

# QUALITY CONTROL

Claire Pilton checks out six capital schemes



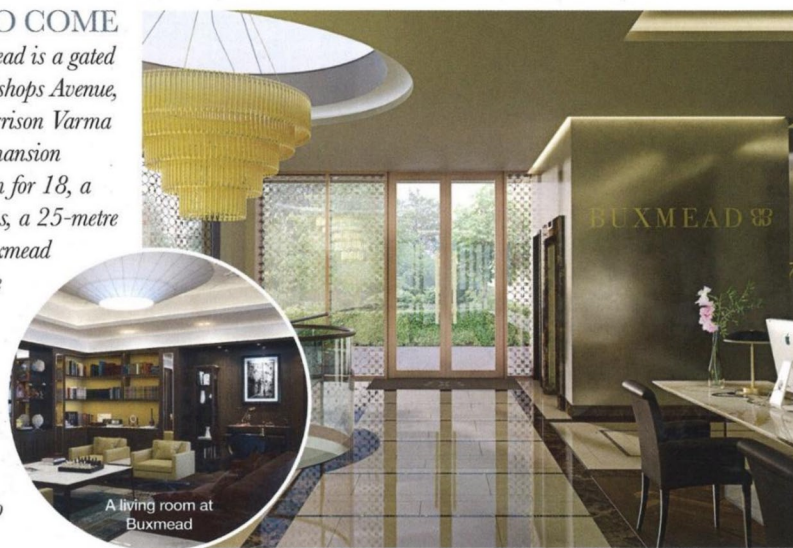
The drawing room at Kenure House on Princedale Road, Holland Park, W11

**B**ad news makes good headlines; yet in spite of the reported downturn in London's residential market, the developments keep on coming. This month's luxury launches include schemes in Battersea, Hampstead, St James's – where the Crown Estate is investing £500 million – and

Lincoln's Inn Fields. This historic district is well placed for the capital's legal, cultural and educational institutions, not forgetting the Royal Courts of Justice, London School of Economics and King's College London all on the doorstep! With Covent Garden to the west and the Square Mile to the east, what's not to like?

## THE SCENT OF HOMES TO COME

Hailed as the next One Hyde Park, Buxmead is a gated complex of 20 apartments on A-listers' Bishops Avenue, N2. Niche design-and-build developer Harrison Varma has teamed a 'white glove' concierge with mansion amenities that include a formal dining room for 18, a 100-guest reception space, 2.5-acre gardens, a 25-metre pool, gym and beauty/treatment room. Buxmead even has its own signature scent which, like Highgrove's, is by Alexandra Soveral. Prices range through Savills (020 3043 3600) and Glentree Estates (020 8458 7311) from £6.9 million for a three-bedder to £17 million for a six-bedroom penthouse; at circa £2,250 per sq ft, that makes the 30-minute drive to Knightsbridge a no-brainer.



A living room at Buxmead

## DESIGNED AND DELIVERED

Joanna Wood, Fiona Barratt-Campbell and Sophie Ashby have dressed the trio of re-developed Georgian mews houses at Cleveland Court Mews, SW1, a Crown Estate scheme opposite Clarence House. Handy for Jermyn Street (home to the highest concentration of royal warrant holders) and The Ritz, the houses are accessed via a cobbled, retractable-bollard-controlled cul-de-sac; they also benefit from Cleveland Court's 24-hour concierge. Priced from £7.25 million through Savills (020 7409 8756), each house has three bedrooms, a media room, gym, terrace and a balcony from which to wave to the neighbours.



Living room at Cleveland Court



## TURNKEY TRIUMPH

Three cheers for residential design studio and developer Echlin (020 7349 9610), which has eschewed gloss and glitz in favour of quality and craftsmanship. Witness Kenure House on Princedale Road, Holland Park, W11, where it has redeveloped a terraced townhouse and two mews buildings to create £9.5 million of incredibly light five-bedroom accommodation that is contemporary and comfy! Dig the central courtyard garden that extends two storeys with a self-irrigating, living wall, the master bedroom's ever-so-private rooftop terrace and the sky en-suite bathroom.



## RAISING THE BAR

Overlooking the Royal Courts of Justice and Lincoln's Inn Fields, prices at Indian developer Lodha's **Lincoln Square** (020 7004 0910) are from £900,000 for a large (400sq ft) studio. The 202 apartments will have a floor of leisure and lifestyle amenities curated by Patricia Urquiola and a private courtyard by Gustafson Porter who designed the Diana, Princess of Wales Memorial in Hyde Park.



## ACADEMIC CONVERSION

Pity the poor King's College students who can no longer call Kidderpore Hall home... Acquired by Mount Anvil, this Grade II Hampstead landmark, with its chapel, library and several new buildings, will offer 156 homes. With first completions next autumn, prices at **Hampstead Manor** (020 3603 6045) start from £750,000 and rise to £16 million for five-bedroom period conversion townhouses.



## IN THE PIPELINE

St William, a new division of the Berkeley Group, makes its debut this autumn with the launch of **Prince of Wales Gardens** (020 3053 6901). A stone's throw from Battersea Park and a stroll from the river, the former gasworks site will provide a mixed-use development with 839 homes, a toddlers' nursery and a new campus for some 300 students.