

OLD DAIRY HOUSE

133 - 137 KILBURN LANE
W10 4AN

GROUND FLOOR STUDIO UNITS
AVAILABLE TO LET OR FOR SALE

1,147 TO 5,691 SQ FT



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 day working from Old Dairy House

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.

For lunch breaks, 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. Before heading home, peruse the counters at Brooks, the free-range meat merchants and one of the best delis in West London.

After work 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. For post work meals out, 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.

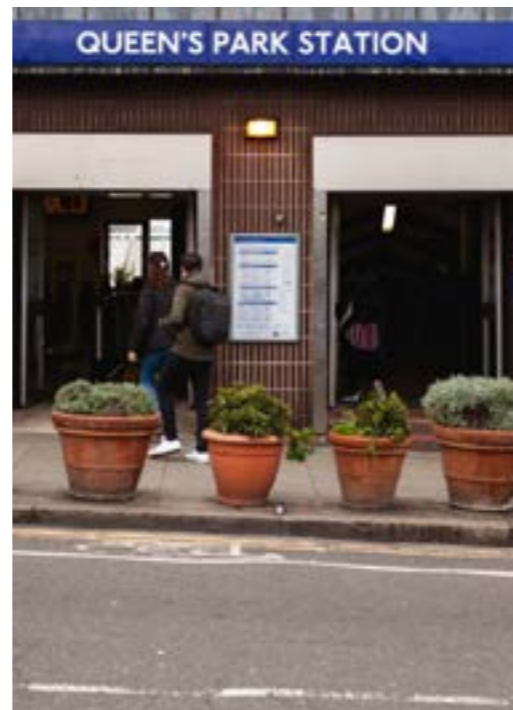
When after work drinks turn to night, head to Paradise by Way of Kensal Green for cocktails and dancing, whilst enjoying the buzzing atmosphere in the shabby chic nightclub on the first floor.



WILD CARD COFFEE
30 Chamberlayne Road London, NW10 3JD



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



CABLE CO BAKERY
Bridge House Chamberlayne, London NW10 3NR



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



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



BOB'S CAFÉ
77 Salusbury Road, London NW6 6NH



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

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   



VICTORIA

23

MINUTES BY TUBE  

EUSTON




21

MINUTES BY TRAIN  

*Travel time from Kensal Rise

KING'S CROSS ST. PANCRAS

28

MINUTES BY TUBE   



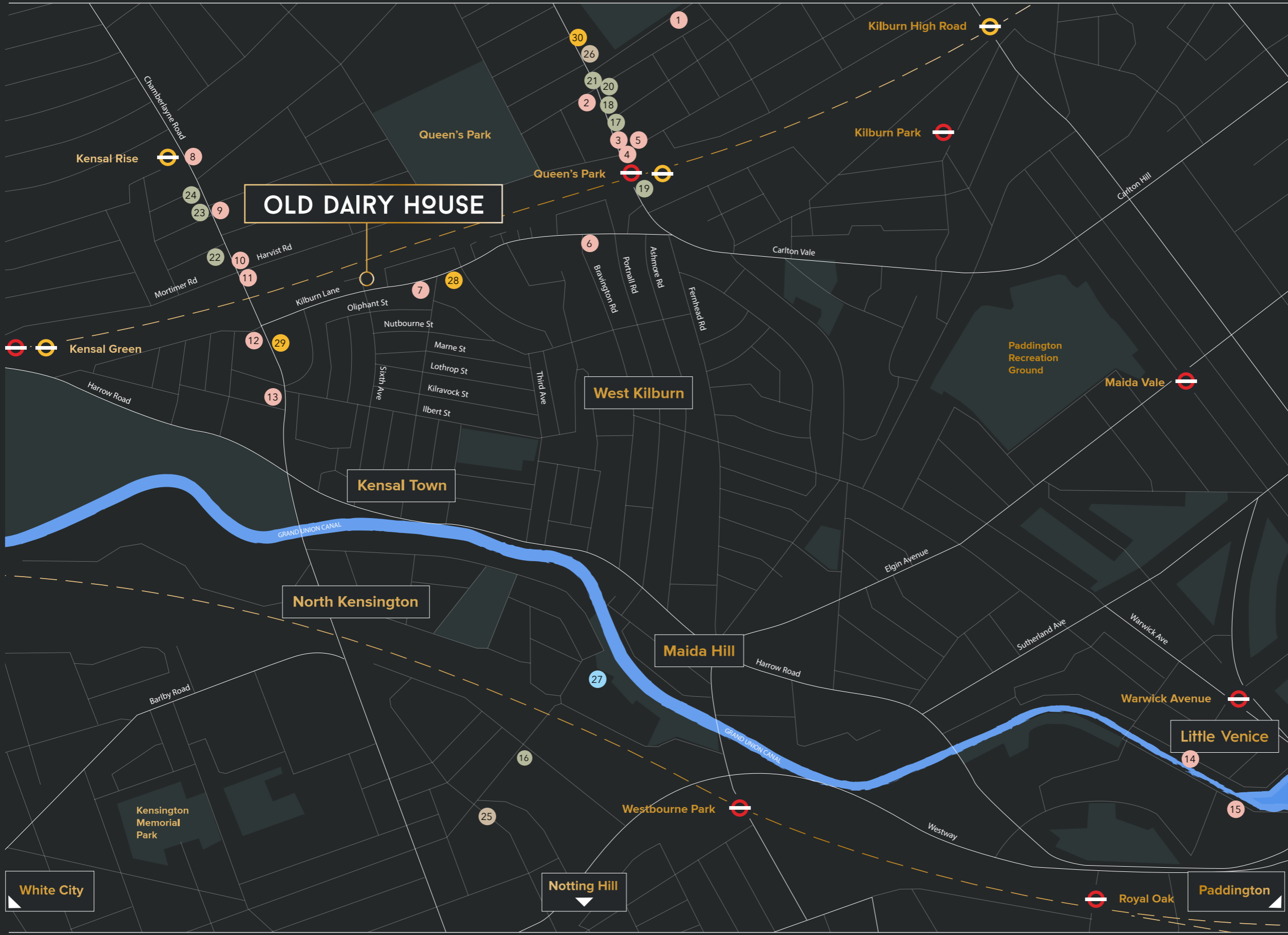
HEATHROW AIRPORT

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

SHOPS

- 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

Commercial Spaces

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

With an abundance of natural light, the units benefit from spacious layouts and a carefully planned specification such as exposed polished concrete and feature metallic paint walls.

Computer Generated Image of Unit 1.





Computer Generated Image of Unit 4.

Specification

- Warehouse style accommodation with industrial finishes and exposed services
- Private gated development
- Comfort cooling
- Full access raised metal floor with flexible power and telephone / data points
- Excellent natural light
- Kitchenette and tea point
- Landscaped communal courtyard
- Secure bicycle racks
- Contemporary WCs and shower facilities

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

Unit 1	2,015 SQ FT	187.2 SQ M
Unit 2	1,147 SQ FT	106.6 SQ M
Unit 3	1,321 SQ FT	122.7 SQ M
Unit 4	1,208 SQ FT	112.2 SQ M

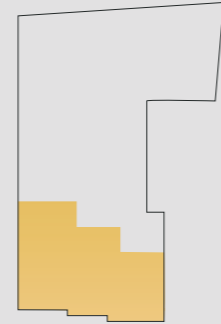




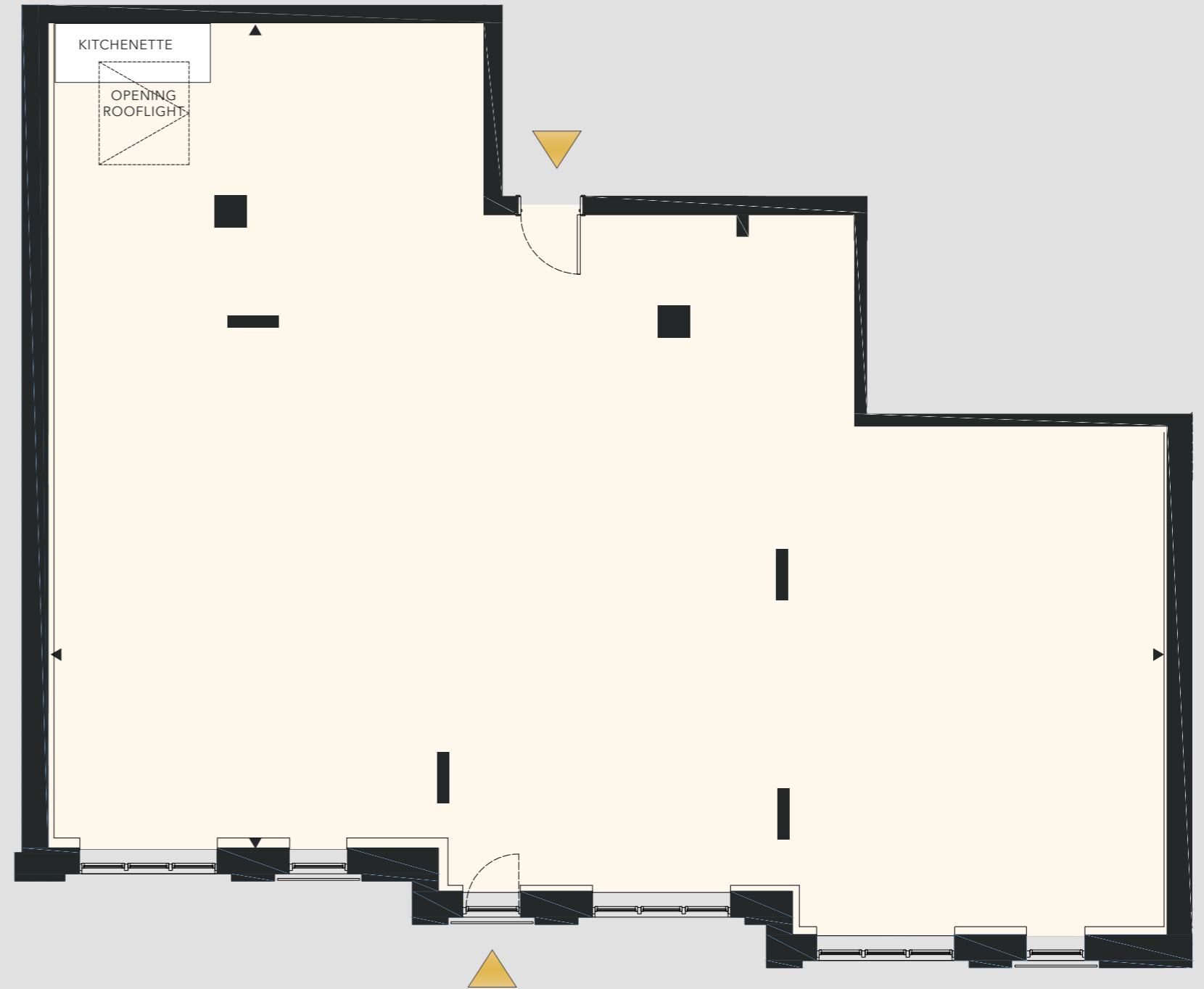
UNIT ONE

GROUND FLOOR

187.2 SQ M / 2,015 SQ FT



Unit 1	12.85m x 17.17m	42'2" x 54'4"
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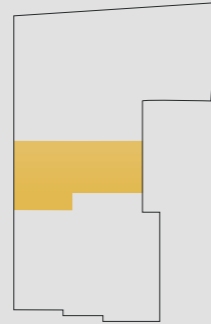
Plans not to scale. For indicative purposes only.



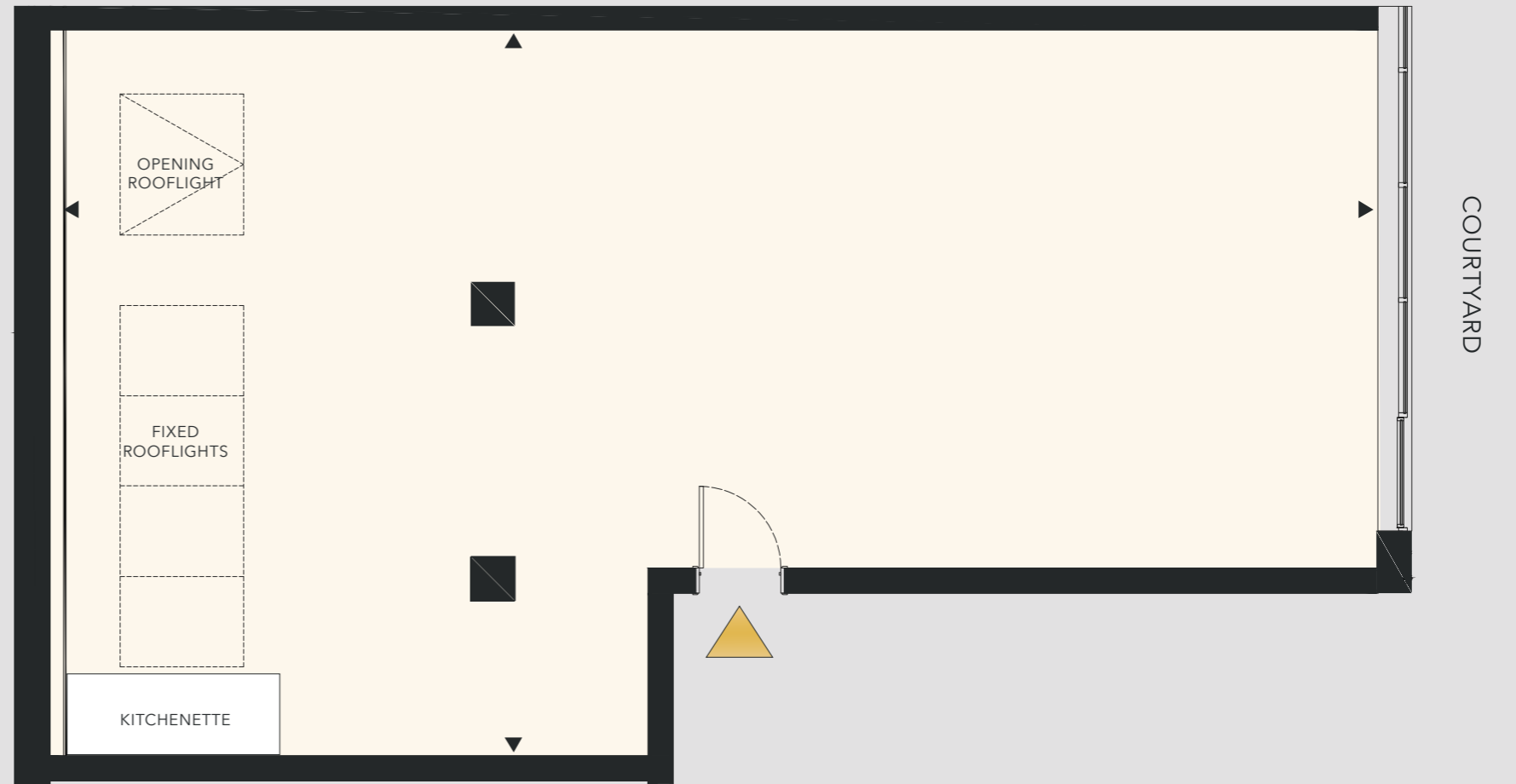
UNIT TWO

GROUND FLOOR

106.6 SQ M / 1,147 SQ FT



Unit 2	8.24m x 14.90m	27'0" x 48'11"
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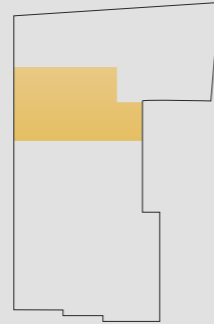
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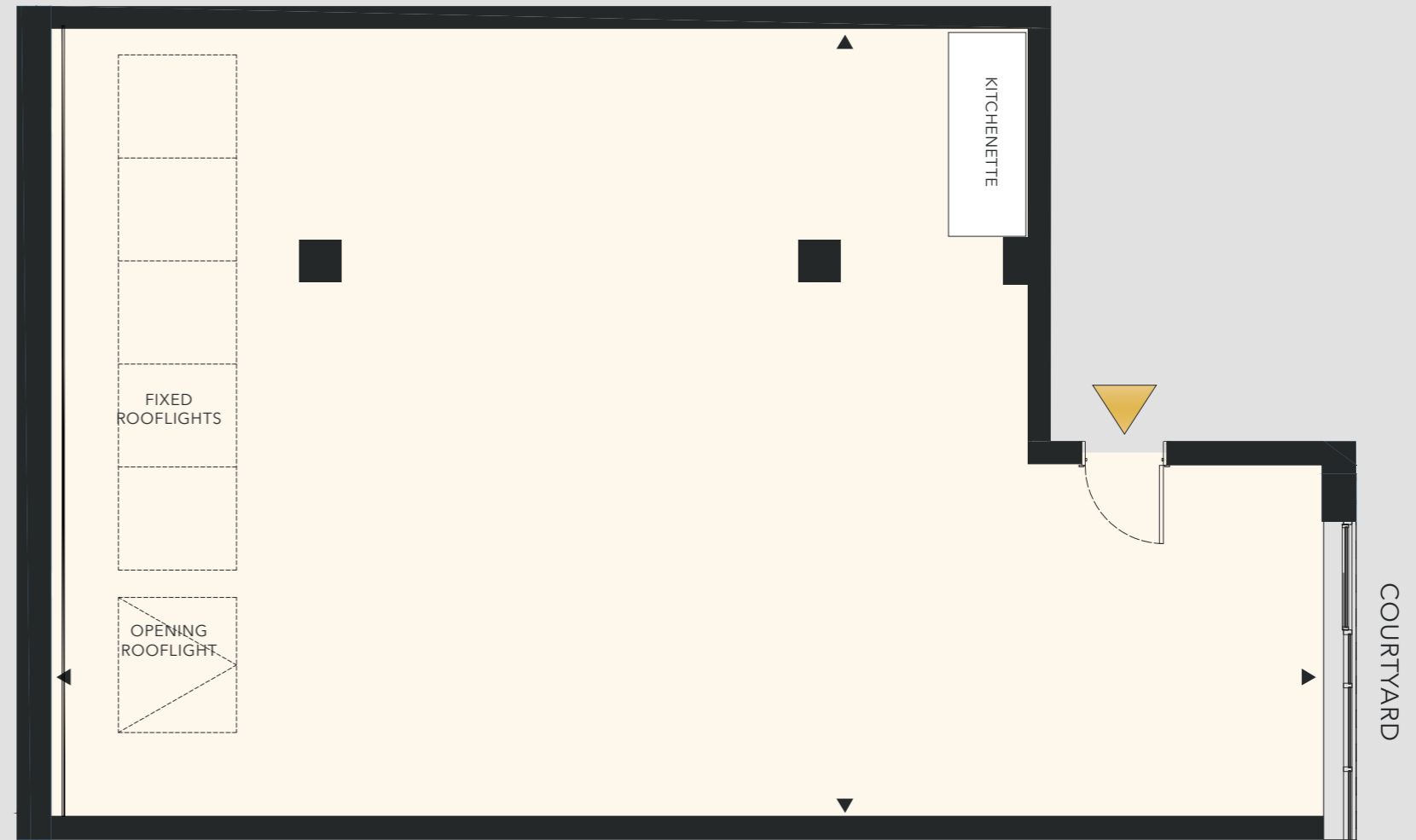
UNIT THREE

GROUND FLOOR

122.7 SQ M / 1,321 SQ FT



Unit 3	9.33m x 14.90m	30'7" x 48'11"
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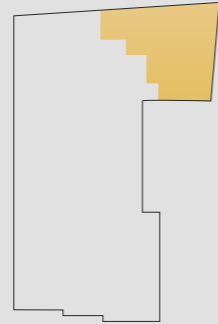
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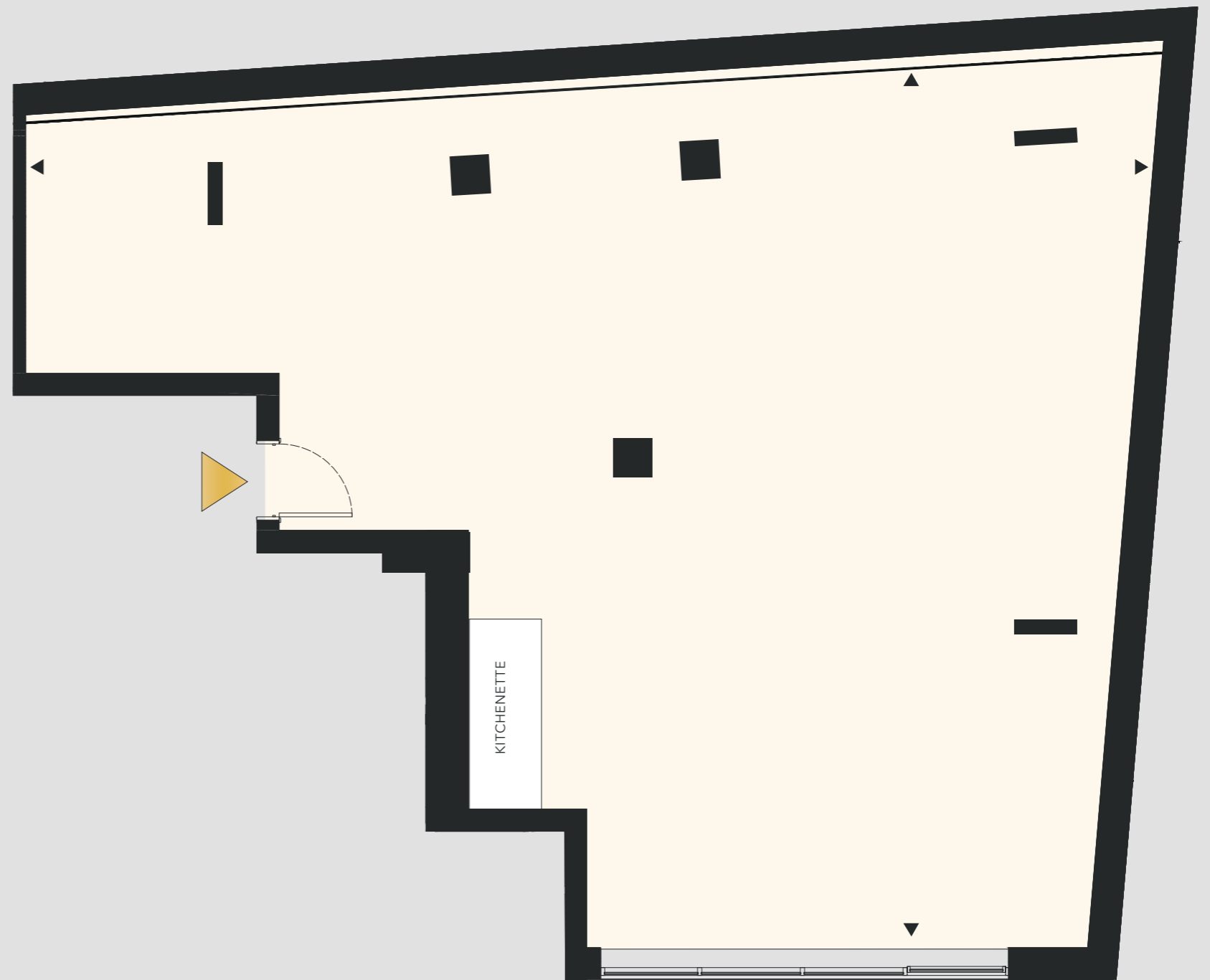
UNIT FOUR

GROUND FLOOR

112.2 SQ M / 1,208 SQ FT



Unit 4	11.39m x 14.39m	37'5" x 47'3"
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Plans not to scale. For indicative purposes only.

COURTYARD

About the Developer

Great design often appears effortless, but to deliver spaces 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. The company was also a finalist in the 2021 RESI Awards in the small developer category.

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

18 Crimscott St. SE1



Viewings

Strictly by appointment through joint sole agents Bray Fox Smith and Frost Meadowcroft.

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Terms

New leases available to Let or to Purchase, terms upon request.

THEOLDDAIRYHOUSE.CO.UK



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