ONE PALACE GREEN

KENSINGTON PALACE GARDENS

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REDD

REDISCOVERING A LOST MAGNUM OPUS

THE COLLECTOR'S DREAM

Great works of art give voice to our desires, and convey to the world who we are

Historic, refined and finally restored to its rightful prominence, this jewel of the Arts and Crafts movement retains the foundational beauty it was infused with by renowned architect Philip Webb, who collaborated with William Morris to give this exceptional building its finishing touches. One Palace Green has now been tailored to complement this heritage and cater to modern tastes.

Why is there such a flurry of excitement when a masterpiece is rediscovered and restored? Perhaps because this does not happen very often. A great collector who can secure such a piece will prize its excellence and rarity, delighting in their fortune. Because a true original is precious to own.

This is an exceedingly rare opportunity to possess part of an exquisite London mansion that seduces with beauty, heritage and the grandest of locations.









RESIDE IN SPLENDOUR, LIVE SERENELY

SECLUDED EXCLUSIVITY

On Kensington Palace Gardens, behind high gates, with a Concierge, and state-of-the-art technology, One Palace Green is protected with layered security to provide perfect peace

This eminent building will comprise five apartments, as well as a stunning coach-house, designed by Pilbrow & Partners, with interiors by Martin Kemp Design. The homes will feature spacious kitchens, formal and informal living spaces, studies and generous bedroom suites, with some of the residences boasting private terraces.

Designed by globally renowned landscape architects Randle Siddeley, the private garden at One Palace Green will offer residents an oasis of tranquillity and calm.




ST. PAUL'S CATHEDRAL
PARK LANE
SERPENTINE GALLERY
BUCKINGHAM PALACE
ROYAL ALBERT HALL
V&A MUSEUM
KENSINGTON PALACE
ONE PALACE GREEN

Kensington Palace Gardens,
a private avenue with a
manned security pavilion
to welcome residents
and guests



HERITAGE AESTHETICS MEET MODERN COMFORT

ANTIQUE GEM, MODERN CUT

Collaborators William Morris and Philip Webb worked dynamically together to create many of England's most famous Arts and Crafts buildings, including the Grade II* listed One Palace Green

Morris and Webb's homes were loved for being grand yet comfortable – a design sentiment that has inspired the interior restoration, which features wood panelling, bespoke joinery and rich colours and patterns.

In keeping with the Arts and Crafts ethos, only fine natural materials are used, with simple and elegant design detailing rendered in stone, metal and wood.







With its careful restoration underway, One Palace Green is ready to be rediscovered and called home by a discerning and fortunate few.

Today, the exciting project to invigorate the residence to distinction sees the fruition of exceptional interior designs, carefully and creatively applied to speak to the building's significance in artistic and design history.

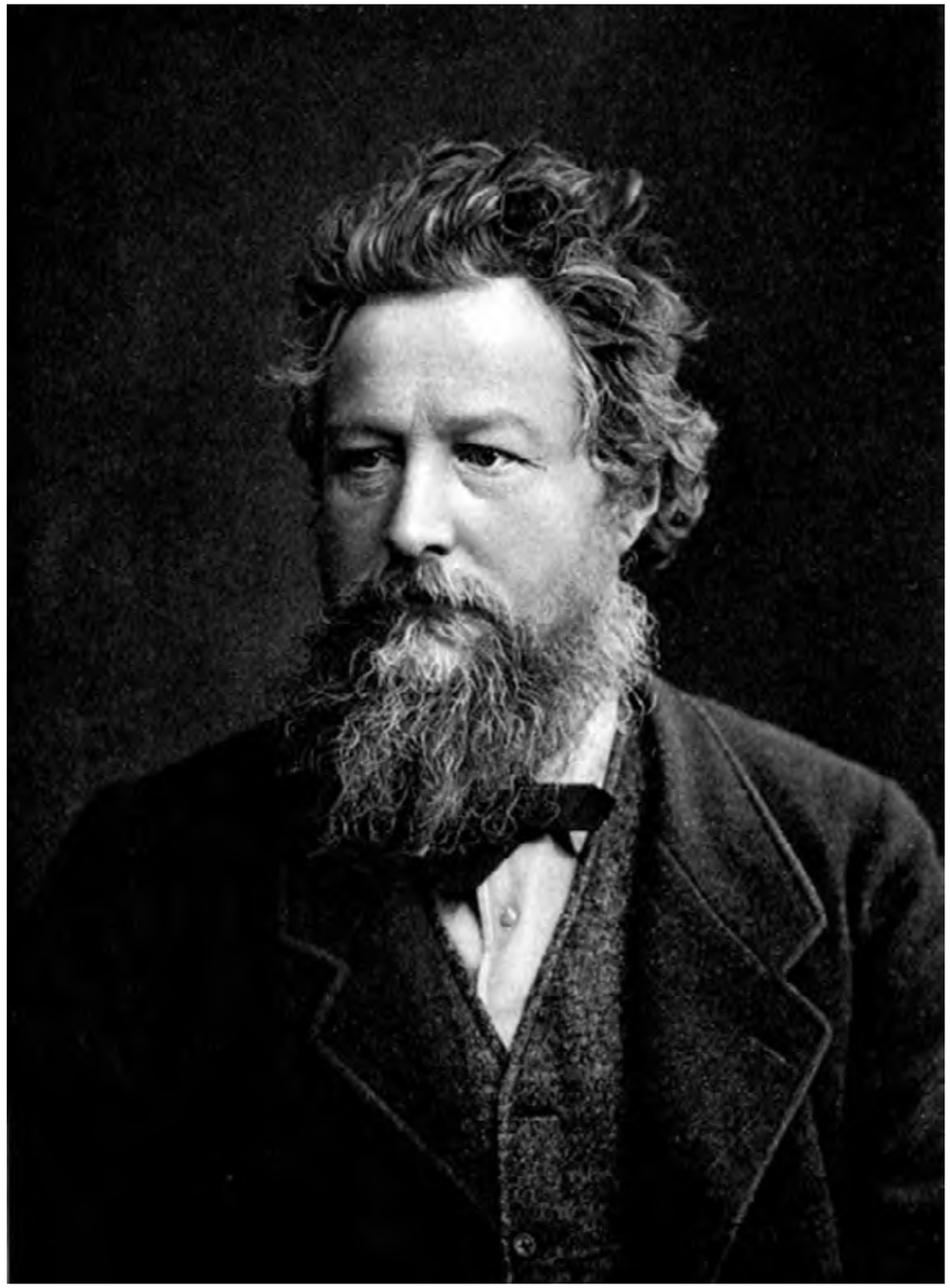


LEFT
Willow leaves in a serpentine arrangement by William Morris

"HAVE NOTHING IN YOUR HOUSES THAT YOU DO NOT KNOW TO BE BEAUTIFUL OR BELIEVE TO BE USEFUL"

WILLIAM MORRIS

BELOW
William Morris (image from Prose and Poetry, published in 1913 by Oxford University Press)





Kensington Palace and its splendid royal park neighbour One Palace Green



LONDON'S HOME OF PROFOUND INSPIRATION

TREASURES OF KENSINGTON

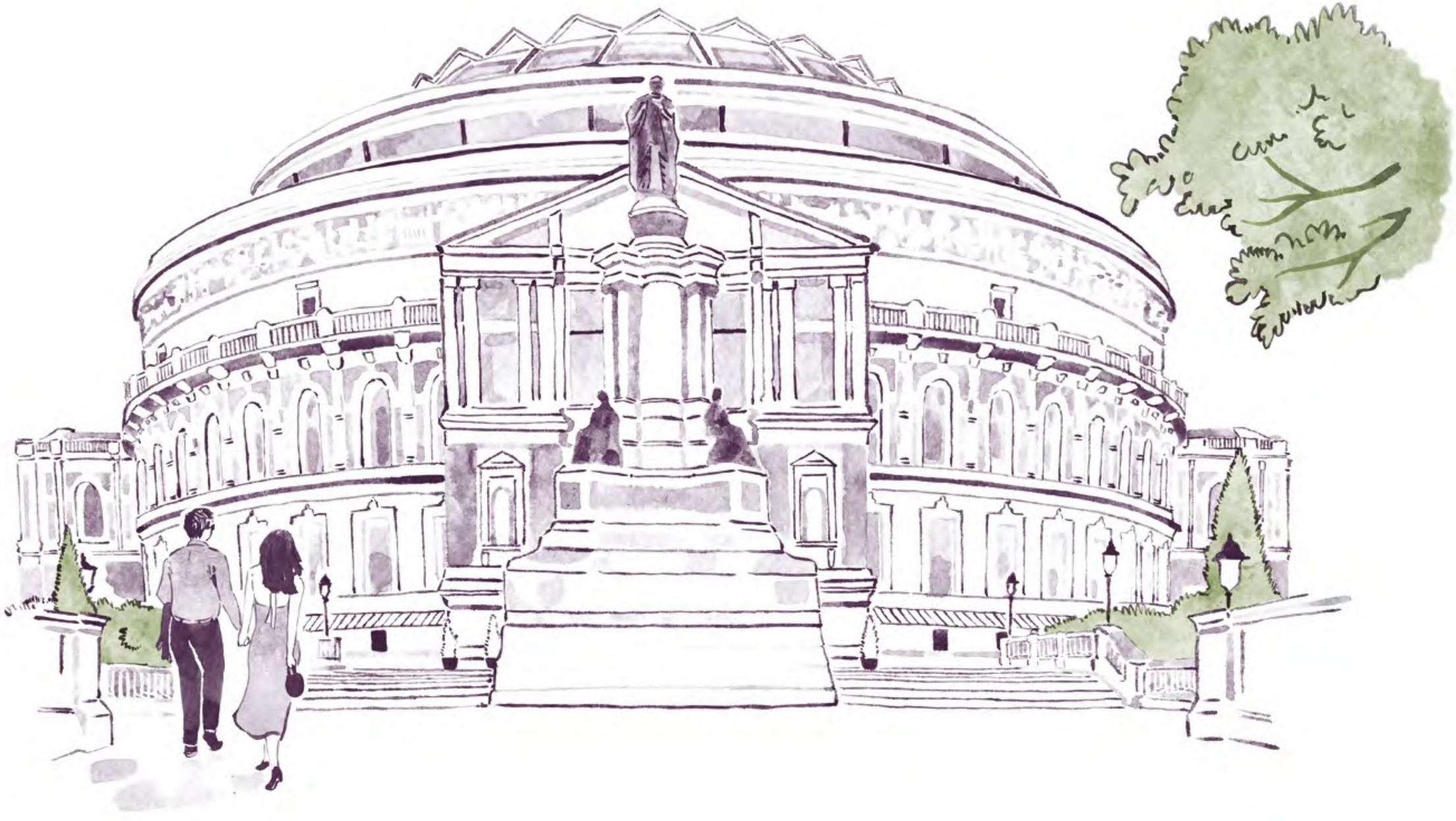
The city's most revered London borough offers culture, calm and heritage like no other

Stately and beautiful Kensington comprises a mix of calm and leafy streets of graceful terraces and flower-strewn pretty mews, elevated boutiques, fine dining experiences, spas and grand cultural institutions.

Visit art galleries on Kensington Church Street or in Hyde Park's Serpentine Galleries, or relax and unwind at local wellness destinations. Culture too is close by at the Victoria & Albert Museum, the National History Museum, the Royal Albert Hall and the Design Museum, which all host permanent collections alongside zeitgeisty exhibitions.



World-renowned concert venue the Royal Albert Hall is a short stroll from One Palace Green



One Palace Green is surrounded by the heights of London luxury, and the charm of this city is that one can never be too far from nature's wonders, too. With unrivalled proximity to Kensington Palace, residents will effortlessly access some of London's most renowned green spaces.

Just a short stroll away from Kensington Gardens pleasant flower gardens is Hyde Park, a vast tree-lined park with ponds, lakes, and cafés. The idyllic Holland Park is also nearby, with its famed Kyoto Garden and secluded trails.







Here you will reside in a neighbourhood that charms like a village but nourishes like the global centre of art, design, culture and sophistication that it truly is











PADDINGTON

BAYSWATER

BAYSWATER

LANCASTER GATE

QUEENSWAY

NOTTING HILL GATE

HYDE PARK

SELFRIDGES

MARBLE ARCH

BOND STREET

OXFORD CIRCUS

MAYFAIR

GREEN PARK

FORTNUM & MASON

KENSINGTON GARDENS

KENSINGTON PALACE

SERPENTINE GALLERY

ONE PALACE GREEN

HYDE PARK CORNER

HIGH STREET KENSINGTON

ROYAL ALBERT HALL

HARVEY NICHOLS

KNIGHTSBRIDGE

BUCKINGHAM PALACE

IMPERIAL COLLEGE

HARRODS

KNIGHTSBRIDGE

KENSINGTON

SCIENCE MUSEUM

V&A

NATURAL HISTORY MUSEUM

BELGRAVIA

VICTORIA

GLOUCESTER ROAD

SOUTH KENSINGTON

SLOANE SQUARE

EARL'S COURT

CRAFTED LIKE NO OTHER

ELEGANT DETAIL



Homes imagined
with exceptional artistry
and sophistication

Specifications

DEVELOPMENT OVERVIEW

- Gated development on Kensington Palace Garden private road
- Selection of 1, 3 and 4 bedroom apartments within a Grade II* listed heritage building
- Separate 3 bedroom new-build "Coach House"
- Interior design by Martin Kemp Design
- Landscaping by Randle Siddeley
- Building concierge service
- REDD private household management included for first 12 months
- Wellness and lifestyle services available

SECURITY

- Private gated road access
- Secured gated entrance to building
- Building concierge service
- CCTV surveillance
- Video entry systems
- High-security locking systems
- Intruder alarms
- Vibration detection to accessible windows
- Hard-wired smoke and fire detection systems

LIGHTING

- Lutron lighting control system
- Customisable scene setting available
- Whole-property "all on / all off" functionality

FINISHES

- Restored period plaster mouldings throughout
- Engineered timber flooring by Element 7
- Natural stone finishes to bathrooms and kitchens
- Bespoke ironmongery
- Sanitaryware by THG Paris
- High-quality bespoke joinery throughout

COOLING, HEATING & PLUMBING

- Comfort cooling throughout apartments and communal areas
- Underfloor heating throughout apartments
- Heated towel rails in all bathrooms
- High-pressure hot water system
- Served by a sustainable ground source heat pump system

AUDIO VISUAL & TECHNOLOGY

- Crestron smart home platform
- TV points to living areas, kitchens and all bedrooms
- Integrated HVAC control system
- Gaggenau kitchen appliances

GROUND RENT & SERVICE CHARGE

- Available upon application

Martin Kemp Design
Interior Designer

Unfettered by an in-house style, Martin Kemp Design craft some of the world's most inspirational interiors for those who seek the exceptional.

Specialists in super-prime residential spaces, the studio continually adapts its refined interior design excellence to a variety of sectors relevant to the ultra-high end market including superyachts, private jets and exclusive commercial spaces.

Pilbrow & Partners
Architect

Pilbrow & Partners were selected by REDD to sensitively restore and refurbish the original Grade II* listed building. Defining One Palace Green's future in its third century, their designs seek to restore the architectural integrity and secure the long-term preservation of this quite exceptional heritage address.

Randle Siddeley
Landscape Designer

Established by Randle Siddeley, The Lord Kenilworth, over 48 years ago, Randle Siddeley Landscape sees him combine his passion for landscape design with spectacular attention to detail. Randle Siddeley Landscape's Design Team specialises in designing landscapes and gardens for private residences and commercial developments all over the world.







TOP
Martin Kemp

CENTRE
Fred Pilbrow

BOTTOM
Randle Siddeley

REDD is a privately owned real estate company, with offices in London and Monaco. It is focused on the investment, development and management of prime property in world class locations.

REDD is a world-class team dedicated to restoring exquisite, one of a kind properties for only the most discerning buyer.



TOP
82 Mount St,
Mayfair

CENTRE
7 Charles St,
Mayfair

BOTTOM
6 Charles Street,
Mayfair

OPPOSITE
41 Upper Grosvenor Street,
Mayfair







FLOORPLANS

APARTMENT ONE

RAISED GROUND

3 Bed | 4 Bath | 3 Terraces

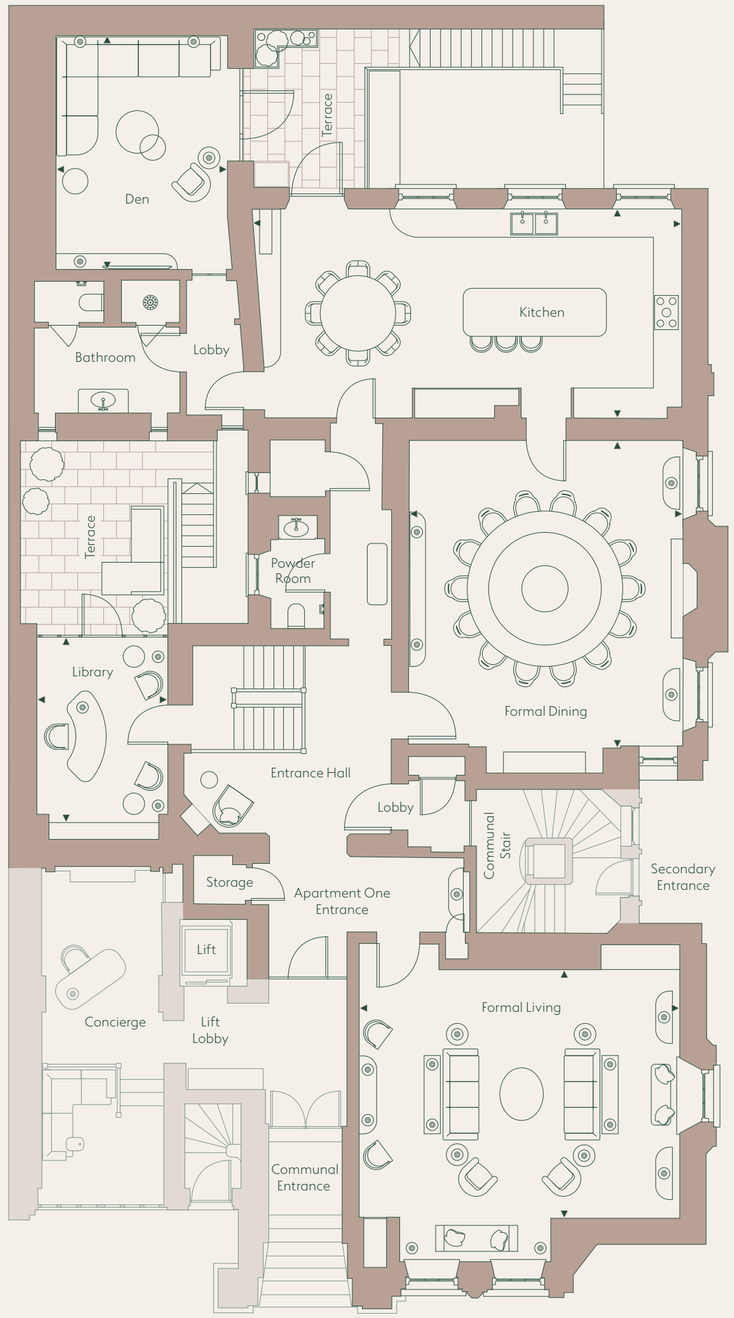
Area	m^2	ft^2
Interior	446m^2	4,800ft^2
Terrace	52m^2	566ft^2
Total	498m^2	5,366ft^2

Rooms	Dimensions	Ceiling Height*
Formal Living	5.73 x 7.40m	3.65m
Formal Dining	7.10 x 6.32m	3.71m
Kitchen	4.79 x 9.89m	3.71m
Den	5.40 x 3.95m	3.30m
Library	3.98 x 3.02m	5.09m

*Minimum ceiling height

Apartment sizes and layouts are indicative only and may be subject to change. Any areas, measurements or distances shown in any text or plan are indicative only and are for information purposes only and may be different once actually constructed.





APARTMENT ONE

GARDEN LEVEL

3 Bed | 4 Bath | 3 Terraces

Area	m^2	ft^2
Interior	446m^2	4,800ft^2
Terrace	52m^2	566ft^2
Total	498m^2	5,366ft^2

Rooms	Dimensions	Ceiling Height*
Principal Bedroom	7.54 x 4.24m	2.46m
Bedroom 2	3.24 x 3.19m	2.57m
Bedroom 3	4.75 x 4.29m	2.46m

*Minimum ceiling height

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APARTMENT TWO

FIRST FLOOR

3 Bed | 3 Bath

Area	m^2	ft^2
Interior	311m^2	3,350ft^2

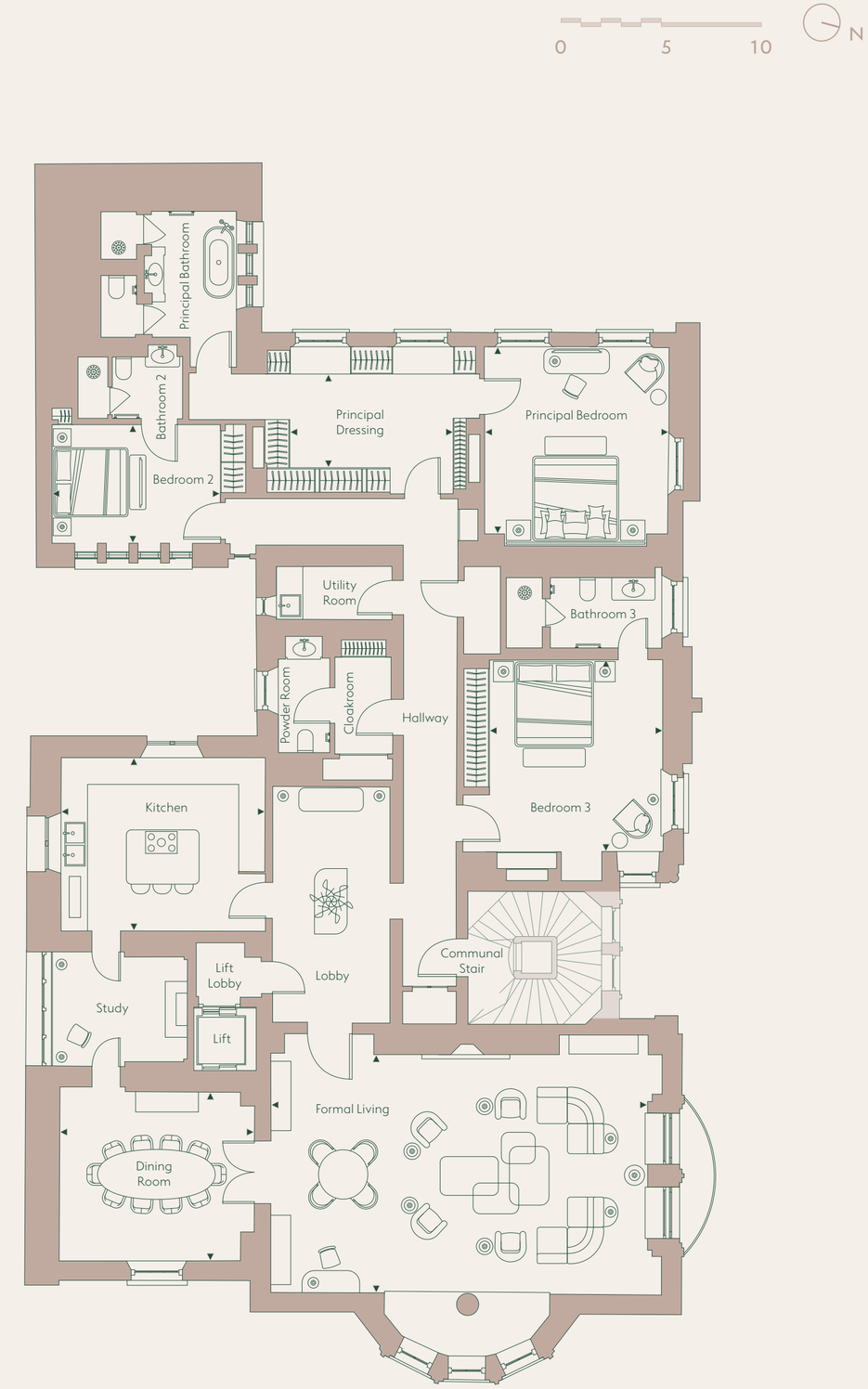
Rooms	Dimensions	Ceiling Height*
Principal Bedroom	4.91 x 4.52m	3.71m
Principal Dressing	2.32 x 4.04m	3.71m**
Bedroom 2	2.95 x 4.21m	3.05m
Bedroom 3	4.76 x 4.27m	3.64m
Formal Living	5.96 x 9.74m	3.67m
Kitchen	4.32 x 5.09m	3.72m***
Dining Room	4.34 x 4.85m	3.47m

*Minimum ceiling height

**Between arches

***Sloped ceiling at perimeters

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APARTMENT THREE

SECOND FLOOR

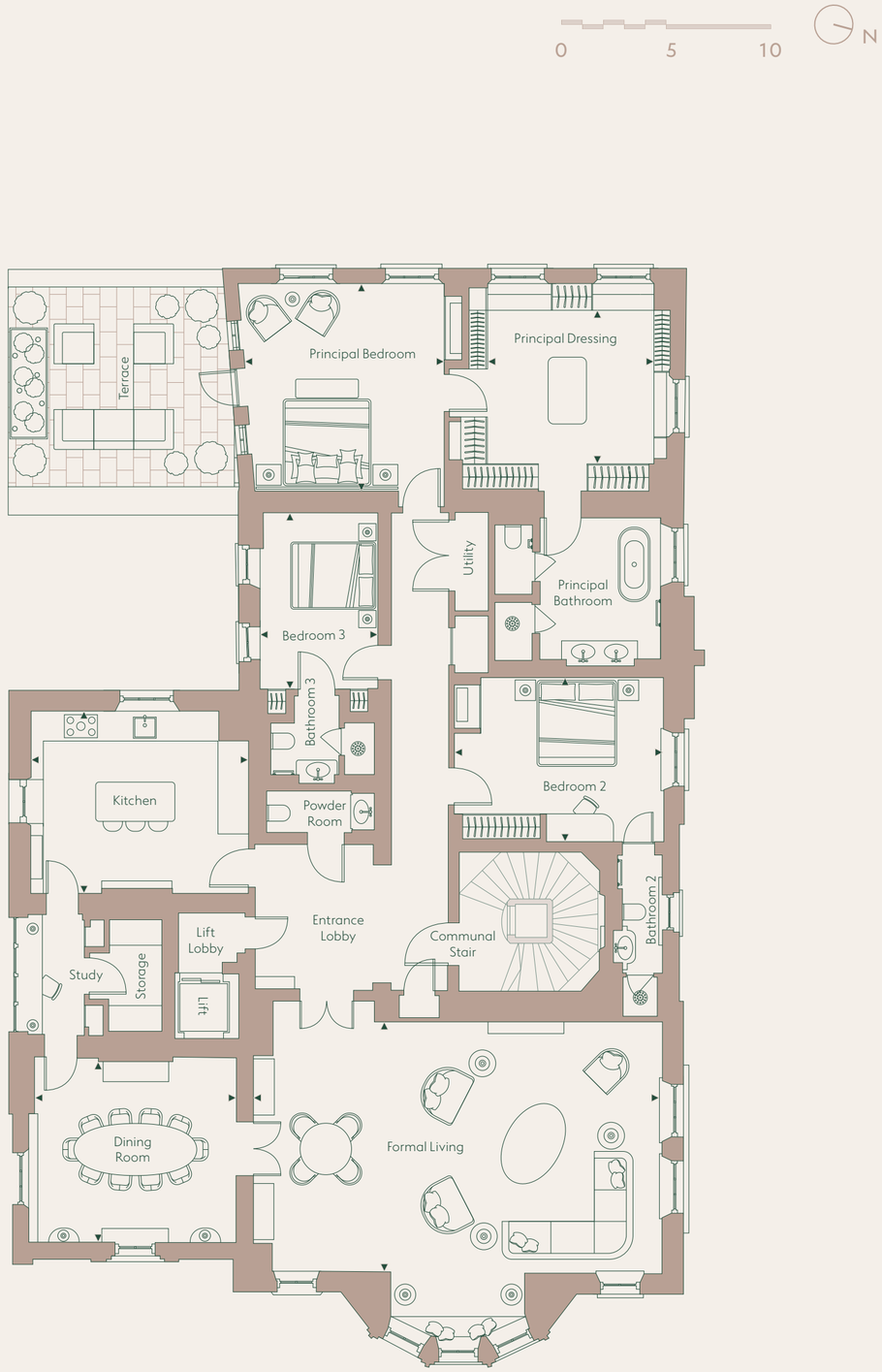
3 Bed | 3 Bath | 1 Terrace

Area	m^2	ft^2
Interior	$279m^2$	$3,004ft^2$
Terrace	$25m^2$	$272ft^2$
Total	$304m^2$	$3,276ft^2$

Rooms	Dimensions	Ceiling Height*
Principal Bedroom	4.89 x 4.85m	2.77m
Principal Dressing	3.66 x 3.96m	2.74m
Bedroom 2	3.89 x 4.99m	2.91m
Bedroom 3	4.20 x 2.76m	2.91m
Formal Living	5.97 x 9.75m	2.89m
Dining Room	4.40 x 4.81m	2.85m
Kitchen	4.37 x 4.89m	2.97m

*Minimum ceiling height

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APARTMENT FOUR

THIRD FLOOR

3 Bed | 3 Bath | 1 Terrace

Area	m^2	ft^2
Interior	263m^2	2,831ft^2
Terrace	44m^2	473ft^2
Total	307m^2	3,304ft^2

Rooms	Dimensions	Ceiling Height*
Principal Bedroom	4.35 x 4.98m	2.31-2.76m**
Principal Dressing	1.90 x 3.15m	2.425m
Formal Living	5.97 x 8.21m	4.44m**
Dining Room	3.67 x 6.45m	2.52m
Kitchen	3.96 x 3.73m	3.66m**
Den	3.83 x 3.04m	2.55m

*Minimum ceiling height

**Sloping ceiling height varies

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APARTMENT FOUR

FOURTH FLOOR

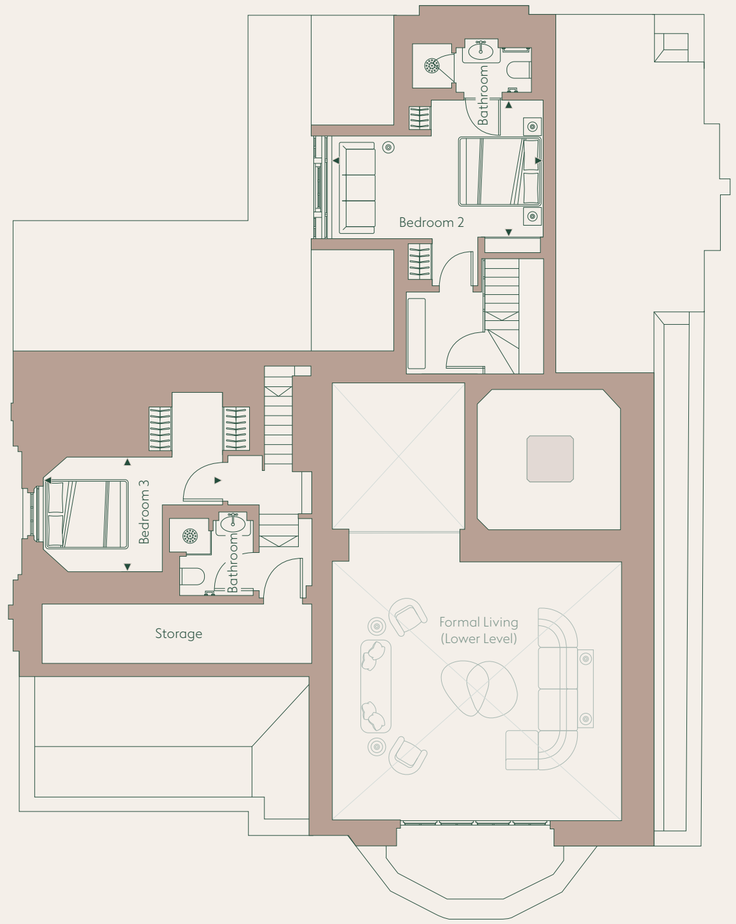
3 Bed | 3 Bath | 1 Terrace

Area	m^2	ft^2
Interior	$263m^2$	$2,831ft^2$
Terrace	$44m^2$	$473ft^2$
Total	$307m^2$	$3,304ft^2$

Rooms	Dimensions	Ceiling Height*
Bedroom 2	3.16 x 4.87m	2.59m
Bedroom 3	2.65 x 4.14m	2.60m

*Minimum ceiling height

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APARTMENT FIVE

GARDEN LEVEL

1 Bed | 1 Bath

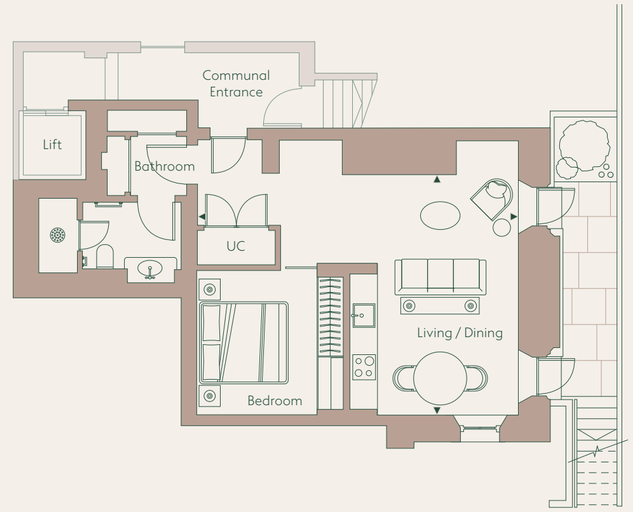
Area	m^2	ft^2
Interior	$60m^2$	$644ft^2$

Rooms	Dimensions	Ceiling Height*
Studio	5.56 x 7.38m	2.30m

*Minimum ceiling height

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COACH HOUSE

TRIPLEX

3 Bed | 3 Bath | 1 Patio

Area	m^2	ft^2
Interior	204m^2	2,198ft^2
Patio	7m^2	22ft^2
Total	211m^2	2,220ft^2

Rooms	Dimensions	Ceiling Height*
Principal Bedroom	5.04 x 3.25m	2.65m
Principal Dressing	2.88 x 2.30m	2.50m
Principal Dressing 2	2.71 x 1.01m	2.50m
Bedroom 2	3.42 x 3.28m	2.64m
Bedroom 3	4.54 x 3.24m	2.64m
Formal Living	8.06 x 8.97m	4.18m**

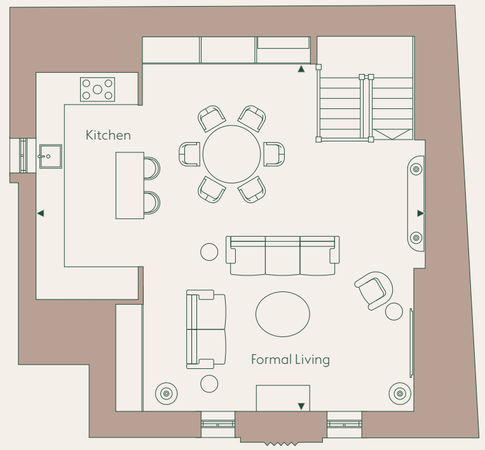
*Minimum ceiling height

** Pitched roof

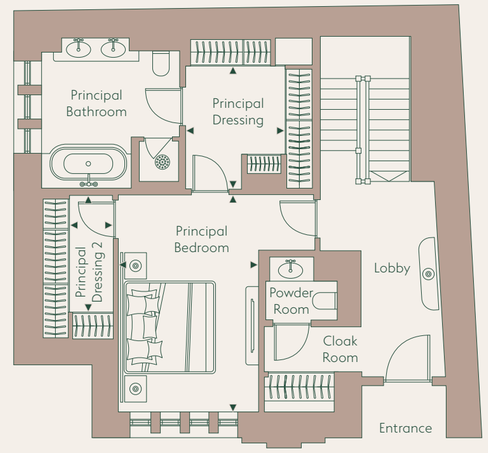
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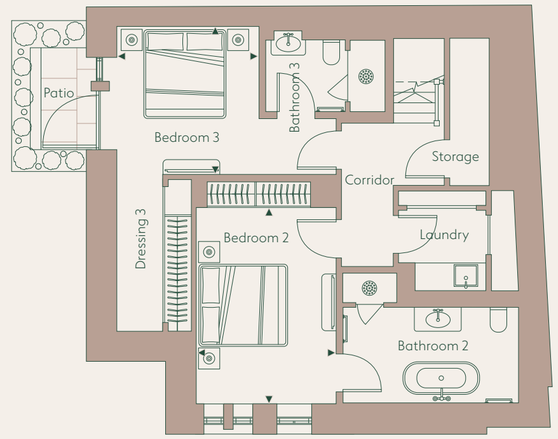
FIRST FLOOR



RAISED GROUND



GARDEN LEVEL



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REDD

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