

Richmond & Barnes

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LATERAL THINKING

Mansion blocks are rising to the challenge of contemporary living

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Atractive red brick and stucco-fronted mansion blocks are a familiar sight in London, lining the capital's most elegant streets. Typically built in the Victorian and Edwardian eras, they attracted residents who were adapting to living on the outskirts of the city and commuting to work.

Today these mid-rise buildings offer floor layouts and lateral space not often found in a conversion, says Andy Shepherd, Managing Director of Dexters. 'Mansion blocks tend to be centrally located and offer a high degree of security, which can include resident porters and gated gardens. Larger flats attract families and smaller flats are often kept as a pied-à-terre or as a long term investment, perhaps for use by the investors' children when they first come to London.'

Many buyers are attracted by a property that is a similar square footage to a house yet gains more space by not having a staircase. Situated on the first floor of a typical Edwardian red-brick mansion building in New Cavendish Street, Dexters is selling a 1,347 sq ft lateral mansion apartment with three bedrooms, two bathrooms and an impressive double-fronted reception room for £2,499,995.

Logan House is a luxury boutique development of just ten apartments in West Kensington putting a contemporary spin on mansion-style living. Built by Mayfield on the former site of the drama



school LAMDA, each apartment has a grand entrance hallway, outdoor terrace and lift to all floors, rare features in older properties. Joseph Mansour, Managing Director of Mayfield, comments: 'This scheme strikes the perfect balance between tradition and innovation; sitting seamlessly among local period buildings, while adding a vibrant new landmark to the street scene.' The third floor, four bedroom lateral penthouse is on the market with Knight Frank for £4.5m. One bedroom apartments start from £1.375m.

Spanning the entire fourth floor of

Beau House, by prime London developer Dukelease at the heart of St James's, is an expansive 1,873 sq ft, two bedroom lateral apartment reflecting the heritage and craftsmanship associated with the tailors, shirt and bootmakers of Jermyn Street. Throughout the apartment, designed by leading interior design practice Edward Philips, is elegant dark oak herringbone flooring, while the master bedroom features a bespoke dressing room with dark walnut lacquered wardrobes and crystal wall lights. Priced at £7.5m through Knight Frank.



According to Lloyds Private Banking, London dominates the million pound flat market, with the prime areas of Westminster and Kensington and Chelsea accounting for over half of all million pound apartment sales in England and Wales. Lateral living, in particular, has become increasingly popular in London over the past three years. 'For many buyers it's considered a more flexible and cohesive way of living compared to a traditional multi-level vertical home,' says Mayov Short, Head of Residential at Savills Battersea. 'Both period mansions blocks and new build apartments really appeal with their predominantly open-plan living areas, sizeable proportions and amenities. It's a lifestyle that's popular with a breadth of

buyers – from young families who don't have to worry about stair gates to downsizers who like the "lock-up-and-leave" factor.'

A former 19th century bakery in Battersea has been transformed by developer West Eleven into seven spacious one and two bedroom apartments built around the original exposed brick walls and cast iron columns. The penthouse sits across the entire second floor of the Bakehouse and is perfect for professionals who like to entertain. The three-bedroom property features light spacious living areas leading to a 25ft private roof terrace that overlooks London with iconic views down the River Thames. Priced at £2.325m through Savills.

Artillery Mansions in Westminster is a good example of a spectacular refurbished three bedroom, three en-suite bathroom, duplex penthouse apartment situated on the 11th and 12th floors of a classic period building. Minutes from Victoria, the apartment has two underground parking spaces and a 24 hour concierge service. Its guide price is £5.1m through United Kingdom Sotheby's International Realty.

Seven Lillie Square in Earls Court offers buyers 48 one, two and three bedroom lateral apartments as well as duplex residences with their own private outdoor terraces. 'One of our visions for the development was to draw on the surrounding area's rich architectural heritage and bring it to life in modern, innovative ways,' adds Mike Hood, Group Development Director at Capco. 'Mansion block living is one of these features and it couldn't be more fitting as the scheme lies at the heart of three of the capital's most iconic neighbourhoods for mansion block homes.'

'We've drawn on the best of these Georgian and Edwardian design principals, which have resulted in homes that offer contemporary lateral living with generous proportions and high ceilings, along with 21st century comforts and a premium specification.' Prices start from £725,000 with completions scheduled for 2020.



Clockwise from far left: Weymouth Street in Mayfield, an area in demand; Artillery Mansions, in the heart of Westminster, and Bramham Gardens, being marketed by Savills