

A close-up photograph of a piano's internal mechanism, showing a large metal hammer flange with a serrated edge and a hammer flange. The metal is dark and shows signs of wear. The background is a blurred view of the piano's interior, showing wooden ribs and other mechanical components.

CHAPPELL LOFTS

AN OLD GRAND PIANO FACTORY,
NOW HOME TO NINE LOFT APARTMENTS.



THE BUILDING

Built in 1866-67, the Chappell Piano Factory is a magnificent Victorian industrial building, benefiting from retained period features, voluminous interiors, high ceilings and large sash windows.

Founded in 1811 Chappell & Co provided pianos for nobility, gentry and musicians with clients including Beethoven, Strauss and Sibelius. For over 100 years the factory crafted the world's finest pianos, and during World War 2 produced canopies and propellers for the legendary Supermarine Spitfires, eventually closing in 1970.

It then became the Chalk Farm Photographic Studios, for artists, photographers and a models before undergoing a major refurbishment over the last three years to convert the building into smart offices with loft apartments above.



• Located on Belmont Street, off Chalk
• Farm Road, in the heart of London's
• vibrant Camden, Chappell Lofts is
• the conversion of the famous Victorian
• era Chappell Piano factory into
• spacious three and four bedroom
• loft apartments.

• This unique address benefits from a
• spectacular Club Lounge providing
• residents with a private VIP
• entertainment venue for relaxation
• and entertaining. Facilities include a
• club lounge, bespoke cocktail bar/
• DJ booth, party/club sound/lighting
• system; 183 inch cinema screen,
• swimming pool, spa pool and
• gymnasium. Residents will also
• benefit from a 24 hour concierge
• service, making sure residents
• needs are met with.

• *Bespoke design perimeter steel gates*

• *Private entrance courtyard with hand
laid reclaimed cobblestones*

• *Manned security lodge*

• *Specially cleaned and repointed eight
storey façade of solid London
multi-stock masonry and lime mortar*

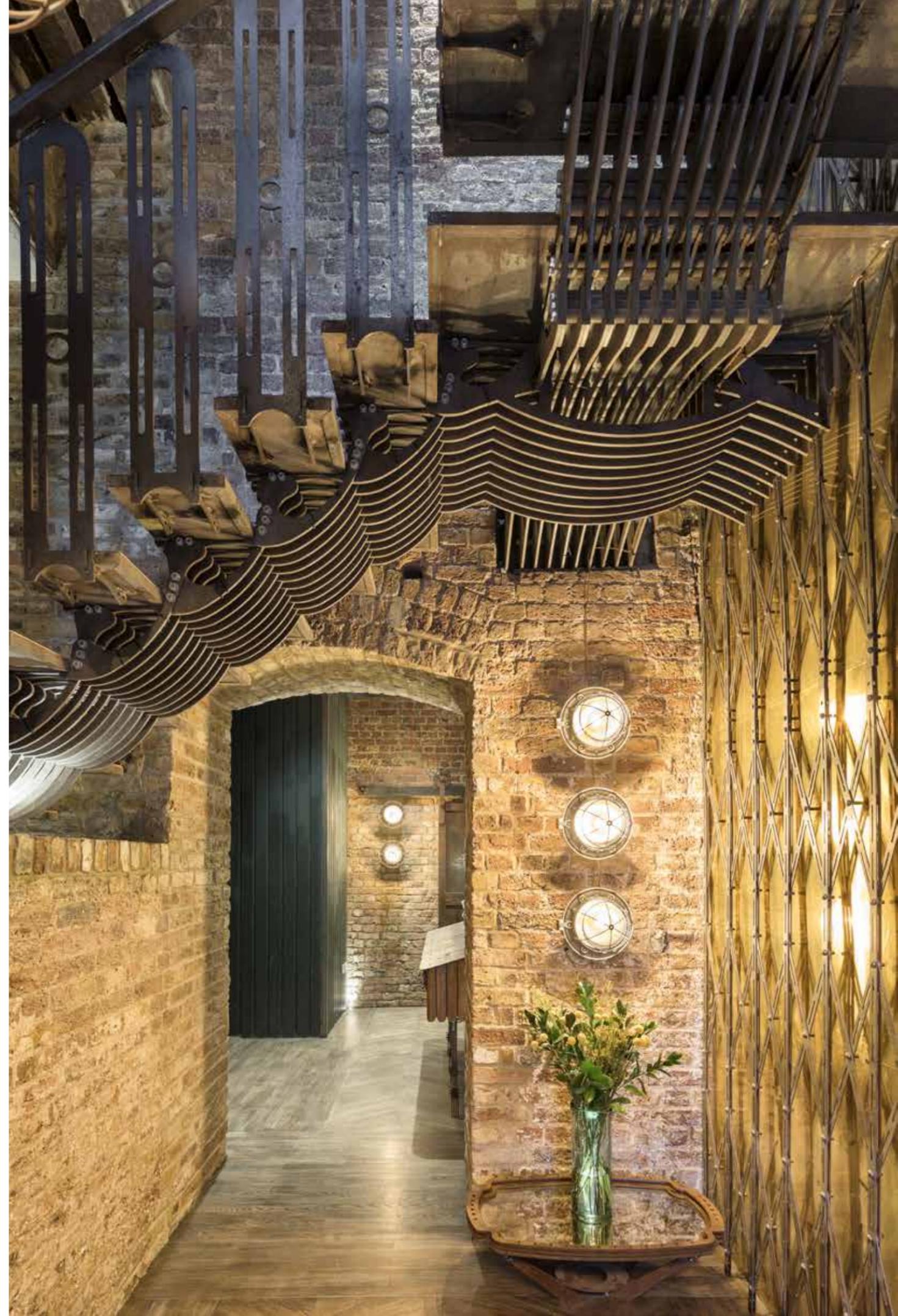
• *New bespoke insulated double glazed
timber windows*

• *Entrance foyer with Oak parquet
flooring, exposed feature brickwork,
antique factory lights and bespoke
steel coffer with LED lighting to ceiling*

• *Steel cantilevered staircase crafted
from over 3,000 bespoke pieces*

• *Lift shaft with brass cladding
and concertina-design*

• *14-person passenger lift*







LOFT APARTMENT

Located across the upper floors, the loft apartment features include large industrial windows, 12 ft high ceilings, outside balconies or terraces, exposed feature brickwork and wood panelled walls.

Finishing touches include Oak parquet flooring throughout, air conditioned bedrooms, cast iron feature radiators and columns, exposed beams, bespoke doors and custom made wardrobes, shelving and joinery.





- The loft apartments have double
- reception rooms, large family kitchen
- and luxurious bedroom suites.
-
- The high specification includes
- custom designed Italian Scavolini
- kitchens with Bora and Miele
- integrated appliances, Duravit Philippe
- Starck bathroom suites with walk-in
- showers, Waterworks Taps, Devon &
- Devon freestanding bathtubs and
- underfloor heating.





- **GENERAL LOFT APARTMENT SPECIFICATIONS**

- *Tongue & groove pattern Oak parquet flooring throughout*
- *Large industrial windows*
- *12 ft high ceilings*
- *Outside balconies/terraces*
- *Exposed feature brickwork*
- *Wood panelled walls*
- *Bespoke joinery*
- *Cast iron feature radiators and columns*
- *Exposed feature beams*
- *Custom made wardrobes, shelving and joinery throughout*
- *Radiators: Clyde Windsor cast iron*
- *Windows: bespoke softwood windows with chrome fittings*
- *Smoke alarm system: Aico*
- *Heat alarm system: Aico*
- *Entrance and internal doors*
 - *- Bespoke design in Oak*
- *Front door 54mm wrapped in 1mm steel*
- *Internal doors 44mm with grooved wood cladding*

- **RECEPTION ROOMS**

- Triple aspect reception rooms
- Large industrial windows
- Some opening onto private balcony or terrace

- **FAMILY KITCHEN AND BREAKFAST ROOM**

- Custom design Italian Scavolini kitchens finished in stainless steel
- Miele integrated appliances:
 - - Dishwasher
 - - Oven
 - - Steam oven
 - - Coffee machine
 - - Fridge
 - - Freezer
- Bora induction glass-ceramic cooktop
 - - 4 cooking zones and a cooktop extractor
- Kitchen Tap: Quooker in brushed Chrome
- Food waste disposer - Insinkerator
- Kitchen handles in drip metal
- Kitchen retractable sockets
 - - EVoline Port Cuisine

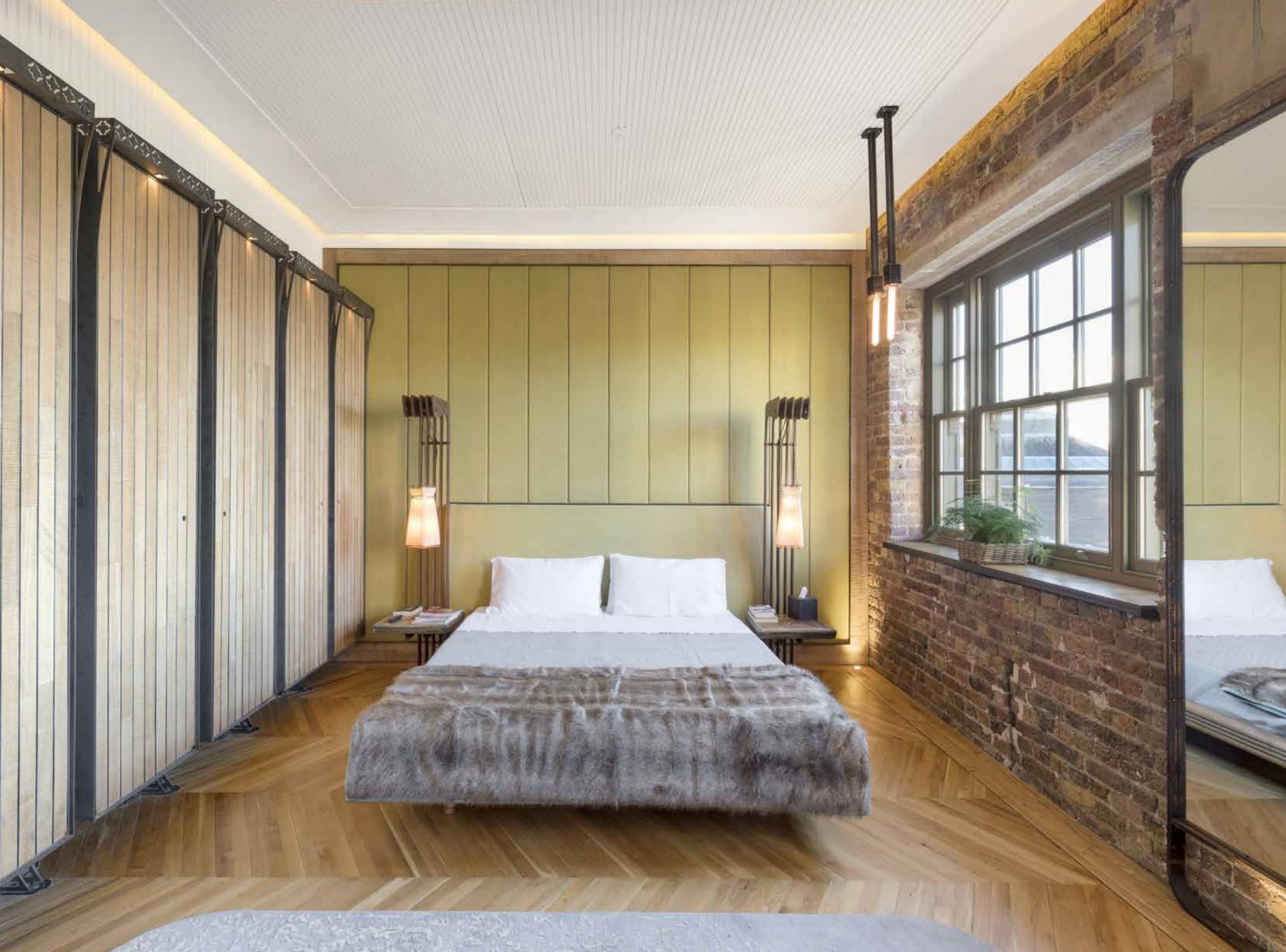
- **BEDROOMS**

- Air conditioning to all bedrooms
- Custom design built in wardrobes
- Bespoke joinery
- Ensuite bathroom to all master bedroom suites
- Ensuites to selected bedroom suites
- Walk-in dressing room to selected master bedroom suites

- **BATHROOMS**

- *All bathrooms are bespoke design*
- *Duravit Philippe Starck suites*
 - *- Vanity Basin*
 - *- WC - wall mounted*
- *Bath Tub: Devon & Devon*
- *WC douche: Crosswater Kai*
- *Bathroom fittings by Waterworks*
 - *- Basin taps*
 - *- Bath taps*
 - *- Shower taps*
 - *- Paper holder*
 - *- Bathrobe hooks*
 - *- Towel bar: Waterworks*
- *Shower screens: 10mm toughened glass, polished edges*
- *Walk-in showers*
- *Underfloor heating*



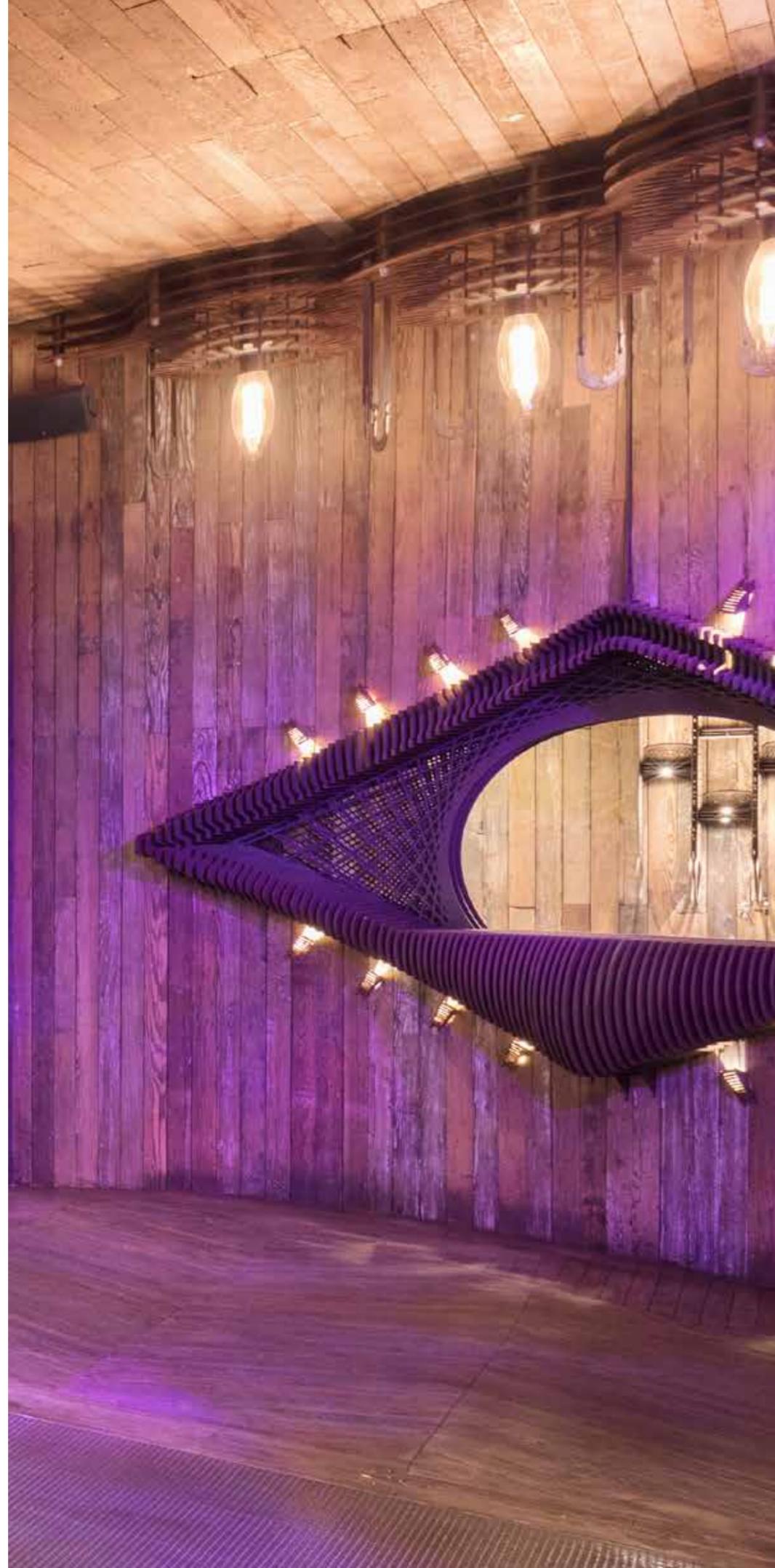




THE CLUB LOUNGE

The Club Lounge provides residents with a unique entertaining and leisure facility which they can use as an extension of their home and enjoy a range of lifestyle amenities.

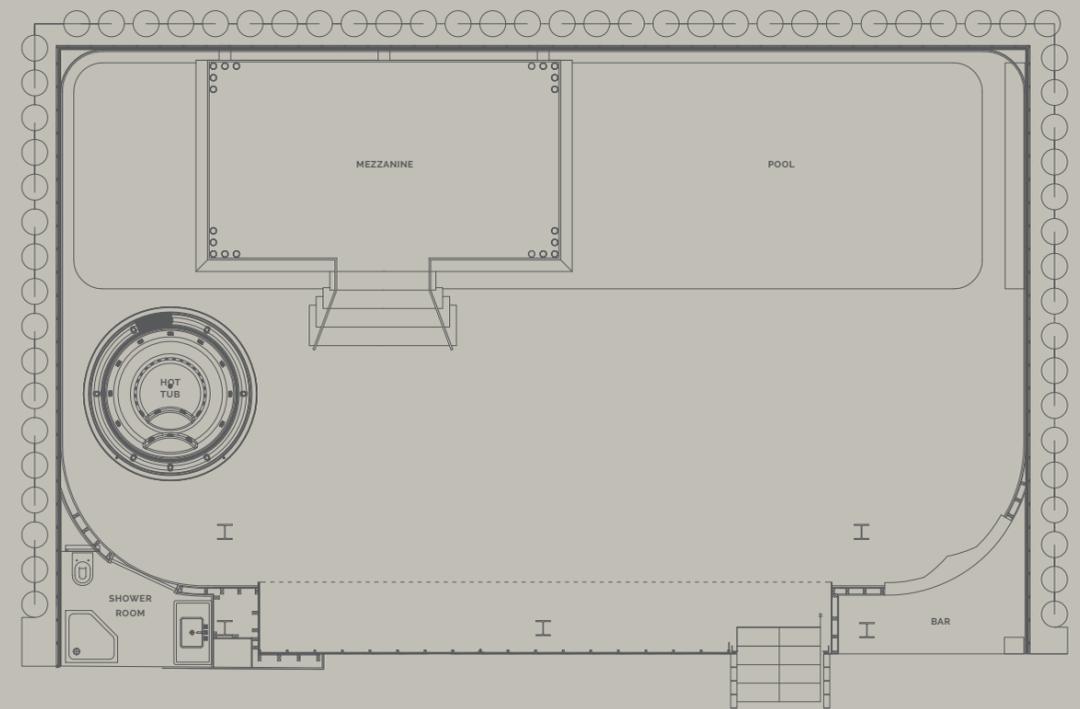




- Located on the lower ground floor,
- benefiting from 14 ft high ceiling and
- direct lift access, the comprehensively
- equipped Club Lounge is a 2,000 sqft
- VIP entertainment venue for the
- exclusive use of residents.
- The lounge includes a bespoke
- cocktail bar/DJ and a state-of-the-art
- media, sound and lighting system
- perfect for private relaxation, a party
- for over 100 guests or a dinner for up
- to 50 people.
- The lounge fronts to a 1.6 metre deep
- swimming pool which is 17 metres
- by 4 metres in size. There is also a
- separate mosaic lined Aquavia spa
- pool, 3 metres in diameter, which
- enables up to nine people to enjoy
- hydromassage from 18 massage jets
- and 18 air nozzle jets.
- Above the pool is a mezzanine deck
- providing a 250 sqft gymnasium with
- chilled bottled water available from
- the cocktail bar, complete with a
- shower and changing facility.
- Residents can reserve the Club
- Lounge for private use.

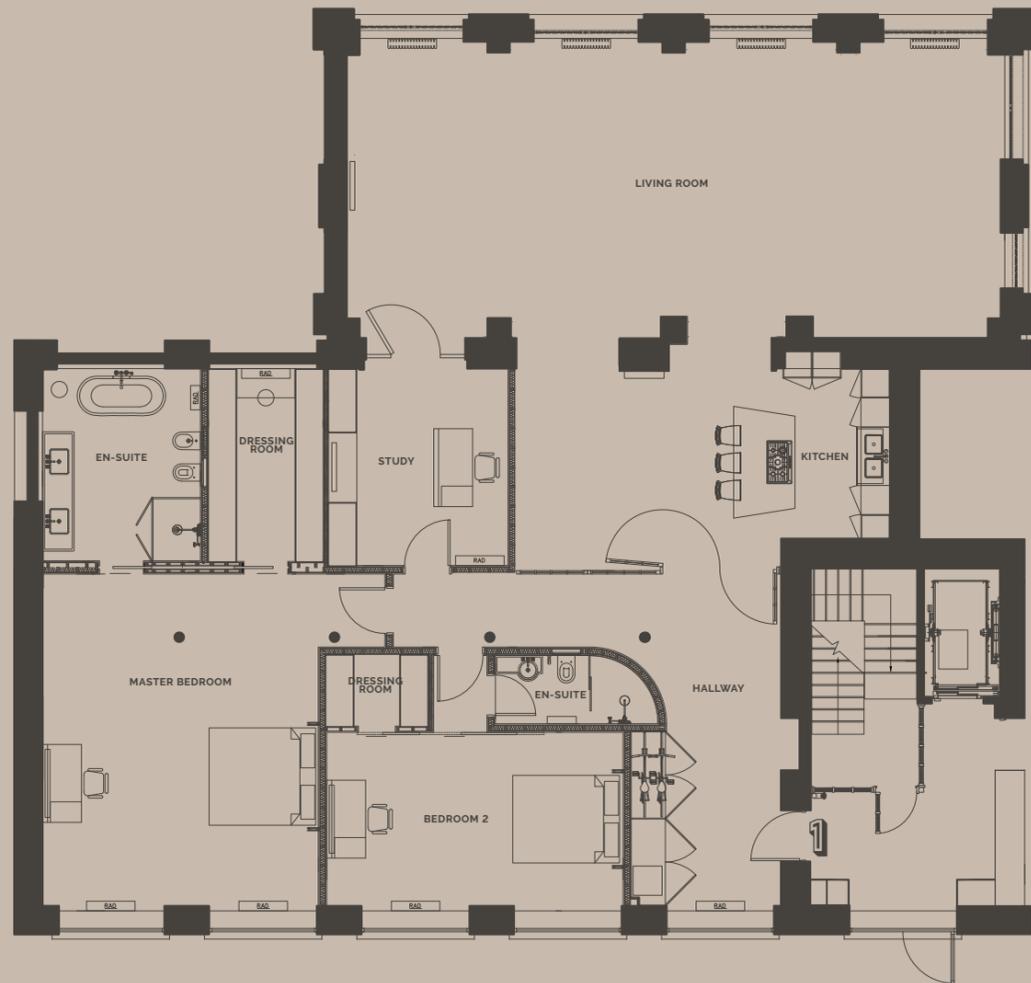


- Comprehensively equipped 2,000 sqft private VIP entertainment venue
- 14 ft high Oak ceiling with steel coffers
- Oak panelled and mirrored walls
- Diamond-shaped inset LED and UV wall lighting
- Main lounge area (17.5 metres by 10 metres) dressed with movable day beds – providing space for relaxation, party or dinner function
- Bespoke cocktail bar and DJ booth located off main lounge
- State-of-the-art media, sound and lighting system
- 132 inch cinema screen can be lowered from ceiling
- Projector can be operated from an iPhone, laptop or iPad
- Cinema format for screening movies, dance videos or television programmes
- 1.6 metre deep swimming pool – 17 metres by 4 metres
- Mosaic lined Aquavia spa pool, 3 metres in diameter, providing hydromassage from 18 massage jets and 18 air nozzle jets
- 250 sqft gymnasium equipped with multi-gym and running machines
- Shower and changing facility



CLUB
LOUNGE
BASEMENT

LOFT APARTMENT
FLOOR PLANS



FIRST FLOOR

LOFT APARTMENT ONE

2 BEDROOM

LIVING ROOM
13.6 X 6.1 M | 44'6" X 19'11"

KITCHEN AREA
7.7 X 4.1 M | 25'3" X 13'5"

MASTER BEDROOM
5.7 X 6.9 M | 18'8" X 22'8"

MASTER EN SUITE
3.5 X 4.0 M | 10'8" X 13'10"

MASTER DRESSING ROOM
2.4 X 4.0 M | 7'9" X 13'1"

BEDROOM 2
6.1 X 3.7 M | 20'0" X 12'0"

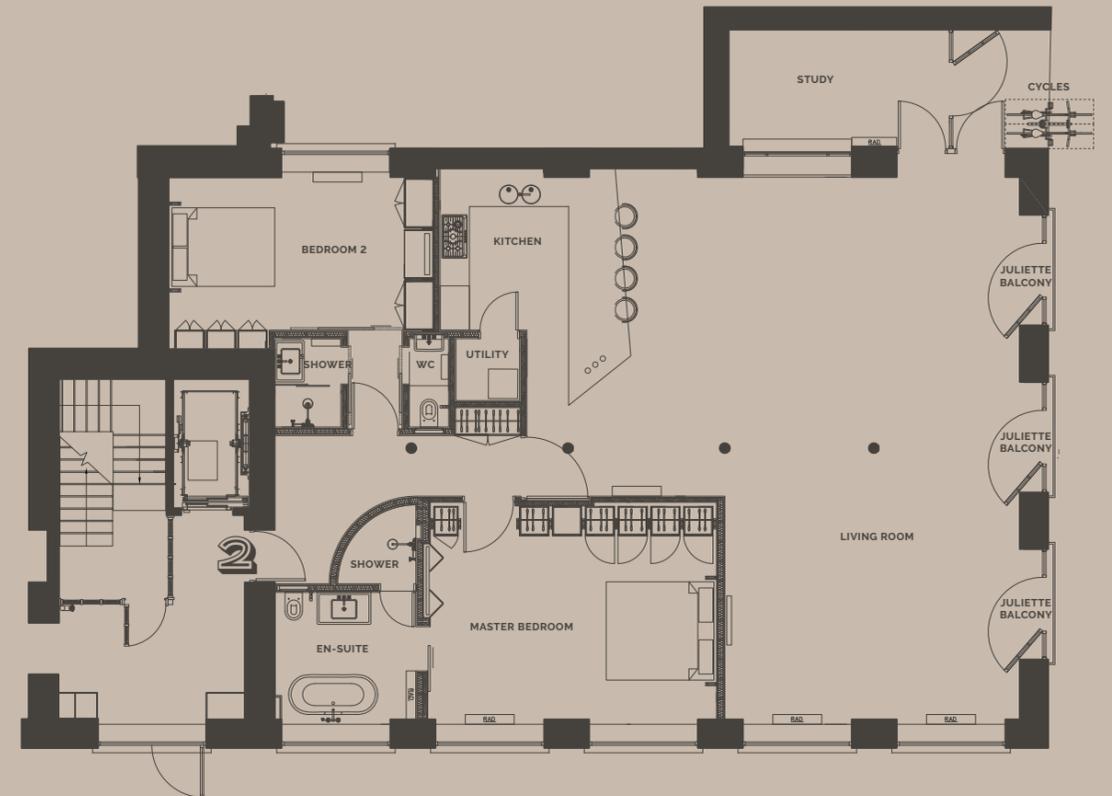
BEDROOM 2 EN SUITE
3.4 X 1.4 M | 11'0" X 4'7"

BEDROOM 2 DRESSING ROOM
2.2 X 1.4 M | 7'0" X 4'7"

STUDY
3.7 X 4.1 M | 12'2" X 13'3"

TOTAL GIA: 265.4 SQM | 2857 SQFT

CURRENT EPC RATING: BAND C



FIRST FLOOR

LOFT APARTMENT TWO

2 BEDROOM

LIVING | KITCHEN DINING AREA
10.1 X 11.1 M | 33'0" X 36'7"

MASTER BEDROOM
5.9 X 4.5 M | 19'4" X 14'10"

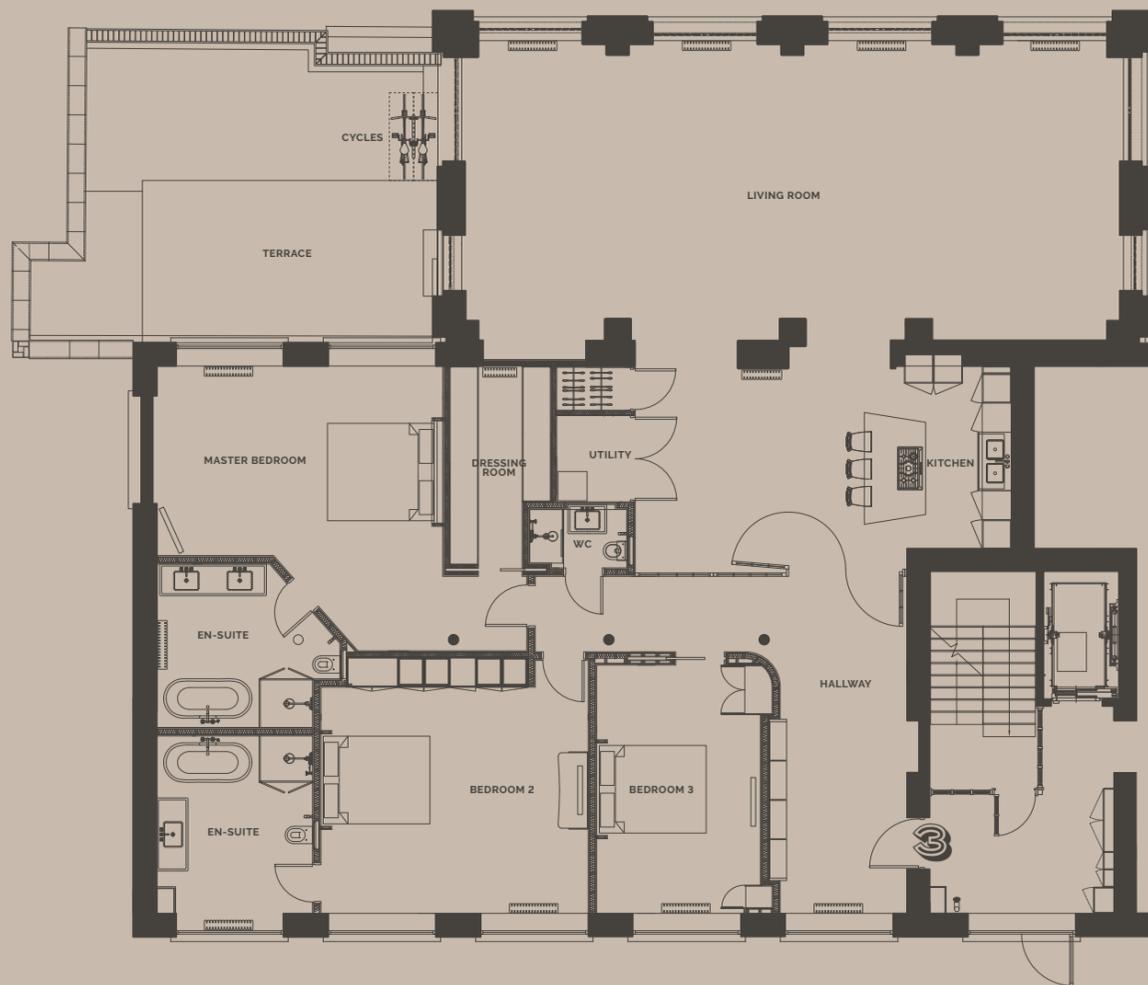
MASTER EN SUITE
2.9 X 2.7 M | 9'5" X 8'10"

BEDROOM 2
5.4 X 3.5 M | 17'9" X 11'6"

STUDY
4.5 X 2.4 M | 14'9" X 7'11"

TOTAL GIA: 195.8 SQM | 2108 SQFT

CURRENT EPC RATING: BAND C



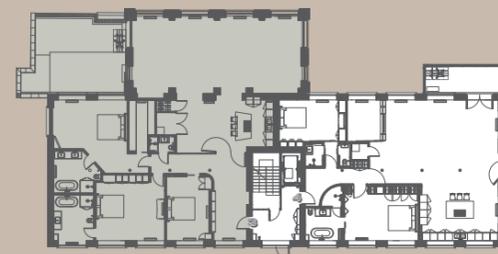
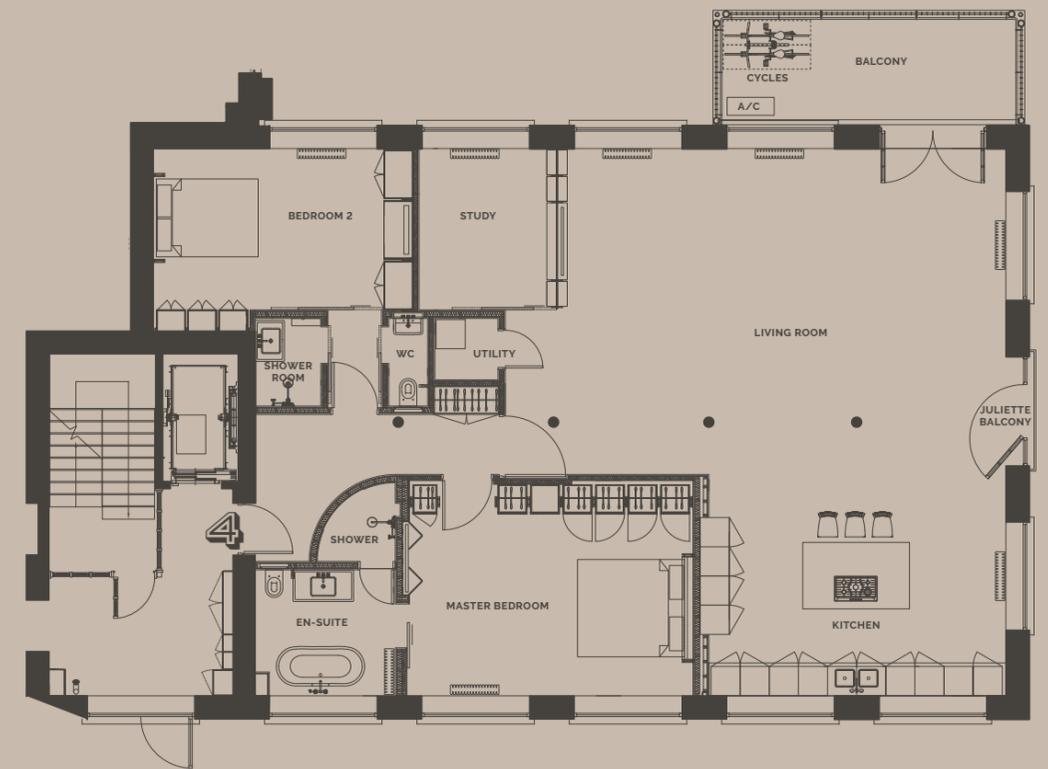
SECOND FLOOR

**LOFT APARTMENT
THREE**

3 BEDROOM

LIVING ROOM
13.7 X 6.2 M | 44'9" X 20'2"
KITCHEN AREA
7.8 X 4.2 M | 25'5" X 13'9"
MASTER BEDROOM
6.0 X 5.9 M | 19'8" X 19'2"
MASTER EN SUITE
3.8 X 3.4 M | 12'5" X 11'0"
MASTER DRESSING SUITE
2.1 X 4.1 M | 6'11" X 13'5"

BEDROOM 2
5.5 X 5.3 M | 18'1" X 17'3"
BEDROOM 2 EN SUITE
3.2 X 3.6 M | 10'7" X 11'11"
BEDROOM 3
3.4 X 5.1 M | 11'2" X 16'9"
TOTAL GIA: 269.4 SQM | 2889 SQFT
CURRENT EPC RATING: BAND B



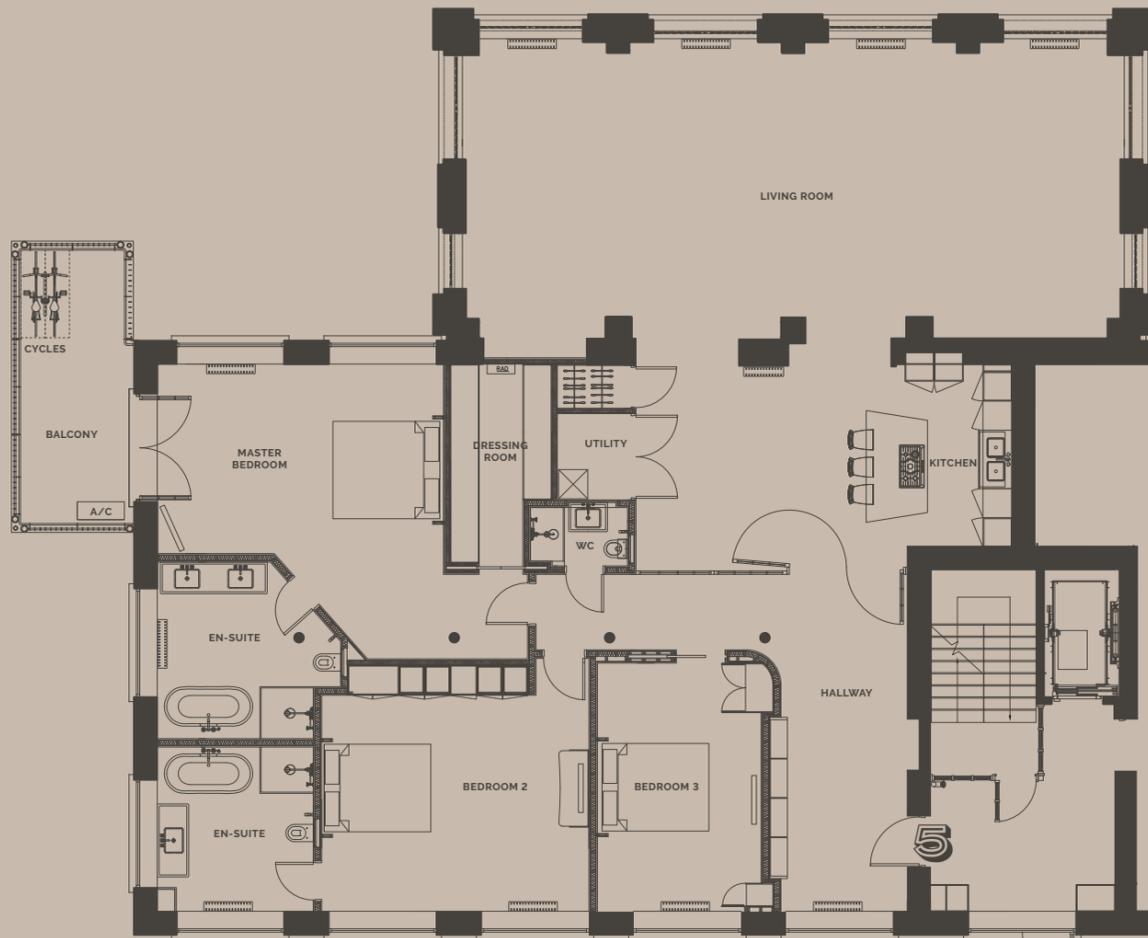
SECOND FLOOR

**LOFT APARTMENT
FOUR**

2 BEDROOM

LIVING AREA
10.7 X 6.7 M | 35'0" X 22'0"
KITCHEN AREA
6.1 X 4.4 M | 20'1" X 14'6"
MASTER BEDROOM
5.9 X 4.4 M | 19'4" X 14'6"
MASTER BEDROOM EN SUITE
2.9 X 2.6 M | 9'5" X 8'6"

BEDROOM 2
5.4 X 3.8 M | 17'7" X 12'4"
STUDY
2.6 X 3.3 M | 8'8" X 10'11"
TOTAL GIA: 183.1 SQM | 1971 SQFT
CURRENT EPC RATING: BAND B



THIRD FLOOR

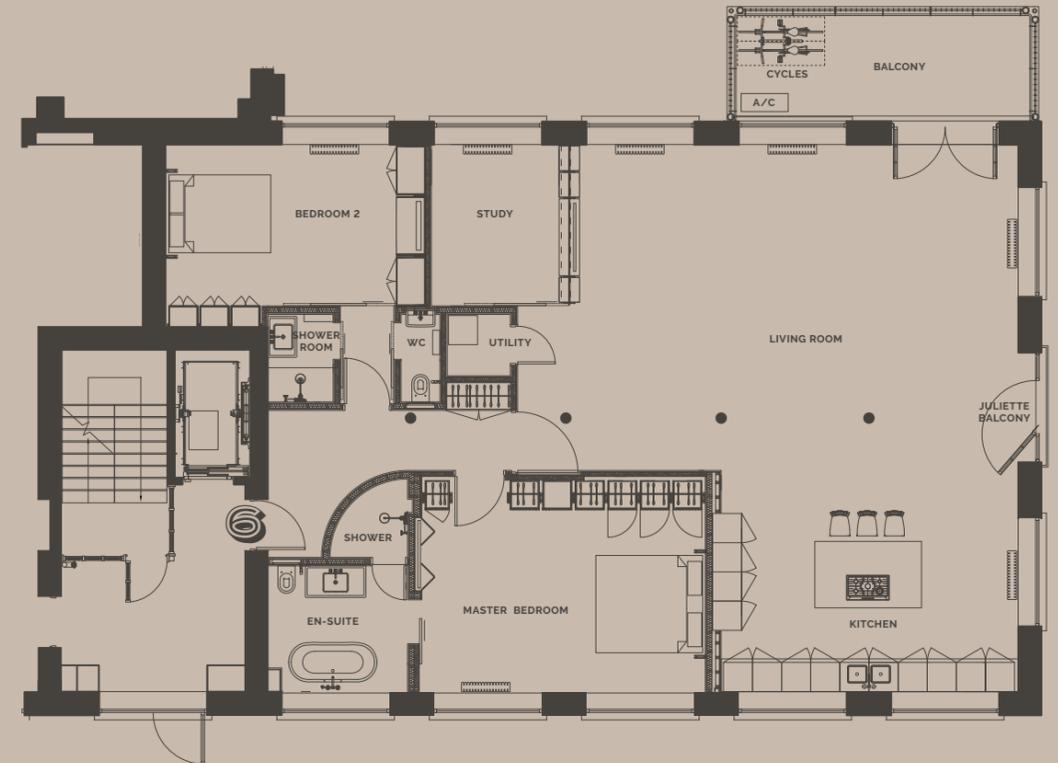
LOFT APARTMENT FIVE
3 BEDROOM

LIVING ROOM
13.7 X 6.6 M | 44'9" X 21'6"
KITCHEN AREA
7.8 X 4.2 M | 25'5" X 13'9"
MASTER BEDROOM
5.9 X 3.9 M | 19'4" X 12'9"
MASTER EN SUITE
3.8 X 3.6 M | 12'5" X 11'11"
BEDROOM 2
5.5 X 5.5 M | 18'1" X 16'7"

BEDROOM 2 EN SUITE
3.2 X 3.4 M | 10'7" X 11'1"
BEDROOM 3
3.4 X 5.1 M | 11'2" X 16'9"

TOTAL GIA: 269.1 SQM | 2897 SQFT

CURRENT EPC RATING: BAND B



THIRD FLOOR

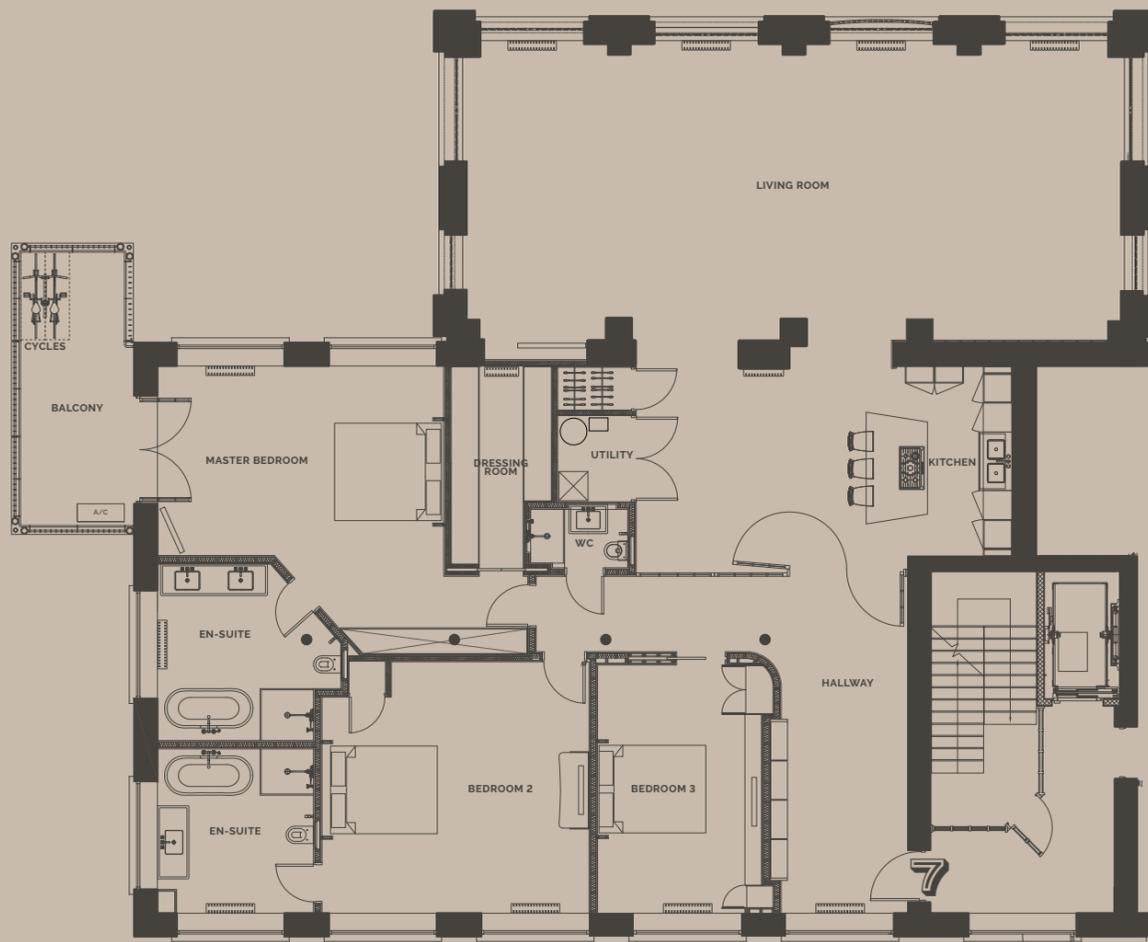
LOFT APARTMENT SIX
2 BEDROOM

LIVING AREA
10.7 X 6.7 M | 35'0" X 22'0"
KITCHEN AREA
6.1 X 4.4 M | 20'1" X 14'6"
MASTER BEDROOM
5.9 X 4.4 M | 19'4" X 14'6"
MASTER BEDROOM EN SUITE
2.9 X 2.6 M | 9'5" X 8'6"

BEDROOM 2
5.4 X 3.8 M | 17'7" X 12'4"
STUDY
2.6 X 3.3 M | 8'8" X 10'11"

TOTAL GIA: 183.1 SQM | 1971 SQFT

CURRENT EPC RATING: BAND B



FOURTH FLOOR

LOFT APARTMENT SEVEN

3 BEDROOM

LIVING AREA
13.7 X 6.2 M | 44'9" X 20'2"

KITCHEN AREA
7.8 X 4.2 M | 25'5" X 13'9"

MASTER BEDROOM
5.9 X 6.1 M | 19'4" X 19'10"

MASTER BEDROOM EN SUITE
3.8 X 3.7 M | 12'5" X 11'11"

MASTER DRESSING ROOM
2.1 X 4.1 M | 6'11" X 13'5"

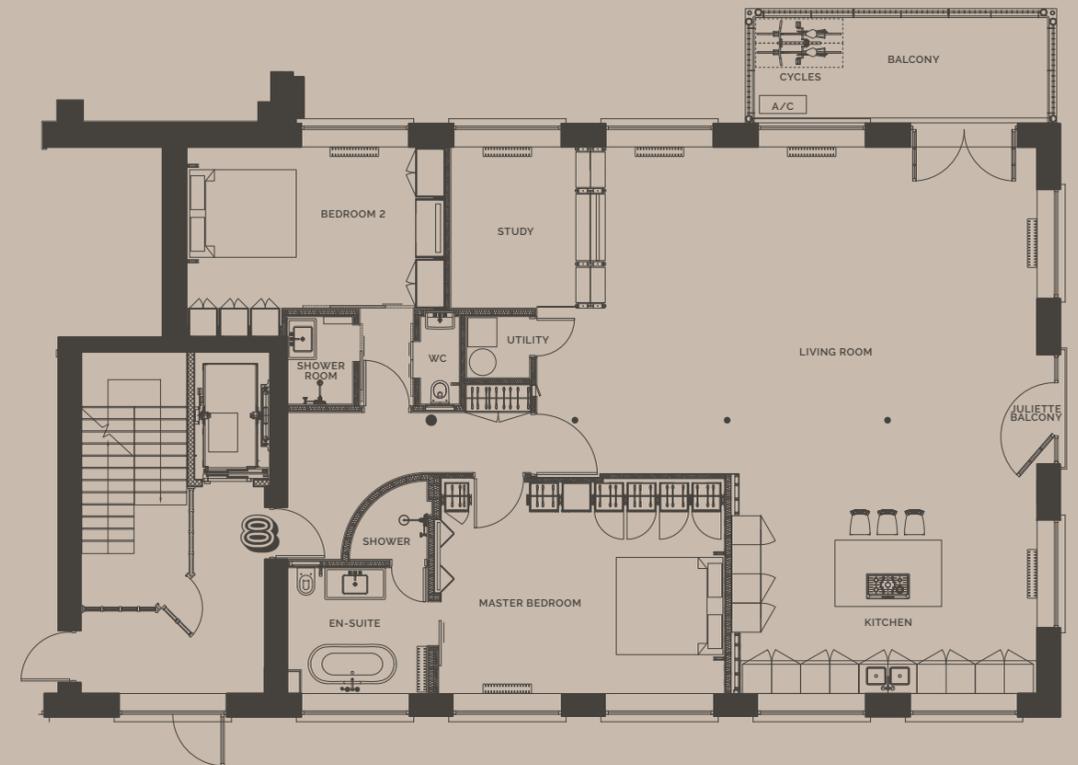
BEDROOM 2
5.5 X 5.5 M | 18'1" X 16'7"

BEDROOM 2 EN SUITE
3.2 X 3.4 M | 11'1" X 10'7"

BEDROOM 3
3.4 X 5.1 M | 11'2" X 16'7"

TOTAL GIA: 269.4 SQM | 2900 SQFT

CURRENT EPC RATING: BAND B



FOURTH FLOOR

LOFT APARTMENT EIGHT

2 BEDROOM

LIVING AREA
10.7 X 6.7 M | 35'0" X 22'0"

KITCHEN AREA
6.1 X 4.4 M | 20'1" X 14'6"

MASTER BEDROOM
5.9 X 4.4 M | 19'4" X 14'6"

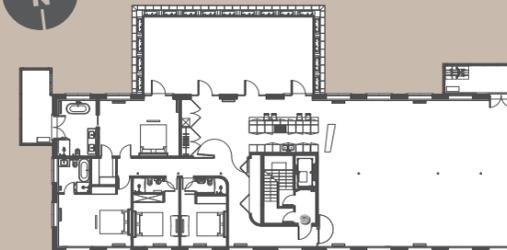
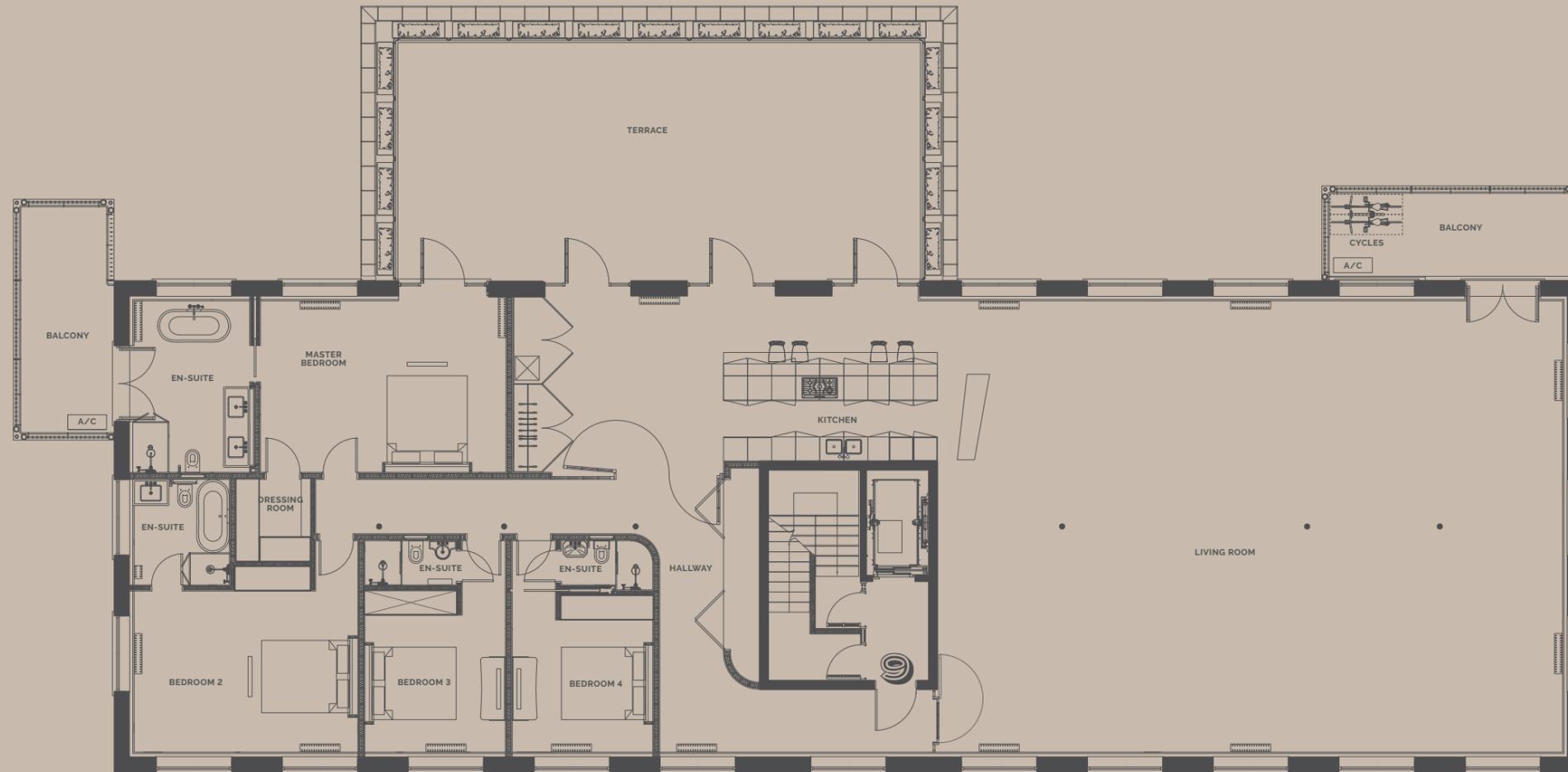
MASTER BEDROOM EN SUITE
2.9 X 2.6 M | 9'5" X 8'6"

BEDROOM 2
5.4 X 3.8 M | 17'7" X 12'4"

STUDY
2.6 X 3.3 M | 8'8" X 10'11"

TOTAL GIA: 183.1 SQM | 1971 SQFT

CURRENT EPC RATING: BAND B



FIFTH FLOOR

**LOFT APARTMENT
NINE
4 BEDROOM**

LIVING AREA
15.6 X 11.2 M | 51'2" X 36'9"

KITCHEN AREA
10.6 X 4.4 M | 34'8" X 14'5"

MASTER BEDROOM
6.1 X 4.4 M | 20'1" X 14'5"

MASTER BEDROOM EN SUITE
3.0 X 4.3 M | 9'7" X 14'1"

MASTER DRESSING ROOM
1.9 X 2.1 M | 6'2" X 6'8"

BEDROOM 2
5.6 X 4.0 M | 18'4" X 13'2"

BEDROOM 2 EN SUITE
2.4 X 2.6 M | 7'9" X 8'7"

BEDROOM 3
3.5 X 5.3 M | 11'6" X 17'3"

BEDROOM 3 EN SUITE
2.3 X 1.1 M | 7'6" X 3'7"

BEDROOM 3
3.5 X 5.3 M | 11'6" X 17'3"

TOTAL GIA: 378.60 SQM | 4045 SQFT

CURRENT EPC RATING: BAND B

ARRANGE A VIEWING



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