

Wednesday 6 July 2016

Homes & Property

A classic with a twist

The Berkeley hotel

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NEW HOMES: HISTORIC HOLBORN **P6** TAKE A RIVER TRIP TO WORK **P8** SAVE A BUTTERFLY **P26** SPOTLIGHT ON LOUGHTON **P32**



One man's obsession

The palazzo restoration that took over my life

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A JOINT DEVELOPMENT

Saturday 16th July 10am - 4pm at the Royal Wharf Marketing Suite

A selection of apartments and townhouse available to move into from 2016



Community saves its 'village' shops

THOUSANDS of south-west London residents are celebrating after winning a reprieve for their "urban village" – and shoring up the value of their homes.

More than 5,000 people signed a petition objecting to the proposed loss of their local deli, antiques shop and hairdresser, and begging Wandsworth council planners to protect the "heart and soul" of their community. More than 300 locals wrote individual letters of objection to the authority.

Now Wandsworth has ruled that property developers seeking to convert a row of independent shops in Wimbledon Park Road, Southfields, into flats will not be able to use increasingly controversial powers granted by the Government to change the use of the site without need for planning consent. Tim Cronin, the council's assistant director of planning and



"Heart and soul" of Southfields: Wimbledon Park Road, where shops have been granted a reprieve from redevelopment into flats

development, said the proposals would "harm the sustainability" of the Southfields high street.

Michelle Koretz, who organised the petition, said housing was needed in the area but claimed the new flats would "likely be unaffordable for locals" – particularly those who would lose their jobs if the small businesses affected were forced to close.

A recent study by estate agent Kinleigh Folkard & Hayward suggested that property in a London "village", of which local independent shops are a vital ingredient, can attract a premium of up to £200,000.

According to data from Rightmove an average property in the Southfields area now costs £745,000, up 33 per cent over the last five years. Family houses with four or five bedrooms cost well over £1 million.

The council's decision does not mark an automatic end to Wimbledon-based Golfrate's plans for the site. It is still free to apply for planning consent for its project. City Hall says more than 15 million square feet of office space has been converted into flats since 2013.

Find Ruth Bloomfield's full story at homesandproperty.co.uk

Editor:
Janice Morley

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Trophy home of the week

relax in your must-have basement spa



£5.9 million: guests arriving for the house-warming will be in no doubt who's the daddy, even before they arrive at your electric gates.

This 11,000sq ft grand porticoed property is in the most exclusive street in Gerrards Cross, Buckinghamshire, so it's in splendid company.

The hallway has polished ebony floors leading to swish

sitting, drawing and dining rooms – all with large windows dressed with white wooden shutters – and a beautifully bespoke kitchen/breakfast room. A heavenly pool and spa suite can be found at basement level,

while a striking glass staircase leads to seven bedroom suites across the upper floors with views over manicured gardens and woodland. Through Hamptons International (01753 377058).

Lifechanger of the week

mess about on the river while the B&B earns you £80,000



£795,000: if you're looking to change your lifestyle, head to Earith in Cambridgeshire where Old Riverview Guesthouse sits right on the banks of the River Great Ouse and brings in about £80,000 a year.

The current owners have worked wonders transforming a tired old pub into this thriving boutique

B&B with eight en suite bedrooms, a separate one-bedroom cottage and an annexe surrounded by a quarter of an acre of gardens, next to river frontage complete with three moorings. Open fires, wood

floors, big bay windows and exposed beams are among treats in store, along with a bespoke kitchen/breakfast room equipped with a cooking island. It's on the market with Cheffins (01353 654900).

London buy of the week

bring your designer gear back to a spanking new Wembley Park flat

£549,000: Emerald Gardens, a sleek new development at Wembley Park, HA9, is well worth a look if you want to snap up a new London home this summer.

This two-bedroom, second-floor flat comes with a decent-size balcony that overlooks landscaped gardens dotted with infinity ponds.

Inside, luxe details include a bespoke kitchen that is all about clean lines and high-spec details, open-plan to ample dining and lounge areas perfect for entertaining, while plush styling continues in both bedrooms and bathrooms. There's also a 24-hour concierge on tap and a



residents gym, while on the doorstep there's a cinema, 70 stores at London Designer Outlet and a new leisure park. Through Savills (020 8012 0979).

By Faye Greenslade

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Where Beatles spent a mad day out

▶ A HIGHGATE house that formed a backdrop for an iconic Beatles photo shoot is on the market.

The Fab Four, left, were pictured sitting outside the house in N6 in 1968, when they were working on The White Album, and many fans would recognise the striking image from the Mad Day Out publicity session.

St James's Villa, right, in Swains Lane, on the fringes of Highgate Cemetery and Waterlow Park, was

built in the 1880s. Converted in the Seventies by renowned modernist architect John Winter, it was further extended in 2001. With double-height spaces and full of natural light, the loveliest part of the three-bedroom home is the mezzanine level, with a library and an adjacent kitchen that has a glazed sliding door to a terrace overlooking the trees. It's for sale, for the first time in 17 years, through The Modern House, priced £3.45 million.



Homes gossip

By Amira Hashish

Got some gossip? Tweet @amiranews

Posh flats for sporting aces



▶ **WIMBLEDON** fever is in full swing and if having your own tennis court is a tie-breaker, look no further than Miram House. The new block of six designer flats, above, has a 3G artificial grass tennis court backing on to Hadley Wood Golf Club in Hertfordshire.

There are glam three-bedroom flats on the lower floors but the show stopper is the four-bedroom £3.1 million penthouse over the entire top floor, with its own lift to a grand entrance lobby, two balconies and a large terrace. Spurs and Argentina footballer Erik Lamela, right, is said to have viewed the place. A mile from Cockfosters Tube, with 36-minute trains to Leicester Square, Miram House prices start at £1.75 million, through Statons.



Ben's ready to meet the new neighbours

▶ **HOLLYWOOD** couple Ben Stiller and Christine Taylor have splashed out on a New York apartment, above. The swish four-bedroom flat, which is part of a contemporary complex in West Village, set the actors back £11.5 million.

Overlooking the Hudson River, the block has an on-site fitness club and private green space. As well as homes in LA, the Meet the Parents and Zoolander star and his wife, who have two children, used to own a pile in Manhattan's Upper West Side but sold it three years ago.

They have been waiting for the right home to come along and with new near neighbours including Jon Bon Jovi and Victoria's Secret model Irina Shayk, they will find themselves in glittering company.

For more celebrity gossip, visit homesandproperty.co.uk/gossip



Dragon Duncan's place by the lake

▶ **DRAGONS' DEN** star Duncan Bannatyne has said "I'm out" to his Lake District holiday home.

The entrepreneur, above, who made his fortune in the leisure industry, is selling the surprisingly modest lodge for £320,000 through Cumbrian Properties.

Bannatyne bought the three-bedroom retreat, below, after splitting up with his wife and selling his glamorous villa in France.

It may not be the Riviera, but the wooden house has views over Lake Windermere and is in a tranquil wooded spot. Apparently, Bannatyne is keen to sell it so he can concentrate on buying a new place in sunny Portugal.



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FEW parts of London have as much medieval magic and history as Holborn, once a borough in its own right. The district stretches from Smithfield to Covent Garden, taking in the Hatton Garden jewellery quarter and Chancery Lane's Inns of Court.

It has been "urban" since the Middle Ages and still hosts ancient trades guilds, but has always changed with the times. It is not an area that springs to mind as residential, which is something of a mystery given its convenient central location. Now however, it is having its day in the sun. Holborn is finding a new identity as a top address, with tasteful homes for a new generation of local employees – wealthy lawyers and accountants as well as successful creatives – who want to live close to their global companies.

Much of the new housing is niche – boutique developments in keeping with the area's individuality, though bigger projects, including the huge **Mount Pleasant** postal depot, are in the pipeline, while the new Crossrail station being built at Farringdon will bring an added dynamic.

And whereas in the past the few new homes that were built were mostly modest crash pads, the latest crop are bigger and more luxurious, designed for seven-day living.

ATMOSPHERIC PINKS MEWS
A rare new scheme, **Pinks Mews**, offers 35 homes in what could be a film set for a Dickensian drama.

Indeed, Charles Dickens himself wrote about the passageway's sense of sanctuary in the novel *The Mystery of Edwin Drood*. "It is one of those nooks, the turning into which, out of the clashing street, imparts to the relieved pedestrian the sensation of having put cotton in his ears and velvet soles on his boots."

Hidden behind listed Staples Inn, a splendid timbered Tudor structure, the gated cul-de-sac of Victorian warehouses was originally owned by the Worshipful Company of Dyers, a guild of textile dyers dating from the reign of Henry VI whose coat of arms features three bags of madder, a plant that produces the bright red pigment once used to dye hunting jackets, known as "pinks". Alex Stocker, boss of developer Sons & Co,

HISTORIC HOLBORN REBORN AS A TOP ADDRESS

Hidden value in medieval streets

With its own mystery, London's ancient legal quarter presents a good case to buyers, discovers **David Spittles**

Search new homes for sale at **rightmove**

says: "Remarkably, the mews is a conservation area in its own right, and is so quiet and private that even local estate agents didn't know it existed." For the first time, tellingly, Sons & Co has ventured a little east from its normal patch of Mayfair and Knightsbridge. "I can't emphasise enough how unusual this development is – and how challenging the construction project," adds Stocker.

Lined on both sides by six-storey buildings, the cobbled mews between is only 9ft 8in wide. A high scaffold with conveyor belts for hoisting materials and workers temporarily fills the void, while the road itself has been removed for excavation below and will be reinstated later. The dig has revealed medieval storage vaults and brick culverts where wool was washed.

Only the façades of the original buildings are being kept – renovated and enhanced by new Mansard roofs.



Medieval magic: it is said Elizabeth I danced around a cherry tree at Ye Old Mitre pub in Ely Court



From £995,000: lateral flats, duplexes and double-height penthouses at Pinks Mews, formerly Victorian warehouses



From £1,075,000: 20 new apartments at Aldwych Chambers, in a cul-de-sac with an entrance to the Inner Temple and "secret" steps down to the Embankment

Gowns in town: the Great Hall of the Inner Temple, one of the four Inns of Court, the associations of barristers and judges



More than 300 tons of steel provide the support structure for the new properties, a mix of lateral flats, duplexes and double-height, three-bedroom penthouses. One property has 15 windows and all of the homes have high-quality interior design, with stone, oak and marble surfaces, bespoke joinery, comfort cooling, underfloor heating and a Sonos AV system. "It's the same spec we would put into a £10 million Mayfair home," says Stocker. Prices start at £995,000 and rise to £2.65 million. Call CBRE on 020 7240 2255.

MIDTOWN MANSIONS

Since the Sixties, Holborn has been at the heart of the so-called "Midtown" commercial district between the City and West End. Alex Carr of estate agent Knight Frank says the area has evolved into a residential micro market, what might be called "the luxury fringe".

Lincoln Square fits this description. Sandwiched between the Royal Courts of Justice and the London School of Economics, this stylish new-build scheme of 202 homes set around a garden square with woodland planting and a large lawn has a package of residents'

Legal district: Holborn stretches from Smithfield to Covent Garden, taking in Chancery Lane's Inns of Court

amenities – spa, swimming pool, gym, business club and library, snooker room, private cinema, concierge, underground parking and smart home technology. Restrained "contemporary-classic" architecture reflects the many heritage buildings that surround it. Prices from £900,000. Completion is due in 2018. Call 020 7004 0910.

A NEW BOULEVARD

Holborn property values have increased by 162 per cent since 2003, more than better-known neighbours, but there remains room for growth as the area becomes more established, believes Jamie Gunning of CBRE.

The superb and successful regeneration at once-seedy King's Cross and a residential revival in Bloomsbury have helped boost Holborn, which roughly divides into two sides – the more noisy and congested chunk on the boundary with the West End and Covent Garden, and the quieter eastern flank, towards the Old Bailey, where shops still close at weekends.

Drab office blocks from the Sixties and Seventies have created some windswept corners where the environment is less inviting. But there are some fine commercial buildings being converted into homes, especially along Kingsway, which city planners want to upgrade by turning it into a Parisian-style boulevard with grand flats above shops, cafés and restaurants.

Princes House, one of the handsome neoclassical stone buildings that line the street, now has 54 apartments on the upper floors. Prices from £999,995. Call CBRE on 020 7205 2165.

LAND OF LEGAL EAGLES

Kingsway is perhaps best known for its underpass, which follows the route of a defunct tramway that was built in 1898 with the purpose of connecting the systems north and south of the Thames.

This idea is being revived by Transport for London, which is looking into a cross-river tram link between Euston and Elephant & Castle. Step beyond the main road



and you will discover small and intimate conservation pockets where the medieval street pattern survives, especially by the ancient Inns of Court. **Aldwych Chambers** sits in a cul-de-sac with an arched entrance to the Inner Temple enclave of barristers' chambers and gardens, and also has "secret" steps down to the Embankment.

This scheme of 20 flats has a new in-keeping brick façade that slots neatly into the terrace. Prices from £1,075,000 to £4,725,000. Call JLL on 020 7583 0793.

Historic Lincoln's Inn Fields, where imposing properties overlook the largest garden square in London, is another hotspot, with several buildings being appraised by developers, who can draw inspiration from Number 13. This marvellous classical townhouse, a powerhouse of interiors ideas, was built and lived in by the distinguished English architect Sir John Soane (1753-1837), and is now the famed, fascinating museum of his life and work. As the Oxford Dictionary of Architecture says, the museum has one of "the most complex, intricate and ingenious series of interiors ever conceived".



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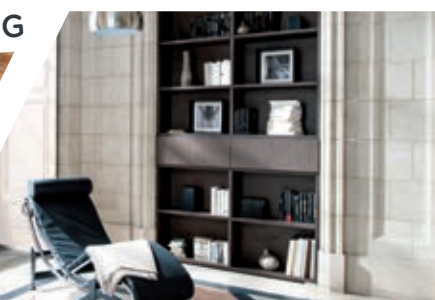
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What's not to like?

Buy near the Thames and take the feel-good journey to work, says **Ginetta Vedrickas**

ARE you fed up with a punishing daily Tube journey? Buy a home near one of London's piers or new marinas and you could take a relaxed river boat ride to work. Constantly improving Thames Clipper and River Bus services are licensed by TfL, come with bike racks, accept Oyster cards and give commuters a feel-good alternative to buses and Tubes, yet are often underused. "Other global cities use their rivers for local transport, while London has used the Thames as a tourist attraction," says Raul Cimesa of estate agent Knight Frank.

BATTERSEA

Plantation Wharf Pier in SW11 opened last year creating an extra stop for the River Bus which runs between Putney and Blackfriars.

From Plantation Wharf, Battersea residents can also hop aboard MBNA Thames Clippers' high-speed boats Galaxy and Neptune. Forget packed trains, these sleek catamarans take 37 minutes into London Bridge City Pier offering guaranteed seating for 150 passengers.

Running between Putney and Canary Wharf, Neptune and Galaxy will each cover 74,052 miles a year, the equivalent of travelling round the world almost three times. Close to the pier, housing scheme **Ivory & Calico Riverside** completes this month with 34 one-, two- and three-bedroom apartments starting from £525,000 plus service charges of £3.40 per square foot. Call Hamptons International 020 7354 7049.

Also near Plantation Wharf, the twisting 28-storey **Lombard Wharf** tower in Lombard Road will be ready



All aboard: a Thames Clipper arrives to pick up passengers at London Eye Pier



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A FERRY TO THE AIRPORT
CHRISTIAN HUGH and **Lizzie Hopley**, left, bought a penthouse at Berkeley Homes' Royal Arsenal Riverside and commute by boat. "We work sporadic hours so close, reliable transport was crucial. We can get the Thames Clipper to work or a ferry straight to the airport across the river – it's great to have that choice."

by the end of next year, offering 135 one-, two- and three-bedroom apartments and penthouses with wraparound balconies – so you can watch Thames Clippers approach. Service charges start from £4,250 a year, with one-bedroom flats from £646,500. Twenty-seven apartments will be available through shared ownership but details have yet to be announced. Call Barratt London on 0844 811 4321.

CHELSEA HARBOUR PIER

In Lots Road, SW10, stunning **Chelsea Waterfront**, an impressive scheme incorporating the historic power station and modern style, masterminded by London's celebrated architect Sir Terry Farrell, is a short walk from Chelsea Harbour Pier, where workers can catch the River Bus to the City and Canary

Wharf. Developer Hutchison Whampoa says it's the last remaining significant riverfront site on the north bank of the Thames between Chelsea and the City. The second phase of 706 two- to five-bedroom flats, ready this year, start from £1.55 million with service charges of £7 per square foot. Call 020 7352 8852.

WANDSWORTH

Wandsworth Pier is a busy stop for the MBNA Thames Clippers. More than 20,000 journeys started or ended there last year with the 13-strong fleet carrying 3.8 million passengers. Numbers are expected to almost double this year, making off-peak and weekend services more likely.

Morning commuters can pre-order hot drinks from Costa or relax on the way home with a drink – a glass of chilled champagne, maybe? A stroll

away from Wandsworth Pier, Frasers Property is selling new Thames-side scheme **Riverside Quarter**. It's a location that guarantees residents "a serene, picturesque journey into London" thanks to the Clippers, says Frasers' Simon Lear. Two-bedroom flats are ready to move into this autumn starting from £720,000 with annual service charges of £3,099. Call Savills on 020 8877 2000.

GREENWICH PENINSULA

Chinese developer Knight Dragon is looking at a UK venture based on Hong Kong's Star Ferry service, which carries 70,000 people a day. The aim would be to connect Greenwich Peninsula and Canary Wharf in one quick trip across the Thames. All-day boats are proposed, with extra crossings during peak hours, serving 15,000 new homes planned for the area surrounding this distinctive loop of the river.

Ready by early 2019, the latest phase, **Upper Riverside**, has one-bedroom flats from £460,000 with annual service charges of £2,292. Call Greenwich Peninsula (020 3713 6153).

SURREY QUAYS

New scheme **Quebec Quarter** is a 10-minute walk from Thames Clipper services at Surrey Quays in SE16, with 20-minute boats to London Bridge City Pier. Developer L&Q says river proximity is "a significant draw" for buyers, as are plans to upgrade Surrey Quays Shopping Centre over the next five years. L&Q's Cathy Lloyd says: "Within SE16 alone 2,000 new homes are in the pipeline, making it London's second-largest area of redevelopment south of the river, after Nine Elms." Ready this autumn, three-bedroom homes start from £775,000 with monthly service charge from £274.16. More homes will be released soon. Call 0333 0033663.



WOOLWICH ROYAL ARSENAL

INVESTMENT is generating more river services and making London's peripheries more accessible.

Berkeley Homes invested £250,000 in Thames Clippers when they launched in 1999 so that its **Royal Arsenal Riverside** scheme, left, in Woolwich would attract commuters. "All commuters need to be able to get around the capital as quickly as possible for work and pleasure," says Berkeley's Lyndon Nunn, and the river is certainly a scenic alternative to Woolwich Arsenal Docklands Light Railway or the Tube.

Boats depart Woolwich Arsenal Pier, also called the Royal Arsenal Pier, every 20 minutes from 6am on weekdays, taking 29 minutes to Canary Wharf and an hour to

Waterloo. One-, two- and three-bedroom apartments at latest phase **Pavilion Square** will be ready by spring 2018, when Crossrail will also improve transport. One-bedroom apartments start from £445,000, with service charges from £3.59 per square foot. Call 020 8331 7130. Within 10 minutes even the slowest of walkers among **Drummond House** residents could make it to Woolwich Arsenal Pier. Notting Hill Housing's new one- and two-bedroom apartments are available through shared ownership, with one-bedroom homes starting from £85,625 for a 25 per cent share of the full market value of £342,500. Ready now, monthly service charges start from £165. Call 020 3815 1234.

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From £200,820: a variable third share of a one-bedroom flat at 10-acre Chelsea Creek, right, in SW6

Crucial travel connection: Imperial Wharf Overground station, left, gives Chelsea Creek residents a link to the Tube at West Brompton



Fulham and Chelsea for less than £201k

A RARE opportunity has come up for first-time buyers to pick up starter homes for about £200,000 at two of London's smartest developments this summer. Developer St George is offering 70 properties at its **Chelsea Creek** scheme in Fulham, and another 23 at **Fulham Reach** in Hammersmith, under the Discount Market Sale programme.

The scheme is a little-known but very budget-friendly housing option for buyers priced out of the mainstream market. Under the programme, they buy a proportion of the property – in this case it will be about a third – using a mortgage. They also have to pay a monthly service charge.

However, unlike traditional shared-ownership schemes run by housing associations, they do not pay rent on the share of the property they do not own, cutting monthly costs significantly.

Chelsea Creek in SW6 is a 10-acre development close to Imperial Wharf station in Zone 2, which opened in 2009. On the London Overground, the station offers a crucial transport link to what was previously a poorly accessible location. There is an interchange on to the District line Tube at West Brompton.

One-bedroom flats are priced at £200,820 for a share of about a third of the property. The exact share depends on the size of the flat, and these homes range from 435sq ft to 492sq ft. The service charge will be between £5.50 and £6 per square foot, adding a minimum of £199 to monthly costs.

There are two key eligibility criteria for these apartments. Applicants, who need to live or work in the borough of Hammersmith & Fulham, must register with the council at lbhf.gov.uk/homebuy. They must also earn no more than £57,377 as a household – putting the flats within reach of a single person earning a good wage, or a couple on about £25,000 to £30,000 each.

Fulham Reach, in W6, is three miles further along the Thames, close to Hammersmith Bridge. It is half a mile from Hammersmith Underground station in Zone 2, with its District, Circle, Piccadilly and Hammersmith & City line services, as well as Hammersmith's excellent – and improving – range of pubs, bars, restaurants and shops.

The one-bedroom apartments are priced from £190,863 for a share of about 35 per cent, and buyers must earn less than £54,532 to be considered for one of these.

There are also a few two-bedroom flats, priced from £242,304 for a share of just under 30 per cent. The household earnings ceiling for these larger homes is £69,229. Again, the service charge is linked to the size of the property, with one-

A budget buying option brings two smart schemes within reach of first timers, says **Ruth Bloomfield**

bedroom flats starting from about £189 a month, and two-bedroom flats from about £309 a month. The homes at both developments will be ready to move into by the end of this year.

ONE of the biggest concerns about all affordable housing schemes is their exit strategy. Discount Market Sale buyers will initially need to offer their properties to people on Hammersmith & Fulham's waiting list. An independent valuer will set the price.

If the property fails to sell within about six weeks, the vendor will then be free to put it on the open market.

Whoever the property is sold to, the owner will walk away with their share of any capital growth while the council will get the rest of the money, which it will be able to reinvest in other affordable homes schemes for the borough.



From £190,863: 35 per cent of a one-bedroom flat at Fulham Reach, near Hammersmith Bridge

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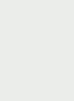
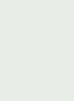
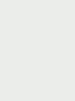
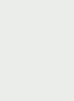
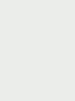
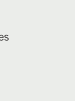
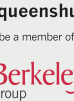
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JOHN STUBBROCK

Roger Madelin, mastermind behind the transformation of King's Cross from seedy to superb, is setting his sights on Canada Water, says **Philippa Stockley**

Playtime: families enjoy synchronised fountains in Granary Square, left

THE transformation of King's Cross is the biggest single development in London for more than 150 years. "Imagine creating a whole new area the size of Soho – 67 acres, right in Zone 1," says the mastermind behind the project, Roger Madelin, 56, throwing his hands wide as if to show off a giant fish. Now nearing completion, it feels as if it has always been here, right down to its own NIC postcode.

With 50 new buildings, 20 new streets and 10 new squares and gardens that cover almost half of the total area, as well as Regent's Canal running west to east, residents and businesses are flooding in. In February, Google, the world's biggest company, got permission for an 11-storey building here, while in 2011 Central Saint Martins art and design college moved in with its 5,000 students.

A stunning brasserie, called German Gymnasium, is in one of 20 reused heritage buildings, which was constructed in 1864-5 as the first purpose-built gymnasium in England.

The old gasholders are being turned into fabulous new homes. And – a sure sign of gentility inconceivable when this was a downright derelict industrial area – Waitrose has opened a huge new store at Granary Square. When King's Cross is complete in 2020, it will have 1,900 new homes. "Around



DANIEL LYVICH

Mission accomplished: Roger Madelin in Granary Square, left, the public open space at the heart of new King's Cross

Vibrant new street: King's Boulevard, right, main King's Cross thoroughfare

Rail Link Act put the Eurotunnel terminus at St Pancras and pinned King's Cross to the map. In 1999, London and Continental Railways began looking for a partner to develop the area.

Madelin – who was by then Argent's chief executive – says: "I did everything to convince them to use us."

"My vision was simple: If you have 67 acres of central London land, give it central London uses. That means shops, education, homes, schools, offices, culture. I told them, that means 50 per cent for work, 50 per cent for living – and 50 per cent for all the other great things in life." His eyes spark. Argent won the bid. Madelin's job was to make it all happen.

From the start, he saw King's Cross as a place with an identity, "all about streets and squares"; about making it easy and safe to move about, and having things for people to do. He wanted to reuse and preserve as many old buildings as possible. And he planted plane trees along King's Boulevard. "London plane trees – it's obvious. It's a London street."

LESSONS FROM THE PAST – HOMES FOR THE FUTURE

Madelin was a pioneer of today's standard "consultation process" of talking to lots of local people. He cycled around to consult with anyone who wanted to talk to him about how things should be. "I said I would go any place, anywhere to listen to people. And I did. I met 7,500 people."

"I learnt that people wanted change. They wanted clean and safe streets. They wanted opportunities for houses, for jobs, for shopping. And they said, 'Can't we have a bloody supermarket and a Starbucks?'"

He was determined to mix social housing with shared-equity, special-needs, elderly accommodation and private flats, so most blocks are mixed-tenure.

After studying 30 London apartment buildings, he says that Ridgmount Gardens, a 1903 Victorian mansion block in Bloomsbury, was the best. Flats had a hall, a kitchen near the front door "for when you walk in with heavy shopping", along with good storage, good ceiling heights, and "windows you could open but couldn't fall out of because they had Juliet balconies."

"So we gave the architects that brief. We said, 'These are the things that make good apartments.'"

MADELIN also found that people wanted "convenience". He says, thoughtfully: "When we probed, we found this meant the joy we all have in a good urban environment – can I get easily to school, to a range of shops? Are there places for the kids to play safely?"

"One other thing I learnt from having had two children is that civilised places allow people to journey through them in a civilised way. It has to be easy to push a pushchair or a wheelchair, and they need a decent supermarket."

"Most of all, they want it to be clean and safe, with places for play. If we made King's Cross clean and safe, we knew we would get families."

"Clean and safe was what every group wanted. And that's what we've done."

Mr King's Cross moves on

20,000 people a day walk along King's Boulevard," says Madelin, considered the driving force behind King's Cross, a man of unstoppable energy and until February a partner of developer Argent, which delivered King's Cross for a consortium that owns the land.

Born in Hampshire, the son of an RAF navigator, he wanted to be a pilot himself, but couldn't because of his eyesight. Londoners should be thankful – he studied civil engineering instead and went into development. He was made a CBE in 2007 for services to construction and sustainable development.

URBAN DECAY BANISHED

At the new quarter's heart in Granary Square, children play in the 1,080 synchronised fountains while parents watch from deckchairs or bright yellow bistro chairs. In the early days Madelin remembers some people's horror at such a noisy flock in this elegant square. His solution? "We just put out more deckchairs."

Granary Square reminds you of the Pompidou Centre in Paris, with the same energy and buzz, where people just hang out and see what happens. "People like to go where other people are," Madelin says. "Even in winter, Granary Square is bright and open."

In the Eighties, King's Cross was depressing and unloved, known for drug dealers and urban decay. Its regeneration has had a chequered history. In 1986, Madelin, who had been working for another developer, joined brothers Michael and Peter Freeman, who'd founded Argent in 1981.

"King's Cross started being talked about in the late Eighties," Madelin says. The site was 120 acres of disused railway land then, and Norman Foster was in the running to design it. "But that scheme fell apart in the recession of the early Nineties." The site languished until the 1996 Channel Tunnel



Canada Water: Madelin is leading British Land's £2 billion makeover

Madelin magic in Docklands

ROGER MADELIN'S magic touch is in big demand. Having sorted out King's Cross, in February he was hired by British Land to lead its £2 billion mixed-use remake of 46-acre Canada Water.

The local borough council, Southwark, which once resisted the redevelopment of Docklands south of the river, is proving to be an "ambitious and thoughtful" partner in the makeover, says Madelin, suggesting that, just as we thought London couldn't get any more interesting, there are surprises yet to come.

German Gymnasium: smart brasserie in a King's Cross heritage building



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WOODBERRY PARK, N4
£400PW

This luxurious apartment is set within a popular new development. Perched on the edge of the West Reservoir, this home is perfect for the busy professional with a 24 hour concierge, residents' gym, and the station close by providing quick access to the city.

ISLAND HOUSE, E5 **£430PW**

Spectacular stylish apartment situated in the secure gated luxury development, Island House. Boasting almost 1200 sq. ft., this immaculate well furnished apartment flaunts two large double bedrooms and two bathrooms.

BOW 020 8003 3538
Ref: FJL00002 | 2 BEDROOM | EPC -C

STOKE NEWINGTON 020 3603 1814

Ref: FJL00001 | 2 BEDROOM | EPC -C



BOWLING GREEN LANE, EC1R **£600PW**

A most welcoming apartment nestled quietly amidst the plethora of amenities found in central Clerkenwell. This bright and spacious apartment benefits from adequate storage space. Ideal for couples or sharers seeking a secure central base.

CLERKENWELL 020 3051 4697
Ref: FJL00003 | 2 BEDROOM | EPC -D



VOGANS MILL, SE1 **£800PW**

This absolutely stunning three double bedroom apartment located within Shad Thames in one of the area's most historic towers offering 24h porter. The apartment is offered in excellent condition including a newly fitted bathroom and wooden flooring.

SHAD THAMES 020 3797 1677
Ref: FJL00009 | 3 BEDROOM | EPC -D



VENICE CORTE, SE13 **£250PW**

Exceptional studio apartment with City and Canary Wharf views from the private balcony. Comprising of a large living area, kitchen, bedroom and family bathroom. Secure bike store available and Lewisham DLR/Rail on your doorstep.

BLACKHEATH 020 8003 3919
Ref: FJL00010 | 1 BEDROOM | EPC -B

BALFERN GROVE, W4 **£750PW**

A beautiful Victorian town house, benefitting from your very own private garden. Abundant with storage and natural light. Located only a short walk from Turnham Green tube station.

CHISWICK 020 8003 3891
Ref: FJL00014 | 4 BEDROOM | EPC -D



GUN PLACE, E1W **£400PW**

An exquisite, architecturally designed one bedroom suite, warehouse style apartment, which has just been refurbished throughout to an extremely high standard. Located opposite Wapping Overground Station offering excellent transport links in The City and Canary Wharf.

WAPPING 020 3393 4779
Ref: FJL00005 | 1 BEDROOM | EPC -D

CAMPBELL HOUSE, W2 **£461PW**

Very modern and spacious apartment, offering great open views of the communal gardens. The property offers generous living accommodation with wood flooring throughout and has been furnished and decorated to a very high standard.

FULHAM 020 3603 2964
Ref: FJL00004 | 2 BEDROOM | EPC -D



PAN PENINSULA SQUARE, E14 **£670PW**

Exceptional two bedroom, two bathroom apartment with a huge amount of living space and access to large balcony offering stunning views. Benefits include 24hr concierge, gym, swimming pool, sauna and cinema. Secure valet parking included.

CANARY WHARF 020 3582 4875
Ref: FJL00012 | 2 BEDROOM | EPC -B

HEMINGFORD ROAD, N1 **£650PW**

Lovely maisonette located on a quiet residential street between Angel and Barnsbury. This home offers double bedrooms, open plan kitchen and living area with access to a private terrace as well as a private garden.

ISLINGTON 020 3627 6698
Ref: FJL00011 | 2 BEDROOM | EPC -D

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ARAGON TOWER, SE8 **£335PW**

Amazing two double bedroom riverside apartment in this stunning private development. The flat is charmingly furnished and decorated throughout, bright and airy reception room with dual aspect large windows offering breath taking views of the Thames.

SURREY QUAYS 020 3393 3683
Ref: FJL00008 | 2 BEDROOM | EPC -D



WEST END LANE, NW6 **£900PW**

Found in the central village area of West Hampstead, moments from the tube, this home is ideal for sharers or a family looking for period charm in this coveted area.

HAMPSTEAD 020 3797 1682
Ref: FJL00013 | 4 BEDROOM | EPC -E

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COLERAINE ROAD, SE5 **£750,000**

Seeking a family home in an established London leafy suburb with excellent schools and commuters links? Look no further. This three bedroom end of terrace house is within Westcombe Park, on the Blackheath Green which borders a short stroll from Greenwich Park.

BLACKHEATH 020 8003 3683
Ref: FJL010706710 | EPC -TBC



DEAUVILLE COURT, SE16
GUIDE PRICE: £625,000 - £650,000

This superb, dock facing, spacious, two double bedroom property is located in the Hithe Point development, moments from Canada Water Underground Station.

SURREY QUAYS 020 3733 1105
Ref: FJL113201719 | EPC -C

HARDWICK HOUSE, NW8 **£630,000**

An unusually spacious and bright four bedroom, split level property situated only a short walking distance from Marylebone, Baker Street and Regents Park. Boasting good sized reception room and a balcony.

HAMPSTEAD 020 3797 1900
Ref: FJL003800441 | EPC -TBC

EVESHAM ROAD, E15
GUIDE PRICE: £575,000 - £600,000

Spacious mid terrace house situated in Stratford and walking distance to Westfield and Stratford City, accommodation comprises of 3 large bedrooms, through lounge, generous sized kitchen, conservatory and rear garden. The property is walking distance to Stratford City and Westfield.

BOW 020 8003 3979
Ref: FJL008106503 | EPC -B



DARVILLE ROAD, N16
GUIDE PRICE: £725,000 - £775,000

A superb two bedroom split level upper maisonette with a roof terrace and sole use of garden located close to excellent transport links. The vibrant Stoke Newington Church Street, Clissold Park and Hackney Downs are also close by.

STOKE NEWINGTON 020 3733 1556
Ref: FJL033401093 | EPC -E



ST SAVIOURS WHARF, SE1
GUIDE PRICE: £750,000 - £775,000

A stunning loft style apartment sitting on the banks of St Saviours Dock and boasting direct water views through fabulous multi paned windows. Split over two floors, this desirable warehouse property also comes with building porter and secure parking.

SHAD THAMES 020 3733 1417
Ref: FJL027605033 | EPC -C

WICKHAM MEWS, SE4 **£850,000**

In an enviable location within Brockley conservation area, this three double bedroom detached house offers fabulous design and contemporary style, creating a bright and spacious home.

BLACKHEATH VILLAGE 020 8003 3817
Ref: FJL010605511 | EPC -C



BRITANNIA BUILDING, N1
£975,000

An outstanding, bright and generous two bedroom, two bathroom apartment of over 1050sqft, with a generous roof terrace. Situated moments from Old St. Station in the heart of Shoreditch.

CLERKENWELL 020 3411 4870
Ref: FJL002305006 | EPC -C



LONDIINIUM TOWER, E1
GUIDE PRICE: £775,000 - £825,000

A dual aspect three bedroom apartment on the 7th floor with a spacious terrace, located on the edge of the city with stunning south and west facing views of the Shard and Tower Bridge.

WAPPING 020 3627 3565
Ref: FJL027706292 | EPC -C



VERA ROAD, SW6 **£750,000**

An exceptional garden flat comprises a contemporary open plan kitchen/reception room with French doors leading out to a private south facing garden and two spacious double bedrooms. Located within easy walking distance of Bishops Park and Fulham Road.

FULHAM 020 3733 1944
Ref: FJL036000366 | EPC -C

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LANGBOURNE PLACE, E14 **£624,995**

This spacious two double bedroom apartment measures close to 1050 sqft and comes with superb views across The River Thames. This immaculate apartment benefits from two modern bathrooms and a very generous west facing private balcony.

CANARY WHARF 020 3627 3693
Ref: FJL026904938 | EPC -C



CHURCH ROAD, N1 **£650,000**

Church Road is a beautifully refurbished two double bedroom top floor apartment situated just off Essex Road. There is a delightful open plan modern kitchen and living room with balcony. Transport links are excellent with bus links close.

ISLINGTON 020 3797 1741
Ref: FJL027403134 | EPC -C



ROAN COURTYARD, SE10
GUIDE PRICE: £600,000 - £650,000

A stunning apartment on the ground floor of this converted Victorian school building. Beautifully decorated throughout, and situated in the desirable Ashburnham Triangle in West Greenwich, close to Greenwich Mainline Station.

GREENWICH 020 8003 6724
Ref: FJL027105165 | EPC -C

MILLAIS ROAD, E11
GUIDE PRICE: £425,000 - £450,000

Within 0.3 miles walking distance to Leyton Tube Station, this immaculately presented, two bedroom period conversion offers its new owners a great size home with a private garden.

WANSTEAD 020 8003 3557
Ref: FJL00605697 | EPC -C



Innovative yet sympathetic: The Berkeley extension, right, by Rogers Stirk Harbour + Partners, reflects the handsome Regency terrace opposite; left, luxe and light in the Collins Room, created from the former Caramel Room bar



outside, the glass frontage makes the hotel even more inviting, while the teak revolving door and beautiful new sandstone steps are much more welcoming. The enlarged bars inside this new glass volume are bright, fresh and sexy.

By Robert Angell, former creative director at David Collins Studio, the Blue Bar still has blue walls, but where it was small, dark and intimate, it's sharp and seductive, enhanced by natural light pouring in at the front. The floors are white marble and imitation crocodile. White ostrich-effect leather low-backed stools mix with blue crushed velvet chairs.

Opposite, the Caramel Room is now the Collins Room. Also by Angell, it's like a modern Art Deco-style glade of silver birches, where Carrara marble and mirrors create luxe and light. Huge bowl-shaped chandeliers appear to be made of translucent white leaves, while chic oval tables are mirror topped. It's all wrapped in walls of grey silk brocade hand-painted with Japanese flowers.

Outside, seeing the beautiful Regency terrace opposite reflected in the bold glass façade, there's a real sense of old shaking hands with new – over two or three cocktails.

Visit the-berkeley.co.uk

GET THE LOOK

- Architects: lead architect Ivan Harbour at rsh-p.com
- Interiors: by Robert Angell (robertangelldesigninternational.com)
- Hand-painted silk wallpapers: degournay.com



The Collins Room: a modern Art Deco silvery glade of mirrors and marble



Forward-looking design: the elegant addition, with specially crafted glass and cantilevers, spans the frontage's full width



The Blue Bar: formerly small, dark and intimate, the Berkeley's cult bar is now fresh, bright and sexy

Best ever Berkeley

A sexy new glass frontage at this world-famous Knightsbridge hotel offers guests and the neighbourhood an extraordinary architectural treat, discovers **Philippa Stockley**

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TAKE 52 huge, heavy panes of glass, many of them honeycombed with aluminium, and 16 long carbon fibre fins. Add bespoke steel, curved teak and limpid grey limestone, plus the architect who designed the Pompidou Centre in Paris and the Lloyd's Building in the City, and you are in for something extraordinary, that you probably wouldn't expect on the front of one of London's most prestigious hotels.

But The Berkeley in Knightsbridge, celebrated haunt of smart people who aren't flashy and really posh people who value style, has a 300-year-old history of moving with the times. It began, in the early 18th century, as a coffee house and coaching inn on the corner of Berkeley Street and Piccadilly, and in 1897 became The Berkeley hotel. In 1972, it moved to its current corner site on Wilton Place and Knightsbridge, where its Bath stone-fronted design was done by Brian O'Rorke.

By the Noughties, its restrained look and small portico, where cabs drew up on a narrow slip road, appeared more like a Thirties mansion block than a top hotel, and the lobby's several levels made disabled use tricky. Its two popular bars – the cult Blue Bar, by prominent design studio David Collins and including some Lutyens panelling, and the Caramel Room – felt cramped and needed updating.

Owner Paddy McKillen called in architects Rogers Stirk Harbour + Partners in 2005, asking for a forward-looking design that would also work with the fine Georgian townhouses opposite.

The practice's innovative, multimillion-pound solution took years to refine and finish. It pushes out the entire frontage, doubling the volume of each bar. At first glance it looks like a long glass box with a recessed opalescent section featuring a teak-encased revolving door. The new canopy, supported by those 16

elegant charcoal-grey fins, spans the full 98ft width of the frontage. The glass front of each bar is transparent, with sides and top of triple-laminated glass with an aluminium honeycomb sandwiched inside. This revolutionary structural glass was developed by engineers Arup. Light glistens through it, reflecting off the silver-white honeycombs.

Carbon steel cantilevers, handmade in Spain, support the glass bar roofs and continue seamlessly to create the wide canopy. Project architect Paul Thompson says that, stacked in the factory, "they looked like minke whales". The 3,230sq ft roof of this deceptively simple-looking structure can flex without shattering to take a heavy snow load.

The slip road has gone and there's now a wide sweep of pale granite setts. From

Look, no blinds: upholstered louvres let sunlight filter into both bars by day, and can shut out the night. Triple-laminated glass walls have an aluminium honeycomb inside



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Alison Cork

Save a whopping 60% on stylish garden lounge set

GET set for entertaining with the stylish Cheltenham lounge set, right, reduced by 60 per cent from £1,495 to just £598 plus delivery in the summer sale at Wallace Sacks. Six modular pieces divide into four separate seating units with generously filled cushions, a matching ottoman and a glass-topped table – all built to last with a weatherproof, powder-coated steel frame and PU woven rattan. Save a further £25 with code ABN6JUL16. To order, visit wallacesacks.com or call 020 8885 6814 by July 27.



Bargain news



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Advertisement feature

Upsize now to Ealing for top value

Handsome new five-bedroom homes with all a family could want

EALING ticks all the boxes for west London families who want to upsize to a good-value house in a friendly neighbourhood with lots of green space, excellent schools and enviable transport connections. If you want more for your money, the area is compelling. The valuation method traditionally used by surveyors is proof enough. While buyers typically pay £1,876 per square foot for properties in Kensington, or £900 in Richmond and £820 in Chiswick, high-quality Ealing homes cost just £650 per square foot. Look no further than 83 The Avenue, a niche development of five beautifully crafted houses in one of Ealing's most-prized pockets, St Stephen's conservation area. Built on the site of the former Ealing College Upper School, these spacious five-bedroom



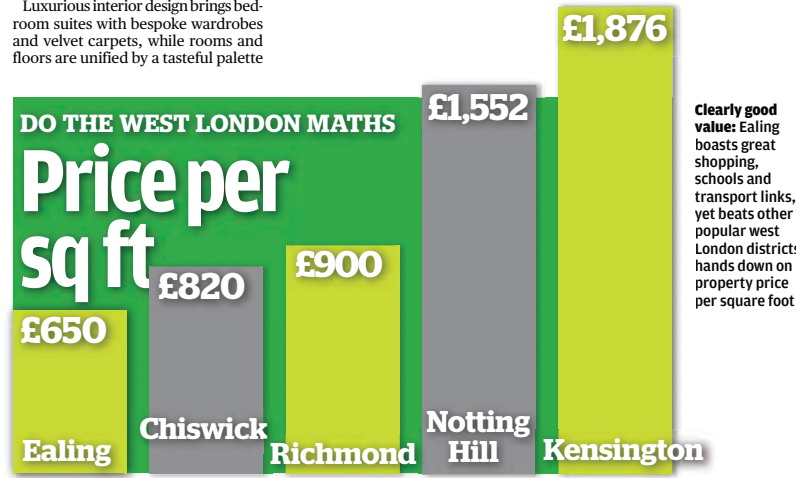
Bring the outside in: top, dine in the open-plan super-room, with doors to the garden

Luxury finishes: right, there's 3,800sq ft of airy, stylish living space in a soothing palette

Close: the homes are within an easy walk of the shops, bars and cafés of Pitshanger Lane, below



of soft, complementary colours and a textural mix of stone, timber and glass. Green and glamorous, the homes are also technically efficient and health-promoting. A ventilation and warm air recovery system retains 75 per cent of heat that normally is lost, while also stabilising humidity and reducing aller-gens and energy bills. ■ UNLIKE many new-build properties, these stylish, low-maintenance homes are ready to move into right now, meaning families can settle in or plan ahead before the new school year starts in September. Highly regarded local schools – both state and private – help foster a sense of community and are just one of Ealing's many attractions. At its heart is the bustling Broadway, a lively shopping strip now benefiting from a town centre upgrade around the Gothic-style town hall. Ealing also has a number of charming micro areas – such as Pitshanger Village, full of independent shops and cafés – along with parks and acres of open green space. There's everything that families need and want here, including amenities and cultural venues. ■ 83 The Avenue is a rare new addition to this package of benefits. Priced at £2,495,000, the newly launched homes are already striking a chord with buyers from other parts of west London who previously were unaware of Ealing's charms and fabulous transport links, soon to include Crossrail.



Clearly good value: Ealing boasts great shopping, schools and transport links, yet beats other popular west London districts hands down on property price per square foot

homes celebrate that history while combining handsome, Victorian-style architecture with the flexible and modern interiors young families crave.

■ EACH house has approximately 3,900sq ft of space and is named after a former headmaster of the school. One property also boasts a striking memorial stone, on display to passers-by, dedicated to pupils who fought during the Second World War. Set over four levels, the homes have been thoughtfully designed for modern families, with formal and informal spaces where parents and children can each do their own thing. Natural light fills all the rooms, including an open-plan, lower ground-floor family hub that melds living, kitchen and dining areas. This is linked to a sun terrace and garden via full-height concertina doors. The clever floorplan also allows effortless access to the garden from the ground-floor reception room.

■ FUNCTIONALITY is another design hallmark. The houses come with exten-

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Central London.



For sale.
Fulham, SW6 £1,600,000

House Freehold 3 2 2 E D

Fulham and Chelsea 020 7731 0051
fulham.sales@kfh.co.uk

North and West London.



For sale.
South End Green, NW3 £1,950,000

House Freehold 4 2 1 E E

Belsize Park 020 7483 4302
belsizepark.sales@kfh.co.uk

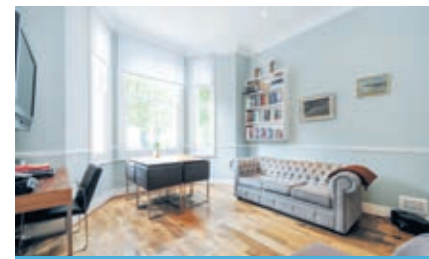
South West London.



For sale.
Brixton, SW9 £775,000

Flat Leasehold 2 1 1 E E

Clapham 020 8675 5436
clapham.sales@kfh.co.uk



For sale.
Chelsea, SW10 £975,000

Flat Share of freehold 2 1 1 E C

Earls Court 020 7740 2020
earlscourt.sales@kfh.co.uk



For sale.
West Ealing, W13 £2,495,000

House Freehold 5 5 4 E C

Ealing 020 8799 3890
ealing.sales@kfh.co.uk



For sale.
Putney, SW15 £849,950

Flat Share of freehold 2 1 1 E E

Putney Hill 020 8780 0033
putneyhill.sales@kfh.co.uk



To let.
Holland Park, W11 £575 pw / £2,492 pcm

House Furnished 2 2 1 E E

Holland Park 020 3542 2120
hollandpark.lettings@kfh.co.uk



To let.
Highgate, N19 £3,900 pcm

House Furnished 4 1 2 E D

Highgate 020 8342 7030
highgate.lettings@kfh.co.uk



To let.
Balham, SW17 £2,500 pcm

Flat Furnished 3 1 1 E D

Balham 020 8675 3639
balham.lettings@kfh.co.uk

South West London.



For sale.
Putney, SW15 £1,150,000

House Freehold 4 3 1 E D

West Putney 020 8785 2122
westputney.sales@kfh.co.uk

South East London and North Kent.



For sale.
Chislehurst, BR7 OIEO £525,000

Flat Leasehold 2 1 1 E D

Chislehurst 020 8285 9900
chislehurst.sales@kfh.co.uk

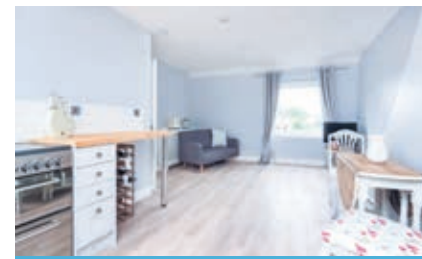
South East London and North Kent.



For sale.
Bromley, BR2 £900,000

House Freehold 4 2 2 E E

Hayes 020 8462 2246
hayes.sales@kfh.co.uk



For sale.
Balham, SW12 £585,000

Flat Share of freehold 2 1 1 E C

Balham 020 8675 1123
balham.sales@kfh.co.uk



For sale.
Beckenham, BR3 £1,100,000

House Freehold 4 3 2 E B

Beckenham 020 8650 8268
beckenham.sales@kfh.co.uk



For sale.
Lewisham, SE13 £625,000

House Freehold 3 1 1 E C

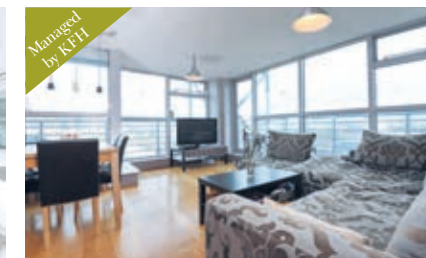
Lee 020 8857 9494
lee.sales@kfh.co.uk



To let.
Tooting, SW17 £3,200 pcm

House Part furnished 4 2 2 E D

Tooting 020 8767 2666
tooting.lettings@kfh.co.uk



To let.
Surrey Quays, SE16 £1,750 pcm

Flat Furnished 2 2 1 E C

Canada Water 020 7237 3222
canadawater.lettings@kfh.co.uk



To let.
London Bridge, SE1 £4,767 pcm

Flat Furnished 1 1 1

London Bridge 020 3465 9240
londonbridge.lettings@kfh.co.uk

£210 tenancy agreement fee per property. Other fees apply, visit kfh.co.uk/lettingsfees



An island haven in the Med: Paul Golding relaxes in the gold limestone courtyard at Palazzo Nasciaro, the abandoned townhouse he restored to splendour on Malta

My Maltese obsession

London writer Paul Golding was so bewitched by a derelict 18th-century palazzo, he spent seven years restoring it to its former glory, he tells **Katie Law**

A CARVED limestone sculpture of two turtle doves sits high up on the courtyard wall of the Palazzo Nasciaro. It looks original and is just one tiny detail that has been part of Paul Golding's meticulous restoration of his beautiful 18th-century Maltese home.

"You could have kicked down the front door," says Golding, 57, sitting on a wrought-iron sofa in the tranquil gold limestone central courtyard. Behind him an espaliered flowering stephanotis gives out its intoxicating scent while the sound of gently burbling water comes from an elaborate curved fountain; it looks as if it has always been there.

Originally built as a hunting lodge, the townhouse in the centre of Naxaar, a picturesque village seven miles northwest of the capital Valletta, has served in the past as a primary school and a police station. When Golding bought it, it had been empty for 25 years, with sitting tenants and junkies coming and going. "Yet it had this fantastically romantic atmosphere which invaded my consciousness. I had to have it."

JOB FOR LOCAL SPECIALISTS The writer and designer sold his London house, bought the palazzo and moved. As an EU citizen, he obtained Maltese residency "easily", there was no red tape to buying, and after employing four architects to get the necessary building permissions, work began using local builders. Over the next seven years, Golding used 17 carpenters, a team of full-time stonemasons and carvers, plasterers, painters,

gardeners, plumbers, electricians and pool men, most of whom didn't speak English, to handle his careful restoration and modernisation. Each day he had to make crucial decisions alone. "There was a lot of trust involved and if something could go wrong, it did," he says.

Work started in the basement, which was used as a hospital in the war. There was serious excavation to be done; thick stone walls were rebuilt and new stairwells were created. On the ground floor, the former chapel was turned into an airy kitchen with a range cooker installed where the altar had once stood, while the sacristy now serves as a pantry.

On the far side of the courtyard, three once-dilapidated spaces house a long, elegant indoor lap pool, while a series of connected rooms that open on to the courtyard have become rooms for drinks, breakfast, dining, TV and a home office, "with every axis having a point of interest at the end, be it a vase, a magnificent chandelier or a striking pop of colour from a painting".

On the first floor, up the wide, balustraded stone staircase, is the original salon noble, which Golding has turned into the master bedroom next to a stately bathroom, both with high ceilings and hand-painted, stencilled walls. There are two further bedrooms, a laundry and a library, and an outdoor terrace Golding started from scratch, "to balance the whole theatricality and symmetry of the structure". Clever tricks include oodles of concealed storage, recessed wardrobes, a shower room and a laundry, clawed out of the original thick stone



Theatricality: the palazzo's façade, top, is covered with architectural flourishes, while the master suite, above, has a magnificent bed and handpainted wall coverings; above right, strong yolk yellow works perfectly on the walls in a hallway

walls, while full-length mirrors on the backs of hidden jib doors help to create layers of unexpected interest. Up a further flight of stairs is a huge flat roof terrace that Golding rebuilt, which looks down on to the courtyard and out to the twin-pillared church and hills beyond. At night, with its dramatic lighting, it looks like a theatre set from Romeo and Juliet.

LONDON TOUCHES

Golding bought the fixtures and fittings in London, "a wonderful place to find things", from the Charles Saunders hand-made oak leaf chandelier and painted Gustavian tables and chairs, to the Water Monopoly sanitaryware. Nothing looks out of place. But his labour of love, which

he admits became an obsession, came at considerable cost, not just financial. Once work began, there was no going back. "I remember the horror I felt during my first winter, lying awake at night in bed with half the house exposed to the elements because the carpenters had reneged on their earlier handshakes and walked out. I was petrified the whole place was going to collapse or flood. The rain can be ferocious, along with hard, bitter winds from Africa. And the damp can be awful."

He recalls a disaster when a huge slab of Travertine arrived from Gozo. "The workmen brought it into the courtyard and leant it against the wall; it fell and cracked all the way down the middle." Then there were sleepless nights about



Magical at night: main picture, the central courtyard of Palazzo Nasciaro, seen from the flat roof; above right, the former chapel has been turned into an airy, light kitchen with elaborate carved stone details and simple painted Gustavian furniture

WHO IS BUYING IN MALTA?

THE Malta Retirement and Residence Programmes offer residency to EU nationals who then enjoy a tax rate of 15 per cent. International buyers are coming from EU and non-EU countries, with those from the Far East particularly keen. Malta has a total population of 410,000. There are 27,425 overseas residents working there, according to the Employment and Training Corporation, and of those 19,087 come from the EU,

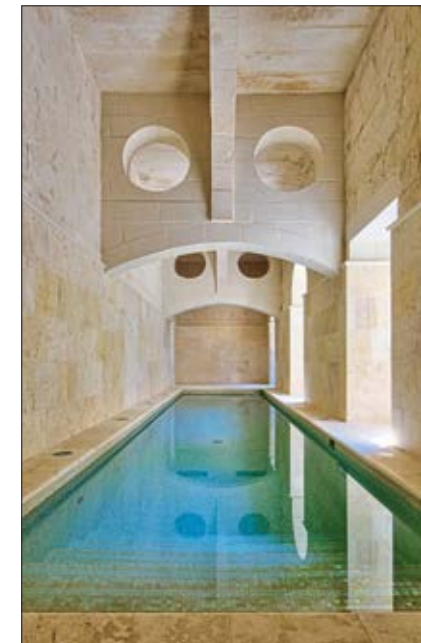
working mainly in the growth industries of financial services and gaming. Many Britons retire there also because of the colonial past.

This overseas interest has pushed rents and house prices up in recent years. Malta recorded the highest quarterly increase in house prices in the EU, at 6.2 per cent, in the third quarter of last year, says Eurostat. Knight Frank put last year's overall rate at 4.8 per cent, higher than the UK. Rental

income is strong in the new developments in St Julian's and around Valletta waterfront and Tigné Point. Frank Salt Estate Agency says older homes in Valletta were "on the back burner" for buyers until recently, but empty property has been refurbished and restored, while the charm of living in a Unesco Heritage Site is also encouraging more people to look there. It is convenient, young professionals can walk to work and there are restaurants and bars on hand.



Even a grand home needs a cosy nook: calming hues in an alcove are balanced by subtle cushion colour pops



Exercise in ingenuity: above, the long, elegant indoor lap pool, created from three once-dilapidated rooms; above right, an elaborate fountain, framed by an orange tree and a climber, is wonderfully Mediterranean and looks as if it has always been there

choosing the right colours for the walls. "The pink you see everywhere on the island was a catastrophe here." Golding opted instead for strong yolk yellow in the main hallways, landings and stairwell, and shades of muted green and natural stone elsewhere. "There were a million times when I thought, this is unbearable to me. But tenacity does pay off."

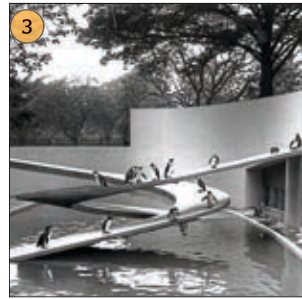
"Restoring this wasn't a vanity project. It became a much bigger crusade about honouring the house. I'm just the guy who brought it back to life."

■ Golding is moving back to London and the house is for sale at €10 million (£8.37 million). Sale enquiries to joanna.leverett@cluttons.com (020 7647 7243).



FIND THE LOOK IN LONDON

■ **Fabrics:** from chelseatextiles.com; carolinairvingtextiles.com; pierrefrey.com; theclothshop.net
 ■ **Sanitaryware:** from drummonds-uk.com; thewatermonopoly.com
 ■ **Furniture:** painted tables and chairs from theswedishchair.com
 ■ **Silver gilt and gesso shell-shaped bed, table and gilt mirrors in bedroom:** by Brighton-based Lincoln Cato, gilded by Helen van Eyck
 ■ **Chandeliers:** oak leaf chandelier and wall lights from charlessaunders.co
 ■ **Lighting:** from hectorfinch.com; charlesedwards.com and Gallery 28
 ■ **Door furniture and accessories:** The Beardmore Collection (beardmore.co.uk)



By **Barbara Chandler**

Five things to see in July

1 MADE IN JAPAN: KAKIEMON AND 400 YEARS OF PORCELAIN

Now until 21 August, Room 3, British Museum WC1 (britishmuseum.org) IN JAPAN "potting dynasties" are testimony to amazingly long family traditions of making ceramics, centred in the town of Arita, currently celebrating 400 years since the birth of porcelain. On show at the British Museum are exquisite, historic pieces from the Kakiemon workshop, which exported to Europe over hundreds of years. Traditionally, leadership of a workshop passes from father to eldest son. Sakaida Kakiemon XV, pictured, in his late forties, is in charge now and has made a piece especially for this show.

Elsewhere in London, PikaPika – which means sparkly in Japanese – spotlights five contemporary UK-based Japanese artists, and runs until Sunday at **Craft Central**, 33-35 St John's Square, EC1 (craftcentral.org.uk).

At Mayfair's **Dutko Gallery**, a show called Encounters features superb pieces of 20th-century Japanese decorative design-art, including a rare Art Deco lacquered screen, by a contemporary of Eileen Gray. Until August 5 at 18 Davies Street, W1 (dutko.com).

2 SQUAT

Now until October 15 (but check before visiting), Flat 1 (entrance in South Street) 70 South Audley Street, W1 (nilufarsquat.com) MILAN design gallery Nilufar has joined with a London property developer to create an impressive show flat in a Victorian building, open free in the heart of Mayfair. Nilufar's founder Nina Yashar wants "to make unexpected associations between furniture and space".

You'll find a glamorous living room, three bedrooms, bathroom and kitchen decked out with more than 100 design pieces, including Italian mid-century classics and hand-knotted rugs, all for sale. Cabinetry is largely handmade in the UK, marbles and veneers come from Europe and artworks include a £1.5 million Warhol.

"We've layered the finest materials and luxury fabrics," says designer Shalini Misra, whose company is selling the property. Design details include a velvet-covered wardrobe with bronze handles, and gold leaf-lined walls.

3 ENGINEERING THE WORLD: OVE ARUP AND THE PHILOSOPHY OF TOTAL DESIGN

Open now until November 6, V&A Museum, South Kensington SW7 (vam.ac.uk/engineering season) POSSIBLY the greatest engineer of the last century was Anglo-Danish Ove Arup (1895-1988) whose giant global company still flourishes today. Arup's concept of "total design" was that architects, designers and engineers would all take part in the project right from the start.

The exhibition, with its framework of red metal grids and background hum of constantly changing soundtracks, is an engrossing, unexpectedly poetic celebration of the work of designers and engineers. Arup emerges as an accomplished technical innovator and humorous philosopher. See an impressively large wooden model of Sydney Opera House, plus models/analysis of a string of other great projects, including Berthold Lubetkin's penguin pool at London Zoo, pictured. Admission £7.

4 RON ARAD: SUMMER EXHIBITION

Now until 15 September, Ben Brown, 12 Brook's Mews, W1 (benbrownfinearts.com)

RON ARAD is one of London's most dynamic designers, with a stream of original cross-disciplinary ideas for buildings, furniture and installations pouring from his Camden Town studio. Here are his latest creations, a catch-up on 2010's popular Barbican show.

Experience sculpture, hand-crafted studio pieces and industrial design, in way-out shapes and a mix of materials including super-shiny stainless steel used for 32 tables, pictured, nestling together on the gallery floor. Also see a new "kinetic" Arad sculpture in the courtyard of the **Royal Academy**, continuously in motion, with a camera sending real-time images to a screen.

Next month, Arad reprises Curtain Call at the **Roundhouse**, NW1, with 5,600 silicon rods suspended from a huge ring, projecting a series of images, each masterminded by an artist.

5 PORTMAN VILLAGE STREET PARTY

July 14, 5pm-10pm (portmanestate.co.uk)

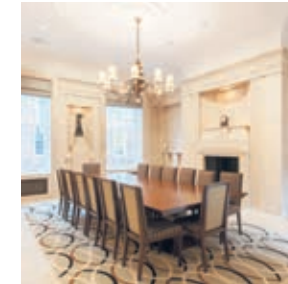
TROPICAL is topical, with palm leaves, pineapples and flamingos in stores all over town. Now Portman Village adopts the theme for a free, all-welcome, after-work party with music and limbo dancing in New Quebec Street and Seymour Place, just behind Marble Arch.

Boutique shops will offer samples and discounts. Nibble tropical canapés at Eliska Design and get free interiors advice. Sip tropical cocktails at The Portman, Bernard's, The Grazing Goat and The Zetter Townhouse – and/or mix your own smoothie in a bicycle-powered blender at The Mae Deli. There's a photobooth at Paolita Swimwear for social media postings.

Bring the kids for tropical face art, a fun bubble machine and a tea party at Gail's Bakery. Make headbands, flower necklaces and fishy glasses at Home-made London. Proceeds go to the West London Day Centre for the homeless.

Dexters

London property professionals



Smith Square, SW1P

A magnificent historic London mansion, designed by Sir Edwin Lutyens, occupying a prime corner position on secluded Smith Square. The splendid period interior contrasts with a smart modern kitchen, seven luxury bedroom suites and staff accommodation.

Dexters Westminster 020 7590 9579

£19,950,000



Upper Cheyne Row, SW3

Four bedroom family house in quiet location between Kings Road and the river. Large kitchen and living area opening to the garden and garage to the rear, energy rating c.

Dexters Chelsea 020 7590 9510

£4,999,950



The Bishops Avenue, N2

A delightful detached Art and Crafts family home with six bedrooms, four reception rooms, private gardens and double garage, energy rating e.

Dexters St John's Wood 020 7483 6300

£4,000,000



Kensington Court Place, W8

An attractive red brick Victorian property, located in this quiet residential location. Sympathetically modernised and with lovely roof terrace, energy rating c.

Dexters Kensington 020 7590 9560

£3,995,000



Portland Place, W1B

A two bedroom apartment on the seventh floor of a purpose built block on Portland Place. The property has a lift, long lease and no chain, energy rating a.

Dexters Marylebone 020 7224 5544

£1,500,000



Arundel Gardens, W11

Spectacular apartment on the top two floors of this period property in the heart of Notting Hill. Sensational views and access to communal gardens, energy rating e.

Dexters Notting Hill 020 7243 4500

£2,450,000



Dering Street, W1S

A high specification lateral two double bedroom air conditioned apartment within the Verge development, with porter and lift, energy rating b.

Dexters Mayfair 020 7590 9590

£3,500,000

loaf

BEDS, SOFAS & FURNITURE FOR LOAFERS
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Treat butterflies to nectar-rich plants

UK butterflies are in decline. Londoners can help change that – and enjoy their beauty

THREE QUARTERS of British butterflies are in decline and 56 species are under threat from environmental change, which are two good reasons to provide food and shelter for these beautiful insects in our gardens. The third reason is, of course, simply because we just love to see them fluttering around the flowers.

Get the planting right and you could attract more than 20 different species. That's the message from the charity Butterfly Conservation, which has organised a survey for garden owners to record and report on visiting butterflies over the course of a year. For more details, see gardenbutterflysurvey.org

The good news is that you don't need the broad, buffet-like appeal of a butterfly border: even a window box,

Pattie Barron



planted with nectar-rich plants, can make a fine pit stop, while Butterfly Conservation suggests planting a container specifically for butterflies, moths and other pollinators. Nectar is the fuel insects need to fly, so even one pot can be a refuelling feast.

Take your pick from the recommended selection, and place the pot in a sunny, sheltered position, because butterflies love warmth and little wind: *Salvia nemerosa*, cosmos, catmint, *liatris*, agastache, *echinacea*, *leucanthemum* daisy, cranesbill geranium, *Stachys byzantina* and the wild oregano – not the decorative varieties.

GROW A PURPLE PATCH

To this list I would add the pretty summer bedding plant, *Lantana camara*, which is such an exceptional draw for butterflies that it is used in research at butterfly breeding stations. Be sure to use peat-free compost, available at every garden centre, because peat bogs are important habitats for many spe-



GAP PHOTOS/DANIHAN BUCKLEY

cies. In summer, it's easy to include nectar-rich plants that butterflies adore and as a very rough guide, note that many of the butterfly's favourite flowers are in the colour range of blues and purples, such as lavender, phlox, viper's bugloss, *polemonium*, *Erysimum* Bowles's Mauve, *salvias*, catmint, hyssop, hebe, *Verbena bonariensis* and the butterfly bush, *buddleia*. If you don't

have border space for a *buddleia*, you could buy a plant or three of the new compact Buzz range.

As another general rule, butterflies' most popular food sources are perennials, biennials and shrubs, simply because annuals seldom produce enough nectar to meet their needs. Single, open flowers are better butterfly bets than hybridised doubles, so

that a single-flowered rose such as *Complicata* is a good nectar source, and so are single-flowered cosmos.

Adopt a more relaxed attitude to your garden and you will bring in the butterflies. Let a patch of grass grow long, leave the dandelions and buttercups be, grow butterfly-friendly blooms in large drifts, not insignificant dots, and avoid pesticides. Commas, red admiral

A welcome pit stop: simple, open flowers make the best feeding sources for butterflies seeking nectar

and small tortoiseshells lay their eggs on stinging nettles, a favourite food source for caterpillars, but this may be a step too far, though you could keep a patch in a large container, treating it as a mini nature reserve.

Consider a mixed native hedge that will act as a wildlife corridor, protecting butterflies and moths from the wind. Grow not-so-neat climbers up walls to provide shelter, such as honeysuckle, which gives a town garden instant country appeal, and ivy, allowing it to flower and be a great late nectar source.

The butterfly-friendly garden has a wide spread of nectar sources from March to November – in spring, nectar helps butterflies refuel after hibernation and in autumn, it helps them build their energy reserves for winter. Early in the year, key plants include forget-me-nots, primroses, grape hyacinth, *aubretia*, biennial wallflower, *ajuga*, *pulmonaria* and the blossom of apple, pear and plum trees; later in the year, sedums, Michaelmas daisies, single-flowered dahlias, *echinacea* and flowering ivy make welcome feeding stations.

GET in the mood – and discover more native flowers that attract British butterflies and other wildlife – by visiting the nectar-rich wildflower meadow surrounding the huge Tropical Butterfly Dome at this week's Hampton Court Palace Flower Show, which ends on Sunday. The meadow also features plants on which butterflies lay their eggs and caterpillars feed, such as thyme, holly, honeysuckle, ivy and foxglove.

■ See butterfly-conservation.org for more on planting for butterflies and pots for pollinators

■ For more details on RHS Hampton Court Palace Flower Show and to buy tickets, see rhs.org.uk/hamptoncourt

■ For outdoor events this month, visit homesandproperty.co.uk/events

■ Garden queries? Email our RHS expert at expertgardeningadvice@gmail.com



Just visiting: the garden tiger moth is every bit as beautiful as a butterfly



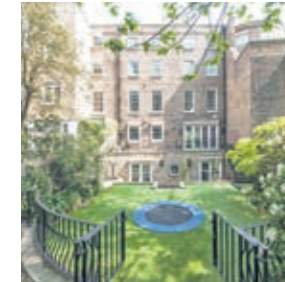
Frequent flyer: small tortoiseshell



Taking a break: a swallowtail butterfly rests on a spirea flower spray

Dexters

London property professionals



Durham Place, SW3

A magnificent Chelsea house overlooking the grounds of Burton Court. The kitchen and living rooms are open plan and lead out to lovely gardens. A grand reception room spans the first floor and the entire second floor is a wonderful master suite, energy rating c.

Dexters Chelsea 020 7590 9500

£12,950 per week



Adams Row, W1K

Four bedroom Mayfair house finished in a contemporary style with four bedrooms and two reception rooms. Just a short walk from Hyde Park, energy rating g.

Dexters Mayfair 020 7665 6633

£8,000 per week



Artesian Road, W2

This beautiful five bedroom family home close to Westbourne Grove has a double reception room as well as private roof terraces and a patio, energy rating e.

Dexters Notting Hill 020 7792 0792

£3,500 per week



Little Chester Street, SW1X

Attractive family home on a quiet street in the heart of Belgravia close to Belgrave Square. With five bedrooms, wonderful living space and a private garage, energy rating g.

Dexters Chelsea 020 7590 9500

£1,995 per week



Wimpole Street, W1G

This four bedroom apartment with a private roof terrace and exceptional views across London in the centre of Marylebone is less than half a mile from Regents Park, energy rating d.

Dexters Marylebone 020 7224 5545

£1,795 per week



Thurloe Place Mews, SW7

Pretty mews house in South Kensington, beautifully designed to retain its original charm, with three bedrooms and three bathrooms, energy rating d.

Dexters South Kensington 020 7244 7711

£1,395 per week



Observatory Gardens, W8

A two bedroom apartment in this elegant Kensington building which has retained many period features and has access to a roof terrace, energy rating d.

Dexters Kensington 020 7067 2434

£900 per week

Tenants fees apply; £180 per tenancy towards administration, £60 reference fee per tenant and £144 towards the end of tenancy checkout report (all inc VAT).

dexters.co.uk

See things differently.

Winkworth



BLACKHEATH - 020 8852 0999

VANBRUGH PARK, SE3
OIEO £950,000 FREEHOLD - EPC = D

An impressive three bedroom flat located in this exceptional Heath fronting position close to Blackheath Village and Greenwich Park.



HERNE HILL - 020 7501 8950

LEANDER ROAD, SW2
£885,000 FREEHOLD - EPC = D

A well presented four bedroom Victorian terraced house on a quiet residential street in the Elm Park area of vibrant Brixton.



STREATHAM HILL - 020 8769 6699

MONTRELL ROAD, SW2
£475,000 LEASEHOLD - EPC = D

Top floor conversion flat with use of garden set within a semi-detached Victorian House close to Streatham Hill and Brixton Hill.



KENNINGTON - 020 7587 0600

FENTIMAN ROAD, SW8
£599,950, SHARE OF FREEHOLD - EPC = E

A two bedroom split level flat, situated on Fentiman Road; just opposite Vauxhall Park and close to Oval and Vauxhall Stations.



EALING - 020 8896 0123

EATON RISE W5
POA LEASEHOLD - EPC = B

A selection of eight 1-2 bedroom luxury apartments located within close reach of Ealing Broadway.



PALMERS GREEN - 020 8920 9900

CONWAY ROAD, N14
OIEO £1,400,000 FREEHOLD - EPC = B

An imposing and rarely available six bedroom Edwardian residence situated on a corner plot within a sought-after conservation area.



CHISLEHURST - 020 8285 5099

ST. PAULS CRAY ROAD, BR7
£1,700,000 FREEHOLD - EPC = D

Spanning over an impressive 3,400 sq.ft. and just 300 yards from Royal Parade is this superb detached gated home.



ISLINGTON - 020 7354 2480

BARFORD STREET, N1
£1,825,000 FREEHOLD - EPC = E

A substantial four bedroom Victorian house set in the heart of Barnsbury.



NORTH KENSINGTON - 020 7792 5000

CLARENDON ROAD, W11
£650,000 LEASEHOLD - EPC = E

A spacious two bed garden flat, ideally located in W11. The flat requires updating, giving a Buyer the opportunity to put their own stamp on it.



CHEAM - 020 8770 7755

WARREN AVENUE, SM2
£1,174,950 FREEHOLD - EPC = F

A substantial family home set within a sought after South Cheam location.



PUTNEY - 020 8788 9295

KENDAL PLACE, SW15
£795,000 SHARE OF FREEHOLD - EPC = C

A very impressive two double bedroom apartment situated in one of the best developments in Putney.



WEST NORWOOD - 020 8670 0035

ROXBURGH ROAD, SE27
£979,950 FREEHOLD - EPC = D

Rare to the market is this substantial, five bedroom, semi-detached, 1920s built family home.



SURREY QUAYS - 020 7237 9119

BRUNSWICK QUAY, SE16
£699,950 FREEHOLD - EPC = D

A three storey three bedroom townhouse adjacent to Greenland Dock and within short walking distance of Canada Water Jubilee Line Station.



TOOTING - 020 8767 5221

AVOCA RD, SW17
£900,000 FREEHOLD - EPC = E

This charming three bedroom period family home is set within easy walking distance of Tooting Bec Station and Tooting Common.



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BROMLEY HIGH STREET, E3
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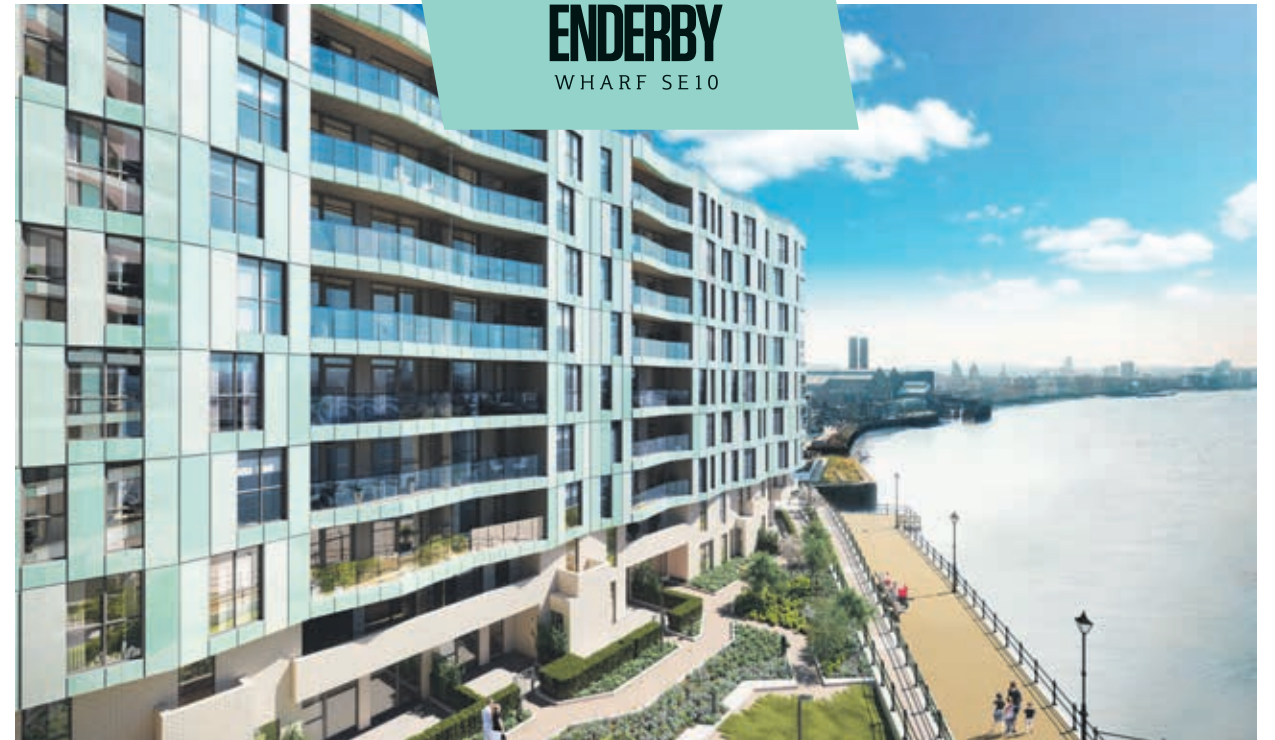
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Spotlight on Loughton

This buzzing Essex town at the edge of Epping Forest's only a short hop by Tube from the West End bright lights. By **Anthea Masey**

WHEN they are ready for a more settled lifestyle – but not quite prepared to abandon the capital's bright lights completely – many north Londoners will weigh the advantages of a move out to Loughton in Essex.

The town sits on the edge of Epping Forest, 15 miles north-east of central London at the apex of what is known as the "Golden Triangle", with Chigwell and Buckhurst Hill to the south. The nightlife and culture of the West End is still within easy reach thanks to the Central line, but country walks are on the doorstep.

The triangle is what propelled glamour model-turned-bodybuilder Jodie Marsh to stardom in the ITV documentary series *Essex Wives* in 2002, and it features now in the long-running reality soap *The Only Way Is Essex*. It is also a great place to spot footballers' wives.

Thriving Loughton grew up in the middle of the Victorian age with the

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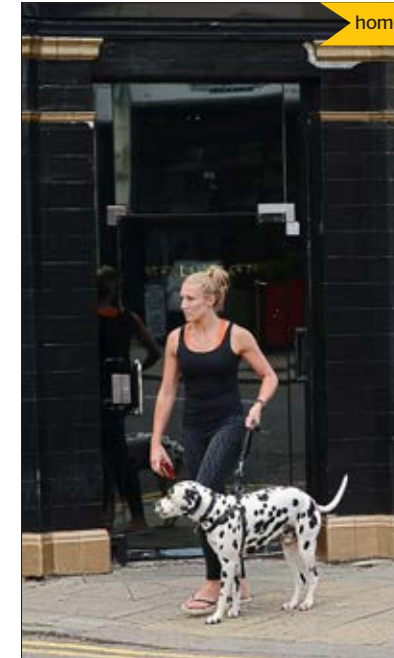
Hall. As the town rises to the west to meet the forest, there is a hilly area of pretty cottages and country lanes, with fine views over London to be enjoyed from the terrace of the Gardeners Arms pub. Thanks to the best-selling crime fiction writer Ruth Rendell, this part of Loughton is now known as Little Cornwall. Rendell – Baroness Rendell of Babergh – who died last year aged 85, had been a pupil at Loughton County High School for Girls and coined the name Little Cornwall in her 1974 novel *The Face of Trespass*.

The last of Rendell's novels to be published in her lifetime, *The Girl Next Door*, is set in Loughton and in February, the town council unveiled a blue plaque on her modest childhood home in Millsmead Way.

According to estate agent James Lamb from the local branch of Savills it's the large houses which attract north Londoners to Loughton, plus good schools and a quick and easy commute into the City on the Central line Tube.

arrival of the Eastern Counties Railway in 1856 and its history has been shaped by its proximity to Epping Forest. In 1878 the management of the forest was taken over by the City of London.

In 1884, to compensate locals for the loss of the right to lop firewood in the forest, the City provided funds to build the town's public hall, calling it Lopping



Walkies: no excuses with Epping Forest on the doorstep



STATS CHECK WHAT HOMES COST

BUYING IN LOUGHTON
(Average prices)

One-bedroom flat	£244,000
Two-bedroom flat	£323,000
Two-bedroom house	£419,000
Three-bedroom house	£545,000
Four-bedroom house	£909,000

RENTING IN LOUGHTON
(Average rates)

One-bedroom flat	£968 a month
Two-bedroom flat	£1,292 a month
Two-bedroom house	£1,486 a month
Three-bedroom house	£1,680 a month
Four-bedroom house	£2,408 a month

Source: Rightmove

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- Use our School Checker to find catchment areas and inspection reports for local schools
- The best Loughton shops and restaurants
- Local arts, leisure and sport
- The slowdown on Loughton's best streets
- Open space – green and glorious Epping Forest



Photographs: Daniel Lynch



Stop here for work, rest and play: Tania Blundy, owner of The Bookshop and Secret Toy Shop in Loughton High Road

THE PROPERTY SCENE

LOUGHTON has period cottages from its time as a small village, plus Victorian and Edwardian semi-detached and terrace houses, and houses dating from the Twenties to the present day. The Roding estate south-east of the station is interwar, while Great Woodcote Park is a modern gated estate on the southern edge of town and Goldings Manor covers a series of leafy roads on the northern edge.

NEW-BUILD HOMES
Sovereign Place in Church Hill is a McCarthy & Stone development of 11 two-bedroom retirement flats which will be ready to move into this summer. Prices start at £609,950. Call 0800 201 4847.

Landmark is a Higgins Homes scheme of 64 one- and two-bedroom flats in a seven-storey block, with retail on the ground floor, in The



Character and charm: Loughton has areas of pretty village period cottages

Broadway in nearby Debden. The development launches this autumn, with the first residents due to move in next spring. Call 020 8003 1294.

WHO RENTS HERE?
Loughton is not a particularly busy rental area, and there are twice as many homes for sale as there are to rent. Most rental homes are one- and two-bedroom flats, the most popular of which are close to Loughton Tube station.

LOWDOWN ON LOUGHTON
Staying power: north Londoners who move to a large house with plenty of land are making a long-term commitment to Loughton.

An up-and-coming spot to watch: Debden, on the western edge of Loughton, is a large estate built between 1947 and 1952 by the old London County Council. It has its own Central line Tube station and a shopping centre, and homes in Debden are generally cheaper than in Loughton itself.



Loughton High Road: the main thoroughfare, above, offers a mix of chain stores, independent shops and restaurants

Epping Forest: left, London's biggest open space, with miles of cycling, walking and horse riding trails, is in easy walking distance of Loughton, and a big draw for families

HAVE YOUR SAY: LOUGHTON

LOCALS TWEET THEIR TIPS

@EssexPR Olive Tree, Wo-Fat, The Owl pub, The Three Colts pub, bar Fifteen, Luxe, The Foresters
 @AndyCochrane Check out @ARMSFORRESTERS
 @loveloughton @smithsloughton is an amazing shop full of kitchenware and bakeware. Modern & traditional
 @loveloughton @little.fidgets – a kids hair salon where kids sit in actual "cars" & watch films while having their hair cut
 @loveloughton @MolensCafe is a popular café and sandwich bar with Loughtonians



Well-groomed: Caroline Loureda at Pet-A-Pawter pet salon



£900,000
IN SPRING GROVE, Loughton, this four-bedroom house has a modern kitchen, a garage and a lovely rear garden. Call Douglas Allen (020 8012 2126).



£425,000
THIS three-bedroom house in Colson Road, a short walk from the Tube at Debden, has parking and a garden that backs on to a field. Woodbury Homes (020 8012 4478).



£750,000
A TWO-BEDROOM house with scope to extend in sought-after Baldwins Hill, near Epping Forest. Hetheringtons (020 8012 1702).



£435,000
A THREE-BEDROOM semi-detached house in Colebrook Gardens includes an outbuilding that can be used as an office. Foxtons (020 3829 1400).



TRAVEL
CLOSE to the junction of the M25 and M11, Loughton also has a Tube station on the Central line, with trains to Liverpool Street in 28 minutes and Oxford Circus in 37 minutes. It is in Zone 6 and an annual travelcard to Zone 1 costs £2,364.

To find a home in Loughton, visit rightmove.co.uk
For more about Loughton, visit homesandproperty.co.uk/loughton

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FEATURE WESTON TURVILLE, BUCKINGHAMSHIRE

West End House

Substantial village home in a peaceful village setting with equestrian, leisure and annexe facilities, all in 3 acres.

Set in a peaceful village location at the end of a private country lane. West End House is a superb family residence offering extremely versatile accommodation extending to over 6,500sq. ft., including five reception rooms and six bedrooms, of which three are en suite.

Within the stunning three acre grounds are leisure and equestrian facilities including, tennis court, heated swimming pool with retractable roof and a paddock with three stables and wood store.

EPC Rating: E
Contact: 01296 394822
guide price: £1,750,000

In addition, annexe accommodation adjoins the main house with its own separate entrance, sitting room, bedroom, kitchen and bathroom.

Favourite Room

We created this light and airy multipurpose room, with its multiple patio doors, to make the most of the stunning views across the garden, swimming pool, tennis court and paddocks.



MILTON KEYNES BUCKINGHAMSHIRE
🏠 6 | 🛏 5 | 🚗 4 | EPC: D
Contact: 01908 713253 £2,800,000



BROADSTAIRS KENT
🏠 5 | 🛏 5 | 🚗 5 | EPC: D
Contact: 01227 479317 £2,000,000



NEW MALDEN SURREY
🏠 3 | 🛏 4 | 🚗 2 | EPC: E OIEO
Contact: 0203 397 1199 £1,600,000



CARDIFF WALES
🏠 5 | 🛏 7 | 🚗 4 | EPC: D
Contact: 02920 741 090 £1,550,000



WIMBORNE DORSET
🏠 3 | 🛏 5 | 🚗 5 | EPC: C
Contact: 01202 842842 £1,295,000



GODMANCHESTER CAMBRIDGESHIRE
🏠 4 | 🛏 6 | 🚗 3 | EPC: F guide price
Contact: 0330 333 1060 £1,250,000



LITTLE SNORING NORFOLK
🏠 4 | 🛏 7 | 🚗 4 | EPC: D
Contact: 01328 854190 £1,250,000



DUTTON LANCASHIRE
🏠 3 | 🛏 4 | 🚗 3 | EPC: B
Contact: 01254 828922 £1,195,000



BANBURY OXFORDSHIRE
🏠 3 | 🛏 5 | 🚗 3 | EPC: C offers over
Contact: 01295 239666 £1,000,000



BLACKMORE ESSEX
🏠 2 | 🛏 4 | 🚗 2 | EPC: F
Contact: 01277 781111 £1,000,000



BEVERLEY EAST YORKSHIRE
🏠 5 | 🛏 5 | 🚗 4 | EPC: D
Contact: 01482 420999 £995,000



FULHAM LONDON
🏠 1 | 🛏 3 | 🚗 1 | EPC: C
Contact: 020 7731 0031 £975,000



BURY ST EDMUNDS SUFFOLK
🏠 3 | 🛏 4 | 🚗 2 | EPC Exempt
Contact: 01284 718822 £950,000



EPSOM DOWNS SURREY
🏠 3 | 🛏 4 | 🚗 2 | EPC: D OIEO
Contact: 020 8770 3377 £850,000



WALGRAVE NORTHAMPTONSHIRE
🏠 2 | 🛏 6 | 🚗 4 | EPC: E offers over
Contact: 01604 309030 £800,000



CHEAM VILLAGE SURREY
🏠 2 | 🛏 4 | 🚗 2 | EPC: F OIEO
Contact: 020 8770 3377 £800,000



CONDOVER SHROPSHIRE
🏠 3 | 🛏 5 | 🚗 3 | EPC: E
Contact: 01743 296116 £725,000



GREAT COATES NORTH EAST LINCOLNSHIRE
🏠 6 | 🛏 7 | 🚗 4 | EPC: E
Contact: 01472 867880 £700,000



EAST GARSTON BERKSHIRE
🏠 4 | 🛏 4 | 🚗 2 | EPC: C
Contact: 01488 73337 £650,000



FOLKESTONE KENT
🏠 2 | 🛏 2 | 🚗 2 | EPC: D
Contact: 01227 479317 £525,000



SOUTH SHIELDS TYNE AND WEAR
🏠 2 | 🛏 4 | 🚗 2 | EPC: D
Contact: 0191 427 4959 £460,000

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Noisy neighbours make life unbearable

Fiona McNulty
OUR LAWYER ANSWERS
YOUR QUESTIONS



OUR neighbours are so noisy they make our lives unbearable. Every evening when they get back from work they go into their garden – no matter whether it is wet or dry, as they have an awning thing on the back of their house, patio heaters and a barbecue. The music they play is so loud, I think they may have outdoor speakers.

We have asked them politely on numerous occasions to be quiet and they do try – but everything is peaceful for about an hour, then it all starts again. We really cannot put up with this any longer as lack of sleep will make us ill. What can we do?

INSTEAD of complaining to your neighbours when they are being noisy, try meeting with them during the day instead, perhaps at the weekend, and explaining to them how their behaviour is affecting your lives.

If that does not work you could get your local authority involved. Keep a diary note of when the neighbours are noisy. The council may install



noise monitoring equipment. If the council finds that the noise amounts to a statutory nuisance, then it can issue an abatement notice. If the noise still goes on, your neighbours could be prosecuted and fined.

If the neighbours' property is leasehold, the lease could include a covenant prohibiting noise such as music being played between certain hours and a nuisance being caused.

In such a case you could ask the freeholder to enforce the covenants in the lease against the lessees.

You could also consider issuing court proceedings against your neighbours for nuisance and claim damages, and/or apply for an injunction to stop the nuisance. Do try an amicable approach first, and remember, if others are bothered by the noise, too, it may help your cause.

WHAT'S YOUR PROBLEM?

IF YOU have a question for Fiona McNulty, please email legalsolutions@standard.co.uk or write to Legal Solutions, Homes & Property, London Evening Standard, 2 Derry Street, W8 5EE. We regret that questions cannot be answered individually, but we will try to feature them here. Fiona McNulty is a legal director in the private wealth group of Foot Anstey (footanstey.com).



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Q GIVEN the terrible state our country is in at the moment I no longer want to proceed with the purchase of an apartment I was supposed to be buying. But can I get out of this deal – and if I can, how do I go about it?

A IF YOU are at an early stage – and have just had an offer accepted but no contract has been issued as yet – you can contact the seller or the seller's agents and explain that you no longer wish to purchase the property.

If your offer has been accepted and a contract issued but you have not yet exchanged contracts, then you should notify your solicitor that you no longer wish to proceed with the purchase and your solicitor will return the contract papers to the seller's solicitor.

You will probably have to pay your solicitor for the work he or she has carried out on your behalf up to the date you withdraw from the purchase.

On the other hand, if you have exchanged contracts then you have entered into a legally binding agreement with the seller, and you are bound to complete the purchase on the completion date.

If you withdraw from the contract and fail to complete, you will be in breach of contract and the seller may keep your deposit and may also claim damages from you for other financial losses arising from the breach.

Do try to negotiate your way out of the contract with the seller and remember that other fees – such as mortgage valuation fees or surveyor's fees – will not be refundable in these circumstances.

■ These answers can only be a very brief commentary on the issues raised and should not be relied on as legal advice. No liability is accepted for such reliance. If you have similar issues, you should obtain advice from a solicitor.



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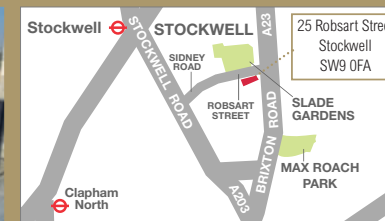
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Computer generated images depict London Square Streatham Hill and are indicative only. *National Rail Enquiries. **Selected plots only. Details and prices are correct at time of going to press - July 2016

Last time I looked we were still in the EU

Victoria Whitlock reassures a Latvian tenant she's still very welcome – just as long as she pays her rent on time and behaves herself

A CHARMING overseas student comes to look at a vacant room in the flat I let. We agree on the rent and the move-in date, but when I say I need to see proof that she has the right to reside in the UK, she seems uncomfortable. "I'm from Latvia," she says. "I have a European passport, but I'm not sure if I can live here now Britain's not in the EU." I reassure her that Britain is still in the EU, for now, and until anyone tells me differently, I can continue to let to anyone from any country with an EU passport, Latvian students included. "Nothing will change for at least a couple of years," I tell her. "You'll probably have finished university by the time we actually leave." "Yeah, but I don't feel welcome here any more, I don't know if British people want us here," she says. I tell her that as long as she pays her rent on time and behaves herself, I will like her a lot. She asks if the locals are friendly and I say they're as friendly as anywhere else in London: you and I know that's code for "don't expect the neighbours to lend you a cup of sugar" but I thought I would let her work that out for herself. I also reassure her that the

The accidental landlord

flat is in an area where more than 70 per cent voted to remain in the EU, but this statistic doesn't seem to give her confidence that she won't be spat at in the street and told to "go home". Suddenly, her eyes lock on to mine and she asks: "Which way did you vote in the referendum, In or Out?" I'm taken aback. Even my closest friends wouldn't ask how I voted and I wouldn't normally tell a complete stranger, but right now, it feels important to come clean. "I voted to remain," I tell her. And why wouldn't I? A good percentage of my tenants have come from other European countries and, until 6am on June 24, I thought they always would. I'm pretty confident EU citizens will still be allowed to come to live here, in smaller numbers, once Britain has actually left the EU, but whether they will still want to remains to be seen. London might be a lot less appealing

to many if the UK economy tanks. I'm expecting to see a drop in the number of young foreigners looking to rent rooms in the next few years, but my flat is in an area of high demand for well-priced accommodation, especially among students and young professionals.

MY BIGGEST concern following the vote to leave is that sudden turmoil will lead to an interest rate rise. Those of us with buy-to-let mortgages will find it hard to afford significantly higher interest payments from next April, when we will no longer be able to offset them from our rental income for tax purposes. On the other hand, if the economy takes a battering, it seems more likely that interest rates will be cut, which might mean cheaper loans for landlords. I guess it's all a game of wait and see, and telling hundreds of thousands of tenants from Europe that, for now, nothing has changed.

■ *Victoria Whitlock lets four properties in south London. To contact Victoria with your ideas and views, tweet @vicwhitlock*



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£460 a week: a four-bedroom terrace house, with off-street parking, in Roding Road, Loughton, Essex, a short distance from Loughton station, is available to rent through Madison Fox (020 8012 1609).



Photograph showing the residents' private dining room from the Dan Pearson designed courtyard garden.

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MONDAY

Weatherwise, it's a gloomy, rainy start to the working week but as I sit down with the team to review the weekend viewings and diaries for the coming days, the croissants make an appearance – and I perk up immediately.

But never mind the south-east London weather, we've got viewings to attend to. Things brighten up in the afternoon as we receive calls on a six-bedroom Victorian house we are selling in Penge. Two buyers are interested and put in offers.

It's great news for the vendor, who decides to go with the lower offer because it involves a less-complicated chain, and it's still the full asking price so everyone is pleased. It's turning out to be a happy Monday after all.

TUESDAY

A huge package confronts me as I arrive at the office this morning. It's a branded gazebo to use for our company events this summer. We are currently preparing for a local community fair in Beckenham to celebrate our 70th birthday and we are painting the town orange – our brand colour. You won't be able to miss us.

After carefully manoeuvring the gazebo into the store cupboard, I head off to value a two-bedroom flat in Crystal Palace. The valuation doesn't take too long but I end up sitting down to watch a video of the vendor being interviewed on the BBC.

WEDNESDAY

Nearing the office this morning, I spot a man hovering by the front door in his dressing gown and slippers. As I draw

A touch of the TV sitcoms

Diary of an estate agent

closer, I recognise him as the landlord of a property we manage.

In true television sitcom style he has been locked out of his apartment after answering the postman's knock and letting the door slam shut behind him.

He couldn't think what else to do, so he has walked to our office wearing nothing but his dressing gown and has been standing outside our door for just over an hour, waiting for us to arrive and open up for the day.

Not wanting the poor chap to endure another moment of humiliation we contact a locksmith and get him safely back inside his apartment within half an hour.



THURSDAY

It's our property manager Sean's last day before he starts a new career. We make it one to remember by decorating his desk with some embarrassing pictures and goodbye balloons – he won't forget us in a hurry.

Our lettings department is very busy today so Sean still has work to do. We get a call from one landlord who has instructed us to let out his property after not being happy with two other agents. This is music to our ears.

In the evening I treat Sean and the team to a send-off meal in his honour at a local Mexican restaurant. Our new team member, Jude, joins us and we end up singing our hearts out at a karaoke bar... I am not sure the team were impressed with my singing.

FRIDAY

We're busy sorting through all emails and confirming appointments for the weekend. There is an open day on a property tomorrow so we gather our strength to blow up lots of balloons which we intend to attach to the boards at the house.

We also start gathering raffle prizes for a summer fair we're sponsoring at a local school. One of my team is looking at various options when he gets a call from a vendor instructing us to sell their two-bedroom flat in Anerley. We're thrilled – our fee wasn't the lowest on the table, but we have sold other flats in the block. We end the day on a high – and prepare for tomorrow.

■ *Graham Cook is a partner based in the Anerley branch of Proctors in south London (020 8676 0093).*



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Photography of Horizons Penthouses. Prices correct at time of going to press.



From £675,000: Rushworth Street apartments, in Zone 1

Scandi styling in SE1 with eco features to cut fuel bills

THE veil over a micro area of Zone 1 – the triangle between Waterloo, Borough and Elephant & Castle – is being lifted as developers search for sites behind the high-priced Southwark waterfront. The area is superbly central with a great mix of historic building types. A new-build scheme of nine apartments in **Rushworth Street**, part of a quiet conservation area with historic almshouses, slots into the neighbourhood. The façade of warm brick, stone and bronze window frames echoes surroundings surrounding warehouses, but the building is “green”, too, with solar energy powering the common parts and low-carbon heating reducing fuel bills. Ipsus, the developer, has a track record in creating clean-lined, Scandi-style homes, with light and spacious interiors. Prices from £675,000. Call Hamptons International on 020 3451 1544.

Want to buy your first home?

By **David Spittles**

Smart moves

East End does it for first timers

THE East End heartland remains a popular hunting ground for first-time buyers. Away from the gleaming towers of Canary Wharf, the arty lofts of Hoxton and gentrified pockets around Victoria Park, homes are still affordable enough to keep the property dreams of young Londoners alive, especially with shared-ownership options and Help to Buy lowering the entry price. New homes continue to sprout in Shadwell, Bethnal Green, Haggerston, Mile End and Bow – all inner-city areas that are rough around the edges but cool, too. Chloe McMahon, right, who works for a South Bank advertising agency, borrowed £20,000 from her parents to buy a new one-bedroom flat at **East City Point**, inset, in fast-changing



new architecture is enhancing this inner-city district. It's a part of London that drips with history and is sprinkled with conservation areas and pockets of green, while upgraded Regent's Canal and Lottery-funded

Mile End Park are well-used spaces. **So Stepney**, is a development of new flats that includes a Victorian school, converted into apartments. Prices from £325,995. Call Bellway on 0845 459 5021.



From £405,000: Camberwell on the Green, 92 flats overlooking the upgraded town centre open space

New flats and trains bring Camberwell in from the cold

CAMBERWELL'S quest for a Tube station appears to have failed with news that Transport for London's preferred route for the Bakerloo line extension from Elephant and Castle to Lewisham is via Old Kent Road. However, TfL plans to reopen old Camberwell railway station, while Denmark Hill station, on the border with Dulwich, will offer quick commutes to the new Farringdon Crossrail station opening in 2018. There are other area improvements, too, especially around Camberwell Green. The open space and encircling streets have been upgraded, and new homes have followed overlooking what is a new town centre park. **Camberwell on the Green**, one of these schemes, has 92 flats from £405,000. Call estate agent Marsh & Parsons on 020 7638 4830. **Camberwell Fields**, with 279 homes, is another. From £415,000. Call Notting Hill housing association on 020 8357 5222. Housing charity Peabody is set to launch 66 flats in **Camberwell Road**. Away from the Green, a new terrace in **Grove Lane** has duplex flats up to 2,236sqft, bigger than most houses on the street, from £1,495,950, including a garage. And **Triangle Court**, built on the site of an old snooker hall, has two-bedroom flats priced from £500,000. Call Caddington Blue on 020 7407 6033.

London Auction 21st July 2016
 Venue: Le Meridien Piccadilly
 Piccadilly, London W1J 0BH Commences: 1:00pm

PROPERTY Auctions

<p>Edgware Way, EDGWARE, MIDDLESEX, HA8 9ST LOT 2</p> <p>GUIDE PRICE: £230,000+ • Two bedroom flat • Ideal investment opportunity • Fantastic location</p>	<p>Westbourne Crescent, LANCASTER GATE, W2 3DB LOT 3</p> <p>GUIDE PRICE: £735,000+ • Two bedroom flat with patio • Approximately 83m² (900ft²) • Close to Marble Arch and Lancaster Gate</p>	<p>Gloucester Terrace, BAYSWATER, W2 6HU LOT 4</p> <p>GUIDE PRICE: £695,000+ • Three bedroom maisonette • Set over top two floors • Approximately 81m² (876ft²)</p>	<p>Beach Hut No. 8, Main Beach, ABERSOCH, LL53 7EF LOT 5</p> <p>GUIDE PRICE: £100,000-£150,000 • Detached, timber built bathing hut • Freehold • Overlooking Cardigan Bay & St Tudwal's Islands</p>	<p>Harden Barn, Penshurst, TONBRIDGE, TN11 8DX LOT 8</p> <p>GUIDE PRICE: £525,000-£550,000 • Exciting barn development opportunity • Freehold, in a plot of approximately 5.6 acres • Consent for residential conversion</p>
<p>37 & 38 Tadema Road & 88 Lots Road, CHELSEA, SW10 0PZ LOT 9</p> <p>GUIDE PRICE: £25,000+ • Freehold reversionary investment opportunity • Current income £450 p.a. and rising • Close to Chelsea Embankment</p>	<p>The Mews, Old Way, FRINTON-ON-SEA, CO13 9DD LOT 13</p> <p>GUIDE PRICE: £145,000+ • Development opportunity inside 'The Gates' • Close to shops and seafront • Less than 400m from railway station</p>	<p>Sutherland Street, PIMLICO, SW1V 4JZ LOT 17</p> <p>GUIDE PRICE: £1,550,000+ • Four bedroom freehold property • Uniquely arranged over six floors • Approximately 184.03m² (1,981ft²)</p>	<p>Land to the NW of Rocky Lane, ST. AGNES, TR5 0NA LOT 47</p> <p>GUIDE PRICE: £50,000+ • Former Engine House • Stunning and sought after location • Conversion potential subject to consents</p>	<p>Redbourne Drive, WOOLWICH, SE28 8RZ LOT 50</p> <p>GUIDE PRICE: £190,000+ • Two bedroom flat • Investment opportunity • Cosmetic refurbishment required</p>

For a **FREE** no obligation appraisal of your property contact a member of our auction team on 0207 963 0628. To benefit from our **no sale, no fee offer** for our **September auction** please quote **EV04**

We are now taking entries for our next London sale to be held on Tuesday 13th September 2016

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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JULY

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VACANT LOTS INCLUDE



Lot 3 Guide Price £610,000+

Flat B, 17 Canonbury Grove, Islington N1 2HR
By order of a Housing Association
Leasehold RG/FF/2F 4 bed Maisonette.



Lot 19 Guide Price £1M+

24 Churchill Road, Tufnell Park NW5 1AN
Freehold House with front and rear gardens.
GIA approximately 149 sq m (1,604 sq ft).
Potential for internal reconfiguration.



Lot 20 Guide Price £950,000+

Flat 55 & Storeroom 3, 2 Mansfield Street, Marylebone W1G 9NF
Leasehold LGF 2 bed Flat extending to approx 73 sq m (786 sq ft).



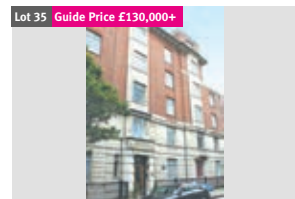
Lot 25 Guide Price £325,000+

16 Mulberry Close, Beaufort Street, Chelsea SW3 5AB
Leasehold FF one bed Flat with views across Paultons Square.



Lot 27 Guide Price £330,000 - £350,000

Flat 10, Strathray House, 30 Marylebone High Street, Marylebone W1U 4PN
Short leasehold 5F 2 bed Flat extending to approx 58.60 sq m (631 sq ft).



Lot 35 Guide Price £130,000+

Flat 48, 105 Hallam Street, Marylebone W1W 5HE
Short Leasehold 3F Studio Flat.



Lot 36 Guide Price £320,000+

Flat 9, 132 Earls Court Road, Earls Court W8 6QL
By order of a Housing Association
Leasehold FF Studio Flat.



Lot 40 Guide Price £300,000+

58 Ainslie Wood Road, Chingford Mount E4 9BY
By order of Mortgagees
Freehold 2 bed House with rear garden.



Lot 49 Guide Price £800,000+

Flat F, 90 Eaton Square, Belgravia SW1W 9AG
Leasehold RGF 6 bed stucco fronted Flat.
Extending (GIA) to approximately 315 sq m (3,391 sq ft).



Lot 56 Guide Price £440,000+

Flat 14, 62-64 West Cromwell Road, Earls Court SW5 9QS
By order of a Housing Association
Leasehold 2F and 3F one bed Maisonette.



Lot 115 Guide Price £1.1M+

39 Alconbury Road, Clapton E5 8RG
Freehold 6 bed 3 storey recently refurbished House with rear patio garden.



Lot 145 Guide Price £620,000+

63 Marsala Road, Lewisham SE13 7AA
Freehold mid terrace 4 bed House with front courtyard and rear garden.



Lot 162 Guide Price £280,000 - £300,000

103 Sutton Court Road, Plaistow E13 9NR
By order of Receivers
Freehold mid terrace 3 bed House with rear garden.



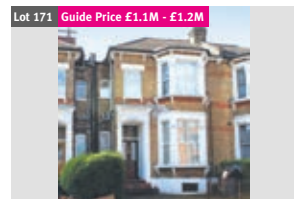
Lot 173 Guide Price £1.35M+

71 Marcia Road, Camberwell SE1 5XF
Freehold mid terrace 6 bed House with rear garden. GIA extending to approx 143.8 sq m (1,549 sq ft).



Lot 218 Guide Price £800,000 - £825,000

1 Lily Mews, 63 Elliott's Row, Kennington SE11 4SU
Freehold semi detached modern 3 bed House with front courtyard.



Lot 171 Guide Price £1.1M - £1.2M

117 Manor Road, Stamford Hill N16 5PB
Same family ownership for approx 50 years
Freehold 5 bed family house extending to approx. 280 sq m (3014 sq ft).

1. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell on the date at which the guide price, or range of prices, is published.
2. The reserve price is the minimum price at which the property can be sold. 3. Both the guide price and the reserve price may be subject to change up to and including the day of the auction.

**Auction sale:
Wednesday 20th July 2016**

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MAY SALE RESULTS UPDATE - £68M RAISED - 80% SOLD

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