

HOT SPOT

Less than £1m for a flat in zone one? No, we're not kidding. And in historic Smithfield Market too. The contemporary interiors of the one, two and three-bed apartments in the new Barts Square complex reflect the cool aesthetics championed by the nearby Clerkenwell Design Quarter. A flat here would be a godsend for anyone working late nights in the City, and given the opening of Farringdon Crossrail station here next year, now's the time to pounce. *Barts Square EC1, from £790,000, Savills, 020 7409 8756*

SUNNY SIDE UP

Property on The Phillimore Estate is highly prized for its close proximity to Kensington High Street, Notting Hill and Holland Park - and it's all the more desirable since the new Design Museum moved in. This period property, right at the heart of the estate, has expansive proportions and private south-facing garden. Best act quick to maximise on sun this summer. *Upper Phillimore Gardens, W8, £17.5m, Aylesford International, 020 7351 2383*



Town

Our pick of the best town houses on the market this month

DESIGNER LOCATION

The neutral decoration of this two-bed cottage provides the perfect blank canvas for a creative project. Nor will you have to go far to find great design, as the fashionable Pimlico Road is right on the doorstep, where you'll find Colefax & Fowler, Howe London and Rose Uniacke's boutiques. Spread across two floors, the two-bed house has an open-plan kitchen/breakfast room and private garden. *Bourne Street SW1, £2.85m, Arlyton Wylie, 020 7730 4628*



TOP-NOTCH TURNKEY

There's no need to lift a finger in this three-bedroom lateral apartment in South Kensington, as it has been finished to turnkey standard. Situated in a swish mansion block, it comes with resident porter but the real selling point is the 21m landscaped garden with summer house, which could be used as either a home office, art studio or gym, your choice. Locationwise, it couldn't be in a better position, just north of the Fulham Road. *Malvern Court, Onslow Square SW7, £3.25m, Knight Frank, 020 7591 8600*

RUN OF THE RIVER

This two-bedroom house has the plum position in Richmond. While the town centre and picturesque Richmond Green are just a few minutes' walk away, this secretive cobbled road leads straight to the river, plus one of the oldest pubs in the area is just a few doors down. The property itself fuses period charm with modern interiors but undoubtedly best of all is the private patio, accessed from the kitchen/breakfast room through bi-folding doors. *Water Lane TW9, £1.4m, Foxtons, 020 8973 2700*

