

The
resident
October 2015

the
**Art
ISSUE**
Our Frieze Week
survival guide

Yotam Ottolenghi
shares his
kitchen secrets

Elegant period features are complemented by a state-of-the-art specification

FROM FINE DINING TO FINE LIVING

Once a fine-dining haunt for celebrities such as Oscar Wilde, Sarah Bernhard and Noel Coward, the Adelphi Theatre Restaurant on The Strand has been transformed into four luxury apartments.

Built in 1886-87, the Grade II listed building was designed by architect Spencer Chadwick, whose work includes the adjacent Adelphi Theatre. When Enstar Capital acquired the building in 2010, it was in need of significant investment to return it to its former glory, work which has taken four years to complete.

Gatti House's elegant white stucco facade is complemented by casement windows, Corinthian columns, ornamental balconies and an ornate rooftop.

Internally, the ground floor has been let to restaurant brand Byron on a 25-year lease, with the upper floors being converted into the bespoke apartments, some with river views.

With ceilings up to four metres high, feature fireplaces, a state-of-the-art specification and luxurious finishes, the two lateral apartments on the first and second floors have been created from private dining rooms, while on the third and fourth floors, there's a Manhattan loft-style duplex. Prices start at £2.95m.

'Gatti House is the most luxurious residential project to be unveiled on The Strand,' says Simon Lyons of Enstar Capital. 'It sets a new benchmark for quality in the Covent Garden residential market.'

Contact Enstar Capital (020 7629 8313) or Beauchamp Estates (020 7499 7722).

PROPERTY NEWS

Your update on London's homes & interiors

His 'n' hers homes

Can't live with each other, can't live without each other? Then perhaps these his 'n' hers townhouses just off Kensington High Street will provide the ideal solution.

The two identical semi-detached properties on Campden Hill Road are an exact mirror image of each other, providing six bedrooms, four bathrooms, double reception room, cinema room, steam room and 12-metre length swimming pool.

Previously a disused single residence, the building was demolished and redeveloped into the two luxurious residences, Hyde House and Holland House, with the exterior facades designed to match the Victorian facades of neighbouring homes.

The townhouses are priced at £12.75m each, with Russell Simpson (020 7225 0277).

The matching townhouses on Campden Hill Road

Square deal

Although hard to believe now, during the 19th and 20th centuries, garden squares fell out of fashion and into disrepair. Now with the original benefits of green space and community spirit high up on buyers' wish-lists, the squares are once again highly sought after, with Hamptons International reporting a 25% price premium garden square homes.

'London squares are seeing a residential revival,' says Guy Passey, Director at CBRE UK. 'Many were created for residential purpose, before being converted to commercial use. We have recently seen this process reversed to create extremely rare and high-end residential addresses.'

During the first garden square boom, the most exclusive addresses tended to be around Mayfair, but more recently the focus has shifted to more fashionable, previously gritty and artsy areas, with projects such as Oakmayne Bespoke's 10 Soho Square embodying the trend for luxurious living overlooking a bohemian square.

'Soho Square has come to be considered one of London's trendiest squares,' comments Becky Fatemi of Rokstone.

The development occupies the former residence of the Duke of Portland, a Grade-II listed stone and brick townhouse, and offers two- and three-bed apartments, plus a three-bedroom duplex penthouse, from £2.25m.

Contact Oakmayne Bespoke (020 7407 3667) or CBRE (020 7420 3050).