

FATTEER

MARCH £4.20



**THE
50**
MOST
CAPTIVATING
PEOPLE
IN BRITAIN

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THE SAGA THAT
SPANS HOLLYWOOD,
HIGH SOCIETY & A
ARONESS'S BEDROOM

EXCLUSIVE
ANT & DEC GET FRISKY

**HOW
TO LOOK
GOOD
IN PHOTOS**

GODPARENTS
HOW TO CHOOSE ONE.
HOW TO BE ONE.
(AND HOW TO GET
OUT OF IT...)

OH HELL!
IT'S SKI SEASON. AGAIN

ROCK ARISTOCRACY

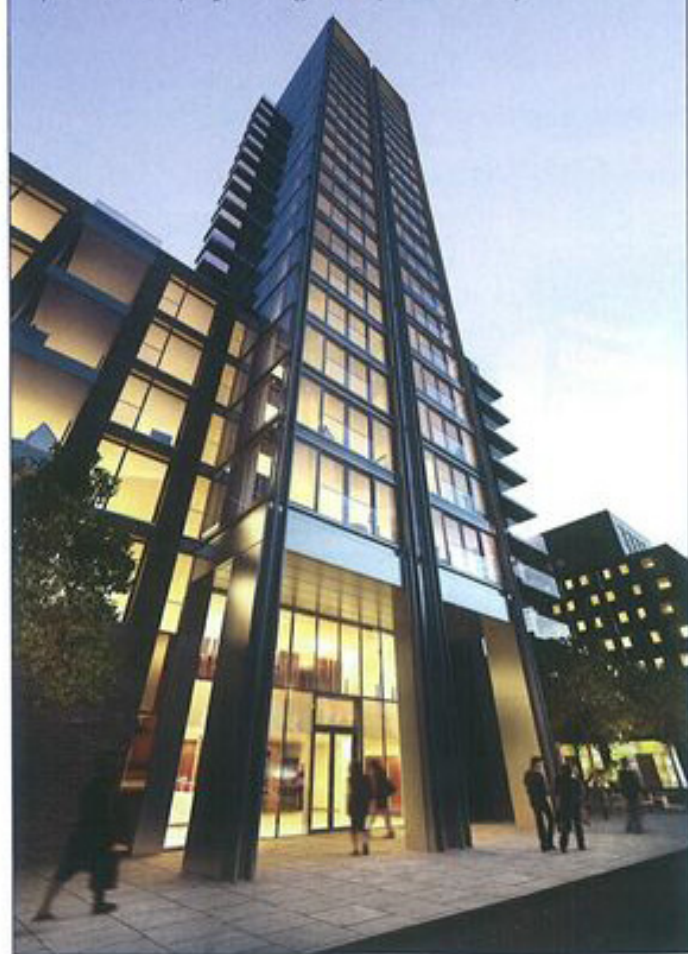
LEAH WELLER RULES

BRAND SPANKING NEW

Claire Pilton looks at six of the best new-build developments that have launched to the London market

Goodman's Fields

Located in Zone 1 within walking distance of the City and just a few minutes from Aldgate East and Aldgate Underground stations, Goodman's Fields is set to become the area's premium urban quarter. Berkeley's seven-acre mixed-use development will have a piazza with high-end shops, restaurants, bars, cafés and a hotel; there will be 920 apartments with balconies or winter gardens, a residents-only health club, business lounge and private cinema and over two acres of leisure gardens. The development's initial phase, Silk House, lies at the north-west point of the site on the corner of Leman Street and Alie Street, E1, and provides 182 studios, one-, two- and three-bedroom apartments and a penthouse. The sleek 21-storey tower will afford views across the City and look down on the adjoining piazza, where equine sculptures will gallop across the former fields that Mr Goodman once let out for grazing. With first completions scheduled for 2015, prices start from £450,000 for a 420sq ft studio, and are expected to rise to £5 million for the 2,694sq ft three-bedroom penthouse. High flyers should contact the marketing suite on 020 3217 1000, Knight Frank (020 7861 5499) or Jones Lang Lasalle (020 7493 4933).



London Square

Following hot on the heels of London Square's debut development of ten family houses in Wimbledon comes London Square Leonard Street. Hailed as EC2's most vibrant new address, 70 per cent of the 45 one- and two-bedroom apartments were snapped up off plan within a month of launching to the market. Perfectly placed for city workers and creative professionals, the development is a stone's throw from Old Street Underground and fashionable Hoxton Square. Due for completion later this spring, the eight-storey building's brick, stone and glazed façades blend with the Shoreditch urban vernacular. Prices now start through *London Square* (0333 666 2535) from £600,000 for a 722sq ft one-bedroom flat and rise to £2.1 million for a 1,756sq ft two-bedroom penthouse with dual-aspect views.



The Lansbury

Situated directly opposite Harrods on the corner of Basil Street, Knightsbridge, SW3, The Lansbury combines Finchatton's signature style of understated elegance with the highest specifications and full hotel concierge services. Clad in red sandstone from Locharbriggs in Scotland and St Bees in Cumbria, this eight-storey 13,923sq ft development comprises three lateral residences, a triplex and two duplexes - including a 2,964sq ft penthouse. Priced at some £3,500 per sq ft through *Savills* (020 7590 5065), four of the six apartments have been exquisitely dressed and presented as turnkey homes. 'Buyers at this level want a quick acquisition and seamless service,' says Finchatton's Alex Michelin; 'purchasing a property that is furnished right through to the glassware is part of this offering.'



Shaftesbury Gate

Next month sees the launch of Shaftesbury Gate, Crest Nicholson's development on Eelsy Road, SW11. Well placed for Battersea's thriving hub of Northcote Road and moments from Lavender Hill, this private, gated scheme of 30 properties is set within landscaped grounds. Prices start from £345,000 and £450,000 for one- and two-bedroom apartments, from £525,000 and £675,000 for two- and three-bedroom duplexes and from £950,000 for the four-bedroom townhouses, which all have private gardens. Julia Reynolds, sales and marketing director for Crest Nicholson London (020 3640 7555), reports: 'Initial interest has been very strong both from young professionals who are taking their first step onto the property ladder, and from parents who are looking to climb up it. A good choice of nearby schools and transport links combined with Battersea's café culture make this a highly sought-after area, which also bodes well for rental yields.' The first of four show homes will be designed by Honky and available to view at the end of April.



Mayfair Chambers

Moments from Bond Street, in the surprisingly quiet enclave of Broadbent Street (Grosvenor Hill), W1, Mayfair Chambers will provide six stylish two- and three-bedroom apartments complete with a concierge to assist residents with their 'everyday needs' (from maid and butler service to home chefs and personal trainers). 'This is the only modern, completely new-build and wholly residential development for sale in Mayfair,' says Adam Bishop of Hamptons International (020 7758 8440), whose research team predicts: 'Mayfair will outperform Knightsbridge and become the capital's premier postcode, with top values hitting £15,000 per sq ft in 2050 – an increase of 300 per cent over the next 38 years.' Prices at Mayfair Chambers, due for completion at the end of 2013, start from £3.15 million. Ranging from 1,388sq ft to 1,927sq ft, the three lateral apartments, two duplexes and fifth-storey penthouse all feature high ceilings, full-length windows, under-floor heating and a versatile home-automation system; the penthouse also sports an impressive roof terrace for entertaining alfresco with views over the West End. Yours for £6.45 million.

New Capital Quay

Surrounded by the River Thames on three sides, New Capital Quay will provide Greenwich with a brand-new £300 million waterfront village. Located off Norway Street, SE10, just a few minutes' walk from the historic Maritime Centre and the DLR, this nine-acre scheme will have a flagship Waitrose superstore, a choice of riverside bars, restaurants and cafés,

an art gallery and a new heritage museum. A series of six contemporary waterside buildings will offer 636 one-, two- and three-bedroom apartments, duplexes and penthouses complete with a central concierge, 24-hour on-site security and underground parking. Galliard Homes - who was behind the similar village-style destination of Butler's Wharf - will shortly

open an on-site marketing suite with two show apartments at New Capital Quay (020 7620 1500), where 400 homes were pre-sold prior to the start of construction in 2008. With the entire site due for completion next year, prices now range from £295,000 for a 539sq ft one-bedroom apartment to £2.05 million for a 2,038sq ft three-bedroom penthouse.

