

From a stand-alone 19th century fruit warehouse in the middle of an apple and pear orchard to nine industrial chic loft apartments and a cottage in London's most up and coming area.



The Grade II listed building has been converted from its most recent use as a photographic studio and lighting depot into nine flats which retain, re-integrate and enhance the best parts of the building from its first incarnation as an orchard warehouse.

The nine flats are arranged around the now restored central atrium featuring a steel staircase that was hand made on site. Suspended concrete and glass block walkways, inspired by London's classic pavement lights, link the upper flats, whilst the timber treads of the staircase have been reclaimed from the building and salvaged ships' lights illuminate the space. A glass roof floods light down through the atrium and a new six person lift services the flats.

Each apartment also comes with a fully charged Oyster card for London travel for two years (one per unit), a £200 voucher towards the purchase of a bicycle (one per unit) and a five year free membership to a local car club (one per unit).







# 2

## CHAPTER TWO

### Retaining original features

No flat in the building is the same, with floorplans designed to retain as many of the original brick walls as possible. Meanwhile, every beautiful, original element remaining from the original building has been given new life, from the front doors in the entrance hall and blast doors re-used as coffee tables to the 130 year old lift wheel in flat 9 and the 19th century water pump on display in the atrium.



Features include -

1. Snicket doors for a fully laden horse and cart
2. Original Waygood-Otis lift car
3. 1880s lift wheel
4. 19th century water pump mechanism
5. Blast doors as coffee tables
6. Structural A frame
7. Restored lift doors mounted on old front door rail
8. 130 year old restored crittall windows
9. Listed steel beam

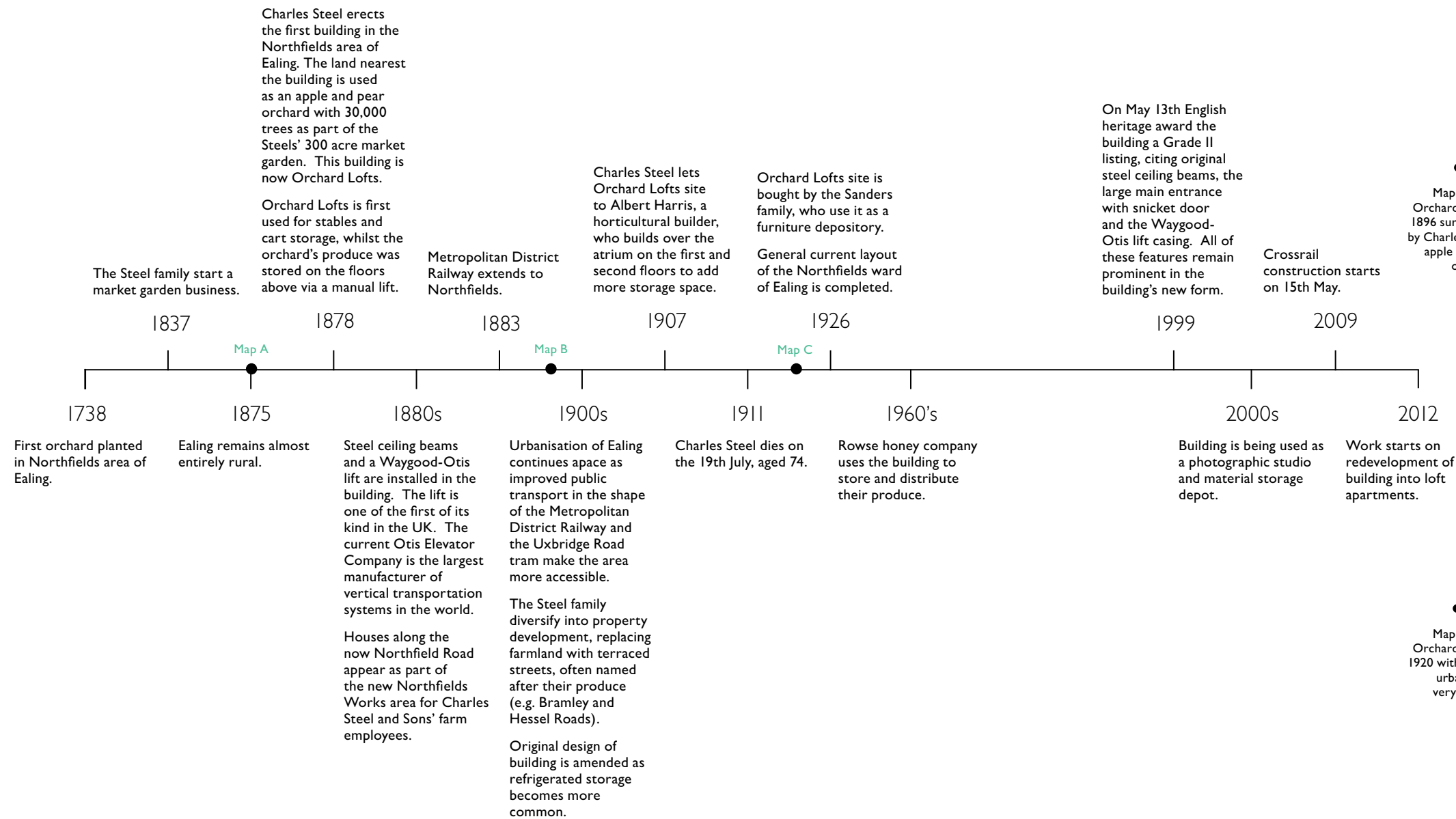




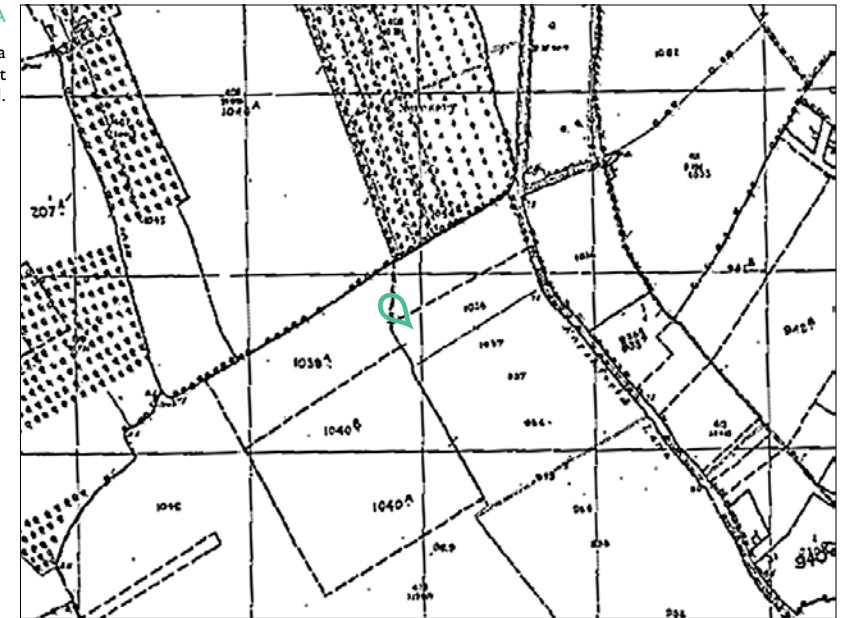
# 3

## CHAPTER THREE

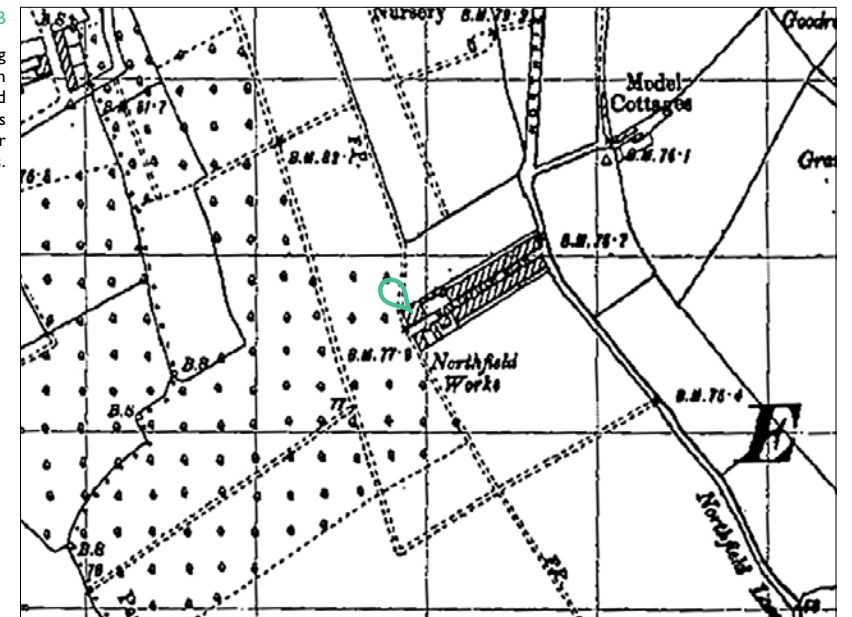
### The history of the building



● Map A  
Map of the area in 1875, almost entirely rural.



● Map B  
Map showing Orchard Lofts in 1896 surrounded by Charles Steel's apple and pear orchards.



● Map C  
Map showing Orchard Lofts in 1920 with Ealing's urbanisation very evident.







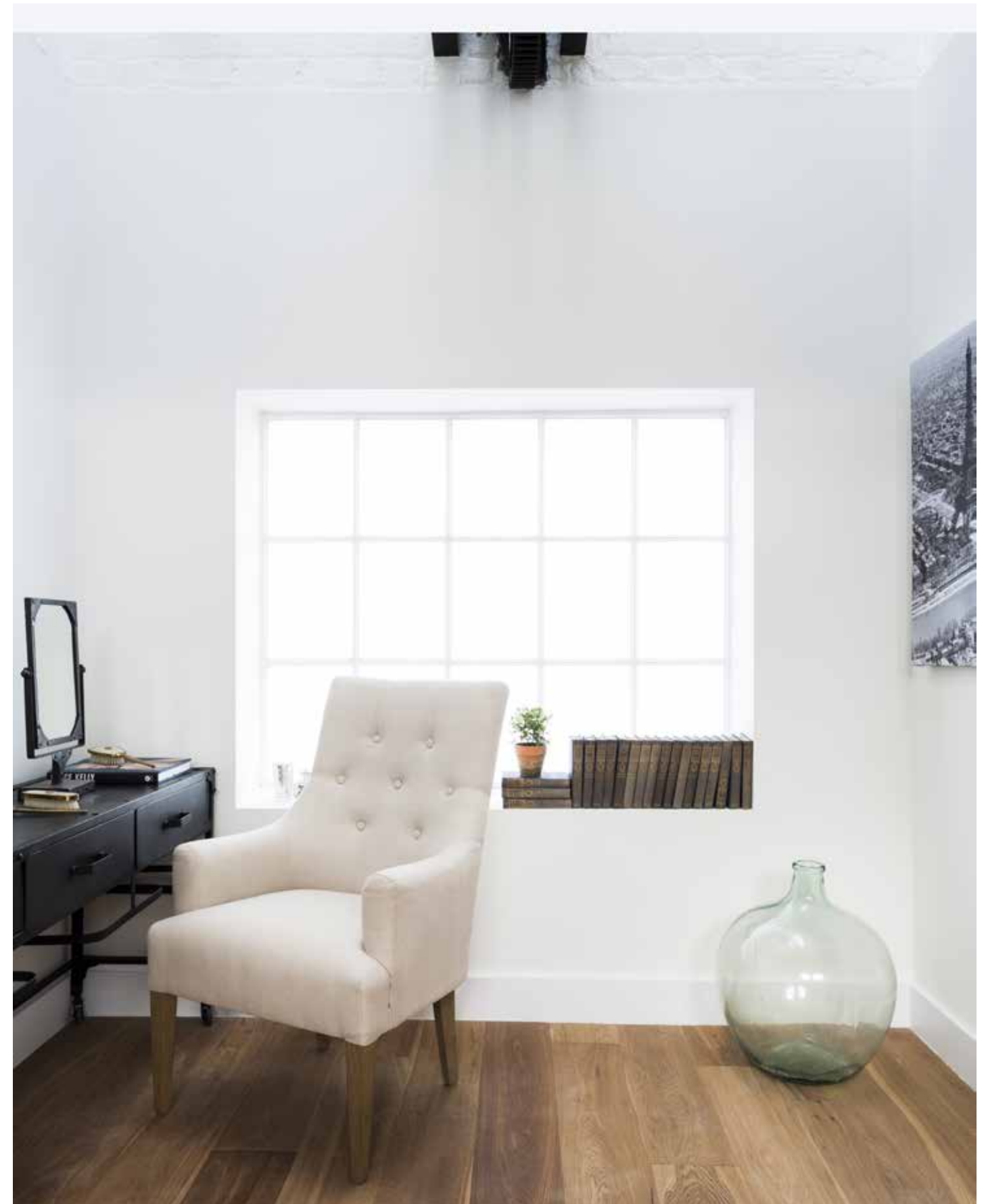


















Ealing sits between central London and Heathrow airport and adjacent to the M4 motorway. It shares the boundaries of Gunnersbury Park with Chiswick and sits on the opposite bank of the Thames to Richmond.

#### ***Transport***

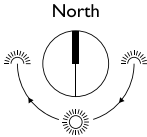
The huge Crossrail infrastructure project, due to open in 2017, will further boost Ealing's position as a pivotal transport hub, with stations at both Ealing Broadway and West Ealing. West Ealing station, which is a ten minute walk from Orchard Lofts, will deliver passengers in around 10 minutes to Paddington, 20 to Liverpool Street and within half an hour to Canary Wharf. Northfields Underground station is a six minute walk from Orchard Lofts, giving a direct link to central London and Heathrow via the Piccadilly line. On the roads, junction 2 of the M4 is less than a two mile drive, with Heathrow airport less than 10 miles away once on the motorway.

#### ***Culture and Recreation***

Orchard Lofts are within a 10 minute drive of 8 large areas of parkland, including the beautiful gardens in Lammas Park (within 600 yards), and the National Trust's Osterley Park. The local Walpole Park is home to the famous Ealing Studios, British film comedy's spiritual home for over a century. The park was formerly the gardens of Pitzhanger manor house and is now the home of continuous cultural events through the year including art exhibitions, jazz, opera and comedy festivals, whilst Questors theatre at Matlock Lodge is the largest amateur dramatic playhouse in Europe.







# TRAVEL MAPS

## Area overview

### Crossrail (from West Ealing in 2017)

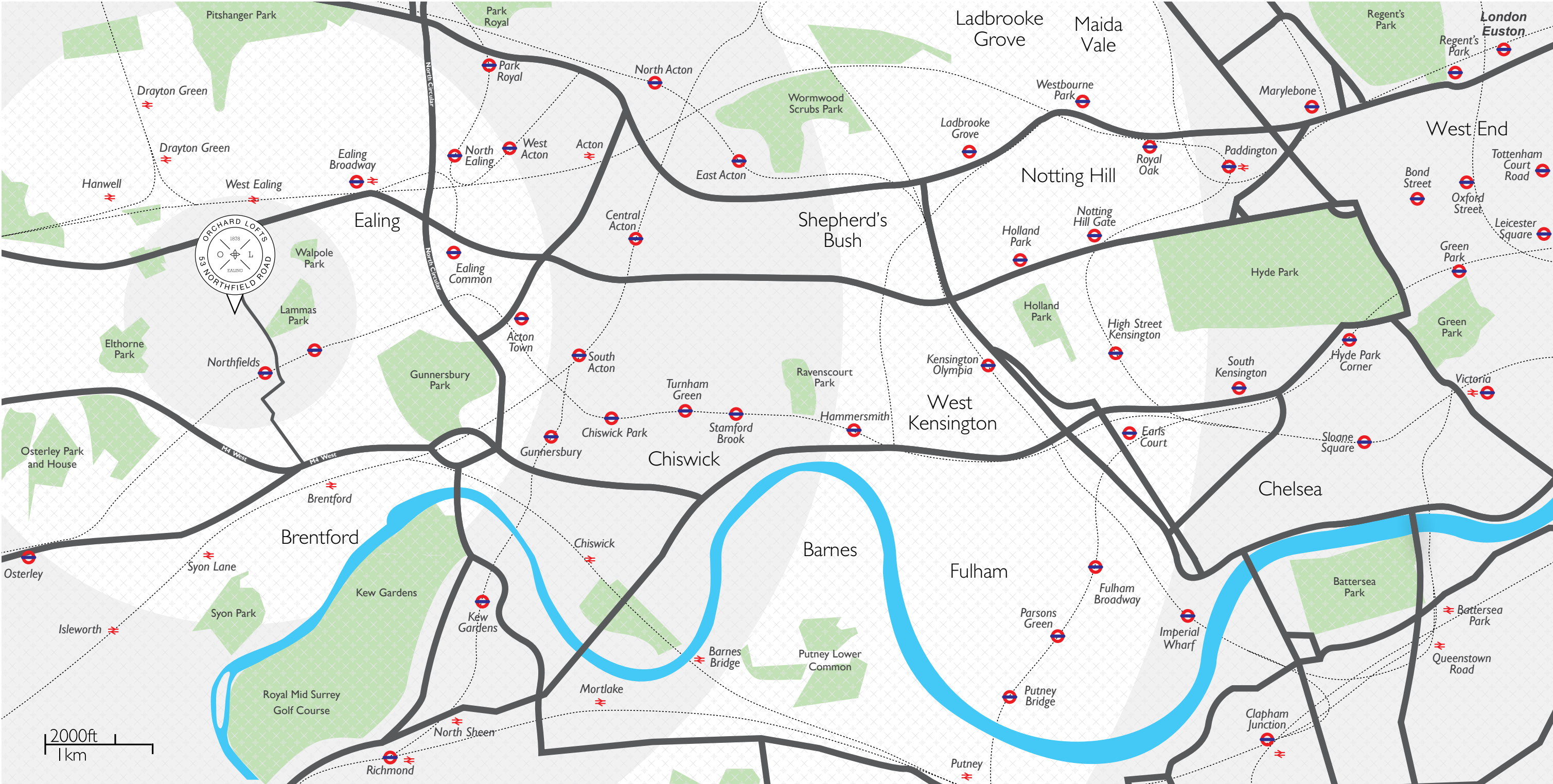
Heathrow Airport	15 minutes
Paddington	10 minutes
Bond Street	12 minutes
Tottenham Court Road	14 minutes
Liverpool Street	19 minutes
Canary Wharf	26 minutes

### Tube/Train times from Orchard Lofts

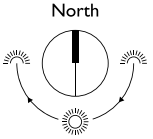
Paddington	12 minutes
Liverpool Street	34 minutes
Waterloo	33 minutes
Victoria	31 minutes
Canary Wharf	42 minutes
Kings Cross	39 minutes

### Driving times from Orchard Lofts

Heathrow Airport	20 minutes
M4 West	5 minutes
Piccadilly Circus	35 minutes
Kew Gardens	15 minutes
Chiswick	15 minutes
Sloane Square	30 minutes







# TRAVEL MAPS

## Area overview

### Food and Drink

- 1 Richardsons Butchers
- 2 Santa Maria Pizza
- 3 Cheddar Deli
- 4 Terracotta Italian Kitchen
- 5 Charlotte's Place
- 6 Poisson - Fishmongers
- 7 Kerbisher & Malt
- 8 Drayton Court
- 9 Parkers Bakery

### Shops

- 10 The Cracked Pot Flower Boutique
- 11 Primark
- 12 Oliver Bonas
- 13 Fat Face
- 14 Boots
- 15 Tesco Express
- 16 Tesco Metro

### Culture and recreation

- 17 Ealing Studios
- 18 Kingsdown Community Hall Yoga
- 19 The Questors Theatre
- 20 Pitzhanger Manor Gallery & House
- 21 MY - Yoga
- 22 The Joanne Sumner Studio
- 23 Virgin Active
- 24 Lammas Tennis Courts

### Education and health

- 25 Fielding County Primary School
- 26 Grange Primary School
- 27 University of West London
- 28 Northfields Surgery
- 29 St. Mary's Dental Surgery



# LOCAL HEROS AND HIGHLIGHTS

## Area overview



**Richardsons Butchers**

Operating from the same place for over 50 years, John Richardson butchers is a hugely popular and established local spot, illustrated by the queues often stretching out of the door on weekends! They have a wide variety of meats and are happy to source anything they don't already stock.



**Poisson Fishmongers**

A wet fish shop selling 'the finest, freshest fish and seafood in West London'. Director Simon Osborne makes a daily pilgrimage to Billingsgate fish market and receives thrice weekly orders from Newlyn in Cornwall. They also stock prepared dishes such as fishcakes, fish pies, soups, bisques and paté and are happy to pass on recipes and cookery tips.



**Parkers Bakery**

Parkers is a third generation bakery, who describe themselves as 'skilled and experienced craftsmen' and make their bread, pastries and cakes daily in the shop using long fermentation methods (fermenting dough with wild yeasts for up to 25 hours to break down gluten, making it easier to digest as well as absolutely delicious). They are celebrating their 100th anniversary this year.



**Cheddar Deli**

Priding themselves on their stock of over 150 cheeses from around Britain and Europe, Cheddar Deli also have hams, charcuterie and olives that owner Brent Wilkinson sources from the best importers and producers around. They also sell fine and fortified wines, whiskey, real ales, chutneys, pickles and crackers.



**The Cracked Pot**

A Florist in the best French tradition, the Cracked Pot has to be the brightest spot on Northfields Avenue. From a simple, personalised bouquet to a full wedding service, the flowers, delivered daily from Holland, are arranged in full view in their front of house workshop.



**Kerbisher And Malt**

A proper fish and chip shop in a modern, responsible style. Crunchy, light and fluffy batter with English staples like mushy peas, beans and home made sauces, complemented by a selection of beers from London's Meantime brewery. It is the winner of the 'Best Contemporary Chippy in Britain', has been called 'the Perfect Fish and Chip Shop' by the Financial Times and counts Heston Blumenthal as a confirmed fan.



**Charlotte's Place**

The 2013 Good Food Guide's London Readers' Restaurant of the Year boasts two AA rosettes and is a founding member of the Sustainable Restaurant Association. Charlotte's Place has been a firm favourite in Ealing for over 27 years, sharing its 150 year old home with the adjacent Grange Pub. Just off Ealing common, it's so homely it requires the ringing of a doorbell to enter.



**Drayton Court**

Close to West Ealing station, there has been a pub and hotel at Drayton Court since the 19th century. It boasts one of the largest beer gardens in London, famous for its summer barbeques and hosts comedy, salsa and jazz nights. It's major claim to fame, however, is that former Vietnamese leader Ho Chi Minh used to work here as a kitchen cleaner before leading his country in the Vietnam war!



**Santa Maria**

Recently crowned the number one pizza restaurant to 'try before you die' by the Evening Standard, it is run by two Neopolitans who take their pizza extremely seriously. With a wood fired oven imported from Italy, they use the same ingredients and cooking methods employed on the streets of Naples. Just don't order a salad – they've been known to turn people away!



**Terracotta Italian Kitchen**

A family run Tuscan restaurant, Terracotta has become a firm local favourite. The eccentric chef cooks simple meals with a great depth of flavour, whilst they have recently added a pizza oven to broaden a menu based around responsibly sourced fish and meat. Terracotta seats only sixteen and is a wonderfully authentic Italian experience.



# 5

## CHAPTER FIVE

### Information and Specification

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#### TENURE

The Flats are being sold on 999 year peppercorn leases with each flat owner having a share in the freehold company owning the building.

#### MANAGEMENT

A specialist residential property management company will be employed to manage the development.

#### GENERAL

**Internal doors** – Contemporary fire rated doors.

**Sprinklers** – All flats will have sprinklers to meet BS9251 as part of the fire protection strategy.

**Flooring** – Engineered oak flooring throughout apart from limestone tiles in bathrooms. Acoustic maxi deck installed for sound insulation.

**Smoke and heat detectors** – Heat detectors in all kitchens, smoke detectors in all other rooms.

**Metering** – Each flat will have its own cold water meter with electric meters externally located outside the building for easy reading.

**Building Warranty** – All units are covered by a 10 year Premier Guarantee building warranty.

**Bike Store** – A bicycle store is provided in the entrance hallway.

#### ATRIUM

**Stairs** – Hand made steel staircase with timber treads reclaimed from the building.

**Bulkhead Lighting** - Reclaimed round brass and cast iron ship's bulkhead lights and oval lights with deco glass.

**Floodlights** – Industrial floodlights salvaged from the cargo ship 'Alang'.

**Walkways** – Constructed with steel beams and Luxcrete flooring.

**Lift** – Hydraulic six person lift to all floors.

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#### KITCHEN

**Kitchen units** – Fitted contemporary kitchens with handle free units.

**Worktops** – Composite quartz stone worktops with matching upstands.

**Kitchen appliances** – All Bosch appliances including oven, hob, fridge, freezer, dishwasher and washing machine.

**Kitchen sink and taps** – Under mounted ceramic bowl sink with chrome mixer tap.

#### BATHROOM

**Vanity Units** – Handmade oak units.

**Sanitary ware** – White ceramic sanitary ware throughout.

**Showers** – White low profile shower trays, all with clear glass screens and doors with chrome fittings.

**Tiling** – Metro white or blue ceramic wall tiles.

**Towel rail** – Electric chrome towel rail.

#### ELECTRICAL

**Data network** – Living room and bedrooms provisioned with category 5 data network combined with television and satellite distribution to provide the ability to watch, stream or listen to any type of media at high quality and speed. All flats cabled for aerial, HD TV, satellite and IP (internet) television services.

**Satellite television** – Wiring provided for Sky Plus HD.

**Internet** – Wiring provided for BT Infinity superfast broadband.

**Telephone points** – Outlets provided.

**Electrical sockets and switches** – Wall mounted galvanised switches and sockets with galvanised conduits with further white sockets and switches.

#### HEATING

**Hot water and central heating** – Supplied by central boilers with individual smart meters in each flat measuring consumption and remotely read by computer. Additionally each flat will have its own electric immersion heater as a backup/alternative.

**Radiators** – Three or four column radiators in living spaces and bedrooms.

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FLOOR PLANS

Ground Floor

Flat 1

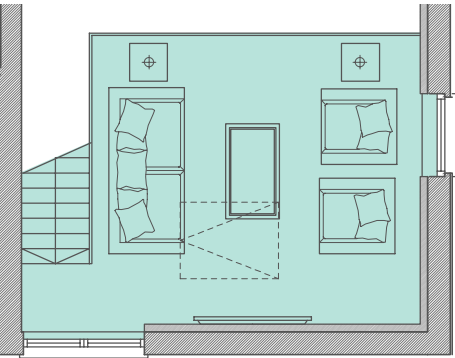
Three Bedroom  
Total internal space - 1369 SqFt  
Living Space - 26 x 23 Ft  
Master Bedroom - 12.5 x 12 Ft  
Bedroom Two - 12 x 16 Ft  
Bedroom Three - 11.5 x 12.5 Ft

Flat 2

Two Bedroom  
Total internal space - 1270 SqFt  
Living Space - 30 x 17 Ft  
Master Bedroom - 26 x 16 Ft  
Bedroom Two - 14 x 11.5 Ft  
Outside Space - 160 SqFt

Flat 3

Two Bedroom  
Total internal space - 964 SqFt  
Living Space (including mezzanine) -17 x 17 & 12.5 x 17 Ft  
Master Bedroom - 12 x 17.4 Ft  
Bedroom Two - 10.5 x 11 Ft  
Outside Space - 158 SqFt



Flat 3 mezzanine

First Floor  
(Flat 3 mezzanine only)

Ground Floor





FLOOR PLANS

First Floor

Flat 4

Two Bedroom  
Total internal space - 853 SqFt  
Living Space - 17.4 x 22 Ft  
Master Bedroom - 15.8 x 11 Ft  
Bedroom Two - 13 x 10 Ft

Flat 5

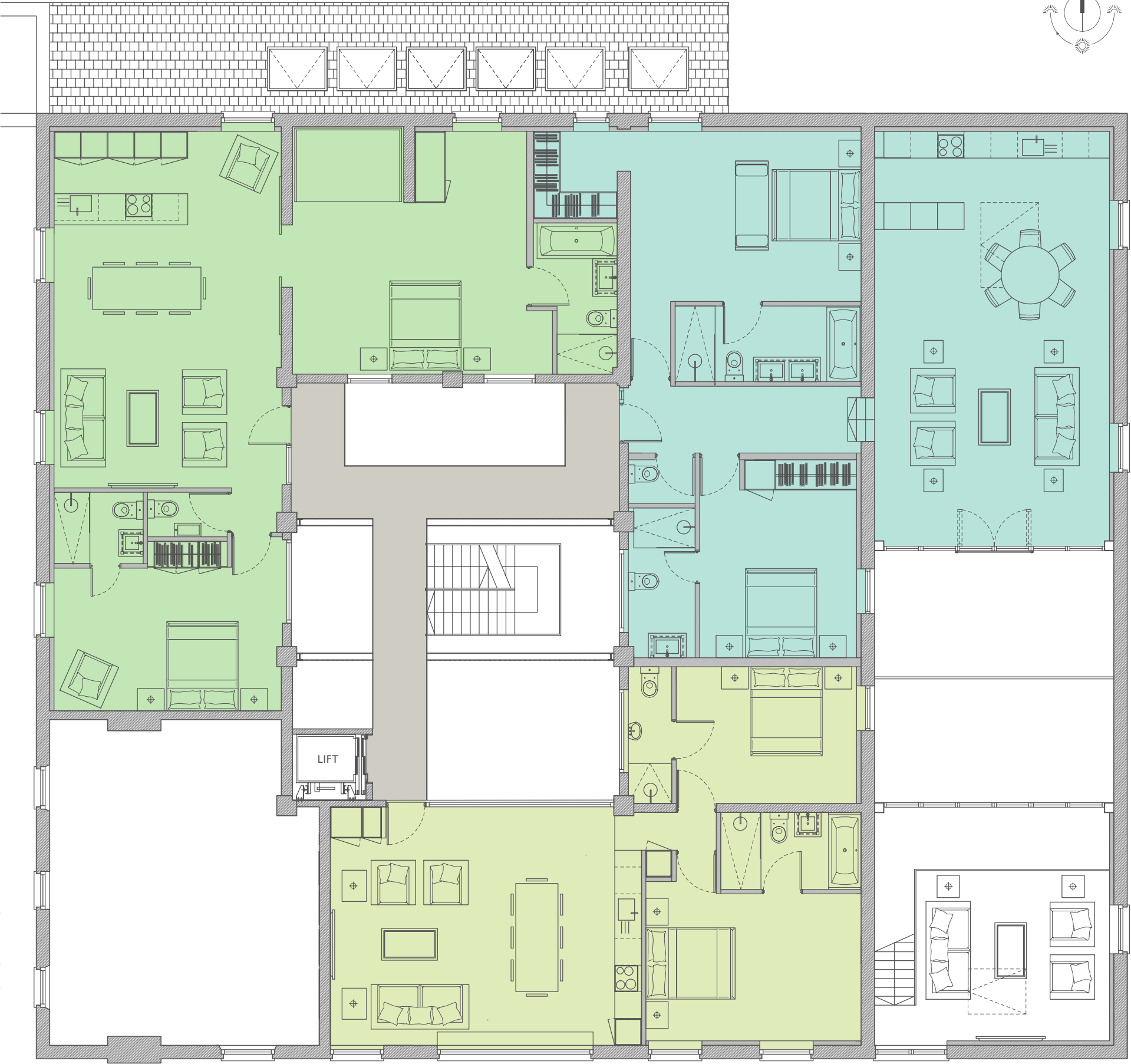
Two Bedroom  
Total internal space - 1263 SqFt  
Living Space - 30 x 17 Ft  
Master Bedroom - 24 x 17.8 Ft  
Bedroom Two - 14.5 x 11.5 Ft

Flat 6

Two Bedroom  
Total internal space - 1118 SqFt  
Living Space - 26 x 16.8 Ft  
Master Bedroom - 19 x 17.8 Ft  
Bedroom Two - 16.8 x 10.5 Ft



First Floor





FLOOR PLANS

Second Floor

Flat 7

Two Bedroom  
Total internal space - 1121 SqFt  
Living Space - 30 x 16.4 Ft  
Master Bedroom - 16.4 x 17.4 Ft  
Bedroom Two - 11 x 23 Ft

Flat 8

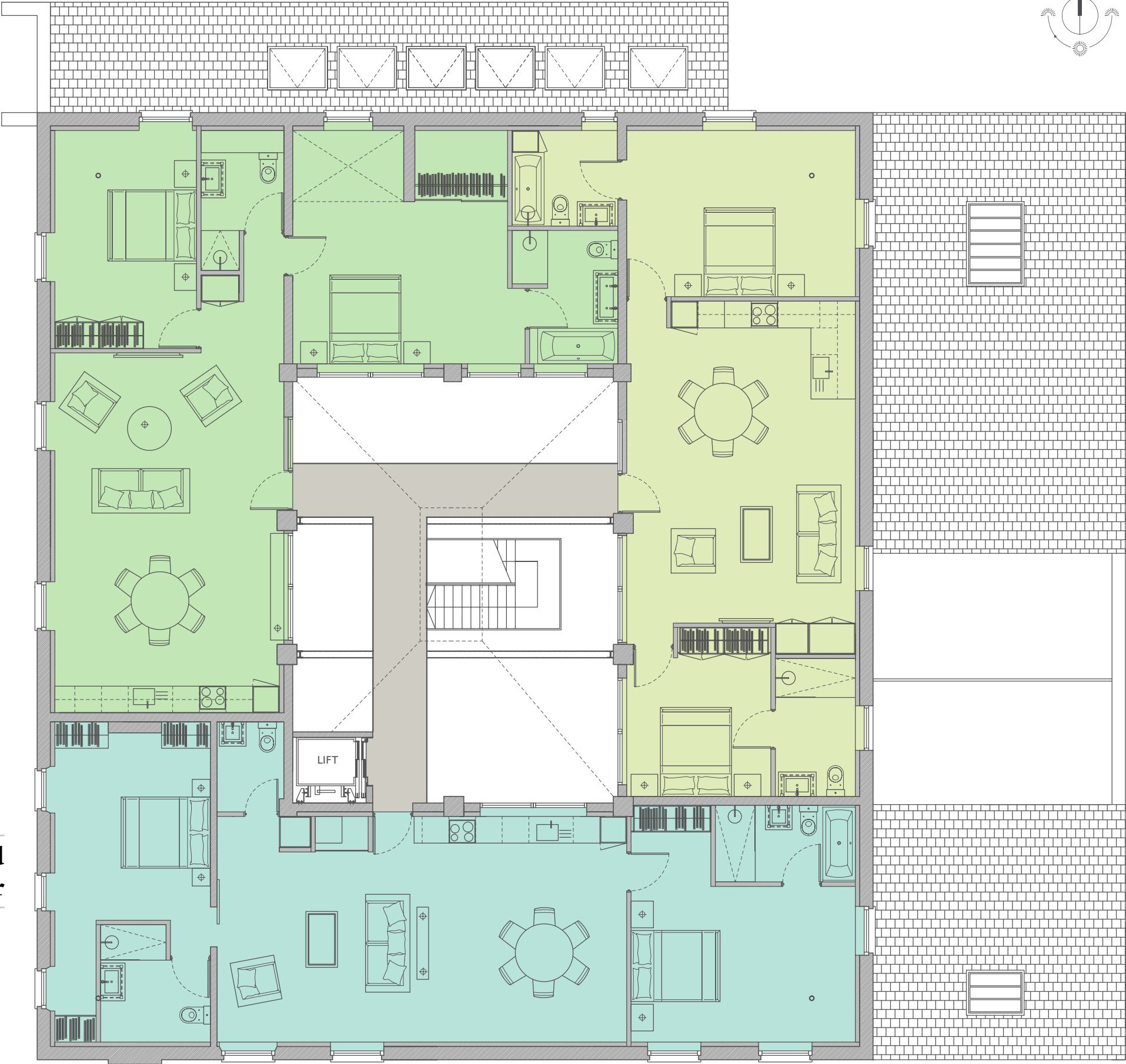
Two Bedroom  
Total internal space - 889 SqFt  
Living Space - 11 x 16.8 Ft  
Master Bedroom - 12 x 16.8 Ft  
Bedroom Two - 12 x 10.5 Ft

Flat 9

Two Bedroom  
Total internal space - 1098 SqFt  
Living Space - 35 x 16.4 Ft  
Master Bedroom - 17 x 17 Ft  
Bedroom Two - 16 x 10 Ft



Second Floor







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