

Buy at Galliard's St Mary at Hill for a combination of history and modernity

13.00, 5 SEPTEMBER 2015 | BY BETH ALLCOCK

The London developer has four properties remaining at the EC3 development which lies 15 minutes from Canary Wharf on the DLR

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St Mary at Hill by Galliard Homes

Stroll down one of the streets sprouting from Eastcheap and you might find the spike of your stilettos wiggling into the gap where the cobbled path of tradition and refurbished modernity meet.

The bustle of one of the City's main thoroughfares may be kept at bay behind attractive churches and cream-coloured buildings.

But in the middle of St Mary at Hill the contrasts are stark.

Stand outside [Galliard Homes' development](#), which takes its name from the 14th century road, and the abutment of old and new couldn't be more clear.

Part of the Eastcheap Conservation area, to your left, The Shard towers high. On your right, the stone spire of St Margaret Pattens Church of England reaches for the sky in more modest fashion.

It's close to Old Billingsgate fish market, but 15 minutes from the polished modernity of Canary Wharf and the former's functioning incarnation.

As for the development itself, Galliard has retained the building's original wooden entrance and restored the Victorian facade of Portland Stone.

The building's history is celebrated by a navy and gold plaque, proclaiming 1895 as its year of construction.

Head inside and you'll find an Art Deco mosaic-tiled entrance space before heading deeper to explore the four homes still available.

There are three, two-beds and a single one-bed on the ground floor, but buyers will have to be quick.

The lower ground two-bed we toured is on the market for £1,695,000.

It extends to nearly 1,500sq ft of space and feels luxurious, roomy and relaxed thanks to its open plan layout and large semi-circular Diocletian windows.

There's a vast dining space perfect for entertaining separate from a plush lounge area and modern kitchen, kitted out with Smeg appliances.

Buyers who double as social butterflies will probably spend most of their time with friends relaxing on the extensive patio.

The meandering wooden decking is large enough for chairs and tables and, if you follow the path along, there's a cute sofa surrounded by foliage.

Those in Canary Wharf favouring something a little more unusual may prefer the EC3 two-bed with a terrace.

Less spacious than its counterpart a few floors down its views of the City skyline make up for the smaller footprint.

PROPERTY DETAILS

- The one-bed on the ground floor is priced at £850,000
- The two-beds - spread across the lower ground, first and third floors - start at £1,425,000
- One two-bed has a patio and another offers a terrace
- There is a £5,000 reservation fee for all homes
- Buyers must pay a 10% deposit
- The remainder should be paid on completion.