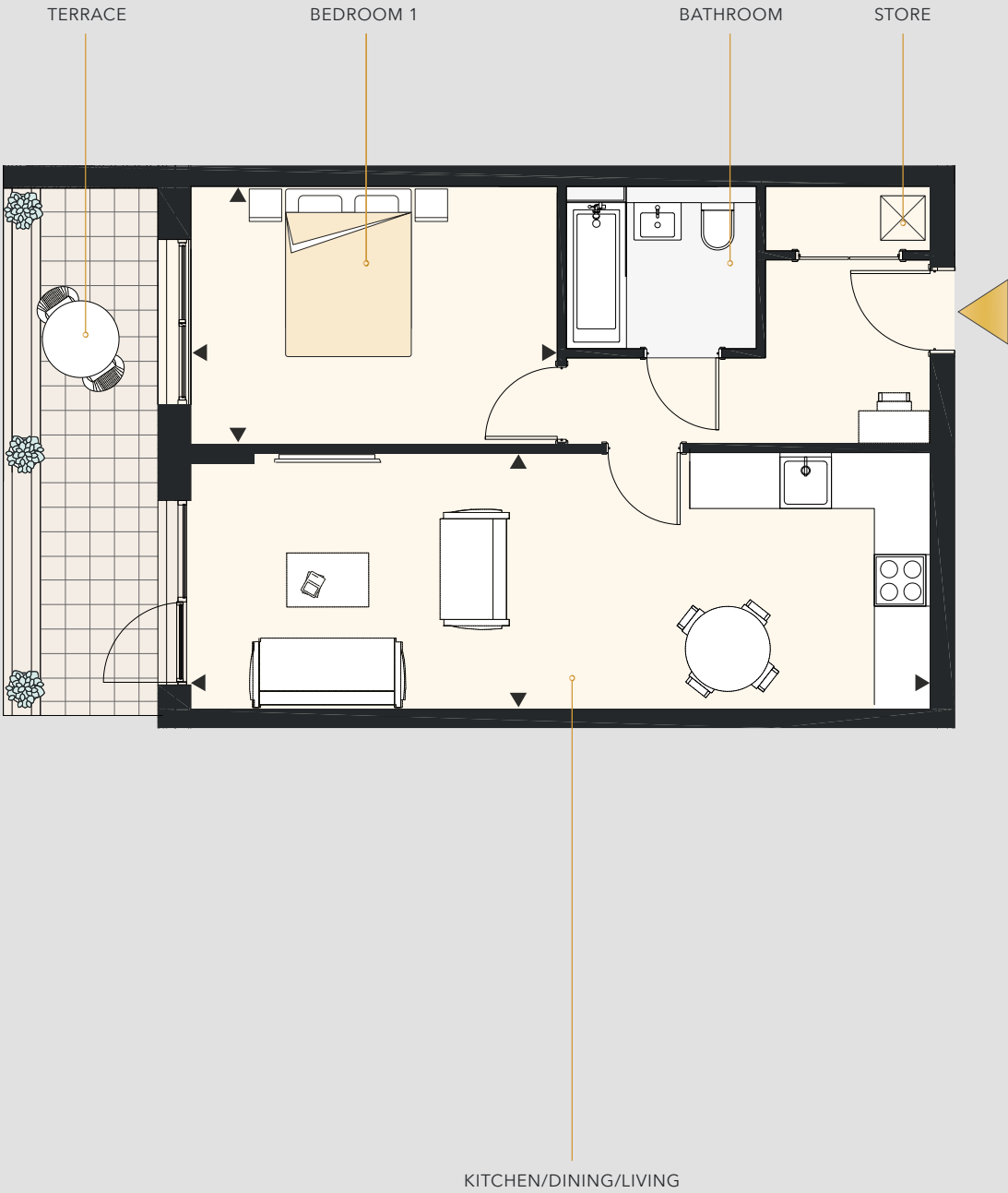
52.4 SQ M / 564 SQ FT



Kitchen / Dining / Living Room	8.61m x 3.05m	28'3" x 9'7"
Bedroom 1	2.93m x 4.27m	10'0" x 14'0"
Terrace	1.37m x 6.11m	4'6" x 20'1"



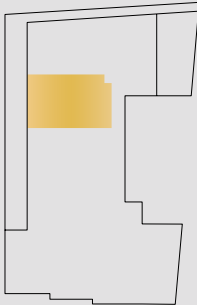
Plans not to scale. For indicative purposes only.



APARTMENT ELEVEN

SECOND FLOOR

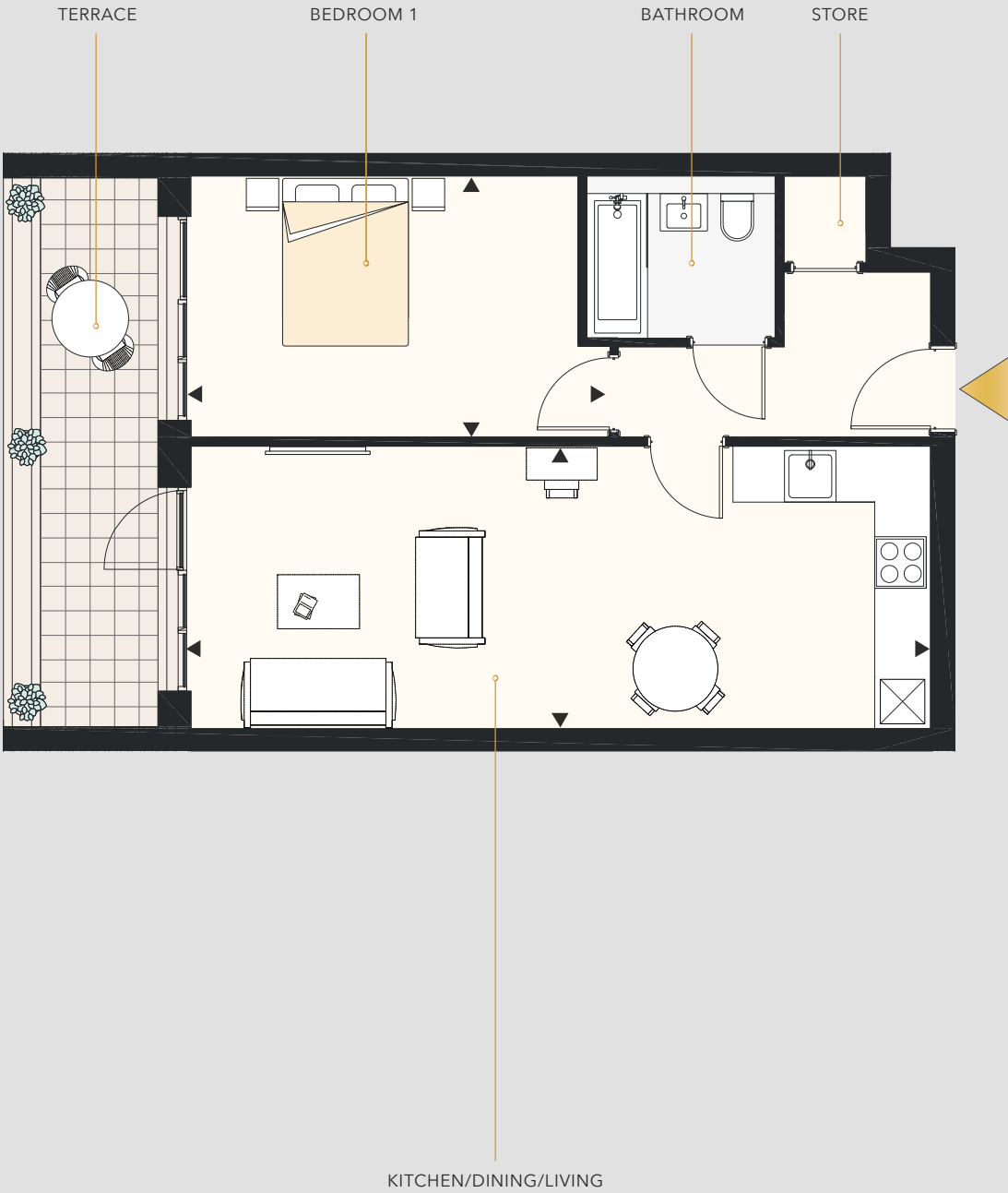
54.5 SQ M / 586.6 SQ FT



Kitchen / Dining / Living Room	8.61m x 3.29m	28'3" x 10'10"
Bedroom 1	4.87m x 3.04m	14'9" x 9'12"
Terrace	1.37m x 6.39m	4'6" x 20'12"



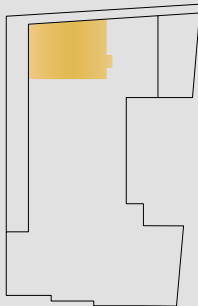
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APARTMENT TWELVE

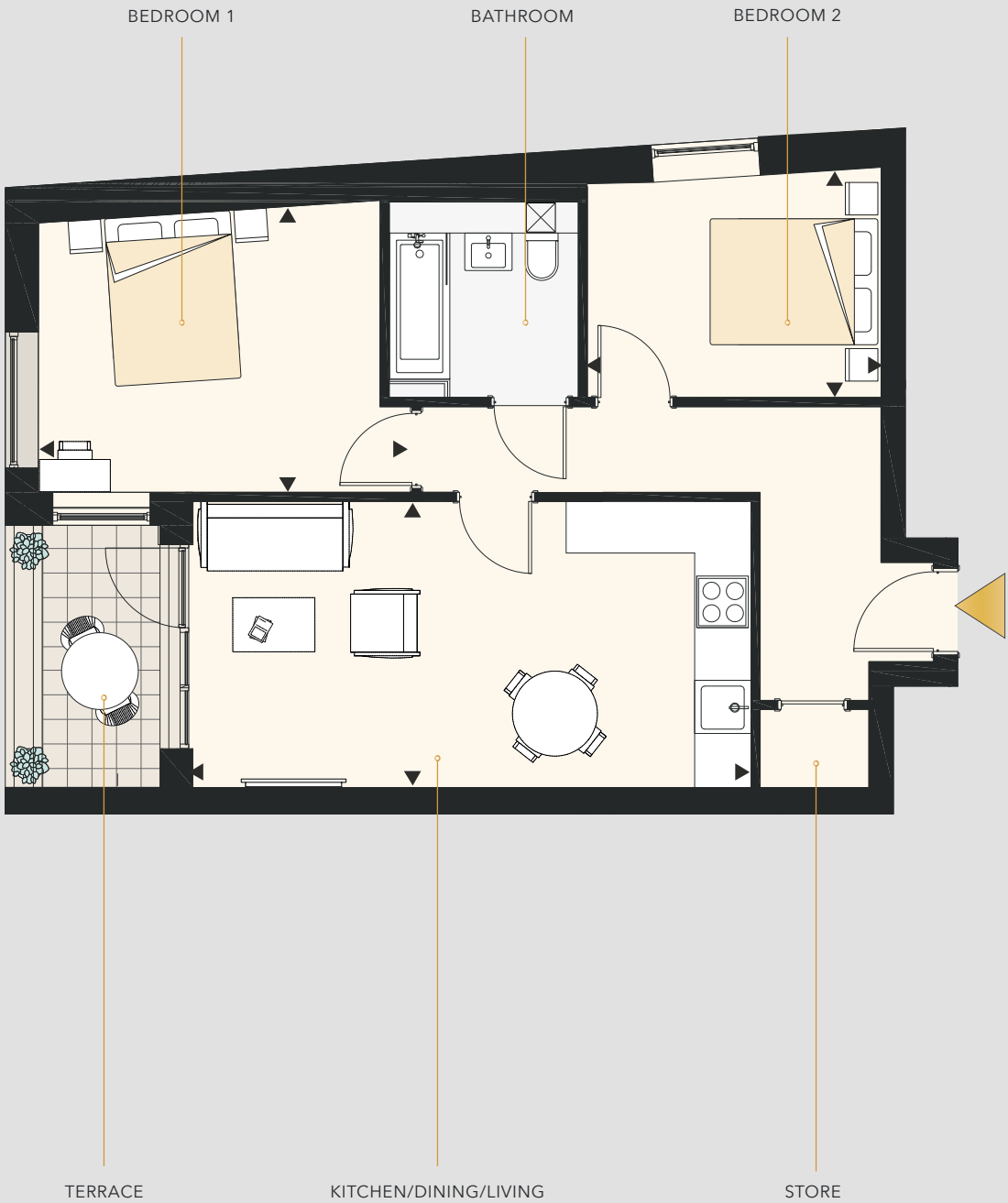
SECOND FLOOR

62 SQ M / 667.4 SQ FT



Kitchen / Dining / Living Room	3.35m x 6.49m	10'12" x 21'4"
Bedroom 1	3.98m x 3.13m	13'1" x 10'3"
Bedroom 2	3.42m x 2.45m	11'3" x 8'1"
Terrace	3.05m x 1.37m	10'0" x 4'6"

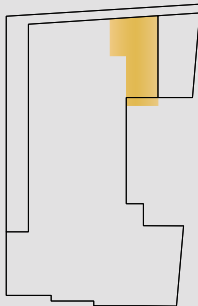
Obscured glazed window for privacy
Plans not to scale. For indicative purposes only.



APARTMENT THIRTEEN

SECOND FLOOR

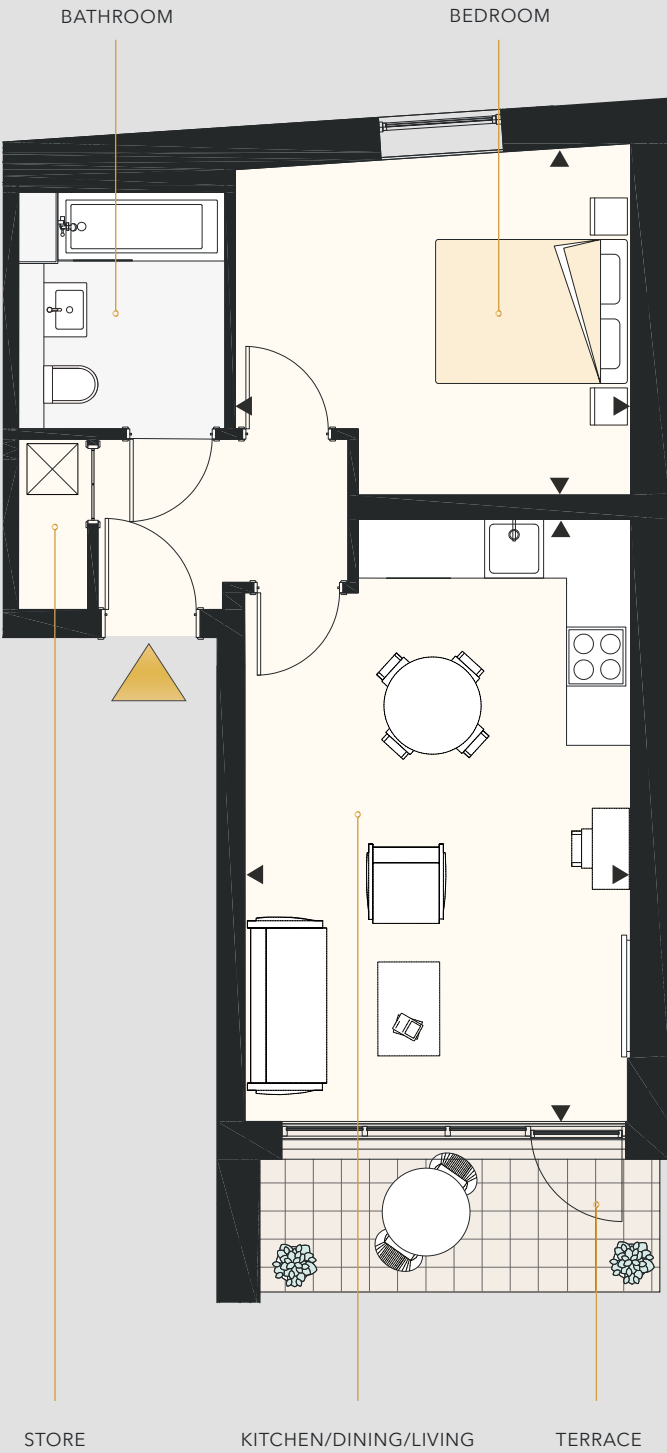
48.6 Q M / 523.1 SQ FT



Kitchen / Dining / Living Room	6.13m x 3.92m	20'1" x 12'10"
Bedroom 1	4.02m x 3.57m	13'2" x 10'10"
Terrace	4.06m x 1.35m	13'4" x 4'5"



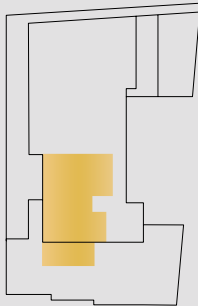
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APARTMENT FOURTEEN

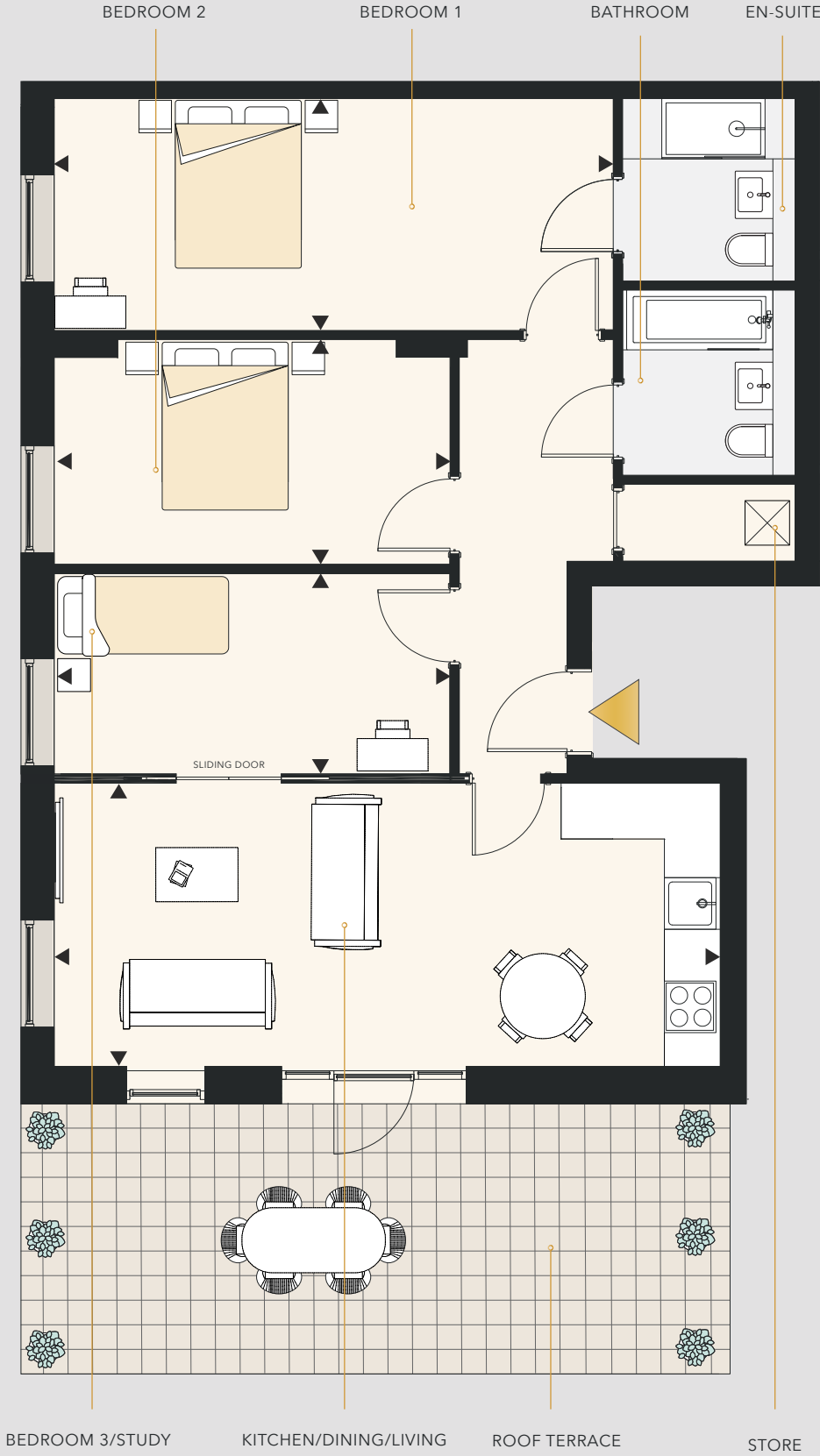
THIRD FLOOR

87.2 Q M / 938.6 SQ FT



Kitchen / Dining / Living Room	3.30m x 7.74m	10'10" x 25'5"
Bedroom 1	6.50m x 2.70m	21'4" x 8'10"
Bedroom 2	4.60m x 2.70m	15'1" x 8'7"
Bedroom 3 / Study	4.60m x 2.19m	15'1" x 8'4"
Roof Terrace	8.21m x 3.15m	26'11" x 10'4"

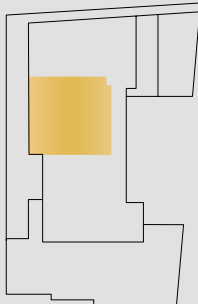
Obscured glazed window for privacy
Plans not to scale. For indicative purposes only.



APARTMENT FIFTEEN

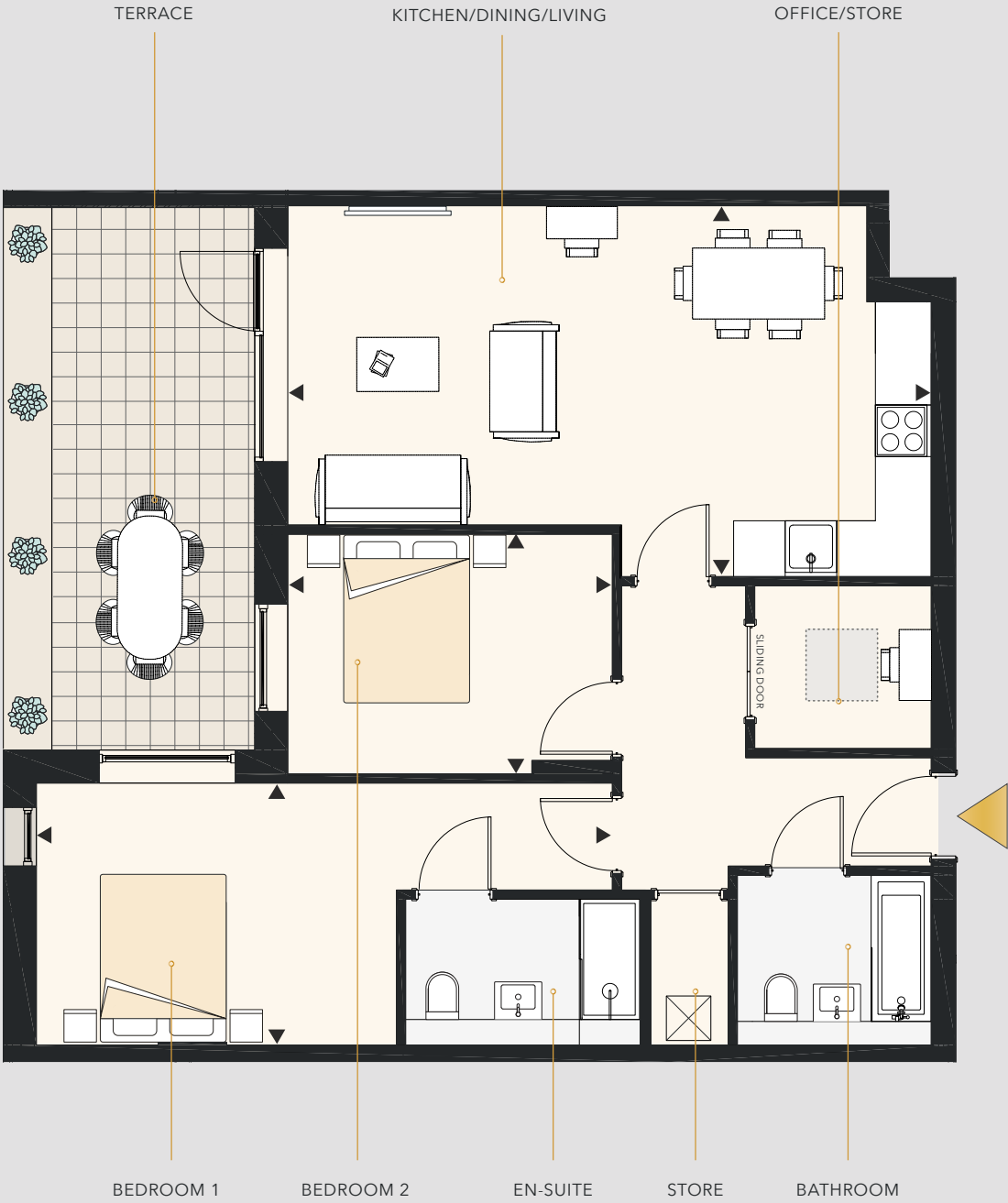
THIRD FLOOR

81.2 Q M / 874 SQ FT



Kitchen / Dining / Living Room	4.30m x 7.49m	12'2" x 24'7"
Bedroom 1	4.19m x 3.05m	13'9" x10'0"
Bedroom 2	2.79m x 3.78m	9'2" x 12' 5"
Terrace	2.24m x 6.31m	7' 4" x 20'8"

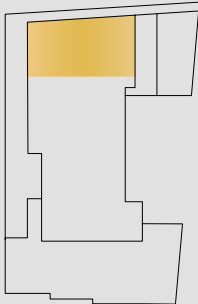
Obscured glazed window for privacy
Plans not to scale. For indicative purposes only.



APARTMENT SIXTEEN

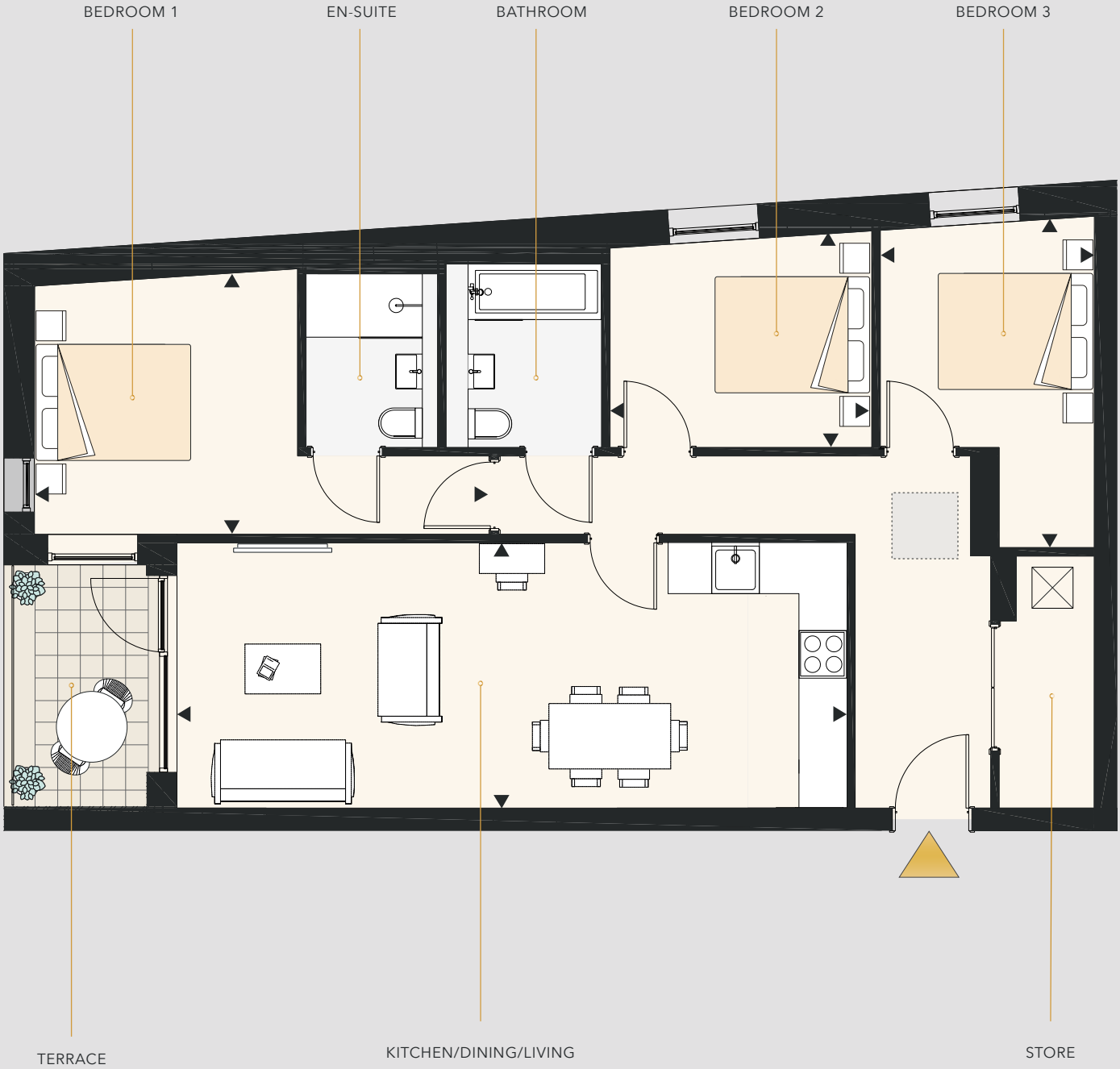
THIRD FLOOR

87.7 Q M / 944 SQ FT



Kitchen / Dining / Living Room	8.46m x 3.35m	27'9" x 10'12"
Bedroom 1	3.13m x 5.75m	10'3" x 10'11"
Bedroom 2	2.52m x 3.30m	8'3" x 10'10"
Bedroom 3	2.72m x 4.04m	8'11" x 13'3"
Terrace	1.68m x 3.05m	5'6" x 10'0"

Obscured glazed window for privacy
Plans not to scale. For indicative purposes only.



About the Developer

Great design often appears effortless, but to deliver homes that are considered and innovative with an uncompromising attention to detail, requires dedication, drive and vision.

The areas in which the company operates range from Notting Hill and Bayswater, Fulham and Hammersmith, to Finchley and Clapham. An intricate design approach is planned for every individual scheme, aiming to optimise space, light and usability throughout, while taking into account the history and character of both the site and the local area.

The company works alongside leading consultants, interior designers and product suppliers, meaning developments are meticulously thought out right from the very beginning. The properties it builds combine a creative, considered, intelligent design philosophy with exceptional attention to detail, and a commitment to both innovation and the environment.

The portfolio ranges from traditional-looking London townhouses with high specifications, to luxury new-build apartment blocks and sensitively restored heritage buildings that combine original period features with modern interior finishes.

In recent years, Fruition Properties has been recognised and commended for its achievements with several awards across the industry's most coveted ceremonies. These include the Evening Standard New Homes Awards 2017, the Whathouse? Awards 2016 and the Sunday Times British Homes Awards 2017, encompassing respective accolades for Best Family Home, Best House and Best Interior Design.

Fruition Properties' partnered property management company manages all after-sales enquiries, this allows for a personal, seamless process and complete peace of mind.

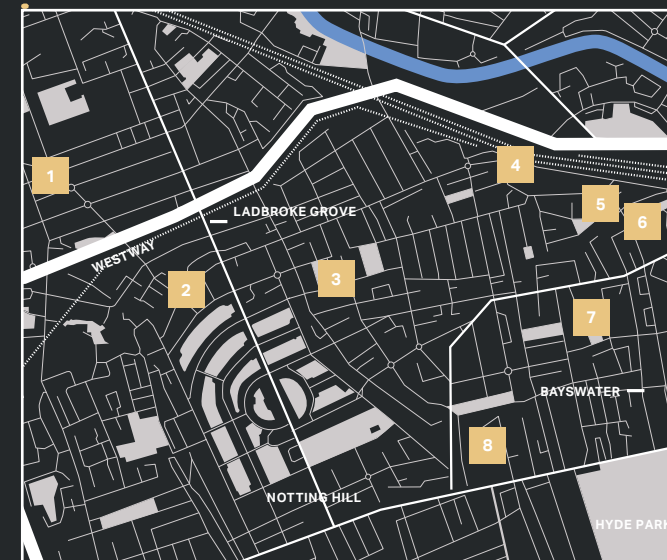
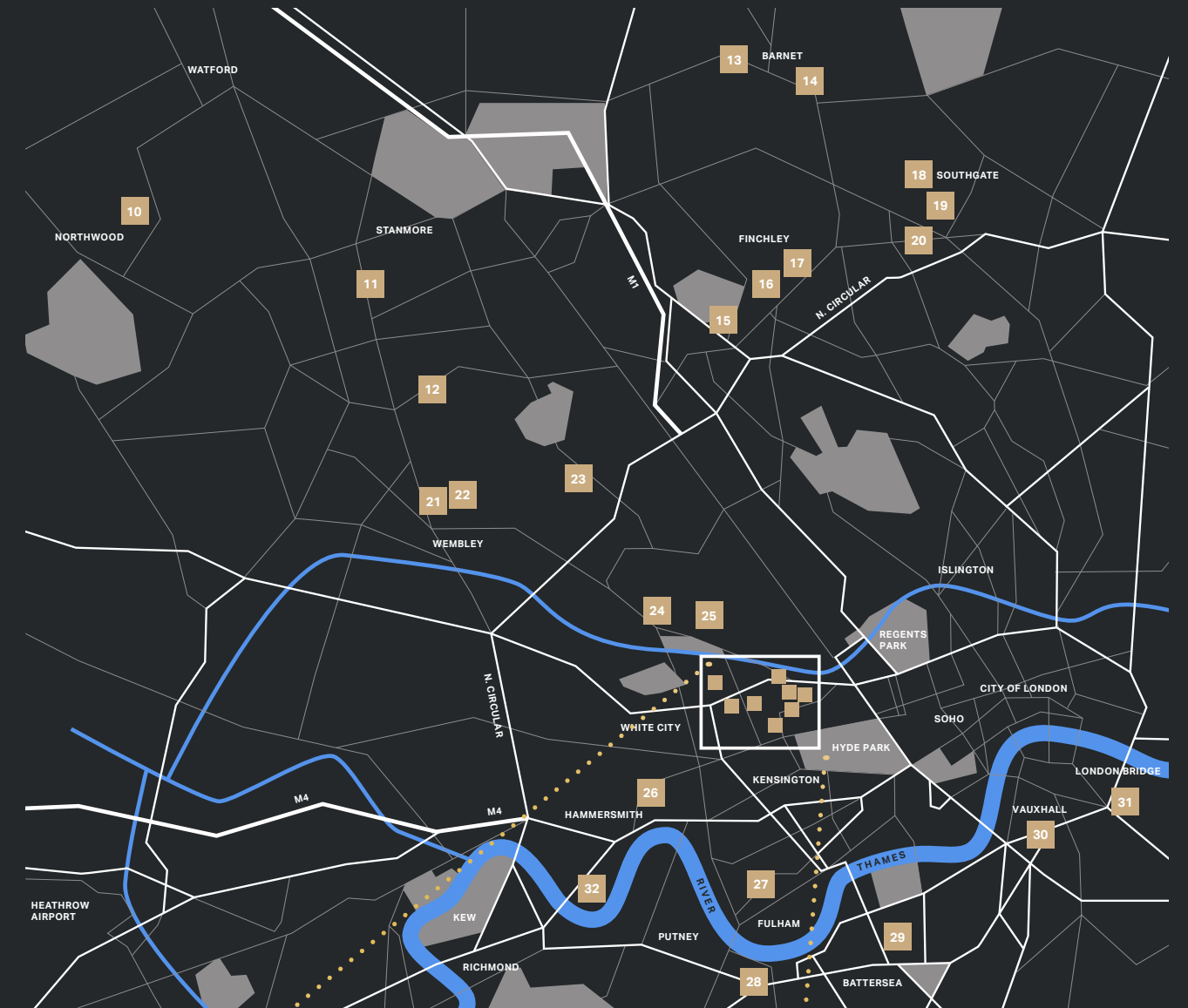


27 Linden Gardens, W2

Transforming London

A selection of our schemes across wider London.

- 1 / Bassett Road, W10
- 2 / Lancaster House, W11
- 3 / Colville Terrace, W11
- 4 / Elkstone Road, W10
- 5 / 94 Westbourne Park Villas, W2
- 6 / One Westbourne Gardens, W2
- 7 / The One, W2
- 8 / 22 Kensington Gardens Square, W2
- 9 / 27 Linden Gardens, W2
- 10 / The Hudson, HA6
- 11 / Lexington Apartments, HA3
- 12 / Clementine Court, HA3
- 13 / Elysium Court, EN5
- 14 / Vesta House, EN5
- 15 / Ledbury, NW4
- 16 / The Halley, N3
- 17 / Cornwall Works, N3
- 18 / Florian House, N11
- 19 / Lipton Court, N11
- 20 / The Observatory, N11
- 21 / Somerset Gardens, HA0
- 22 / Dorset Gardens, HA0
- 23 / Waterside Close, HA9
- 24 / Scrubs Lane, NW10
- 25 / Kilburn Lane, W10
- 26 / Merchant Terrace, W6
- 27 / Madison Apartments, SW6
- 28 / Upper Richmond Road, SW15
- 29 / Avery Walk, SW11
- 30 / 133 Vauxhall Street, SE11
- 31 / Crimscott Street, SE1
- 32 / Corney Reach Way, W4



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