

LONDON, W10
£3,450,000



Hewer Street

A quiet enclave of converted Victorian warehouses, just west of the ever-expanding delights of Goldborne Road and Portobello's world-famous market, forms one of Ladbroke Grove's best-kept residential secrets.

These former laundry houses on Hewer Street, later repurposed as dairies and cattle sheds, are now a series of houses and apartments with distinctive identities. This particular section of the northern terrace has been expertly shaped within by the retail architect, Mark Roche, who has created a three-bedroom home of incredible volume, lateral living over two principal levels and a recently renewed terrace at roof level.

The house exceeds 2,900 sq ft and is a marvel of double and triple-height spaces. Original trusses are retained and left exposed, providing a natural warmth against careful contemporary additions of stainless steel, micro-cement and Rosso Levanto marble.

As a no-through road off the beaten track, Hewer Street is blissfully undisturbed by passing trade and exists as a tranquil and neighbourly community apart. Parking outside the house is reserved for local residents.

Roche's original design included the long tapered entrance hallway at ground level; an intentional and very effective device in maximising the impact of the triple height atrium beyond. In the original layout, the front of the building was left as open studio and office space. The current owner has cleverly divided this front section to provide two large bedrooms with their own ancillary spaces to be used as dressing rooms or offices.





→ A SUSPENDED STEEL STAIRCASE RISES FROM THE TRIPLE-HEIGHT ATRIUM
← MOSAIC TILES AND ROSSO LEVANTO SINK IN THE FIRST FLOOR BATHROOM

The master suite is positioned across the hall. It too has its own substantial dressing room set behind sliding timber-framed doors with semi-opaque wire mesh panels. These provide a playful degree of privacy without an interruption of the seven-and-a-half metre view from room to room. Beyond the dressing area is an en-suite shower room clad in mosaic tiles.

The central atrium contains a further workspace and library beneath the sculptural form of the suspended steel staircase that ascends against a cement feature wall to the first floor.

Here, a grated landing bridges the two elements united under a sea of natural light and vaulted ceilings. Pine slats and trusses give a deep material warmth overhead, while light oak floorboards, as used in the bedrooms, are diaphanous underfoot.

On the southern side of the void is a sitting room, a utility and an exquisite bathroom with a sunken jacuzzi and mosaic and rosso levanto elements. Above it is a mezzanine, currently used for storage.

The northern side is an expanse containing the kitchen, its breakfast island, a dining area and a living space arranged around a gas fireplace. Open tread steel steps rise from the kitchen to a glazed sun room above, which leads in turn to the substantial terrace, recently relaid with composite boards.





Bedrooms:	Reception Rooms:	Bathrooms:
3	2	3
Internal:	External:	Tenure:
2,906 sq ft / 270 sq m	231 sq ft / 21 sq m	Freehold
Borough:	Council Tax:	EPC:
RBKC	G	D

Nearby

Hewer Street is brilliantly located for Portobello Road and Golborne Road, with their established and increasing numbers of excellent restaurants, cocktail spots, delis, antique shops and galleries. Golborne Road in particular has become one of the most concentrated and diverse dining strips in London with finely curated small plates at Straker's, the listening bar and open-fire cuisine of Caia, alongside the more seasoned residents of Maramia Cafe and Panella, to name just a few. Ria's, Sino and Empire Empire on All Saints Road are all worthy of mention, but the array of offerings between Portobello Road and Westbourne Grove could fill a travel guide of their own.

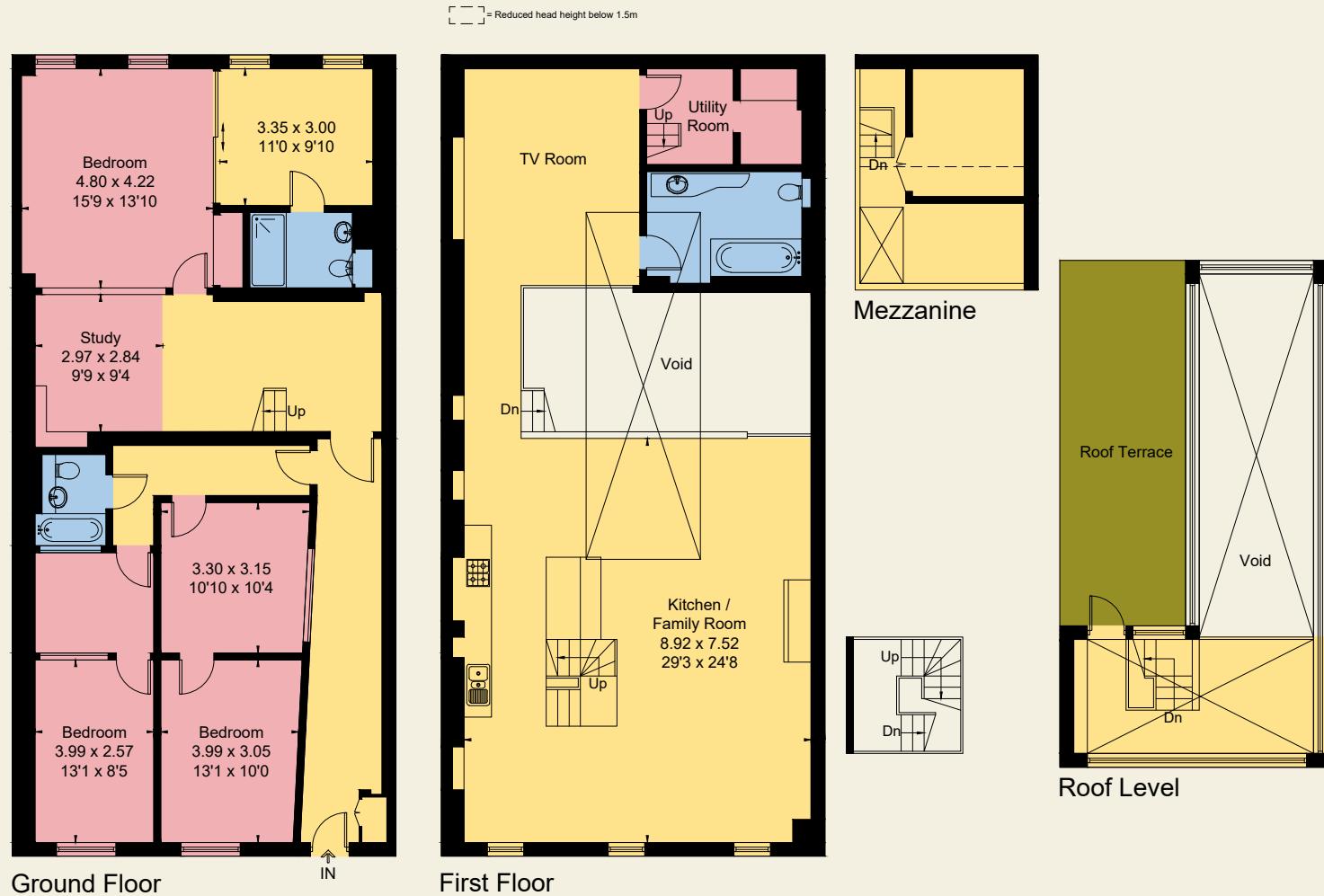
Transport

Ladbroke Grove Underground station (Circle and Hammersmith & City Line) is around seven minutes' walk. Westbourne Park Underground station is also close by for two-stop access to Paddington and its various rail routes, including the Elizabeth Line for fast services to Heathrow

Internal:
2,906 sq ft / 270 sq m

External:
231 sq ft / 21 sq m

Illustration for identification purposes only,
measurements are approximate, not to scale





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