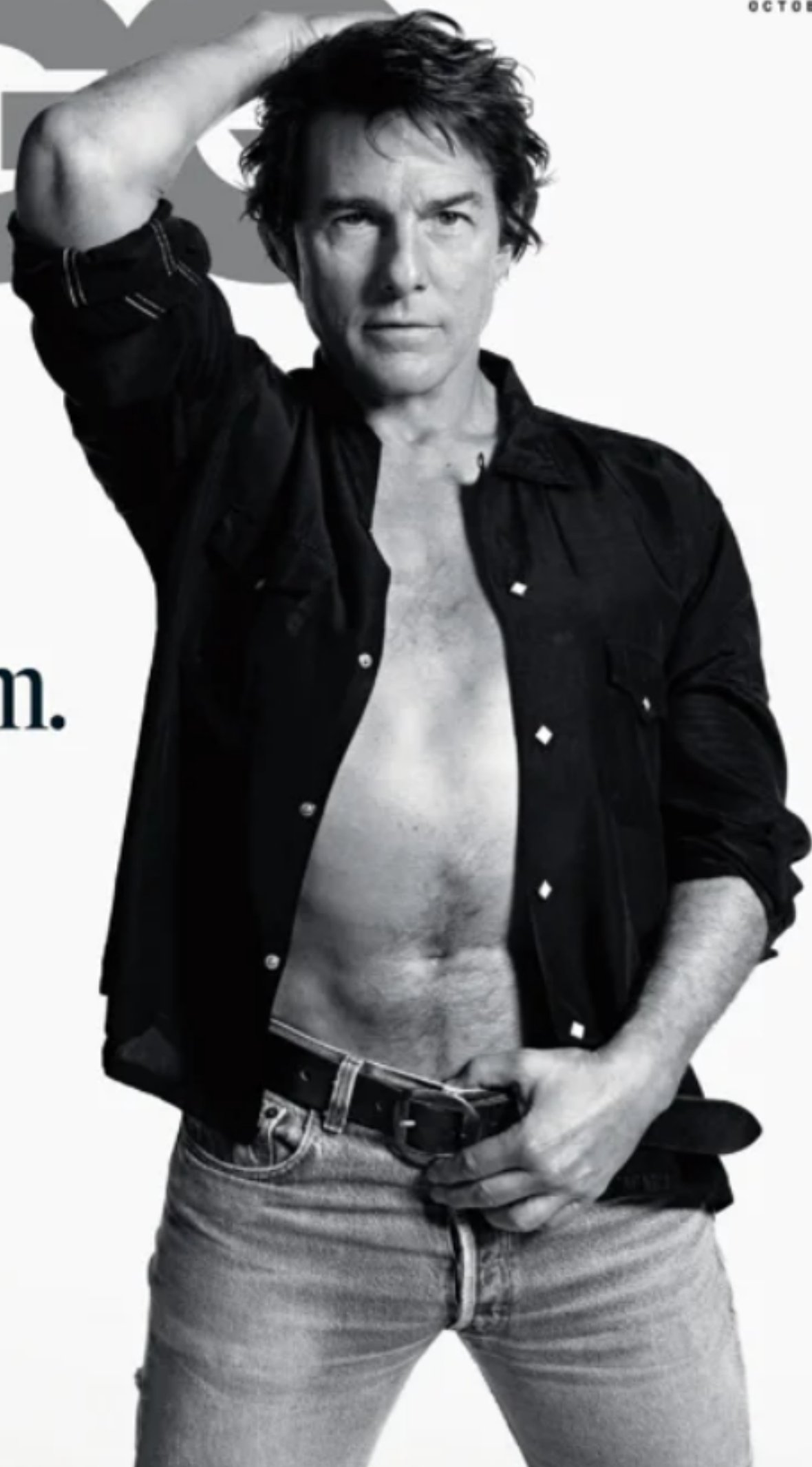


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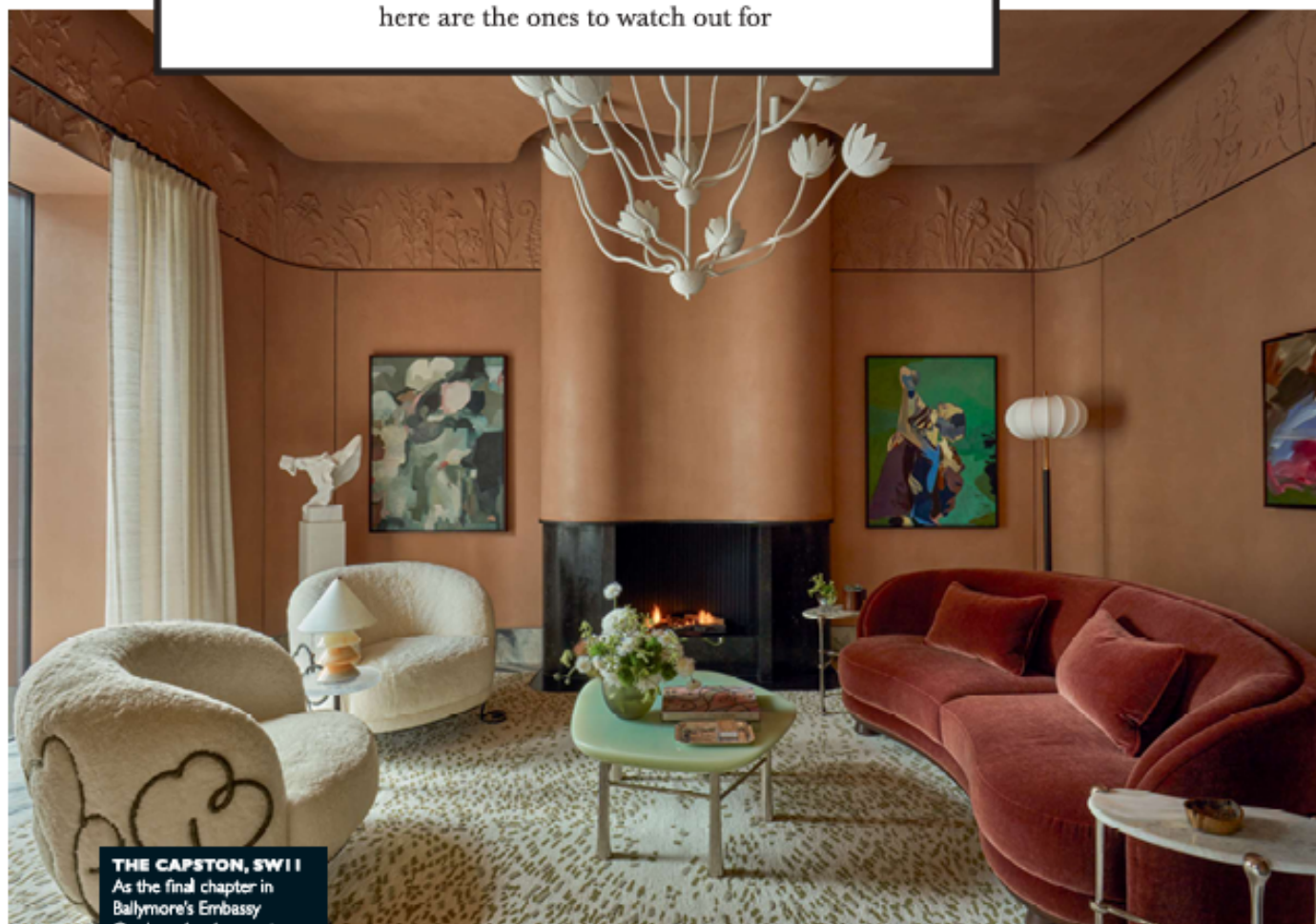


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LONDON LIVING

As the supply of residential developments continues to shrink across the capital, the best newbuilds are becoming a rare asset.

From Kensington Palace Gardens to St James's, here are the ones to watch out for



THE CAPSTON, SW11

As the final chapter in Ballymore's Embassy Gardens development, The Capston is the jewel in the crown, with design and art at the core of this ambitious new address. The show home reveals what's on offer, from the polished-plaster walls with a hand-drawn floral frieze, to the bespoke pendant light by Bryan O'Sullivan Studio. Apartments from £750,000.

thecapston.com

There is an alchemy to a great London address – partly the history, partly the postcode, partly the sense of being at the centre of things. A decade ago, the city had plenty of ambitious new developments in the pipeline – today, the options are becoming scarcer, particularly at the top end of the market.

'The supply squeeze in London's prime residential development market has long been anticipated,' says Rupert des Forges, partner and head of prime

central London developments at Knight Frank, 'but the shortage of large lateral homes in the capital's golden postcodes has now become acute. New project starts continue to be slowed by revisions to planning obligations and rising construction costs, both of which are weighing heavily on delivery.'

All this is making those properties that are being launched to the market even more notable. Take the Capston, Ballymore's major project at Embassy Gardens in Nine Elms, with

HURLINGHAM WATERFRONT, SW6

Herland Gardens marks the first building to be completed at Hurlingham Waterfront, Rodwell's new riverside address on the banks of the Thames. Surrounded by expansive gardens, this collection of 269 apartments has an incredible range of amenities, from a swimming pool to a pet-grooming service. From £595,000.

hurlinghamwaterfront.co.uk



LANCELOT PLACE, SW7

Comprising five individual townhouses, this development in the heart of Knightsbridge is a rare opportunity to buy a freehold newbuild with no service charges, occupying a fantastic position directly opposite Harrods. Pictured is House 3, a five-bedroom property spanning 3,604 square feet. £14.4 million.

hamptons.co.uk



Photograph: JULIAN ABRAHAM

THE BROADWAY, SW1

Set across six buildings and with 19 storeys, the Broadway is a striking new addition to St James's, with excellent transport links and one of London's most famous parks on its doorstep. The 258 apartments include this five-bedroom lateral property with exquisite finishes and far-reaching views across the capital's landmarks. £18 million.

thebroadway.co.uk

CHELSEA BARRACKS, SW1W

1 Whistler Square is an exquisite example of why Chelsea Barracks has become such a sought-after address – it embodies the pinnacle of contemporary luxury. There are high ceilings, custom-made stone chimneypieces and a curated collection of rare furniture and artwork, with interiors by Brigitta Spinocchia Freund. POA.

chelseabarracks.com



247 riverside residences beside the US Embassy. Art has been incorporated throughout the project, while specialist makers have been enlisted to create the stained glass, marquetry, ceramics, plasterwork and joinery. It's the result of a happy collaboration between Balymore's founder, chairman and CEO, Sean Mulryan – who has a long-term passion for collecting art – and Bryan O'Sullivan Studio, which has designed many of the interiors, including the show apartment. Due to complete in



HOLLAND PARK GATE, W8

With the opening of its Health Club & Spa and a collection of newly unveiled Studio Lodha show homes, Holland Park Gate is now complete. Comprising 71 residences overlooking Holland Park, the Kensington development combines sophisticated interiors, landscaped gardens and a 24-hour concierge in one of London's most attractive locations. From £1.5 million. hollandparkgate.com

HOLLAND HOUSE, TW7

Positioned on the banks of the River Thames, Holland House offers five individually designed apartments within a beautifully restored Grade II*-listed building in Isleworth. Each home has been fully renovated to the highest standard, with custom joinery, gated off-street parking and direct access to the water. From £445,000. dexters.co.uk



ALLEN HOUSE, W8

This brand-new, two-bedroom apartment is part of the Allen House development in Kensington – a red-brick Edwardian building that's been transformed into 47 apartments. Flat 108 has a substantial main-bedroom suite and a balcony, and comes fully furnished. £3,037,000. knightfrank.co.uk



FIFTY BROOK GREEN, W6

Set in a former Victorian school, Fifty Brook Green has plenty of architectural charm, including soaring ceilings, large windows and beautifully restored period features. It offers residents access to impressive wellness facilities, including a yoga and Pilates studio and a state-of-the-art gym. From £1.43 million. fiftybrookgreen.co.uk

2028, it's proof that there are still some spectacular addresses to be unveiled along the Thames.

North of the river, there is the chance to live in a truly regal postcode at One Palace Green. The property developer REDD has undertaken a meticulous restoration of a Grade II*-listed mansion on Kensington Palace Gardens, the gated avenue a stone's throw from the royal residence. Built by Philip Webb in

1868 for the 9th Earl of Carlisle, with interiors by William Morris, the house has been turned into five lateral apartments and a detached coach house.

And there is more to come. 'The second half of the year will see the launch of St John's Wood Square, the last of the major prime central London development sites to be measured in acres – 5.5 of them – occupying the smartest corners of NW8,' says des Forges. 'Completed

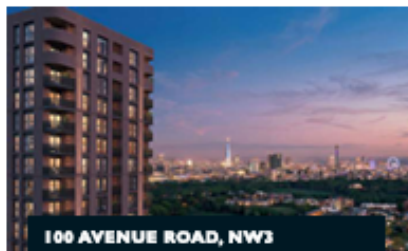
schemes including The Whiteley, 1 Five Fields Square at Chelsea Barracks, and Holland Park Gate have all recorded steady sales year-to-date, while there are still exceptional spaces at 100 George Street and Park Modern.'

The message is clear: the trophy, turn-key London home is becoming a rare breed. Those who have long dreamed of one would do well to act while the dream is still, just about, available.

ONE PALACE GREEN, W8

Few trophy properties come with such a glamorous address – this boutique development comprises five apartments and a coach house set in one of the most beautiful dwellings on 'Billionaire's Row', a Grade II* Victorian mansion close to Kensington Palace. From £15 million.

onepalacegreen.com



100 AVENUE ROAD, NW3

This new residential building is conveniently situated by Swiss Cottage Tube station, a short stroll from the green spaces of Primrose Hill and Hampstead Heath. The 172 apartments range from one to three bedrooms, with amenities including a 24-hour concierge and a reformer Pilates studio. Due to complete in late 2028; from £795,000.

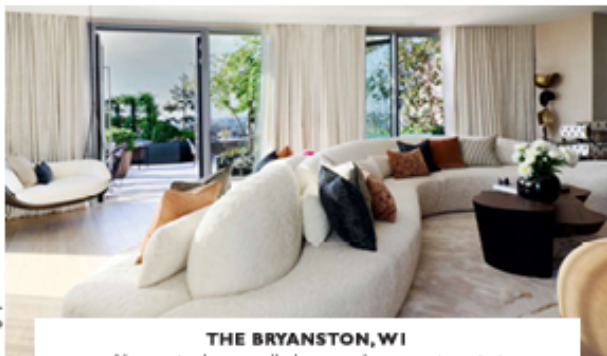
aradalondon.com



VABEL TOWNHOUSE, W2

Design is at the heart of this new development in Queensway, which sees the launch of 28 apartments close to Hyde Park. There's an emphasis on natural materials both inside and out – the exterior features stone, zinc and bronze, while the interiors use wood on the walls, floors and even some ceilings to create calm, stylish sanctuaries. From £1.75 million.

vabeltownhouse.com

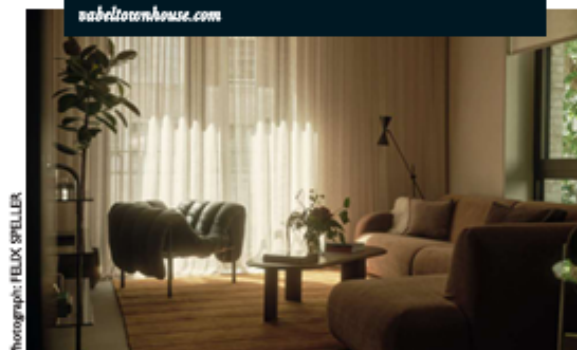


THE BRYANSTON, W1

Almacantar has unveiled a new show apartment at The Bryanston, Hyde Park, designed by Oliver Burns Studio. Spanning 3,872 square feet, with a large private terrace, the turnkey residence combines bespoke craftsmanship and panoramic park views. Apartments start at £2.7 million.

thebryanston.co.uk

Photograph: KATE MARTIN



Photograph: FELIX SPILLER



ONE KING'S ROAD PARK, SW6

With 143 apartments and penthouses, One King's Road Park features two striking towers designed by Foster + Partners, just 60 metres from the famous King's Road. Properties range from one to four bedrooms and have dual-aspect views onto the central gardens or across the city skyline. From £855,000.

berkeleygroup.co.uk