



A rare breed discovered right by the Heath

Nowhere else in London is quite like Hampstead: ancient and yet modern, with a pretty village-style high street and a wonderful 800-acre heath.

Redrise Park, at the bottom of the hill, was once regarded as the less desirable end, crammed with bedsits, but during the last decade it has come to life and is fashionable.

309 College Crescent is a rare new-build scheme among the grand, stucco-fronted mansions – six

townhouses plus a restored coach house behind a gated entrance and with covered underground parking.

The architecture mixes traditional and modern – warm brick frontages, full height glass and open living spaces – and landscaped gardens and rooftop terraces. With up to five bedrooms, the interiors

range from 2,588 to 3,256 sq ft. Prices from £3,950,000. Call Goldschmidt Howland on 020 7435 4404.

By **David Spittles**

Smart moves

Heady cocktail of luxury

A RESOURCEFUL redevelopment of a Victorian pub on the corner of traffic-clogged Fulham Road and Redcliffe Gardens shows that seemingly unpromising locations can become sought-after addresses.

The building has been transformed into six comfort-cooled boutique flats with, not double, but quadruple glazing to shut out the noise.

By renovating original floors, Lintoo Property, the developer, managed to create two mezzanine apartments with five-metre ceiling heights, and carve a luxurious penthouse from

the once-dilapidated attic space. Contemporary design and decor includes good storage ideas and iPad-controlled entertainment.

Coralled by a one-way traffic system, properties on this patch have always traded in value. Prices range from £925,000 to £3,250,000, not cheap but quite a bit less than posher parts of Chelsea.

Now may be a good time to buy into the area because the new neighbour hood being built up the road around Earls Court exhibition centre is already causing property ripples in the wider district. Call 020 7428 7700.



Waterside living is good for you in west London's Park Royal



PARK Royal industrial zone is reinventing itself as a place to live. As well as good road and train links, a branch of the Grand Union Canal passes through it, providing an opportunity for waterside living. For many years, Guinness used the canal to transport barrels to Paddington for distribution to pubs.

And for Zone 3, it is cheap, with two-bedroom flats about half the price of

At one with the world: an apartment in Royal Waterside

the London average. Redrow's Royal Waterside has 265 apartments alongside a 20-acre nature reserve with lakes, waterfalls, bridges and cycle paths. Prices from £352,500. Call 020 3538 5357.

Developer Bellway has launched First Central, a scheme of 137 apartments priced from £289,995 (one bedroom) to £499,995 (three bedrooms). A show apartment opens this weekend. Call 0845 018 0716.

ON THE UP GOLDERS GREEN GLISTERS

GOLDERS Green is the first affordable suburb you get to when driving north from the West End. It is a leafy, settled place where families (with ones in particular) put down roots, and has a large stock of Edwardian houses, plus purpose-built apartment blocks for downsizers and young singles who like fast Northern line links to Theatreland and the City.

Fresh new architecture is bringing some glamour to the NW11 postcode. The Lexington on Finchley Road comprises four elements, including a

modern mansion block, penthouses and courtyard homes. Extras include communal outside space, a gym, Harrods-run concierge service and underground parking. Mews-style houses with three-metre high ceilings, full-height glazing and open-plan living areas have been launched. Prices from £1,175,000. Call Affinity Sutton on 0845 6040 765.

Fresh look: The Lexington includes mews-style houses with full-height glazing and three-metre ceilings

