

CONDÉ NAST
BRITAIN | PROPERTY

ART IN RESIDENCE

As Frieze art fair returns to the capital this autumn, it's time to explore the many new residential developments that place creativity firmly in the frame



HARCOURT HOUSE, W1

Occupying a prime spot just a short stroll from both Mayfair and Regent's Park, this imposing Edwardian building is now a collection of 25 apartments, ranging from two to five bedrooms. The 3.6-metre-high ceilings make them perfect for art collectors. From £5.85 million. Knight Frank: 020 7861 5461

Every October, London becomes a city suffused with art, as Frieze London and Frieze Masters attract dealers, collectors and artists from around the globe. Some of the capital's most exciting new developments either have paintings or sculpture as focal points, or simply provide ideal blank canvases on which to curate a collection of your own.

One particularly elegant example is Harcourt House in Marylebone, pictured above, a collection of apartments with unusually high ceilings that offer plenty of wall space for even the most monumental works. Overlooking Cavendish Square, the Grade II-listed property is subdivided into 25 spacious apartments, starting from 1,722 square feet.

Over in Bermondsey, creative types will be drawn to London Square, a landmark development that has art at its core, and spans three separate buildings. Next year will see the

relocation of the charity Tannery Arts to the site – a new gallery space, studios and an arts hub are in the process of being completed, and will attract a variety of painters, sculptors and mixed-media practitioners to the area. Residents at London Square Bermondsey will have the opportunity to see the artists at work in the studios, as well as being able to attend exhibitions in the gallery spaces.

At Chelsea Barracks, the 19th-century former garrison chapel that sits at the heart of the 12.8-acre development is being transformed into a gallery and community space to

PHOTOGRAPH: Ingrid Rasmussen



ONE CROWN PLACE, EC2

Designed by Studio Ashby, the residents' lounge of One Crown Place features a collection of artworks from local galleries and artists. For those who work in the City and love the vibrancy of east London, this new development is an ideal base for both work and play. From £995,000. CBRE: 020 7205 2697



LONDON SQUARE, SE1

With an arts centre on your doorstep, there's plenty of creativity afoot in London Square Bermondsey. The development spans three buildings, including the Pickle Factory, a converted factory that has been transformed into a set of apartments brimming with original industrial features. From £640,000.

London Square Bermondsey: 0333 666 4343

TWENTY GROSVENOR SQUARE, W1

Overlooking one of London's largest garden squares, these 37 apartments have been designed to a remarkably high standard. With service and amenities provided by Four Seasons, they represent the height of luxury, at one of Mayfair's top addresses.

From £17.5 million.

Twenty Grosvenor Square: 020 3019 0630





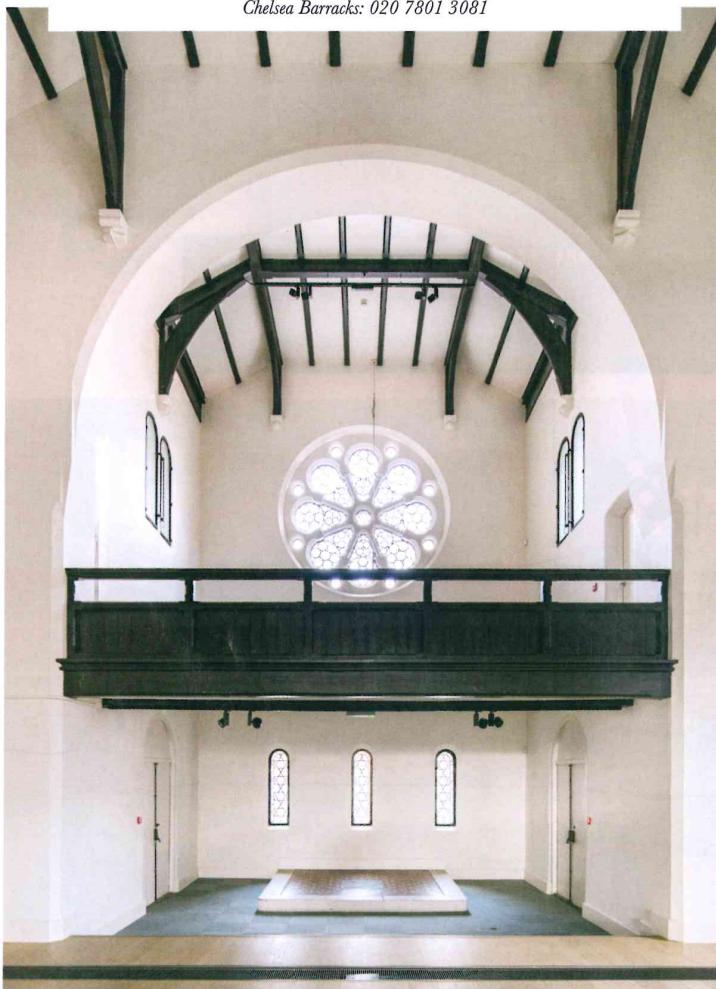
100 SYDNEY STREET, SW1

The apartments at this brand-new development just off the King's Road in Chelsea are bright and airy, making them perfect for displaying art. The eight residences have high ceilings, oak floors, and spacious dressing rooms with walnut joinery. POA.
100 Sydney Street: 020 7629 0239

CHELSEA BARRACKS, SW1

Chelsea Barracks is becoming one of London's most sought-after residential developments. The former army barracks still retains its original chapel, pictured, which is being transformed into an art gallery and studio space to be occupied by The Prince's Foundation. Apartments from £5.25 million.

Chelsea Barracks: 020 7801 3081



be occupied by The Prince's Foundation, to promote arts, culture and education in the local neighbourhood. The Foundation, which focuses on heritage arts and crafts, will use the space to showcase its work and host workshops for the public. Chelsea Barracks is also participating in London Craft Week, which runs from 4 to 10 October.

In some high-end apartments, art can be bought already in situ. 'The bigger developers tend to work with the Mayfair galleries who offer a collection for the show apartments on loan until sold,' says Sophie Rogerson of buying agency RFR Property. 'We negotiate with the galleries direct, who agree to leave all pieces in situ for a lump sum.' So if you've got the cash but not the time, you can move into a turnkey property, masterpieces and all.



250 CITY ROAD, EC1

Close to Shoreditch and the City, 250 City Road imaginatively combines low-rise and high-rise architecture. It's enlivened by three larger-than-life sculptures by Ian Rank-Broadley, who also created the recently unveiled tribute to Diana, Princess of Wales. Prices from £815,000 for a one-bedroom apartment.

Berkeley: 020 3773 3990