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LUX X

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Where to live the high life

WORDS CAROL LEWIS

A penthouse address has a certain cachet that comes with an expectation of exclusivity and glamour. "It is not just the top flat," says Roarie Scarsbrick, a buying agent for Property Vision in central London. "Buyers clearly expect 360-degree views, at the very least more than a terrace facing in one direction, and they want all the toys, including a 24-hour concierge, porter, underground parking, pool, gym, spa, media room and other leisure

facilities." Ian Marris, the head of residential development at Knight Frank, says that buyers will "pay a 10-20 per cent premium, sometimes more" for the penthouse address. Here is our pick of the penthouses that are on the market at the moment.

Centre Point, Bloomsbury, £55 million
Number One Centre Point, on the 33rd and 34th floors of the grade II listed tower, has 7,223 sq ft of space with five en suite bedrooms, 360 degrees of some of the best views in London and a terrace nestled behind the building's lettering (which is being recast so that it is see-through). It is located in the centre of the West End, by the new Crossrail station at Tottenham Court Road. The architect and interior designer is Conran and Partners and the developer is Almacantar.

Riverwalk, Westminster, £25 million
The duplex penthouse in this Millbank development, by Ronson Capital Partners, claims to have the largest (2,200 sq ft) private south-facing terrace on the river. There is more than 6,000 sq ft of interior space, including five en suite bedrooms, plus access to a concierge and communal facilities.

Kingwood, Knightsbridge, £23 million
This ten-apartment development, by Squire and Partners and Fincham, on Hans Place, looks like four townhouses. However, the traditional facade conceals large modern lateral apartments. The three-bedroom penthouse on the fifth and sixth floors has 4,544 sq ft of interior space, including a 70ft open-plan living space.



Above: The outdoor seating area at the One Tower Bridge penthouse with its chevron-detail cushions, potted succulents and views over the City of London skyscrapers. Top: The terrace of Hempel Gardens in Baywater. Right: Number One Centre Point, which is spread over the 33rd and 34th floors of the grade II listed building, has some of the best views in London.



Top: The penthouse at the Riverwalk in Millbank is said to have the largest private south-facing terrace on the river. Above right: One Tower Bridge in Bermondsey with its floor-to-ceiling glass walls. Above: The outdoor living space at the Masterpiece penthouse in Mayfair House. Left: The living room of the five-bedroom duplex at Hempel Gardens opens on to a rooftop garden.



South Bank Tower, Southwark, £20 million
There are four penthouses, ranging from 4,195 sq ft to 4,375 sq ft, on the 40th floor of this tower by CITI Group. They are offered as "shell and core" properties that the buyer can customise — interior design is offered by Design Haus Liberty and 1508 London, with prices starting at £25 million.

Chelsea Creek, Fulham, £16.95 million
The latest launch at Berkeley Group's St George Chelsea Creek development is a 5,447 sq ft apartment at the top of the Tower, which overlooks Chelsea Harbour. The five-bedroom duplex has a roof terrace with a snug and a bar area.

Beau House, St James's, £15 million
The penthouse in this boutique development by Dalmeida on Ferrym Street has 3,000 sq ft of space and three bedrooms. The turnkey apartment, designed by Oliver Burns (see page 17), features customised dining chairs by Aivonen Daly, a Davidson Carlton dining table made from spycanore wood, Lee Broom marble and crystal lights, and a Boffi kitchen with Gaggenau appliances. The roof terrace has a bar and an outdoor media area.

One Tower Bridge, Bermondsey, £3.25 million
Prosper penthouse, at the top of the 11-storey Sandringham House, has 5,356 sq ft of outside space — 30 per cent more than inside. The roof terrace has a kitchen, living and dining area and a hot tub, with views of Tower Bridge and the Tower of London. The three-bedroom apartment is part of Berkeley Homes's One Tower Bridge development, which has a concierge, spa, gym, restaurants and the soon-to-be-opened Bridge Theatre.

Hempel Gardens, Baywater, £6.95 million
A four-bedroom, 3,111 sq ft duplex within the Hempel Gardens development (a joint venture between British Land and Amazon Property) inside the grand stucco white building that was once the Hempel Hotel. There is a terrace off the family room on the fifth floor. Residents also have access to the private garden square.

Mayfair House, Mayfair, £35,000 a week
The Masterpiece Penthouse is one of four apartments for rent in Mayfair House by Central Investment Properties and Squire and Partners. The five-bedroom duplex is on the fourth and fifth floors and has its own rooftop garden. The development is close to Mount Street and Hyde Park.

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