

A palatial property



HAVING THE QUEEN AS A NEIGHBOUR IS JUST ONE EYEBROW-HIKING ASPECT OF FORTHCOMING LUXURY DEVELOPMENT NO.1 PALACE STREET

Central Park Tower, the Avenue des Champs-Élysées and Dubai's Burj Khalifa are all contenders for the 'Most-Prestigious Address In The World' gong – but what would be the British capital's entry to this for-now hypothetical competition? Putting in a more than decent pitch, from late 2020, will be No.1 Palace Street: a now-in-development property by Northacre (the London luxury developer behind such projects as The Lancasters, The Phillimore's, Kings Chelsea and The Bromptons), and one that – as the road name hints – offers unique views over the Buckingham Palace Gardens.

Located in the heart of St. James's Park, the 300,000-square-foot island site, which will house 72 bespoke flats, is replete with history: built in 1861, the Grade II listed wing of the building once hosted guests of Queen Victoria. Eclecticism is, of course, the approach *du jour* when it comes to interior design – see page 70 – and Northacre is working tirelessly to blend several different architectural styles: from 1860s Grade II Listed Italianate Renaissance to 1890s Queen Anne, via 1880s French Renaissance and 1880s French Beaux Arts, all executed with a witty dash of modernism.

An imposing *porte cochère* will usher visitors and residents inside, where they'll

find one- to five-bedroom dwellings ranging in size from 675 square feet to 5378 square feet. Northacre's design director, Orlando Rodriguez, conceived a unique layout for each residence, with original fireplaces and restored period cornicing and skirting mingling with oak floors, large doors and 15-foot ceilings replete with state-of-the-art technology.

Residents will have at their disposal a 6500-square-foot wellness area with gym, personal training suites, treatment rooms and a swimming pool, as well as a wood-panelled meeting room and library, not to mention personal catering from the development's restaurant and use of the vast entertaining space. A concierge team, valet service and a personal chauffeur will be available.

And topping all that off, of course, will be relaxing as you gaze down upon the Changing of The Guard, safe in the knowledge that you've bought into a fairly decent neighbourhood. – NICK SCOTT

Apartments will be complete in 2020 and are available to purchase now, starting from £2.5 million. See northacre.com or numberonepalacestreet.com for more details.



(from top) A grand facade; 15-foot ceilings are standard; a spa-worthy pool

