

CONDÉ NAST
BRITAIN | PROPERTY

In a *special supplement*, Condé Nast Property shines spotlight on the key players and the *most exciting new developments* on the property scene. Discover the remarkable people and places on our radar this spring

*Reception room at a three-bedroom
Knightsbridge duplex apartment, available
to let through Mark Tunstall Property
tunstallproperty.co.uk*

Centre Stage

PROPERTY | PROMOTION

The Ultimate Urban Eco-Sanctuary

Amid the skyscrapers of Canary Wharf, two iconic towers provide a *tranquil antidote* to life in a bustling financial metropolis. *Wardian London* offers apartments with wraparound sky garden balconies and wellness amenities that harness nature with style and elegance



Each Wardian London apartment with spacious sky garden balcony is a wellness-boosting oasis high above Canary Wharf

In the 19th century, Dr Nathaniel Bagshaw Ward popularised sealed glass cases for rearing butterflies and transporting plants to and from the British colonies. Coinciding with the rise of the Victorian “cult of the home” – the ideal of a domestic refuge separate from the world of work – these often ornate cases soon became fashionable interior features, displaying botanical wonders inside a family residence. Roll on to the 21st century, and in the very location that ships once docked with exotic plant cargos, the unique residence of Wardian promotes the restorative powers of nature.

Walk around the central entrance lobbies of the 50- and 55-storey Wardian buildings on the Isle of Dogs and you are immersed in horticulture courtesy of vast glass cases that

bring the changing cycle of nature inside the building. Astonishingly uplifting, these set the tone for the dance of light and natural energy that flows seamlessly into 776 apartments, where an expansive planted outdoor area creates a private green haven or sky garden for each resident. Floor-to-ceiling windows maximise vistas of the Docklands riverscape and enhance living spaces with glorious light.

Canary Wharf is world-famous as a hub of financial institutions, luxury boutiques and restaurants such as Roka as well as old gems like The Grapes, with slick transport connections served by the Jubilee Line, Thames Clipper, Docklands Light Railway and the soon-to-open Elizabeth Line (which will provide a 39-minute link to Heathrow). And yet home could be a mere stroll from the buzz – an apartment sanctuary with amenities that include a 25m outdoor heated pool framed by lush canopies of foliage, a spa, gym, treatment rooms and private cinema with breakout lounge.

A joint venture between EcoWorld and Ballymore, Wardian’s residences promote wellbeing at all levels. Materials such as marble, wood and glass harness organic patterns, combining contemporary style with signature touches. This year, the Sky Lounge Observatory is set to open on the 53rd floor of the East Tower. The eclectic space, perched at the highest point of the development, will evoke a botanical collector’s den: a place to enjoy a quiet drink, to read, to meet friends or relax as you watch the city light up after sunset. How easy life could be! Wardian London represents the best of both worlds – proximity to the energising frenetic workplace and the calm green paradise of home.

Please visit wardianlondon.com or call 020 3797 4535

The King of Turn-key Lettings

The appeal of *luxury rental property* gained extra allure during the challenges of the past year. With his superlative network of contacts and trusted boutique service, *Mark Tunstall* presents the *most exceptional turn-key properties* in London’s exclusive postcodes



The flexibility of renting is the savvy choice for people during unsettled times, but never have the advantages of taking on a magnificent property – without the administrative and maintenance inconveniences of ownership – been so emphatically highlighted as during this period of on-off international travel restrictions. Clients jetting into London, often at short notice, expect tip-top standards from the first turn of the key in their desired residence.

This is a personalised service provided with forensic perfectionism by Mark Tunstall, who finds himself busier than ever in his respected role in managing rewarding landlord-tenant dynamics. With more than 20 years of experience offering premium lettings to discerning global nomads, London’s Mr Super Prime, a beacon of authority in the luxury market, is quietly confident about the year ahead. “The top end of the rental market has proven surprisingly resilient with supply constraints forcing people into bidding wars,” Mark observes. “The outlook for landlords is very positive.

“On top of the usual level of relocations to London, there is also the significant pool of people who had to delay moves. Clients were ready to commit to a family house or apartment last summer, with children registered at schools,

only for their new endeavours to be thwarted by lockdown. Some took temporary respite in country rentals for outside space; others delayed their move to 2021.”

With the April 1 introduction of the two per cent stamp duty surcharge for overseas buyers on the purchases of UK residential property, rental becomes an ever-more compelling choice. The demand for superlative properties, such as the perennially popular park-facing contemporary apartments at One Hyde Park or Holland Park Villas, promises a bumper spring and summer market for landlords.

For tenants, there is recognition that requirements have changed. Clients prioritising access to gardens or an outdoor balcony are well served, whether they seek a lateral living space or a traditional London townhouse. Sought-after access to the capital’s beautifully landscaped communal gardens are part of the package in a two-bedroom apartment in Queen’s Gate Gardens and a spectacular family house in Ennismore Gardens. Virtual viewings have made the search process considerably more efficient, with clients taking a focused approach to video tours, virtual walk-throughs and the study of floor plans. As ever, Mark’s portfolio represents the finest property available.

For further information, please visit tunstallproperty.co.uk

Some of the super-luxurious properties available to rent through Mark Tunstall





Sanctuary in the Sun

With its *secluded natural beauty* and abundance of wellbeing amenities, *La Reserva de Sotogrande* offers a magical quality of life on the Iberian Peninsula – exemplified by the *magnificent Villa Dorado*

Oh, to step into the page... to relax in a chic, private infinity pool, to revel in sophisticated architectural spaciousness and luxuriate in the extraordinary lifestyle offered by Villa Dorado. With clean lines and cool stones softened by sensitive planting, this stunning newly built, multi-level property is integrated into its landscaped garden to maximise serenity whilst showcasing soul-soothing vistas from its living spaces, pool and terraces towards the Mediterranean Sea.

Thanks to grand proportions and a prominent position in this sought-after sunny pocket of the southern Spanish coast, Villa Dorado has big-statement film-set allure, yet it rejoices in utter privacy on a lush 1.28-acre site. Located within El Mirador, a gated community of six contemporary villas – itself an enclave within La Reserva de Sotogrande, Europe’s finest private residential club – Villa Dorado represents the new ideal for residences in our Covid-wary times.

Sotogrande is more than a seasonal leisure destination. “People are seeking alternatives to city living or looking for a place that offers a bit of a pause,” says Sotogrande SA Chairman of the Board Marc Topiol. “The nearby international school has made El Mirador a perfect year-round residence for those wishing to make Sotogrande their home, and now the concept of working remotely has been proven internationally, more people than ever are considering a move, or reinterpreting their dream vacation property into a primary residence.”

With five championship golf courses, international polo, upscale marinas and tennis courts, Sotogrande has long been hailed as a sun-drenched oasis for relaxation and the promotion of wellbeing. Twenty minutes from Gibraltar, Europe’s most exclusive private resort has been a haven for high-profile celebrities since the Sixties. That low-key but illustrious allure – and the enticing mix of Mediterranean beachfront, elegant architecture and the security that its landscaping and design affords – has created a paradise environment for those seeking a discreet, luxury lifestyle.

With a community of 2,500 full-time international households, it is also home to more than 300 businesses. There’s a pastoral magic to such exclusive boutique-style living (especially with the draw of those immaculate golf courses and a private beach club), but which is also still within easy reach of buzzy towns like Marbella and cultural centres such as Seville, Cordoba and Cadiz. As Topiol says, “The location is ideal in its accessibility for those who make spontaneous decisions. Property owners can hop on a plane for three days, three weeks or three months.”

Certainly, time spent in Villa Dorado equals ultimate ease of life. Designed by leading Andalusian architect Manuel Ruiz, the 2,095sqm residence has a palatial master bedroom and suite, five further suites and nine bathrooms alongside extensive external terraces, both outdoor and indoor swimming pools, gym and spa. It also incorporates two staff bedrooms and covered parking for up to four vehicles.

For those who seek the turn-key gratification of having art on the wall and wine in the cellar, Pedro Peña is on hand to offer an additional interior design service. Inspired by his strong vision of modern Mediterranean culture, the Spanish designer specialises in conceiving harmonious and evolved open spaces that are flooded by sunlight and appeal in their comfort and attention to detail to both contemplative and active lifestyles.

Above all, a property is to enjoy. In this, residents here have a head start. Not only does the indoor/outdoor living dynamic make homes like Villa Dorado a unique proposition, ownership also comes with exclusive access to the state-of-the-art amenities of La Reserva Club, enriching every moment spent on Sotogrande’s celebrated shores. Where health and fitness were once considered an element of a rewarding lifestyle, wellbeing is clearly now a fundamental factor in how people are reappraising their way of life.

“Our philosophy is simple – protect, nourish and keep healthy,” says Marc Topiol. “That is, to protect life, to nourish ourselves physically and spiritually with local delicacies and mindfulness, and to safeguard health with a sound sanitary environment and services.”

For residential enquiries, please visit sotogrande.com; for country club and golf enquiries, visit lareservaclubsotogrande.com or call +34 956 785 252



Villa Dorado rejoices in stunning interior and exterior living spaces, indoor and outdoor pools and views across the golf course down to the sea

Between the Sea and the Moors

Introducing *Raithwaite Village*, a covetable collection of *sustainable holiday lodges, cottages and coastal villas* that lies between the sweep of Sandsend beach and the wilds of the North York Moors National Park – the perfect heritage base for *stylish living* and *thrilling outdoor adventures*



For 36 miles, dramatic cliffs and sheltered sandy bays mark the boundary between the North York Moors National Park and the North Sea, creating an idyllic holiday playground for all seasons. Midway along this unspoilt coastline – notable for fossil-rich rock pools, exploring opportunities and picture-postcard fishing harbours – lies the tranquil enclave of Sandsend, two miles north of Whitby. And nestled here, with the wholesome allure of open-sky views of moorland and expansive beach, is Raithwaite Village, an exciting new community of sustainable lodges, cottages and coastal villas.

Over four years, 190 stylish second homes will be built on the restored 19th-century Raithwaite Estate with transparent sustainability measures. Each environmentally friendly property will enjoy the benefits of a private holiday home to own or to let in a beautiful natural setting with access to the luxury facilities of the chic 73-bedroom Raithwaite Sandsend hotel. As well as a Spa, Brasserie and pet-friendly Conservatory restaurant, a Village Square will be the hub of the community, lined with coffee shops and artisan boutiques showcasing the best local fare. The historic city of York, spa town of Harrogate and the market town of Malton, renowned for its food, are under a two-hour drive away.

The development is backed by Maritime Capital, founded by Toby Hunter and his son Max in 2014, with a

proven record in transforming and managing exceptional property in which people genuinely want to spend time. In partnership with interiors brand Neptune, the aim is to create special family homes that will stand the test of time for generations to come.

People buying their dream holiday home will enjoy the lifestyle vibe of a niche coastal hotspot: beach yoga, surfing, fishing, cycling, dolphin spotting and coastal hikes, followed perhaps by cocktails in the Bar. Or an evening hamper delivered to your door. Neptune will provide every property with bespoke kitchens, bathrooms and elegant interior furnishings, inspired by the palette inherent in the beach, coast and moorland landscape. As a bonus, every property sale includes a £10,000 Neptune voucher to spend on additional decoration and fittings.

As a furnished holiday let, a Raithwaite home represents a savvy investment. From the in-house team of experts on hand to advise throughout the process of buying off plan to the on-site full maintenance, lettings and turn-around services, investors will find it easy to rent their property year-round or just when not in personal use. The first phase will see 21 units built: three coastal villas (Yorkshire countryside meets cool LA pad), four eco-style lodges and 14 traditional cottages. Prices range from £350,000 to £850,000.

For further information, please visit raithwaitevillage.com

CLOCKWISE FROM TOP LEFT
Toby and Max Hunter of Maritime Capital; Sandsend beach; Neptune Suffolk kitchen painted in Flax Blue; Woodland Hilltop Lodges; Coastal Villa Courtyard

In the Business of Dream Fulfilment

Navigating the evolving conditions of the *top-tier residential* property market, *Rose & Partners* offers boutique estate agency services to manage the life cycle of clients' property needs. With flexibility key, the agency has added residential rentals to its *highly personalised services*

If 2020 was a year of seismic change, 2021 is a period of transformation. “It’s all about capturing optimism and opportunity, and for us that means helping people fulfil their dreams,” says Simon Rose, the pioneering founder of boutique estate agency Rose & Partners, which brings a refreshingly personalised approach to best-in-class residential property across Prime Central London and the Home Counties. “It was evident last year, when the first lockdown ended, that people were keen to move forward with future plans, and we were there to handle their property needs as if they were our own.”

The silver lining of the pandemic-induced pause to normal life was that people had time to reflect on their lifestyle and priorities. While it is human nature to crave certainty, the answer to the question “how do we actually want to live and work and connect?” means embracing uncertainty – because many concluded that they wanted considerably more from their home and personal space. Where the open-plan uber kitchen is a must-have, families also now seek private study areas to facilitate both working from home and home schooling. Some desire proximity to parks or access to communal gardens; others want to upgrade to maximise outdoor space or get more room. A number want to move further afield, but are keen to “try before they buy” so they are opting to rent in and outside London.

This level of life reinvention requires specialist planning, sympathetic and efficient private client guidance. Who better to turn to than Rose & Partners? Simon is on hand, as ever, with his legendary commitment and black book of contacts to assist people in selling and acquiring superior property. In expertise and long-term client relationships, he is well supported by consultant Tom Tangney (an established authority in PCL, particularly Kensington, Holland Park and Notting Hill) – and by leading rentals



specialist, Zoë Rose, who joined the team to expand these services in response to client demand.

Flexibility is key in the “new normal” interpretation of domestic space. With more than 25 years of knowledge and understanding of residential lettings, Zoë focuses on clients’ rental needs; either renting out and managing their property or finding them homes to rent. “Clients are seeking options whether that be for sales or lettings and renting offers them flexibility; a chance to move out and back in or to eventually sell,” she says. “Sales and Lettings dovetail and it was natural for Rose & Partners to add this core service, covering PCL and exceptional properties along the M3 and M4 corridors, giving the opportunity to list property to rent.”

“I enjoy advising people how best to let their property and helping people to find their perfect rental home, further building on the company’s ethos, commitment to personalised service and achievements to date.”

For further information, please visit roseandpartners.co.uk

CLOCKWISE FROM ABOVE
Albert Hall Mansions SW7; Simon Rose; Zoë Rose; Onslow Gardens SW7



Putting the Pieces Together

Bats, labyrinthine plumbing, planning dilemmas? Call on *Country House Building Consultants* to avoid the pitfalls of country house building and restoration. With 30 years of first-hand experience in repair and construction, *Tim Moulding brings an unparalleled breadth of knowledge* to each project



**CLOCKWISE FROM
TOP LEFT, Tim
Moulding; stylish
bathroom with
freestanding fittings;
elegant English
country-house
entrance hall;
restored Jacobean
manor house**

An Englishman’s home is his castle, so the saying goes. Perhaps that’s why people buying a country house assume the process of transforming it into their own rose-clad idyll will be the stuff of fairy tales. But to meet expectations of 21st-century living standards, many houses require a more rigorous approach than the waving of an interior designer’s wand, says Tim Moulding, the eighth-generation owner and managing director of R. Moulding & Co, which was established in 1798 and specialises in high-end residential building projects.

“Most houses have makeovers in 100-year cycles,” he says. “So, while some just need decoration, others need a complete strip-out to repair and restore the roof (and improve thermal efficiency), strengthen walls, consolidate the facade and replace windows and floors. Scale, material, heritage and compliance make each country house project utterly unique. It is important to establish a strategy from the outset.”

Frustrated by the lack of robust process and understanding across teams working on specialist projects, Moulding launched Country House Building Consultants, which operates across the United Kingdom to provide property owners with invaluable impartial advice aimed at mitigating risks, reducing costs, saving time and minimising stress.

He offers a pre-purchase survey, spending time with the buyer to understand their aspirations. With experience from 90-plus country house projects, he will give an overview of the planning and compliance process, a strategy for repair and installation of services, with a broad idea of cost and timescale, as well as future running costs.

After purchase, Moulding will develop the restoration process, helping to get the right team of architects, surveyors, planning and ecology compliance for the project. “I charge a small fee to broker the arrangements and get the components together to optimise the process, having had many years of experience in project delivery of this nature. This saves clients considerable stress, unnecessary delay and very costly mistakes throughout the project.” Post-completion services include snagging process advice and the creation of household manuals – as the modern plumbing and electrical systems installed are often on a commercial scale, so documenting everything for the family, staff and services engineers is crucial.

As builders, Mouldings has for five years consecutively been selected as one of only two building firms in the Country Life Top 100 annual listing.

Please visit countryhousebuildingconsultants.co.uk and thecountryhousebuilders.co.uk or call 01722 742228