

From £475,000: apartments in Landmark Pinnacle in Canary Wharf, one of the tallest residential towers in Europe (020 3905 6826)



Smart moves

By **David Spittles**

Canary's eye view

TEN years on from the banking crash, Canary Wharf is flourishing like never before, with more companies relocating there, plus better transport, shops and restaurants and head-turning new skyscraper homes.

Remarkably, the latest tower is rising on the site of a pub built only 30 years ago during the first – far less ambitious – regeneration of the former docks district, when the efficient use of land for high-density housing was not such a priority.

Landmark Pinnacle looms over a dramatic bend in the river at

Westferry Circus and at 75 storeys – 784 feet – is one of the tallest residential towers in Europe, with the capital's highest gym and roof gardens.

Architect Squire & Partners' creation mixes glamour and green design. Clad in glass and stainless steel, the elegant building incorporates a park, an indoor version of a classic London garden square, plus landscaped internal areas and lots of "amenities" including a private cinema, golf simulator and putting green, residents' kitchen for private dining and a sky bar. Prices from £475,000. Call 020 3905 6826.



A Grand and Baronial home

The Academy, above, is a prestige building in Grand Baronial style on the leafy slopes of Shooters Hill, between Blackheath and Woolwich in south-east London.

Dating back to 1741, the listed 21-acre site was once a royal training school for commissioned officers, including Churchill and Kitchener, but closed after the Second World War when facilities transferred to Sandhurst. These heritage buildings include a central tower with domed turrets, a chapel, lodges, officers' mess and cadets' quarters.

Now the estate has 338 homes, including new-build, and is a self-contained conservation area, with courtyards and quadrangles, a parade ground and England's oldest cricket pitch. The grounds also have a military-style fitness trail and a children's play park, while the Great Hall is a community space combining library, art studios and residents' club. The long-awaited final phase has been unveiled – flats with up to three



bedrooms in the prized turreted central block. With double-height spaces and mezzanine-level bedrooms, they offer more for your money than a standard new-build flat. Prices from £485,000. Parking included. Call JLL on 020 8858 9986.

Looking for a new-build home? Start your search on **rightmove** find your happy



FAREWELL PREFABS THANK YOU – BUT TIMES HAVE CHANGED

BRITAIN'S largest collection of post-war prefabs can be found at the **Excalibur Estate** in Catford, south-east London, where 187 homes were built by German and Italian prisoners of war. Their design followed a strict Ministry of Works template: detached 600sq ft bungalows with two bedrooms, a living room and kitchen, indoor lido and bathroom plus a bit of garden.

Several dozen of the tenants later exercised the right to buy their prefab. However, following a 10-year conservation battle, with the Twentieth Century Society siding against Lewisham council, the major part of the site will now make way for a new estate of 371 houses and flats built with housing association L&G, the council's development partner. There will be a mix of private sale, rented and shared-ownership homes. Existing owners and tenants have priority to buy or rent a new

From £320,000: new flats, right, part of the regeneration of the post-war prefab Excalibur Estate, above, in Catford SE6



home. Six prefabs will remain, plus a sheet metal barrel-roofed church from the same era. They have been listed by English Heritage and will become community buildings. The first phase of new homes is complete but the rest of the site will take some time to clear. By London standards this is a cheap location, if something of a backwater. However, it is within a 15-minute walk

of three railway stations. Estate agent KEH says the properties are 35 per cent lower in price than the Greater London average. One-bedroom flats start at £320,000, with two-bedroom homes from £385,000. The Government's Help to Buy low-deposit scheme is available, making these flats even more affordable for first-time buyers. Call 020 3486 2250.

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