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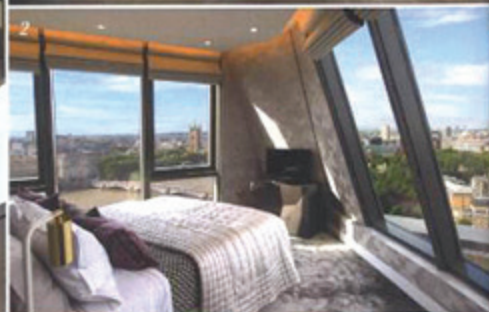
*The Ultimate Edit*

**PLUS** A FRISKY VALENTINE'S FUN PACK, THE HOTTEST BODYGUARDS IN LONDON & ROYAL SEXTS



# A capital spring

Claire Pilton reports on budding new schemes across London



If you hanker after the high life, check out the view from these exceptional penthouses. At the top of **Kings Gate**, Victoria Street, SW1 (7), in the hub of the new regeneration zone, Land Securities has built four triplex apartments that offer real volume and theatre. Set on the 13th and 14th floors with a roof terrace above, each has three bedrooms and extensive terracing. With one already sold, the north-facing number unusually has the biggest ticket at £10.65 million; but then it does overlook Buckingham Palace and the Royal Parks to Highgate and Hampstead in the distance. Its south-facing counterparts cost £10 million apiece; and look over the byzantine dome of Westminster Cathedral to the Thames, the South Bank and Surrey Hills beyond. Penthouse purchasers have the option on a £995,000 one-bedroom flat or a £750,000 studio for staff or teenagers. Contact Savills (020 7409 8756) and Strutt & Parker (020 7318 5196).

Across the river by Albert Embankment, SE1, another triplex penthouse crowns Telford Homes' **Parliament House** (2). The block is discreet, the views are mind-blowing. On the 21st floor an open-plan reception area opens to a terrace complete with a kitchen, dining and seating areas, and a six-seater Riviera hot tub. There is another terrace on the 24th floor with sweeping, uninterrupted 360-degree views up the Thames towards the Houses of Parliament and the City and south towards Battersea. Dressed by Honky Design, this sensational sanctum costs £6 million (01992 809800).

Move east along the river and at **South Bank Tower** (3) on Upper Ground, SE1 (020 3267 1048), the £20 million penthouse spans 4,135 sq ft on the 39th and 40th floors. The double-height living space and viewing gallery have not only been kitted out with a specially commissioned 'glass curtain' installation by Dara Huang of Design Haus Liberty; they've also been sung in by Paloma Faith who performed at the official opening 'party in the sky'.

Within a 10-minute walk of The Shard, Crest Nicholson's SE1 Portfolio comprises three schemes in Southwark. Hot on the heels of Valentine Place, where prices start from £735,000, is **Snowfields Yard** (4) on Melior Street. Located within 500 metres of London Bridge station, this contemporary scheme has 28 one-, two- and three-bedroom apartments, each with a balcony or terrace as well as access to a communal roof garden on the fourth floor. Priced from £765,000, Snowfields is within easy commuting distance of the City and within close proximity of cultural highlights such as the Design Museum, White Cube Gallery and the Old Vic, as well as the boutiques, bars and restaurants around Bermondsey Street. This summer, Crest Nicholson (020 3640 7577) will release its third SE1 scheme of 77 apartments at Brandon House on Borough High Street.

Occupying another newly residential location at the cross roads of Islington, Shoreditch, Clerkenwell

and the City is **Canaleto** (5) on City Road, EC1 (020 7608 1825). Prior to the release of the duplex penthouse is the £3 million-plus Beaumont Collection; situated on the 25th to 28th floors, there are just eight apartments (two per storey), each with three bedrooms, two terraces and 180-degree views of the London cityscape.

Directly opposite at 250 City Road, EC1, Berkeley Homes (020 3040 6250) reports that with first completions not scheduled until winter 2019, 200 apartments have already sold. This month sees the release of the penthouse collection at the top of the scheme's **Carrara Tower** (6), arranged in lateral, duplex and triplex configurations across the 40th, 41st and 42nd floors. Prices start from £3.1 million for two or three bedrooms – and panoramic views embrace the City, London Bridge, Angel and Old Street, east towards Canary Wharf and west towards St Paul's and Westminster.

From the capital's tech and creative quarter to the arty 'quarter' of Fitzrovia, whose name was coined in the 1930s by a group of writers who met at the Fitzroy Tavern, previously used as offices, **The Fitzbourne** (7) is a handsome Victorian redbrick on the corner of New Cavendish Street and Great Portland Street. It has been refurbished by Oakmayne Bespoke to provide eight apartments, through Carter Jonas (020 7406 8866) and CBRE (020 7420 3050), ranging in price from £2,995,000 to £6,950,000 for the larger of two three-bedroom penthouses, with a roof terrace looking over the West End and a noteworthy 'too with a view' of the BT Tower.

Nearby, **Artisan** (8) is a new-build development by Dukelease on the corner of Gooch Street and Tottenham Court Road. Well placed for both tube stations (and Crossrail come 2018), it is moments from the bustle of Oxford Circus, fashionable Soho and the refuge of Regent's Park. Designed by Rolfe Judd, Artisan's facade features contemporary insertions as well as a specialist 'tuck pointed' method that can be seen on many of the grand houses of Bedford Square. Following the opening of Oliver Bonas at one of two new retail outlets, the 13 one-, two- and three-bedroom apartments are launching and ready to move into this month. Prices are from £1 million through CBRE (020 7420 3050).

Across town, and sharing the same £1 million starting price, **Chelsea Island** (9) in SW10 (020 7483 6161) joins another fast-emerging residential destination that developer Hadley Property Group is dubbing 'South Fulham Riverside'. Well placed for Imperial Wharf rail station and a short walk to Fulham Broadway tube, Chelsea Island will incorporate shops and restaurants along a new public crescent plaza. An angled architectural building, that steps up from seven and eight storeys to 11, will house 89 apartments with one to four bedrooms and private terraces; the communal rooftop garden has been designed by Belgravia florist Neil Strain of floral couture fame. Spring must be in the air...