

April
2026

HOUSE & GARDEN[®]



POW! *Couturier Harris Reed hits home*
NOW! *Easter bakes and Florentine escapes*
SOW! *The porcine pottery everyone is collecting*



CONDÉ NAST
BRITAIN | PROPERTY

NOTEBOOK

A round-up of the latest premium properties and superlative services



FIT FOR A KING

Church Lodge is a unique Georgian property that forms the only freehold house available in the Royal Mews alongside Windsor Castle, the world's oldest and largest occupied castle and a working royal palace for more than 900 years. The lodge was built in the mid 1700s and was owned by the castle and the church next door, before moving into private ownership more recently. Offering flexible accommodation with up to five bedrooms, the home has been the subject of complete refurbishment by its current owners, with plenty of period features sitting alongside contemporary fittings. £1.75 million.

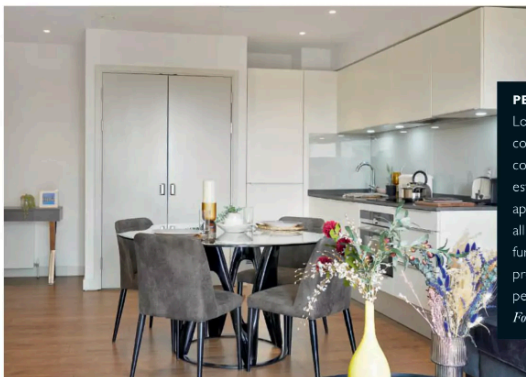
For more information, visit [a2realstate.uk](http://www.a2realstate.uk)



BRICK BY BRICK

Whether you're restoring a listed property or have grand plans to create a new one, finding the right building company is the most vital part of the project. CC Construction Group is a leading super-prime residential building firm, with nearly 30 years' experience in delivering reliable construction and aftercare services to private clients in London and the southern counties. With four separate divisions spanning different elements of the business, the firm delivers high-quality, custom projects of all scales thanks to its network of trusted contractors.

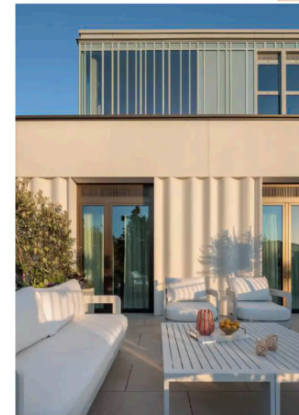
For more information, visit [ccon.co.uk](http://www.ccon.co.uk)



PETS ALLOWED

Located in the heart of Elephant & Castle, Elephant Central offers contemporary rental homes with the convenience, comfort and connectivity that comes with living in Zone 1. Set within a well-established neighbourhood, the development combines spacious apartments with high-quality amenities and excellent transport links, all in central London. Residents can choose from a range of furnished one-, two- and three-bedroom apartments. Almost all properties have far-reaching views across London, and they're also pet-friendly, so you can bring your four-legged friend.

For more information, visit [eatliving.com](http://www.eatliving.com)



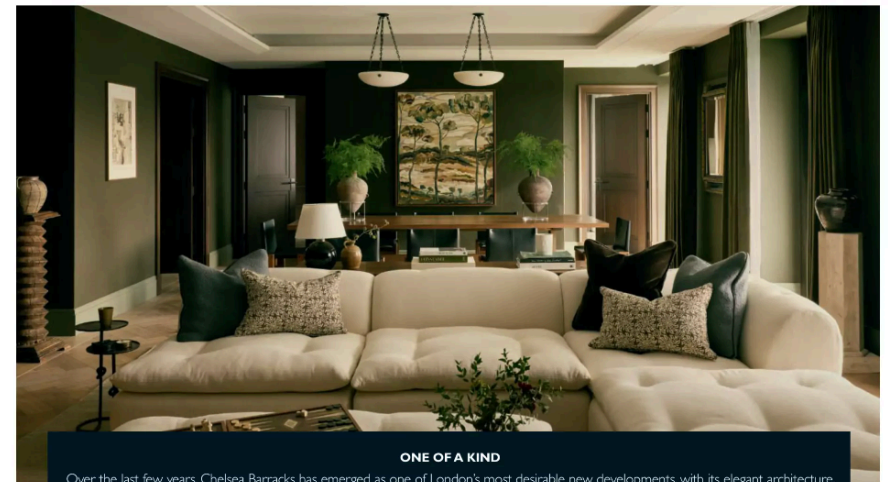
PARK LIFE

Situated opposite the main entrance to the 54-acre Holland Park, Holland Park Gate is a leafy oasis in one of the most sought-after areas of London, a short stroll from Kensington Palace and located

behind the neoclassical façade of an old cinema. At the heart of this new development is Residence 85, an elegant sub-penthouse that spans 4,390 square feet of lateral living space. There's a full-length terrace accessible from the living area and the bedrooms, to emphasise the indoor-outdoor flow of the apartment, with a private seating area off the main bedroom. The floor-to-ceiling windows let in an abundance of natural light, as well as plenty

of fine views. The interiors have been designed to create a serene and welcoming family home, with carefully chosen art from Fitzrovia's Canopy Collections gallery. There's an impressive main bedroom suite, with two walk-in wardrobes, an ensuite and a separate washroom; a playful children's room; and two further bedrooms, making it a perfect base in the heart of the city. £23.5 million.

For more information, visit [lodhagroup.co.uk](http://www.lodhagroup.co.uk)



ONE OF A KIND

Over the last few years, Chelsea Barracks has emerged as one of London's most desirable new developments, with its elegant architecture, garden squares and meticulous attention to detail. Tucked between Belgravia and Chelsea, it offers something increasingly rare in central London: space, order and a rarefied sense of calm. The latest addition to the development is 1 Five Fields Square – designed by Eric Parry Architects, it comprises 28 apartments and two penthouses, keeping the scale intentionally small. At its heart lies Residence 19, a three-bedroom apartment looking onto the landscaped grounds of Five Fields Square. The interiors have been designed by Albion Nord, a studio well versed in creating elegant rooms that are a pleasure to live in. The design takes cues from Chelsea's creative past without veering too far towards nostalgia. Instead, the result is contemporary, tactile and relaxed, with a focus on natural materials. The 2,731-square-foot lateral layout includes three bedrooms, three bathrooms and a private balcony. £15.5 million. For more information, visit [chelseabarracks.com](http://www.chelseabarracks.com)





HOME, MULTIPLIED

If you're contemplating buying a holiday home, why not invest in four instead? August Collections sells shares in curated selections of desirable properties in some of Europe's most popular destinations. Its latest offering is the Paloma Collection, which takes inspiration from the famous Paloma Beach on the French Riviera, once a favourite haunt for Pablo Picasso and his family and known for its luxurious lifestyle and incredible natural beauty. This prime collection brings together four spectacular properties, worth an average of €5.5 million each, with 16 owners each getting to spend an average of 12 weeks per year across their portfolio of homes. The locations will be in the French Riviera, Mallorca, Tuscany (pictured) and the French Alps, with elegant interiors and excellent facilities, from swimming pools to wellness centres. To add the final flourish, each of the properties will feature art by the Bolivian artist Kenia Almaraz Murillo, via a special collaboration with Waddington Custot Gallery – a continuation of August's ongoing commitment to supporting emerging female artists. Shares are priced from €1.8 million.

For more information, visit [augustcollections.com](https://www.augustcollections.com)

THE ART OF LIVING WELL

As the pinnacle of the Embassy Gardens development in Nine Elms, The Capston is set to be one of the smartest addresses in the area, with completion due in 2028. It will offer 247 design-led residences alongside a range of amenity spaces, including The Retreat. Designed as a haven of integrated wellness, The Retreat will offer facilities that combine fitness with wellbeing, including a state-of-the-art gymnasium featuring reformer Pilates machines, a hydro pool overlooking a Japanese-inspired water garden, and a series of connected hot and cold therapy



spaces and treatment rooms. The Capston has also recently entered into a partnership with the British wellbeing brand La-Eva, to provide residents with a bespoke menu of treatments which bring together sound, scent and massage. There will also

be a range of organic and ethically made La-Eva x The Capston products, which will be crafted in the skincare company's Oxfordshire studio. Apartments from £750,000.

For more information, visit [thecapston.com](https://www.thecapston.com)

