

THE MODERN HOUSE



Blyth Road, London UB3
Sold

The Boiler House

Located in Hayes and Harlington, within the London Borough of Hillingdon, is The Boiler House, newly completed as part of an ambitious and exciting redevelopment of the former EMI headquarters. Built to a dynamic design by award-winning architects Studio Egret West, the building contains 54 two-bedroom apartments in total (all qualifying for the London 'Help to Buy' scheme), with a communal roof terrace, rooftop allotments and secure internal bike store.

The apartment has two double bedrooms and private balcony, with engineered-oak flooring, stainless steel worktops and integrated appliances. Generous glazing extends from floor level in every principal room to flood each space with light and emphasise the impressive volumes throughout.

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Externally, the design is an ode to the history of the site, it's tapered form echoing that of the steam chimney that once served as a familiar outlet for the former EMI factory. A corrugated orange staircase ascends proudly between the three grades of steel-shingle cladding that wrap the outer form, and provide access to the residents' roof gardens. The building was constructed using Cross-laminated timber (CLT), which provides a sustainable alternative to concrete and steel, and greatly reduces the embodied carbon of the building. Energy is produced using a Combined Heat and Power engine, reducing energy costs and emissions.

The Old Vinyl Factory was originally purchased by the Gramophone and Typewriter Company, the precursor to EMI, and the buildings were designed by Wallis, Gilbert and Partners in the early 20th century. In 1952, EMI began the production of 'microgroove' vinyl, producing and distributing records for The Beatles, The Rolling Stones and Pink Floyd to name a few.

The Boiler House is the first residential project to be completed in an architect-led development that will comprise a complete regeneration of the 18-acre site. This is set to include a community of approximately 630 apartments, with commercial spaces, and pedestrianised areas of restaurants, bars, theatres and cinemas. An incentive is in place for stamp duty to be paid on behalf of buyers on all units and the apartments qualify for the 'help to buy' scheme. The Government scheme offers first-time buyers the opportunity to borrow up to 40% of the purchase price on newly built homes in London, with a 5% deposit, and subject to mortgage approval.

The Old Vinyl factory is approximately five minute's walk to Hayes & Harlington Station with trains to London Paddington taking around 20 minutes and Heathrow, approximately 14 minutes. The introduction of the Crossrail in 2019 is set to significantly reduce times to London and the west, with journey times of 20 minutes to Bond Street and 27 minutes to Liverpool Street. The M4 and M25 are also close by.

Tenure: Leasehold Lease length: approx. 250 years Service Charge: approx. £2,611 per annum (£3.22 per square foot) Ground Rent: £450 per annum

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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”.