

WATERFRONT VIEW

Showcasing a selection of the finest coastal and riverside properties from the UK and around the world





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WELCOME



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Welcome to the 9th edition of Knight Frank's Waterfront View magazine. Now that the UK election has passed and the fears of both a mansion tax and non-domicile tax have been allayed, we are already seeing some real confidence and stability returning to the waterfront and riverside markets. The conditions in these markets seem now to be set for a positive period of consolidation and growth and I am delighted to present some of our finest waterfront and riverside properties to you and highlight the unique lifestyle they all offer.

On pages 4 and 5 we feature an interview with Sir Keith Mills who brings The America's Cup to British waters for the first time in 164 years. I would like to take this opportunity to wish him, Sir Ben Ainslie and their team the very best of luck in the forthcoming World Series event. We offer our latest research results on pages 34 and 35 which demonstrate the significant premiums associated with living close to water.

As Knight Frank remains one of only a few global property firms to have its own specialised and dedicated Waterfront Department, we really do understand what waterfront buyers are looking for and we pride ourselves on our ability to find our buyers their perfect lifestyle. Our global network, which now exceeds over 370 offices in 55 countries, also sets us apart from our competitors.

This growing network has helped us source buyers for our clients from no fewer than 63 countries and provides our Waterfront Department and, more importantly, our clients with unparalleled access to international capital flows. Our global, shared property database allows us to assist waterfront buyers both across the UK and globally. Moreover, our market leading technology benefits our clients around the world; our free, world class app for iPhone and iPad has been downloaded by more than 110,000 people and our website is available in 18 languages.

As a partnership with a track record of over 118 years, high quality advice, integrity and depth of service are at the core of all we do for our clients. We hope you enjoy this 9th edition of Waterfront View. If you would like to speak to us about marketing your waterfront home or are interested in any of the properties advertised in this magazine, please do not hesitate to get in touch.

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PLAIN *sailing* ON THE SOUTH COAST

Sir Keith Mills – perhaps best known for leading the successful London 2012 Olympic bid – is a man with a passion for all things nautical. When not supporting Sir Ben Ainslie's challenge for the 35th America's Cup or taking the helm of his ocean racing yacht, he can be found with his family enjoying waterside living in Salcombe and Beaulieu.

We love Salcombe year-round as a location. The busy, bustling summers, those crisp, cold winter days or when it's blowing a hoolly – it's all about being out and about and enjoying the elements.

We've been holidaying in Salcombe for the past 20 years and bought

in 2004 when the perfect property came up. It was a Georgian house that hadn't been touched for 50 years, but what made it really special was that it's in a quiet area only a 10-minute level walk into the centre of things – a rare treat in such a hilly town.

A family affair

It's become a wonderful family bolthole; a great location for the kids and fantastic sailing, of course. I bought a Salcombe yawl as soon as we found the house, and I love pottering about in that on the estuary (I think technically it's a 'ria' rather than an estuary, but that's one for the geographers...).

We love Salcombe year-round as a location. The busy, bustling summers, those crisp, cold winter days or when it's blowing a hoolly – it's all about being out and about and enjoying the elements.

Shift to the Solent

In recent years, my work and sailing has been more focused around the Solent. The America's Cup World Series – which my company Team Origin is involved in organising – will be coming to Portsmouth in July, so I spend a great deal of time down there at the moment.

We started looking for a property in the area a little while ago and found a real gem on the Beaulieu River. It's a magical place that has a timeless quality and there aren't many homes right on the water, so when this one came up it was too good to resist. The property is wonderfully historic

with grounds that run down to the river – and the newly built 60 ft pontoon sealed the deal for me.

I was down there yesterday with my daughter and the dogs. The weather was fair and we hopped onto the boat and sailed to Yarmouth on the Isle of Wight for lunch. Perfect.

A full sailing diary

My busy schedule means that the more adventurous and far-flung racing has had to take a back seat lately. But there is so much on my doorstep here. I'm particularly looking forward to the Round the Island Yacht Race in my new racing yacht that's based at Cowes, as well as Cowes Week and the Royal Yacht Squadron's Bicentenary International Regatta.



LIVING *on the* EDGE

For many property buyers, there is one non-negotiable item on their wishlist – they have to be on or near the water's edge. The sound, sight and smell of the coast is something that has drawn people for centuries and it's made waterfront property highly prized around the UK's shores...with the premium to match.

The sandy beach with views that seem to show the curvature of the earth versus the daily ebb and flow of an estuary with its promise of a Swallows and Amazons lifestyle.

The most basic choice is the one between coast and estuary. The sandy beach with views that seem to show the curvature of the earth versus the daily ebb and flow of an estuary with its promise of a Swallows and Amazons lifestyle.

The exact location is often narrowed down by the buyer's passions and those of their family. Surfing or boating, sand or pebbles, a feeling of remoteness or the bustle of a coastal town.

The south coast is a paradise for yachting types with its sheltered rivers and marinas. Salcombe in Devon, Itchenor near Southampton, Lymington and Beaulieu River in the New Forest, Bosham and Chichester, Bembridge and Seaview on the Isle of Wight – just a few of the areas that are a magnet for those who want a home with easy access to a good mooring and a community of fellow boat-lovers.

For surfing, the more exposed beaches are much in demand. St Ives and Padstow are both popular destinations with access to some of the UK's best surfing breaks.

St Ives also has a thriving artistic community - it's home to the Cornish arm of the Tate - and Padstow has established itself as a foodie mecca.

Padstow was the beachhead for a culinary invasion that has spread throughout many of the UK's well-heeled coastal towns. These days, your family bolthole is more than likely to be within easy reach of more than a handful of great local restaurants and probably the odd Michelin star.

If proximity to London is key, there's the characterful East Sussex town of Rye close to wonderful kitesurfing beaches, and in Kent there's the thriving, restaurant-filled Whitstable. Southwold and Aldeburgh in Suffolk are well-loved by capital dwellers looking for a weekend retreat, and the incredible open vistas of Norfolk have made towns like Burnham, Holt and Brancaster hugely popular.

The list goes on – there is something for everyone around the UK's coast. Whether messing about on the water is your thing, painting it or just enjoying the taste of salt in the air and the sound of gulls on the wing, the world is your freshly-shucked oyster.

Sold Properties

Cowes, Isle of Wight
Guide price: £1,450,000 **SOLD**
Winchester sales, +44 1962 850333



Ventnor, Isle of Wight
Guide price: £1,475,000 **SOLD**
Winchester sales, +44 1962 850333



Edinburgh
Offers in excess of: £675,000 **SOLD**
Edinburgh sales, +44 131 222 9600





FOWEY, CORNWALL

Admiral House

An immaculate and impressive waterfront home that has been renovated throughout to an exceptionally high standard and is situated in a commanding position in the much sought-after village of Fowey. It currently generates a strong income stream.

Accommodation includes:

- 4 reception rooms
- 8-9 bedrooms
- 4-5 bathrooms
- Secondary accommodation
- Garaging
- Approximately 4,873 sq ft

Guide price: £1,800,000



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ROCK, CORNWALL

Oysters

Outstanding property set in a magnificent position with garden leading to the foreshore and beach. Views over the River Camel and to Padstow beyond.

Accommodation includes:

- 5 en suite bedrooms
- Kitchen/dining room with panoramic views
- Private path down to Porthilly Beach
- Eco credentials including grass roof and air heat exchanger

Price on application

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FOWEY, CORNWALL

Pieds Dans L'Eau

In a prime waterfront position overlooking the Fowey Estuary with direct water access and its own fixed mooring jetty, running mooring or frape. In all about 1.1 acres including about 700 ft of foreshore.

Accommodation includes:

- 3 reception rooms
- 5 bedrooms
- 3 bathrooms
- Private gardens and terraces
- Plenty of parking
- Approximately 2,677 sq ft

Guide price: £1,975,000



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FOWEY, CORNWALL

Victoria Steps

A very special waterfront family home situated in the heart of Fowey in a prime waterfront position. The property was only built 10 years ago and it is rare for a property in Fowey to have secure parking for four vehicles.

Accommodation includes:

- 3 reception rooms
- 5 bedrooms
- 4 bathrooms
- Secure parking for at least 4 vehicles
- Direct water access with a running mooring
- Self-contained ground floor annexe
- Approximately 2,646 sq ft

Guide price: £1,975,000

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POLPERRO, CORNWALL

Mont St Pierre

A waterfront property in need of refurbishment, situated in a breathtaking, south-east facing coastal position with panoramic views over Polperro Harbour and out to sea. Situated in over an acre of garden and grounds. Includes a single garage in the village.

Accommodation includes:

- Existing planning permission
- Spectacular waterfront position
- Existing house consists of:
- 2 reception rooms
- 3 bedrooms
- 1 bathroom

Guide price: £750,000

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PORTMELLON, CORNWALL

Chapel Point House

An exceptional and rare coastal property with 270 degree panoramic views and two sheltered slipways and boat houses. In all about 11.9 acres including gardens, foreshore and grazing paddock.

Accommodation includes:

- Grade II Arts and Crafts home
- 5 bedrooms including annexe
- 3 reception rooms
- Gardens, foreshore, private beach and pasture

Guide price: £2,950,000



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TALLAND BAY, CORNWALL

Westcliff Old Court

A beautiful waterfront home overlooking Talland Bay with its clear waters and a lovely beach. The house has large rooms with high ceilings and period features. There is also a lovely garden.

Accommodation includes:

- 3 reception rooms
- 6 bedrooms
- 4 bathrooms
- Footpath from the property to the beach
- Annexe
- Detached office and garage

Guide price: £1,950,000



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PADSTOW, CORNWALL

The Dower House

Grade II listed house and garden overlooking the Camel Estuary on the edge of the village. It has recently had planning granted to change the use from hotel back into a residential dwelling.

Accommodation includes:

- 3 reception rooms
- 6-8 bedrooms
- 6-7 bathrooms
- Parking for 9 cars

Guide price: £1,350,000

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ST ISSEY, CORNWALL

Tregonce Farm

A charming Grade II listed farmhouse with estuary views situated on the edge of the picturesque and peaceful hamlet of Tregonce.

Accommodation includes:

- 3 reception rooms
- 5 bedrooms
- 3 bathrooms
- Detached garage
- Mature gardens

Offers in excess of: £800,000

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MAWGAN PORTH, CORNWALL

Carne Crest

Set high above the bay with panoramic views and within easy walking distance of the beach and outstanding surfing.

Accommodation includes:

- 3-6 bedrooms
- 3-6 bathrooms
- 3 bedroom home and 3 bedroom holiday home
- Off road parking for up to 6 cars or boats and a garage
- Front terrace and rear garden
- Approximately 3,455 sq ft

Guide price: £1,350,000

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POLZEATH, CORNWALL

Sea Mist

In the heart of Polzeath with flexible accommodation and impressive income generation. It is perfect as a lock up and leave or holiday rental. Perfect for two families and only a short walk from the surfing beach.

Accommodation includes:

- 2 reception rooms
- 4 bedrooms
- 2 bathrooms
- Garden
- Ample storage and parking
- Approximately 1,590 sq ft

Guide price: £900,000

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POLZEATH, CORNWALL

Seascope

An exciting waterfront double development opportunity. Subject to gaining changes to the existing planning permission for two houses, the site could be developed as one plot into one large main home with secondary accommodation and some leisure facilities.

Accommodation includes:

- 2 plots or 1 larger one
- Private parking
- 4-8 bedrooms
- 2-4 reception rooms
- 3-6 bathrooms
- Approximately 2,336 - 4,672 sq ft

Guide price: £1,700,000

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POLPERRO, CORNWALL

Tresillian

An immaculate, contemporary residence with spacious and versatile accommodation incorporating a letting annexe and an adjoining development plot with planning permission for a separate 1,055 sq ft home.

Accommodation includes:

- 2-3 reception rooms
- 4-5 bedrooms
- Separate letting annexe
- Sea views
- Approximately 3,302 sq ft

Guide price: £795,000

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KINGSWEAR, DEVON

Farthings

A beautiful, south-facing waterfront family home on one of the most desirable roads in Kingswear; with planning permission to dramatically extend the size of the house.

Accommodation includes:

- 5 bedrooms and 4 reception rooms
- Private jetty, slipway and running mooring
- Boathouse with winch and boat store
- Approximately 2,648 - 3,918 sq ft

Guide price: £2,750,000



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DAWLISH, DEVON

Oak Cottage

Arts and Crafts style house with uninterrupted rural and coastal views. Immaculately restored, with beautiful gardens.

Accommodation includes:

- 4 bedrooms
- 3 reception rooms
- 3 bathrooms
- Beautiful stone outbuilding
- Detached double garage
- In all about 1 acre

Guide price: £1,000,000

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SALCOMBE, DEVON

The Spinney

One of the best development sites Salcombe has seen. Planning permission for a 6,993 sq ft new home plus a detached residential annexe and garage block.

Accommodation includes:

- Stunning water views up the estuary and out to sea
- Gently sloping land extending to 1.1 acres
- Mature garden and woodland setting
- South-facing with access from 2 lanes
- 5 bedroom house plus 2 bedroom annexe
- Indoor pool with Jacuzzi and gym

Guide price: £1,900,000

CGI



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AXMOUTH, DEVON

Havencliffe House

Superbly positioned house on the Jurassic Coast.

Accommodation includes:

- 4 reception rooms
- 6 bedrooms
- 3 bathrooms
- Cottage
- Swimming pool
- In all about 9.6 acres

Guide price: £2,000,000



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SALCOMBE, DEVON

Vine House

Arguably the best house currently on the market along the Salcombe Estuary. Beautifully renovated with fabulous entertaining space making the most of its creek-side location.

Accommodation includes:

- 5 bedrooms and 3 reception rooms
- Sail loft and boat house
- Landscaped garden
- Running mooring

Guide price: £3,000,000



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NEWTON FERRERS, DEVON

Westfield

One of the finest homes in Newton Ferrers with an impressive, elevated and private south-facing position giving almost panoramic views over the River Yealm.

Accommodation includes:

- 3 reception rooms
- 5 bedrooms
- Secondary accommodation
- Meticulously landscaped gardens and terraces
- Private access to the water

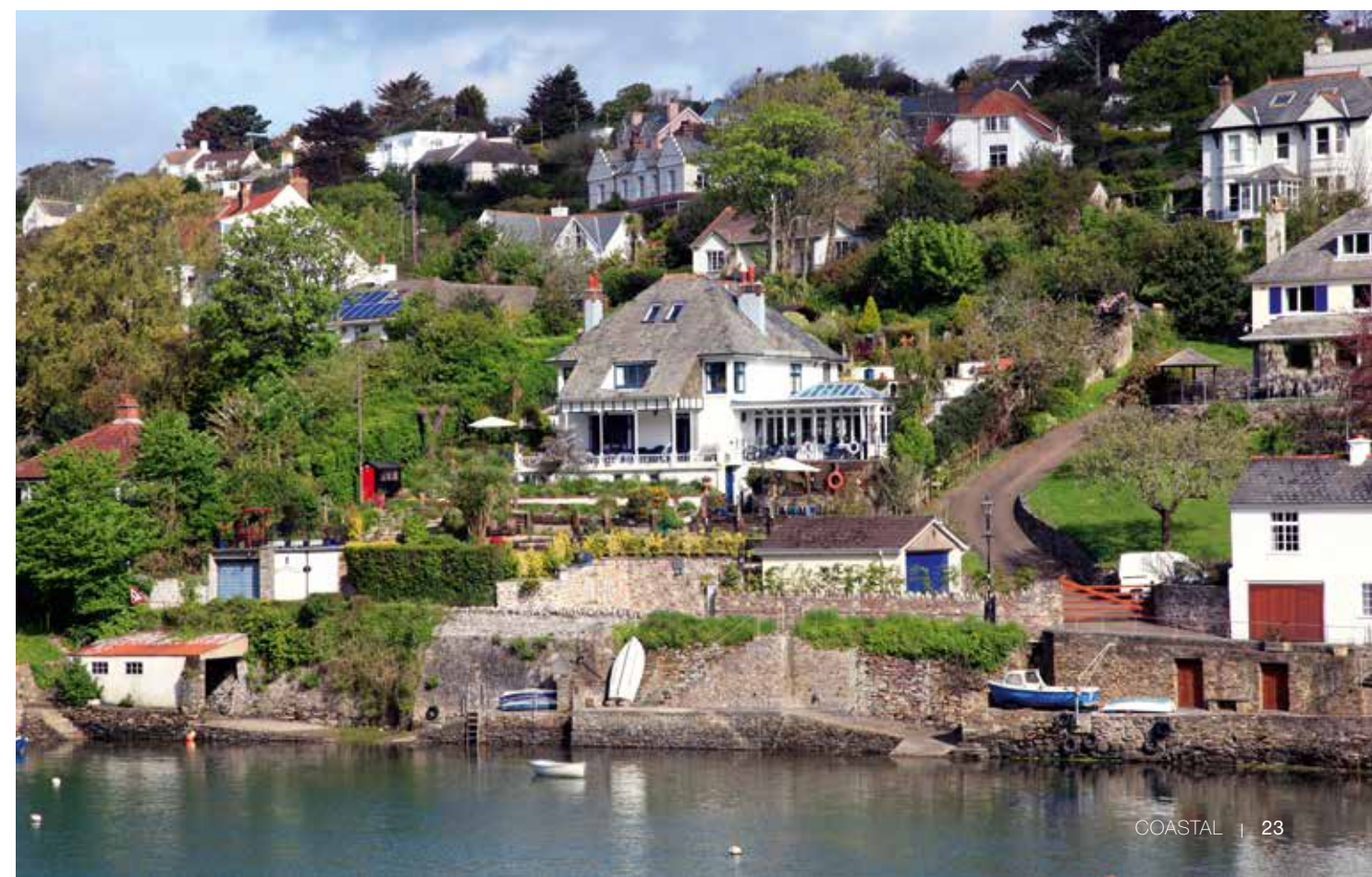
Guide price: £2,800,000

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SALCOMBE, DEVON

Herwood

Unparalleled panoramic views up the estuary and out to sea in arguably one of the most sought-after waterfront locations in the UK.

Accommodation includes:

- 4-6 bedrooms
- 3-5 reception rooms
- Stunning self-contained terrace
- Option to create a self-contained flat
- Double garage, garden room and summerhouse

Price on application



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PUTSBOROUGH, DEVON

Vention Garden Cottage

Private and secluded beach front home. Significant development potential and occupying an exceptional position overlooking Putsborough Sands.

Accommodation includes:

- 2 reception rooms
- 4 bedrooms
- Detached 1-2 bedroom annexe
- 5 single garages
- Swimming pool

Guide price: £3,250,000

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DITTISHAM, DEVON

Rose Grove

Pretty Grade II listed home in the heart of this popular South Hams village. Restored to a high finish with lovely terraced gardens and a single garage.

Accommodation includes:

- 4 bedrooms
- 2 reception rooms
- 4 bathrooms
- Terrace and garden
- Single garage
- Approximately 2,024 sq ft

Guide price: £825,000

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KINGSWEAR, DEVON

Mulberry House

A wonderful period family home in a very special and elevated south-facing position in the heart of Kingswear. The mature garden is particularly special.

Accommodation includes:

- 3 reception rooms
- 4 bedrooms
- 3 bathrooms
- Terraced garden
- Double garage
- Approximately 3,917 sq ft

Guide price: £1,250,000

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SNOWDONIA NATIONAL PARK, NORTH WALES

Rhuddallt

Walk down to the beach. A wonderful house with glorious views looking west down the estuary and across to Cader Idris.

Accommodation includes:

- Direct access to estuary and secluded beaches
- 7 en suite bedrooms with estuary views
- More than 2 acres of landscaped gardens and paddock
- Biomass boiler, PV and solar panels
- Dining room with inglenook fireplace

Guide price: £850,000

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KINGSWEAR, DEVON

Kittery Quay

A lovely south-facing waterfront family home situated in a prime position in the heart of one of the most popular South Coast estuaries. Top floor self-contained annexe. Direct water access.

Accommodation includes:

- 3-4 reception rooms
- 4-6 bedrooms
- 4 bathrooms
- 2 terraces
- Running mooring
- Private parking

Guide price: £1,995,000

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NEWTON FERRERS, DEVON

Vine Cottage

A very special and unique Grade II listed cottage situated in the heart of Newton Ferrers in a stunning waterfront location.

Accommodation includes:

- 4-5 bedrooms
- 3 reception rooms
- Studio annexe, garaging, summer house and manicured Mediterranean terraces
- Private quay and running mooring

Guide price: £2,250,000



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CGI



COASTAL

NEWTON FERRERS, DEVON

Yealm Ridge

An exciting development opportunity with approved planning to build a three bedroom detached home with an annexe in the heart of Newton Ferrers.

Accommodation includes:

- South-west facing position
- 3 bedrooms and bathrooms
- Detached garage
- Ground floor studio
- Garden, terraces and balcony

Guide price: £325,000

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YARMOUTH, ISLE OF WIGHT

Tanners

A unique house located within a prime position in the Yarmouth Conservation Area with fine views and a large garden.

Accommodation includes:

- 6 bedrooms
- 100m from the town centre and Royal Solent Yacht Club
- Private Solent foreshore

Guide price: £1,650,000

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PORTPATRICK, DUMFRIES AND GALLOWAY

Killantringan

These two spectacular former lightkeepers' houses enjoy a wonderful setting beside a decommissioned lighthouse with unlimited views of the dramatic coastline.

Accommodation includes:

- 2 reception rooms
- 6 bedrooms
- 3 bathrooms
- Separate 3 bedroom cottage
- Garden and grounds with outstanding views
- In all about 3 acres

Offers in excess of: £485,000

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ROUSAY, ORKNEY

Viera Lodge

An exceptional Georgian house occupying a magnificent coastal position with spectacular southerly sea views towards the Orkney mainland. An extensive programme of refurbishment has been completed to create a house which is truly unique.

Accommodation includes:

- 2 reception rooms
- 3 bedrooms
- 2 bathrooms
- Ruined boathouse with planning consent
- Outstanding coastal views
- In all about 7.9 acres

Offers in excess of: £350,000

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BERE ALSTON, DEVON

Weir Quay Boat Yard

A beautiful riverside home and working boatyard, with a wide range of facilities, in an Area of Outstanding Natural Beauty overlooking the River Tamar.

Accommodation includes:

- 4 bedroom architect designed house
- Large level yard with slipway, jetty and berthing platform
- Storage buildings and extensive workshop facilities
- Large area of riverbed with 120 swinging moorings under a separate lease

Guide price: £1,000,000

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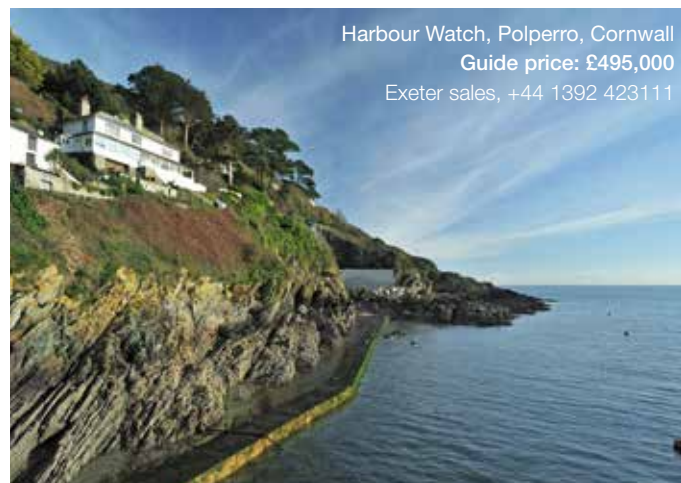


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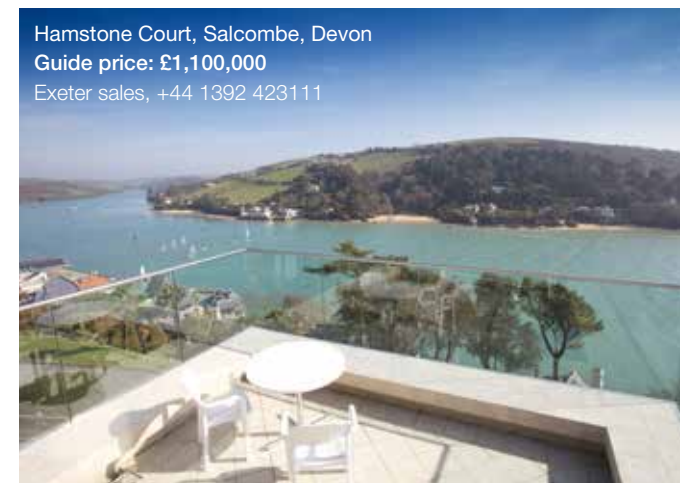
Harbour Watch, Polperro, Cornwall
Guide price: £495,000
Exeter sales, +44 1392 423111



Fisherman's Cottage, Polperro, Cornwall
Guide price: £259,000
Exeter sales, +44 1392 423111



Burgh Island Causeway, Bigbury-On-Sea, Devon
Guide price: £550,000
Exeter sales, +44 1392 423111



Hamstone Court, Salcombe, Devon
Guide price: £1,100,000
Exeter sales, +44 1392 423111

The coastal WISHLIST

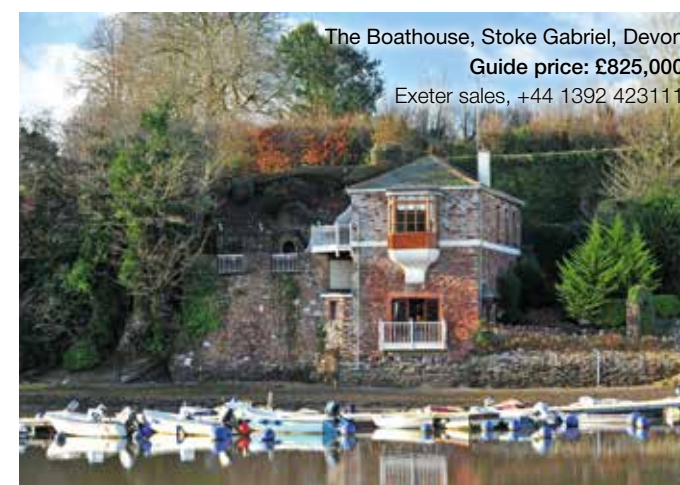
Whether you are looking for a weekend retreat or a family home on the coast, our dedicated waterfront team can help.



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Shore Enough, Polruan, Cornwall
Guide price: £1,100,000
Exeter sales, +44 1392 423111



The Mount, Carne, Cornwall
Guide price: £750,000
Exeter sales, +44 1392 423111



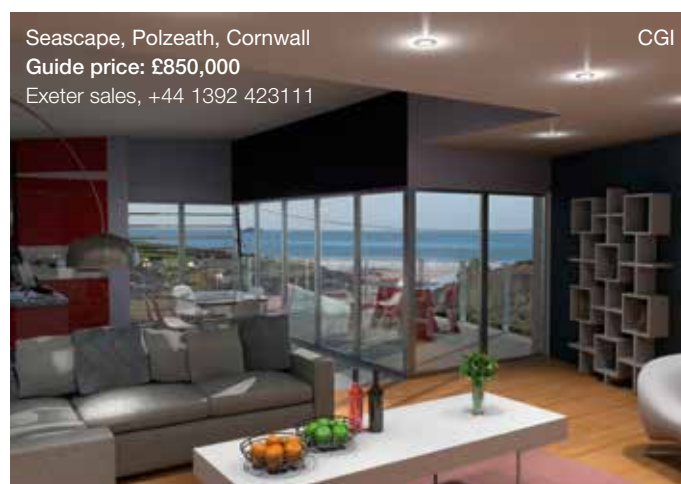
The Boathouse, Stoke Gabriel, Devon
Guide price: £825,000
Exeter sales, +44 1392 423111



Westleigh, Kingswear, Devon
Guide price: £1,100,000
Exeter sales, +44 1392 423111



The Blue House, Newquay, Cornwall
Guide price: £830,000
Exeter sales, +44 1392 423111



CGI
Seascape, Polzeath, Cornwall
Guide price: £850,000
Exeter sales, +44 1392 423111



Telhaven, Wembury Point, Devon
Guide price: £1,000,000
Exeter sales, +44 1392 423111



The Fort, Solva, Pembrokeshire
Guide price: £850,000
Hereford sales, +44 1432 273087



PREMIUM LIVING

The sound, sight and smell of the coast is something that has drawn people for centuries and it has made waterfront property highly prized not just around the UK's shores but also near rivers, lakes and harbours, with a price premium to match.

But just how much extra are buyers willing to pay to live on or near the water's edge?

According to the Knight Frank Prime Waterfront Index, the answer is 70% on average across the UK when compared to a similar property further inland, up from 63% at the end of 2014.

LOCATION, LOCATION, LOCATION

Home to the longest coastline of any English region, the South West offers the most added value at 91%. The region boasts some of the country's most expensive waterfront properties, with Sandbanks, Rock and Salcombe some of the prime hotspots.

In the South East the very best waterside homes command premiums up to 44%, falling to 41% in East Anglia and 33% in Scotland.

But while location undoubtedly affects value, lifestyle factors are also at play. Properties that offer direct access to water are the gold standard, with a private slipway considered the most valuable asset. They can push up the waterfront premium on average by 118%.

Properties with moorings and pontoons meanwhile, can command premiums of 106% and 105% respectively, while private jetties and private beach access can add 91% and 86%.

In terms of location types, homes situated on estuaries command the largest premium at 96%. Prime harbour-side properties enjoy an uplift of 91% and coastal homes 67%.

Moving away from the sea, prime riverside homes are worth an average of 67% more and lakeside properties 40% over and above their inland equivalents.

WATERFRONT PREMIUM	
UK	70%

BY REGION	
EAST ANGLIA	41%
SCOTLAND	33%
SOUTH EAST	44%
SOUTH WEST	91%
WALES	27%

LOCATION	
ESTUARY	96%
COASTAL	67%
HARBOUR	91%
RIVERSIDE	67%
LAKESIDE	40%

WATERFRONT PREMIUM	
SEA VIEW	68%
MOORINGS	106%
SLIPWAY	118%
PONTOON	105%
JETTY	91%
PRIVATE BEACH ACCESS	86%

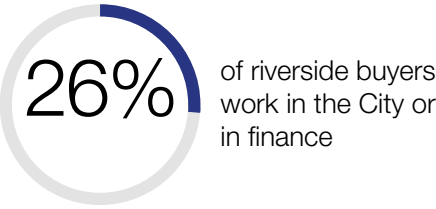
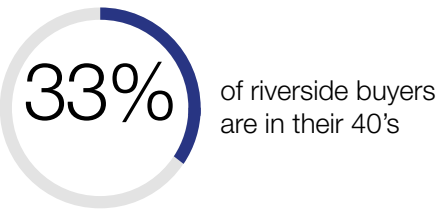
LONDON LIFE

The properties on offer along the stretch of river between Barnes and Tower Bridge are extremely diverse, from period homes in the South West to new developments in central London.

Both local and international buyers are active in the market and this is one factor underpinning the appeal of riverside property in London. While the majority of purchasers in 2014 were from the UK, developers are tailoring new developments to a global market.

Property prices along London's Southbank have risen by 17% over the two years to June 2015, outperforming the 10% growth seen across prime central London over the same time. Agents note that such strong price growth has been underpinned by rising demand from buyers for river views and access, and the delivery of new developments.

LONDON IN NUMBERS



RIVERSIDE *Lakeside*

London has so much to offer in terms of waterfront living because the Thames winds its way through such diverse areas, each with its own unique character and charm.

Living on the water has an appeal that resonates deeply with residents who call the banks and shores of the UK's waterways home. For some it's the sun's rays reflecting on the water or the rowing boats and houseboats bobbing in the current, for others it's the wide open spaces and nature. For those in the heart of the capital, it's the chance to live on the river alongside globally renowned landmarks such as Tower Bridge and The Houses of Parliament.

London has so much to offer in terms of waterfront living because the Thames winds its way through such diverse areas, each with its own unique character and charm.

Henley-on-Thames – famed for the annual Royal Regatta; a high point in the summer calendar – together with

neighbouring Marlow and Sonning are situated on stunning reaches of the river.

It flows eastwards to Richmond and a wonderfully picturesque stretch runs through Hampton Court, passing some remarkable architecture from beautiful Georgian houses to sleek new contemporary homes. At Petersham Meadows, the river forms part of a panorama from Richmond Hill that is the only view in England protected by an Act of Parliament.

At Barnes, it glides past a London village which retains its historic charm and the river is central to its desirability – the famous Oxford and Cambridge boat race is played out on this stretch of the Thames each year. At Chiswick's Embankment, 'chocolate box' houses and their moorings line the banks, an area often heralded as one of London's best kept secrets.

As the Thames flows past Fulham and then Chelsea and Battersea, all the way to Tower Bridge, some of the river's most remarkable developments come into view. Rising as high as 50 storeys, these iconic new structures offer 360-degree views of the capital along with luxurious leisure and business amenities.

At Wapping and Shad Thames with their converted wharfs and warehouses, residents can hark back to the days when London's ports were full of ships unloading wares from all corners of the Empire.

In Canary Wharf, East London's commercial hub, modernist skyscrapers serve financiers and residents, creating a thriving community and offering excellent

transport links to the rest of the capital and beyond.

The Thames has something for everyone, from the tranquil grandeur of the west to the vibrant buzz of the east. Here at Knight Frank, we are most fortunate to be able to offer so many fine waterside homes from our portfolio to buyers from all over the globe – for many, their sole requirement is that their homes, no matter where in the world, should have a view of water.

Matthew Smith
Riverside Office Head

Sold Properties

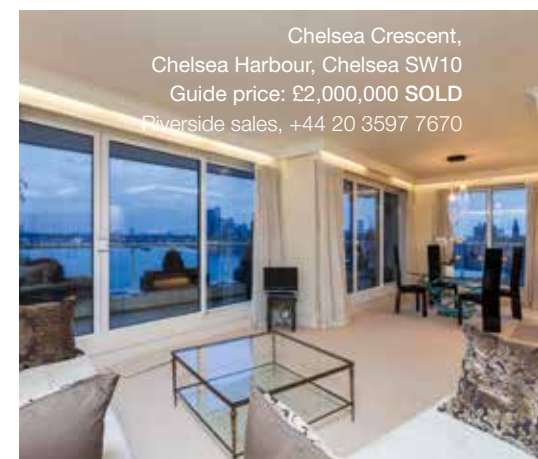
Montevetro,
Battersea Church Road, Battersea SW11
Guide price: £1,995,000 **SOLD**
Riverside sales, +44 20 3597 7670



South Buckham Farm, Dorset
Guide price: £1,950,000 **SOLD**
Exeter sales, +44 1392 423111



Chelsea Crescent,
Chelsea Harbour, Chelsea SW10
Guide price: £2,000,000 **SOLD**
Riverside sales, +44 20 3597 7670





ALBERT EMBANKMENT, LONDON

Parliament View

A stunning penthouse, in a sought-after central riverside location. The vast reception room with double-height ceilings provides spectacular views of the river and its iconic buildings.

Accommodation includes:

- Master suite with dressing room and bathroom
- 3 further bedrooms (2 with en suite)
- 2 reception rooms
- Kitchen/dining room
- Roof terrace
- Concierge
- Leisure facilities

Guide price: £6,750,000



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RIVERSIDE & LAKESIDE

IMPERIAL WHARF, LONDON

Dolphin House

Bright and spacious three bedroom flat with outstanding views of the river and communal gardens. The property is in immaculate condition and is in one of the most desirable positions within the development.

Accommodation includes:

- 3 bedrooms
- 2 bathrooms
- Reception room
- Balcony
- 24 hour concierge and security
- Private parking

Guide price: £3,000,000



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BATTERSEA PARK, LONDON

Albert Bridge House

A desirable three bedroom flat in one of the river and Battersea's most sought-after buildings, with views of the park and river.

Accommodation includes:

- 3 bedrooms
- 2 bathrooms
- Reception room
- Balcony
- Concierge
- Private parking

Guide price: £2,500,000



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RIVERSIDE & LAKESIDE

NINE ELMS, LONDON

The Tower

An excellent flat in a very prestigious residence offering stunning Westminster views. The property is in pristine condition and ready for immediate occupation.

Accommodation includes:

- 3 bedrooms
- 2 bathrooms
- Reception room
- Balcony
- 24 hour concierge and security
- Leisure facilities

Guide price: £2,850,000

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SOUTH BANK, LONDON

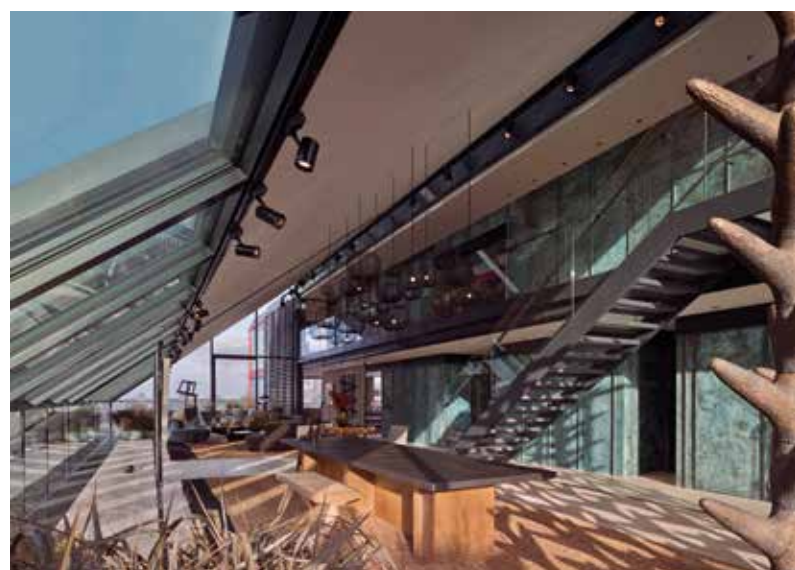
NEO Bankside

An outstanding penthouse apartment, featuring a double height reception room and triple aspect views of the Thames, the City and St Paul's Cathedral.

Accommodation includes:

- 3 reception rooms
- 4 bedrooms and 4 bathrooms
- Roof terraces and winter gardens
- 24 hour concierge
- Underground car parking

Guide price: £19,750,000



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RIVERSIDE & LAKESIDE

CHELSEA BRIDGE WHARF, LONDON

Centurion Building

A contemporary penthouse apartment with spectacular river views encompassing the bend in the river at Chelsea Bridge. Spacious accommodation and a bright modern interior allow for fabulous entertaining space.

Accommodation includes:

- 3 bedrooms
- 2 bathrooms
- Reception room
- Balcony
- 24 hour concierge and security
- Private parking

Guide price: £5,000,000



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BATTERSEA PARK, LONDON

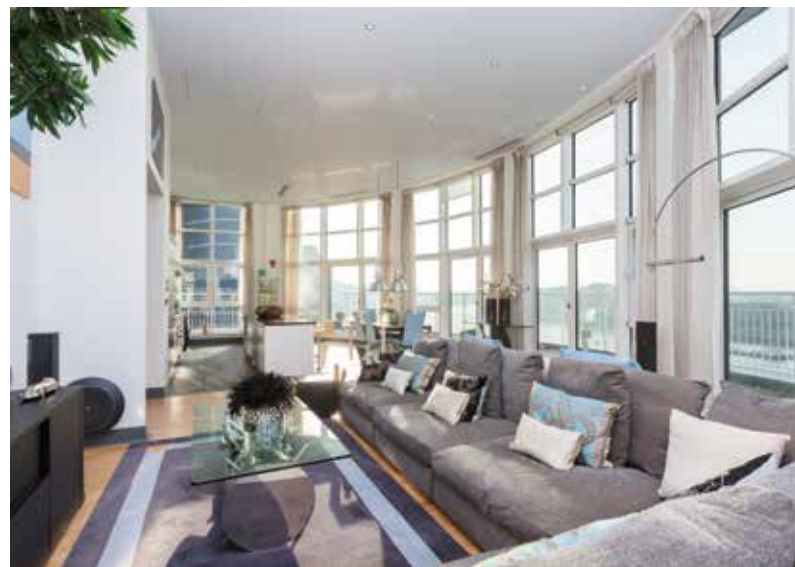
Oyster Wharf

An immaculate penthouse with double height reception room and panoramic River Thames views.

Accommodation includes:

- 3 bedrooms
- 3 bathrooms
- Reception room
- Balcony
- Concierge
- Leisure facilities

Guide price: £1,850,000



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RIVERSIDE & LAKESIDE

HENLEY-ON-THAMES

Temple House

Temple House is a stunning country house built to an exacting specification with grounds running down to the River Thames. The house has excellent entertaining facilities and is set in lovely gardens overlooking a lake.

Accommodation includes:

- 7 reception rooms
- 6 bedrooms
- 6 bathrooms
- Swimming pool
- Tennis court
- In all about 5.18 acres

Guide price: £6,950,000

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HENLEY-ON-THAMES

Medmenham Court

Medmenham Court is a rare opportunity to create a modern 21st century country house in an enviable position overlooking the River Thames with planning consent which can be amended to suit requirements.

Accommodation includes:

- 5 reception rooms
- 10 bedroom suites
- Indoor/outdoor swimming pool
- Staff accommodation
- Extending to over 32,070 sq ft
- In all about 44.9 acres

Offers over: £6,500,000

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CGI



CGI



RIVERSIDE & LAKESIDE

TUNBRIDGE WELLS

Socknersh Manor

A beautifully presented Grade II listed manor house occupying an elevated setting in an idyllic valley overlooking its own lake.

Accommodation includes:

- 6 reception rooms
- 6 bedrooms
- 5 bathrooms
- Coach house with staff flat, games room, cinema and party room
- Tennis court and swimming pool
- In all about 56.31 acres

Price on application

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HENLEY-ON-THAMES

Medmenham Abbey

A spectacular Grade II* listed riverside house steeped in history and recently beautifully refurbished. Set in mature gardens and water meadows, there is a private dock with 0.67 mile of River Thames frontage.

Accommodation includes:

- 6 reception rooms
- 9 bedrooms
- 9 bathrooms
- Home cinema, spa and outdoor swimming pool
- Staff offices and housekeeper's cottage
- In all about 42 acres

Offers in excess of: £10,000,000

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RIVERSIDE & LAKESIDE

WARGRAVE, BERKSHIRE

The Riverstation

The Riverstation is an immaculately presented property built on stilts overlooking a beautiful unspoilt stretch of the River Thames.

Accommodation includes:

- 4 bedrooms
- 4 reception rooms
- 4 bathrooms
- Private parking
- Mooring

Guide price: £1,950,000

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HENLEY-ON-THAMES

Timbers

Located on a prestigious road overlooking the River Thames and with secondary accommodation.

Accommodation includes:

- 5-6 bedrooms
- 5 reception rooms
- Swimming pool/9 seat cinema/snooker room
- Mooring facilities/landing stage boat house

Guide price: £6,500,000

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LOCKERBIE, DUMFRIESSHIRE

Waterside House

An extremely well presented country house which, when taken with its gate lodge, stables, river frontage and the most magnificent gardens, offers a package with tremendous amenity.

Accommodation includes:

- 4 reception rooms
- 7 bedrooms
- 3 bathrooms
- Gate lodge, stables and coach house
- Frontage to the River Annan with trout fishing
- In all about 10.65 acres

Offers in excess of: £975,000



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RIVERSIDE & LAKESIDE

LOCHAWE, ARGYLL

Tower of Glenstrae

Exceptional Scottish Baronial country house in a magnificent situation above Loch Awe boasting superb views. The house has a private setting in its own grounds and is protected by banks of mature trees.

Accommodation includes:

- 4 reception rooms
- 8 bedrooms
- 4 bathrooms
- Large garden with lawns, woodland, burns and ponds
- Fishing rights on Loch Awe
- In all about 2.4 acres

Offers in excess of: £625,000



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WOODLAND, DEVON

Gurrington House

Magnificent late Georgian Grade II listed country home. Fabulous south-west facing views out across its own landscaped gardens and grounds down to a lake at the valley bottom.

Accommodation includes:

- 5 reception rooms
- 8-10 bedrooms
- 4 bathrooms
- Approximately 7,079 sq ft
- Outbuildings, stabling and a tennis court
- In all about 24.7 acres

Guide price: £1,975,000



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Albion Riverside, Battersea SW11
Guide price: £2,100,000
Riverside sales, +44 20 3597 7670



Montevetro, Battersea SW11
Guide price: £1,995,000
Riverside sales, +44 20 3597 7670



Chelsea Creek, Fulham SW6
Guide price: £400 per week
Riverside lettings, +44 20 3597 7680



Grosvenor Waterside, Pimlico SW1W
Guide price: £1,615 per week
Riverside lettings, +44 20 3597 7680

Riverside & Lakeside WISHLIST

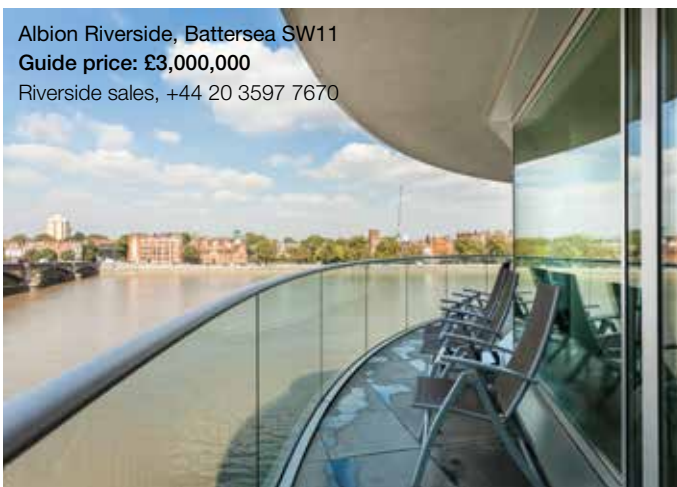
Whether you are looking for a pied à terre in the city or a family home along the river, with over 25 offices in London we can help.



Waterside Point, Albert Bridge Road SW11
Guide price: £1,000 per week
Riverside lettings, +44 20 3597 7680



Grosvenor Waterside, Pimlico SW1W
Guide price: £850 per week
Riverside lettings, +44 20 3597 7680



Albion Riverside, Battersea SW11
Guide price: £3,000,000
Riverside sales, +44 20 3597 7670



Thames Quay, Chelsea Harbour SW10
Guide price: £2,500,000
Riverside sales, +44 20 3597 7670



NEO Bankside, South Bank SE1
Guide price: £2,450 per week
Riverside lettings, +44 20 3597 7680



The Tower, Vauxhall SW8
Guide price: £1,650 per week
Riverside lettings, +44 20 3597 7680



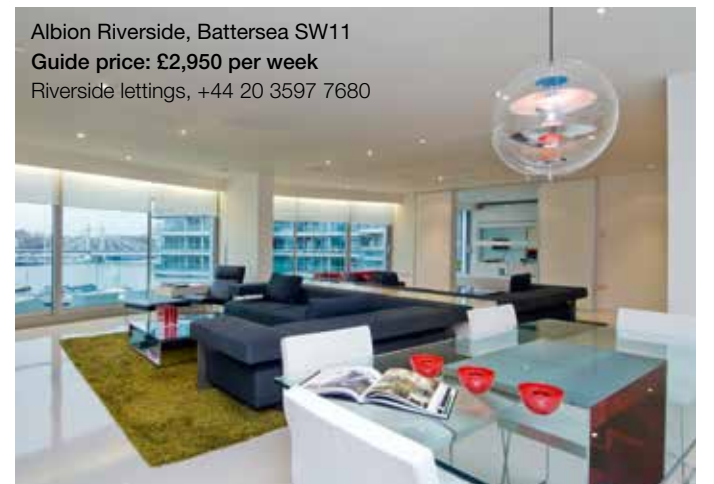
The Panoramic, Pimlico SW1V
Guide price: £5,500,000
Riverside sales, +44 20 3597 7670



Flagstaff House, St George Wharf SW8
Guide price: £5,000,000
Riverside sales, +44 20 3597 7670



The Tower, Vauxhall SW8
Guide price: £1,500 per week
Riverside lettings, +44 20 3597 7680



Albion Riverside, Battersea SW11
Guide price: £2,950 per week
Riverside lettings, +44 20 3597 7680

International

Water, whether it be the sea, a lake or a river, fascinates us, excites us, soothes us and even frightens us – its magnetic pull is irresistible.

The health benefits of coastal living have been known since the first spa resorts were established along the European coastline in the mid-1800's – resorts like the Côte d'Azur in France, Lake Como (a beauty spot since Roman times) in Italy and Lake Geneva. Today it is widely considered possible that the motion of the waves creates negatively charged particles, which fill the air around the coast. These particles act to both lower blood pressure and raise our spirits, making us less prone to anxiety. Whatever the truth, there is no doubt that refreshing sea breezes and the repetitive sound of the waves are extremely relaxing and a bracing beach walk and dip have long been considered the ultimate tonic to good health.

Awareness of the benefits of waterside living can be felt across the globe and have created highly desirable locations from Florida, The Hamptons and Los Angeles to the Caribbean and Cape Town.

The seashore and waterways are often surrounded by beautiful valleys, rolling hills, and green fields or have access to rugged coastlines. Our primal connection to water, the

health benefits and the wonderful views are not the only things that add value to waterfront property. Lifestyle is a crucial factor – being able to fish, sail or swim from your own doorstep is something many people aspire to.

And so it is no surprise that living in close proximity to water is a dream for people at all stages of life - from young families to those approaching retirement. In addition, the buoyant holiday market means that rental can be a profitable and enjoyable sideline for all waterside property owners if handled sensitively.

Waterside properties have long commanded a premium - be they lakeside, coastal, riverside, sea view or estuary properties. Even more desirable, and therefore more expensive, are properties with private beach access, jetty or pontoon, private mooring or slipway.

Each watery location is unique not only to its geographic position, be it temperate lake or tropical island but also to the diversity of the individuals it attracts.

*Lifestyle is a crucial factor -
being able to fish, sail
or swim from your own
doorstep is something
many people aspire to.*

Sold Properties

Founex, Lake Geneva, Switzerland
Guide price: CHF 12,500,000 **SOLD**
Switzerland sales, +44 20 7861 1109



La Croix Valmer, France
Guide price: €2,900,000 **SOLD**
France sales, +44 20 7861 5034



Lorient Bay, St Barts
Guide price: €15,000,000 **SOLD**
Caribbean sales, +44 20 7861 1553





COTE D'AZUR, FRANCE

Theoule sur Mer

Exceptional waterside villa ideally situated in a secure and exclusive gated estate, offering outstanding living space, well-presented garden with private water access and enjoying panoramic sea views.

Accommodation includes:

- 2 reception rooms
- 5 bedrooms
- 5 bathrooms
- Caretaker's studio apartment
- Heated swimming pool
- Pool house and summer kitchen

Guide price: €8,900,000



Mark Harvey
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COTE D'AZUR, FRANCE

Saint Aygulf

Beautiful waterfront villa set in well-presented gardens offering bright and spacious living accommodation with stunning panoramic views across the coast.

Accommodation includes:

- 2 reception rooms
- 6 bedrooms
- 6 bathrooms
- Independent studio
- Swimming pool

Guide price: €9,200,000

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THE HAMPTONS, NEW YORK

Southampton Village Oceanfront

Designed by award winning architect Francis Fleetwood, this 6,700 sq ft traditional Hamptons' shingle-style residence is surrounded by around 4.5 acres of dunes, over 500 feet of white sandy beach and Wickapogue Pond. The epitome of luxurious seclusion offering peaceful sunrises from the ocean and sensational sunset views over the pond.

Accommodation includes:

- 7 bedrooms
- 9 bathrooms
- 4 guest suites
- Gym and Har-Tru tennis
- Heated pool and spa with cabana
- 6-car garage

Guide price: US\$39,995,000

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SAG HARBOR, NEW YORK

Strongheart

Majestic waterfront home in the Hamptons.

This spectacular bay front property consists of three single and separate lots and residences, spans approximately 6.3 acres and includes 300 feet of bay frontage, dock permits, a 60 ft heated pool and room for a tennis court. Infinite views, absolute privacy and incredible boating possibilities.

Accommodation includes:

- 12 bedrooms
- 12 bathrooms
- 2 renovated guest houses
- Gym with basketball court
- Private pond with tea house

Guide price: US\$47,500,000

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MALIBU, CALIFORNIA

Point Lechuza Drive

The LaFetra Beach House, Pierre Koenig's last built project, is an irreplaceable architectural marvel 11 years in the making. The oceanfront setting is ideal for the modern masterpiece, where walls of glass welcome the sight and sound of rolling waves to create a breathtaking sanctuary. The home features environmentally conscious materials as well as solar power, radiant heat floors and retractable beach stairs. Gated and set at the end of a private cul-de-sac within a short drive of two private airports, this is an exceptional lock and go retreat for the most discerning jet setter.

Accommodation includes:

- 4 bedrooms
- 3 and a half bathrooms
- Dipping pool and spa
- Large ocean front decks

Guide price: US\$13,495,000

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PALM BEACH, FLORIDA

Boulevard

Nirvana is a spectacular oceanfront sanctuary located in the prestigious Estate Section of Manalapan. This custom gated mansion is a masterpiece situated between the Atlantic Ocean and the Intracoastal.

Accommodation includes:

- 6 bedrooms and 10 bathrooms
- 3 half bathrooms
- Approximately 4,903 sq m
- Theatre
- Club room with a bar and a dance club, state-of-the-art gym
- Spa with massage room and sauna

Guide price: US\$27,500,000

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PALM BEACH, FLORIDA

South Ocean Boulevard

Welcome to Palm Beach's most luxurious direct oceanfront penthouse. The sheer majesty and beauty of this gorgeous southeast corner penthouse can be felt the moment you enter.

Accommodation includes:

- 3 bedrooms
- 5 bathrooms
- 1 half bathroom
- Approximately 1,544 sq m
- Media room and billiards room
- Approximately 647 sq m of terrace

Guide price: US\$10,995,000



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CAPE TOWN

Eventide, Clifton

Understated elegance in an apartment that sets the benchmark for luxury living. Panoramic Atlantic Ocean views from a covered terrace, expansive living/dining areas and gourmet kitchen makes this the perfect home for the entertainer.

Accommodation includes:

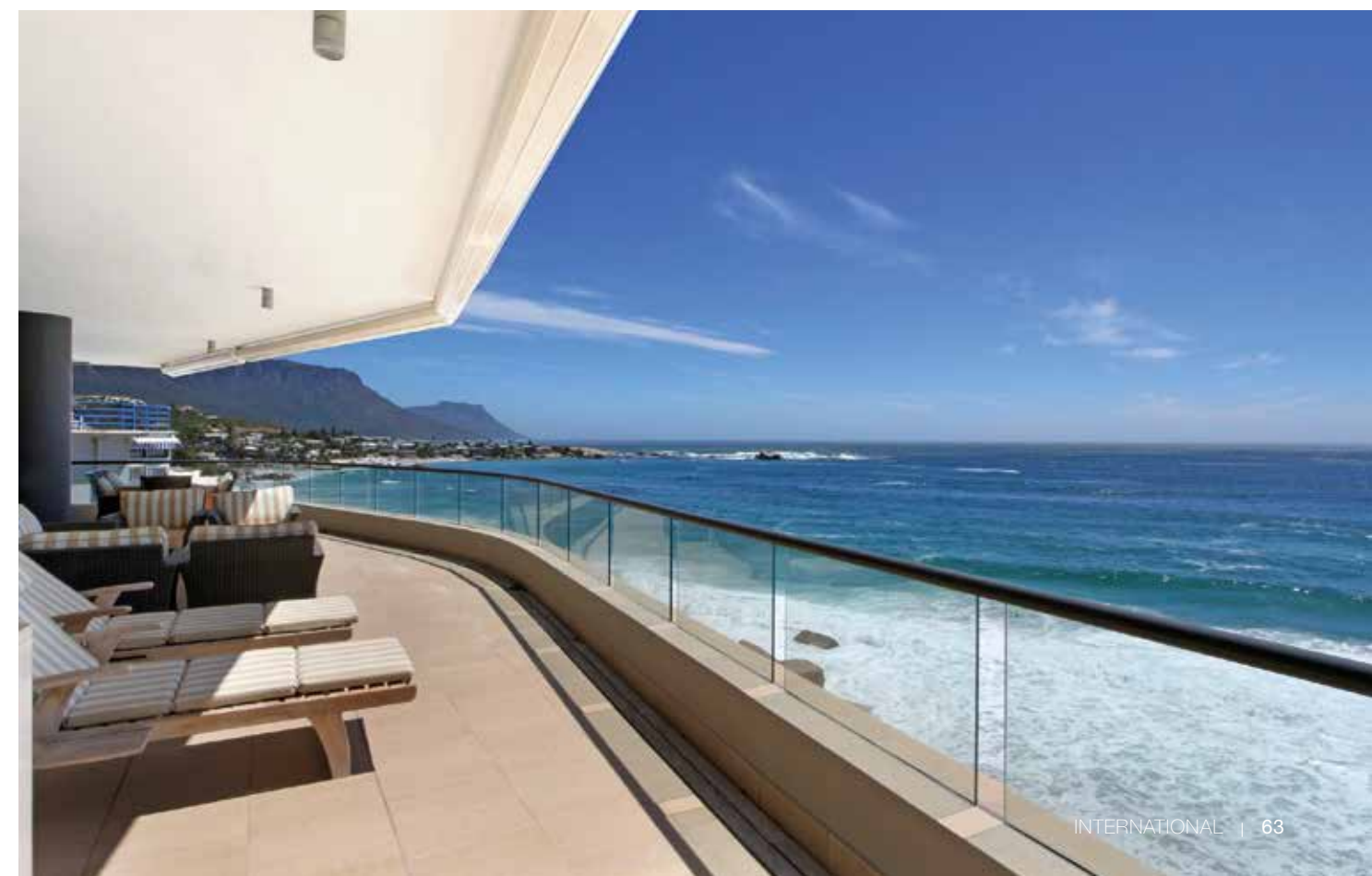
- 2 reception rooms
- 3 bedrooms
- 3 bathrooms
- Approximately 324 sq m
- Parking
- Communal swimming pool

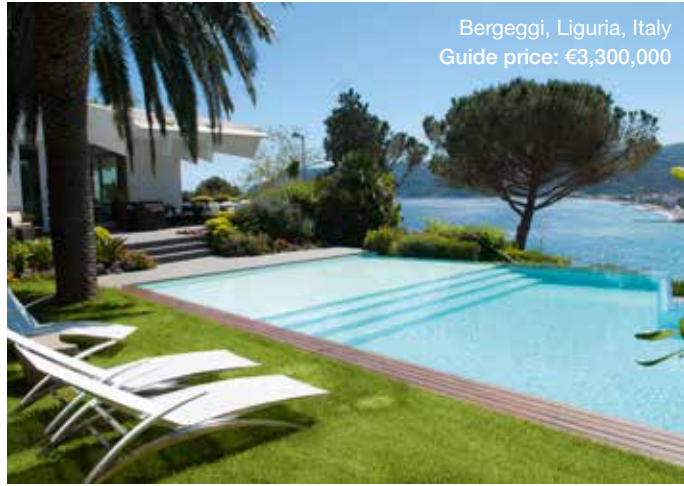
Guide price: ZAR49,000,000

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Bergeggi, Liguria, Italy
Guide price: €3,300,000



Amsterdam, Netherlands
Guide price: €3,000,000



Ibiza, Spain
Guide prices from: €2,950,000



Como Lake Resort, Lake Como, Italy
Guide prices from: €1,200,000

European Property WISHLIST

With a network covering the most popular destinations and a specialist UK team, we are the agent of choice for anyone looking to buy or sell.

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Lake Starnberg, Germany
Guide price: €6,800,000



Montreux, Switzerland
Guide price: CHF 9,800,000



Cap d'Ail, Côte d'Azur, France
Guide price: €1,690,000



Cap d'Antibes, Côte d'Azur, France
Guide price: €9,800,000



Praia da Luz, Algarve, Portugal
Guide price: €9,750,000



Los Monteros, Marbella, Spain
Guide price: €29,500,000



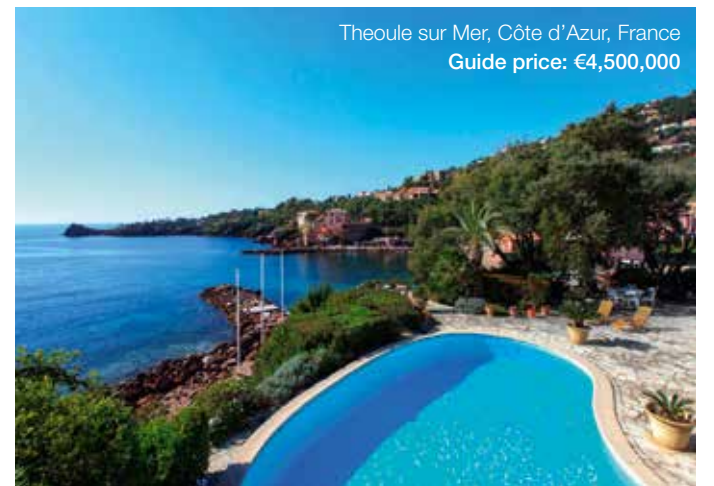
Costa Smeralda, Sardinia, Italy
Guide price: €8,000,000



Cologny, Geneva, Switzerland
Price on application



Santanyi, Felantix, Mallorca
Guide price: €3,300,000



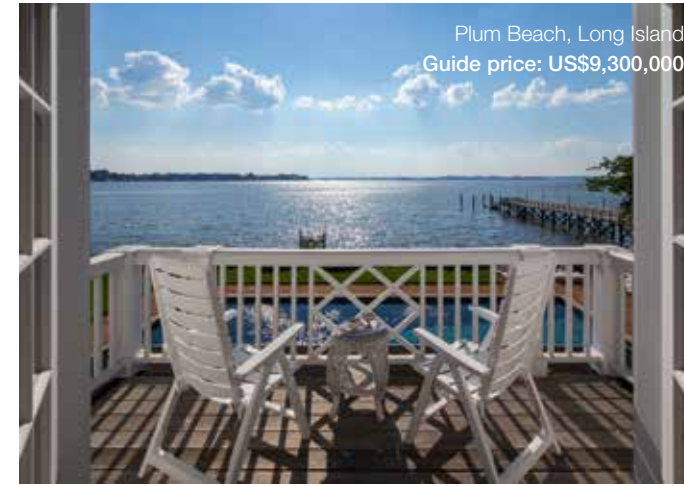
Theoule sur Mer, Côte d'Azur, France
Guide price: €4,500,000



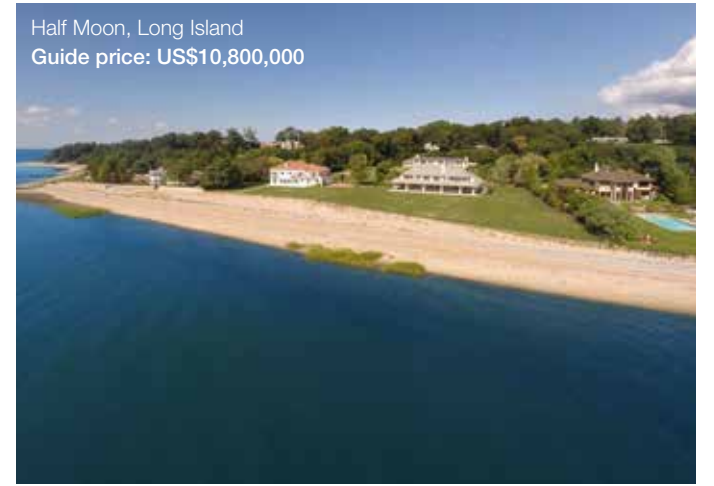
Miami, Florida
Guide price: US\$6,999,000



Miami, Florida
Guide price: US\$1,280,000



Plum Beach, Long Island
Guide price: US\$9,300,000

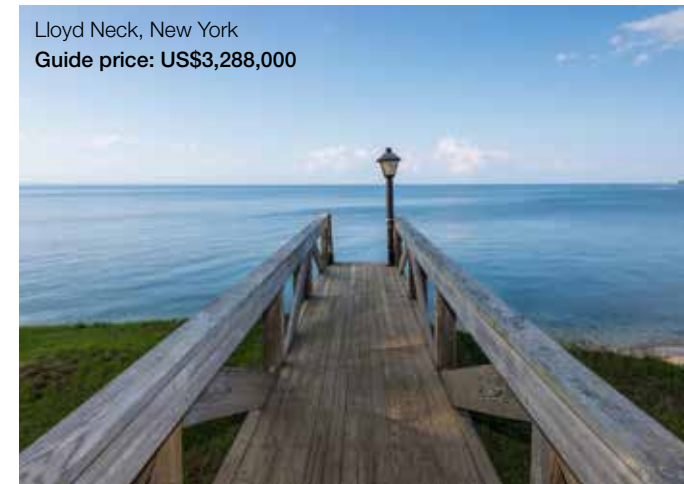


Half Moon, Long Island
Guide price: US\$10,800,000

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Lloyd Neck, New York
Guide price: US\$3,288,000



Northport, New York
Guide price: US\$5,500,000



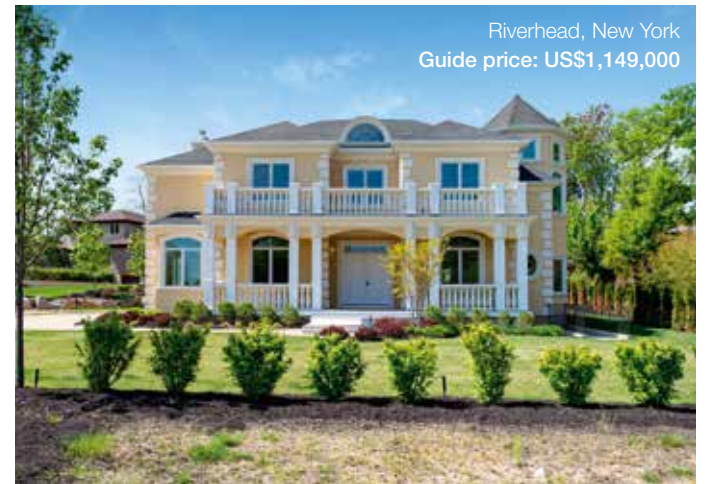
Bridgehampton, New York
Guide price: US\$19,950,000



Fort Lauderdale, Florida
Guide price: US\$14,500,000



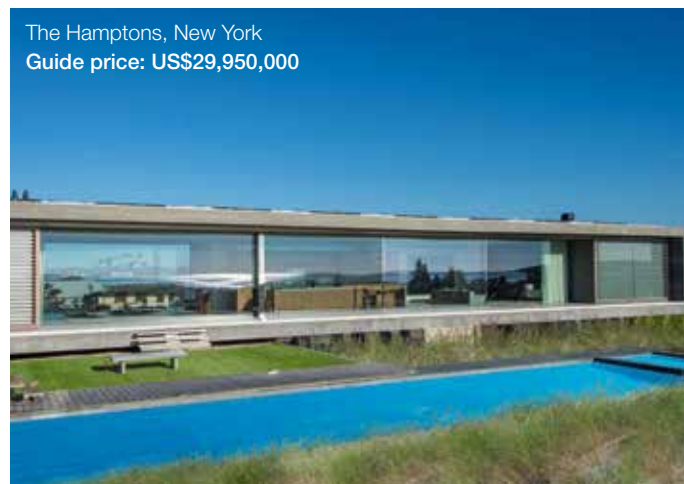
Cutchogue, Long Island Sound
Guide price: US\$2,295,000



Riverhead, New York
Guide price: US\$1,149,000



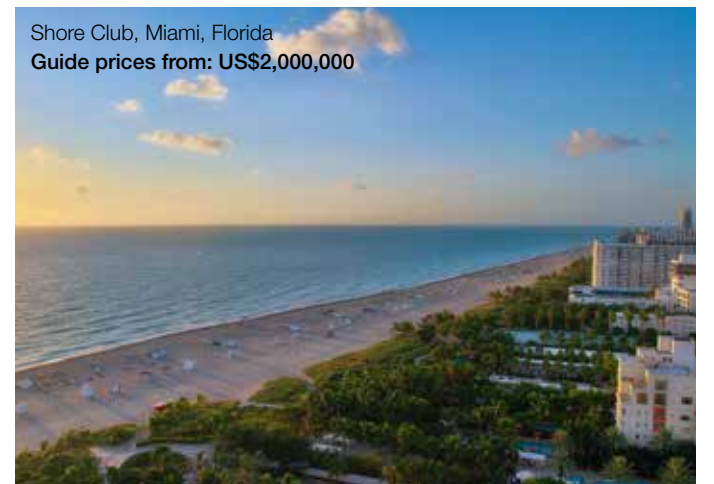
Miami Beach, Florida
Guide price: US\$3,899,977



The Hamptons, New York
Guide price: US\$29,950,000



Park Grove, Coconut Grove, Miami
Guide prices from: US\$660,000



Shore Club, Miami, Florida
Guide prices from: US\$2,000,000

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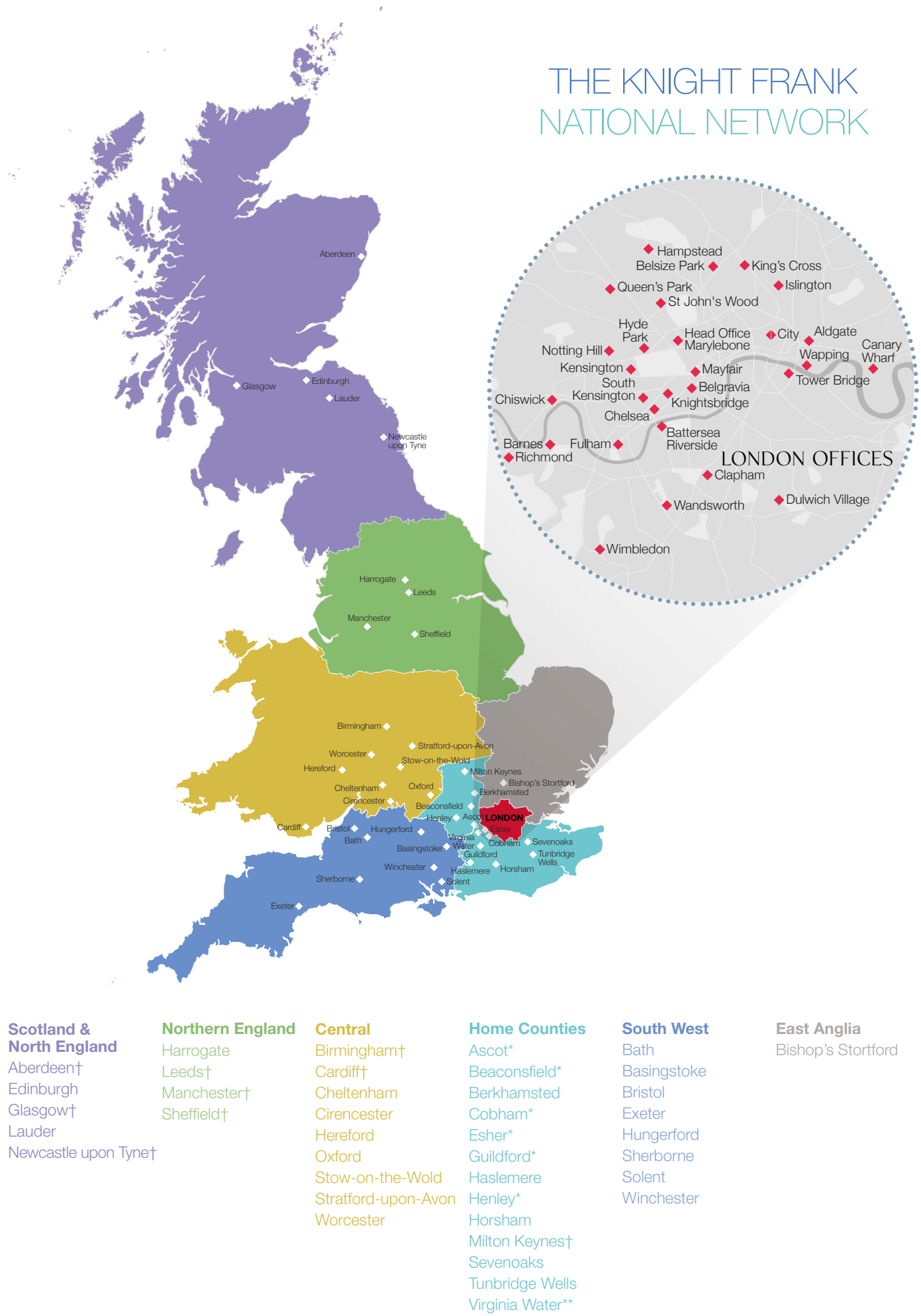
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