

# The resident

LUXURY INSPIRATION FOR DISCERNING LONDONERS

## LIFE AT THE TOP

*London's penthouses ooze luxury, style not to mention outstanding views*

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**A** penthouse has always been the ultimate trophy home since it was created in New York back in the 1920s. Today, London's penthouses crown some of the tallest buildings across the capital with unbelievable views of the city, offering superb amenities and vast living spaces.

Charles Lloyd, Head of Savills Mayfair, says penthouse buyers expect a large lateral footprint, incredible views and generous outside space. 'They are looking for exclusivity and privacy, which often includes a private lift up to their apartment.' The 3,405 sq ft penthouse at the Park Place Residences in Mayfair is arranged over the fourth and fifth floors of an Art Deco-inspired building with direct lift access. Priced at £13.95m, owners will also enjoy a sixth floor timber-decked roof terrace, offering spectacular 360 degree views of London. The penthouse suite even has its own



library and is only a few footsteps from the Ritz, Fortnum & Mason and celebrity eatery Le Caprice.

Soon to be soaring into the city sky are six exclusive penthouses across the 40th, 41st and 42nd floors at 250 City Road by Berkeley Homes in EC1. Located in the very heart of the capital's tech and creative quarter, the penthouses are at the apex of the scheme's Carrara Tower. The two two-bedroom and four three-bedroom penthouses are arranged in lateral, duplex and triplex configurations. A seventh floor gym with bootcamp terrace, indoor pool and spa,

residents' lounge and a 24-hour concierge rival the latest in members' club facilities. Completing from 2020, prices start from £2.35m.

At Dollar Bay in London's world-famous Docklands, Mount Anvil has released four two and three-bedroom penthouse apartments, topping the dramatic 31-storey tower, enjoying extraordinary panoramic views of the London skyline. The three-bedroom penthouses have over 3,000 sq ft of living space, arranged over four storeys with double-height, floor to ceiling windows creating a sense of endless

space, while mezzanine levels and winter gardens span multiple floors adding to the visual impact. Jon Hall, Sales & Marketing Director at Mount Anvil, says: 'These properties embody all that this urban, chic neighbourhood has to offer – sophistication and excitement underpinned by an intrinsic sense of innovation and luxury.' Penthouses start at £3.5m.

For buyers preferring a period setting without missing out on a high-tech interior, Jackson-Stops & Staff is selling a contemporary three-bedroom fifth-floor penthouse located just 200m from



Clockwise from top left: The Maple Building in Kentish Town; Dollar Bay will benefit from Canary Wharf's Crossrail station opening in 2017; Chelsea Island offers stunning views of London

Buckingham Palace behind a Grade II listed façade in the Birdcage Walk Conservation area for £4.75m. Over 2,000 sq ft of living space, it includes a sweeping oak staircase leading up to the light-filled, dual aspect living area that flows onto a large roof terrace offering panoramic views of the capital.

Hadley Property Group has recently unveiled its Penthouse Collection at Chelsea Island of three elite homes, each with its own private terrace offering spectacular vistas of London as well as views of the development's landscaped roof terrace, designed by world-renowned Belgravia florist, Neill Strain. The four-bedroom duplex penthouse, priced at £11.95m, is being sold through Cluttons and has more than 2,000 sq ft of outside space as well as a large BBQ/kitchen area ready for summer entertaining with a unique view. 'The best London penthouses exude luxury in every element of their design and build,' adds Simon Tollit, Director of Central London Sales at United Kingdom Sotheby's International Realty.

Lawyers favouring a walk to work could definitely make a case for the four-bedroom penthouse at Aldwych Chambers, a boutique development of just 20 apartments tucked down historic Essex Street leading to the Thames at one end and the Royal Law Courts of Justice on the Strand at the other. Priced at £4.725m the duplex penthouse has a

roof terrace with City of London views.

Steeped in industrial history is The Linton Group's collection of seven duplex penthouses in The Maple Building in

Kentish Town. The interiors have been designed by Gordon-Duff & Linton and prices start from £1.295m with Savills.

Where space and luxury is no object, the striking three-bedroom penthouse at St Edward's Gladstone House at 190 The Strand occupies the entire eighth floor offering an impressive 3,649 sq ft of living space, on the market through Knight Frank for £12.7m. The interior design is influenced by the glamour and grandeur of the iconic Art Deco five-star hotels such as The Savoy and Waldorf Astoria located nearby.

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