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### CANARY WHARF FOR £475K

Shoreditch is Europe's leading digital district. King's Cross, Paddington and London Bridge are fast-growing commercial zones. Holborn has become "Legal-land", and creative clusters have formed in Clerkenwell, Camden, Southwark and Shepherd's Bush and are spreading to cheaper pockets of the capital such as Hackney Wick, Deptford and Kensal Green.

It pays to be aware of big corporate moves, because of the boost to property values they bring.

Canary Wharf, already a global banking hub, is becoming an east London offshoot of Whitehall, starting with the relocation there this year of 5,700 civil servants, with more to follow. Yet you can still buy into this area for a reasonable price with the prospect of future gains. Flats at **Landmark Pinnacle**, a smart new development moments from the Docklands office towers, cost from £475,000. Call 020 3905 6826.

Oil company Shell is centralising all its UK operations to Waterloo, where a redevelopment of its **Shell Centre** complex has yielded far more workspace plus 877 homes, currently priced from £2,145,000. Call 020 7001 3600.

Apple's decision to set up a European HQ at Battersea Power Station is a game changer for the new Nine Elms riverside district, where more than 30,000 people will live and work. This and other rejuvenated areas such as Victoria and White City, where Imperial College is building a Harvard-style campus, are not sterile office districts but proper neighbourhoods, with shops and leisure venues, bars and restaurants.