Do you live in a golden postcode?

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Home of the week

This new Chelsea townhouse could be the priciest on sale this year. By Carol Lewis

It’s not every day that a trophy home in a trophy development comes to market, but 2 Whitter Square is just that. A seven-bedroom, 15,000 sq ft townhouse with a separate one-bedroom new house in Chelsea Barracks — between Sloane Square and the River Thames. Such a house was never going to be cheap, but the £58 million price tag will make it the most expensive on the 12-acre site, and quite probably the top sale in prime central London so far this year.

Chelsea’s former army barracks has had a chequered history. The original design proposed by the Candy brothers after they bought it with the Qatar royal family in 2003 was abandoned after Prince Charles labelled it “awful”. It was redesigned and completed by Qatari Diar, a property company established by Qatar’s sovereign fund.

It markets itself as “London’s most coveted neighbourhood” and has been known to confidently set up its marketing stall at the Blackhorse polo club near Henley-on-Thames, where tournaments are frequented by royalty and aristocracy. And when it says that a property comes with five-star amenities, it means it: there may not be stabling for your polo pony but 2 Whitter Square has a 12m swimming pool, a sauna and steam rooms, gym, spa treatment room, cinema, wine cellar, separate resident and service lifts, a large roof terrace, a landscaped garden and garaging for two cars.

The newly built, six-storey, 15m wide townhouse has 3,406 sq ft of living space, all designed by Alison Nord — the price includes furnishings. Offsite Studio, creative director of the interior design studio, says: “The colour inspiration was drawn from the restrained palettes seen in the Georgian era, and the house’s immediate local surroundings and the extensive green garden spaces.”

The architect Squire & Partners has designed the homes around a series of public gardens in much the same way as the historical Belgravia squares once by The townhouses on Whitter Square, tucked back from Pimlico Road at the northern end of the development, overlook a water feature, while neighbouring Mulberry Square — it’s a nod to the nearby Chelsea Physic Garden — is designed around a “culinary garden” (a pot vegetable patch).

The only building from when the barracks was built in 1943, the grade II listed Garrison chapel, is now a gallery and meeting space.

SW1W The postcode in numbers

In this part of London 19% of properties for sale are under offer, falling to 10% of those costing £2 million or more.

£2,390,000 is the average house price

TAKING THE TEMPERATURE


Buyers’ Market

The hotter the market, the quicker and easier it should be to sell a home

What £450,000 buys you in...

Perthshire

This beautiful old five-bedroom country house marks of first sight, standing tall in the lush green countryside, down a long private drive just off the narrow Kirton of Mailer Road where it winds works through Perthshire farmlands adjacent to the River Earn. There are views from practically every window in a house that — despite requiring modernisation (unless a time green, fifth bathroom suite is to your liking) — has been looked after and upgraded to a high standard inside and out. Central Perth is ten minutes away.

Air pollution 62.5µg/m³ particulate pollution at average 1.3µg/m³ above the WHO guideline of 10µg/m³. Upton 30 minute walk pricing

London TW19

This one-bedroom pied-à-terre is on the first floor of a pretty period building on Old Palace Lane, a tree-lined street that leads from Richmond Green down to a iconic stretch of the Thames. One of eight flats in the building, the apartment extends to 348 sq ft, which includes a converted bathroom (with enough room for a tub), a light-filled kitchen and a separate reception room with a large south window. There are 115 years left on the lease and an annual service charge of £655, including ground rent. Richmond station is a seven-minute stroll away for the District Line.

Air pollution 14µg/m³ particulate pollution at average 0.3µg/m³ above the WHO guideline of 10µg/m³. Upton 1 minute walk pricing

Offers over £444,950

£450,000

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**Brief encounter**

**Ask the expert**

I have a rental property and the tenants are behind with their rent. If I issued court proceedings, will I get my legal costs back?

**Q**

**A**

Where a tenant with a conventional assured shorthold tenancy agreement is behind with rent, the landlord can generally serve a notice seeking possession and issue court proceedings. The usual “rent grounds” for possession are set out in grounds 8, 10 or 11 of Schedule 2 of the Housing Act 1988.

Assuming a judge orders possession, the landlord will also ask for a costs order under the court’s Civil Procedure Rules. The rules provide that an unsuccessful party will generally pay the costs of the successful party — and if a landlord obtains a court possession order the tenant is almost invariably treated as the “unsuccessful party.”

The amount of costs a court can award is subject to complex rules, and it should be borne in mind that a judge always has a wide area of discretion. Most residential possession claims in the county court are not defended by the tenant and such costs are covered by the fixed costs regime in rule 45 of the Civil Procedure Rules. The landlord is limited to recovering fixed legal expenses for issuing proceedings (usually £350), commencing (09/90) and the judgment hearing (09/25), but a landlord is entitled to higher figures if the case is defended or if there is an “indemnity costs” provision in the tenancy agreement. In particular, indemnity costs provisions are quite common in assured shorthold agreements, typically requiring the tenant to pay or indemnify the landlord’s legal costs of taking proceedings. The courts must generally give effect to such a provision, and their power to deduct anything from the landlord legal costs bill is very limited indeed.

It follows that if you take proceedings against the tenant, your ability to recover legal costs will probably be limited by the court’s procedure rules, unless the tenancy agreement includes a specific indemnity costs provision.

Mark Loreda is a barrister with Tetfield Chambers. Email your question to brief.encounter@the-times.co.uk

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**Gloucestershire**

Priory Cottage is an adorable two-bedroom country escape in Brimpsfield, a rural parish about seven miles south of Cheltenham. The honeystone house has been decorated in smart neutral tones and is set behind a picked gate within a Cotswold stone wall. It comprises 538 sq ft of accommodation the fixed door opens into the kitchen/dining room and leads to a reception room with a stone fireplace housing a wood-burner.

Upstairs the two poorly suited bedrooms have gorgeous countryside views and painted tongue-and-groove paneling. The principal bedroom has a rain-forest freestream.

Air Pollution: 8.5mg/m³ 3.5mg/m³

Above the WER guideline of 10mg/m³.


Contact: butlersheep.co.uk

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**Nouvelle-Aquitaine, France**

Les Eyzies-de-Tayac-Sireuil is a picturesque part of the Dordogne, famous for UNESCO-recognised sites with excellently preserved prehistoric cave paintings. Set in 1.8 acres, this stone three-bedroom house is about a mile from Les Eyzies town centre and has two separate two-bedroom flats — ideal for running a holiday letting business — as well as outbuildings, an outdoor pool and river access. The main house has an open-plan living/dining room and kitchen with a wood-burning stove, laundry room, bathroom, plus a separate reception room and another large room that could be used as a fourth bedroom.

Bergerac airport is about 35 miles away. Upside: You get a lot for your money. Downside: Old fired heating.

Contact: hamptons-international.com

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