

London's under construction

With renown builders and property developers busy changing the cityscape, **Natasha Higgins** develops a list of wonderful new homes for you.

2015 has arrived and London is 'under construction'. As usual, new buildings, towers and residential complexes are popping up at an alarming rate. Thanks to some of these innovative new-builds, in otherwise less central locations, fantastic new transport links and high-end shops, restaurants and leisure facilities are making these areas truly desirable.

And so it comes as no surprise that Royal Wharf, Nine Elms, Stratford and King's Cross are some of London's 'new generation neighbourhoods' commanding high prices per square foot in exchange for high quality accommodation.

On that note, *London Property Magazines* bring you a flavour the very best of what's available for purchase. Happy browsing!

City Island by Ballymore

Due for completion in 2016, it is set to become a 'mini Manhattan' and will be home to 1,700 new apartments, stunning alfresco spaces, vibrant new bars and restaurants, boutique shops and waterside parks.

This unique twelve-acre island neighbourhood will become one of London's most exciting and inspirational places to live.

Designed as an 'exclusive club', London City Island will provide accommodation ranging from studio flats to sprawling penthouses in a series of high rise blocks up to 27 storeys.

The project is being built on the Leamouth peninsula, once home to shipyards and engineering works. It will be connected to the north side of the Lea by a 260ft bridge giving residents access to Canning Town station.

For more information, visit www.ballymoregroup.com/en-GB/developments/london-city-island.



Embassy Gardens by Ballymore

Located on Nine Elms on the Southbank, this landmark development will see the creation of nearly 2,000 new homes, stunning landscaped gardens, a riverfront walk threading between Embassy Gardens to Battersea Park, vibrant new bars, restaurants and 130,000sq ft of shopping space.

It comprises 1,982 high-end suites, one- and two-bedroom apartments and three-bedroom penthouses rising to 19 storeys.

Deluxe developments

Embassy Gardens is strongly influenced by the architectural style of New York's meatpacking district and London's Victorian and Edwardian mansion blocks.

Ballymore has created a unique experience for residents through 24-hour concierge service and the EG:LE private residents' club – which will include a hydrotherapy spa plus an indoor/outdoor pool, fully-equipped gymnasium and health club, business centre, library, cinema, yoga studio as well as a luxurious residents' den.

2015 will see Embassy Gardens' first residents move in, and the second phase of Embassy Gardens will launch in summer 2015.

Visit www.embassygardens.com for more information.



Nine Elms Point By Barratt London

Located on Wandsworth Road in Lambeth, SW8, the scheme will provide a collection of 593 penthouses, studio, one-, two- and three-bedroom apartments. The first completions are expected from summer 2016 and the prices start from £800,000.

A new flagship Sainsbury's will form part of the development, which will not only provide convenient grocery shopping for local residents but also create 300 new jobs.

Nine Elms Point sits adjacent to the planned Nine Elms underground station that is part of the £1.5 billion northern line extension due for completion in 2019.

Each apartment has been designed with generously-sized rooms and flexible, open-plan living spaces to adapt to the varying demands of contemporary lifestyles.

The buildings are set around exceptionally-large, landscaped courtyards with elevated pathways and a striking water feature.

Residents will also benefit from a fully-equipped fitness suite, 24-hour concierge service, business centre and a private dining room available for exclusive occasions.

Call 08448 114334 or visit www.barratlondon.com/nineelmspoint for more information.



Great Minster House by Barratt London

This exclusive development, situated on the corner of Marsham Street and Horseferry Road, is an exquisite reimagining of an existing building which has been transformed into elegant homes with all the comforts of 21st-century living.

The studio, one-, two- and three-bedroom apartments and three-bedroom duplex penthouses have been designed to the highest specifications.

With price starting from just £935,000, owners will enjoy an

exceptional living environment in an enviable location with the Houses of Parliament and Big Ben right on your doorstep, the majestic Thames meandering by and some of the city's most beautiful open spaces such as St James's Park.

All the apartments – many of which have a balcony – have full-height feature doors and individually-designed living spaces that work well for both laid-back family time, or for lavish entertaining.

Crowning the building, the five luxury penthouses have been designed to provide a wealth of indoor and outdoor space, with soaring ceilings, spacious and sumptuously-furnished living quarters and full-length terraces.

For more information, call 08448 114321 or visit www.barratlondon.com/greatminsterhouse.



Hackney Square by Telford Homes

This sophisticated collection of 47 one-, two- and three-bedroom homes is located on Frampton Park Road, just a few minutes' walk from Mare Street and London Fields in the vibrant and cultural hub of Hackney.

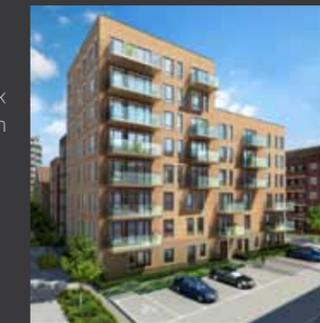
Meticulously designed to maximise comfort and style each apartment includes fully-fitted kitchens with integrated Smeg appliances and stone work surfaces by well-known London designer Urban Myth, bathrooms with bespoke cabinetry and walk-in showers equipped with chrome fixtures and porcelain and ceramic tiling, as well as underfloor heating in all rooms.

Transport links of both London Fields and Hackney Central stations are within easy reach.

Prices start from £365,000 for a one-bedroom apartment.

First completions expected from Spring 2016.

For more information and prices for Hackney Square, please register at www.telfordhomes.plc.uk/microsites/hackney-square/.



Stratosphere by Telford Homes

Located within close proximity to Stratford, this luxurious development comprises 307 contemporary apartments including suites, one-, two- and three-bedroom apartments and penthouses.

Stratford underground, overground and DLR station is a mere two minute walk from Stratosphere which is located on Great Eastern Street.



Stratford has recently benefitted from investments of more than £15 billion, a growth in population equivalent to the City of Cambridge (131,000) and an estimated 62,000 new jobs from the Olympics and its legacy for

Deluxe developments

Stratford City, Canning Town and Custom House, the Royal Docks and Beckton.

First completions expected from spring 2017.

Registrations are now being taken for the Phase 2 release expected in early 2015.

For more information, register at www.telfordhomes.plc.uk/microsites/stratosphere/.

Vibe by Telford Homes

Located in the heart of fashionable Dalston, with easy access to the City of London and East London's vibrant cultural scene, luxurious residential development Vibe provides for an exciting, contemporary lifestyle whilst also offering an exceptional investment opportunity.

The development features high-specification one-, two- and three-bedroom apartments and penthouses on the tenth floor.

Designed by Rock Townsend, Vibe has been created to take full advantage of the spectacular, far-reaching views across London: each apartment has its own private balcony and residents will also be able to make use of an exclusive rooftop garden, along with private residents' gymnasium and the additional benefit of a 24-hour concierge service.

Dalston recently earned the title 'the coolest place to live in Britain' from national and global news sources.

Due to be completed in autumn 2016, prices for the second-phase apartments at Vibe start from £692,000 for a three-bedroom property.

Visit www.telford-homes.gallery/vibe/ for more information.



Kensington Row by St Edward

Launching in early 2015, Kensington Row boasts a magnificent collection of one-, two-, three- and four-bedroom apartments and penthouses.

The development will comprise over 500 superior homes which have been designed to emulate a 'garden in the city', creating a peaceful oasis in the heart of Kensington, with the creation of courtyards and greenery providing a scenic retreat for its new growing community.

Architecturally impressive, the twelve-storey building boasts spacious apartments benefiting from private balconies or terraces.

Residents also have access to a state-of-the-art gymnasium, on-site private cinema and a 24-hour, hotel-style concierge service.

The development forms part of St Edward's Warwick Road masterplan which will regenerate a corner of the Royal Borough of



Kensington and Chelsea, creating 1,000 new homes; a brand new school and landscaped grounds and a stunning public park.

Kensington is renowned for its royal parks and Michelin-star restaurants.

For more information, call 020 3411 3579 or visit www.kensingtonrow.co.uk.

Deluxe developments

Goodman's Fields by Berkeley Group

Located in Aldgate, Goodman's Fields will be set over seven acres of plot close to the City and vibrant, cultural and cosmopolitan areas of Whitechapel, Shoreditch, Old Street and Hoxton.

It's a luxurious, 22-storey tower with a collection of over 920 homes – including studio, one-, two- and three-bedroom apartments and penthouses.

Residents at Goodman's Fields will enjoy exclusive, five-star facilities such as a luxury health club with a heated indoor swimming pool and spa, a private cinema, state-of-the-art gym, business lounge and a 24-hour concierge service.

The Crossrail, which is set to complete in 2018, is within easy reach. Prices start from £687,500.

First completions is scheduled for early 2017.

For more information, call 020 3217 1000 or visit: www.goodmansfields.co.uk.



Skyline, new horizons at Woodberry Down by Berkeley

Berkeley Homes' exclusive Woodberry Down development is releasing its second phase of new homes at the Skyline. The remarkable collection of apartments come in three deluxe interior styles – City Modern, Classic Contemporary and Retro Chic.



Designed by award-winning architects Rolfe Judd, Skyline comes with a modern gym, swimming pool, Jacuzzi and spa facilities.

Woodberry Down is one of the city's most significant regeneration projects which, when complete, will provide

more than 5,500 new homes. Prices at Skyline start at £425,000 for a one-bedroom apartment.

First completions are expected in 2017.

For more information, call 020 8985 9918 or visit www.woodberry-down.co.uk.

Wimbledon Hill Park by Berkeley

The newest phase of Wimbledon Hill Park comprises a limited collection of luxurious two- and three-bedroom apartments.

Residing on what were once the hunting grounds of the Duke of Wellington, the imposing development is set on boundless acres of historic parkland and benchmarks new-build living in the area.

The thirty apartments, one level or duplex, boast elegant interiors echoing their external environment, with floor-to-ceiling windows showcasing the protected views of the private grounds.

Denoting a contemporary take on traditional detail and a different offering in the area, properties at Wimbledon Hill Park are designed with exceptional attention to detail and

specifications.

To ensure design consistency, the common areas are generously decorated with neutral colours and high-quality, timbered window and door frames.

State-of-the-art facilities at the development include underground parking space, a fully-equipped gym, a lounge, dedicated concierge service and beautifully landscaped gardens.

Located on Copse Hill, Wimbledon Hill Park is close to the desirable Wimbledon Village.

Price ranges from £1,150,000 to £2,800,000.

For further information, call 020 8226 2126 or visit www.berkeleygroup.co.uk/new-homes/london/wimbledon/wimbledon-hill-park-the-apartments.

76 Ladbroke Gove by Landmass

In the heart of Notting Hill, luxury property developer Landmass is transforming a 750sq ft site to over 3,300sq ft.

From the outside, it looks like a modest, three-storey home. However, inside, you will find not just one basement level but two.

After securing permission to more than quadruple the size of the previous dwelling, Landmass set out to ensure they get the floorplan absolutely right.

In studying the floorplan of a Landmass development, they tend to be very open, with large, relaxed living areas and spacious master suites.

"The more open plan you can leave the living spaces, the better," says Eleri Lloyd, Senior Interior Designer, who believes "more and more people want quality space".

A rather innovative move in dropping the garden to lower ground level means it is accessible through the open-plan kitchen. With a double-height ceiling to the ground floor, light will flow effortlessly throughout the unassuming underground space. The basement is not a place to talk or socialise, there is a gymnasium and a black-out media room – a man cave of sort.

With a guide price of £6,000,000, 76 Ladbroke Grove will be for sale on completion in May 2015.

A detailed brochure of this property could be downloaded from www.landmass.co.uk/downloads/files/76_ladbroke_grove.pdf.



Manhattan Loft Gardens by Manhattan Loft Corporation

Located in Stratford, this 42-storey, cantilevered tower will be the first building to offer the glamour and security of high-rise living along with the luxury of remarkable, loft-style space.

It will provide 80 double-height

loft apartments, three sky gardens, a rooftop restaurant, a 150-room hotel and an open piazza designed to inspire and unite a long-lasting community spirit.

Manhattan Loft Gardens is just 19 minutes from Oxford Circus, six minutes from St Pancras International and 15 minutes from London City Airport. By 2018 the journey time to Heathrow will be just 42 minutes via Crossrail.

For further information, call 020 7535 2222 or visit www.manhattanloftgardens.co.uk.



Royal Wharf by Ballymore and Oxley

Royal Wharf will be a new neighbourhood of 3,385 riverside properties, complete with a high street of shops, bars and restaurants, garden squares, two new parks and three pocket parks, a new community infrastructure which will include a school and a 14,000sq ft leisure facility – all with a 500-metre river frontage.

The riverside properties comprise townhouses, duplexes, apartments and suites. Inside the apartments and townhouses there is a distinct blend of Georgian tradition with the best of modern living.

When complete, 45% of the Royal Wharf development will be devoted to outside space, including a 2.4-acre riverside park, leafy garden squares, a riverfront promenade and a bustling Marylebone-style high street, creating a vibrant neighbourhood for residents.

The area is set to be one of the best connected places in London with excellent transport links from Pontoon Dock on the DLR and Canning Town on the Jubilee Line, the West End in 20 minutes, Canary Wharf in five and London City Airport in two.

For more information, visit www.ballymoregroup.com/en-GB/developments/royal-wharf.

St Pancras Place by Regal Homes

Located in St Pancras Place, in the heart of King's Cross on Grays Inn Road, WC1

This new, highly-anticipated development features an exclusive collection of 61 studio, one-, two- and three-bedroom apartments, duplexes and mews houses.

Architecturally devised to reflect period elegance yet with all the benefits of modern materials, each property is characterised by luxurious specifications and an astute attention to detail.



St Pancras Place is part of the wider area delivery of 2,000 new homes, 20 new streets, 10 new public squares and almost 4,000,000sq ft of commercial space.

It is positioned just adjacent to Kings Cross, one of London's most connected stations.

Visit www.regal-homes.co.uk/developments/st-pancras-place/ for more information.

Deluxe developments



Queen's Wharf by Mount Avnil and FABRICA

Located next to the Grade II Listed Hammersmith Bridge, on a stretch of unspoilt Thames riverside, Queen's Wharf will incorporate the redevelopment of the world-renowned Riverside Studio – the original home of Doctor Who and a cornerstone of English artistic, cultural and television heritage.

Three brand-new, state-of-the-art studio will be re-provided, together with a cinema, café and a restaurant, offering residents a cultural feast on their doorstep.

At just eight storeys, the development comprises 165 studio, one-, two- and three-bedroom apartments.

Inspired by British heritage and character, referencing period features while embracing contemporary style and detailing, each home has been carefully designed to consider the remarkable panoramas of the river.

Queen's Wharf also offers a dedicated on-site, 24-hour concierge service, a rooftop terrace and tranquil podium gardens.

A brand-new riverside walkway is being created, finally linking Hammersmith Bridge and the Thames Path.

Prices start from £560,000.

First completions are scheduled for 2017.

For more information, call 020 7205 2973 or visit www.queenswharf.co.uk.

The Ram Quarter by Greenland Group

Set on the site of the former Ram Brewery in the centre of Wandsworth, this new development will provide 661 new homes.

In addition to a landmark residential tower and over 9,500sq m of space dedicated to new shops, cafés, bars and restaurants, this development by the Greenland Group will preserve, restore and refurbish many of the site's historic buildings, including a new micro-brewery and a brewing museum.

Access to the River Wandle will be opened up and landscaped to provide public access with the creation of a riverside walk.

An additional benefit for the area will be improved pedestrian access to the town centre, re-establishing the High Street as the centre of Wandsworth.

The first phase of the Ram Quarter development will include 312 studio, one-, two-, three- and four-bedroom apartments and duplexes across six new buildings.

There will be 248 underground car parking spaces available for separate purchase.

The Ram Quarter is very well connected, with trains running direct to Waterloo in minutes, the river bus to the City and buses running day and night.

Prices start at £435,000 for a one-bedroom apartment, with first completions from 2017.

Visit www.theramquarter.com for more information.

