



The Best ADDRESS

Luxury homes of exquisite style and elegance lie behind the Grade II-listed stucco facade of 13–19 Leinster Square, off fashionable Westbourne Grove

Words by SARAH EDWORTHY

Light pours through long, elegant windows onto the Versailles oak parquet floor of a living room dressed in a mix of bespoke furniture, contemporary art, vintage eclectica and soft, layered, textural fabrics. The south-facing view overlooks a manicured mid-19th century garden square noted for a plane tree planted to mark Queen Victoria's Diamond Jubilee; to the rear is a stunningly designed outdoor terrace, perfect for peaceful lounging and al fresco entertaining.

Timeless, chic and intriguingly full of storied eye candy (a 15th-century barnacled urn sourced in Copenhagen, Nick Knight photography, a Picasso lithograph, "Cloud" chandeliers and mid-century Brazilian chairs), this

combination of contemporary functionality and understated style is the signature of Banda's newly completed Leinster Square development. Walk into any one of the five townhouse maisonettes, eight expansive lateral apartments or two stunning penthouses (complete with sunken roof terraces), and you find wow-factor gilded with a five-star liveability rating. The spaciousness, the light, the beautiful brass fittings that add warmth to the soft grey palette, the cantilevered marble, capacious storage and cleverly hidden technology!

The mission of Banda, founded 14 years ago by Edoardo Mapelli Mozzi, is not just to build prestigious, detail-perfect properties, but to create exceptional homes for residents to live in and love. As well as boutique developments, the

VANITY FAIR PARTNERSHIP



LIGHT TOUCH
Opposite: the Leinster Square development from the garden square. Clockwise from top left: light floods a townhouse kitchen; an eclectic mix of fittings furnish the drawing of a lateral apartment; master bedroom with arched windows and restored Victorian corncicing; a chic and spacious dressing room



company works on up to six private commissions per year. "We build properties for owner-occupiers, so we have a different mindset," he says. "We focus on nuances of quality with a sensitivity to a building's heritage, location and architectural style and we work with specialist craftsmen we have discovered along our 14-year journey."

Each property has private access, a large hall and intricately restored Victorian corncicing and ceiling roses. Just as there is a hierarchy of proportion in the way the Versailles parquet subtly changes to a herringbone pattern in the flow towards smaller rooms, so too does the marble in each en-suite bathroom evolve from Statuario in the master bedroom to Carrara in second and third bedrooms. There's an intuition at play in the design, inspired by a clear understanding of who will live here, and how they like to live.

Consider a 3,136-square-foot three-bedroom "townhouse" — an apartment laid out over three levels with its own street-facing front door. Banda has collaborated with Obumex to create a kitchen with a Calacatta Oro marble cantilevered island, fitted

with state-of-the-art Gaggenau appliances and a bespoke stained timber bench with brass accents, leather cushions and a magazine rack. In the living room, a bespoke Black Marquina marble fireplace and Jan Janssen coffee table draw the eye; in the master bedroom, a custom velvet headboard and boucle-wrapped chaise longue add indulgent comfort.

The hub of Westbourne Grove and buzz of Portobello Road has long held global appeal for its celebrated boutiques, antique market, restaurants, bars and cafés. Lying between Notting Hill and Bayswater, Leinster Square sits in an area that blends heritage architecture and cool bohemian culture. With large, lateral apartments a rarity in the area, it is no wonder that the properties have received high-profile interest. All apartments are for sale. Prices start from £5.9million for a third-floor lateral apartment. **N**

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