

The resident

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**SNAP
HAPPY**

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centre at the V&A*

**SERIOUS
LUXURY**

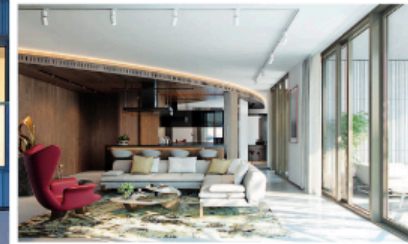
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LIFE BEHIND THE LENS

*As Terry O'Neill's
photographs arrive in
Chelsea, he tells us all
about his decorated career*



NEW YEAR, NEW MOVE



Village, the Georgian and Victorian-style new homes at Richmond Chase are bang up to the 21st century inside and equally at home with the manicured landscaping and paved avenues outside. Three, four and five-bedroom houses by Berkeley Homes start from £1.48m.

The Help to Buy equity loan scheme has been pivotal for sales in London, so the recent government announcement that it will be extended for first time buyers from 2021 until 2023 has been welcomed. Knight Frank has just launched three new east London schemes offering the government incentive at Bow Common Lane near Mile End Park, Douro next to Olympic Park and Upton Gardens, the former home of West Ham United FC. Andrew Grocock, Knight Frank Canary Wharf, comments: 'The pace and pipeline of development in the area has accelerated in the last decade making these areas very different places to what they were 30 years ago.'

In south west London, Teddington Riverside is a new luxury waterfront development located on the site of the iconic Teddington Film Studios, overlooking Teddington Lock. Most of the apartments have balconies or terraces and many enjoy outstanding views of the River Thames. Trains from nearby Teddington Station reach Waterloo in 36 minutes. Knight Frank is selling a one-bedroom apartment for £770,000.

One Park Drive is architect Herzog & de Meuron's first UK residential project at Wood Wharf, the newest district on Canary Wharf's private estate. Positioned at the head of the dock on 23 acres of reclaimed land, the striking 58 storey circular tower offers 438 apartments in three distinct living zones: the Loft, Cluster and Bay apartments. Each has stunning views, a private balcony, designed to not be overlooked by its neighbour, and dedicated residents' amenities including a health club, cinema and library arranged across the first floor. Prices start from £825,000.

One thing's for certain, there won't be many dull moments in the London property market this year. ■

London has much to offer buyers in 2019

Words: FIONA BRANDHORST

Privacy, access to local shops and amenities, digital connectivity and public transport will be among the top reasons for moving this year, according to Strutt & Parker's latest Housing Futures research. Even in the digital age, more people wanted to be close to family and friends, up from 37 per cent to 48 per cent since 2013, says the report. Big cities like London have become more popular as a preferred location to live. Walking to work was also seen as an increasingly attractive option, up from 25 per cent to 36 per cent. 'City dwellers don't

have long commutes to work and can enjoy walking to a local café or the gym,' adds Vanessa Hale, Director of Research at Strutt & Parker. 'In today's hectic times, this is the lifestyle many people want.'

Orlando Rodriguez, Design Director at luxury London developer Northacre, predicts that with fewer people owning cars in the capital, car parking spaces will become redundant. 'I see a business opportunity focused on using these subterranean spaces,' he suggests. 'The obsession with gadgets in the home is also waning. Older buyers need to ask

their children for help to use iPads to control heating and lighting. We need to keep it simple.'

This year, you'll be hearing the word 'newstalgia' to describe new residential schemes keeping a foot in their past. Pinks Mews by luxury boutique developer Sons & Co is a fine example. The secluded gated development, comprising 35 luxurious apartments set in the heart of Holborn, is accessed through a private walkway and retains the exterior walls of the Victorian almshouses which once stood on the site. A vibrant mix of old and new featuring state-of-the-art interior design and modern technology, Pinks Mews is opposite the attractive 19th century Gothic-style Prudential Assurance Building. Prices start from £995,000 for a first floor

Pictured clockwise from top left: One Park Drive exterior and a Loft Apartment; Floral Court; Richmond Chase; Pinks Mews, inside and out



one-bedroom apartment on the market with CBRE.

The Floral Court Collection by Capon in Covent Garden also marries modern architecture with the conservation and restoration of heritage buildings and is moments from top designer stores and eateries. The grand entrance hall and concierge lobby, located in the former boardroom of the 18th century Westminster Fire Office, charms visitors instantly. The 31 boutique studio, one, two and three bedroom apartments including one penthouse are set around a new courtyard and many feature a terrace or balcony, oases in this central part of town. Prices start from £1.3m.

Drawing on the period architecture of nearby Richmond