

Smart moves

By **David Spittles**

Just look what's in my garage

SHOREDITCH is a land of lateral spaces, mainly factory lofts and warehouse conversions. So the arrival of **Dereham Place**, a new terrace of townhouses offering vertical living over six storeys, brings something fresh and desirable... including a free Fiat 500 cabriolet.

Tucked away in the Shoreditch Triangle, a buzzing enclave of design studios, fashion boutiques, bars, coffee shops and cool restaurants, the 1,560sqft houses are inspired by the live-work atelier homes of northern European cities such as Antwerp.

Tall and narrow, these homes have been thoughtfully designed, with a ground-floor workshop or garage, basement cinema, and bedrooms and living spaces on the upper floors.



A bespoke oak and glass staircase leads to the terrace at the top. Sleek and modern, the interiors have full-height glass, natural ventilation and poured white resin floors. The home automation system controls lighting, climate, security

and audiovisual entertainment via a hand-held or Apple device. For more views to Shoreditch, estate agent Frank Harris is laying on free fudge walking tours of the area after viewings. Prices start from **£1.5million**. Call 020 7600 7000.

LUXURY

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Lateral, flexible living in fashionable Fitzrovia

FITZROVIA is changing. Home of hipster advertising agencies and now attracting corporate businesses lured by the prospect of a local Crossrail station, the district has all but lost its legendary "bohemian" character.

Yet it is more fashionable than ever, with a new wave of fancy apartments amid the hustle and bustle.

Artisan is sited where Goodge Street meets Tottenham Court Road and launches 13 apartments across the upper floors of five terrace buildings. It's an eclectic architectural mix, with restored historic facades and cast-ironed full-height glass bays.

Some apartments straddle two buildings in the terraces, creating wide, mostly lateral spaces with big windows and covering up to 1,700sqft.

Dukelease, a boutique West End developer, has opted for a "broken plan" apartment layout rather than the customary open-plan design. Sliding walls and screens are used,



From £1 million: Artisan apartments, above and right, have sliding interior walls to shut off part of the living space

giving owners the flexibility to shut off part of the space.

These are elegant and original bespoke homes. A curving oak-and-glass staircase in the show apartment is a standout feature, as are the Japanese-inspired porcelain rain mosaic tiles in the showers.

Prices start at **£1 million**. Call CBRL on 020 7430 3050.



From £825,000: flats in converted Victorian weights and measures office, Rosebery Avenue, EC1

HANDSOME HOLBORN FLATS MEASURE UP

HOLBORN has a fascinating history. Once a borough in its own right, the district stretches from Smithfield to Covent Garden, taking in the Station Garden jewellery quarter and Chancery Lane's Inns of Court.

"Urban" since the Middle Ages, it still has ancient guilds and trade associations, but has continuously changed with the times. Now it is finding a new identity as a hip address, with tasteful homes for well-off accountants and lawyers as well as creatives who want to live close to their workplace.

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

"Little Italy" arranged here in the early 1950s when the Napoleonic Wars forced northern Italians to flee their country. Many of those displaced from Como were skilled artisans making barometers and other fine instruments.

A Victorian weights and measures office in **Rosebery Avenue** is a legacy from this era. Sitting alongside a viaduct, the handsome red-brick building has been given a modern extension. Together, the two elements have produced eight apartments, including a duplex penthouse with terrace.

Flats in the original building have high ceilings and traditional sash windows. Prices from **£825,000**. Call Harton Real Estate on 020 7101 2020.

The Italian community endures, with authentic delis such as Gazzoni's flourishing alongside all the new bars and eateries that serve the neighbourhood.



Blends: period office with a modern extension created eight homes

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