

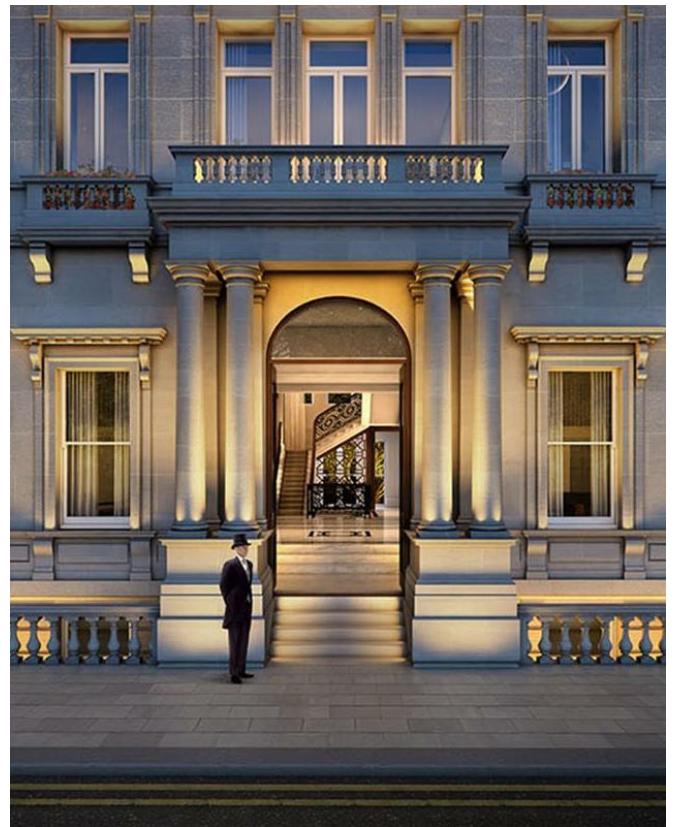
## In Pictures: New developments with royal connections

It's Her Majesty's big day, but this year, instead of sending an amusing corgi-based card, we've decided to take a look at some of the capital's best new schemes with royal connections.

"New homes with links to royalty are a real rarity in today's market", says Knight Frank's Emma Fletcher-Brewer. "Developers have challenging practicalities to consider when converting old buildings in to viable new homes; planning is often difficult to negotiate and the restoration process can be lengthy and expensive. In addition, building new properties relies on the availability of land, and frequently sites of historical importance are understandably protected from development.

"In a market where buyers are increasingly discerning and product-driven, successfully combining tradition with modern specifications can be a challenge, but the results can be outstanding.

"Schemes such as Northacre's No.1 Palace Street (pictured), that will see the transformation of a spectacular Grade II\* listed building opposite Buckingham Palace in to a collection of exceptional residences, will create a finished product that meticulously blends original period features with world-class amenities and top of the range technology. These developments offer buyers the opportunity to own a quality new home in the capital, as well as piece of royal history that will last a lifetime."



*Right, on with the tour...*

- **No.1 Palace Street, Westminster, SW1**
- **Developer: Northacre**
- **Prices from: £2.1m**





*No.1 Palace Street is an exceptional private residence located next to Buckingham Palace. It is the only residential property that offers views over Buckingham Palace Gardens.*

*In an unparalleled location opposite Buckingham Palace and in the heart of London's St James's, No.1 Palace Street offers the rare opportunity to live at a prestigious address in an architecturally and historically significant property. Designed by London's leading luxury residential developer, Northacre, together with internationally acclaimed architects Squire & Partners, the secure island site encompasses five iconic architectural styles, from Grade II listed Italianate Renaissance to visionary Contemporary design.*

*The residence provides over 10,000 sq ft of exceptional private leisure facilities and has been meticulously restored with the highest degree of craftsmanship, to house 72 exquisite apartments, each benefiting from a 24 hour concierge and valet car parking. No.1 Palace Street is located within the Birdcage Walk conservation area, adjacent to Buckingham Palace. The site is a short walk away from Mayfair, Belgravia and St James.*

*Details [here](#)*