

THE MODERN HOUSE



*London NW8
Sold*

Hatton Street I

This substantial two-bedroom loft apartment (approximately 1,450 sq ft) is located on the first floor of the Old Aeroworks, a former fighter-plane parts factory converted by the renowned architects Munkenbeck & Marshall.

The flat has generous proportions throughout, and includes a large entrance hall with built-in storage. This leads to a magnificent open-plan reception room and kitchen with a south-westerly aspect, which has expansive windows and full-height glazed doors onto a Juliet balcony. This is an excellent room for entertaining, and can accommodate a large dining table.

The apartment has two generous double bedrooms, an ensuite to the master and a family-sized bathroom. It features original wood floors, high ceilings throughout, and wonderful original factory windows. There is a good-sized balcony off the main bedroom that overlooks an internal courtyard. There is a shared communal entrance to the block and a passenger lift which services the third floor and up.

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The building was built in the 1920s and was occupied by the Palmer Tyre Company, which produced wheels, tyres, brakes and gun turrets for Spitfire, Hurricane, Wellington and Lancaster fighter and bomber aircraft.

It is located close to the shops, cafés and restaurants of Edgware Road, Church Street Market and St John's Wood High Street. Nearby Little Venice offers opportunities for walks along the canal, and green space is provided by Regents Park. The Underground station of Edgware Road is approximately ten minutes away on foot. Paddington National Rail station is also within easy reach, with direct services to Heathrow Airport, and there is quick road access to the West via the A40.



*London, North London
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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.