

# OLD DAIRY HOUSE

LONDON W10

# OLD DAIRY HOUSE



The Old Dairy as it stood circa 1809 courtesy of Westminster City Archive

16 BOUTIQUE 1, 2 AND 3 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 the 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 will now call home.

OLD DAIRY HOUSE

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# 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 heard the unexpected sound of cows mooing. Because our name comes from the Higgins Bros Dairy that once stood here well before Kensal Rise's transformation. The cows might have gone but 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 is now ready for this new chapter in this address's characterful history.

Old Dairy House - Computer Generated Image

# Around Town

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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. Or let the expert baristas work their magic at Cable Co, 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.

Put off that trip to the busy supermarket and embrace the local, independent spirit of the area. Saturday afternoons are just made for perusing the counters at Brooks, the free-range meat merchants with one of the best deli’s in West London.



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

Afterwards walk over to The Salusbury, perhaps the perfect wine store with a dizzying range of ales to take out or sample in their cosy bar. And with little clothing boutiques like Supra and Iris you'll often not need to go much further than your local high street. Then explore the many eateries. Choose between Sacro Cuore, a minimalist designed pizzeria that source all ingredients from Napoli or Ida, the neighbourhood temple to hand-rolled pasta. For Asian fusion try Milk Beach, Australian chef Darren Leadbeater's tribute to the food scene of Sydney. Or there's vegan café Paradise Plantbased, the kind of quirky independent spot that gives Kensal Rise its identity.

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



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



KENSAL RISE OVERGROUND STATION  
- 9 minute walk. Nearby Queens Park Station  
- 10 minutes walk



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



# THE SALUSBURY WINE STORE

020 7328 3287

PIZZERIA

CAFE

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





**MR FISH**  
51 Salisbury Rd, London NW6 6NJ  
- 12 mins walk



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



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



PORTOBELLO ROAD  
Notting Hill



# Portobello Road

One of Europe's great 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 Georgian homes 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. Come on a Friday when all the film companies and style magazines send their buyers to source period clothing.

## PORTABELLO ROAD

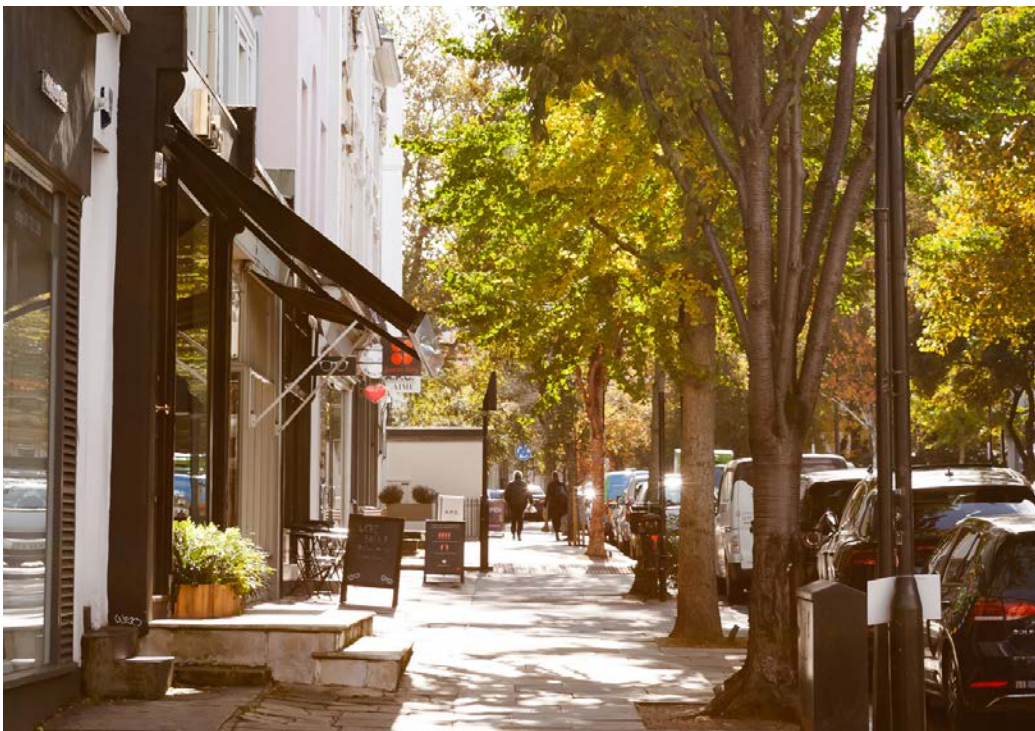
Nearby is Portobello's more refined cousin Westbourne Grove. Around the picturesque streets, eateries like Ottolenghi and a branch of Gloucestershire's organic farm shop Daylesford nestle beside inventive spaces such as 202 London, that combines a modern bistro with a fashion store. Head along tree lined 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



LEDBURY ROAD  
Notting Hill



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

# 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, it's 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 around the canal side. It's home to some of London's most individually atmospheric restaurants. A chic seafood spot with tables looking out onto the canal, The Summerhouse is more Cornwall than Maida Vale. For something far more laid back, try The Waterside Café with seating next to an old narrow boat.

And 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.



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



**LITTLE VENICE BASIN**



KENSAL RISE STATION

9

MINUTES WALK 

QUEEN'S PARK STATION

10

MINUTES WALK 


SALUSBURY ROAD

13

MINUTES WALK 

CHAMBERLAYNE ROAD

11

MINUTES WALK 

PORTOBELLO ROAD

25

MINUTES WALK 


LITTLE VENICE

29

MINUTES WALK 




OXFORD CIRCUS

15

MINUTES BY TUBE 



LIVERPOOL STREET

32

MINUTES BY TUBE   

HEATHROW AIRPORT



26

MINUTES BY TUBE  

\*Travel time with Heathrow Express



BANK

34

MINUTES BY TUBE  

KING'S CROSS ST. PANCRAS


28

MINUTES BY TUBE  



PARIS

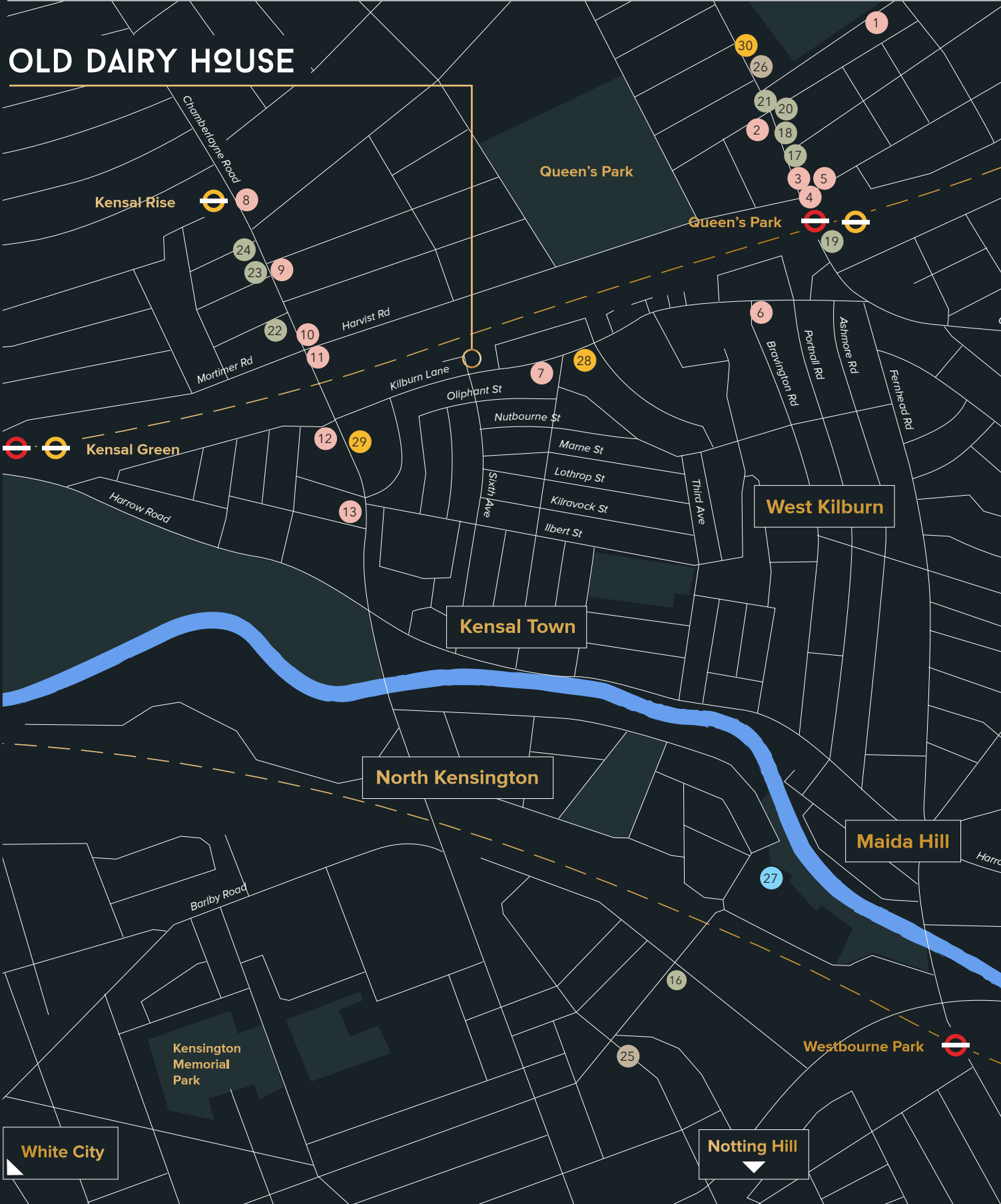
2.5

HOURS BY TUBE & EUROSTAR 



\* Travel times are estimated and are obtained via [tfl.gov.uk](http://tfl.gov.uk)

# OLD DAIRY HOUSE







## 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 Queens 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 Space

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The contemporary design is one of quiet elegance where every detail has been addressed. Perfectly blending style with function, each apartment benefits from oak effect flooring and black stained wooden doors plus data points in every room and even a desk area for when you choose to work from home.

Computer Generated Images of a recent Fruition development showing a similar specification.









# Open Plan

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Bright oak effect flooring that segues seamlessly from the deluxe living rooms to the impressive kitchens, recessed down lights throughout and wider than usual corridors.

These airy and stylish apartments are designed to give you more space.

Photography of a recent Fruition development showing a similar but not exact specification.

# Great Outdoors

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The luxurious living spaces open out onto attractive private decked terraces or spacious balconies. From the street side terraces residents can watch local life unfold while the balconies give lovely views across the neighbourhood rooftops.

All the residents can also enjoy the tranquil landscaped courtyard that forms the centrepiece of The Old Dairy. With an expansive communal roof terrace, they can also get together for social events or to just unwind.

Computer Generated Images of a recent Fruition development showing a similar but not exact specification.



# Cosy Retreat

All the warmly welcoming apartments are fitted with a state of the art under floor heating system with individual thermostats in each room. There are also lots of refined touches like thick lux carpets in the bedrooms and LED concealed feature lighting in the bathrooms.



Photography of a recent Fruition development showing a similar but not exact specification.











# Calm Oasis

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Behind the double glazed windows these are beautifully quiet spaces to relax in with lots of attention to detail - from the soft closing doors in the kitchens, fitted with ceramic glass hobs, to the illuminated bath panel feature to the brushed nickel sockets.

Computer Generated Image of a recent Fruition development showing a similar but not exact specification.

# High Specification

## KITCHENS

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

## BATHROOMS

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- High quality white sanitaryware
- Stylish black fittings
- Thermostatic showers
- Individually designed bathrooms & shower rooms
- Feature LED concealed lighting to all bathrooms and shower rooms
- Recessed downlights
- Square framed shower and bath screens
- Contemporary wall and floor tiles

## UTILITY SPACE IN HALL CUPBOARD

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- Freestanding Washer / Dryer

## HEATING AND ELECTRICAL

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- Wet underfloor heating system throughout with individual room thermostats
- Gas central heating with individual boilers to each apartment
- Recessed downlighters throughout all living rooms, kitchens, bathrooms & hallways
- Pendant lights to bedrooms
- USB sockets to master bedrooms
- Telephone points to living rooms and master bedrooms
- Satellite TV points to living rooms and master bedrooms
- High speed broadband capability, for future connection at own cost by customer
- Dimmer switches to living rooms and bedrooms
- Switches and sockets in brushed nickel
- Mains operated smoke detectors with battery back-up
- External lighting to selected terraces

## TECHNOLOGIES

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- Terrestrial and Sky Q satellite feeds
- Cat 6 cabling and data points to living rooms and all bedrooms
- Fob access into residential areas and into the development

## FINISHING TOUCHES

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- Wider than usual corridors
- Oak effect flooring to open plan kitchen / living rooms and hallways
- Lux carpets to bedrooms
- Black stained oak solid core internal doors with contemporary door handles
- High quality double glazed windows

## COMMUNAL AREAS

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- Secure, lockable mail boxes
- Lift to all floors

## EXTERNALS AND SECURITY

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- Secured cycle storage
- Power to charge electric cycles
- Private decked terraces / balconies to all apartments
- Stylish outside light fittings
- Landscaped courtyard
- Landscaped communal roof terrace on first floor for residents

## SECURITY

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- Video door entry system provided for visitor access
- Fob access to the residential communal entrance

## GUARANTEES

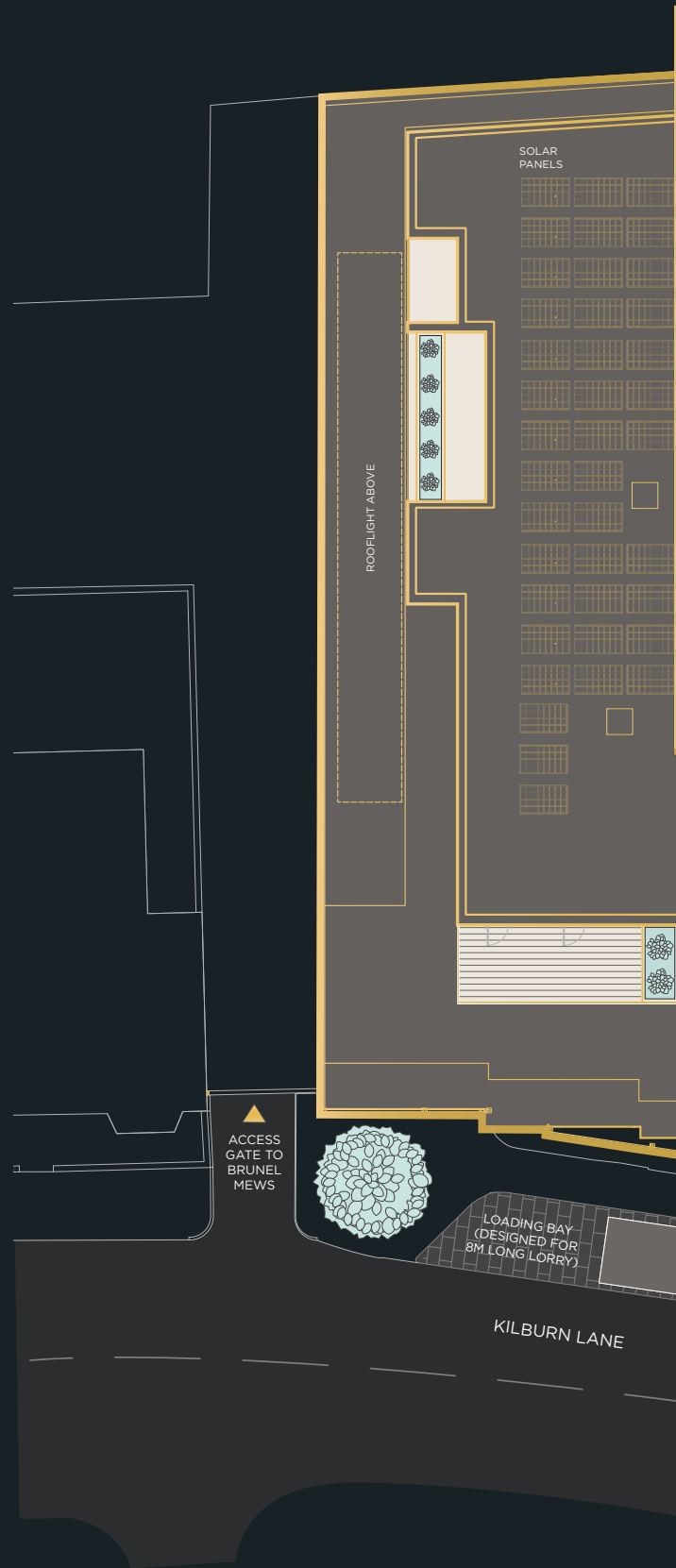
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- The security and peace of mind of the 10 year BLP new homes warranty upon legal completion

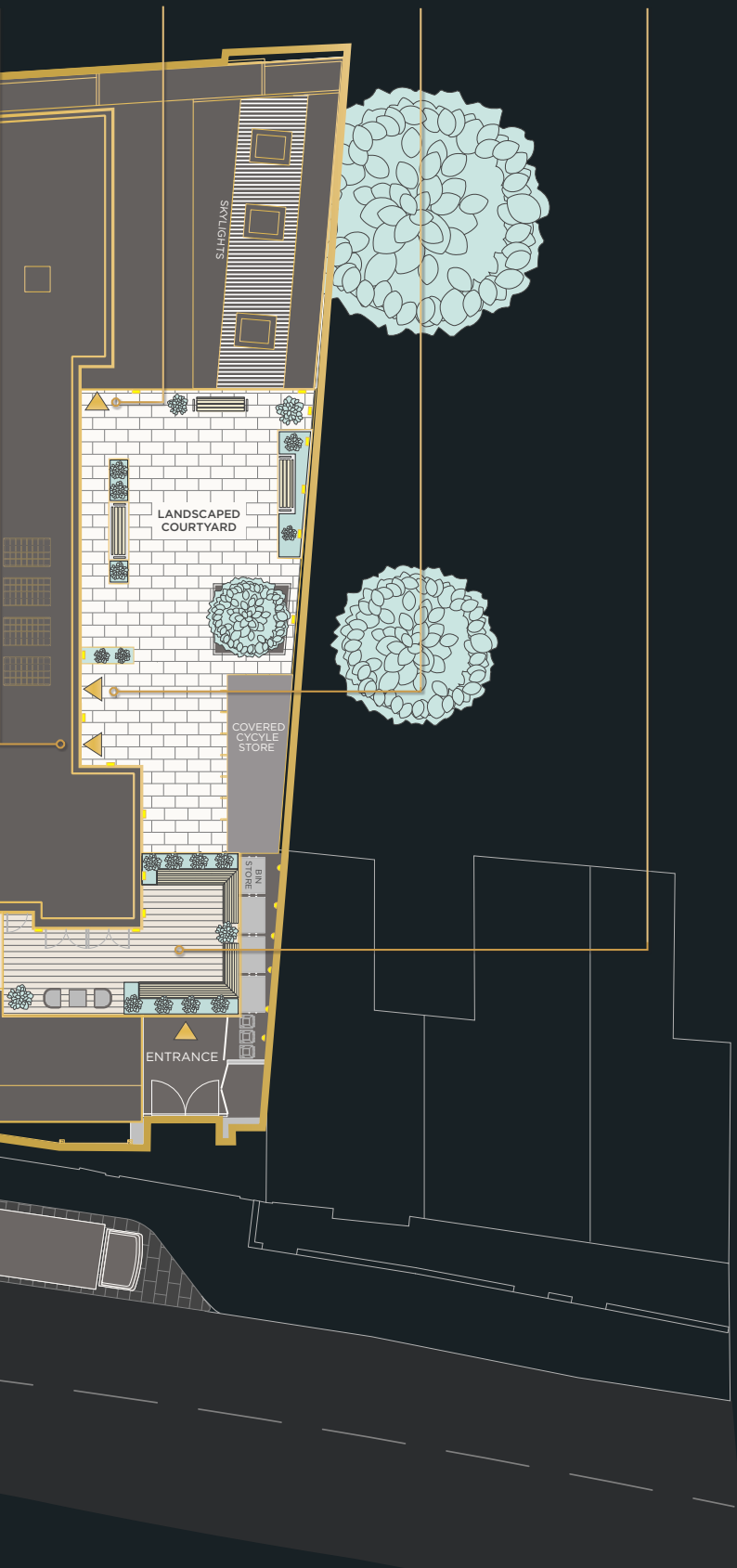
These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to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

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# Site Plan



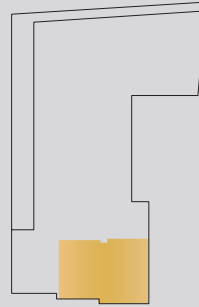
RESIDENTIAL ENTRANCE      COMMERCIAL ENTRANCE 2      COMMERCIAL ENTRANCE 1      COMMUNAL TERRACE



## APARTMENT ONE

### FIRST FLOOR

73.7 SQ M / 793.3 SQ FT



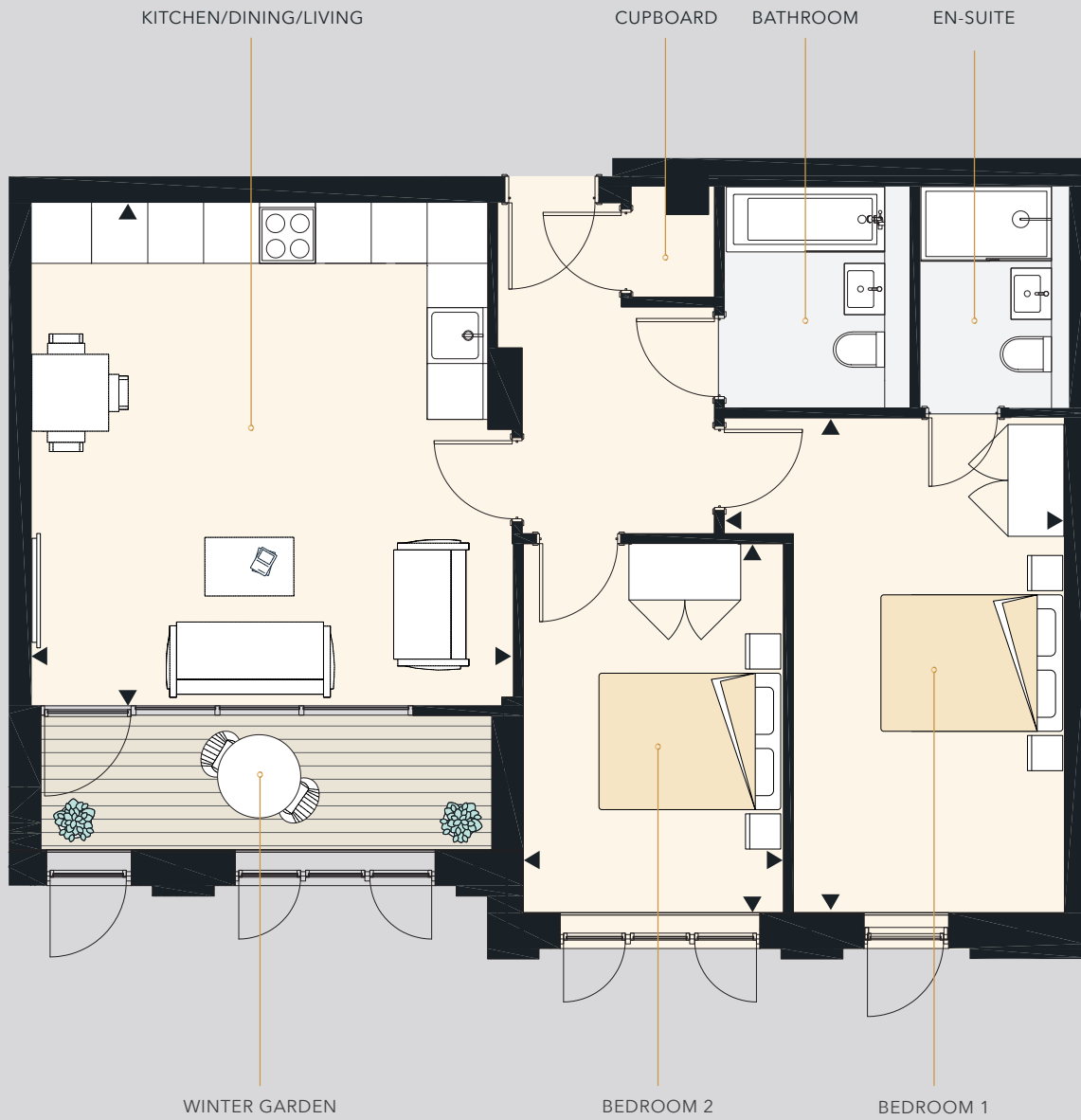
Kitchen / Dining / Living Room	5.40m x 5.17m	17'9" x 16' 12"
Bedroom 1	5.31m x 3.65m	17'5" x 12' 0"
Bedroom 2	2.79m x 3.96m	9'2" x 12'12"
Winter Garden	4.84m x 1.44m	15' 11" x 4'9"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.



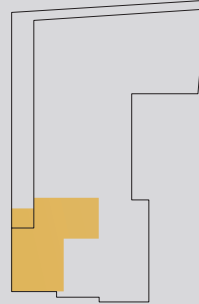
FLOOR PLANS



## APARTMENT TWO

### FIRST FLOOR

81 SQ M / 871.9 SQ FT

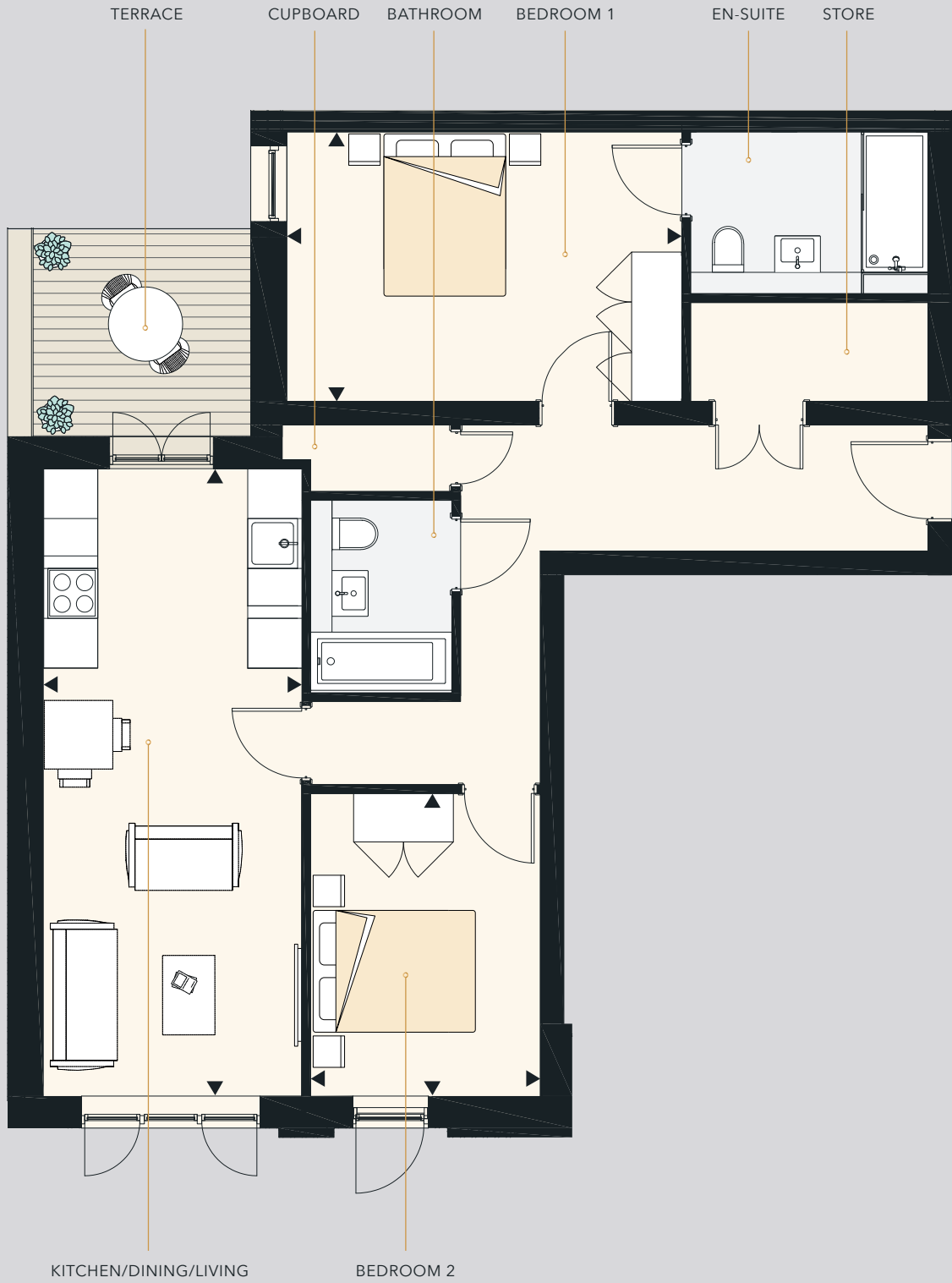


Kitchen / Dining / Living Room	7.55m x 3.10m	24'9" x 10'2"
Bedroom 1	3.24m x 4.75m	10'8" x 15'7"
Bedroom 2	3.64m x 2.76m	11'11" x 8'12"
Terrace	2.62m x 2.50m	8'7" x 8'2"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.

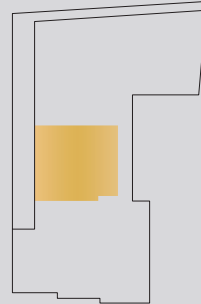
FLOOR PLANS



## APARTMENT THREE

### FIRST FLOOR

85.3 SQ M / 918.2 SQ FT

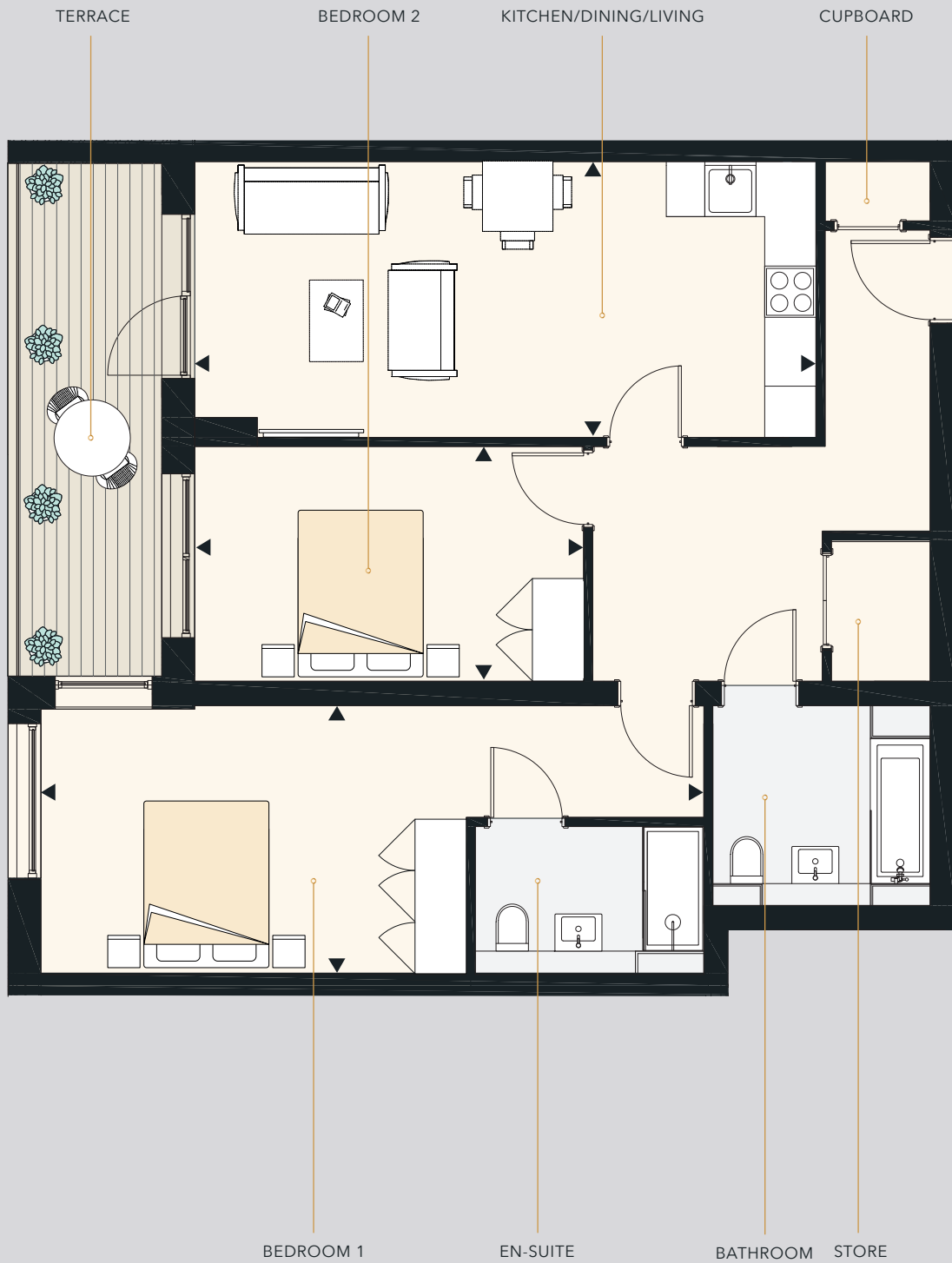


Kitchen / Dining / Living Room	7.31m x 3.23m	24'0" x 10'7"
Bedroom 1	7.76m x 3.09m	25' 6" x 10'2"
Bedroom 2	4.55m x 2.75m	14'11" x 9'0"
Terrace	6.01m x 1.68m	19'7" x 5'6"



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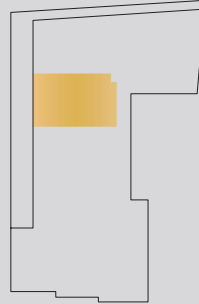
FLOOR PLANS



## APARTMENT FOUR

### FIRST FLOOR

54.5 SQ M / 586.6 SQ FT

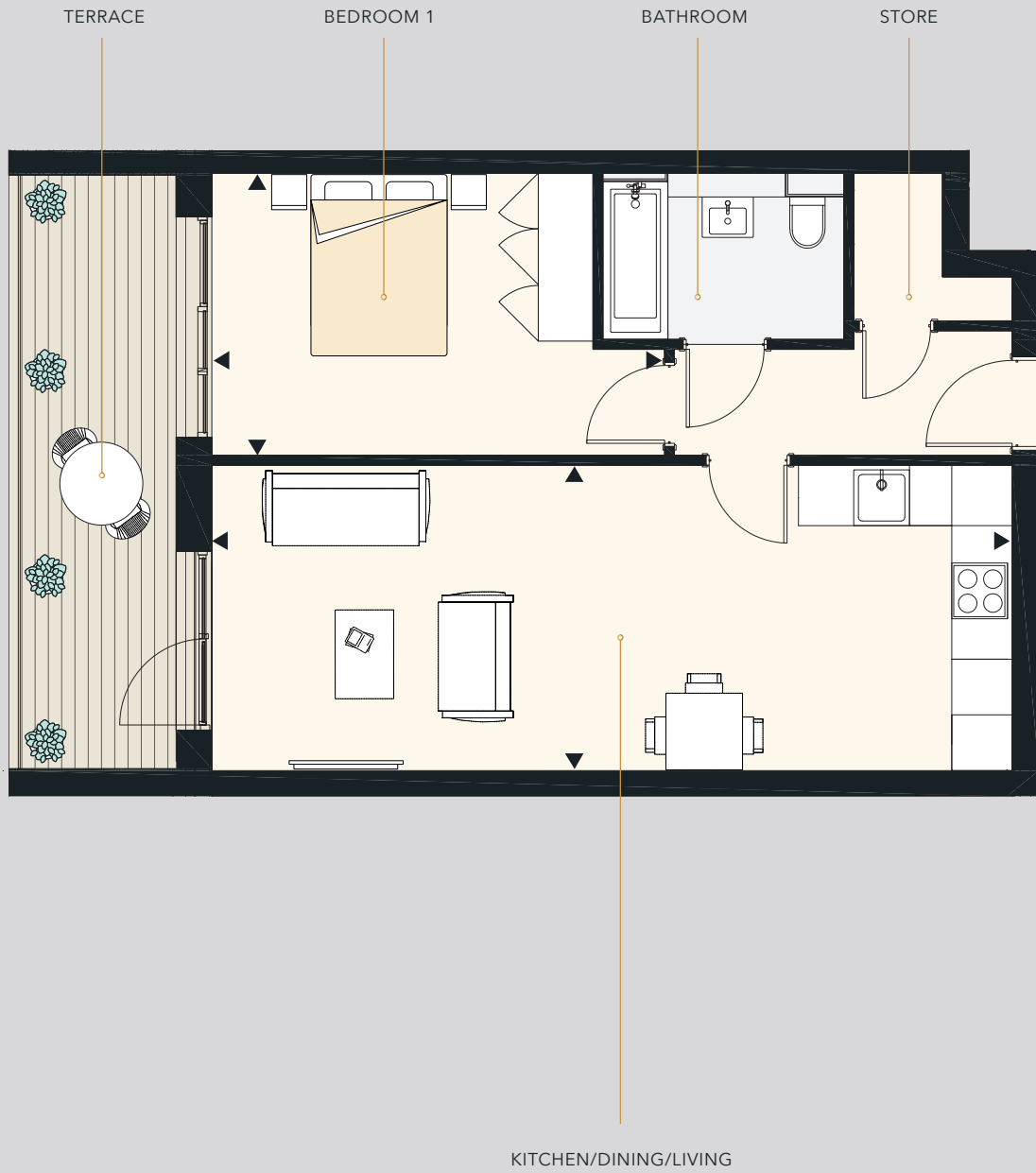


Kitchen / Dining / Living Room	8.61m x 3.29m	23'3" x 10'10"
Bedroom 1	4.87m x 3.04m	16' 0" x 9'12"
Terrace	6.39m x 1.68m	19'9" x 5'6"



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Bedroom wardrobes not provided and indicative only.

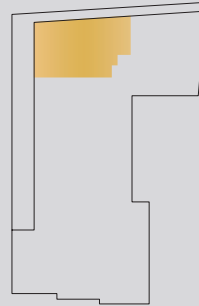
FLOOR PLANS



## APARTMENT FIVE

### FIRST FLOOR

72.5 SQ M / 780.4 SQ FT



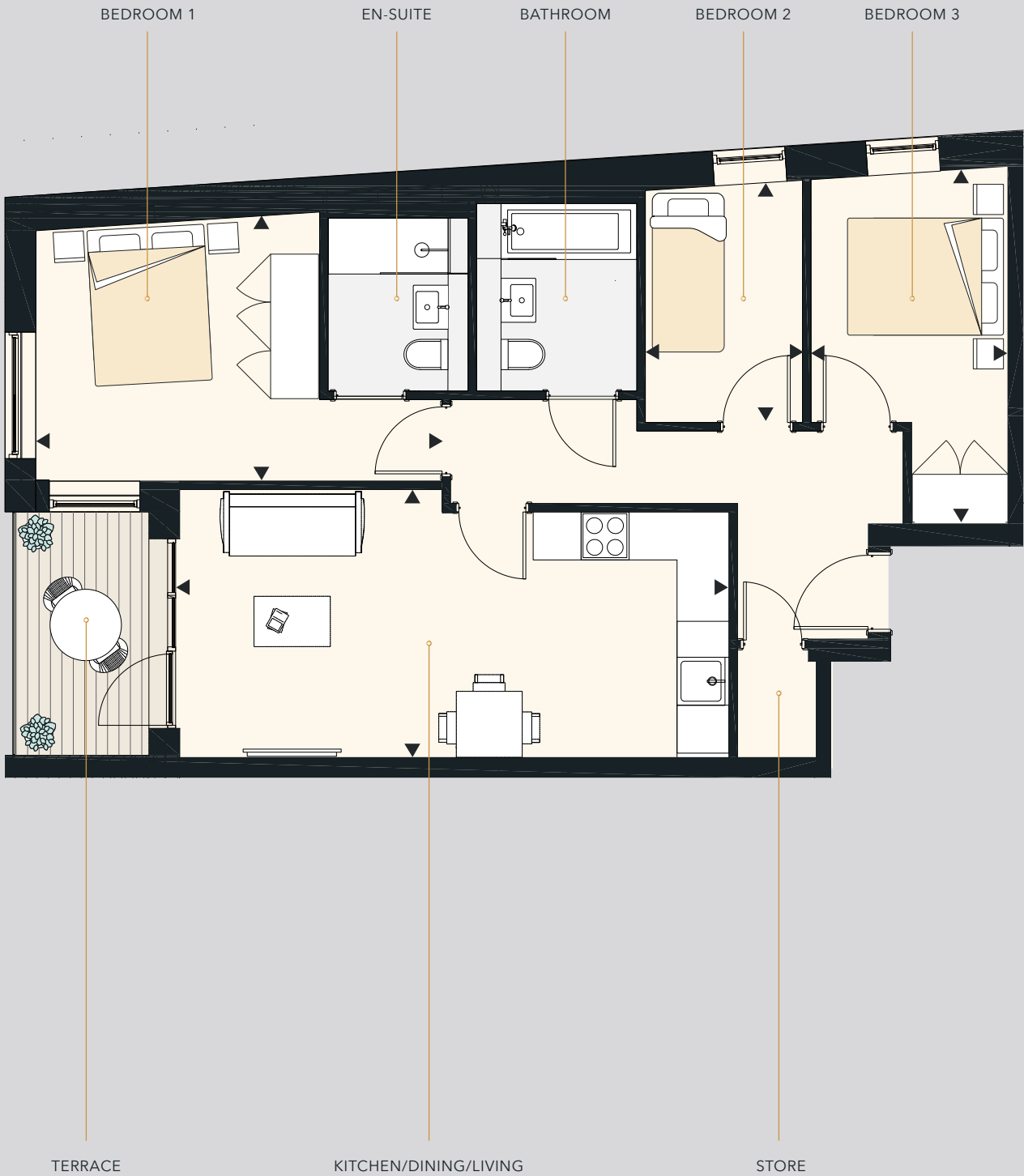
Kitchen / Dining / Living Room	3.35m x 6.87m	10'12" x 22'7"
Bedroom 1	3.13m x 5.08m	10'3" x 16' 8"
Bedroom 2	1.97m x 2.90m	6'6" x 9'6"
Bedroom 3	2.46m x 4.30m	8'1" x 14' 1"
Terrace	3.05m x 1.68m	10' 0" x 5' 6"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.



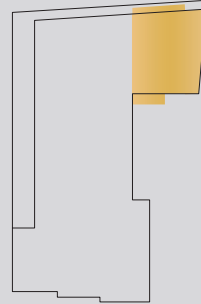
FLOOR PLANS



## APARTMENT SIX

### FIRST FLOOR

79.4 SQ M / 854.7 SQ FT

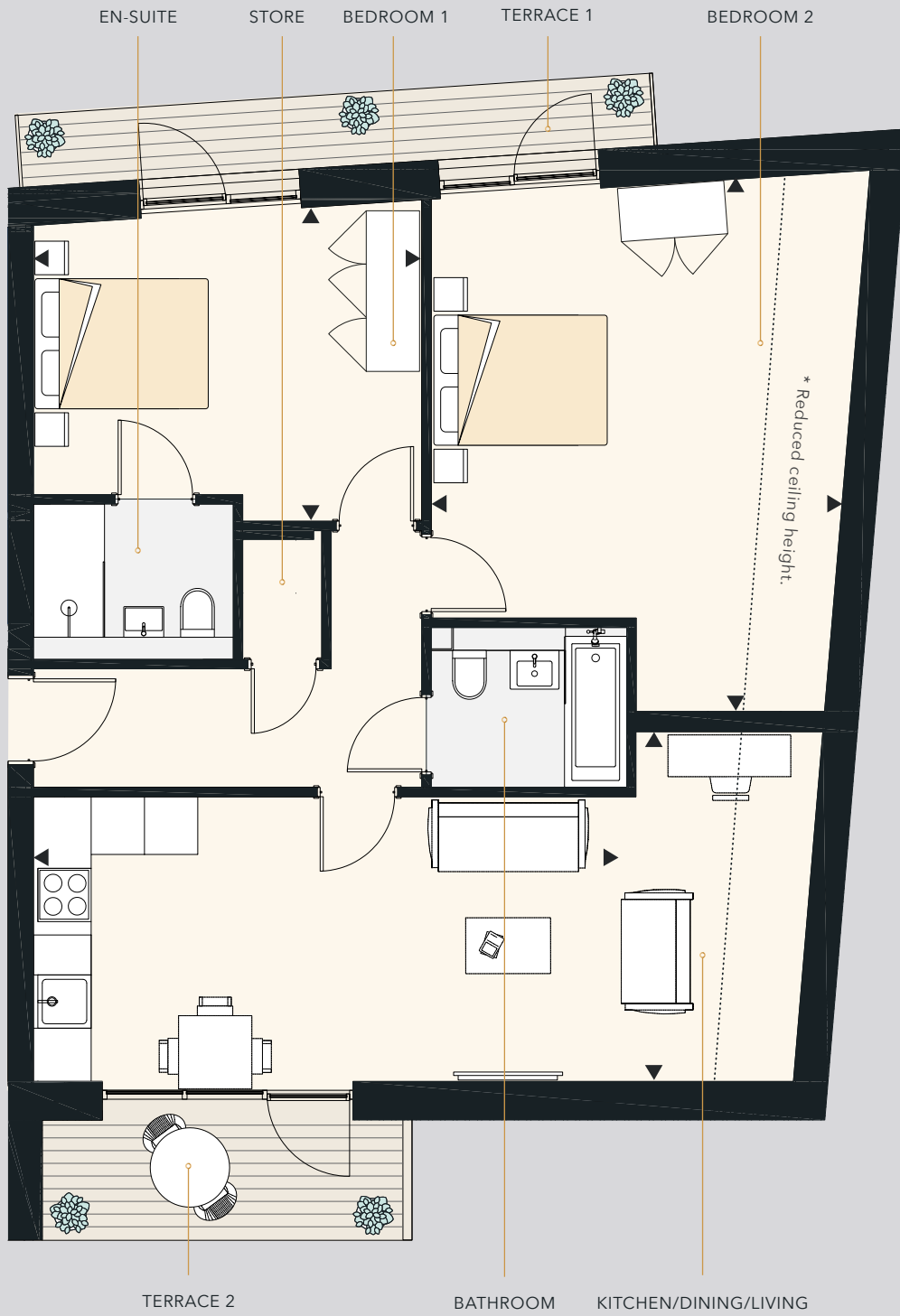


Kitchen / Dining / Living Room	3.94m x 8.56m	15' 11" x 28'1"
Bedroom 1	5.17m x 3.33m	16' 11" x 10'11"
Bedroom 2	4.43m x 5.77m	14'6" x 18'11"
Terrace 1	7.12m x 0.82m	23' 4" x 2'8"
Terrace 2	4.06m x 1.35m	13'4" x 4'5"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.

FLOOR PLANS



## APARTMENT SEVEN

### FIRST FLOOR

70.9 SQ M / 763.2 SQ FT

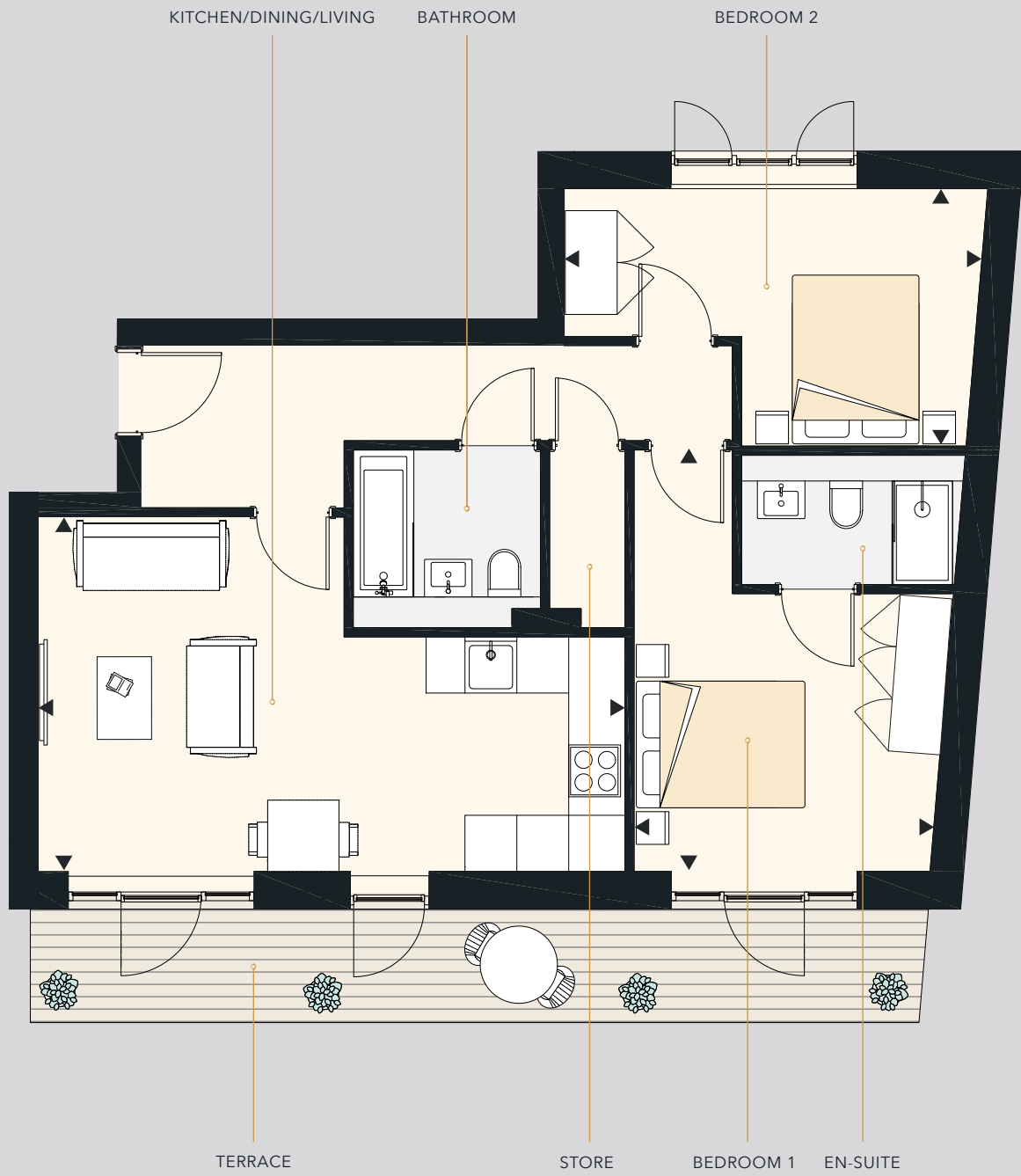


Kitchen / Dining / Living Room	4.10m x 6.83m	13'5" x 22'5"
Bedroom 1	3.42m x 3.21m	11'3" x 10'6"
Bedroom 2	2.98m x 4.65m	9'9" x 15'3"
Terrace	10.28m x 1.31m	33'9" x 4'4"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.

FLOOR PLANS



## APARTMENT EIGHT

### SECOND FLOOR

70.4 SQ M / 757.8 SQ FT

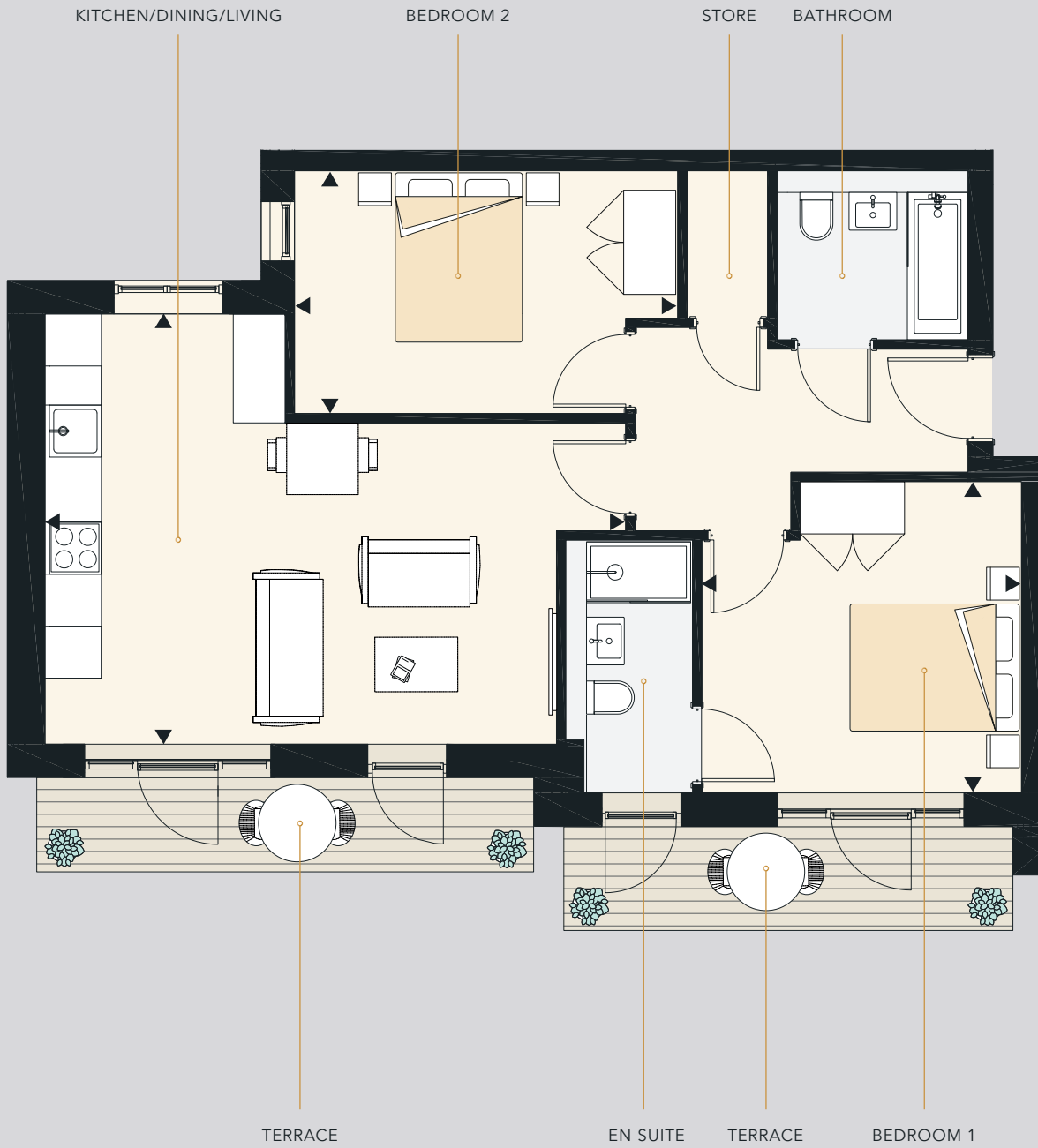


Kitchen / Dining / Living Room	5.89m x 4.96m	19'4" x 16'3"
Bedroom 1	3.59m x 3.68m	11'9" x 12'1"
Bedroom 2	2.80m x 4.42m	9'2" x 14'6"
Terrace 1	5.73m x 1.09m	18'10" x 3'7"
Terrace 2	5.17m x 1.20m	16'12" x 3'11"



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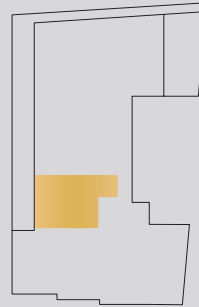
FLOOR PLANS



## APARTMENT NINE

### SECOND FLOOR

51.7 SQ M / 556.5 SQ FT



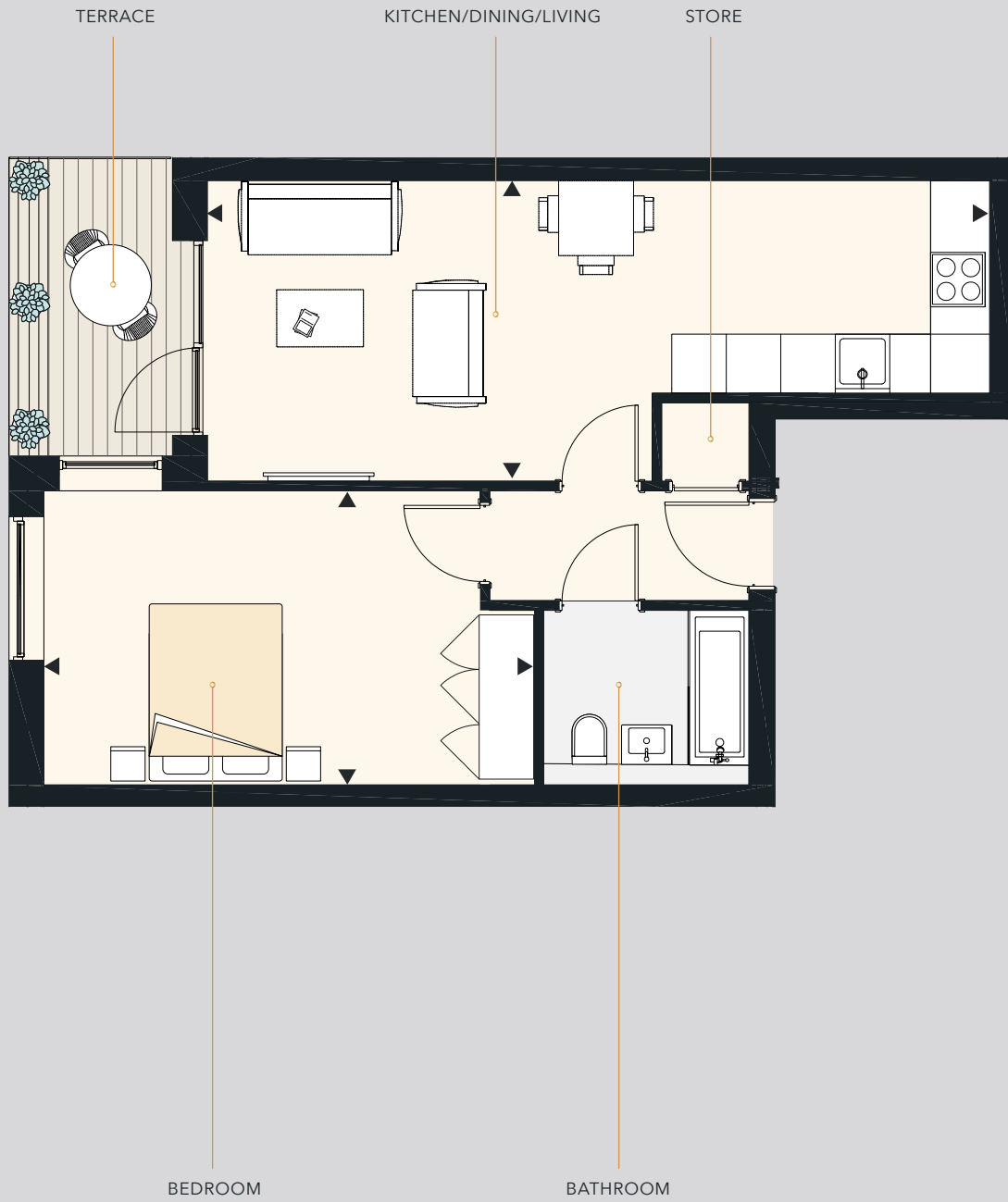
Kitchen / Dining / Living Room	8.61m x 3.31m	28'3" x 10'10"
Bedroom 1	3.24m x 5.40m	10'8" x 17'9"
Terrace	1.37m x 3.26m	4'6" x 10'8"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.



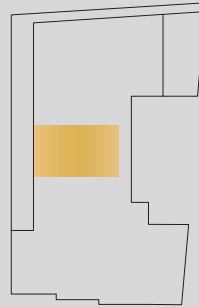
FLOOR PLANS



## APARTMENT TEN

### SECOND FLOOR

52.4 SQ M / 564 SQ FT

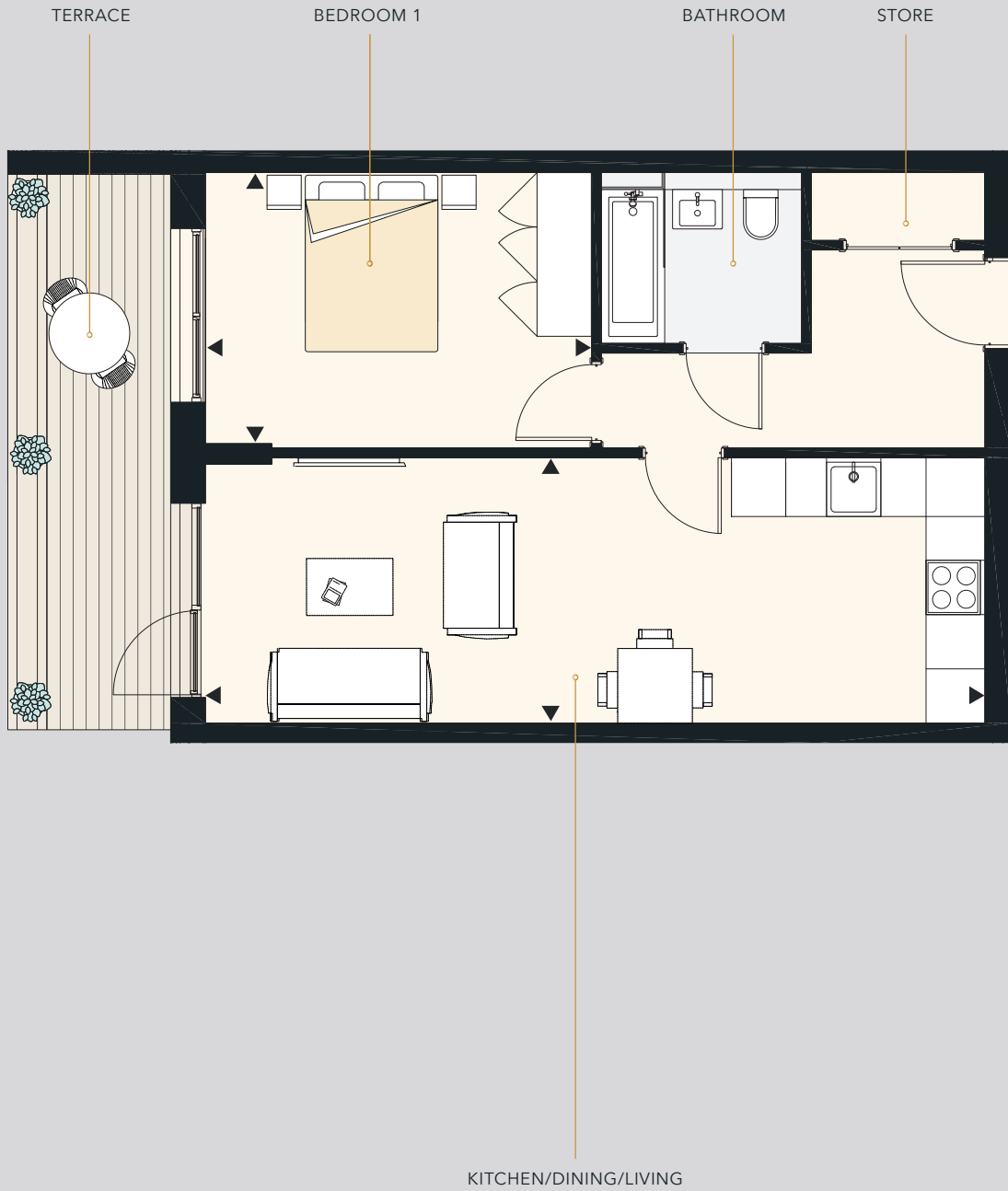


Kitchen / Dining / Living Room	8.61m x 2.93m	28'3" x 9'7"
Bedroom 1	3.05m x 4.27m	10'0" x 14'0"
Terrace	1.37m x 6.11m	4'6" x 20'1"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.

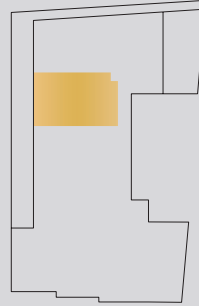
FLOOR PLANS



## APARTMENT ELEVEN

### SECOND FLOOR

54.5 SQ M / 586.6 SQ FT

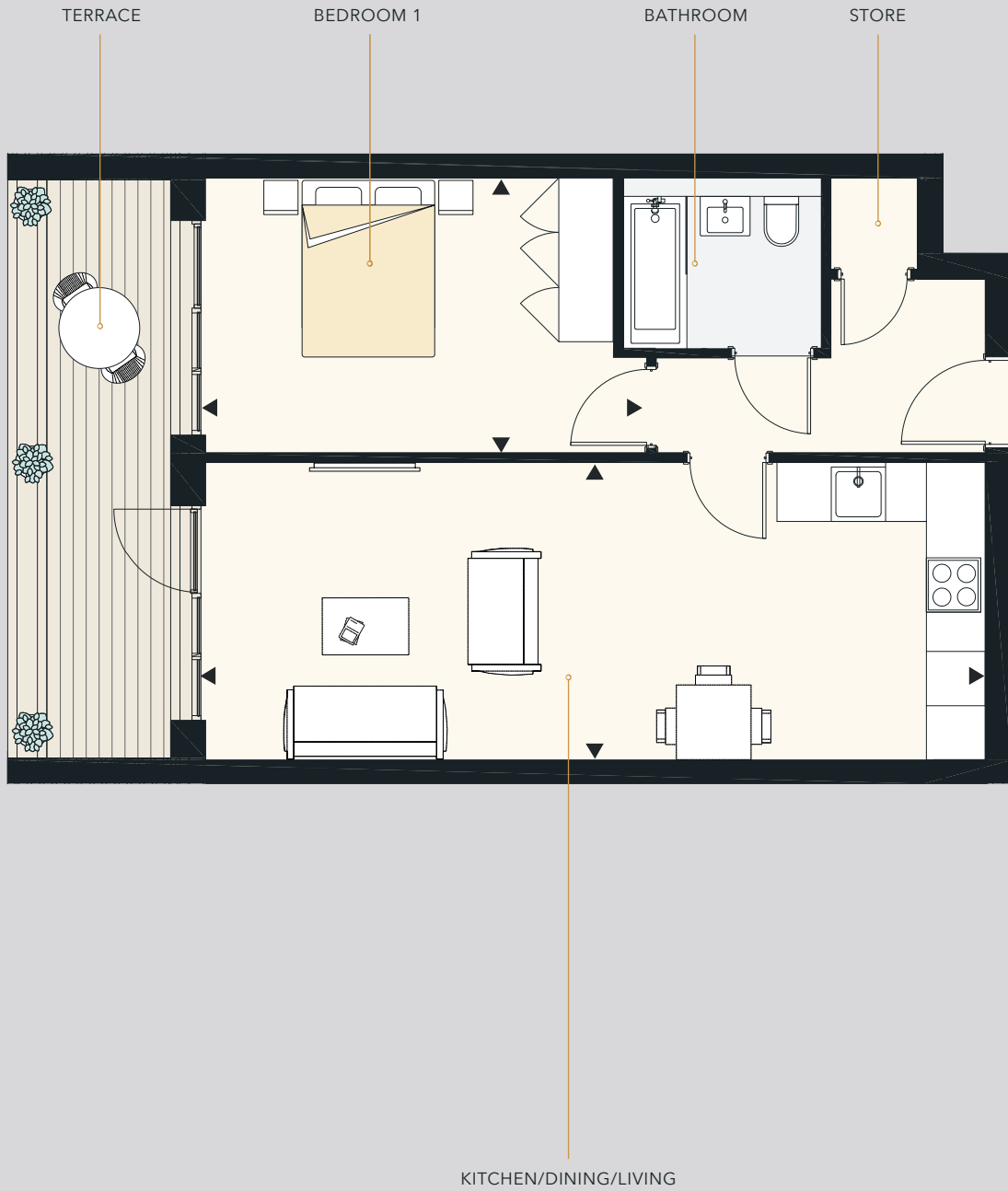


Kitchen / Dining / Living Room	8.61m x 3.29m	28'3" x 10'10"
Bedroom 1	4.87m x 3.04m	14'9" x 9'12"
Terrace	1.37m x 6.39m	4'6" x 20'12"



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Bedroom wardrobes not provided and indicative only.

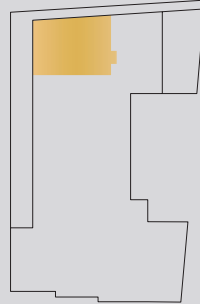
FLOOR PLANS



## APARTMENT TWELVE

### SECOND FLOOR

62 SQ M / 667.4 SQ FT

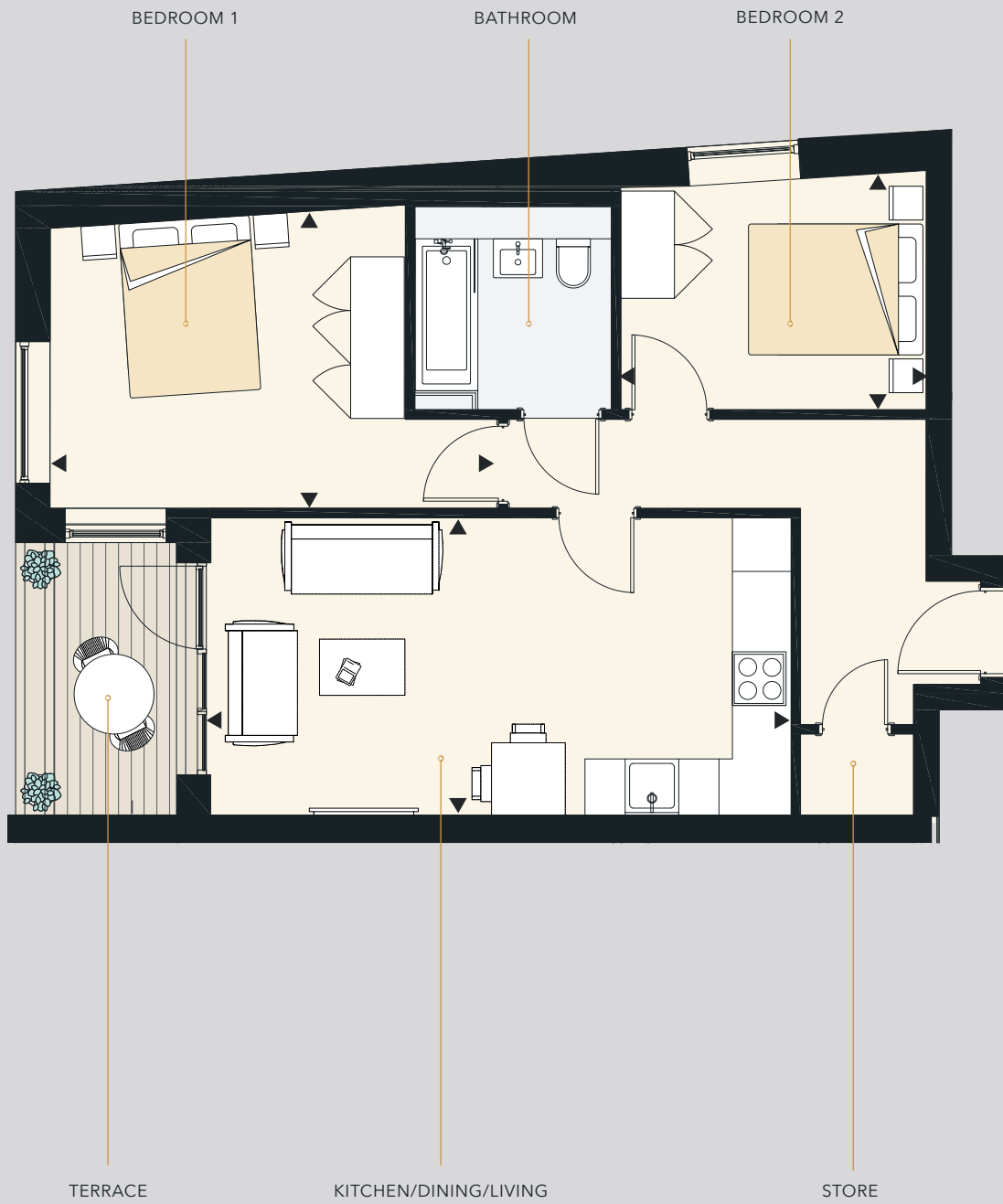


Kitchen / Dining / Living Room	3.35m x 6.49m	10'12" x 21'4"
Bedroom 1	3.98m x 3.13m	13'1" x 10'3"
Bedroom 2	3.42m x 2.45m	11'3" x 8'1"
Terrace	3.05m x 1.37m	10'0" x 4'6"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.

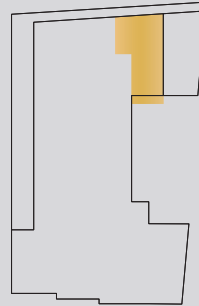
FLOOR PLANS



## APARTMENT THIRTEEN

### SECOND FLOOR

48.6 Q M / 523.1 SQ FT



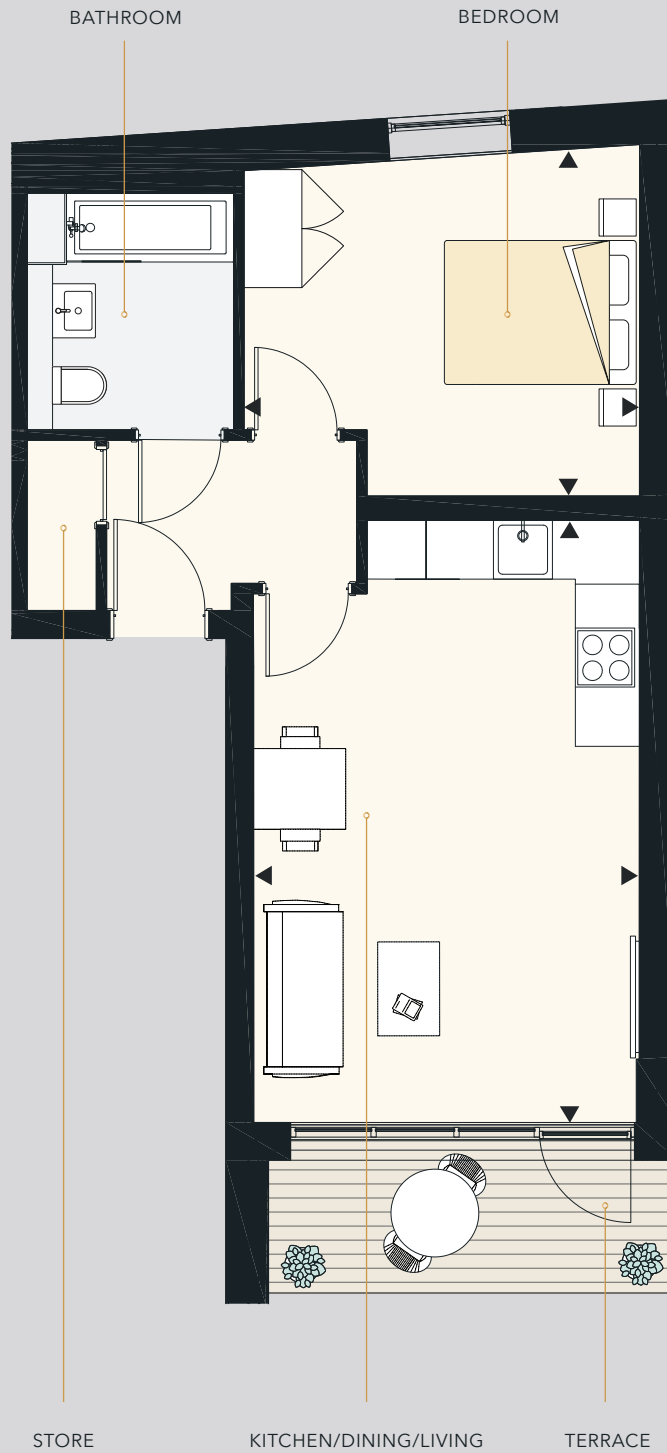
Kitchen / Dining / Living Room	6.13m x 3.92m	20'1" x 12'10"
Bedroom 1	4.02m x 3.31m	13'2" x 10'10"
Terrace	4.06m x 1.35m	13'4" x 4'5"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.



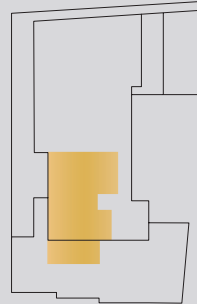
FLOOR PLANS



## APARTMENT FOURTEEN

### THIRD FLOOR

87.2 Q M / 938.6 SQ FT

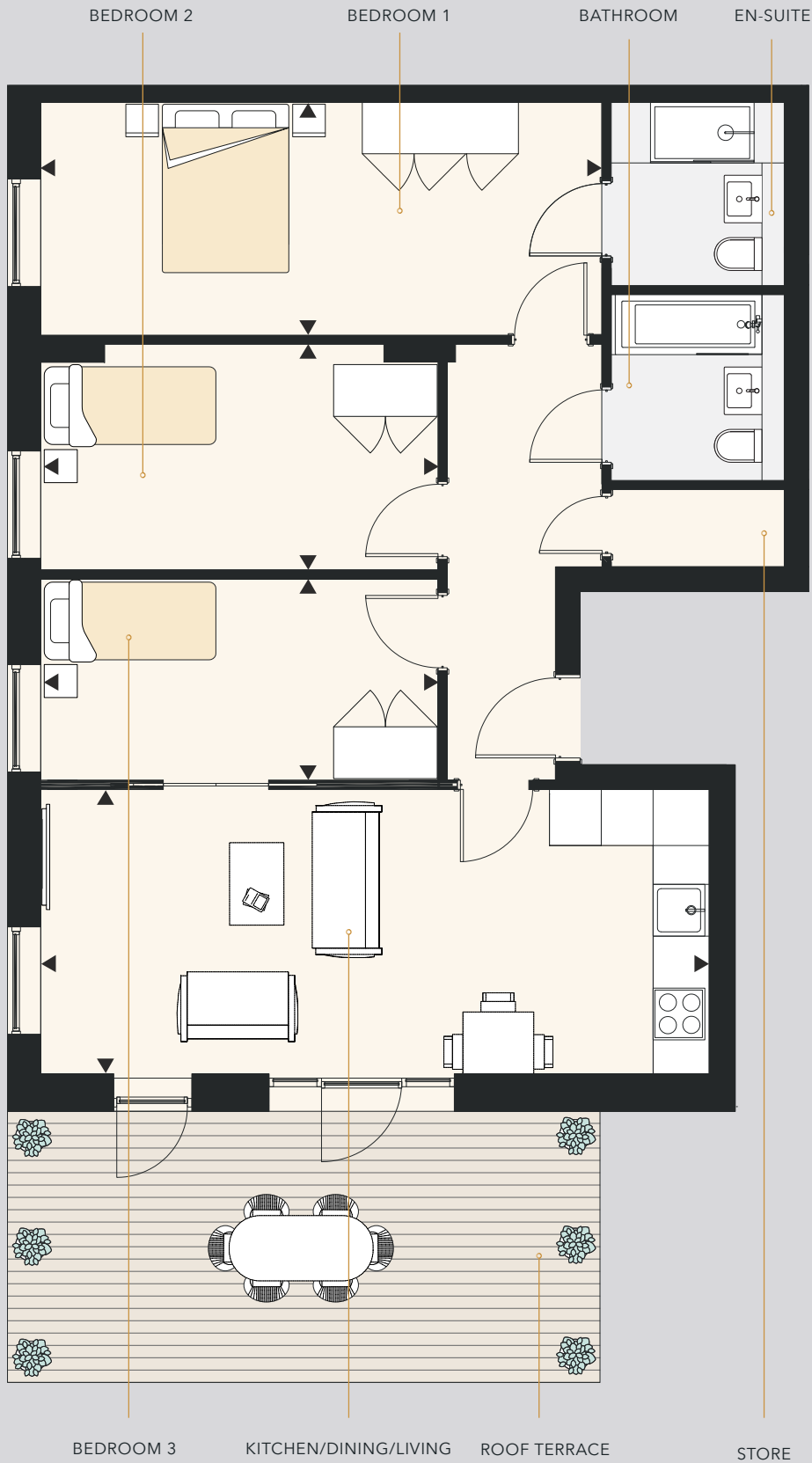


Kitchen / Dining / Living Room	3.30m x 7.74m	10'10" x 25'5"
Bedroom 1	6.50m x 2.70m	21'4" x 8'10"
Bedroom 2	4.60m x 2.62m	15'1" x 8'7"
Bedroom 3 / Study	4.60m x 2.33m	15'1" x 8'4"
Roof Terrace	8.21m x 3.15m	26'11" x 10'4"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.

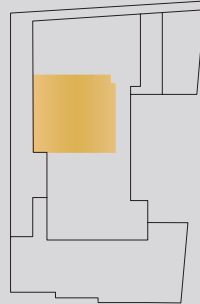
FLOOR PLANS



## APARTMENT FIFTEEN

### THIRD FLOOR

81.2 Q M / 874 SQ FT

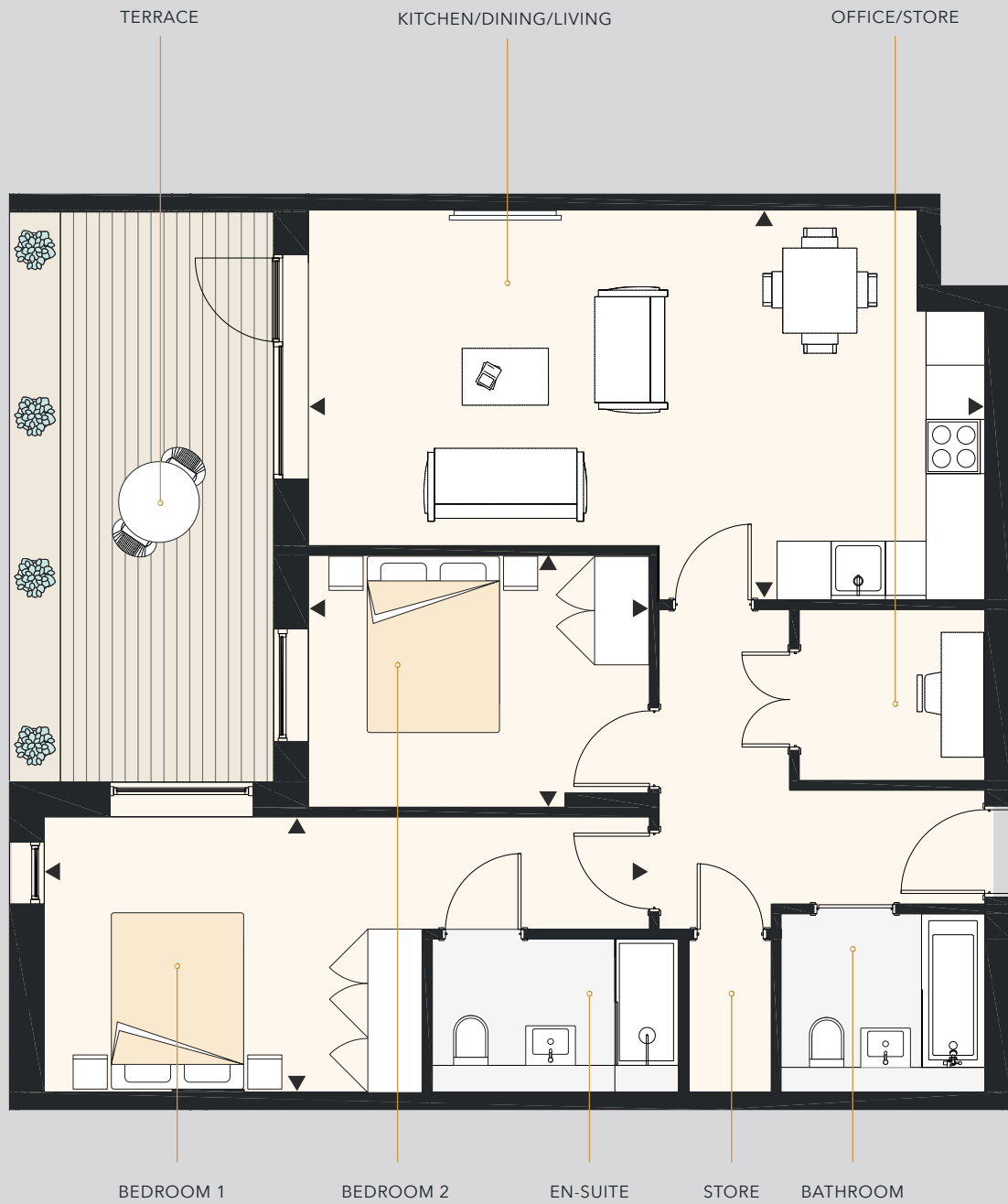


Kitchen / Dining / Living Room	3.71m x 7.49m	12'2" x 24'7"
Bedroom 1	4.19m x 3.05m	13'9" x 10'0"
Bedroom 2	2.79m x 3.78m	9'2" x 12' 5"
Terrace	2.24m x 6.31m	7' 4" x 20'8"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.

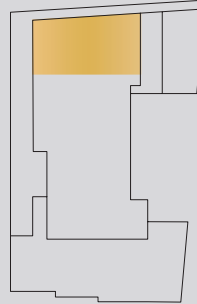
FLOOR PLANS



## APARTMENT SIXTEEN

### THIRD FLOOR

87.7 Q M / 944 SQ FT

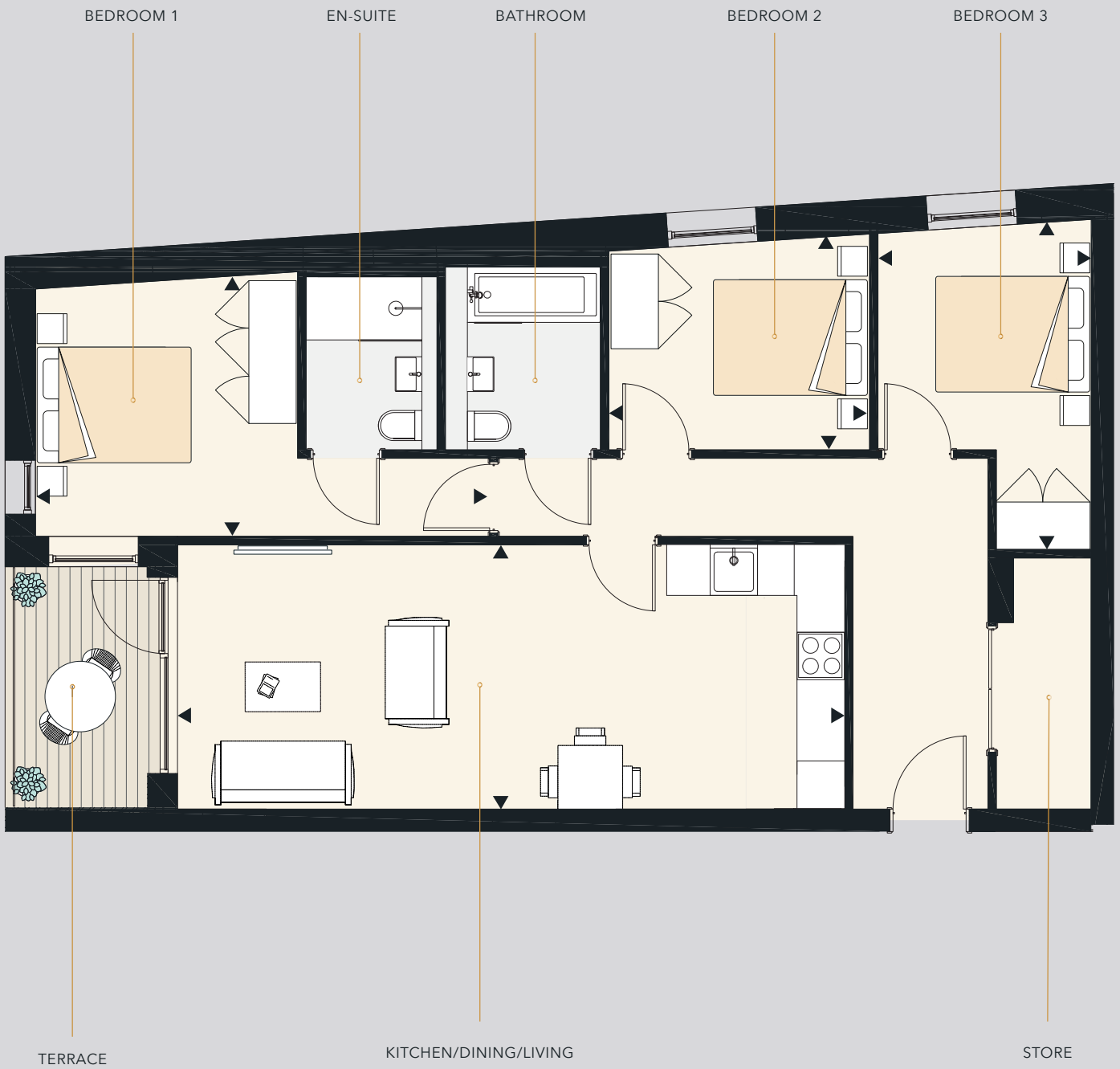


Kitchen / Dining / Living Room	8.46m x 3.35m	27'9" x 10'12"
Bedroom 1	3.13m x 3.32m	10'3" x 10'11"
Bedroom 2	2.52m x 3.30m	8'3" x 10'10"
Bedroom 3	2.72m x 4.04m	8'11" x 13'3"
Terrace	1.68m x 3.05m	5'6" x 10'0"



Plans not to scale. For indicative purposes only.  
Bedroom wardrobes not provided and indicative only.

FLOOR PLANS



# About the Developer

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*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' internal team manages all after-sales enquiries and provides a 10-year new homes warranty. This allows for a personal, seamless process and complete peace of mind.





# Contact

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