



PRIVATE VIEW

EXTRAORDINARY LIVING IN EXTRAORDINARY SPACES



A PRIVATE VIEW FROM
LONDON SW8



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Welcome

It is a pleasure to welcome you to the latest Private View. In this edition we have put particular emphasis on a place that is, in all senses of the word, extraordinary.

The UK, and principally London, continues to enthrall property buyers from across the globe, particularly while global economic and social events affect confidence in the international markets. During these volatile times buyers will always look to certain fundamentals: market transparency, political stability, a robust legal system, and an international lingua franca. The UK delivers on all of these. It is very telling when a number of our clients, already in possession of global property portfolios, continue to seek out UK property.

Of course, residential property in the UK wouldn't be an exceptional asset class if it didn't provide access to the most prized assets of all: lifestyle, culture, the arts and schooling. A London address (p.4) is an aspiration for many clients, and Knight Frank helps deliver on their ambitions. Through our world-class research, outstanding advice, exceptional marketing and personalised service, we offer homes that satisfy both the head and the heart.

Andrew Hay

Global Head of Residential
+44 20 7861 1071
andrew.hay@knightfrank.com

The UK country market (p.56) is picking up strongly, thanks in large to the ripple effect from the capital. There remains, however, a marked differential in prices between London and the country; the largest in 25 years. A rural home represents exceptional value, but also provides tranquillity and space which are particularly attractive to families.

With signs of a good recovery, the international market (p.88) is providing investors with many excellent opportunities. As a world-leading property consultant, Knight Frank is at the forefront of key developing markets. In the last year we have expanded our network with new offices in Taiwan and Vancouver, plus eight new residential offices in the United States, through our strategic alliance with Douglas Elliman, the leading US real estate brokerage.

Each section, introduced by our five experts with 130 years of combined experience, highlights the partnership's ethos of outstanding advice, service and putting our clients first.

For a one-to-one conversation, please do contact me. Or visit our award-winning website, KnightFrank.com, where you can explore more than 12,000 properties in any one of 20 languages.

I hope you enjoy the extraordinary.

Talking LONDON

It's apt we call it Private View. Everyone has their own take on what makes London special, and I'm still amazed by the city's ability to surprise and inspire.

Over the last three decades we've seen the transformation of London into a truly world-class city. Its properties embody the very best of 21st century living – the design, the style, the quality. A London townhouse, for example, perfectly proportioned and beautifully appointed, reflects the creativity and individuality of the city itself.

Only in London do you find large private residences right in the heart of the city, yet with quiet and secluded gardens. It's unique. At the same time we've seen the evolution of architect-designed 5-6 bedroom apartments, many of them along the river, transforming London's skyline. These too have that innate London style, the sense that you're at the centre of things.

To my mind, London's future is secure because it is not reliant on just one attribute. Its foundations are wider based than that: there's the village feel, the lifestyle and the sense of discovery. As a place to live it just feels right no matter what your background or culture. And that's the soundest investment of all.

Noel Flint

Head of London
Residential





I'd actually go further and say that London has never been more exciting. Looking down over the London skyline – usually from impressive new developments, as we're lucky enough to do – what meets your eye is often breathtaking.

You're right about quality. With residential lettings, we're seeing better use being made of cost per square foot. So you may find smaller flats, but they're state-of-the-art living spaces, and a 'must have' is creative design, imaginative use of space, crossover between the living and working environments. They come with the optimum balance of investment return and lifestyle return built in from the start.

People rely on London as it's seen as a safe haven. For tenants regulation is hugely important when it comes to lettings, and this is one of our strong points. With London's economy expanding, demand from tenants is increasing rapidly at the current time. The barometer is the City, if that's performing well, the rental market performs well. That's certainly what we're seeing at the moment. Couple this improving economic backdrop with the long-term low interest rate environment, and the investment landscape is very positive.

Tim Hyatt

Head of London
Residential Lettings



London

AS IT'S LIVED





A WORLD CITY. SPEND JUST A LITTLE TIME IN LONDON and you'll soon understand the meaning of that phrase. In London, the world comes to you. In London, history isn't something that happened in the past, it's part of the everyday fabric of the place, and it's being made every day. Music, dance, theatre, restaurants, sport, it all takes place here.



London life is found in its streets, avenues, parks, squares, and of course its residences. From elegant tree-lined Chelsea to up-and-coming districts such as Chiswick and Tower Bridge, underpinning the strength and dynamism of the property market are lifestyle opportunities like no other. It's no surprise that when film makers choose an image of quintessential London, they choose Primrose Hill: widescreen yet intimate, family-friendly, offering outstanding views, with life played out against the backdrop of a confident, modern city that understands its place in the world.

People buy in London for many reasons. At once British yet truly cosmopolitan, it's a world hub that bridges east and west, at the centre of the geographical time zones. Politically and economically stable, with world-renowned educational establishments, London's inhabitants don't just have their finger on the pulse, they are the pulse.

It was with this dynamic city particularly in mind that we developed MyKnightFrank, a cutting-edge platform that lets you create your very own property libraries. Sitting alongside our pioneering website, it lets you search over 12,000 properties – including by means of all-important lifestyle criteria – and alerts you to new properties as soon as they come onto the market. Knight Frank puts the finest homes across London in the palm of your hand.

LONDON

GROSVENOR CRESCENT

BELGRAVIA SW1

An exceptional, double fronted, Grade II listed Belgravia residence with mews house, located in a highly regarded, fully portered apartment building.

GUIDE PRICE £55,000,000



ACCOMMODATION INCLUDES:

- ♦ 4 reception rooms
- ♦ Master bedroom suite with 2 dressing rooms, 2 bathrooms
- ♦ 4 further double suites
- ♦ Media room
- ♦ Swimming pool, gym room
- ♦ Mews house with 2 staff bedrooms
- ♦ 3 secure parking spaces
- ♦ Private entrance
- ♦ Approximately 1,176 sq m (12,653 sq ft)

RUPERT DES FORGES
KNIGHTSBRIDGE SALES

+44 20 7591 8600

rupert.desforges@knightfrank.com

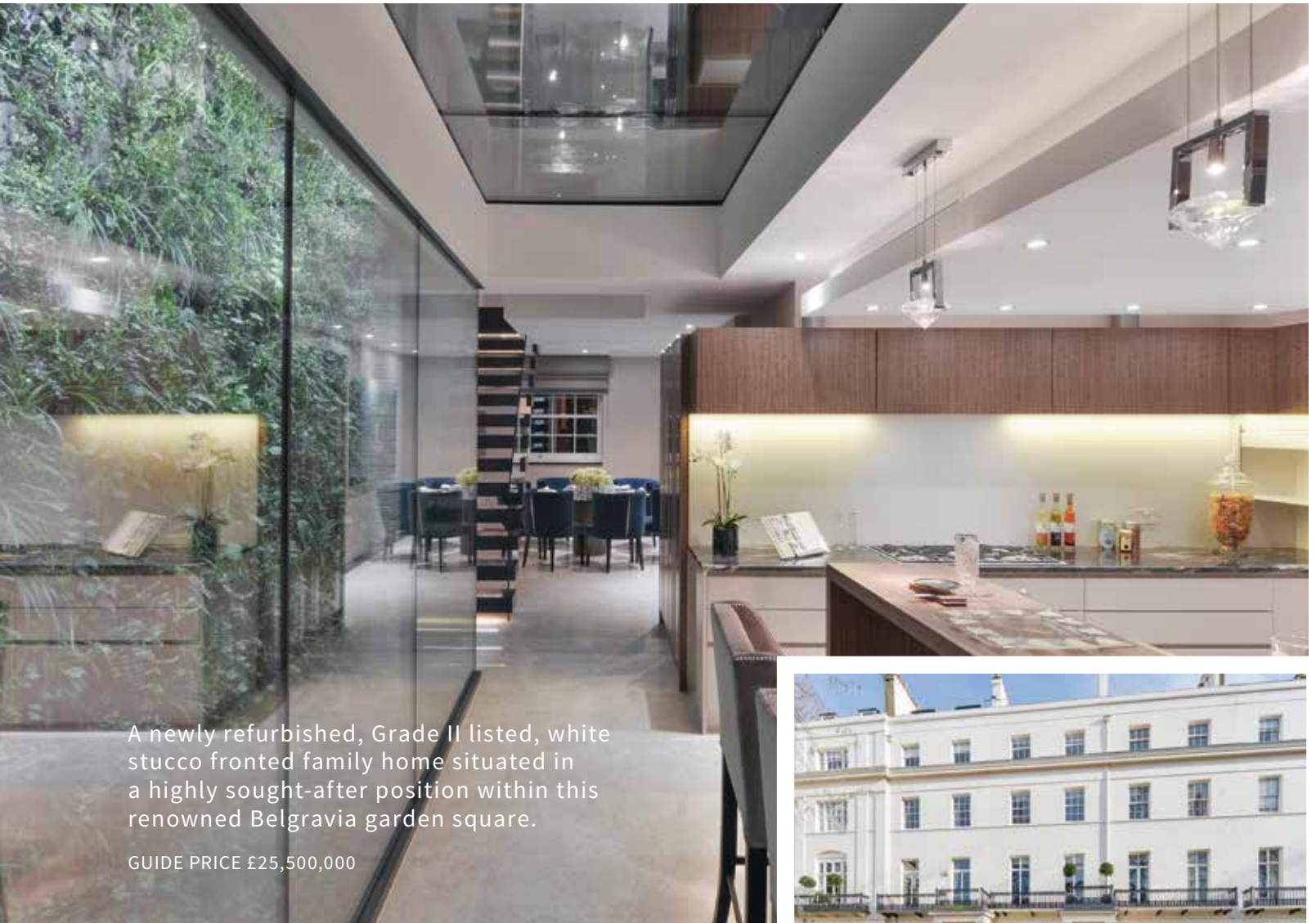


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CHESTER SQUARE

BELGRAVIA SW1



A newly refurbished, Grade II listed, white stucco fronted family home situated in a highly sought-after position within this renowned Belgravia garden square.

GUIDE PRICE £25,500,000



ACCOMMODATION INCLUDES:

- ◆ 6 bedrooms
- ◆ 6 bathrooms
- ◆ 3 reception rooms
- ◆ Cinema room
- ◆ South facing roof terrace
- ◆ Private communal gardens
- ◆ Approximately 585 sq m (6,291 sq ft)

STUART BAILEY
BELGRAVIA SALES

+44 20 7881 7722

stuart.bailey@knightfrank.com

EATON PLACE

BELGRAVIA SW1



Situated at the favoured western end of Eaton Place, this first floor flat is arranged laterally across two buildings and benefits from direct lift access, a resident porter and a private roof terrace. Grade II listed.

GUIDE PRICE £8,950,000

ACCOMMODATION INCLUDES:

- ◆ 3 bedrooms
- ◆ 3 bathrooms
- ◆ 2 reception rooms
- ◆ Lift
- ◆ Porter
- ◆ Roof terrace
- ◆ Approximately 241 sq m (2,597 sq ft)

STUART BAILEY
BELGRAVIA SALES

+44 20 7881 7722

stuart.bailey@knightfrank.com



EBURY SQUARE

BELGRAVIA SW1

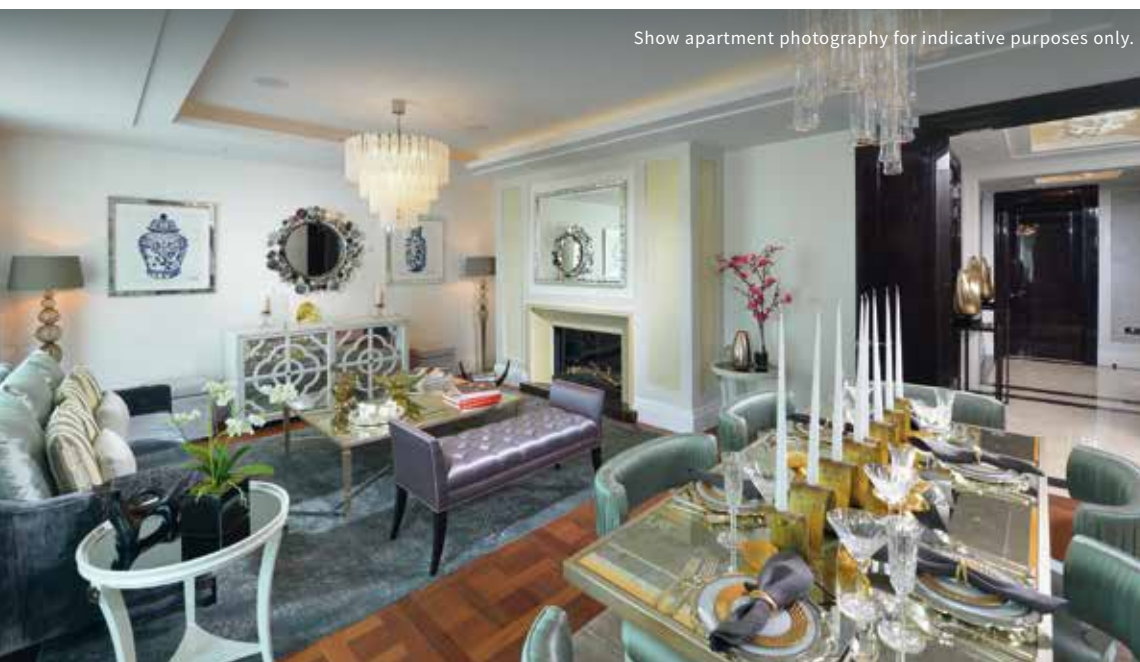


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Ebury Square is a prestigious collection of elegant apartments and penthouses set around landscaped gardens. The development lies at the heart of Belgravia, one of London's most distinguished neighbourhoods.

PRICES FROM £1,950,000

ALEX CARR
RESIDENTIAL DEVELOPMENT
+44 20 7861 5444
alex.carr@knightfrank.com



Show apartment photography for indicative purposes only.

DEVELOPMENT INCLUDES:

- ♦ 24 hour Harrods concierge
- ♦ Private residents' gym
- ♦ Landscaped courtyard garden
- ♦ Beautifully designed communal spaces
- ♦ Fully secure parking

SOUTH EATON PLACE

BELGRAVIA SW1



ACCOMMODATION INCLUDES:

- ◆ 4 bedrooms
- ◆ 3 bathrooms (2 en suite)
- ◆ 4 reception rooms
- ◆ Staff accommodation
- ◆ Garden
- ◆ Terrace
- ◆ Approximately 300 sq m (3,232 sq ft)



A classic, contemporary five bedroom house renovated to the highest of standards with the benefit of a west facing garden and terrace. The house offers an excellent balance of living and entertaining space.

GUIDE PRICE £5,500 PER WEEK

TOM SMITH
BELGRAVIA LETTINGS
+44 20 7881 7730
tom.smith@knightfrank.com

PELHAM CRESCENT

LONDON SW7



A rare, double-fronted, Regency house located in a prime position in one of the most prized addresses in Knightsbridge/Chelsea. Enjoying the largest drawing room on the Crescent, enhanced by six sets of French doors, it overlooks the beautiful Pelham Crescent gardens to the south and west.



ACCOMMODATION INCLUDES:

- ◆ 4 bedrooms
- ◆ 3 bathrooms
- ◆ First floor drawing room
- ◆ Library
- ◆ Dining room
- ◆ West facing garden
- ◆ Approximately 272 sq m (2,937 sq ft)
- ◆ Freehold

ELIZA LEIGH
KNIGHTSBRIDGE SALES
+44 20 7591 8600
eliza.leigh@knightfrank.com

BASIL STREET KNIGHTSBRIDGE SW3



Overlooking Harrods in a boutique development, this stunning penthouse boasts exquisite furnishings and bespoke details. The expansive windows and open plan dining room/kitchen offer a spectacular entertaining and living space.

GUIDE PRICE £10,000 PER WEEK

ACCOMMODATION INCLUDES:

- ♦ 3 bedrooms
- ♦ 3 bathrooms
- ♦ 2 reception rooms
- ♦ Balcony
- ♦ Terrace
- ♦ Secure underground parking space

GEORGINA RUSLING
KNIGHTSBRIDGE LETTINGS

+44 20 7591 8601
georgina.rusling@knightfrank.com



CAMPDEN HILL

KENSINGTON W8



One of Kensington's finest houses with a commanding landscaped garden, set within a plot of approximately one acre. Planning permission has been granted to extend the main house and guest cottage to approximately 2,787 sq m (30,000 sq ft).

GUIDE PRICE £65,000,000

PROPOSED ACCOMMODATION:

- ◆ 9 bedrooms
- ◆ 9 bathrooms
- ◆ 9 reception rooms
- ◆ Guest cottage
- ◆ 25m swimming pool
- ◆ Extensive parking and garaging
- ◆ Approximately 2,787 sq m (30,000 sq ft)



PRIVATE VIEW

RODDY CRAGGS
KENSINGTON SALES

+44 20 7938 4311

roddy.craggs@knightfrank.com

ONE KENSINGTON GARDENS

KENSINGTON W8



Show apartment photography for indicative purposes only.

ACCOMMODATION INCLUDES:

- ◆ Designed by award-winning architects David Chipperfield
- ◆ 24 hour dedicated concierge, valet parking, health spa, 25m indoor swimming pool, private health and fitness centre, sauna and steam room and private treatment rooms
- ◆ All available apartments offer an abundance of light and space, and have luxury specifications
- ◆ Underfloor heating and comfort cooling is standard across all apartments
- ◆ Situated in a location where one can enjoy the tranquil walks of the Royal parks, the glamour and sophistication of Kensington and the ceaseless energy of one of the world's greatest cities

MOREAS MADANI
RESIDENTIAL DEVELOPMENT

+44 20 7861 5461

moreas.madani@knightfrank.com

A collection of 97 luxury apartments situated in the heart of London's illustrious Royal Borough, opposite Kensington Palace Gardens and Hyde Park and within walking distance of the shopping and transport facilities of Kensington High Street and Knightsbridge.



LONDON

CORNWALL GARDENS

SOUTH KENSINGTON SW7



ACCOMMODATION INCLUDES:

- ◆ 3 bedrooms
- ◆ 3 bathrooms
- ◆ Reception room
- ◆ Roof terrace
- ◆ Leasehold with approximately 118 years remaining
- ◆ Approximately 272 sq m (2,930 sq ft)

A superb, three bedroom/three bathroom triplex apartment occupying the second, third and fourth floors of this beautiful, Victorian pillar-fronted building with a private atrium room leading onto a roof terrace.

GUIDE PRICE £5,250,000

LAURENCE LAI
SOUTH KENSINGTON SALES
+44 20 7871 4110
laurence.lai@knightfrank.com

PRIVATE VIEW

CAMPDEN STREET

KENSINGTON W8



A beautifully presented, contemporary townhouse that has been refurbished to offer the ultimate in luxurious living. Set over four floors the property elegantly combines stylish living space with modern comfort.

GUIDE PRICE £4,950 PER WEEK

ACCOMMODATION INCLUDES:

- ◆ 4 bedrooms
- ◆ 4 en suite bathrooms
- ◆ Open plan reception and kitchen
- ◆ Study/media room
- ◆ Gym and steam room
- ◆ Terrace

TACITA ROLLS
KENSINGTON LETTINGS

+44 20 7937 8203
tacita.rolls@knightfrank.com



LONDON

CHELSEA CREEK

FULHAM SW6



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Chelsea Creek is London's newest and most fashionable dockside development, combining sophisticated city living with blissful tranquillity. A selection of stunning one, two and three bedroom apartments and penthouses in a magnificently appointed development.

PRICES FROM £889,950 - £16,999,950

ACCOMMODATION INCLUDES:

- ♦ Selection of elegant 1, 2 and 3 bedroom apartments and penthouses
- ♦ Exclusive access to The Spa which includes a swimming pool, gym, sauna, Jacuzzi and steam room
- ♦ 24 hour concierge service
- ♦ Situated within easy reach of Imperial Wharf Station, Chelsea Harbour, the King's Road and central London



PRIVATE VIEW

NIGEL FLEMING
RESIDENTIAL DEVELOPMENT
.....
+44 20 7861 5409
nigel.fleming@knightfrank.com

CHELSEA HARBOUR

CHELSEA SW10



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ACCOMMODATION INCLUDES:

- ◆ Choice of 3 different floorplans
- ◆ Choice of up to 7 bedrooms
- ◆ Boffi kitchen, Lutron lighting
- ◆ Underground parking and private taxi rank
- ◆ Concierge service and 24 hour security
- ◆ Available off plan



MATTHEW SMITH
RIVERSIDE SALES

+44 20 3597 7683

matthew.smith@knightfrank.com

A unique opportunity to work with boutique developers to achieve a property designed to your own requirements. We are delighted to offer the possibility of one, two or three bedroom penthouses of varying sizes, designed to the very highest specification and affording unrivalled views of the Harbour and River Thames.

LONDON

MALLORD STREET CHELSEA SW3



A fabulous, low-built family house that has been extended and fully refurbished to an immaculate standard. Perfect for any family looking to live in Chelsea.

GUIDE PRICE £9,500,000



ACCOMMODATION INCLUDES:

- ♦ 6 bedrooms
- ♦ 4 bathrooms
- ♦ 3 reception rooms
- ♦ Playroom/gym
- ♦ Wine cellar
- ♦ Garden
- ♦ Approximately 391 sq m (4,215 sq ft)

JAMES PACE
CHELSEA SALES
.....
+44 20 7349 4300
james.pace@knightfrank.com

PRIVATE VIEW

HARLEY GARDENS

CHELSEA SW10



A newly refurbished house with exceptional volume, quietly situated within one of Chelsea's most desirable enclaves.

GUIDE PRICE £7,500,000

ACCOMMODATION INCLUDES:

- ◆ 4 bedrooms
- ◆ 2 bathrooms
- ◆ 2 reception rooms
- ◆ Garden
- ◆ Approximately 257 sq m (2,776 sq ft)

JOHN WATERS
CHELSEA SALES

+44 20 7349 4300

john.waters@knightfrank.com



TREGUNTER ROAD

CHELSEA SW10



A stunning example of a classic Chelsea family house which has been interior designed to an exceptional standard and presented beautifully throughout. The house is flooded with natural light and boasts an exquisite landscaped garden with a summer house.

GUIDE PRICE £10,750 PER WEEK

ACCOMMODATION INCLUDES:

- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ 4 reception rooms including study
- ♦ Garden and terrace
- ♦ Summer house
- ♦ Off-street parking
- ♦ Approximately 412 sq m (4,433 sq ft)



NATALIE BERTHAUD
CHELSEA LETTINGS

+44 20 7349 4300

natalie.berthiaud@knightfrank.com

HOLLAND PARK ROAD

HOLLAND PARK W14



A beautiful and secluded private house, sheltering behind a high encompassing wall surrounded by a mature garden.

GUIDE PRICE £21,000,000

ACCOMMODATION INCLUDES:

- ◆ 7 bedrooms
- ◆ 5 bathrooms
- ◆ 5 reception rooms
- ◆ Garden
- ◆ Garage
- ◆ Approximately 576 sq m (6,193 sq ft)
- ◆ Planning permission has been granted to extend to 860 sq m (9,254 sq ft)

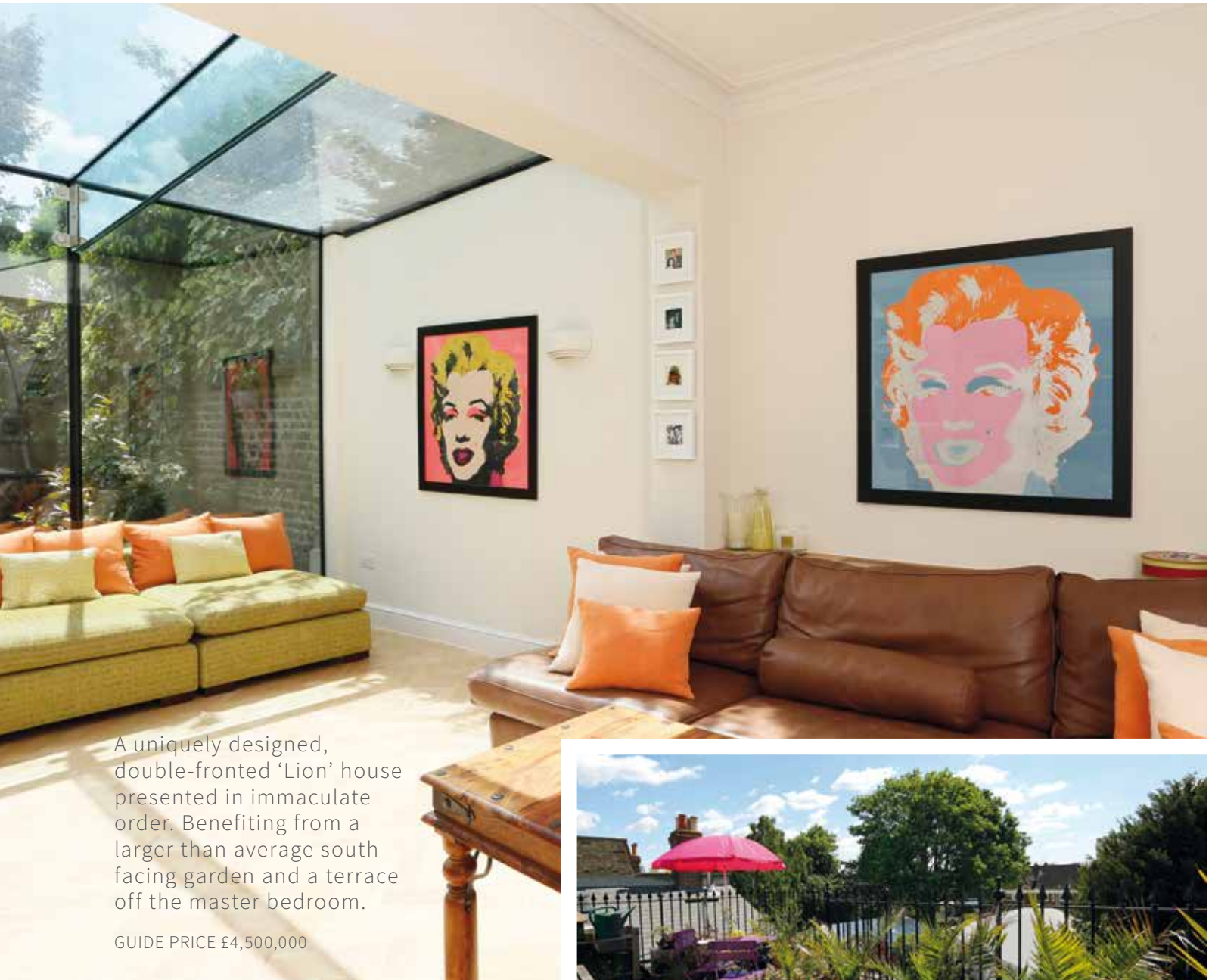
MARK REDFERN
KENSINGTON SALES

+44 20 7938 4311
mark.redfern@knightfrank.com

LONDON

STUDDRIDGE STREET

FULHAM SW6



GUIDE PRICE £4,500,000



ACCOMMODATION INCLUDES:

- ◆ 6 bedrooms
- ◆ 3 reception rooms
- ◆ Kitchen/dining room
- ◆ Study
- ◆ Media room
- ◆ Garden and roof terrace
- ◆ Approximately 357 sq m (3,838 sq ft)

ANNE SOUTRY
FULHAM SALES

+44 20 7751 2400
anne.soutry@knightfrank.com

PRIVATE VIEW

Lillie Square is a new and exclusive development, located where Kensington, Chelsea and Fulham meet. These exceptional apartments, townhouses and penthouses offer the best in contemporary urban living combined with elegant public spaces and outstanding landscaped gardens.

LILLIE SQUARE

EARL'S COURT SW6



Computer generated images for indicative purposes only



ACCOMMODATION INCLUDES:

- ◆ 1-3 bedroom apartments and 2-4 bedroom penthouses
- ◆ Exclusive private residents' club with swimming pool, gym, exercise studio, sauna, steam room, treatment rooms, private screening cinema and private dining
- ◆ 5* concierge service and 24 hour security
- ◆ Secure underground parking
- ◆ Outstanding connectivity to West Brompton station, Earl's Court station (Zone 1), central London and Heathrow airport

MARK WILKINSON
RESIDENTIAL DEVELOPMENT

+44 20 7861 5414

mark.wilkinson@knightfrank.com

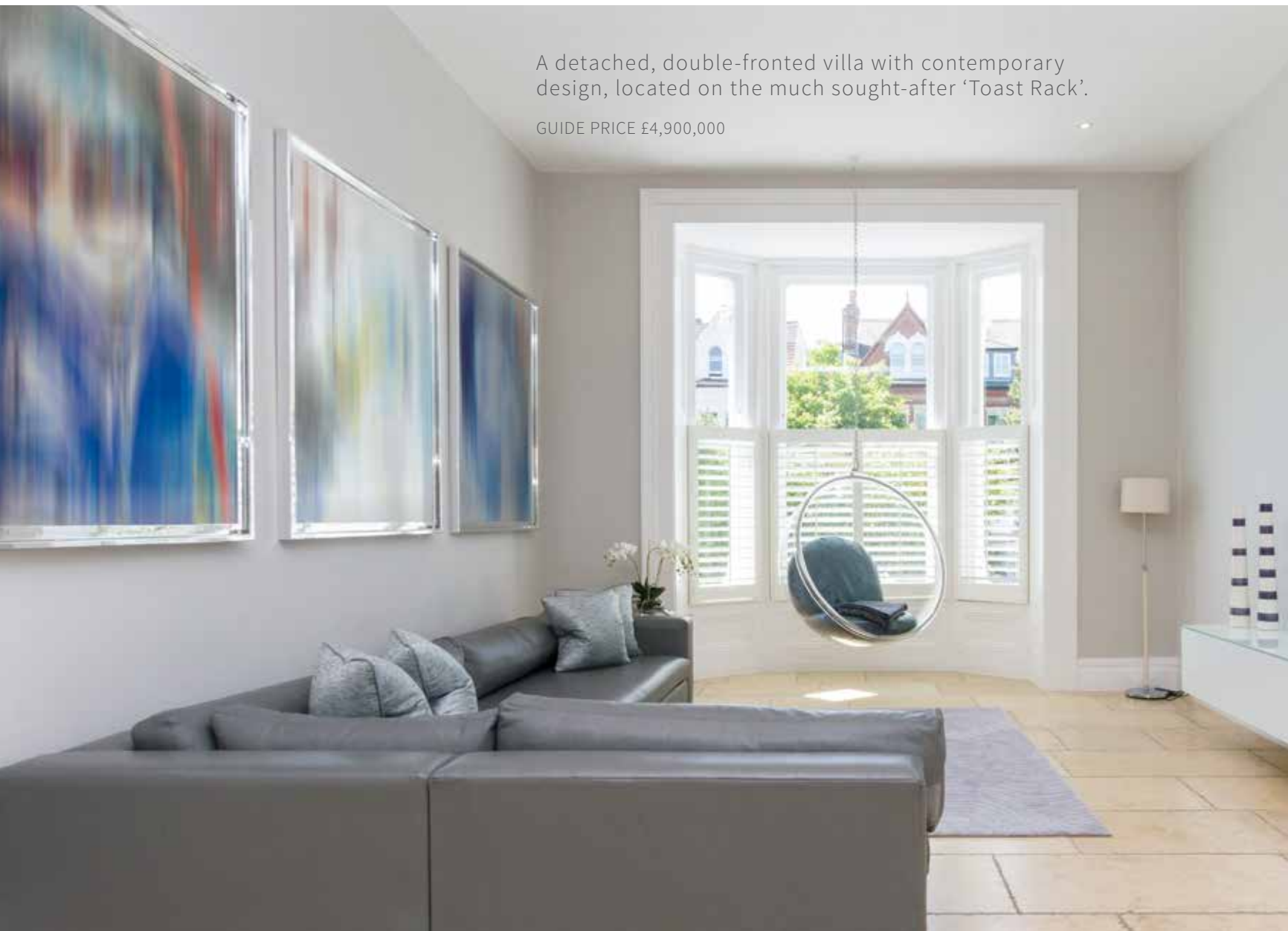
LONDON

PATTEN ROAD

WANDSWORTH SW18

A detached, double-fronted villa with contemporary design, located on the much sought-after 'Toast Rack'.

GUIDE PRICE £4,900,000



PRIVATE VIEW



ACCOMMODATION INCLUDES:

- ◆ 6 bedrooms
- ◆ 5 bathrooms (3 en suite)
- ◆ 4 reception rooms
- ◆ Large kitchen/dining/family room
- ◆ Self-contained studio flat
- ◆ Off-street parking
- ◆ Approximately 527 sq m (5,672 sq ft)

SAM SPROSTON
WANDSWORTH SALES
.....
+44 20 8682 7768
sam.sproston@knightfrank.com



PORTLAND PLACE

MARYLEBONE W1



A substantial lateral apartment, encompassing the entire fourth floor of a magnificent Portland stone-fronted mansion block on the grand boulevard of Portland Place.

GUIDE PRICE £10,950,000

ACCOMMODATION INCLUDES:

- ♦ 4 bedrooms
- ♦ 3 bathrooms
- ♦ 3 reception rooms
- ♦ Kitchen/breakfast room
- ♦ 24 hour concierge
- ♦ Lift
- ♦ Approximately 463 sq m (4,983 sq ft)



CHRISTIAN LOCK-NECREWS
MARYLEBONE SALES

+44 20 3435 6440

christian.lock@knightfrank.com

JOHN STREET BLOOMSBURY WC1



A magnificent, interior-designed family house located on one of Bloomsbury's most prestigious streets. Period features abound with high ceilings to the principal rooms, cornicing and fireplaces, combined with contemporary styling throughout.

GUIDE PRICE £3,950 PER WEEK

ACCOMMODATION INCLUDES:

- ◆ 6 bedroom suites
- ◆ 2 reception rooms
- ◆ Garden
- ◆ Roof terrace
- ◆ Lutron lighting
- ◆ Sonos integrated music system
- ◆ Approximately 588 sq m (6,329 sq ft)

EMILY ENGLANDER
MARYLEBONE LETTINGS

+44 20 3435 6440
emily.englander@knightfrank.com

GROSVENOR SQUARE

MAYFAIR W1K



ACCOMMODATION INCLUDES:

- ◆ 4 bedrooms
- ◆ 5 bathrooms
- ◆ 3 reception rooms
- ◆ Video entry
- ◆ Porterage
- ◆ Lift access
- ◆ Approximately 326 sq m (3,509 sq ft)

An impeccably designed, four bedroom apartment overlooking one of London's oldest and largest garden squares. Boasting generous lateral space and decorated with the finest materials and lighting, the apartment provides the perfect entertaining space.

GUIDE PRICE £18,000,000

HARVEY CYZER
MAYFAIR SALES

+44 20 7499 1012

harvey.cyzer@knightfrank.com

ST JAMES'S STREET

ST JAMES'S SW1



ACCOMMODATION INCLUDES:

- ◆ 3 bedrooms
- ◆ 3 bathrooms
- ◆ 2 reception rooms
- ◆ Study
- ◆ Terrace
- ◆ Lift and portorage
- ◆ Approximately 285 sq m (3,066 sq ft)

An outstanding, three bedroom duplex penthouse with unrivalled views over St James's. Boasting over 74 sq m (800 sq ft) of outside terracing designed by a Chelsea Flower Show gold medallist and a dramatic reception room with floor-to-ceiling glass doors.

GUIDE PRICE £12,000,000



HARVEY CYZER
MAYFAIR SALES

+44 20 7499 1012

harvey.cyzer@knightfrank.com

LONDON

CHARLES STREET MAYFAIR W1K



Beautifully refurbished apartment split over the raised ground and lower ground floors of this impressive period building with a unique private terrace and courtyard.

GUIDE PRICE £5,500 PER WEEK



PRIVATE VIEW

ACCOMMODATION INCLUDES:

- ◆ 4 bedrooms
- ◆ 4 bathrooms
- ◆ Reception room
- ◆ Fully equipped kitchen
- ◆ Dining room
- ◆ Study/TV room
- ◆ Approximately 331 sq m (3,563 sq ft)

RAHIM NAJAK
MAYFAIR LETTINGS

+44 20 7647 6604

rahim.najak@knightfrank.com

HYDE PARK GARDENS

HYDE PARK W2



A spectacular, lateral apartment with exceptional volume and some of the best south-facing views across Hyde Park. Access to private, award-winning communal gardens.

GUIDE PRICE £10,000,000

ACCOMMODATION INCLUDES:

- ◆ 2 bedrooms
- ◆ 2 bathrooms
- ◆ Reception room
- ◆ Study
- ◆ Terrace
- ◆ Access to communal gardens
- ◆ Porter, private parking space
- ◆ Approximately 219 sq m (2,357 sq ft)

ANTONIA THORP
HYDE PARK SALES

+44 20 7871 5065

antonia.thorp@knightfrank.com

LONDON

ABELL AND CLELAND

WESTMINSTER SW1



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Abell & Cleland is a prestigious development set to become one of the premier addresses in London's iconic Westminster. Located on John Islip Street, SW1, in close proximity to the Houses of Parliament, the development promises to deliver an exclusive luxury lifestyle.

PRICES FROM £1,525,000

NIGEL FLEMING
RESIDENTIAL DEVELOPMENT
+44 20 7861 5409
nigel.fleming@knightfrank.com

Show apartment photography is for indicative purposes only.



PRIVATE VIEW

DEVELOPMENT INCLUDES:

- ◆ Dedicated concierge service
- ◆ Landscaped gardens
- ◆ Excellent transport links
- ◆ Pool and sauna*
- ◆ Business suite*
- ◆ Exclusive gym*

*Gym, pool and sauna located in Abell House.
Business suite located in Cleland House.

190 STRAND WESTMINSTER WC2



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190 Strand by St Edward offers a range of bespoke apartments, townhouses and penthouses. Located on the world famous Strand, this new, iconic landmark will be closely linked to the richest aspects of London living.

GUIDE PRICE £1,225,000 - £17,295,000

ACCOMMODATION INCLUDES:

- ◆ 24 hour hotel-style concierge service
- ◆ Exclusive residents' facilities including on-site business suite, private cinema, gym, virtual golf and private swimming pool
- ◆ Allocated car parking
- ◆ Superb travel links via adjacent Temple Underground station
- ◆ Moments from the River Thames, Covent Garden and Westminster Palace
- ◆ Leasehold with approximately 999 years

ALY GRAY
RESIDENTIAL DEVELOPMENT
+44 20 7861 5442
aly.gray@knightfrank.com

LONDON

10 WHITEHALL PLACE

WESTMINSTER SW1



Situated near the River Thames, 10 Whitehall Place offers a lifestyle designed for the world's most discerning residents. World-class architects, designers and craftsmen have joined forces to create palatial apartments.

GUIDE PRICES £8,400,000 - £15,500,000

ROBERT ADAMS
RESIDENTIAL DEVELOPMENT

+44 20 7861 5483

robert.adams@knightfrank.com



ACCOMMODATION INCLUDES:

- ♦ Access to the Corinthia Hotel services
- ♦ Direct access to the award-winning ESPA Life at Corinthia Spa and Wellness Centre
- ♦ 11 apartments
- ♦ 24 hour concierge team
- ♦ Secure car park
- ♦ High security lift

PRIVATE VIEW

NEO BANKSIDE

SOUTH BANK SE1



ACCOMMODATION INCLUDES:

- ◆ Architecture by Rogers Stirk Harbour + Partners
- ◆ 24 hour concierge and security
- ◆ Residents' leisure club
- ◆ Secure underground parking and storage
- ◆ Large private roof terrace and 2 winter gardens
- ◆ Spectacular double height living space
- ◆ Approximately 299 sq m (3,488 sq ft)



MERIAM MAKIYA
RESIDENTIAL DEVELOPMENT
+44 20 7861 5487
meriam.makiya@knightfrank.com

Located in one of London's most sought-after developments; set within the vibrant South Bank cultural quarter and just a 10 minute walk from the City with stunning north facing views across London's iconic skyline.

GUIDE PRICE £8,750,000

ONE TOWER BRIDGE

SOUTHWARK SE1



One Tower Bridge is the epitome of 5* living with stunning views of the River Thames, Tower Bridge and the Tower of London. Cambridge House is the premier building enjoying a direct river frontage.

PRICES FROM £3,360,000 - £16,000,000



Computer generated images for indicative purposes only.



ACCOMMODATION INCLUDES:

- ◆ Unique riverside position
- ◆ 24 hour Harrods concierge
- ◆ Views of World Heritage sites
- ◆ Residents' only private health club
- ◆ Exceptional penthouse roof terraces
- ◆ Surrounded by Potter's Field Park

GREG BENNETT
RESIDENTIAL DEVELOPMENT
.....
+44 7810 073003
greg.bennett@knightfrank.com

ONE BLACKFRIARS

LONDON SE1



Computer enhanced photograph for indicative purposes only.

ACCOMMODATION INCLUDES:

- ◆ A mix of 274 studios, 1, 2, 3 and 4 bedroom apartments available over 50 floors of the 170m tower
- ◆ Exceptional interior design
- ◆ Facilities include a dedicated concierge service by Harrods Estates Asset Management, valet parking*, health club with spa, swimming pool and gym, private screening room, residents' wine cellar and 32nd floor executive lounge
- ◆ Panoramic views over the London skyline
- ◆ Landscaped public piazza with commercial and retail properties and a boutique hotel

* Only available for 2 and 3 bedroom apartments on request.

** Price correct at time of going to press.

Moments from the River Thames, One Blackfriars is set to be a beacon of architectural brilliance. Rising 50 storeys high and designed by award-winning Ian Simpson Architects, One Blackfriars will add a shimmering new dimension to London's skyline.

GUIDE PRICES FROM £1,080,000**

ALEX CARR
RESIDENTIAL DEVELOPMENT

+44 20 7861 5444

alex.carr@knightfrank.com

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LONDON

THE PLIMSOLL BUILDING

KING'S CROSS N1C



Computer generated images for indicative purposes only.

A collection of three bedroom apartments with spectacular views across Regent's Canal and London; with terraces and balconies around a landscaped courtyard, alongside a private gym, unusual rooftop conservatory and residents' lounge.

DEVELOPMENT INCLUDES:

- ◆ Secure underground parking available to purchase
- ◆ Central podium garden designed by award-winning Dan Pearson Studio
- ◆ 24 hour concierge
- ◆ Completion estimated for the end of 2015



PRIYA PANNU
RESIDENTIAL DEVELOPMENT

+44 20 7861 5489

priya.pannu@knightfrank.com

CANALETTO

ISLINGTON EC1

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ACCOMMODATION INCLUDES:

- ◆ Design by Dutch master architects, UNStudio, and interior specification by Goddard Littlefair
- ◆ At the nexus of London's most vibrant areas: Islington, the City, Clerkenwell, Shoreditch and Tech City
- ◆ Beaumont Collection apartments from 152 - 185 sq m (1,636 sq ft - 1,991 sq ft)
- ◆ Combined balcony and terrace sizes from 29 - 65 sq m (312 - 699 sq ft)
- ◆ Access to Club Canaletto 24th floor residents' club
- ◆ Concierge, pool and spa, gym, cinema and restaurant

Canaletto launches an exemplary collection of three bedroom apartments located on the upper floors of this remarkable, waterside building on London's City Road. The Beaumont Collection features impeccable specifications with extensive balconies and terraces and some of the best views over the capital.

GUIDE PRICE £3,200,000

TOM YEOMANSON
RESIDENTIAL DEVELOPMENT

+44 20 7718 5225

tom.yeomanson@knightfrank.com



LONDON

DUNCAN TERRACE

ISLINGTON N1



A fabulous, Grade II listed family home offering over 557 sq m (6,000 sq ft) of beautifully presented accommodation and occupying a commanding position on one of central Islington's most sought-after streets.

GUIDE PRICE £5,950,000



ACCOMMODATION INCLUDES:

- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ 5 reception rooms
- ◆ Courtyard garden
- ◆ Roof terrace
- ◆ Additional coach house

DANIEL OMELL
ISLINGTON SALES

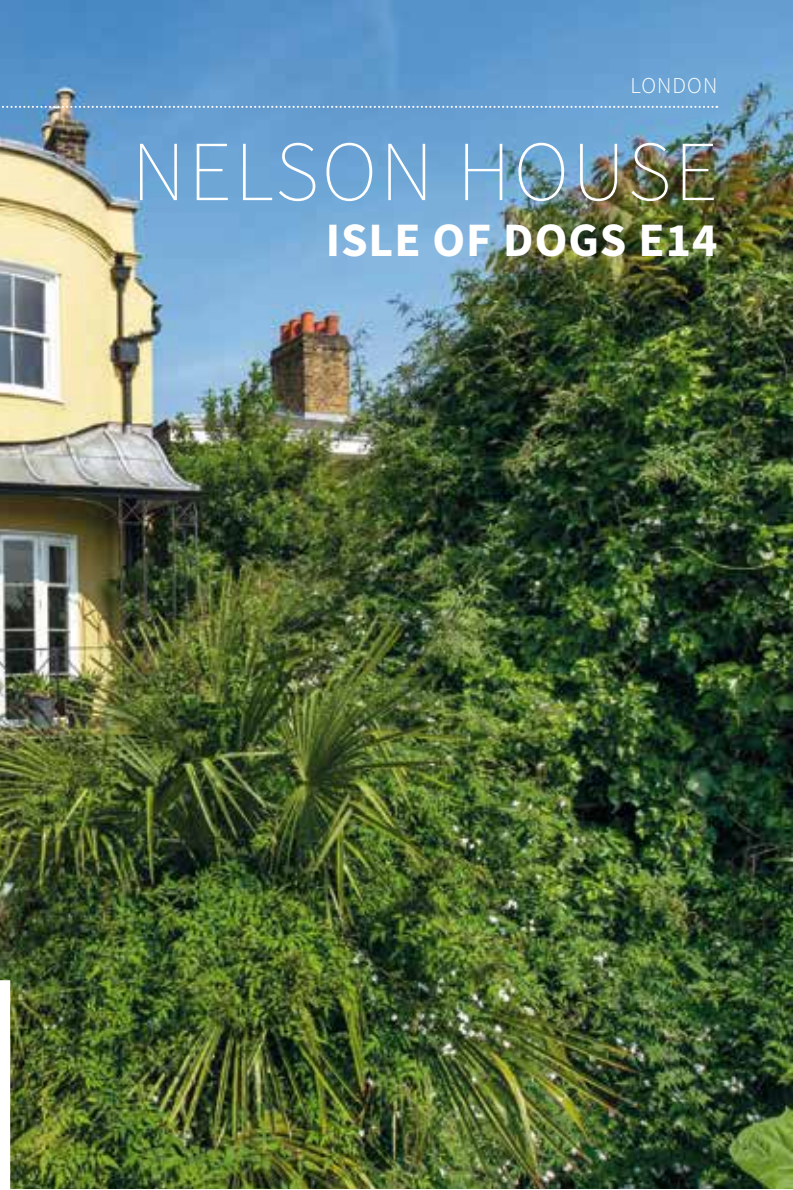
+44 20 3657 7340

daniel.omell@knightfrank.com

PRIVATE VIEW

NELSON HOUSE

ISLE OF DOGS E14



A stunning, double fronted, end of terrace, Grade II listed Georgian house with private river frontage and outstanding views across the River Thames towards the O2 Arena and Greenwich.

GUIDE PRICE £3,000,000

ACCOMMODATION INCLUDES:

- ◆ 6 bedrooms
- ◆ 3 bathrooms
- ◆ 3 reception rooms
- ◆ Mature garden
- ◆ River views
- ◆ Garage
- ◆ Approximately 349 sq m (3,720 sq ft)

ANDREW GROOCCOCK
CANARY WHARF SALES

+44 20 7512 9966

andrew.groockock@knightfrank.com



CHEPSTOW VILLAS

NOTTING HILL W11



A rare opportunity to acquire a substantial, low built, semi-detached villa in one of the finest locations in Notting Hill with off-street parking and a stunning garden of approximately 24m (78ft).

GUIDE PRICE £12,000,000

ACCOMMODATION INCLUDES:

- ♦ 7 bedrooms
- ♦ 3 bathrooms
- ♦ Double reception room
- ♦ Kitchen/family room
- ♦ Private garden and off-street parking
- ♦ 363 sq m (3,910 sq ft)

CAROLINE FOORD
NOTTING HILL SALES
.....
+44 20 7229 0229
caroline.foord@knightfrank.com

LANSDOWNE WALK

NOTTING HILL W11



ACCOMMODATION INCLUDES:

- ◆ 3 bedrooms
- ◆ 2 bathrooms
- ◆ Reception room
- ◆ Kitchen/breakfast room
- ◆ Staff quarters
- ◆ Private garden



An immaculate family house situated in this quiet location in prime Holland Park. The house has a fabulous master suite, two further bedrooms, family bathroom, drawing room, kitchen/breakfast room, staff quarters, two cloakrooms and garden.

GUIDE PRICE £5,750 PER WEEK



SOPHIE WOOLFENDEN
NOTTING HILL LETTINGS

+44 20 7985 9990
sophie.woolfenden@knightfrank.com

LONDON

HAMILTON TERRACE

ST JOHN'S WOOD NW8

A newly reconstructed, detached freehold house presented in excellent condition with the added benefit of a separate mews house, large garden, off-street parking and a fantastic leisure complex.

GUIDE PRICE £32,000,000



ACCOMMODATION INCLUDES:

- ♦ 9 bedrooms
- ♦ 7 bathrooms
- ♦ 4 reception rooms
- ♦ Indoor swimming pool
- ♦ Leisure facilities
- ♦ Staff accommodation
- ♦ Approximately 1,061 sq m (11,420 sq ft)

DANIEL DAGGERS
ST JOHN'S WOOD SALES
.....
+44 20 7586 2777
daniel.daggers@knightfrank.com

PRIVATE VIEW

RANDOLPH ROAD

MAIDA VALE W9

Low built, five bedroom, detached house with mews in Little Venice. Built circa 1929 by the respected Scottish architect, Charles Stanley Peach. This exceptional five bedroom family house has been meticulously refurbished throughout.

GUIDE PRICE £17,950,000



ACCOMMODATION INCLUDES:

- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ 3 reception rooms
- ◆ Leisure facilities
- ◆ Staff accommodation
- ◆ Mews house accommodation
- ◆ Approximately 699 sq m (7,526 sq ft)

JADE IRELAND
ST JOHN'S WOOD SALES

+44 20 7586 2777

jade.ireland@knightfrank.com



LONDON

AVENUE ROAD ST JOHN'S WOOD NW8



A double fronted home with a carriage driveway and private garden. This grand property benefits from staff accommodation and a leisure complex with swimming pool and is set on one of the widest plots on Avenue Road.

GUIDE PRICE £25,000 PER WEEK



ACCOMMODATION INCLUDES:

- ♦ 8 bedrooms
- ♦ 10 bathrooms
- ♦ 5 reception rooms
- ♦ Kitchen/breakfast room
- ♦ Study
- ♦ Decked terrace
- ♦ Approximately 1,786 sq m (19,224 sq ft)

LOUISE O'DRISCOLL
ST JOHN'S WOOD LETTINGS

+44 20 7483 8353

louise.o'driscoll@knightfrank.com

PRIVATE VIEW

LYNDHURST ROAD

HAMPSTEAD VILLAGE NW3



ACCOMMODATION INCLUDES:

- ◆ Master bedroom with en suite bathroom and dressing room
- ◆ 6 further bedrooms (5 with en suite and 2 with dressing rooms)
- ◆ Galleried reception hall, 2 further reception rooms, dining room for 18 people
- ◆ Study, cinema, den, and steam room
- ◆ Indoor and outdoor swimming pools
- ◆ Separate staff quarters
- ◆ Garden with play area, terrace, pool and summer house
- ◆ Approximately 1,368 sq m (14,728 sq ft)
- ◆ In all about 0.4 acre

This truly exceptional property has been renovated to the highest possible standard and provides grand period living close to Hampstead Village (400m), with a large garden, indoor swimming pool, triple garage and carriage drive behind gates.

GUIDE PRICE £46,500,000

GRANT ALEXSON
HAMPSTEAD SALES

+44 20 7431 8686

grant.alexson@knightfrank.com



LONDON

THE OLD VICARAGE

CAMBRIDGE PARK TW1



A simply stunning and magnificent, detached period house with wonderful lateral accommodation and contemporary interiors deserving of all the 'superlatives'.

GUIDE PRICE £7,500,000



ACCOMMODATION INCLUDES:

- ◆ 8 bedrooms
- ◆ 6 bathrooms
- ◆ 5 reception rooms
- ◆ Large gardens
- ◆ Ample gated off-street parking
- ◆ Separate staff accommodation
- ◆ Approximately 720 sq m (7,750 sq ft)

LUKE ELLWOOD
RICHMOND SALES

+44 20 8939 2800

luke.ellwood@knightfrank.com

PRIVATE VIEW

CHOBHAM ROAD

ASCOT SL5



ACCOMMODATION INCLUDES:

- ◆ 6 bedrooms
- ◆ 6 bathrooms
- ◆ 4 reception rooms
- ◆ Beautifully landscaped gardens
- ◆ Gated entrance
- ◆ Open plan kitchen/breakfast/family room
- ◆ Approximately 771 sq m (8,300 sq ft)
- ◆ In all about 0.8 acre

A newly built, luxurious, six bedroom, detached property accessible via electronic gates and surrounded by landscaped gardens. The house has been completed to a superb standard and offers well proportioned accommodation and a triple garage.

GUIDE PRICE £14,500 PER CALENDAR MONTH

GORDON HOOD
ASCOT LETTINGS
+44 1344 299399
gordon.hood@knightfrank.com



COOMBE HILL ROAD

KINGSTON UPON THAMES KT2



A magnificent, 16th century, period manor house set in gorgeous landscaped gardens and backing onto the Coombe Hill Golf Course. The owner has created an amazing home of great charm and character.



ACCOMMODATION INCLUDES:

- ◆ 10 bedrooms
- ◆ 8 bathrooms
- ◆ 6 reception rooms
- ◆ Double garage
- ◆ Separate 2 bedroom staff/guest annexe
- ◆ Stunning landscaped gardens
- ◆ Approximately 1,347 sq m (14,508 sq ft)
- ◆ In all about 0.93 acre

DOMINIC PASQUA
WIMBLEDON SALES

+44 20 8946 0026

dominic.pasqua@knightfrank.com

GOLF CLUB DRIVE KINGSTON UPON THAMES KT2



A simply stunning and substantial detached house, designed and built to the highest quality and arranged over 836 sq m. Set well back from this quiet road in the exclusive, private Coombe Hill Estate.

GUIDE PRICE £18,500 PER CALENDAR MONTH

ACCOMMODATION INCLUDES:

- ◆ 9 bedrooms
- ◆ 5 bathrooms
- ◆ 8 reception rooms
- ◆ Beautiful kitchen/breakfast/family room
- ◆ Indoor swimming pool and landscaped gardens
- ◆ Double garage and ample off- street parking

RUTH BARR
WIMBLEDON LETTINGS
+44 20 8946 9811
ruth.barr@knightfrank.com



Tide
open spaces



There are many characteristics of English country living: the land, the views, the different periods of house and the sense that here is a timeless asset. At Knight Frank, it's our job to reveal these facets. So, although many buyers will already have an idea of the type of property they'd like, we'll open their eyes to all the possibilities and options. It could be the best transport links to London, a school in a particular location, an undiscovered village a stone's throw from a thriving market town. It could even be something they hadn't previously considered - the endless fascination of the country property market is that it has the ability to throw up something new or fresh to a buyer. The property a buyer acquires is the end of an intriguing process whereby we translate buyers' wishes into bricks and mortar.

Rupert Sweeting

Head of Country Department

Life & Style

in the
English
countryside



Flickr: Ross Elliott



Painters, writers, poets, the list is long of those who have tried to capture the essence of the English countryside. Its power doesn't simply reside in its spectacular views or unparalleled history. It's there in its sense of permanence, in its buildings that seem to grow naturally out of the landscape, in the beauty of its changing seasons. At the same time it's the original setting for lovers of the outdoors and aficionados of incomparable English style.

With the price differential between London and the countryside still marked, rural England continues to offer good value. Over the last year, Hampshire in particular has seen remarkable activity, offering as it does a combination of beautiful residences – many of them listed – idyllic vistas and improved links to the capital.

England is unique in that you can lose yourself in its countryside yet still be within striking distance of London. Technology makes itself felt, however, in that a fast and reliable broadband connection plays an increasing part in a location's desirability.

As with all aspects of the Knight Frank service, our countryside expertise stems from our experience on the ground. With offices spanning the country, each staffed by experts with an adept understanding of their local area, no detail is overlooked. After a property itself, our focus is on the lifestyle factors that surround it. Pubs, walks, views, roads, schools, connections, all contribute to the big picture and all are given the consideration they deserve.



Flickr: Ratti Maribo

COUNTRY

SOCKNERSH MANOR

ETCHINGHAM / EAST SUSSEX



PRIVATE VIEW





A beautifully presented, Grade II listed manor house with excellent leisure facilities and outstanding gardens in a magical setting, overlooking its own valley. The property includes a wonderful lake with a boat house.

OFFERS IN EXCESS OF £5,000,000



ACCOMMODATION INCLUDES:

- ◆ 6 reception rooms
- ◆ 6 bedrooms
- ◆ 6 bathrooms
- ◆ Swimming pool, pool house and spa bath
- ◆ Coach house with entertainment room, party room, cinema, gym and staff flat
- ◆ A refurbished secondary house is available in addition
- ◆ Approximately 767 sq m (8,263 sq ft)
- ◆ In all about 56 acres (as a whole or in 2 lots)

JAMES CRAWFORD
COUNTRY DEPARTMENT

+44 20 7861 1065

james.crawford@knightfrank.com

COUNTRY

CROSSACRES

WENTWORTH / SURREY



ACCOMMODATION INCLUDES:

- ◆ 6 reception rooms
- ◆ 7 bedroom suites
- ◆ Staff accommodation
- ◆ Leisure complex with swimming pool, Jacuzzi, gym, sauna, steam room and cinema room
- ◆ Extensive underground garaging
- ◆ All-weather tennis court
- ◆ Approximately 1,393 sq m (15,000 sq ft)
- ◆ In all about 2 acres



PRIVATE VIEW



Located on the main island of the internationally acclaimed Wentworth Estate, this magnificent country mansion sits in beautifully landscaped, south facing grounds. Built to exacting standards, this stunning residence boasts an array of impressive amenities for modern day living.

GUIDE PRICE £17,500,000

JAMES CRAWFORD
COUNTRY DEPARTMENT

+44 20 7861 1065

james.crawford@knightfrank.com



COUNTRY

NUTBOURNE PARK

HAMBLEDON / SURREY



ACCOMMODATION INCLUDES:

- ◆ Planning permission for a Robert Adam, Georgian design house 3,066 sq m (33,000 sq ft)
- ◆ 3 cottages
- ◆ Stabling
- ◆ Further outbuildings
- ◆ 2 lodges
- ◆ Lakes
- ◆ Extensive woodland and parkland
- ◆ In all about 212 acres



PRIVATE VIEW



Computer generated image for indicative purposes only.



A rare and unique opportunity to create an outstanding home in the glorious tradition of English country estates.

OFFERS IN EXCESS OF £15,000,000

JAMES CRAWFORD
COUNTRY DEPARTMENT
.....
+44 20 7861 1065
james.crawford@knightfrank.com



COUNTRY

CONKWELL GRANGE

BATH / WILTSHIRE



A beautiful Grade II listed country house and estate. Conkwell Grange enjoys exceptional views whilst providing privacy and seclusion.

ACCOMMODATION INCLUDES:

- ◆ 5 reception rooms
- ◆ 10 bedrooms
- ◆ 6 bathrooms
- ◆ Substantial rental accommodation
- ◆ Outbuildings
- ◆ Sporting and equestrian
- ◆ Approximately 932 sq m (10,032 sq ft)
- ◆ In all about 278 acres



PRIVATE VIEW

CLIVE HOPKINS
COUNTRY DEPARTMENT

+ 44 20 7861 1064

clive.hopkins@knightfrank.com

THE OLD MANOR

ELLISFIELD / HAMPSHIRE



ACCOMMODATION INCLUDES:

- ◆ Grade II* listed manor house set in 78 acres of garden, pasture and woodland
- ◆ 6 reception rooms
- ◆ 8 bedrooms
- ◆ 2 bedroom detached cottage
- ◆ Barn/workshop with staff flat above
- ◆ Thatched stable block, tennis court and swimming pool
- ◆ Approximately 805 sq m (8,663 sq ft)
- ◆ In all about 78 acres

Situated at the head of this small valley, The Old Manor is a beautiful Grade II* listed manor house set in 78 acres, dating from the late 17th century with 18th and early 20th century extensions.

OFFERS IN EXCESS OF £5,750,000

EDWARD CUNNINGHAM
COUNTRY DEPARTMENT

+44 20 7861 1080

edward.cunningham@knightfrank.com

COUNTRY

GASTON GRANGE

BENTWORTH / HAMPSHIRE

A beautifully presented country house situated in 200 acres of Hampshire countryside. Gaston Grange has exceptional landscaped gardens and is a wonderful country retreat only 60 miles from central London.

ACCOMMODATION INCLUDES:

- ◆ 6 reception rooms
- ◆ 8 bedrooms
- ◆ 7 bathrooms
- ◆ Over 230 sq m (2,500 sq ft) of secondary accommodation
- ◆ Swimming pool
- ◆ Stabling
- ◆ Barn
- ◆ Approximately 870 sq m (9,370 sq ft)
- ◆ In all about 198 acres

CLIVE HOPKINS
COUNTRY DEPARTMENT

+ 44 20 7861 1064
clive.hopkins@knightfrank.com



PRIVATE VIEW



TANGLEY

HAMPSHIRE

A stunning country house at the heart of a 500 acre estate. The Tangley Estate is wonderfully diverse with beautiful parkland, arable and woodland.

ACCOMMODATION INCLUDES:

- ◆ 6 reception rooms
- ◆ 8 bedrooms
- ◆ 8 bathrooms
- ◆ Secondary accommodation
- ◆ Leisure facilities
- ◆ Equestrian
- ◆ Sporting
- ◆ Approximately 1,376 sq m (14,817 sq ft)
- ◆ In all about 500 acres





CLIVE HOPKINS
COUNTRY DEPARTMENT
.....
+ 44 20 7861 1064
clive.hopkins@knightfrank.com

COUNTRY

AMPNEY KNOWLE

CIRENCESTER / GLOUCESTERSHIRE



An outstanding Cotswold stone farmhouse. Ampney Knowle is well situated down a long drive in an exceptionally private position.

GUIDE PRICE £7,000,000

WILL MATTHEWS
COUNTRY DEPARTMENT

+ 44 20 7861 1440

will.matthews@knightfrank.com



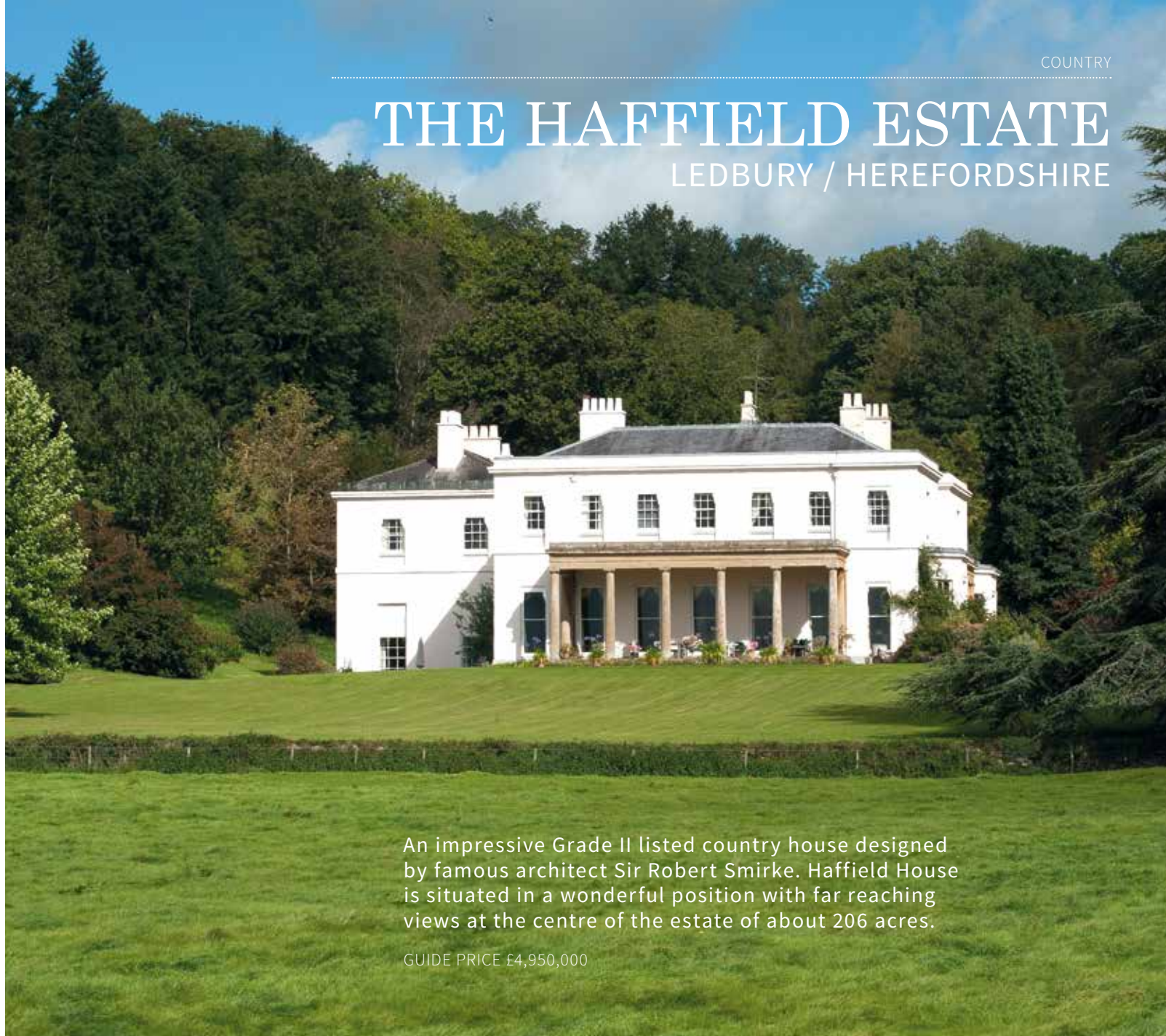
PRIVATE VIEW

ACCOMMODATION INCLUDES:

- ♦ 4 reception rooms
- ♦ 9 bedrooms
- ♦ 6 bathrooms
- ♦ Secondary accommodation
- ♦ Outbuildings
- ♦ Sporting
- ♦ Tennis court
- ♦ Approximately 626 sq m (6,738 sq ft)
- ♦ In all about 144 acres

THE HAFFIELD ESTATE

LEDBURY / HEREFORDSHIRE



An impressive Grade II listed country house designed by famous architect Sir Robert Smirke. Haffield House is situated in a wonderful position with far reaching views at the centre of the estate of about 206 acres.

GUIDE PRICE £4,950,000

ACCOMMODATION INCLUDES:

- ◆ 6 reception rooms
- ◆ 10 bedrooms
- ◆ 8 bathrooms
- ◆ Secondary accommodation
- ◆ Sporting
- ◆ Swimming pool
- ◆ Stabling
- ◆ Approximately 1,729 sq m (18,601 sq ft)
- ◆ In all about 206 acres

CLIVE HOPKINS
COUNTRY DEPARTMENT
+ 44 20 7861 1064
clive.hopkins@knightfrank.com



COUNTRY

POULTON PRIORY

CIRENCESTER / GLOUCESTERSHIRE

An outstanding country house set in the middle of its own private estate, with far reaching views over its landscaped gardens and parkland. The house has been extensively refurbished and modernised in recent years.

GUIDE PRICE £12,500,000



PRIVATE VIEW



ACCOMMODATION INCLUDES:

- ◆ 5 reception rooms
- ◆ 9 bedrooms
- ◆ 9 bathrooms
- ◆ Former squash court with potential to convert into a 2 bedroom cottage
- ◆ 3 bedroom gate lodge
- ◆ Outdoor swimming pool and tennis court
- ◆ Approximately 1,369 sq m (14,737 sq ft)
- ◆ In all about 160 acres

RUPERT SWEETING
COUNTRY DEPARTMENT

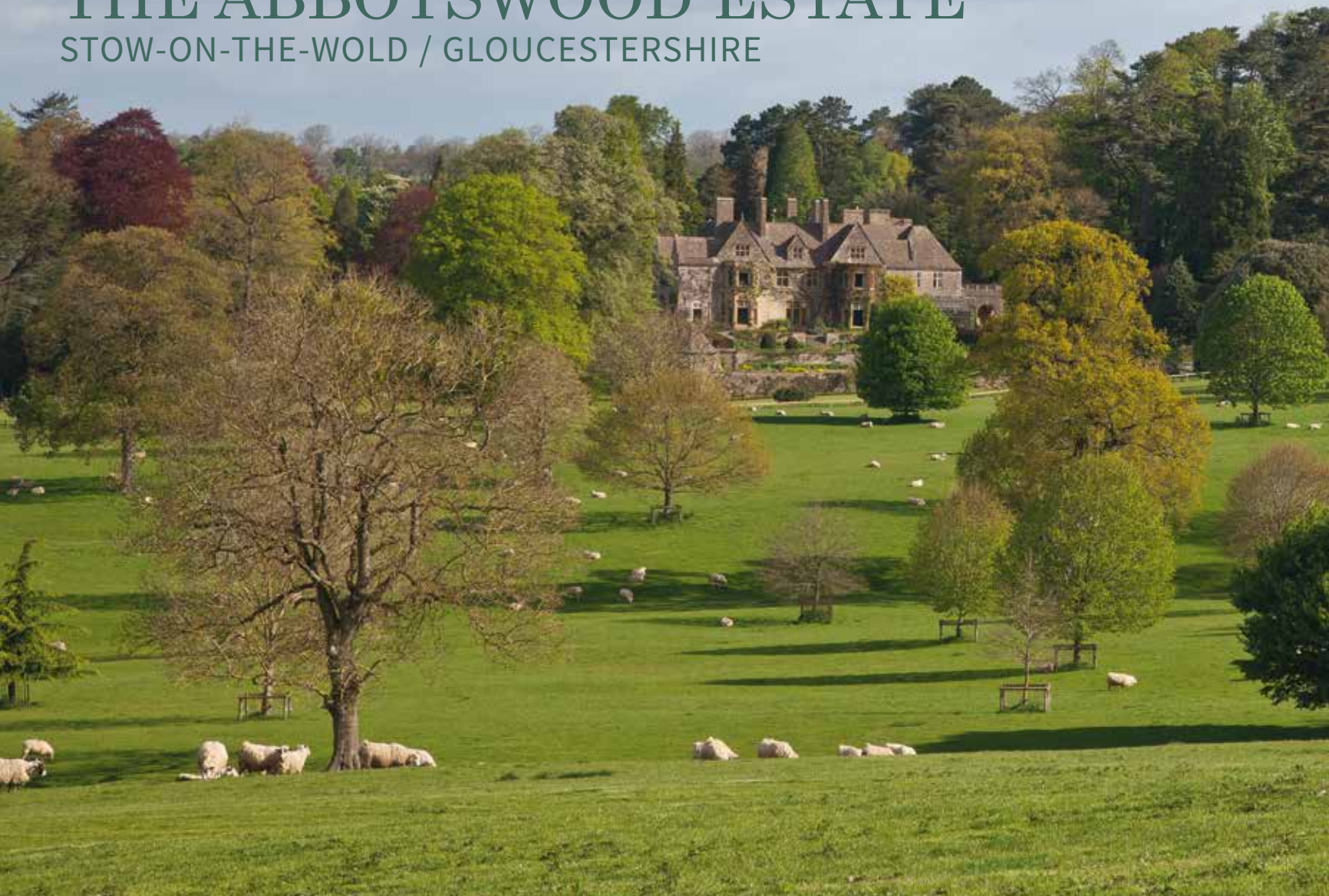
+44 20 7861 1078

rupert.sweeting@knightfrank.com



THE ABBOTSWOOD ESTATE

STOW-ON-THE-WOLD / GLOUCESTERSHIRE



PRIVATE VIEW



The Abbotswood Estate is the Cotswolds at its best. A stunning country house and renowned gardens at the heart of a quintessential and diverse organic estate.

ACCOMMODATION INCLUDES:

- ◆ 5 reception rooms
- ◆ 10 bedrooms
- ◆ 6 bathrooms
- ◆ Secondary accommodation
- ◆ Outbuildings
- ◆ Exceptional formal gardens
- ◆ Shooting, sporting, fishing
- ◆ In all about 774 acres

CLIVE HOPKINS
COUNTRY DEPARTMENT

+ 44 20 7861 1064

clive.hopkins@knightfrank.com



COUNTRY

HEATHFIELD HOUSE ESTATE

SUSSEX



The Heathfield House Estate is located in a secluded rural position on the edge of Old Heathfield in undulating Sussex countryside.

GUIDE PRICE £6,750,000



CLIVE HOPKINS
COUNTRY DEPARTMENT
+ 44 20 7861 1064
clive.hopkins@knightfrank.com

ACCOMMODATION INCLUDES:

- ◆ 4 reception rooms
- ◆ Master bedroom with dressing room and bathroom
- ◆ 4 en suite bedrooms
- ◆ 4 further bedrooms with 3 bathrooms
- ◆ Swimming pool and gym
- ◆ 4 cottages
- ◆ Traditional and modern outbuildings
- ◆ Pasture and extensive mature woodland
- ◆ Established pheasant and partridge shoot
- ◆ Lake
- ◆ In all about 388 acres

HAMPTON COURT

LEOMINSTER / HEREFORDSHIRE



A spectacular and historic Grade I listed castle. Hampton Court has stunning state rooms and spectacular gardens with significant income potential. Furthermore, it is surrounded by an enchanting estate of around 935 acres.

GUIDE PRICE £12,000,000



ACCOMMODATION INCLUDES:

- ◆ 8 reception rooms
- ◆ 26 bedrooms
- ◆ 23 bathrooms
- ◆ Secondary accommodation
- ◆ Exceptional, renowned gardens
- ◆ Sporting
- ◆ Pasture, arable and woodland
- ◆ In all about 935 acres

WILL MATTHEWS
COUNTRY DEPARTMENT

+ 44 20 7861 1440

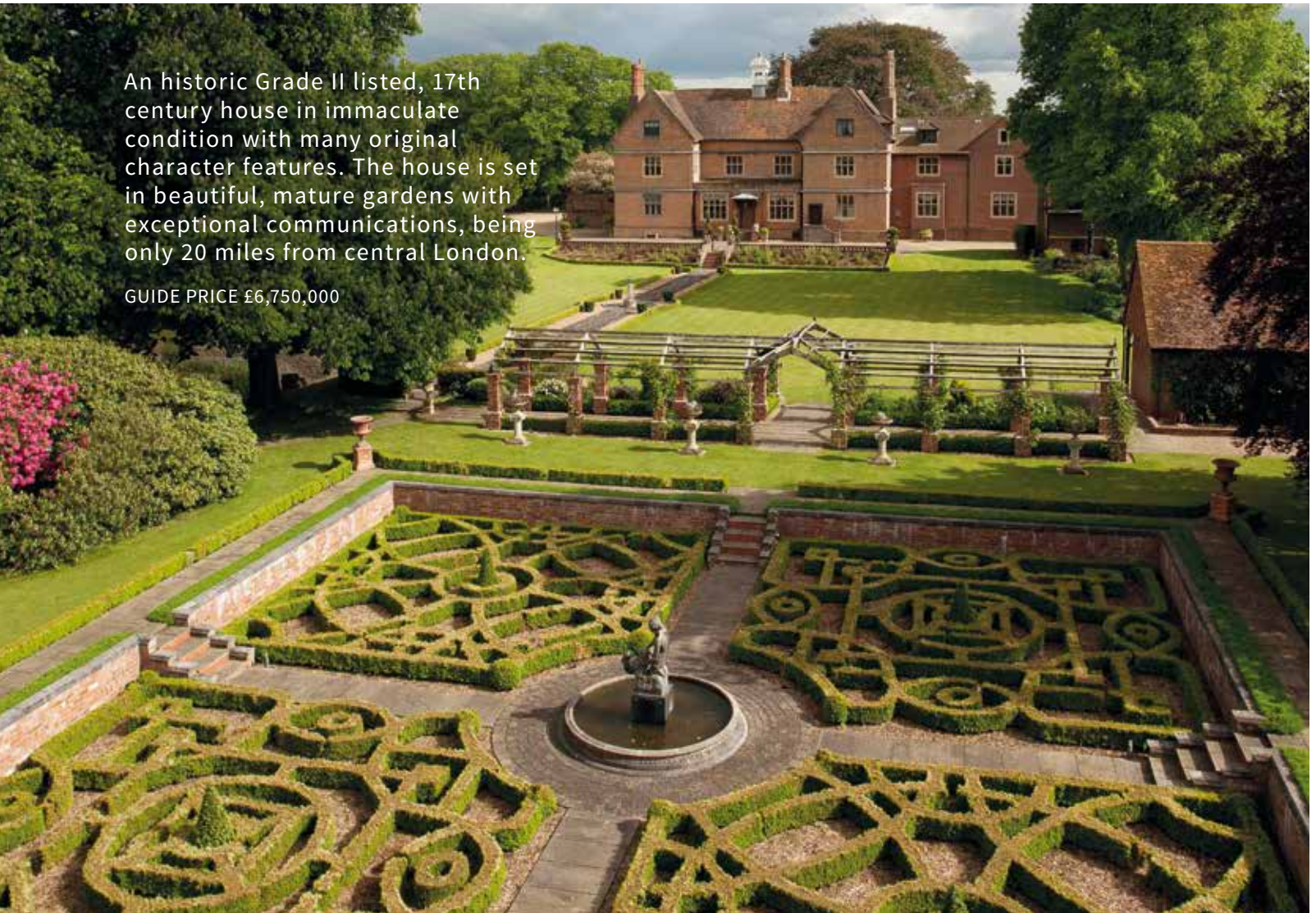
will.matthews@knightfrank.com

GREAT NAST HYDE HOUSE

ST ALBANS / HERTFORDSHIRE

An historic Grade II listed, 17th century house in immaculate condition with many original character features. The house is set in beautiful, mature gardens with exceptional communications, being only 20 miles from central London.

GUIDE PRICE £6,750,000



ACCOMMODATION INCLUDES:

- ◆ 5 reception rooms
- ◆ 8 bedrooms
- ◆ 8 bathrooms
- ◆ Staff flat
- ◆ 2 bedroom cottage
- ◆ Large tithe barn with cinema room
- ◆ Approximately 947 sq m (10,198 sq ft)
- ◆ In all about 10 acres

JAMES CRAWFORD
COUNTRY DEPARTMENT

+44 20 7861 1065
james.crawford@knightfrank.com

CODICOTE HOUSE

WELWYN GARDEN CITY / HERTFORDSHIRE



ACCOMMODATION INCLUDES:

- ◆ 6 reception rooms
- ◆ 8 bedrooms
- ◆ 7 bathrooms
- ◆ Guest/staff flat
- ◆ Coach house with games room and cinema
- ◆ Tennis court
- ◆ Outdoor swimming pool
- ◆ Approximately 1,589 sq m (17,100 sq ft)
- ◆ In all about 58 acres

RUPERT SWEETING
COUNTRY DEPARTMENT

+44 20 7861 1078

rupert.sweeting@knightfrank.com

A recently renovated, Grade II listed Georgian masterpiece set in extensive parkland. Well-proportioned reception rooms and beautiful formal gardens create a haven, less than an hour from London.



COUNTRY

MEDMENHAM COURT

HENLEY-UPON-THAMES / BUCKINGHAMSHIRE



Computer generated images
for indicative purposes only.

A rare opportunity to create a contemporary house of approximately 2,973 sq m (32,000 sq ft), drawing inspiration from the classic Art & Crafts era in a spectacular riverside setting.

OFFERS IN EXCESS OF £8,000,000



ACCOMMODATION INCLUDES:

- ◆ 8 reception rooms
- ◆ 10 bedrooms
- ◆ 10 bathrooms
- ◆ Swimming pool and tennis court
- ◆ Staff accommodation
- ◆ Formal gardens and a riverside setting
- ◆ Approximately 2,979 sq m (32,070 sq ft)
- ◆ In all about 45 acres

JAMES CRAWFORD
COUNTRY DEPARTMENT

+44 20 7861 1065
james.crawford@knightfrank.com

PRIVATE VIEW

WEST COURT

BRAY / BERKSHIRE



West Court is a splendid Grade II listed property of Arts & Crafts design. Newly refurbished to the highest specification. It boasts a unique turret designed to take full advantage of its glorious landscaped riverside gardens.

GUIDE PRICE £10,000,000



ACCOMMODATION INCLUDES:

- ◆ 7 reception rooms
- ◆ Master bedroom suite
- ◆ 6 further bedroom suites with bathrooms
- ◆ 2 additional bedrooms
- ◆ iPhone controllable music, lighting and heating throughout
- ◆ Swimming pool and pool house
- ◆ Staff cottage with 2 bedrooms
- ◆ Boathouse with reception room and kitchen
- ◆ Main house approximately 950 sq m (10,236 sq ft)
- ◆ In all approximately 1,258 sq m (13,543 sq ft)

JAMES CRAWFORD
COUNTRY DEPARTMENT

+44 20 7861 1065

james.crawford@knightfrank.com

HIGHMOOR HALL

HENLEY-ON-THAMES / OXFORDSHIRE



A magnificent period house with outstanding views. Highmoor Hall stands in the middle of wonderful private gardens and has been beautifully restored. It also has a lodge, cottage, and an assembly hall/private theatre.

GUIDE PRICE £7,950,000

ACCOMMODATION INCLUDES:

- ◆ 5 reception rooms
- ◆ 10 bedrooms
- ◆ 9 bathrooms
- ◆ 2 bedroom lodge cottage
- ◆ 2 bedroom staff/guest cottage
- ◆ Tennis court with pavilion
- ◆ Approximately 782 sq m (8,414 sq ft)
- ◆ In all about 5 acres

RUPERT SWEETING
COUNTRY DEPARTMENT

+44 20 7861 1078

rupert.sweeting@knightfrank.com



NORMANSTEAD HOUSE

HENLEY-ON-THAMES / OXFORDSHIRE



A beautiful 19th century family house with enormous charm. It comprises well-proportioned accommodation, extensive private gardens, an indoor pool and tennis court. The house is within walking distance of the town centre of Henley-on-Thames, yet remarkably secluded in a tranquil backwater.

GUIDE PRICE £6,500,000

ACCOMMODATION INCLUDES:

- ◆ 6 reception rooms
- ◆ 7 bedrooms
- ◆ 6 bathrooms
- ◆ Self-contained annexe
- ◆ Indoor swimming pool with gym
- ◆ 4 bay garage with ample storage
- ◆ Approximately 1,060 sq m (11,410 sq ft)
- ◆ In all about 2 acres

JAMES CRAWFORD
COUNTRY DEPARTMENT


+44 20 7861 1065

james.crawford@knightfrank.com



KINGSTONE LISLE PARK

WANTAGE / OXFORDSHIRE



A Grade II* listed country house, Kingstone Lisle is set in beautiful gardens and grounds which are in turn surrounded by approximately 176 acres of exceptional parkland laid out in 1326 by Alice de Lisle.

GUIDE PRICE £22,000,000

ACCOMMODATION INCLUDES:

- ♦ 5 reception rooms
- ♦ Master bedroom suite, guest bedroom suite and 8 further bedrooms
- ♦ 7 bathrooms
- ♦ Cellar
- ♦ Tennis court, swimming pool and parkland with private golf course
- ♦ Lakes
- ♦ Shoot
- ♦ 4 cottages
- ♦ Walled garden
- ♦ Approximately 1,639 sq m (17,643 sq ft)
- ♦ In all about 176 acres

RUPERT SWEETING
COUNTRY DEPARTMENT

+ 44 20 7861 1078

rupert.sweeting@knightfrank.com



HOLWOOD HOUSE

SEVENOAKS / KENT



Holwood House is one of the most important and historic houses in private hands within the M25. Set in the middle of extensive parkland this newly refurbished property has an impressive leisure complex and grand period features.

GUIDE PRICE £12,000,000



ACCOMMODATION INCLUDES:

- ◆ 6 reception rooms
- ◆ 7 bedrooms
- ◆ 5 bathrooms
- ◆ Entertainment room
- ◆ Staff wing with 4 bedrooms
- ◆ Indoor swimming pool complex
- ◆ Approximately 2,328 sq m (25,060 sq ft)
- ◆ In all about 40 acres

JAMES CRAWFORD
COUNTRY DEPARTMENT

+44 20 7861 1065

james.crawford@knightfrank.com



New horizons

After 20 years at the heart of the international residential market, one thing stands out for me above all else – the sheer variety of the locations and clients we deal with. It's a pleasure to see people building their portfolios, even more so when the properties they acquire are the result of Knight Frank staying one step ahead. More often than not that's the result of our world-class advice, research and insight.

We always try to stand in a client's shoes. How would they like us to communicate with them? How often? Intuition plays a huge part, but that only comes about because we focus on understanding clients at a human level. They're people first, sellers and buyers second. Many clients are onto their second, third or even fourth piece of business with us. That says a great deal about the trust they have in Knight Frank and the relationships we foster.

People will always seek the ideal balance between investment and lifestyle, whether it be traditional European locations, or opportunistic markets within Asia and Africa. Across the pond, as an example New York has really shifted up a gear. Whereas previously the market was largely influenced by people's family ties and business connections to the States, more and more it's the combination of investment and way of life that they're buying into.

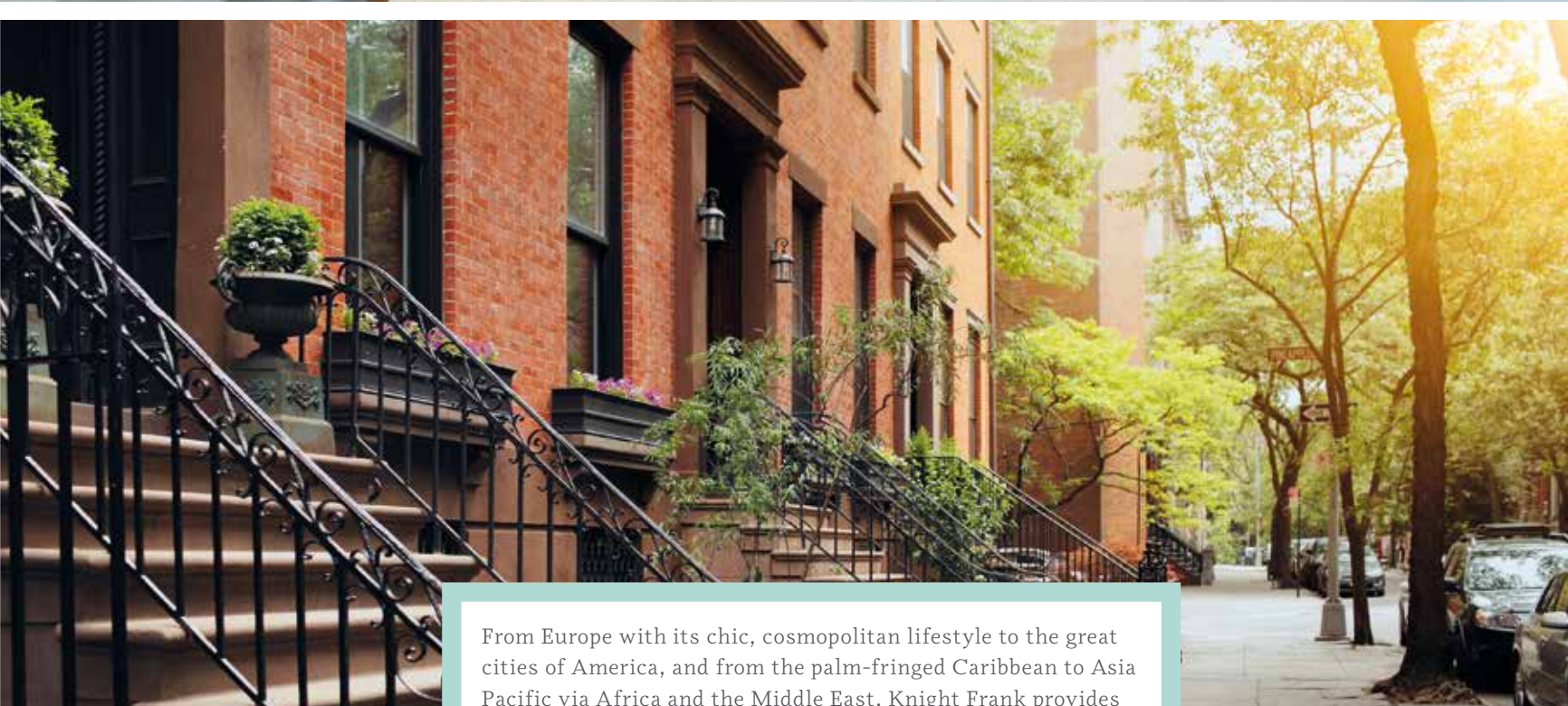
Buyers are increasingly seeking turnkey solutions and it's all about convenience and easy management. For the same reason, larger global investors are leaning towards new developments. Equally for some, their properties should work as hard as possible as they are looking to maximise rental opportunities. It underlines the growing trend for property to be treated as part of their long-term investment portfolio. However lifestyle still plays a major part in the ultimate choice of the property location.

Paddy Dring

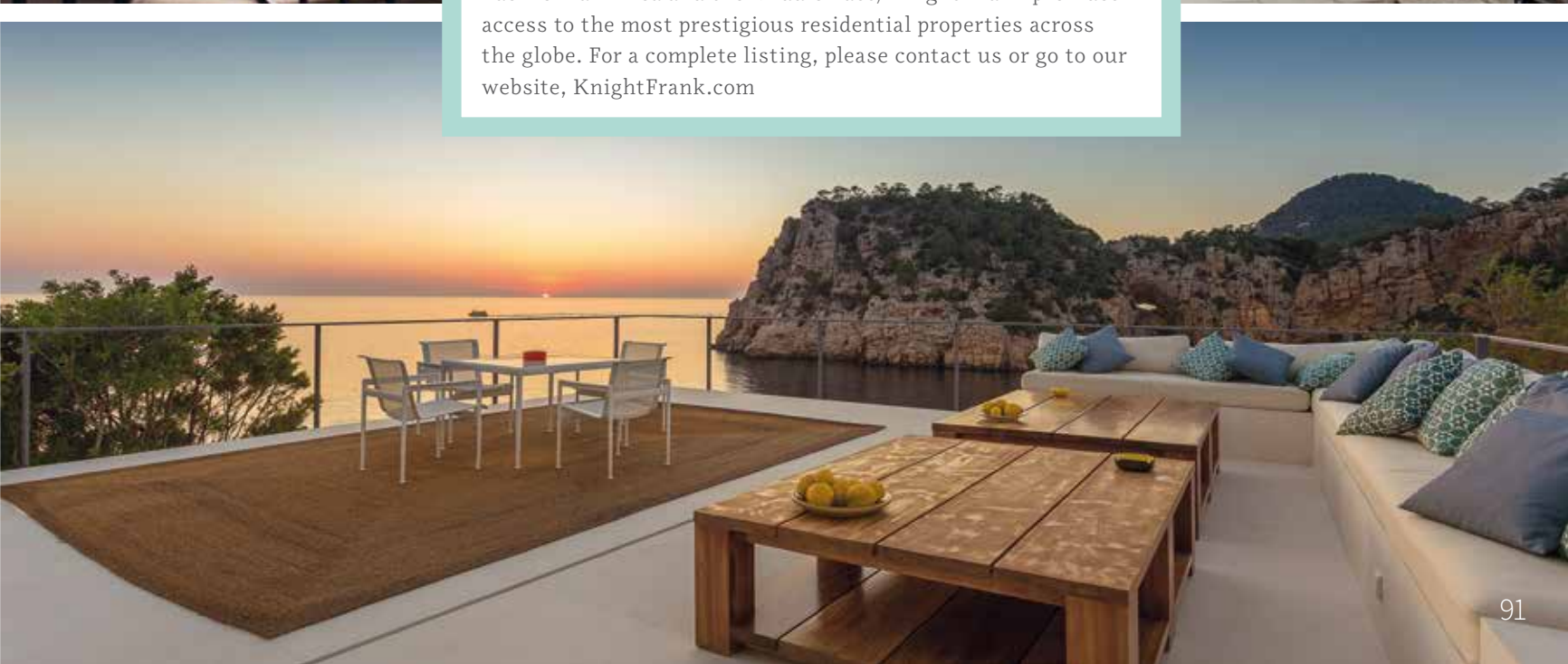
Head of International Residential Department

Stylish International Living

With the Knight Frank worldwide network consisting of more than 330 offices in 52 countries, the breadth and depth of our experience at local level is matchless. It means nowhere is out of reach for the international client seeking advice in the world's prime locations. Before embarking on a purchase or sale, our clients know exactly what they're getting: transparency, trust and a personal approach that delivers reassurance at the highest level.



From Europe with its chic, cosmopolitan lifestyle to the great cities of America, and from the palm-fringed Caribbean to Asia Pacific via Africa and the Middle East, Knight Frank provides access to the most prestigious residential properties across the globe. For a complete listing, please contact us or go to our website, [KnightFrank.com](https://www.knightfrank.com)



Geneva

SWITZERLAND

This meticulously renovated and incredibly private, ambassadorial-style period residence is a true hidden gem ideally located within the popular district of Chêne-Bougeries.

With significant entertaining areas, spacious bedrooms, luxurious bathrooms and gym, all set within wonderfully tranquil gardens on a plot of approximately 4,836 sq m (52,054 sq ft).

ACCOMMODATION INCLUDES:

- ♦ 6 principal bedrooms
- ♦ 4 luxurious bathrooms
- ♦ Impressive reception rooms
- ♦ Swimming pool and 2 pool houses
- ♦ Garage with apartment above
- ♦ Hand crafted tree house



PRIVATE VIEW





ALEX KOCH DE GOOREYND
INTERNATIONAL RESIDENTIAL
+44 20 7861 1109
alex.kdeg@knightfrank.com



Verbier

SWISS ALPS



A showpiece pair of exemplary chalets set in a commanding position on the heights of the Sonalou, overlooking the popular resort of Verbier. The interiors have been designed by a leading, London-based interior designer and the chalets cover approximately 2,000 sq m (21,528 sq ft).

ACCOMMODATION INCLUDES:

- ◆ Pair of modern luxury chalets
- ◆ 2 indoor swimming pools and spa areas
- ◆ 11 bedroom suites
- ◆ Additional staff accommodation
- ◆ Ample garage parking
- ◆ South facing mountain views

MATTHEW HODDER-WILLIAMS
INTERNATIONAL RESIDENTIAL

+44 20 7861 1529

mhw@knightfrank.com



Courchevel 1850

FRENCH ALPS



Blending modern design and materials with a classic mountain location, this newly built, contemporary property is a rare example of alpine luxury in a chalet of approximately 250 sq m (2,691 sq ft).

GUIDE PRICE €8,800,000

ACCOMMODATION INCLUDES:

- ◆ Courchevel 1850 location
- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ Indoor swimming pool
- ◆ TV room, hamman and bar
- ◆ Secure garage parking

MATTHEW HODDER-WILLIAMS
INTERNATIONAL RESIDENTIAL

+44 20 7861 1529
mhw@knightfrank.com



Rue de Grenelle

PARIS / FRANCE



Computer generated images for indicative purposes only.

ACCOMMODATION INCLUDES:

- ◆ Professionally appointed residence manager and doorman
- ◆ Concierge who can provide extensive services including laundry and grocery shopping
- ◆ In-residence cleaning and private chef services
- ◆ Childcare
- ◆ Bespoke management service

MARK HARVEY
INTERNATIONAL RESIDENTIAL

+44 20 7861 5034

mark.harvey@knightfrank.com

Enter 140 Rue de Grenelle and you enter a private domain of tranquillity and calm in the heart of Paris's fashionable 7th arrondissement. This exclusive, walled, secure enclave offers a choice of meticulously designed and built apartments, duplexes, hotel particuliers and townhouses, all contained in a restored historic 18th century estate with extensive formal gardens.

GUIDE PRICE €9,960,000



Les Parcs de St Tropez

SOUTH OF FRANCE



One of the most prestigious waterfront properties in Saint Tropez in the private, secure gated domain of Les Parcs des St Tropez with beautiful grounds and fabulous views of the Mediterranean Sea.

ACCOMMODATION INCLUDES:

- ◆ Main villa with 9 bedroom suites, 3 reception rooms, terraces and swimming pool
- ◆ Atrium with 2 en suite bedrooms, 2 offices, reception room and fitness facilities
- ◆ Waterfront villa with 9 bedroom suites, 4 reception rooms, leisure facilities and jetty
- ◆ Club house with 2 en suite bedrooms, staff accommodation and offices
- ◆ Further separate staff accommodation
- ◆ Landscaped gardens, tennis court, 2 swimming pools, Jacuzzi, helicopter landing pad, waterfront boat house and stores
- ◆ Approximately 3,447 sq m (37,103 sq ft)
- ◆ In all about 4 acres

EDWARD DE MALLET MORGAN
INTERNATIONAL RESIDENTIAL

+44 20 7861 1553

edward.demalletmorgan@knightfrank.com

INTERNATIONAL

Tour Odéon

MONACO



Computer generated images for indicative purposes only.

Rising majestically above the azure waters of the Mediterranean and the captivating Principality of Monaco, Tour Odéon takes luxurious living to dazzling new heights. Construction is progressing with delivery due by spring 2015.



FRED SCHIFF
INTERNATIONAL RESIDENTIAL
+44 20 7861 5120
fred.schiff@knightfrank.com

ACCOMMODATION INCLUDES:

- ◆ Soaring to 170m, Tour Odéon will be the tallest building in Monaco
- ◆ 3-4 bedroom apartments with floor-to-ceiling windows and expansive private terraces
- ◆ Dramatic views over the sea and Principality
- ◆ The very highest quality specification, with home automation and fully equipped kitchens and bathrooms
- ◆ Spa and leisure facilities, business centre, retail boutiques, 24 hour porter and residences' concierge
- ◆ The collective vision of developer Groupe Marzocco, architect Alexandre Giraldi and interior designer Alberto Pinto

PRIVATE VIEW

19th District

VIENNA / AUSTRIA



Modern, luxury apartment located in the sought-after 19th district. Built in 2011, this elegant garden apartment is situated in a building comprising of six apartments and a spacious garage.

GUIDE PRICE €6,900,000



ACCOMMODATION INCLUDES:

- ◆ 2 reception rooms
- ◆ 5 bedrooms
- ◆ Elevator directly to the apartment
- ◆ 4 garage spaces
- ◆ Private swimming pool and pool house
- ◆ Private garden of approximately 1,670 sq m (17,976 sq ft)

ALEX KOCH DE GOOREYND
INTERNATIONAL RESIDENTIAL

+44 20 7861 1109

alex.kdeg@knightfrank.com

Fiesole

TUSCANY / ITALY

An architecturally interesting property, enjoying one of the most beautiful views of Florence. An award-winning building, heavily influenced in its style by Frank Lloyd Wright, it was built in 1952 by Rolando Pagnini.

GUIDE PRICE €7,850,000

VICTORIA GREENWOOD
INTERNATIONAL RESIDENTIAL

+44 20 7861 5269

victoria.greenwood@knightfrank.com

ACCOMMODATION INCLUDES:

- ◆ 8 bedrooms, 9 bathrooms
- ◆ Main villa, independent staff/guest wing and outbuildings
- ◆ Swimming pool
- ◆ Landscaped grounds of about 1 acre
- ◆ Over 80 olive trees and rose garden
- ◆ Gated drive and parking



PRIVATE VIEW

Praia Da Luz

ALGARVE / PORTUGAL

An exceptional, contemporary, clifftop five bedroom villa offering complete privacy and stunning sea views out over Praia da Luz and the Atlantic Ocean.

GUIDE PRICE €12,000,000

ACCOMMODATION INCLUDES:

- ◆ 5 bedrooms, 5 bathrooms
- ◆ 2 reception rooms
- ◆ Staff accommodation
- ◆ Garden and swimming pool
- ◆ Sea and golf course views
- ◆ Approximately 1,011 sq m (10,882 sq ft)
- ◆ In all about 14 acres

CHRISTIAN DE MEILLAC
INTERNATIONAL RESIDENTIAL

+44 20 7861 1097
cdm@knightfrank.com

132 East 62nd Street

UPPER EAST SIDE / NEW YORK / USA



This historic, five storey, Italianate brownstone located off of Park Avenue was originally built by renowned architect John Sexton and has been completely restored and designed for the astute buyer, and is available complete with furniture and objects d'art. This home offers a unique, true turnkey opportunity. Many rare and exceptional items were acquired to furnish this home and are included in this sale.

GUIDE PRICE US\$22,000,000



ACCOMMODATION INCLUDES:

- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ Lift
- ♦ Landscaped courtyard
- ♦ Chef's kitchen
- ♦ Fireplace

PADDY DRING
INTERNATIONAL RESIDENTIAL
+44 20 7861 1061
paddy.dring@knightfrank.com

Puck Penthouses

NEW YORK / USA



A limited edition collection of just six iconic penthouses atop the fabled Puck Building in the heart of coveted Soho.

GUIDE PRICES FROM US\$22,000,000



ACCOMMODATION INCLUDES:

- ◆ Custom designed, 455-650 sq m (4,895-7,000 sq ft) condominium loft penthouses
- ◆ Crafted to retain their inherent authentic loft character with soaring barrel vault brick ceilings, cast-iron columns and oversize windows
- ◆ Sprawling open layouts mixing the best of modern loft and prewar aesthetics
- ◆ The finest quality finishes throughout
- ◆ Sweeping cinematic views of the Midtown and Downtown skylines and the East River bridges
- ◆ 2 penthouses offering deep, set-back outdoor space

JAMES PRICE
INTERNATIONAL RESIDENTIAL
DEVELOPMENT

+44 20 7861 1057

james.price@knightfrank.com



215 Chrystie

NEW YORK / USA

ACCOMMODATION INCLUDES:

- ♦ Interiors by world-renowned designer John Pawson
- ♦ 270 and 360 degree rare panoramic views
- ♦ 10ft ceilings
- ♦ Full floor privacy or half floor privacy
- ♦ Gracious living spaces
- ♦ Complete access to hotel services and amenities
- ♦ Range from approximately 184 sq m (1,977 sq ft) to 577 sq m (6,208 sq ft)

Computer generated image for indicative purposes only.

Eleven, one-of-a-kind condominium residences conceived by Ian Schrager and designed by Pritzker Prize award-winning architects, Herzog & de Meuron. Located in New York City's Bowery neighbourhood at the crossroads of the most vibrant and exciting neighborhoods, 215 Chrystie Street is the centre of the centre.

PADDY DRING
INTERNATIONAL RESIDENTIAL

+44 20 7861 1061

paddy.dring@knightfrank.com

Park Grove

MIAMI / FLORIDA

At Park Grove, the best of haute living, boating, high culture and a vibrant sensibility make this a place where community is valued, but privacy takes precedence.

GUIDE PRICES FROM US\$2,200,000

ACCOMMODATION INCLUDES:

- ◆ 12ft ceilings
- ◆ Landscaping by Enzo Enea
- ◆ Butler service
- ◆ Expansive bay and city views
- ◆ Spa with personal treatment rooms
- ◆ Wine cellar



Computer generated images for indicative purposes only.

JAMES PRICE
INTERNATIONAL RESIDENTIAL
DEVELOPMENT

+44 20 7861 1057
james.price@knightfrank.com

Mustique

ST VINCENT AND THE GRENADINES

ACCOMMODATION INCLUDES:

- ◆ 5 reception rooms
- ◆ Master bedroom suite and 3 further bedroom suites
- ◆ 2 beach cottages, one with luxury bedroom suite
- ◆ Extensive terraces and pergolas
- ◆ Swimming pool, rock pool on the beach and floodlit tennis court
- ◆ Landscaped tropical gardens including an organic vegetable, herb and spice garden
- ◆ In all about 4 acres



PRIVATE VIEW



Exclusive hillside villa with private white sand beach and far reaching views of coconut groves and the Caribbean Sea.



EDWARD DE MALLET MORGAN
INTERNATIONAL RESIDENTIAL

+44 20 7861 1553

edward.demalletmorgan@knightfrank.com



INTERNATIONAL

St James

BARBADOS



An exceptional property in a highly sought-after, beachfront position offering immaculate, broad accommodation and wonderful, large open-plan reception rooms that take full advantage of the mesmerising sea views.

ACCOMMODATION INCLUDES:

- ♦ 3 reception rooms
- ♦ Master bedroom suite and 3 further bedroom suites
- ♦ Guest annexe with 2 bedrooms suites
- ♦ Separate staff accommodation
- ♦ Swimming pool, tennis court
- ♦ Mature landscaped gardens
- ♦ Approximately 975 sq m (10,495 sq ft)
- ♦ In all about 3 acres

EDWARD DE MALLET MORGAN
INTERNATIONAL RESIDENTIAL

+44 20 7861 1553

edward.demalletmorgan@knightfrank.com

PRIVATE VIEW

Bishopsgate Residences

BISHOPSGATE / SINGAPORE



One of the most exclusive, new freehold developments in Singapore, Bishopsgate Residences is located in the highly sought-after Good Class Bungalow area and offers modern design and the latest in home technology, with unobstructed views and guaranteed privacy.

ACCOMMODATION INCLUDES:

- ◆ 31 luxury residences
- ◆ 3-5 bedroom apartments, townhouses and penthouses 226 - 617 sq m (2,433 - 6,641 sq ft)
- ◆ Height restrictions on future surrounding developments
- ◆ Fully furnished units available with high standard interiors
- ◆ Poggenpohl kitchen cabinets with Gaggenau appliances
- ◆ 24 hour security systems
- ◆ Concierge services

CHUA CHEE KIONG
SINGAPORE

+65 9060 2647

cheekiong.chua@sg.knightfrank.com

CEA #R009475J



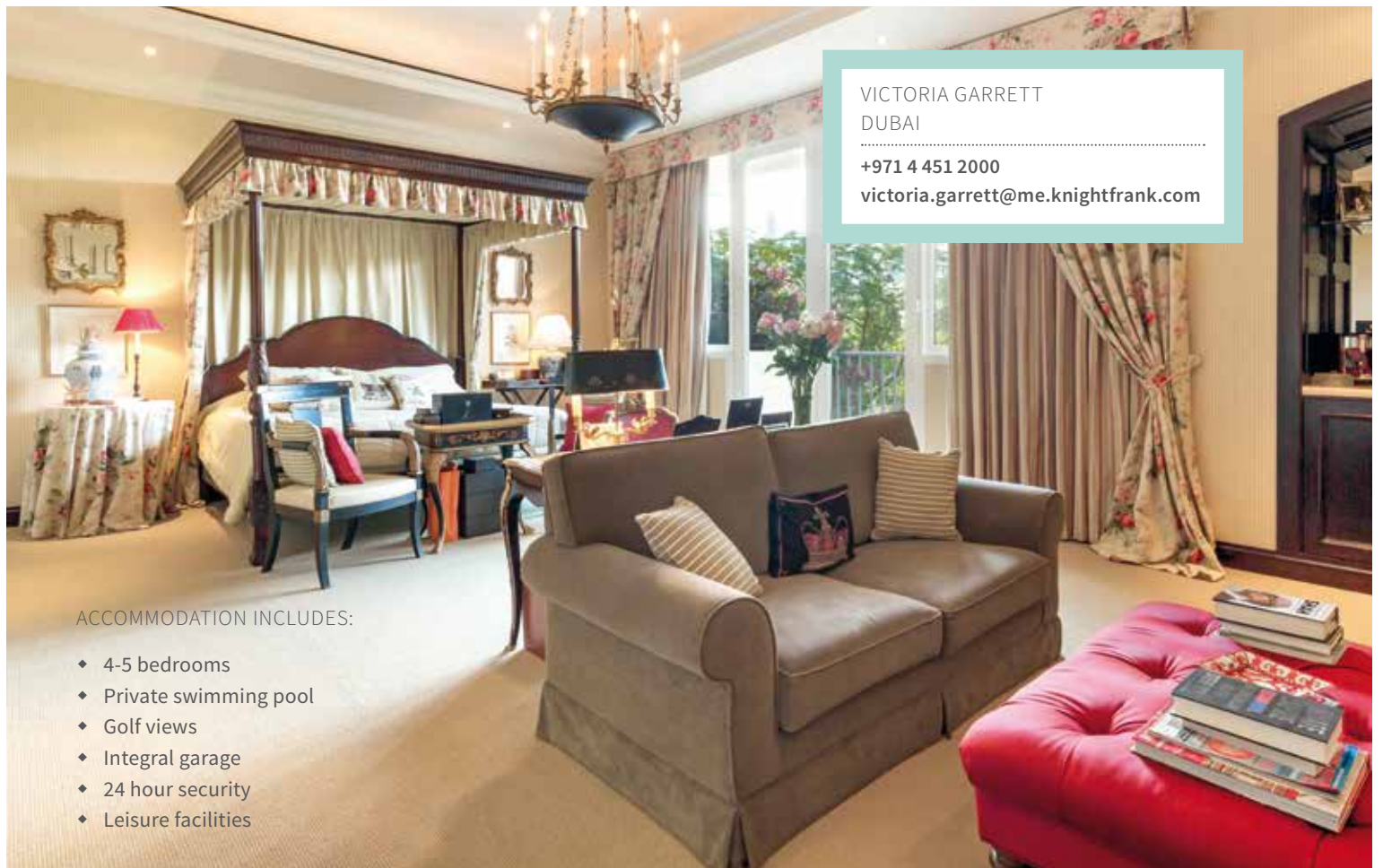
INTERNATIONAL

Emirates Hills

DUBAI / UNITED ARAB EMIRATES



This beautifully presented, quintessentially English house set in the prestigious Emirates Hills with direct golf course views, was exquisitely remodelled by its owners in collaboration with the Von Saldern Hamed Design Group (VSHD).



VICTORIA GARRETT
DUBAI

+971 4 451 2000

victoria.garrett@me.knightfrank.com

ACCOMMODATION INCLUDES:

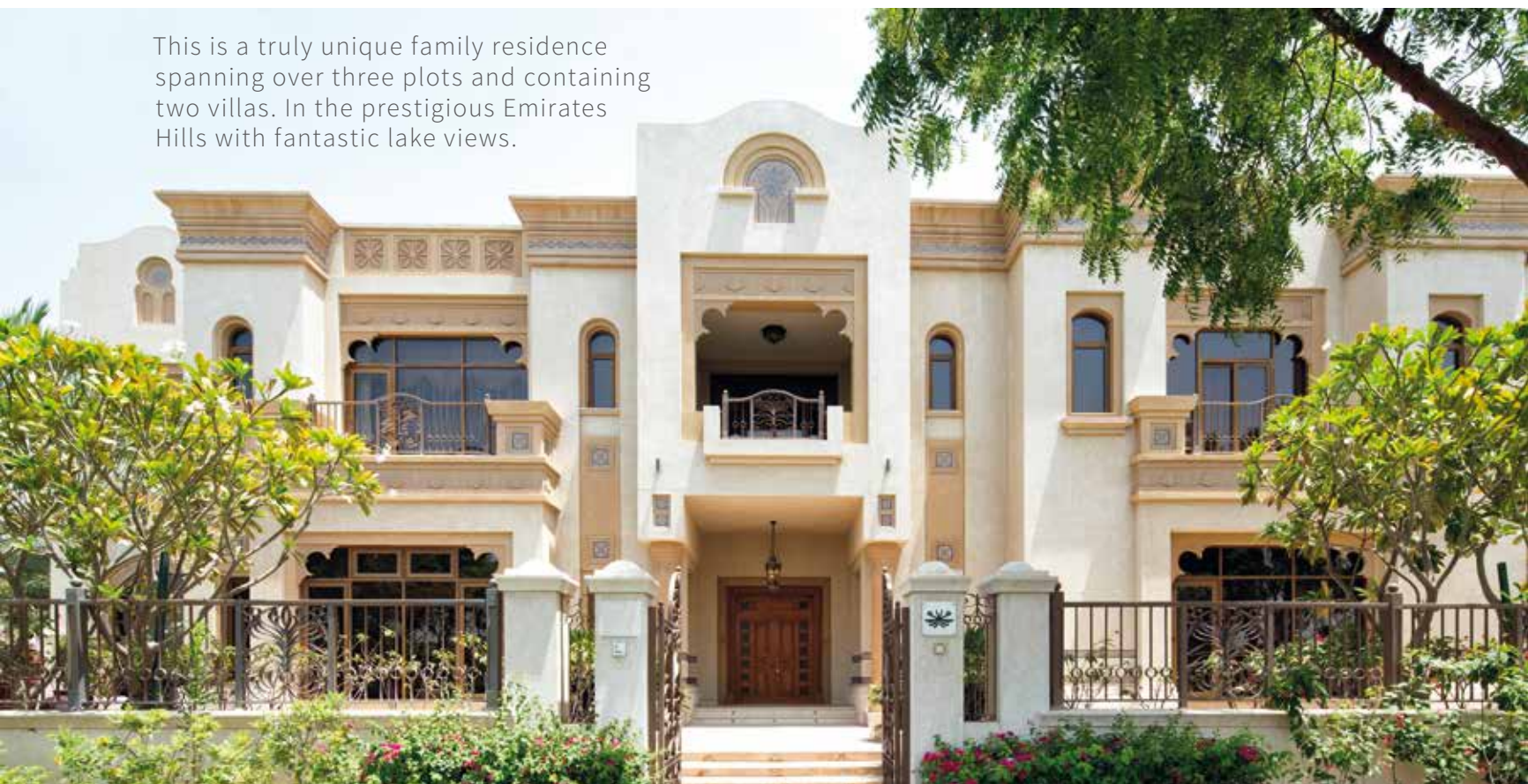
- ◆ 4-5 bedrooms
- ◆ Private swimming pool
- ◆ Golf views
- ◆ Integral garage
- ◆ 24 hour security
- ◆ Leisure facilities

PRIVATE VIEW

Emirates Hills

DUBAI / UNITED ARAB EMIRATES

This is a truly unique family residence spanning over three plots and containing two villas. In the prestigious Emirates Hills with fantastic lake views.



ACCOMMODATION INCLUDES:

- ◆ 2 properties spanning over 3 plots
- ◆ Approximately 1,858 sq m (20,000 sq ft) garden
- ◆ Lake views
- ◆ Integral garage
- ◆ 24 hour security
- ◆ Leisure facilities

VICTORIA GARRETT
DUBAI

+971 4 451 2000

victoria.garrett@me.knightfrank.com



WORLDWIDE RESIDENTIAL OFFICES

Knight Frank knows the world.

With over 118 years' experience, we provide our clients with global coverage via 335 offices and over 12,000 property professionals throughout Europe, Asia Pacific, Africa, the Middle East and the Americas, focusing on all the prime residential and commercial property markets of the world.

For a full listing of our international offices please visit **KnightFrank.com**

RESIDENTIAL PROPERTY SERVICES

Whether you are buying a beautiful house for personal enjoyment or want to invest in a portfolio of rental properties, we can help.

We put clients at the heart of what we do and our service levels are driven by our clients' needs. As a result we have created an environment that nurtures the best people in the business and genuinely allows us to give the best advice – the sort of advice you'd give your family. What can be a life-changing process for many people – buying, selling, renting, or letting a property – is handled with care, discretion, service, and professionalism at all times.

It's not just about the years of experience, it's about the results we deliver. The statistics support our performance, with an enviable track record of clients coming back to us again and again.

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- Finding a property to buy
- Financing your purchase
- Property search and acquisition
- Services for international buyers
- Investing in property portfolios
- Valuations

Property in central London please contact
Noel Flint on **+44 20 7861 5020**

UK property outside of London please contact
Rupert Sweeting on **+44 20 7861 1078**

UK farms and estates please contact
Clive Hopkins on **+44 20 7861 1064**

Property outside of the UK please contact
Paddy Dring on **+44 20 7861 1061**

Knight Frank's property search service contact
Philip Selway on **+44 20 7591 2647**

For more information about financing and mortgage options with Knight Frank Finance, please contact
Simon Gammon on **+44 20 7268 2581**

GLOBAL PROPERTY WEALTH

Our Property Wealth team at Knight Frank provides a fully integrated commercial and residential real estate advisory service focusing on the needs of High Net Worth clients, family offices and wealth advisors.

Based in London, the team works closely with all Knight Frank offices across the globe, providing a single point of contact for services including acquisitions, sales, leasing, valuation, asset and property management.

Prime Central London & UK residential real estate

Tim Wright on **+44 20 7861 1719**

Richard Cutt on **+44 20 7861 1662**

Private client advisory for residential real estate

Paul Humphreys on **+44 20 7861 1257**

Private client advisory for commercial real estate

Deborah Watt on **+44 20 7861 1678**

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- Finding a property to rent
- Arranging a tenancy
- Rental property for corporates
- Relocation services
- Valuations
- Services for landlords
- Letting your property
- Property management
- Lettings management

For more information on renting, letting and property management with Knight Frank please contact **Tim Hyatt** on **+44 20 7861 5044**

CONSULTING AND PROFESSIONAL SERVICES

Our world-class research team ensures that we lead the field in understanding the key drivers of the residential property market. This means that we price and market property to deliver a sale or rental in the most effective way.

- Valuations
- Rural consultancy
- Country house consultancy
- Renewables and sustainability
- Leasehold reform
- Property research

To find out more about Knight Frank's consultancy services contact **James Thompson** on **+44 20 7861 1067**

NEW HOMES AND RESIDENTIAL DEVELOPMENT

For more information about our residential development team please contact **Ian Marris** on **+44 20 7861 5404**
or **Justin Gaze** on **+44 20 7861 5407**

GLOBAL CONTACTS

Global Headquarters

+44 20 7629 8171

55 Baker Street

London W1U 8AN

United Kingdom

LONDON SALES & LETTINGS

Battersea

+44 20 3597 7683
battersea@knightfrank.com

Belgravia

+44 20 7881 7722
belgravia@knightfrank.com

Canary Wharf & Royal Docks

+44 20 7512 9955
cwharf@knightfrank.com

Chelsea

+44 20 7349 4300
chelsea@knightfrank.com

Fulham

+44 20 7751 2400
fulham@knightfrank.com

Hampstead

+44 20 7431 8686
hampstead@knightfrank.com

Hyde Park

+44 20 7871 5060
hydepark@knightfrank.com

Islington

+44 20 3657 7340
islington@knightfrank.com

Kensington

+44 20 7938 4311
kens@knightfrank.com

Knightsbridge

+44 20 7591 8600
knightsbridge@knightfrank.com

Marylebone

+44 20 7483 8349
marylebone@knightfrank.com

Mayfair

+44 20 7499 1012
mayfair@knightfrank.com

Notting Hill

+44 20 7229 0229
nottinghill@knightfrank.com

Richmond – sales only

+44 20 8939 2800
richmond@knightfrank.com

Riverside

+44 20 7590 2450
riverside@knightfrank.com

South Kensington

+44 20 7871 4111
southkensington@knightfrank.com

St John's Wood

+44 20 7586 2777
stjohnswood@knightfrank.com

Wandsworth – sales only

+44 20 8682 7777
wandsworth@knightfrank.com

Wapping & City

+44 20 7480 6848
wapping@knightfrank.com

Wimbledon

+44 20 8946 0026
wimbledon@knightfrank.com

REGIONAL OFFICES SALES & LETTINGS

Ascot

+44 1344 624732
ascot@knightfrank.com

Beaconsfield

+44 1494 675368
beaconsfield@knightfrank.com

Cobham

+44 1932 591600
cobham@knightfrank.com

Esher

+44 1372 464496
esh@knightfrank.com

Guildford

+44 1483 565171
guildford@knightfrank.com

Henley-on-Thames

+44 1491 844900
henley@knightfrank.com

REGIONAL SALES OFFICES

Basingstoke

+44 1256 350600
basingstoke@knightfrank.com

Bath

+44 1225 325999
bath@knightfrank.com

Berkhamsted

+44 1442 861610
berkhamsted@knightfrank.com

Bristol

+44 117 317 1999
bristol@knightfrank.com

Cheltenham

+44 1242 246959
cheltenham@knightfrank.com

Cirencester

+44 1285 659771
cirencester@knightfrank.com

Exeter

+44 1392 423111
exeter@knightfrank.com

Harrogate

+44 1423 530088
harrogate@knightfrank.com

Haslemere

+44 1428 770560
haslemere@knightfrank.com

Hereford

+44 1432 273087
hereford@knightfrank.com

Horsham

+44 1403 339180
horsham@knightfrank.com

Hungerford

+44 1488 682726
hungerford@knightfrank.com

Oxford

+44 1865 790077
oxford@knightfrank.com

Sevenoaks

+44 1732 744477
sevenoaks@knightfrank.com

Sherborne

+44 1935 812236
sherborne@knightfrank.com

Stow-on-the-Wold

+44 1451 600610
stowontheworld@knightfrank.com

Stratford-upon-Avon

+44 1789 297735
stratford@knightfrank.com

Tunbridge Wells

+44 1892 515035
tunbridge.wells@knightfrank.com

Virginia Water

+44 1344 840020
virginia.water@knightfrank.com

Winchester

+44 1962 850333
winchester@knightfrank.com

Worcester

+44 1905 723438
worcester@knightfrank.com

SCOTLAND

Edinburgh

+44 131 222 9600
edinburgh@knightfrank.com

Lauder

+44 1578 722814
lauder@knightfrank.com

IRELAND

Dublin

+353 1634 2466
jennifer.kent@ie.knightfrank.com

LAUNCHING SOON

Chiswick

chiswick@knightfrank.com

Clapham

clapham@knightfrank.com

Barnes

barnes@knightfrank.com

King's Cross

kingscross@knightfrank.com

Tower Bridge

towerbridge@knightfrank.com

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