



## *In Pictures: Touring an Angel O'Donnell-designed penthouse at One St John's Wood*

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By PrimeResi Editor

Regal London is hoping to bowl buyers over with this marquee residence overlooking the home of cricket.

A few years in the making, Regal London's new luxury resi scheme by Lord's Cricket Ground has proven a big hit with buyers.

Designed by Squire & Partners, the One St John's Wood project – right opposite the home of cricket – is at the tail-end of the sales process after an impressive run.

The developer is now looking to wrap things up with a flourish, unveiling the first of two penthouses designed by Angel O'Donnell.



The penthouse collection (priced from £7.25mn) is being billed as the last opportunity to buy at the 112-unit development – we hear all the other apartments have now been spoken for – and this marquee unit comes dressed to the nines.

West End-based Angel O'Donnell has been picking up some high-profile gigs lately – including show apartments at [The OWO](#) and [The Dumont](#) – and Regal says the finished article has “perfectly captured the essence of this prestigious neighbourhood through its innovative design techniques”.





The theme of “quietly confident luxury” translates into a colour palette of deep burgundy, juniper green, honey, and scorched clay, with key pieces including a Marengo sofa and Vladimir Kagan armchairs in the living room; handmade counterball pendant light and bar stools in the kitchen; and burlwood bedside tables and velvet headboards in the bedroom.



In a smart move, Regal has also teamed up with sustainable homeware brand Kalinko to create a One St John's Wood home accessory collection. Handmade in Burma, the array of pieces include a cane and wooden handcrafted chair, made from reclaimed teak salvaged from Yangon, and hand-carved marble kitchenware.

The collection of artwork includes obsidian green abstracts by Margreth Hirschmiller-Reinhard and overlaid photographic images of Singapore's Garden City by Laurent Dequick – a nod to the flora and fauna on display in nearby Regent's Park.





In coming up with the design of the building itself, Squires was inspired by the neighbourhood's Victorian mansion blocks; the amenities are based on those of the "world's finest five-star hotels".

Residents have access to a spa and wellness centre with 20m swimming pool, state-of-the-art gym, sauna and steam room; a 14-guest private dining room with concealed kitchen; business and club lounges; a cinema; and a roof terrace looking out across the capital and Lord's. There is also a secure underground car park with valet parking and a 24-hour concierge.

Regal London [put in plans for the scheme in 2019](#), having acquired the site the previous year.



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**Paul Eden, Co-Founder of Regal London:** “We are thrilled to be opening our doors to One St John’s Wood for the very first time, alongside unveiling our highly anticipated penthouse designed by none other than Angel O’Donnell, which has perfectly captured the essence of this prestigious neighbourhood through its innovative design techniques.

“This also marks the launch of the One St John’s Wood homeware accessory collection, curated by sustainable homeware brand Kalinko, which celebrates the skill of true artisanal craftsmanship – a theme which can be seen throughout the scheme. Complemented by exceptional architecture and residents’ facilities designed by renowned architect Squire & Partners, and views over the iconic Lord’s Cricket Ground, One St John’s Wood truly embodies the absolute best of luxury London living.”

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**Richard Angel, Co-Founder of Angel**

**O’Donnell:** “One St John’s Wood is a seriously unique development with uninterrupted views across the world-famous Lord’s Cricket Ground. History, iconic architecture, and nerve-shredding cricket action is literally on your doorstep – and all set within the leafy loveliness of St John’s Wood. Conscious of how landmark these residences are, we left no stone unturned, lavishing this remarkable penthouse apartment with sculptural lighting, handcrafted furniture, opulent textures and eye-catching art. The result is a luxurious home that more than lives up to its gorgeous surroundings.”



Richard Angel of Angel O’Donnell

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**Sophie Garnier, Founder of Kalinko:** “It is such a joy for us to see the work of our artisans within the context of One St. John’s Wood. These beautiful objects have been hand-crafted from local materials in tiny villages in rural Burma. Our makers are amongst the most talented in the world, working with techniques handed down across generations. We are thrilled to be collaborating with One St John’s Wood, and to be able to give these extraordinary products such an elegant platform. We look forward to future residents incorporating these pieces into their beautiful homes.”

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