

# HOT PROPERTY

WHAT TO BUY, WHERE TO INVEST, HOW TO DECORATE

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## NEW HOMES

NEW DEVELOPMENTS ON THE MARKET THIS WEEK

**PRIME PLACE, KENSAL RISE AND MAIDA HILL**

From £335,000 at Kensal Rise/ from £675,000 at Maida Hill

A choice of location is on offer in W10, where buyers can choose from one and two bed apartments in popular Chamberlayne Road, set around a multi-million pound leisure complex, with a gym, spa, pool and dance studios, or choose a quieter life half a mile away in Maida Hill. Here, two bedroom apartments are set around a private courtyard near Queen's Park. A two bed show home opens for prospective buyers of both collections tomorrow.

© Call 020 8268 0222 for Kensal Rise or 020 81 63 0528 for Maida Hill or visit [cityam.co.uk](http://cityam.co.uk)



### THE BUCKINGHAM, WESTMINSTER

From £4.35m to £18m

Get a better class of neighbour by purchasing one of those apartments directly opposite Buckingham Palace. The Grade II listed building was originally three mansions owned by a series of landowners, barons and heiresses, design by Sir James Pennethorne, the architect behind the royal residence's south wing and ballroom. It's been converted by Tai United, a Hong Kong listed group, into six two and three bedroom apartments, including a three bedroom duplex, but still retains its Nash style facade.

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### 330 CLAPHAM ROAD, CLAPHAM

From £475,000

If you're not sure whether you want to live in a house or contemporary apartment, this Nutting Hill Sales scheme in Clapham has them all. One and two bedroom flats, two bedroom duplexes and four bedroom houses are on offer in the south London location that has seen the highest increase in property sales in London for 2015-16 (34 per cent). Situated within walking distance of Clapham North and Stockwell Tube stations with a commute to London Bridge and Bank in under 20 minutes.

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### ORDNANCE COURT, WHITECHAPEL

From £499,000 to £3m

Walk to work from the Ordnance Building on the edge of the City. A short walk away from the Tower of London, there are 89 contemporary apartments, ranging from 359-1,000sqft. Eighty-nine of them remain on sale in the third and final phase, which are due to go on sale tomorrow from studios to three beds. Enjoy views over central London and mingle with your new neighbours from the communal roof terrace (pictured above); there's also an on-site concierge and gym to take advantage of.

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### GREENWICH PENINSULA, GREENWICH

From £95,625 for a 2% share (£382,500)

Live along 1.6 miles of prime Thames riverside, even if you can't afford to buy a home outright, by considering part buying part renting through Shared Ownership. There are also one and two bedroom apartments available via the scheme at one of the largest regeneration projects in London with housing association L&Q. There will be 30,000 new homes when finished, with 150 shops and restaurants and 48 acres of green space. It's also 20mins from Canary Wharf and 6mins from London Bridge on the Tube.

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# How to decorate your terrace, come rain or shine

**Laura Ivill** on the best in outdoor furniture design that can withstand all weathers

This year, the outdoor room comes of age. Not just a Big Green Egg and some deckchairs, but a full-blown lounge, as if we lived in Palm Springs. Just as we now love to bring the outside in we are discovering that a raft of technical innovations mean we can bring the inside out.

The most intriguing thing about the "left" show apartment in Canary Wharf's new circular residential tower, One Park Drive, is not the inside but the outside. The three-bed flat has five terraces, set around the curvature of the building's dynamic geometry, designed by architects firm Herzog & de Meuron. The flat is set

out like a slice of the Trivial Pursuit board, and with 1,200sqft of internal space, a terrace for your outdoor office, one for drinks, one for dining, one for the BBQ and a small one just for the hell of it. And because the terraces are undercover, your smart contemporary outdoor furniture is nicely sheltered.

At Beau House in Jermyn Street, the penthouse's saw-factor is its fully furnished 600sqft roof terrace, with TV lounge, formal dining table, kitchen/bar and underfloor heating. Each material and finish has been selected for use

outside the whole year, not just in summer," says Alex Holden, managing director at interior design studio Oliver Burns. "The built-in technology is specifically for outdoor use. We chose a 42in Aquosvision TV, which is designed to work in all



Left: a Husk portable speaker and radio and, above, a firepit from Canadian brand Paliform

weathers, and George Smith all-weather sofas and chairs, while the firepit and underfloor heating provide warmth for chillier days."

In South Ken, Blake's hotel's courtyard garden, revamped by Matthew Williamson, is colourful and charac-

terful. "I had in mind a chic, uplifting, inspiring space full of colour, pattern and texture," he says. The use of Mediterranean-style paving gives a modern sense of indoor/outdoor living, and the idea of garden sculptures and artworks on show here are also big this year, as I'm sure we will see



Main: the penthouse's extensive terrace at Beau House in St James; above, the Matthew Williamson-designed courtyard garden at Blake's hotel; right, a John Lewis outdoor room, including Morse firepit (£295), Bergen 2 seater (£350) and June pouffe (£97)



next week at the Chelsea Flower Show. A hot tip from Blake's is to zone your outdoor space with planters, adding uplifting natural fragrance.

John Lewis is one company among many with eye-catching contemporary outdoor sitting-room collections right now. If you are lucky enough to have a garden room with folding doors or a conservatory, then you have the ideal inside/outside space, so take a look at the John Lewis Design Project collection, which can be left outdoors in summer and brought in in winter.

Sofas and chairs have cool handwoven rope frames, solid wood bases and showerproof cushions and its colourful Salsa range can be left out all year. "The cheerful rattan chairs and tables are completely weather-resistant, and the low seats and lightweight materials are perfect for London balconies or smaller gardens," says Vicky Angell, John Lewis outdoor living buyer.

For more tech-focused innovations revolutionising the outdoors, check out the huge canopy awnings by Extremis (extremis.be and houseofcolour.com) and the Extremis Kosmos parasol wind-tunnel test on Vimeo. Outdoor living was also big at the Milan furniture fair with the likes of

uberstylish Dolon's outdoor rocker (deleonde) and, if you're intrigued by the idea of outdoor rugs, look into Patricia Urquiola's boho Garden Layers (patriciaurquiola.com).

Fire Magic (firemagic.co.uk) and Paliform (paliform.co.uk) are high-design names to look out for in outdoor kitchens, BBQs and firepits; and to keep the soundtrack to your life close at hand, portable DAB radios and speakers, such as the good-looking Riarrk Audio R1 (battery pack, leather carry case) and the mighty B&O Play, are your musical companions in the sunshine.