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LIVE. WORK. HARMONY. **FERDINAND STREET** **CAMDEN** **LONDON NW1**

Freehold – For Sale





Approached from Ferdinand Street via a dramatic, 50-metre custom Corten steel archway draped in climbing foliage, this architect-designed live/work sanctuary offers an extraordinary sense of arrival.

Set within a historic courtyard, once home to the Chappell Piano Factory, the weathered steel promenade sets a bold industrial tone, creating a private, green-framed retreat that seamlessly bridges Camden's rich heritage with radical contemporary design.

Reimagined by the award-winning practice Friend and Company, the property delivers an ultra-versatile 2,268 sq ft (210 sq m) footprint tailored specifically for creative freedom.







LIVE.

1,388 SQ FT.

First & Second Floor.

Approached from separate ground floor entrance. The bare steel / vibrant yellow staircase serves as the structural centrepiece to bedroom and living spaces. Polished concrete floor to the first floor and tactile polished plaster walls and ceilings are prevalent on both levels.

Principal double bedroom fitted wardrobes, ensuite bathroom featuring solid teak bath, Philippe Starck sanitaryware/Aston Matthews brassware.

Second double bedroom. Separate shower room with Philippe Starck sanitaryware/Aston Matthews brassware

Silent pocket doors.



LIVE..

First & **Second** Floor.

Striking open-plan living area surrounded with a soft, diffused light by day, transforming into a dramatic, glowing beacon at night.

Sleek, minimalist kitchen with high-gloss custom painted cabinetry paired with honed granite worksurface and integrated appliances. There is underfloor heating to this space.

Access to a private 28ft terrace via full width bi-fold doors.





LIVE...

The stairs culminate in a spectacular, private 456 sqft rooftop oasis.

Kemper System with recycled rubber floor tiles, solar-powered shower.

Perfect for entertaining on a grand scale, this elevated terrace offers a vantage point over Camden's iconic industrial skyline...







WORK.

879 sq ft

Ground Floor.

Accessed via double-height double doors.

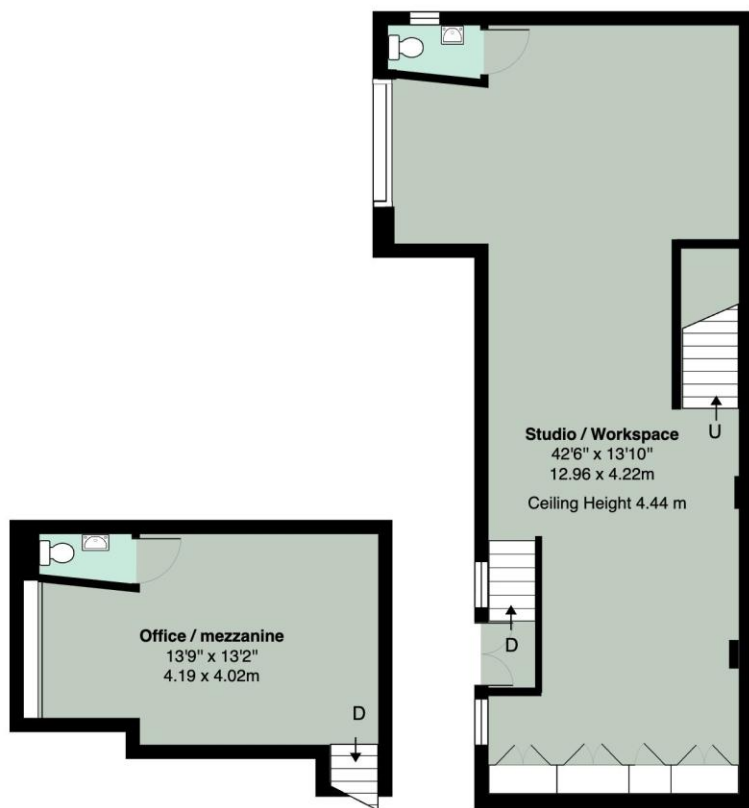
Opening into a dedicated studio and workshop with 4.44m ceiling height.

Mezzanine level ideal for a private studio/office space.

Two toilets.

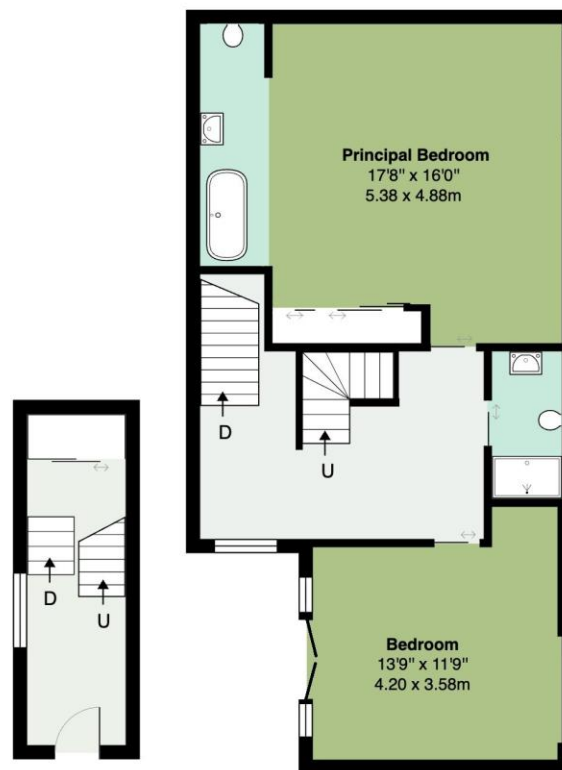






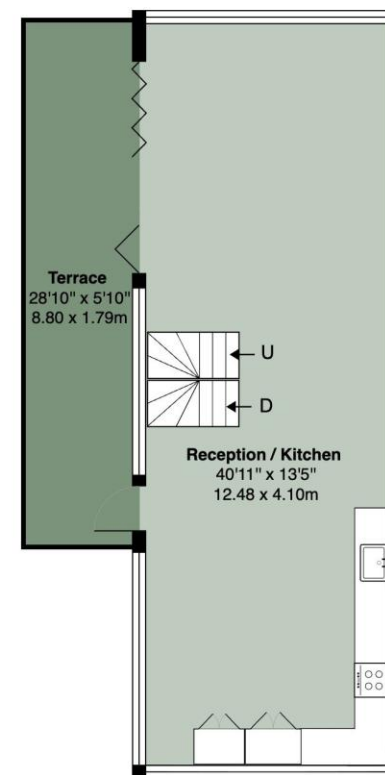
First Floor

Ground Floor

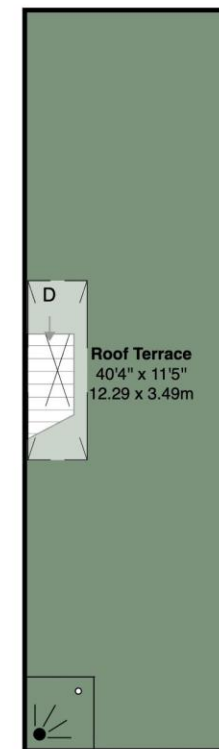


Ground Floor

First Floor



Second Floor



Ferdinand Street NW1

Gross Internal Area Workspace/ Office : 879 sq ft / 81.7 sq m

Gross Internal Area Residential unit : 1388 sq ft / 129 sq m

Roof Terrace Total Area : 456 sq ft / 42.4 sq m

Total Gross Internal Area ; 2268 sq ft / 210.7 sq m

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



TENURE: FREEHOLD

COUNCIL: LONDON BOROUGH CAMDEN

**LIVE:
COUNCIL TAX BAND C – £1,961.89 – APRIL 2026
EPC: B**

**WORK:
RATEABLE VALUE: £14,500. RATES PAYABLE £2,391 PER ANNUM (SMALL BUSINESS RATE RELIEF)
EPC: G**

GUIDE PRICE: £2,500,000 – FREEHOLD

VIEWING:

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