



WATERFRONT VIEW ♦ 2016

10<sup>TH</sup> EDITION



# WATERFRONT VIEW

[KnightFrank.co.uk](http://KnightFrank.co.uk)

A SUPERIOR SELECTION OF COASTAL, RIVER & LAKESIDE PROPERTIES



# TBS

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### Perfectly crafted

Every property negotiation is different and each, therefore, requires a careful tactical approach. Our buying specialists' collective experience and expertise, combined with the thorough due diligence that we carry out on every purchased property, helps provide you with the perfectly crafted buying experience.

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CHRISTOPHER BAILEY  
MA MSc MRICS – *Head of National Waterfront*



Welcome to the 2016 edition of Waterfront View; our 10th anniversary. I am delighted to share with you a handpicked selection of some of the most idyllic and sought-after waterfront properties, for sale, for rent and sold, both in the UK and from around the world. We aim to give you an insight into both the wider waterfront property market and, more specifically, some of the most beautiful waterfront properties currently for sale with Knight Frank.

In this 10th anniversary edition we seek to provide a seamless riverside presence along the River Thames by bringing together all our relevant London offices. This will ensure that we can properly service those London buyers looking for a Thames-side home within our capital city.

Over the past ten years of this publication's existence we have found that the relatively small number of waterfront properties available leads buyers to cast a wide "search net" to find their dream house. Importantly, we recognise that the waterfront market differs from other property markets and is subject to unique dynamics and market forces. Our waterfront team is now in its second decade and now really does understand the exceptional characteristics of this niche market and uses this knowledge to deliver an unrivalled service to assist sellers and buyers alike.

The UK Waterfront property market has been relatively positive over the past 12 months. Bucking the historical trend last year, August proved to be our busiest month with buyers keen to secure their dream property. Demand for the very best waterfront properties remains strong, which can be attributed to the unique views and lifestyle opportunities that come with these properties. Waterfront properties continue to carry a premium. Our experience confirms, for example, that an 85% increase in value can be secured on the best coastal properties in the South West compared to similar properties only slightly further inland. In light of recent changes to stamp duty land tax for second homes and investment properties in the UK, buyers may be looking harder at asking prices, but when they find their perfect property they are making strong and even competitive bids.

Since the country voted to leave the EU in June we have seen the majority of waterfront buyers more determined than ever to get on with their lives and live for today. Not all uncertainties have gone away however, but other exciting opportunities now present themselves: a weaker pound; the UK remains a safe haven to invest in; It is politically stable and has some of the most stunning coastline and riverbanks imaginable.

I hope this publication demonstrates our presence in the waterfront areas of Britain and our influence in the international property market. Significantly, our buyers and vendors have access to our award winning website which has its own waterfront "lifestyle" section. This showcases the best residential properties from our 418 offices across 58 countries in any one of 19 languages. Almost all of these offices are linked by a single, truly international, web-based, property database. This gives us and our clients a very significant, competitive advantage and enables us to bring together buyers and sellers across the globe. We hope you enjoy looking at some of the most desirable



COASTAL

# Where the ARCHITECTURAL TIDE IS TURNING

*The SEA VIEWS might be timeless, but when it comes to coastal property the choices are anything but. TRADITIONAL ARCHITECTURE still dominates our shoreline, but recent times have seen a rise in the number of outstanding landmark properties appearing on our clifftops and coves.*

WORDS *by* CHRISTOPHER BAILEY

*Partner and Head of National Waterfront* | [christopher.bailey@knightfrank.com](mailto:christopher.bailey@knightfrank.com)

There is only a finite amount of coastline, of course, so competition for the very best properties will always be high. And where the perfect home doesn't exist, there is always someone willing to take on the challenge of creating it. It could be a family embarking on their long dreamed-of Grand Design or a developer maximising a plot with multi-million dollar views.

And it's the quality of these new homes that is making headlines. More and more, we are seeing internationally renowned architects creating breathtaking coastal properties that attract the attention of awards juries as well as eager buyers.

Rigid planning controls see to it that only the most well-considered schemes make it off the drawing board, so sympathetic designs that echo and enhance their surroundings are the order of the day. They are often heavy on local materials such as stone and slate, or hunkered down into the landscape to blend seamlessly with their setting. They tend to be low impact in every sense, in fact. In terms of sustainability, naturally, but also in terms

of minimal effort – many buyers want a hassle-free property that's simple to maintain and which they can lock-up and leave.

Of course, not everyone hankers after the shiny and new. A glance at the coastal property pages shows they are still dominated by the kind of traditional properties that give our seaside towns and villages their unique character. And in the prime areas, the influx of buyers from around the UK has led to a steady rise in the quality of these homes coming to the market. They tend to have already been upgraded, made energy efficient and fitted with the latest technology. Perfect for those buyers who prefer instant gratification over the long haul of a renovation or re-design.

Whatever your favoured style of property and your appetite for a project, the UK's buoyant coastal market ensures a wealth of choice. From Cornwall to the Scottish Isles, West Wales to East Anglia prime properties are in plentiful supply. Their popularity, however, means buyers are also abundant, so decisive action is always needed to secure that prized sea view.





# The Maison De La Valette Estate

TRINITY, JERSEY

A landmark private estate of international distinction and one of the finest new homes to have been created in Britain in recent years.

[peter.edwards@knightfrank.com](mailto:peter.edwards@knightfrank.com)  
+44 20 7861 1707  
[KnightFrank.co.uk/Country](http://KnightFrank.co.uk/Country)

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 5 bedrooms
- 6 bathrooms
- Entertaining complex and swimming pool
- Stunning gardens, grounds and woodland
- Approx 2,359 sq m and 18 acres

PRICE ON APPLICATION







# Heron Creek

## DEVORAN, CORNWALL

Heron Creek is an impressive contemporary waterfront home set in approximately 7 acres of landscaped gardens and paddocks combining both equestrian and estuary lifestyles. Only about 5 miles from Truro.

christopher.bailey@knightfrank.com  
+44 1392 423111  
KnightFrank.co.uk/Exeter

## ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 3 reception rooms
- Landscaped lawn
- Paddocks
- Stable block

GUIDE PRICE  
£1,850,000 EPC: C



# Machan

## GILLAN, CORNWALL

An imposing example of an Art Moderne style property in a commanding waterfront position overlooking Gillan Creek and close to the Helford River with far reaching views across Falmouth Bay.

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## ACCOMMODATION INCLUDES:

- 4-6 bedrooms
- 5 bathrooms
- 4 reception rooms
- Indoor swimming pool
- Approximately 625 sq m (6,738 sq ft)
- About 9.56 acres

GUIDE PRICE  
£2,750,000 EPC: G







# Trefelix

TREBETHERICK, CORNWALL

Protected by its own gardens and grounds, Trefelix enjoys a greater degree of privacy and shelter than many other properties within the area. The property has a hard tennis court and direct access to St. Enodoc Golf Course, the church and beach at Daymer Bay.

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+44 1392 423111  
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james.mckillop@knightfrank.com  
+44 20 7861 1528  
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ACCOMMODATION INCLUDES:

- 7 bedrooms
- 3 reception rooms
- Secondary accommodation
- Double garage
- Tennis court
- Extensive garden

GUIDE PRICE  
£3,500,000    EPC: E



# Westcliff Old Court

TALLAND BAY, CORNWALL

A south-east facing waterfront home overlooking Talland Bay and within walking distance of the beach. It has a truly spectacular coastal location and is protected by its own private garden.

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+44 1392 423111  
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ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- 3 reception rooms
- Secondary accommodation
- Approximately 417 sq m (4,489 sq ft)
- About 3.18 acres

GUIDE PRICE  
£1,750,000    EPC: E







# Driftwood House

GOLANT, CORNWALL

ACCOMMODATION INCLUDES:

Built to an exacting standard in the heart of Golant, this light, bright and low maintenance detached house makes the most of the fine waterfront views both up and down the Fowey Estuary.

- 5 bedrooms
- 2 reception rooms
- Sun terrace
- Boat house
- Double garage
- Approximately 243 sq m (2,624 sq ft)

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GUIDE PRICE  
£1,210,000 EPC: C



# Osprey

POLPERRO, CORNWALL

ACCOMMODATION INCLUDES:

Spacious detached family home with an integral 2 bedroom annexe in an elevated position above Polperro harbour. It provides a successful holiday rental business, has a lovely spacious garden and a double garage.

- 5 bedrooms
- 3 bathrooms and 2 shower rooms
- 4 reception rooms
- 2 bedroom self-contained apartment
- Landscaped gardens and terraces
- Double garage and off street parking

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+44 1392 423111  
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GUIDE PRICE  
£1,100,000 EPC: G



# Quay Cottage

NEWTON FERRERS, CORNWALL

ACCOMMODATION INCLUDES:

One of three recently rebuilt, mid-terrace cottages with direct access onto the river Yealm via a quay.

- 3 bedrooms
- 2 bathrooms
- Reception room
- Garage
- Garden
- Running mooring

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+44 1392 423111  
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GUIDE PRICE  
£1,100,000 EPC: C



# Riverside

GOLANT, CORNWALL

ACCOMMODATION INCLUDES:

Overlooking the Fowey Estuary in the heart of Golant with a natural swimming pool, hot tub and, subject to planning, the possibility of developing part of the garden.

- 4-5 bedrooms
- 3 bathrooms
- 3 reception rooms
- Garden
- Swimming pool
- Private parking and garaging

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GUIDE PRICE  
£1,180,000 EPC: E





# Steep House

MEVAGISSEY, CORNWALL

A rare waterfront development opportunity set in about 2 ½ acres and including an existing 9 bed house, a cottage and two pieces of foreshore on Portmellon beach to high water. The site has planning permission and is high above the cove at Portmellon, enjoying panoramic views across the beach to the open sea beyond.

ACCOMMODATION INCLUDES:

- 4-9 bedrooms
- 2 reception rooms
- About 2.5 acres

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GUIDE PRICE  
£1,450,000    EPC: F



# Wood Cottage

ST IVES, CORNWALL

A delightful property full of character situated in a prime, elevated and private position with far reaching panoramic views across St Ives Bay.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 reception rooms
- Garden
- Outbuildings
- Private Parking
- Approximately 179 - 205 sq m (1,931 to 2,215 sq ft)

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GUIDE PRICE  
£1,250,000    EPC: E



# Allenhayes

SALCOMBE, DEVON

A delightful, period, semi-detached Victorian villa in a prime central position in the heart of Salcombe with commanding, panoramic waterfront views over the estuary.

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+44 1392 423111  
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ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- 3 reception rooms
- Sun deck
- Grass lawn
- Private parking for 3 cars

GUIDE PRICE  
£1,450,000    EPC: E







# Hérons Reach

NEWTON FERRERS, DEVON

Recently extended contemporary home in a magical woodland setting on the banks of the River Yealm Estuary, on the edge of the popular village of Newton Ferrers.

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+44 1392 423111  
KnightFrank.co.uk/Exeter

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- 2 reception rooms
- Double garage
- Slipway, quay and running mooring
- About 1.7 acres

GUIDE PRICE  
£2,200,000    EPC: F



# Herwood

SALCOMBE, DEVON

Detached family home with panoramic views up the Salcombe Estuary and out to sea, within easy walking distance of the town centre.

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ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- 3 reception rooms
- Parking
- Double garage
- Approximately 470 sq m (5,060 sq ft)

GUIDE PRICE  
£2,800,000    EPC: F







# COASTAL HOTSPOTS

*The most DESIRABLE COASTAL TOWNS and cities across the UK appeal to a wide range of buyers from all walks and at all stages of life. Demand has typically been underpinned by individuals and families drawn to the lifestyle and HIGH QUALITY of life associated with LIVING BY THE SEA.*

WORDS *by* OLIVER KNIGHT  
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It’s well documented that living by the sea comes at a cost. A clear premium is paid by buyers for houses in close proximity to the coast. On average, prices for prime coastal properties are up to 71% higher than comparable properties located a mile inland, according to the Knight Frank Prime Waterfront Index.

But as well as a price premium, our research suggests that a number of towns and cities along the Devon, Dorset and Cornwall coast have surpassed the wider property market over the last two decades in terms of price growth.

Using data from the Land Registry, based on actual sales volumes going back to 1995, we have calculated the annual price performance of individual coastal markets relative to the average price increase across the three counties.

### COASTAL HOTSPOTS

Croyde in North Devon has been the best performing coastal market over this time, with annual outperformance of 4.1% on average. While this may seem relatively muted over the course of a year, over 20 years this equates to cumulative price growth of around 122% above the wider Cornwall, Devon and Dorset area. Over the past two decades, Croyde has seen prices increase by 432%, compared to 310% combined across the three local authorities.

A number of other long-established prime markets including Rock, Salcombe, Padstow and Falmouth feature in the hotspots identified on the map and in the tables opposite, and have all experienced outperformance of at least 2% annually since 1995

according to our analysis. We recognise that price growth and outperformance can be very location specific. For example, the average annual price outperformance for the top 15 best performing small coastal towns and villages has been 2.8%, compared with 2.6% for medium sized coastal towns and 2.5% for the top five large coastal towns or cities. Higher outperformance in smaller settlements since 1995 is likely to be related to the scarcity of available stock relative to demand.

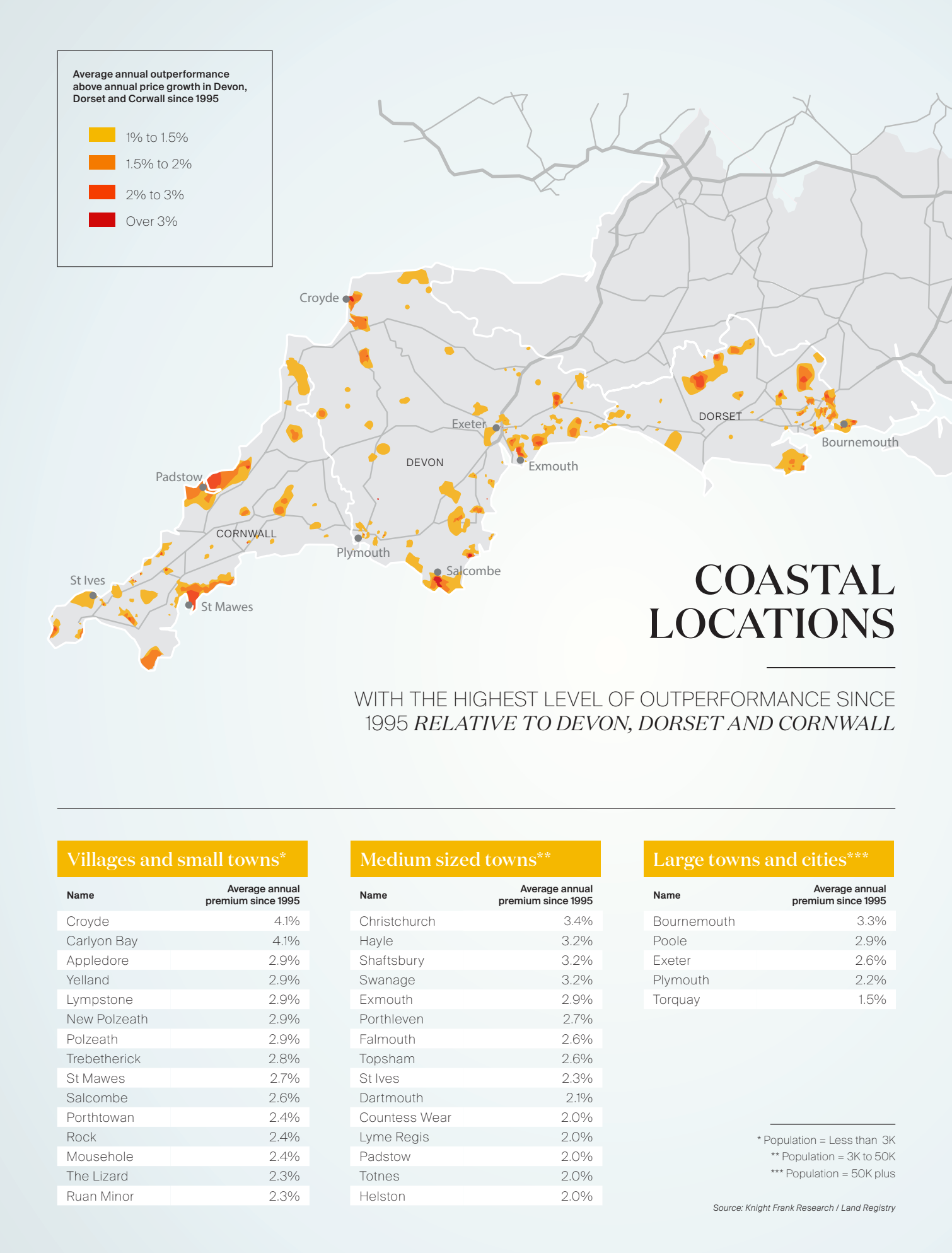
### DEMAND

Demand for prime coastal property comes from a variety of sources. Such markets benefit from their appeal to upsizers and downsizers often moving within the local area or looking for a lifestyle change, as well as second and holiday-home buyers.

The announcement in the Chancellor’s 2015 Autumn Statement that a higher rate of stamp duty would be introduced for “additional properties”, including second homes, from 1 April 2016 prompted a number of purchasers to bring forward deals ahead of its introduction.

### OUTLOOK

In the short-term, it may take time for the tax to be absorbed, especially in a market where there are a notable level of discretionary purchases. In turn, this may have an impact on pricing - potentially providing opportunities for committed buyers. Over the longer term we believe transaction volumes will rise once the additional stamp duty is fully priced into the market.







# Hope Lodge

THURLESTONE, DEVON

Detached family home currently divided into 2 flats with panoramic views out to Thurlestone Rock and within walking distance of Thurlestone village tennis courts, golf course, restaurants and beach.

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+44 1392 423111  
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ACCOMMODATION INCLUDES:

- 3 bedroom ground floor flat
- 4 bedroom first and second floor flat
- Croquet lawn and mature garden
- Single garage and extensive parking
- Potential to convert into 1 property

GUIDE PRICE  
£1,950,000    EPC: E



# The Lane House

KINGSWEAR, DEVON

A very special family home situated in a lovely elevated position on the edge of Kingswear with waterfront estuary views across to Dartmouth. The property lies within about 1.3 acres of terraced garden and woodland.

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+44 1392 423111  
KnightFrank.co.uk/Exeter

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 bathrooms
- 2 reception rooms
- 2 garages
- Swimming pool
- Terraced gardens

GUIDE PRICE  
£1,600,000    EPC: D







# Lilleby

SALCOMBE, DEVON

A charming family home situated on the edge of Salcombe with stunning views over the estuary to East Portlemouth and the sea. This property has a self-contained annexe and a lovely mature, south-facing garden.

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+44 1392 423111  
KnightFrank.co.uk/Exeter

ACCOMMODATION INCLUDES:

- 5-6 bedrooms
- 3 bathrooms
- 3 reception rooms
- Secondary accommodation
- About 0.6 acres
- Approximately 384 sq m (4,142 sq ft)

GUIDE PRICE  
£1,950,000    EPC: E



# Pine Tops

STOKE FLEMING, DEVON

Pine Tops occupies a prime waterfront position on the much sought-after Overseas Estate. A wonderful family home with exciting development potential, subject to gaining the necessary planning consent. Panoramic coastal views out across Blackpool Sands to Start Point.

mark.proctor@knightfrank.com  
+44 1392 423111  
KnightFrank.co.uk/Exeter

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 2 reception rooms
- 2 bathrooms
- Private parking
- Detached double garage
- Immaculate garden

GUIDE PRICE  
£850,000    EPC: E







# The Custom House

SALCOMBE, DEVON

This unique and iconic Grade II listed house is in the heart of downtown Salcombe with incredible views over the main anchorage towards East Portlemouth. It is an ideal weekend retreat or investment opportunity.

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+44 1392 423111  
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james.mckillop@knightfrank.com  
+44 20 7861 1528  
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ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 bathrooms
- 2 reception rooms
- Balcony
- Private Parking for 2 vehicles
- Running mooring

GUIDE PRICE  
£2,500,000    EPC: NA



# The Watch House

SALCOMBE, DEVON

A spectacular listed Grade II waterside home in the heart of Salcombe with direct water access via steps leading down to the foreshore. A prime South Hams address with its own running mooring.

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+44 1392 423111  
KnightFrank.co.uk/Exeter

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 2 bathrooms
- 2 reception rooms
- Running mooring
- Direct water access
- About 1,460 Sq ft

GUIDE PRICE  
£1,750,000    EPC: NA







# Weekaborough Farm

HARTLAND, DEVON

Superbly positioned farm on the North Devon Coast with private access to the beach.

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william.morrison@knightfrank.com  
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ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- Large annex
- Direct private access to beach
- In all about 50 acres

GUIDE PRICE  
£950,000    EPC: D



# Westfield

NEWTON FERRERS, DEVON

In an elevated and private south facing position with magnificent gardens and panoramic views over the River Yealm. Including a quay, slipway and both permanent and a running mooring rented from the Crown.

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ACCOMMODATION INCLUDES:

- 6-7 bedrooms
- 6-7 bathrooms
- 3 reception rooms
- Secondary accommodation
- Extensive gardens
- Private parking

GUIDE PRICE  
£2,550,000    EPC: E







# Atlantis

CROYDE, DEVON

A stunning waterfront location with the potential for a fantastic contemporary home, subject to the necessary planning consent. The house is not listed and is in need of extensive refurbishment. The perfect surfing address.

ACCOMMODATION INCLUDES:

- 8 bedrooms
- 3 bathrooms
- 5 reception rooms
- Overlooking Croyde Bay
- Currently 5,378 sq ft, proposed 5,920 sq ft
- About 1 acre

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+44 20 7861 1528  
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GUIDE PRICE  
£2,500,000    EPC: F



# Clifton House

TOPSHAM, DEVON

A substantial Grade II listed period house in the heart of Topsham with direct water access and wonderful views over the Exe Estuary.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- 4 reception rooms
- Double garage and off street parking
- Gardens and terrace
- Small mooring

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+44 1392 423111  
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GUIDE PRICE  
£1,975,000    EPC: NA



# Chase House

SALCOMBE, DEVON

An impressive new-build family home with views across the Salcombe Estuary. This is the flagship property in the best position on the Batson High View development. The center of Salcombe is a short walk away.

ACCOMMODATION INCLUDES:

- 4 to 5 bedrooms
- 3 bathrooms
- 3 reception rooms
- Double garage
- Terrace
- Private parking

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+44 1392 423111  
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GUIDE PRICE  
£1,250,000    EPC: B



# Delamore

BISHOPSTEIGNTON, DEVON

A very attractive Grade II listed Regency villa and 2 bedroom cottage within easy commuting distance of Exeter and with views over the River Teign and beyond.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 2 bedroom self-contained annexe
- 2 bedroom coach house
- Detached gym and snooker room
- Triple garaging
- Orchard

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+44 1392 423111  
KnightFrank.co.uk/Exeter

GUIDE PRICE  
£1,600,000    EPC: NA





# Longpark House

TEIGNMOUTH, DEVON

Modern and imaginative glass fronted home of over 10,000 sq ft occupying a magnificent site with panoramic sea and country views.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 3 bathrooms
- 5 reception rooms
- Indoor and outdoor swimming pools
- Former market garden area and pasture
- About 8.26 acres

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OFFERS IN EXCESS OF  
£2,000,000    EPC: B



# Shell House

TOPSHAM, DEVON

A charming Grade II listed house in the heart of Topsham and with wonderful views over the Exe Estuary.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- 2 reception rooms
- Riverside gardens
- Summer house
- Off street parking

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+44 1392 423111  
KnightFrank.co.uk/Exeter

GUIDE PRICE  
£950,000    EPC: NA



# Beaucamp de Haut

CASTEL, GUERNSEY

On the market for the first time in over 30 years, Beaucamp de Haut is one of the island's most prestigious properties. Standing in a private setting in the middle of its own land.

james.crawford@knightfrank.com  
+44 20 7861 1065  
KnightFrank.co.uk/Country

ACCOMMODATION INCLUDES:

- 8 bedrooms
- 5 reception rooms
- 6 bathrooms
- Swimming pool
- Guest and staff accommodation
- In all about 35 acres

PRICE ON APPLICATION    EPC: NA







# Long House

CHESIL BEACH, DORSET

Incredible views over the World Heritage Jurassic Coast and surrounding National Trust land, with direct access onto Chesil Beach. Potential to create a stunning mini coastal estate with planning consent for a new 5,800 sq ft house.

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+44 1935 812236  
KnightFrank.co.uk/Sherborne

ACCOMMODATION INCLUDES:

- 8 bedroom suites
- 6 reception rooms
- Detached cottage
- 8 box stable yard
- Landscaped gardens
- Tennis court

GUIDE PRICE  
£3,000,000    EPC: F



# Melbrake

DARTMOUTH, DEVON

An exceptional opportunity to buy a house in one of the best locations in Dartmouth with panoramic views of the river.

mark.proctor@knightfrank.com  
+44 1392 423111  
KnightFrank.co.uk/Exeter

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 2 bathrooms
- 2 reception rooms
- Gardens
- Detached office
- Conservatory

GUIDE PRICE  
£1,285,000    EPC: F







# Sandwood

WEST CHARLETON, KINGSBRIDGE

A spectacular detached frontline waterfront home on The Salcombe Estuary which is ideal as a family or second home.

christopher.bailey@knightfrank.com  
+44 1392 423111  
KnightFrank.co.uk/Exeter

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 2 reception rooms
- 2 running moorings
- Slipway
- Indoor swimming pool
- Approximately 588 sq m (6,332 sq ft)

GUIDE PRICE  
£2,200,000 EPC: E



# Ledge House

BEMBRIDGE, ISLE OF WHITE

The Ledge House is an attractive period family home, in the sought after location of Bembridge, on the Isle of White. The house enjoys a superb coastal position, with breathtaking sea views from both the house and its well protected, south facing garden.

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+44 20 7861 1549  
KnightFrank.co.uk/Winchester

andrew.rome@knightfrank.com  
+44 1962 850333  
KnightFrank.co.uk/Winchester

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 7 bedrooms
- 3 bathrooms
- Walled garden
- 2 separate beach huts
- Sea views

GUIDE PRICE  
£ 2,245,000 EPC: D







# Kilail

OTTER FERRY, TIGHNABRUAICH

A lovely extended farmhouse including studio, cottage and grazing with stunning views overlooking Loch Fyne.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- Adjoining 1-2 bedroom cottage
- 2 grazing paddocks
- Extensive coastal garden with fruit trees and vegetable patch
- About 4.28 acres

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KnightFrank.co.uk/Edinburgh-resi

OFFERS OVER  
£380,000    EPC: F



# Kingswear Court Lodge

KINGSWEAR, DEVON

Situated in an elevated position overlooking the mouth of the River Dart, set in mature gardens, woodland and with 325 ft of water frontage.

ACCOMMODATION INCLUDES:

- 4-5 bedrooms
- 3 reception rooms
- 3 bathrooms
- Private jetty and boat hoist
- Walking distance of Kingswear
- About 2 acres

christopher.bailey@knightfrank.com  
+44 1392 423111  
KnightFrank.co.uk/Exeter

GUIDE PRICE  
£1,795,000    EPC: F



# Rio House

HAMBLE, HAMPSHIRE

Rio House is a charming thatched property of over 4,200 sq ft nestled on the banks of the River Hamble and with glorious views over the river.

george.clarendon@knightfrank.com  
+44 1962 850333  
KnightFrank.co.uk/Winchester

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- 3 reception rooms
- Substantial office complex (potential to re-design)
- Double garage
- Garden

GUIDE PRICE  
£1,895,000    EPC: E







PORTHGWIDDEN – *Truro, Cornwall*  
GUIDE PRICE £595,000 | +44 1392 423111 | 2-3 bedrooms | EPC: F



RIVER LODGE – *Dartmouth, Devon*  
GUIDE PRICE £1,950,000 | +44 1392 423111 | 4 bedrooms | EPC: E



CASTLE COTTAGE – *Kingswear, Devon*  
GUIDE PRICE £795,000 | +44 1392 423111 | 3 bedrooms | EPC: E



CROISCRAIG – *Rannoch, Pitlochry*  
OFFERS OVER £950,000 | +44 1312 229600 | 13 bedrooms | EPC: G



CAMUS HOUSE – *Fort William, Inverness-shire*  
OFFERS OVER £575,000 | +44 1312 229600 | 9 bedrooms | EPC: E



LAZYLANDS – *Salcombe, Devon*  
GUIDE PRICE £1,700,000 | +44 1392 423111 | 6 bedrooms | EPC: F



CLACH MHOR – *Crieff, Perthshire*  
OFFERS OVER £550,000 | +44 1312 229600 | 5 bedrooms | EPC: E



6 GANAVAN SANDS – *Oban, Argyll and Bute*  
OFFERS OVER £890,000 | +44 1312 229600 | 6 bedrooms | EPC: D



GRESHORNISH HOUSE – *Edinbane, By Portree*  
GUIDE PRICE £725,000 | +44 1312 229600 | 10 bedrooms | EPC: E



KIRK HOUSE – *Polperro, Cornwall*  
GUIDE PRICE £479,000 | +44 1392 423111 | 5 bedrooms | EPC: NA



THE OLD COACH HOUSE – *Helston, Cornwall*  
GUIDE PRICE £525,000 | +44 1392 423111 | 3 bedrooms | EPC: F



THE WHITE HOUSE – *Port Isaac, Cornwall*  
GUIDE PRICE £795,000 | +44 1392 423111 | 3 bedrooms | EPC: NA



HAVEN COTTAGE – *Polperro, Cornwall*  
GUIDE PRICE £310,000 | +44 1392 423111 | 2 bedrooms | EPC: NA



THE OLD CHAPEL – *Trebarwith Strand, Cornwall*  
GUIDE PRICE £425,000 | +44 1392 423111 | 4 bedrooms | EPC: F



TIGH BHAAN – *Appin, Argyll and Bute*  
OFFERS OVER £595,000 | +44 1312 229600 | 8 bedrooms | EPC: D



MERE – *Newton Ferrers, Devon*  
GUIDE PRICE £795,000 | +44 1392 423111 | 3 bedrooms | EPC: E



SOLD - COASTAL



ADMIRAL HOUSE – *Fowey, Cornwall*  
GUIDE PRICE £1,800,000 **SOLD**



ARDTUR – *Appin, Argyll*  
GUIDE PRICE £1,100,000 **SOLD**



CHAPEL POINT HOUSE – *Portmellon, Cornwall*  
GUIDE PRICE £2,950,000 **SOLD**



KITTERY QUAY – *Kingswear, Devon*  
GUIDE PRICE £1,995,000 **SOLD**



KILLANTRINGAN LIGHTHOUSE – *Portpatrick, Scotland*  
GUIDE PRICE £485,000 **SOLD**



PIEDS DANS L'EAU – *Fowey, Cornwall*  
GUIDE PRICE £1,975,000 **SOLD**



THE DOWER HOUSE – *Padstow, Cornwall*  
GUIDE PRICE £1,350,000 **SOLD**



ROSE GROVE – *Dittisham, Devon*  
GUIDE PRICE £825,000 **SOLD**

SOLD - COASTAL



TOWER OF GLENSTRAE – *Lochawe, Dalmally*  
GUIDE PRICE £625,000 **SOLD**



ORD – *Teangue, Isle of Skye*  
GUIDE PRICE £790,000 **SOLD**



SEA MIST – *Polzeath, Cornwall*  
GUIDE PRICE £900,000 **SOLD**



THE SPINNEY – *Salcombe, Devon*  
GUIDE PRICE £1,900,000 **SOLD**



VENTION GARDEN COTTAGE – *Putsborough, Devon*  
GUIDE PRICE £3,250,000 **SOLD**



VIERA LODGE – *Rousay, Orkney*  
GUIDE PRICE £350,000 **SOLD**



VINE COTTAGE – *Newton Ferrers, Devon*  
GUIDE PRICE £2,250,000 **SOLD**



YEALM RIDGE – *Newton Ferrers, Devon*  
GUIDE PRICE £325,000 **SOLD**



RIVERSIDE LONDON

# A LONDON *EYE* on THE THAMES

WORDS *by* MATTHEW SMITH  
*Partner, Office Head, Riverside* | +44 20 3597 7683

"THE LONDON EYE, WITH ITS EVER CHANGING  
LIGHT SHOW... LITERALLY EMBLAZONS LONDON'S  
RIVERSIDE LIVING BY NIGHT."

Living on the Thames in London has changed a great deal in recent years. What has changed, is the variety of available property in which to live, work and play. As the river winds through the capital, it's astonishing to see how much it has adapted to London and its evolution through the ages. From the verdant river banks in Barnes and Richmond, with their palatial riverfront villas, to Chiswick and Hammersmith's "chocolate box" cottages, each named with quaint monikers, instead of the usual numbers along their malls, many offering moorings for river going vessels.

As the river runs east to the sea, and approaches Fulham, Wandsworth and Battersea, sprawling new developments rise from the banks of the Thames, offering modern, lifestyle developments, with onsite amenities; morphing once great, polluting, power stations at Sands End and Battersea Park, into energy efficient, mega developments, with every available amenity one would previously have seen in the best hotels all over the world. Further into the centre of London, residential towers, tower into the skyline, like shiny spears towards the sky, changing the London horizon for ever, and creating new communities, where once only brown sites and derelict land lay abandoned.

A linear park, hugging Nine Elms Lane, along the Thames, joining famous Battersea Power Station to the New US Embassy and to Embassy Garden's highly anticipated, glass bottomed swimming pool, cantilevered between two monolithic, residential blocks, promising the experience of swimming from one building to the other to

its future residents. In Chelsea, a glance back to the Victorian times and grand red brick mansions flats, with views of the Thames towards Battersea park's much loved pagoda as well as Chelsea and Albert Bridges. Each bridge in London gleams with its own character and history, flanked by two of its grandest in Hammersmith and Tower Bridge.

The Houses of Parliament and Big Ben afford some of the finest views from residential riverside property in London. Opposite, there is the London Eye, with its ever changing light show, which literally emblazons London's riverside living by night. The Southbank teams with life, offering riverside markets, festivals and events, alongside chain restaurants and coffee shops, adjacent to Georgian town houses and crookedly charming pubs and of course, the bards middle-age theatre, The Globe. Borough market, throngs with tourists and traders and delicious foods of the world waft into the air.

As Wapping follows the Southbank; an echo to

London's trading empire, where once, goods arrived and departed the banks of the Thames in ships to England's empire, now converted into characterful loft style apartments, alongside even more gleaming, lifestyle developments, these with views of the infamous Tower of London and its staggeringly gruesome history, now transformed into a tourist attraction, teaming with children and families enjoying the sites.

Further east, once more, to Shad Thames, Lime house and then on to the financial hub, outside the square mile, with its ever expanding skyline of Canary Wharf, a power house of trading and commerce, suited financiers bustle between skyscrapers and dine in the restaurants along the waterways. The river rushes on to the Thames estuary and beyond. The Thames is one of the most well-known rivers on the planet, and this small section of it, has something that appeals to almost anyone. Is it any wonder that its popularity is rising for buyers from London, the UK and all over the world?





# Ontario Tower

LONDON E14

This contemporary 2 bedroom, 2 bathroom duplex penthouse apartment is for sale in the Isle of Dogs. Offering fantastic living space along with a private south facing terrace and affording far reaching River Thames views.

andrew.groocock@knightfrank.com  
+44 20 7673 9924

kiran.sandhu@knightfrank.com  
+44 20 7673 9917  
KnightFrank.co.uk/CanaryWharf

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- 2 reception rooms
- Decked private terrace
- Residents only gym and spa
- 24 hour concierge
- 2 secure parking spaces

GUIDE PRICE  
£1,795,000 EPC: C



# The Tower

LONDON SW8

Unique larger than average 3 bedroom apartment on the thirtieth floor of this prestigious riverside building. The flat offers light and space throughout, a double reception room with westerly views of the River Thames.

matthew.smith@knightfrank.com  
+44 023 597 7670  
KnightFrank.co.uk/Riverside

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Sun room
- Porter/concierge
- Leisure facilities
- Swimming pool

GUIDE PRICE  
£4,650,000 EPC: B







# Riverside One

LONDON SW11

A superbly stylish, riverside apartment in one of the most desirable buildings and most sought after locations. With stunning views of the river Thames, Chelsea Embankment, Albert Bridge and Battersea Bridge.

matthew.smith@knightfrank.com  
+44 20 3597 7670  
KnightFrank.co.uk/Riverside

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Kitchen/reception room
- Private parking
- Porter/concierge

GUIDE PRICE  
£ 4,650,000    EPC: B



# NEO Bankside

LONDON SE1

A very desirable apartment in NEO Bankside with 3 generous bedrooms and stunning views of St Pauls Cathedral, Tate Modern gallery and the river Thames. A very beautiful interior in all rooms offering contemporary stylish living.

matthew.smith@knightfrank.com  
+44 20 3597 7670  
KnightFrank.co.uk/Riverside

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Winter garden
- Porter/concierge
- Leisure facilities
- Private parking

GUIDE PRICE  
£4,580,000







# Albion Riverside

LONDON SW11

A very desirable 3 bedroom penthouse in Albion Riverside with some of the best views the building has to offer, incorporating Albert Bridge and also the river westwards, from the south side of the building. In excellent condition and very well presented.

matthew.smith@knightfrank.com  
+44 20 3597 7670  
KnightFrank.co.uk/Riverside

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Roof terrace
- Private parking
- Porter/concierge
- Leisure facilities

GUIDE PRICE  
£8,000,000    EPC: E



# Cadogan Pier

LONDON SW3

A simply sensational location on Cheyne Walk, Chelsea affording unsurpassed views of the River, Albert Bridge and a superb opportunity to acquire what is possibly the best houseboat available in London.

matthew.smith@knightfrank.com  
+44 20 3597 7670  
KnightFrank.co.uk/Riverside

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Kitchen/reception room
- Patio/terrace
- Houseboat

GUIDE PRICE  
£2,250,000    EPC: NA







# Anchor Brewhouse

LONDON SE1

A superb penthouse apartment in one of Shad Thames most popular buildings. River fronting with dual aspect roof terraces offering breath-taking river, Tower Bridge and City views.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 2 reception rooms
- Kitchen/Dining area
- 3 bathrooms
- 2 roof terraces
- 6 parking spaces

tom.yeomanson@knightfrank.com  
+44 20 3837 1524  
KnightFrank.co.uk/TowerBridge

GUIDE PRICE  
£5,950,000    EPC: C



# The Riverside Apartment

LONDON SE1

A spectacular river front apartment of grand proportions with superb views of Tower Bridge. This incredible property benefits from a unique design and can be accessed via an impressive glass bridge over a display of water features.

ACCOMMODATION INCLUDES:

- 3-4 bedrooms
- 5 bathrooms
- 1-2 reception rooms
- Kitchen/Dining area
- 2 balconies
- 2 parking spaces

tom.yeomanson@knightfrank.com  
+44 20 3837 1524  
KnightFrank.co.uk/TowerBridge

GUIDE PRICE  
£6,000,000    EPC: C



# Blomfield Road

LONDON W9

6 bedroom end of terrace house with off street parking for 2 cars in Little Venice. A substantial stucco fronted period house positioned at the end of terrace on Blomfield Road, arguably the most desirable street in Little Venice.

annabelle.coliadis@knightfrank.com  
+44 20 7586 2777  
knightfrank.co.uk/StJohnsWood

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 7 bathrooms
- 2 reception rooms
- Self-contained apartment
- Gymnasium
- Front & rear garden

GUIDE PRICE  
£11,500,000    EPC: E





# THE LIGHT FANTASTIC

*As HEAD OF ARCHITECTURAL PRACTICE Darling Associates, Chris Darling had a clear idea of what he wanted when he went apartment hunting by the Thames. SPECTACULAR VIEWS of the capital and that UNIQUE SENSE OF SPACE AND LIGHT that can only come from waterfront living were just some of the items on his wishlist.*



“ We were selling our apartment in Grosvenor Waterside when Matthew at Knight Frank, who had found our buyer, suggested the Riverlight development by Rogers Stirk Harbour. We were looking for something larger but still on the water, and this generous two-bed apartment fit the bill perfectly.

Riverlight is actually four buildings stepped up along the riverbank. It has a great position in the new Nine Elms development, between the Battersea Power Station to the west and the new American Embassy to the east.

**A PRIVILEGED POSITION**

Our desire to stay by the water was motivated by a number of factors. First, you know they’re not going to build in front of you, so you’re never going to lose that sense of space. It’s something that’s enhanced by the light reflecting off the water, giving you a feeling of openness that can be hard to find in the city. Pollution’s also low. Even though you’re in the middle of London, the air always feels fresh.

Then of course there are the views. We’re on the 14th floor and the panorama wows us every time we walk through the door. We can see across Pimlico to



"WE CAN SEE  
ACROSS PIMLICO TO  
WESTMINSTER AND  
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ABLE TO TELL THE  
TIME BY LOOKING AT  
BIG BEN"

Westminster and the London Eye to the City and Canary Wharf beyond – it’s quite something to be able to tell the time by looking at Big Ben.

**CONTEMPORARY LIVING**

In terms of design, I liked the ‘glassy’ feel of the development – there’s full height floor-to-ceiling glazing across a lot of the façade – and it offered the very contemporary experience that the architects are well known for. Riverlight has its own swimming pool, spa and gym downstairs, plus there’s a good new bar and brasserie and Waitrose just yards away. You get an immediate sense of community and, as in all Thames schemes, that’s something that will strengthen over time as the development ‘beds in’ to the local area.

**AN EVER-CHANGING SKYLINE**

There’s a real appetite for waterfront living in London and it’s led to the regeneration of some of the key sites along the waterfront in recent years – right now my firm





# The Wheel House

LONDON W4

An impressive 5 bedroom waterfront home on the banks of the River Thames. The property displays dramatic views up and down stream and is presented in excellent condition throughout.

ramsey.conyers@knightfrank.com  
020 8022 4422  
KnightFrank.co.uk/Chiswick

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Double reception room
- Garden
- Balcony
- Off street parking

GUIDE PRICE  
£2,750,000 EPC: C



# Thames Reach

LONDON W6

A stunning Richard Rogers designed penthouse located on one of the most picturesque stretches of the River Thames. Presented in superb condition with entertaining in mind, the property has 2 floors of reception space.

mark.oneill@knightfrank.com  
+44 20 7751 2402  
KnightFrank.co.uk/Fulham

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 2 bedrooms
- 2 bathrooms
- 2 river view balconies
- 2 large roof terraces
- Approximately 184.3 sq m

GUIDE PRICE  
£2,600,000 EPC: D





# MARINE CONSULTANCY

For further information please contact:



**Michael Bapty**  
T +44 1179 452635  
M +44 7826 893767  
michael.bapty@knightfrank.com



**Simon Gardiner**  
T +44 1489 667840  
M +44 7768 806128  
simon.gardiner@knightfrank.com



**Stephen Butterfield**  
T +44 1489 667840  
M +44 7770 013 195  
stephen.butterfield@knightfrank.com

Whether you need to maximise the income from your marine property or require a detailed valuation or appraisal of your assets, the specialist marine team at Knight Frank can help.

Our Marine Consultancy team has been operating for over 20 years across all marine property sectors and has provided guidance on a wide range of issues, from planning, sales and acquisitions through to development, valuation and compensation. This experience enables it to deliver advice tailored to your property.

Visit our webpage <http://www.knightfrank.co.uk/maine>

Regent House, 27a Regent Street,  
Clifton, Bristol BS8 4HR

15 The Boatyard  
Swanwick Marina, Swanwick,  
Southampton SP31 1ZL

# RESIDENTIAL DEVELOPMENT

*As one of UK's largest and most experienced new homes property consultancies, we partner with exceptional developers and residential home builders across the country to bring you the perfect new home or investment property. Our most attractive and in-demand schemes are along the River Thames – and they certainly are not to be missed.*





Computer generated image for indicative purposes only.

# Riverwalk

LONDON SW1

Located on the north bank of the Thames in the heart of London, Riverwalk is ideally positioned just moments away from major attractions including The Houses of Parliament, Buckingham Palace, St James's Park and the main London transport hubs. Riverwalk offers outstanding panoramic views of the River Thames, Westminster, Belgravia and beyond. Large windows and high ceilings ensure rooms are flooded with natural light. Completion August 2016

natalia.kashirina@knightfrank.com  
+44 20 7861 5321  
KnightFrank.co.uk/newhomes

DEVELOPMENT INCLUDES:

- One, two and three bedroom apartments and two panoramic penthouses
- Direct river views
- Impressive reception with a drop-off area and 24 hour concierge
- Private resident's gym
- Underground car park
- 999 year lease

GUIDE PRICE  
£1,250,000 - £5,750,000  
Penthouse POA



Computer generated image for indicative purposes only.

# One Tower Bridge

LONDON SE1

One Tower Bridge offers the epitome of five star living with stunning views of the River Thames and UNESCO World Heritage Sites Tower Bridge and the Tower of London. The world class residents' facilities include a 20m Barr & Wray designed swimming pool, a gym, spa and sauna, virtual golf and business lounge.

brokerteam@knightfrank.com  
+44 20 3826 0673  
KnightFrank.co.uk/newhomes

DEVELOPMENT INCLUDES:

- One, two and three bedroom homes available, sizes from approximately 772 to 4,598 sq ft
- 24 hour Harrods concierge
- Designed by renowned architects 'Squire & Partners'
- The development will also be home to The Ivy restaurant, and The London Theatre Company, London's largest new theatre for over 40 years.

GUIDE PRICE  
Starting from £1,475,000







Computer generated image for indicative purposes only.

# Landmark Place

LONDON EC3

Landmark Place is situated on the City's riverfront by Tower Bridge. Its beautifully crafted interiors, iconic views and hotel style amenities combine to create a truly elegant building.

edward.robinson@knightfrank.com  
+44 20 7718 5211  
KnightFrank.co.uk/newhomes

DEVELOPMENT INCLUDES:

- South facing river views
- Exclusive development comprising just 165 units
- Approximately 0.6 miles to Bank Station
- Hotel style amenities including pool, gym, 24 hour concierge, residents' lounge and cinema
- Next door to the historic Tower of London
- Iconic and timeless design

GUIDE PRICE  
£750,000 - £10,000,000



Computer generated image for indicative purposes only.

# Royal Wharf

LONDON E16

Live Parkside, Live Riverside, Choose Your View. With approximately 500 metre of direct south facing river frontage, Royal Wharf offers high-quality waterside living with stunning panoramic views.

tom.rundall@knightfrank.com  
+44 20 7718 5223  
KnightFrank.co.uk/newhomes

DEVELOPMENT INCLUDES:

- 40 acre site including 2.4 central park with 40% green space
- 20,000 sq ft leisure facility including 25m pool, hydrotherapy pool, sauna, steam room, Jacuzzi, gym.
- 24 hour security and concierge
- Completion from 2016

GUIDE PRICE  
1 bed £399,995  
2 bed £499,995  
3 bed £645,000  
4 bed £700,000  
Town Houses £1,050,000







Computer generated image for indicative purposes only.

# Chelsea Waterfront

LONDON SW10

A spectacular landmark development on the north bank of London's River Thames in Chelsea. Offering unrivalled views over London, exquisite apartments on the river's edge, incomparable restaurants, bars, shops and health & fitness facilities.

brokerteam@knightfrank.com  
+44 20 3826 0673  
KnightFrank.co.uk/newhomes

DEVELOPMENT INCLUDES:

- Range of 2, 3, 4 and 5 bedroom apartments available
- 24 hour concierge/security
- State of the art residents' leisure facility including gym, sauna, swimming pool, Jacuzzi and steam room
- Masterplan designed by internationally renowned architect Sir Terry Farrell
- The first phase is now available and due to complete in mid 2017

GUIDE PRICE  
Starting from £1,550,000



Computer generated image for indicative purposes only.

# Chelsea Creek

LONDON SW6

Chelsea Creek is London's newest and most prestigious waterside development, by award winning developer St George. A stunning location offering a peaceful environment within the vibrancy of London and featuring a stunning collection of studio, 1, 2, & 3 bedroom apartments and penthouses.

brokerteam@knightfrank.com  
+44 20 3826 0673  
KnightFrank.co.uk/newhomes

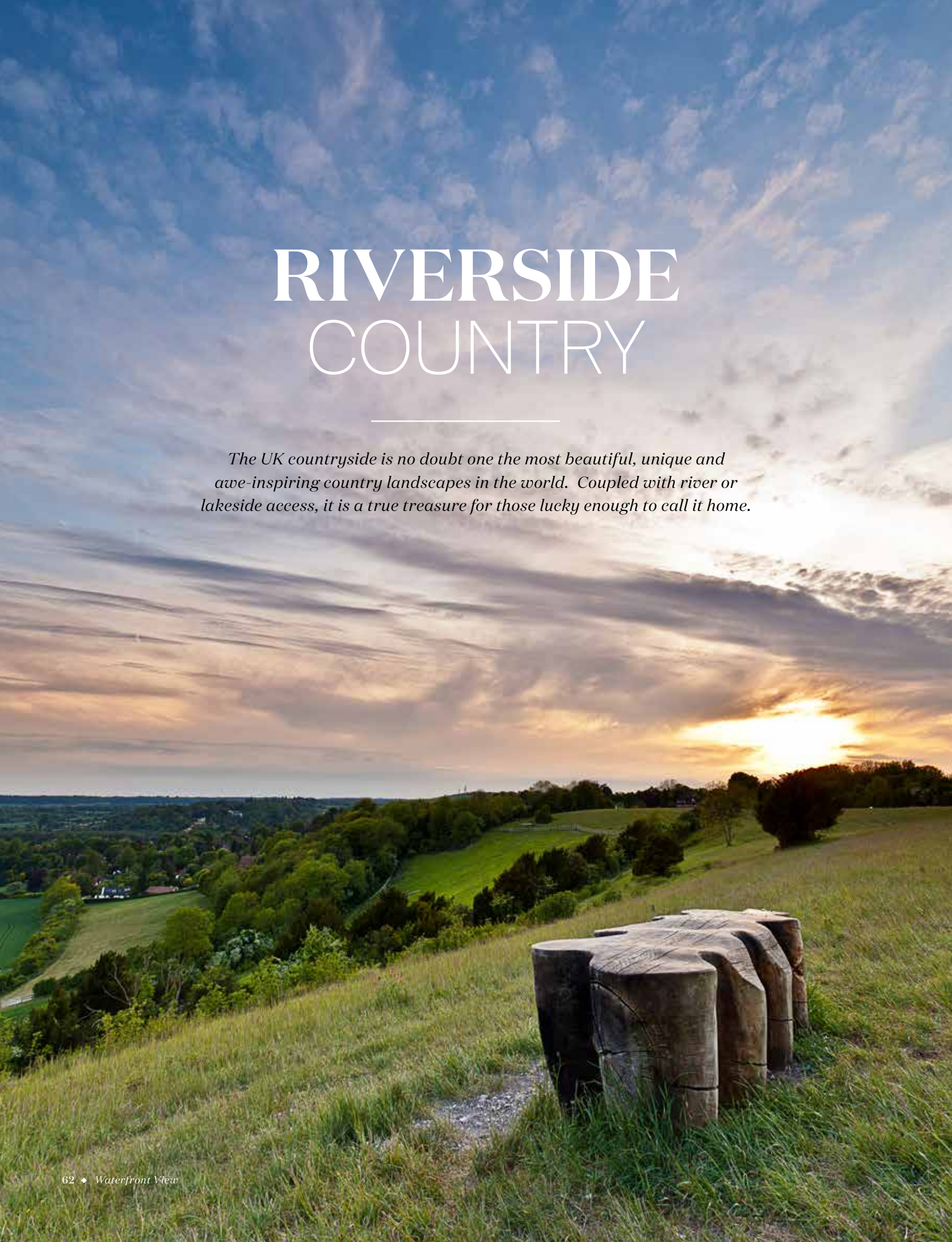
GUIDE PRICE  
Starting from £5,999,950

DEVELOPMENT INCLUDES:

- Waterside living within easy reach of central London
- Exclusive access to The Spa which includes a swimming pool, gymnasium, sauna, Jacuzzi and steam room
- 24 hour concierge
- The Lockside House Penthouse Collection features exquisite interiors and expansive terraces to compliment a stylish lifestyle.
- Excellent transport links from nearby Imperial Wharf Station
- Situated within easy reach of Chelsea Harbour, The King's Road and central London







# RIVERSIDE COUNTRY

*The UK countryside is no doubt one the most beautiful, unique and awe-inspiring country landscapes in the world. Coupled with river or lakeside access, it is a true treasure for those lucky enough to call it home.*

FOR SALE - COUNTRY



## Manor Hall

WITHINGTON, GLOUCESTERSHIRE

A beautifully situated Grade II listed Manor House of great historic interest, recently restored and equally suited to family living and grand entertaining. With 3 cottages, a flat, swimming pool, stabling and lake/stream fishing.

james.crawford@knightfrank.com  
+44 20 7861 1065  
KnightFrank.co.uk/Country

atty.beor-roberts@knightfrank.com  
+44 1285 659771  
KnightFrank.co.uk/Cirencester

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 10 bathrooms
- 6 reception rooms
- 3 cottages and flat
- About 54.92 acres
- Secondary house and additional 151.39 acres also available

GUIDE PRICE (LOT 1)  
£7,950,000 EPC: NA







# Millwater

RIPLEY, SURREY

An exceptional recently renovated and extended Grade II listed country house in beautiful waterside gardens and grounds. The property has a swimming pool, floodlit tennis court and a fabulous Sussex Barn with squash court.

edward.welton@knightfrank.com  
+44 20 7861 1114  
KnightFrank.co.uk/Country

charles.davenport@knightfrank.com  
+44 1932 591602  
KnightFrank.co.uk/Cobham

ACCOMMODATION INCLUDES:

- 8 bedrooms
- Heated swimming pool
- Tennis court
- Lake
- Paddock
- Professionally landscaped gardens

GUIDE PRICE  
£6,750,000    EPC: NA



# Mallards

BEAULIEU, HAMPSHIRE

An impressive waterfront country house with a 150 metre private jetty, indoor swimming pool, boat house, coach house and cottage in spectacular grounds on the banks of the Beaulieu River.

james.crawford@knightfrank.com  
+44 20 7861 1065  
KnightFrank.co.uk/Country

george.clarendon@knightfrank.com  
+44 1962 850333  
KnightFrank.co.uk/Winchester

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms
- 5 reception rooms
- Indoor swimming pool
- Coach house and 2 cottages
- About 15 acres

GUIDE PRICE  
£12,000,000    EPC: F







# Spearbed Copse

BEAULIEU, HAMPSHIRE

A unique waterfront property on the banks of the Beaulieu River. With its own boat house and deep water jetty ideal for the sailing enthusiast and with ample secondary accommodation.

james.crawford@knightfrank.com  
+44 20 7861 1065  
KnightFrank.co.uk/Country

george.clarendon@knightfrank.com  
+44 1962 850333  
KnightFrank.co.uk/Winchester

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 4 bathrooms
- 5 reception rooms
- Swimming pool
- Cottage and 2 flats
- About 12.33 acres

GUIDE PRICE  
£8,000,000    EPC: F



# North Aston Mill

BICESTER, OXFORDSHIRE

A picturesque mill house on the river Cherwell with beautiful gardens and grounds in a highly sought after location within striking distance of Oxford, Soho Farmhouse and Bicester Village.

peter.edwards@knightfrank.com  
+44 20 7861 1707

damian.gray@knightfrank.com  
+44 1865 790077  
KnightFrank.co.uk/ Oxford

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- 4 reception rooms
- Gardens, grounds, swimming pool and outbuildings.
- Approximately 416 sq m (4480 sq ft)
- About 30 acres

GUIDE PRICE  
£2,250,000    EPC: F





For many looking to enjoy a slightly quieter pace of life, the Home Counties, Chiltern Hills and Surrey Hills offer rolling green, open spaces, charming English villages with local pubs, vibrant and welcoming communities, and ample opportunity for outside pursuits such as horse riding, golf, cycling and walking all within an hour of London.

But can you really add 'waterside' to your wish list? 'Absolutely,' says Jemma Scott - Partner Knight Frank Home Counties, 'all of our Home Counties Lettings offices are within an hour of London and some are even under 25 minutes, meaning the commute from Beaconsfield and Esher to central London is quicker than from some parts of Zone 2!'

So where does waterside fit in? For many of our tenants their wish list stretches far beyond simply homes with gardens and parking, and waterside is increasingly a WLTM ('would-like-to-move') criteria.

Within our Home Counties network we are selling to 46% more Londoners and renting to 31% more international tenants in 2016 (KF Research Q1 Vs Q1 2015) so the landscape of renting is not always about a good house in a particular catchment area. And for increasing numbers of our tenants if the search is not driven by proximity to a particular school, we are finding it becomes more about realising an imagined lifestyle, making the search far more holistic – providing for all aspects of the their needs.

For many, the big step towards a home in the country starts on the journey back from a lovely weekend away

with the question 'could we really live here and still work in London?' And the answer - most definitely yes and we specialise in making these aspirations a reality

We have knowledgeable and experienced lettings teams located all along the path of the Thames as it makes its way to London, through Oxfordshire, Berkshire, Buckinghamshire and Surrey.

We have rented riverside apartments and houses with moorings in Henley, Marlow, Bourne End, Cookham - where it meets the River Wye - and Eton. We've let lakeside mansion houses in the private estates of Virginia Water, Sunningdale and Weybridge. And country cottages with babbling brooks in the Surrey and Chiltern Hills. Every single one of these homes were unique and special, and have provided a wonderful introduction to living in the Home Counties for our tenants, who we often help to buy when they have found their perfect area.

So alongside vibrant market town, charming cricket green and beautiful rolling countryside why not add river view, a or even boating lake your Home Counties list? You might be surprised at how much you enjoy the country life – the eternal weekend away.

HOME COUNTIES – LETTINGS

# *The ETERNAL* WEEKEND AWAY

*For those considering A LIFESTYLE CHANGE, renting is an attractive way to sample an area BEFORE COMMITTING to buying.*

WORDS by JEMMA SCOTT  
Partner, Residential Lettings | [jemma.scott@knightfrank.com](mailto:jemma.scott@knightfrank.com)

"WE HAVE KNOWLEDGABLE  
AND EXPERIENCED LETTINGS TEAMS  
LOCATED ALL ALONG THE PATH  
OF THE THAMES.."





# Newlyn, The Warren

CAVERSHAM, BERKSHIRE

ACCOMMODATION INCLUDES:

An impressive 4 bedroom detached riverside property with a wet deck and boat house. The property is conveniently located near the riverside towns of Caversham and Reading. Unfurnished.

- 4 bedrooms
- 4 bathrooms
- Boat House
- Sauna
- Riverside Views
- Wet dock

+44 1491 844911  
charlotte.knight@knightfrank.com  
KnightFrank.co.uk/Henley

GUIDE PRICE    EPC: D  
£3,500 pcm



# Watersmeet, Tow Path

SHEPPERTON, SURREY

ACCOMMODATION INCLUDES:

Available to let is this stunning five bedroom property providing every modern luxury and situated in a prime location along the Towpath in Shepperton overlooking the river.

- 4 reception rooms
- 5 bedrooms
- 4 bathrooms
- Garage
- Garden

amanda.driver@knightfrank.com  
+44 1372 464009  
KnightFrank.co.uk/Esher

GUIDE PRICE    EPC: D  
£6,500 pcm



# Culpeper, Spring Woods

VIRGINIA WATER, SURREY

ACCOMMODATION INCLUDES:

Situated on the main island of the renowned Wentworth Estate in Virginia Water is this six bedroom house to rent. The property is full of character and benefits from beautiful south facing gardens.

- 5 reception rooms
- 6 bedrooms
- 6 bathrooms
- Wentworth Estate main island
- Staff annexe
- Secluded garden with pond and waterfall feature

+44 1344 299399  
gordon.hood@knightfrank.com

+44 1344 299399  
jackie.messenbird@knightfrank.com  
KnightFrank.co.uk/Ascot

GUIDE PRICE    EPC: D  
£13,750 pcm



# Fishers Cottage

CHIDDINGFOLD, SURREY

ACCOMMODATION INCLUDES:

An attractive country house with 17th century origins, situated in an extremely beautiful and tranquil rural setting on the outskirts of the much sought after village of Chiddingfold.

- 5 bedrooms
- 4 reception rooms
- 4 bathrooms
- Stunning gardens with lake
- Indoor swimming pool
- Guest or staff cottage

jane.higson@knightfrank.com  
+44 1483 397912  
KnightFrank.co.uk/Guildford

GUIDE PRICE    EPC: E  
£11,995 pcm





# INTERNATIONAL

*Knight Frank boast some of the finest seaside properties outside of the UK. From spectacular beach-front villas in Spain, beautiful waterfront apartments in Italy to breathtaking high-rise views from New York; there is something for every global escape.*

FOR SALE - INTERNATIONAL



## Westhampton

NEW YORK, USA

This gated six acre estate features approximately 91 metres of open bay frontage, a deepwater dock and spectacular water views from every angle in the house.

edward.dmm@knightfrank.com  
+44 20 7861 1553  
KnightFrank.com

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7.5 bathrooms
- Heated pool
- 3 car garage
- Approximately 743 sq m
- In all about 2.51 hectares

GUIDE PRICE  
US\$8,000,000







# South Beach

FLORIDA, USA

Rarely available southeast corner unit in the Continuum's North Tower features stunning ocean views from its four terraces and glass enclosed living room.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4.5 bathrooms
- Approximately 278 sq m
- 24-hour valet/concierge
- Access to 3 pro tennis courts

edward.dmm@knightfrank.com  
+44 20 7861 1553  
KnightFrank.com

GUIDE PRICE  
US\$7,600,000



Computer generated image for indicative purposes only.

# Eighty Seven Park by Renzo Piano

FLORIDA, USA

Private oceanfront residences designed to seamlessly embrace park and ocean in Miami Beach. Designed by Pritzker prize-winning architect Renzo Piano.

DEVELOPMENT INCLUDES:

- 70 residences featuring 1-5 bedrooms
- Residences range from approximately 95-703 sq m
- Unobstructed ocean views
- Expansive balconies for exterior living
- 2 oceanfront swimming pools
- Keyed private garden

alasdair.pritchard@knightfrank.com  
+44 20 7861 1098  
KnightFrank.com

GUIDE PRICES FROM  
US\$1,600,000



Computer generated image for indicative purposes only.

# 1 Seaport

NEW YORK, USA

Introducing 1 Seaport Residences, extraordinary homes encased in floor-to-ceiling glass with singular terrace experiences. The first residential tower in the Seaport District is surrounded by the best of the New Downtown including Brookfield Place, One World Trade Center and the Brooklyn Bridge.

alasdair.pritchard@knightfrank.com  
+44 20 7861 1098

jason.mansfield@knightfrank.com  
+44 20 7861 1199  
KnightFrank.com

DEVELOPMENT INCLUDES:

- 1, 2, 3 bedroom and Penthouse simplex and duplex residences
- Interior designed by Groves & Co
- Exterior architecture by Goldstein, Hill & West Architects LLP
- 24-hour concierge
- Horizon swimming pool and sun terrace

GUIDE PRICE FROM  
US\$1,785,000



Computer generated image for indicative purposes only.





# Bendinat

MALLORCA, SPAIN

An exceptional waterfront villa set in the old Bendinat occupying a privileged and commanding position close to the Bendinat Hotel, offering direct sea access and complete privacy.

mark.harvey@knightfrank.com  
+44 20 7861 5034  
KnightFrank.com

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 8 bedrooms
- 8 bathrooms
- Guest accommodation
- Staff accommodation
- Gym and spa area

PRICE ON APPLICATION



# Los Monteros

MARBELLA, SPAIN

Exceptional contemporary beachfront villa in the sought after area of Los Monteros, ideally located in a tranquil and secluded setting yet close to all amenities.

mark.harvey@knightfrank.com  
+44 20 7861 5034  
KnightFrank.com

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 6 bedrooms
- 6 bathrooms
- Staff accommodation
- Expansive balcony
- Carport for 2 cars

GUIDE PRICE:  
€11,000,000







# Cannes Croisette

COTE D'AZUR, FRANCE

Luxurious penthouse apartment ideally situated on La Croisette, offering spectacular panoramic views over the Bay of Cannes. Newly renovated to the highest standard.

mark.harvey@knightfrank.com  
+44 20 7861 5034  
KnightFrank.com

ACCOMMODATION INCLUDES:

- Reception room
- 4 bedrooms
- 4 bathrooms
- Independent studio apartment
- 2 underground garages
- Approximately 227 sq m

GUIDE PRICE  
€14,500,000



# La Londe-les-Maures

COTE D'AZUR, FRANCE

Rare opportunity to acquire a beach side property on approximately two hectares of land, enjoying complete privacy and offering spectacular views of the sea.

mark.harvey@knightfrank.com  
+44 20 7861 5034  
KnightFrank.com

ACCOMMODATION INCLUDES:

- Reception room
- 6 bedrooms
- 6 bathrooms
- Guest house
- Caretaker's lodge
- Garage

GUIDE PRICE  
€6,500,000







# Portofino

|  |  |   |
|--|--|---|
| LIGURIA, ITALY   | ACCOMMODATION INCLUDES:  | rupert.fawcett@knightfrank.com<br>+44 20 7861 1058<br>KnightFrank.com |
| Charming apartment with independent access in an historical building in the famous Piazzetta in Portofino, with a stunning view onto the small port, piazzetta and surrounding area. | <ul style="list-style-type: none"><li>2 bedrooms</li><li>2 bathrooms</li><li>Sea view</li><li>Independent access</li></ul> | GUIDE PRICE<br>€1,800,000   |



# Bordighera

|   |   |   |
|---|---|---|
| LIGURIA, ITALY  | ACCOMMODATION INCLUDES:   | rupert.fawcett@knightfrank.com<br>+44 20 7861 1058<br>KnightFrank.com |
| A beautiful waterfront apartment for sale in Bordighera, with exciting renovation potential, enjoying private terraces, concierge service and a private beach for apartment owners. | <ul style="list-style-type: none"><li>3 bedrooms</li><li>4 bathrooms</li><li>Terrace</li><li>Communal Spa</li><li>Communal swimming pool</li><li>Private parking/garage</li></ul> | GUIDE PRICE<br>€1,100,000   |



CAP D'ANTIBES - France  
Guide price €8,900,000 | mark.harvey@knightfrank.com | 5 bedroom



JUAN LES PINS - France  
Guide price €1,595,000 | jack.harris@knightfrank.com | 3 bedroom



HOUT BAY, WESTERN CAPE - South Africa  
Guide price ZAR 9,800,000 | anne@res.za.knightfrank.com | 4 bedrooms



LAKE COMO - Italy  
Price on application | amy.redfern@knightfrank.com | 5 bedrooms



COSTA SMERALD - Italy  
Guide price €7,000,000 | rupert.fawcett@knightfrank.com | 5 bedrooms



CAPE TOWN - South Africa  
Guide price £1,250,000 | anne@res.za.knightfrank.com | 3 bedrooms



SOL DE MALLORCA - Spain  
Guide price €8,900,000 | mark.harvey@knightfrank.com | 7 bedrooms

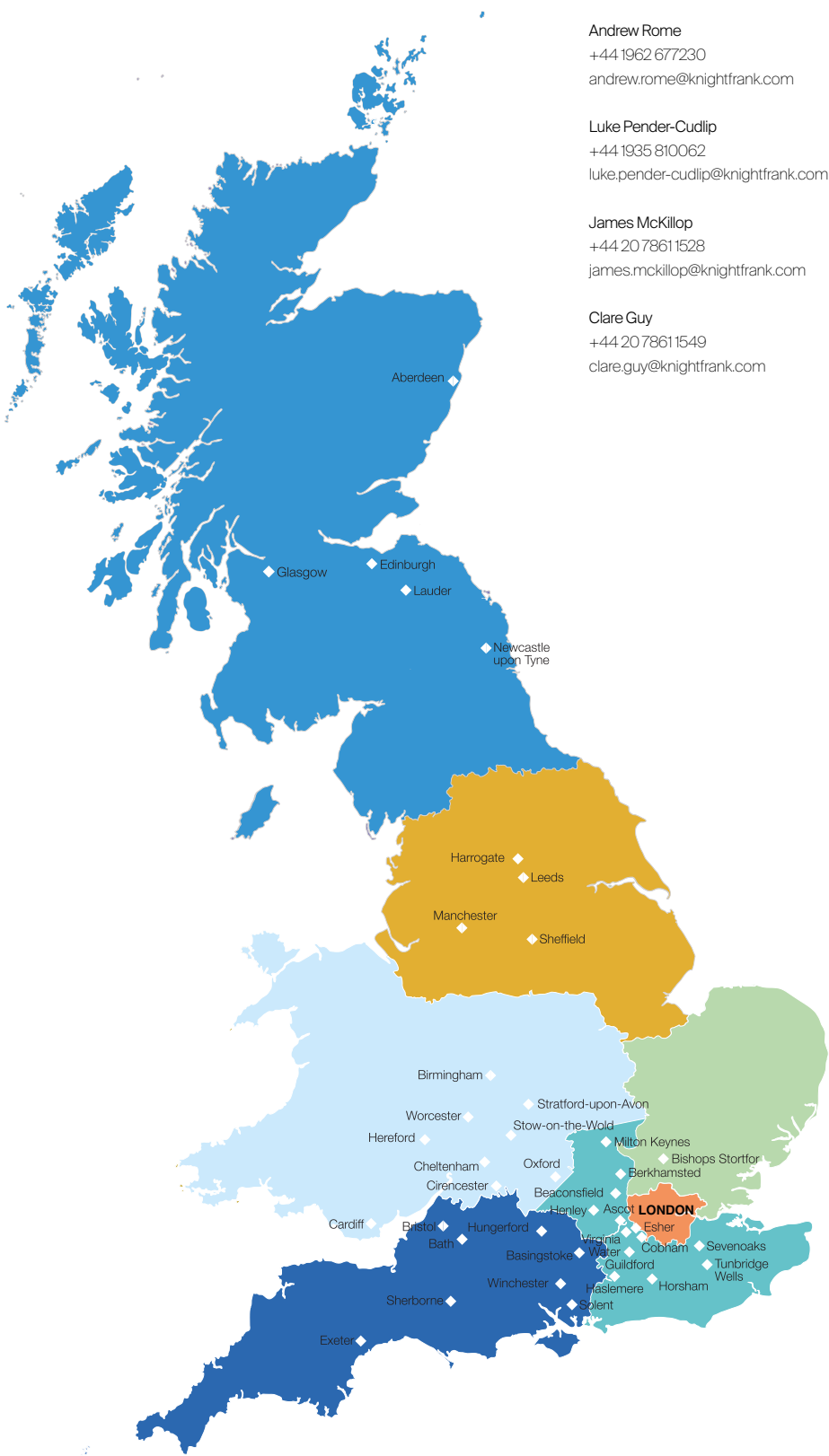


PUERTO ANDRATX - Spain  
Guide price €12,500,000 | mark.harvey@knightfrank.com | 6 bedrooms



# Waterfront Team

## KEY CONTACTS



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For a full list of our UK offices, visit,  
[KnightFrank.co.uk/contact](https://www.knightfrank.co.uk/contact)

# OUR EXPERTISE

THERE'S A HUMAN ELEMENT IN THE WORLD OF  
PROPERTY THAT IS TOO EASILY OVERLOOKED.

At Knight Frank we build long-term relationships, which allow us to provide personalised, clear and considered advice on all areas of property in all key markets. We believe personal interaction is a crucial part of ensuring every client is matched to the property that suits their needs best – be it commercial or residential.

Operating in locations where our clients need us to be, we provide a worldwide service that's locally expert and globally connected.

We believe that inspired teams naturally provide excellent and dedicated client service. Therefore, we've created a workplace where opinions are respected, where everyone is invited to contribute to the success of our business and where they're rewarded for excellence. The result is that our people are more motivated, ensuring your experience with us is the best that it can be.

# WORLDWIDE RESIDENTIAL OFFICES

*INDEPENDENT, INTERNATIONAL, RESIDENTIAL, COMMERCIAL.*  
*Locally expert, globally connected.*

GROUP HEADQUARTERS | INTERNATIONAL DEPARTMENT | COMMERCIAL DEPARTMENT  
+44 20 7629 8171, 55 Baker Street, London W1U 8AN, United Kingdom

*“With offices across the UK from Aberdeen  
to Exeter, including 30 London offices  
- we have you covered”*

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