

# Record result for One Point Six at Kensington's Observatory Gardens

Apartment project at prestigious Northacre scheme delivers early success for Caroline Takla's new development firm



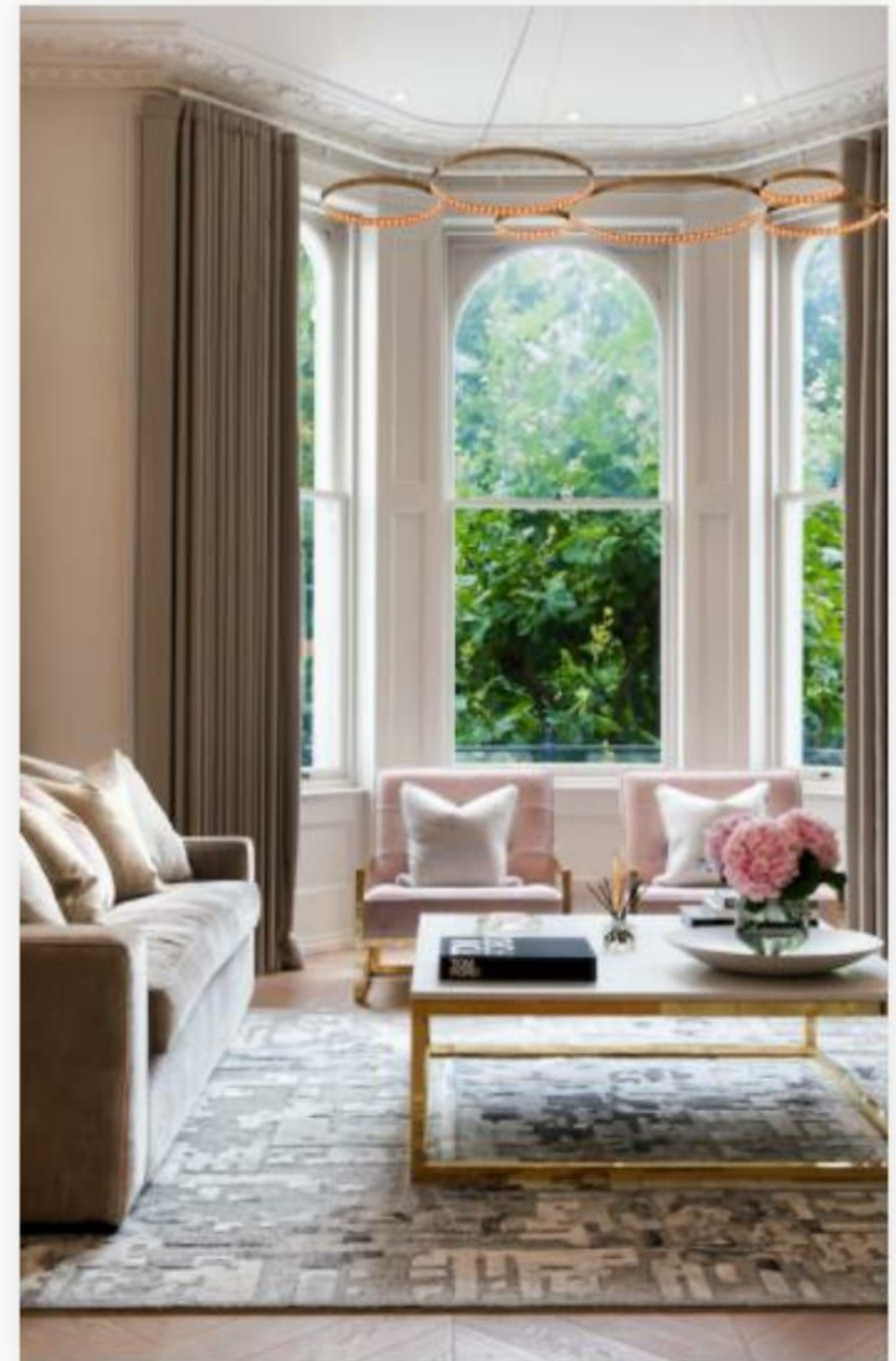


Recently-launched development outfit One Point Six has achieved an impressive result with one of its first projects, boosting the value of a flat in Observatory Gardens by nearly 50% and setting a new price per square foot record for the well-regarded scheme.

Having been acquired by sister company The Collection for £1.98m in the aftermath of the Brexit vote, the team spent the best part of a year turning the property into a “sophisticated” three-bed residence, with two balconies, 24-hour concierge, and underground parking. The finished article was offered up with a year’s full management package from luxury concierge provider Quintessentially.

We hear contracts have now been exchanged at £2.89m, with a rate of over £2,500 psf setting a new record for the development.

Originally the former residence of the Phillimore family, the impressive building off Campden Hill Road was bought by the astronomer Sir James South in 1827, who





built an observatory in the gardens and renamed it Observatory House. South was president of the Astronomical Society of London during the 1800s, and it was under his name that the institution became The Royal Astronomical Society, after obtaining a royal charter in 1831. He was the owner of the world's largest telescope during the time, and called in who else but Isambard Kingdom Brunel to construct an dome in his garden to accommodate it. Having suffered bomb damage during World War II, the building fell into serious disrepair but was brought back from the brink by Northacre as luxury apartments, which remain some of the most sought after in PCL.

One Point Six described the redesign as an “homage” to South and his profession, incorporating shining brass detailing, spherical chandeliers by Gallotti & Rice and grand sash windows help reflect light and space, with dusky pink fabrics, Carrara marble and chevron oak flooring creating a “warm and inviting atmosphere”.



Observatory House

Co-Founder and Director of One Point Six, Caroline Takla: “As with all our projects, Observatory Gardens was completely unique in its layout and design, and we commissioned bespoke artwork, furniture and soft furnishings that can’t be found anywhere else. We played on the area’s astronomy



background, by maximising natural light and including interior detailing, such as spherical and lens-style lamps and chandeliers which create a focal point within each room.

“The successful sale of the property highlights the workmanship of One Point Six, the sound advice and development consultancy of our partners at The Collection and the outstanding salesmanship of the Chestertons Kensington team. It also demonstrates that the market is there for quality developments, despite the current climate.

“This project was my highlight of 2017. By no means our most expensive sale, it was our most notable; with the whole process, from acquiring it for our client, to development, to exchanging at nearly £1m more than we bought it for, taking just over one year. When the development process comes together so smoothly with a new buyer, it makes for a truly magical transaction! It was the cherry on the top of a great year and bodes well for 2018.”



## IN PICTURES: 2 OBSERVATORY GARDENS (ONE POINT SIX)

