

Space in a top place

Uberhouses at Acton Gardens, a 2,500-home neighbourhood replacing a bulldozed council estate in west London, are a welcome design innovation. These space-efficient, split-level family properties, or duplexes, have an external as well as an internal staircase, allowing for a sunken patio and first-floor terrace. Light-filled three-bedroom homes cost from £625,000. Call 020 8993 6923. Uberhouses are also for sale at Greenwich Millennium Village, next to an ecology park and yacht club – and close to the O2 Arena. Prices from £799,950. Call 020 8305 2712.



Want to buy your first home?



By **David Spittles**

Smart moves

The finest of Fitzrovia

VISIT Fitzrovia for next week's Festival of Furniture, running from October 3 to 9, and buy a new home while you are there. Exclusive district-wide shopping discounts as well as events and workshops (including one on the theme of The Year of Living Danishly), are on offer across the area either side of Tottenham Court Road, which has been a homewares hub since Heal's opened its doors in 1818. New homes will be on show, too. For the moment the Fitzrovia district remains about 25 per cent cheaper than neighbouring Marylebone.

The Fitzbourne (pictured) is a tasteful refurbishment of a classic Victorian red-brick mansion block that



now incorporates two triplex penthouses with terrace and close views of the BT Tower. Luxurious and larger than most new-build apartments, they cost from £2,630,000. Call CBRE on 020 7420 3050.

Artisan is another boutique scheme – 13 apartments spanning the upper floors of five terraced buildings that comprise a restoration of historic façades plus daring new-build elements with cantilevered full-height glass bars. Developer Dukelease has opted for a "broken plan" apartment layout rather than the customary open-plan design, using sliding walls and screens to give owners the flexibility to shut-off part of the space. Prices from £1,995,000. Call 020 7420 3050.

Vauxhall need not all be skyscrapers

MEADOW Mews in Vauxhall is an architectural antidote to the shiny skyscrapers at nearby Nine Elms.

Tucked away in a Victorian conservation area, eight houses have been built on a triangular-shaped backplot that borders a high-walled convent.

Built in attractive mellow brick, the houses, below, range up to 1,744 sq ft and have double-height void spaces and sheltered courtyard gardens and terraces. And all have either a garage or allocated parking behind the gated entrance. Prices from £825,000 to £1,525,000. Call estate Daniel Cobb on 020 7222 1000.



Village life in the heart of Hackney

AUSPICIOUS-sounding Cadogan Terrace lines one side of Victoria Park, arguably east London's best green space. This now fashionable neighbourhood has acquired "village" status thanks to the cluster of independent shops, bars and eateries that have sprouted up. Who would have guessed a Ginger Pig butchers and designer fashion boutiques would pop up here in the Hackney heartland?

Being just far enough away from the hard urban face of Stratford but close enough to benefit from all the new amenities and infrastructure

resulting from the 2012 Olympics, this leafy enclave is attracting young singles and couples as well as families.

A new-build block of eight flats at **129 Cadogan Terrace** has the advantage of backing onto Herford Union Canal, which cuts through the area and is another recreational space.

The homes have up to three bedrooms and generous-size terraces. There is on-site parking too. Completion is due in spring 2017. Prices from £435,000. Call estate agent Stirling Ackroyd on 020 7749 3810.