









Inspired by the craft and creativity of its surroundings, Lyons Place is a collection of beautifully designed townhouses, apartments and penthouses in London's coveted north west neighbourhoods.

The homes and communal areas are lifted by subtle touches of craft and finesse, paying quiet homage to the many artisans and makers who have worked in this area over many decades. Lyons Place is a development that's in touch with its place and history, integral to the tapestry of the neighbourhood.





This area of North West London was once made up of a cluster of villages, each with their own character and atmosphere. Over time, these distinct neighbourhoods have grown and merged together while retaining their own discrete sense of place, personality and history.

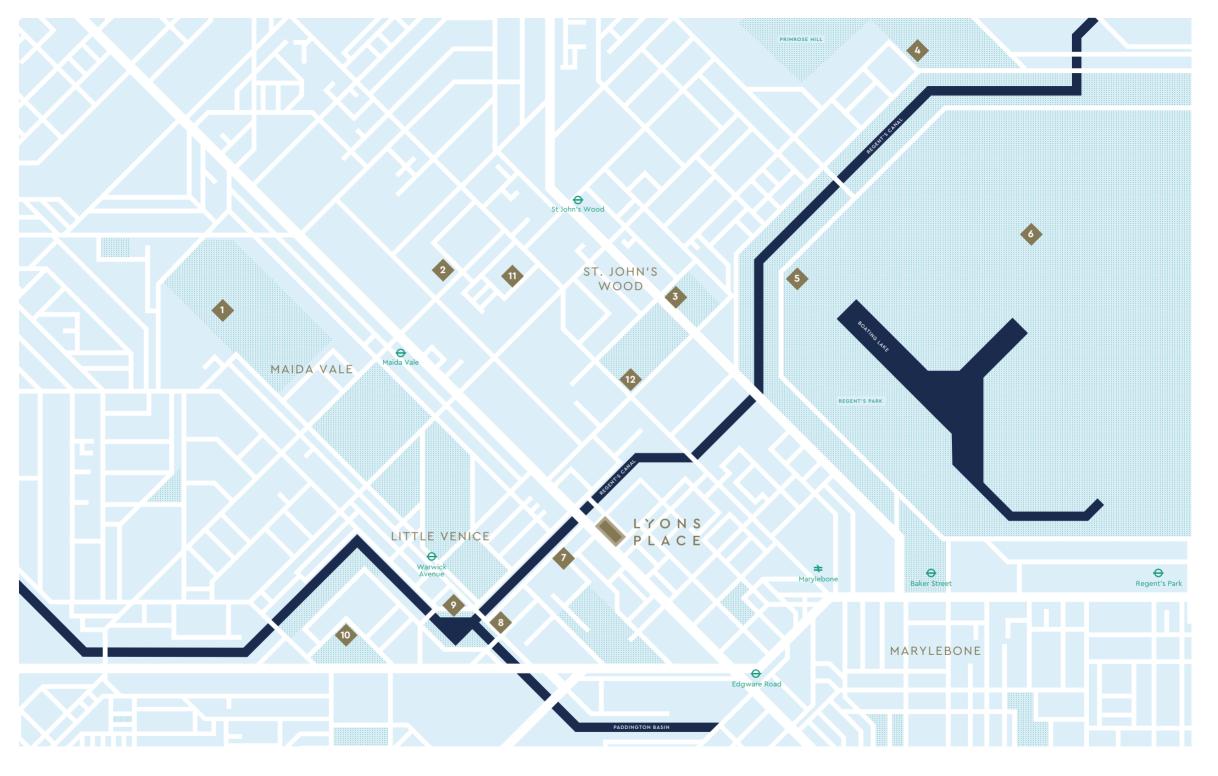
Lyons Place and the surrounding villages of St John's Wood, Maida Vale and Little Venice are all connected by the beauty and tranquility of the Regent's Canal. St. John's Wood is a quiet, leafy enclave of the capital, just minutes from the West End.

Relaxed and serene, the area has an appealing, village ambience, with a vibrant café culture and elegant independent shops. Within easy walking distance, you'll find many small, specialist independent stores and workshops, run by people whose love, enthusiasm and flair for what they do is truly infectious.











- 1. Paddington Recreation Ground
- 2. Violet Hill Gardens
- 3. St John's Wood Church Gardens
- 4. Primrose Hill

- 5. Winfield House Grounds
- 6. Regent's Park
- 7. Regent's Canal
- 8. Rembrandt Gardens

- 9. Little Venice
- 10. Westbourne Green Open Space
- 11. Abbey Road Studios
- 12. Lord's Cricket Ground





## GARDENS AND COURTYARDS

Every townhouse, penthouse and apartment at Lyons Place features at least one private terrace or balcony, in addition to a large shared courtyard, offered for residents' exclusive use.

## TWENTY-FOUR APARTMENTS

A boutique development, Lyons Place includes 13 one-bedroom apartments, nine two-bedroom apartments, and two three-bedroom duplex penthouses. All benefit from a private entrance and reception area with day porter.

#### FIVE TOWNHOUSES

The five stunning three-storey, three-bedroom townhouses feature large open plan living, dining, kitchen and terrace areas, and warm, luxurious finishes. All have private access direct from Lyons Place.

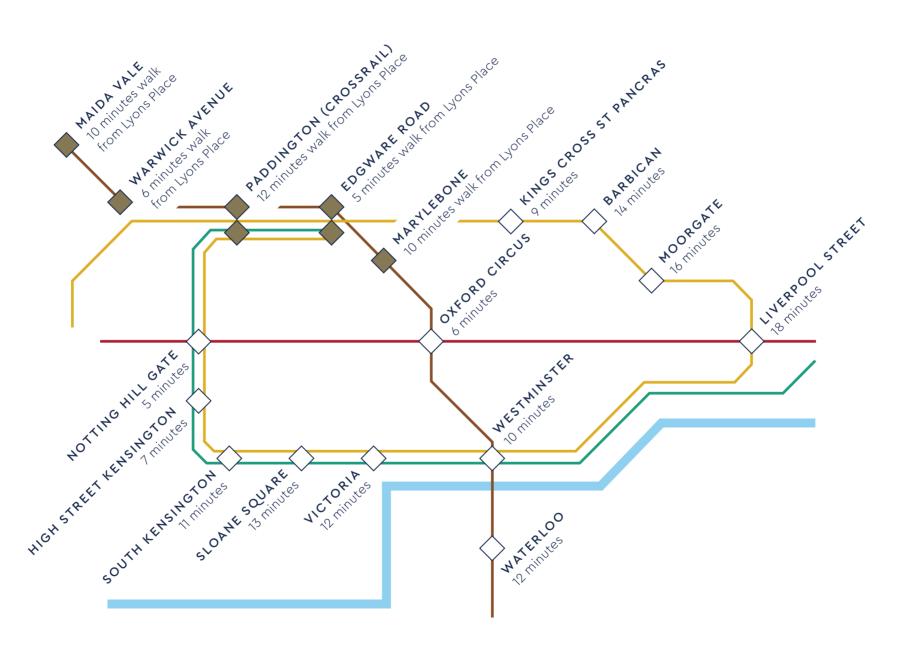
#### PRIVATE PARKING

Lyons Place offers secure underground parking with remote controlled gates for 39 cars, and 118 bicycle spaces.



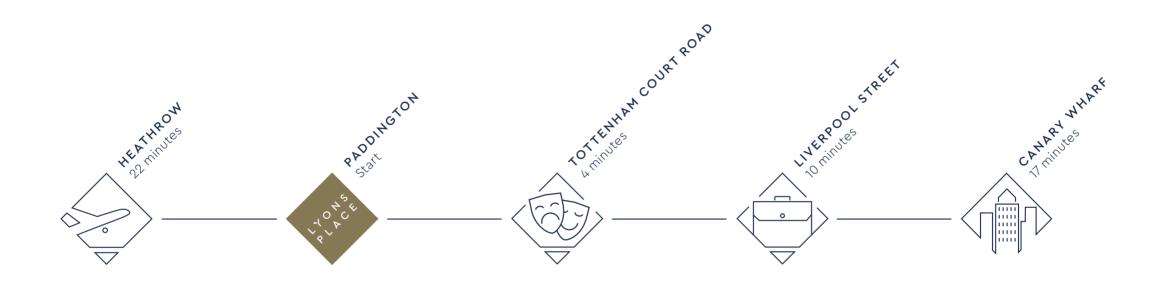


#### CONNECTED TO THE UNDERGROUND



- Bakerloo line
- Central line
- Oircle, Hammersmith & City lines
- District line

#### CONNECTED TO THE ELIZABETH LINE



From 2019, the Elizabeth Line (also known as Crossrail) will service nearby Paddington Station. This new line will cut journey times across London, easing congestion and providing better connections to Heathrow Airport, shopping and theatre in Tottenham Court Road, the City, Canary Wharf, and beyond. Paddington Station is a 12 minute walk from Lyons Place.





The five three-storey, three-bedroom townhouses are magnificent, with private street access from Lyons Place and generous outdoor areas.

They are finished to the highest specification, with thoughtful use of timber, natural stone and impeccable craft elements.

Bedrooms are positioned on the first floor, with the living space above, maximising light and space with open plan living and dining, full height windows and integrated terraces.

#### TOWNHOUSE





MASTER BEDROOM & BEDROOM TWO

STORAGE

EN SUITE

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BEDROOM

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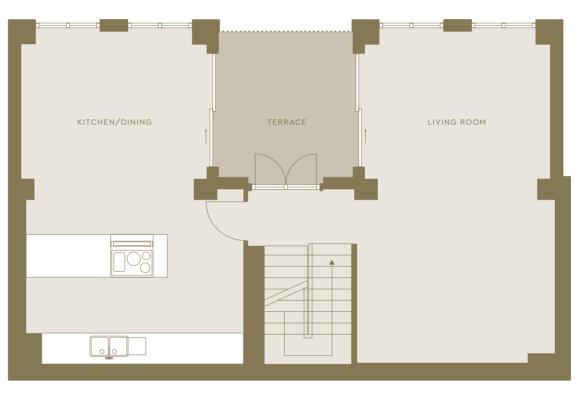
GROUND FLOOR

FIRST FLOOR

Area range: 1374 – 2064 sq ft Terrace/balcony: 170 – 264 sq ft

# TOWNHOUSE

THREE BEDROOM EXAMPLE



SECOND FLOOR











#### APARTMENTS

The apartments at Lyons Place are spacious, light and quiet, designed with an elegant, understated flair and fine attention to detail.

The two duplex penthouses both offer three bedrooms, a large and spacious terrace area, and exceptional finishes.

The 22 one-and-two bedroom apartments all feature private outdoor spaces, maximising the use of space, materials and finishes, to create the perfect home.



#### **DUPLEX PENTHOUSE**



#### FIFTH FLOOR





Area range: 1492 – 1520 sq ft Terrace/balcony: 1054 – 1063 sq ft



#### APARTMENT





Area range: 825 – 1030 sq ft Terrace/balcony: 60 – 398 sq ft









#### APARTMENT





Area range: 523 – 758 sq ft Terrace/balcony: 56 – 355 sq ft



# MAKING HISTORY

The neighbourhood of NW8 is renowned for its inventors, artists and makers.

# LYONS PLACE



The Hinds family opened the first of their many jewellery shops in London on Edgware Road in 1876, while the iconic Art Deco Old Aeroworks built wheels and gun turrets for WWII fighter planes.

In 1930, Charles Follett's nearby sports car showroom was the go-to place for the most glamorous British-made automobiles.

Once Lyons Place is completed, Follett's will return, occupying the street level showroom.

The tradition of speciality, dexterity and craft continue to flourish in this remarkable corner of London.







Clockwise from top left F. Hinds Jewellery store. Old Aeroworks building. Follett's showroom, 1974

# "THIS PLACE WAS ALWAYS AN AREA FOR MAKERS."

LYONS PLACE



The design of Lyons Place was very much inspired by the area around it. This is a place I know very well — I've lived and worked here for many years. My office and home is in the Old Aeroworks factory, celebrated for making parts for Spitfire aeroplanes. The neighbourhood has built a reputation for being particularly creative — always full of skilled craftspeople making things, and that continues today.

Lyons Place is off Edgware Road, a historic Roman road, one of the major routes out of London. It's said that the name Edgware Road comes from 'wares' on the 'edge' of the road — market stalls catering to the traffic coming in and going out of London. It's still busy today, so that interplay between the bustling Edgware Road and Lyons Place, a quiet local street, is something we played on very much.

The development will be full of variety. There will be a car showroom and a petrol station facing the Edgware Road. I've always been influenced by pop art and Claus Oldenburg-scale objects, so we designed three bright-red, supersized petrol pumps as an art installation on the front.

The brickwork varies on the front terrace and is punctuated by a distinct blue brick elevation on the corner. The townhouses are all in white stucco, so you get a very definite contrast between the retail and residential aspects. There are landscaped courtyards in the centre of the scheme and every apartment has a balcony or terrace. It will be a good place to live; generous and open. I think I'd like to live there myself.

# Sir Terry Farrell

Architect





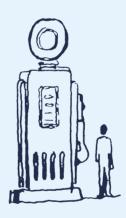


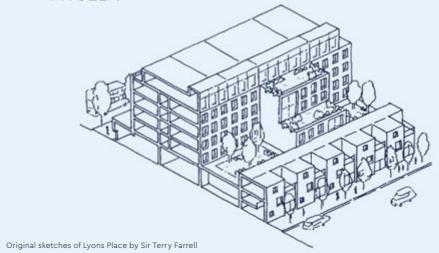


"IT WILL FEEL
GENEROUS AND
OPEN — I'D LIKE
TO LIVE THERE
MYSELF."

### FARRELLS

Farrells are the architects behind Lyons Place. Their London HQ is just a stone's throw away in Hatton Street. The practice has designed awardwinning buildings the world over.







Around every corner, you'll find small, specialist independent stores and workshops, like Kent and Sons family butcher, who have specialised in providing the finest produce since 1919, or Harry Morgan's deli restaurant – known by locals as 'London's most famous New York-style deli'. The Ivy Cafe has a reputation for being the preferred choice for those looking for fine food in a relaxed informal setting.





LYONS PLACE

ALFIE'S ANTIQUE

MARKET



### ALFIE'S ANTIQUE MARKET

Alfie's Antique Market opened its doors in 1976, in the former Jordan's department store. Home to over 60 antiques dealers, it's a treasure trove of the beautiful, the unusual, and the collectable.

LYONS PLACE

ALFIE'S ANTIQUE MARKET "WE WANT THE STREET MARKET TO BECOME A CRAFT OR FARMER'S MARKET."









Alfie's has been here since 1976, and before that the building was derelict for quite a while. It used to be a family-run department store in the late 1800s called Jordan's, so it was mostly hosiery and sewing bits and bobs. The building's Victorian, dating from around 1880 and founder Bennie Gray added the interesting Egyptian murals you see today.

After Jordan's closed down, all of Church Street was quite run down, until Bennie opened Alfie's — bringing the area back to life really, and incubating the Antiques Quarter you see today. Alfie's is named after his dad who was a jazz musician and the Pearly King and Queen of Peckham opened the store! Bennie's got lots of stories.

Today the antique market houses more than 60 permanent stall holders, spread over five floors. I'd say 60 per cent of the antique dealers have been here 10 to 15 years. A couple have even been here since the very beginning and are still going strong. But on the flipside, 30 percent are new dealers; there's a waiting list and always plenty of enquiries.

Sometimes we give art students the chance to come and showcase their work here — we like to encourage young artists and dealers. Last year, as part of our 40th anniversary, we hosted a pop-up shop from London Glassblowing.

We've got development work going on this year and into next — a big and exciting face-lift. But we will always do our utmost to stay community based. We'd like to see a bit of an evolution in the street market — particularly at the weekend — and hope to see the addition of more artisanal stalls.

### Victoria Davis

Manager, Alfie's Antique Market

"ALFIE'S IS NAMED AFTER
HIS DAD WHO WAS A JAZZ
MUSICIAN AND THE PEARLY
KING OF PECKHAM."







LYONS PLACE

DANIEL RAPHAEL GALLERY



### DANIEL RAPHAEL

As well as championing and exhibiting emerging contemporary artists, Daniel Raphael Gallery also provides artist workshop studio space. Part of London's thriving art and antique scene, the young, switched-on gallery is building a formidable following.

LYONS PLACE



"THERE'S A
REAL SENSE OF
TRADITION HERE,
YOU FEEL PART
OF SOMETHING."







I'm actually fairly new to this part of West London. I set up my contemporary art gallery here in March 2017. So far so good! There were several reasons I chose Church Street for the gallery. The main one was that it's particularly well suited for an arts or antiques business — there's a real sense of tradition around here, so you immediately feel part of something. I also think that the diverse nature of the ward offers something new, exciting, unique and of course, the location is nice and central.

There's a really warm, community feeling in the neighbourhood, especially between fellow traders. I have already had the chance to work with quite a few local artists. Being here does allow for easy relationships. I guess what makes working around here special is feeling part of the overall creative set-up. I'm a young, new talent in the area with a genuine passion for the arts.

As the place develops — not just economically but also socially — I hope to evolve and create a positive effect for the area and my gallery.

Westminster Council released a masterplan for Church Street Ward and the planned developments look fantastic. I feel really positive that the changes will galvanise the area further, but there's always something going on; the inaugural Arts, Antiques and Design Fair on Church Street was held recently and was a huge occasion for local residents and traders. Hopefully we'll see plenty more of this kind of thing in the future.

### **Daniel Raphael**

Curator, Daniel Raphael Gallery

"WHAT MAKES WORKING
AROUND HERE SPECIAL
IS FEELING PART OF THE
OVERALL CREATIVE SET-UP."



Almacantar specialises in large-scale, complex investments in central London. As well as Lyons Place, its portfolio includes iconic landmarks across the capital, such as Centre Point, Marble Arch Place, and One and Two Southbank Place. Almacantar's ethos is to be best-in-class, whether delivering high-end mixed-use schemes, affordable housing or public art.

## JAMES GUILFOYLE

T +44 (0)20 7535 2909 M +44 (0)7384 810 437 james.guilfoyle@almacantar.com

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### SPECIAL THANKS

To the neighbourhood of makers, entrepreneurs and artisans who we feature in this brochure. Their ingenuity and creativity is in the lifeblood of the Lyons Place.

Additional thanks to F. Hinds and The Jensen Museum for the use of their archive photographs. ©The Jensen Museum 2018. Abbey Road Studios Airfix Alfie's Antiques Market Bandmaster Gramophone Bill Amberg Studio Bill Kenwright Carousel Charles Wright & Sons Daniel Raphael Gallery F. Hinds Follett's Car Showroom General Motors Joel & Son Kabiri Le Gavroche Lisson Gallery Locanda Locatelli Markus Coffee Netlighting Ortigia Palmer Tyre Company Perfumer H
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