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Whether you're buying a house as a residence or investing in a portfolio of rental properties, we're here to help



JIMMY CHOO

WELCOME

Overseeing Knight Frank's global residential business is a huge privilege. Not only does my role entail representing and working with some exceptional people, such as our clients and my Knight Frank colleagues, it also enables me to advise on the most remarkable properties, both here in the UK and in the key markets around the world – a selection of which are portrayed in this edition of *Private View*.

As I write, the EU referendum result is front of mind for many of our clients. It would be wrong of us to view its effects in isolation, as further policy changes, including successive reform of Stamp Duty Land Tax for the most valuable homes, have also impacted the summer market of 2016.

However, I feel it is important to reflect on the robustness of UK property as a leading asset class, which remains a first-rate investment. The quality of our housing stock is superb, protected by a guardian planning system, evolved by exceptional architects, enhanced by cutting-edge designers and underpinned by transparent legal and financial systems. That is before one considers our world-class attractions of education, culture, medical facilities and quality of life. *Private View* is a reflection of this quality and the ongoing global demand for the many good things the UK has to offer.

To illustrate some of the driving forces within the world of luxury property and to emphasise the best of British that draws more than 70 different nationalities to our market each year, we have included a set of fascinating articles incorporating what we describe in the Wealth Report as 'investments of passion'.

I believe the next 12 months are going to be among the most fascinating of my 35-year career at Knight Frank, as no one can be sure what will happen following Brexit. But as I have said to our teams many times, "uncertainty is the mother of opportunity", and there are undoubtedly going to be some extraordinary opportunities in the coming year for our clients. It is during these times that clients turn to Knight Frank as the world's leading independent real-estate consultancy. As an independent organisation, we are able to put our clients'

interests first, delivering incisive research and long-term advice, with a strong emphasis on service.

We continue to strengthen our position overseas and expand at the fastest rate in our history, having opened 14 offices in the UK in the past 24 months – an illustration of our long-term confidence in the market. Our expanding global network provides local advice from more than 400 offices in 59 countries, giving our clients total coverage and also a depth of consistent service. We are capturing wealth flows from many territories – including our new office in Riyadh, Saudi Arabia – and also have new teams in Florence, Cannes and Val d'Isère, adding to our already comprehensive European network. Later this year will see the launch of our US Broker Rollout Scheme with Douglas Elliman Fine Homes, when more than 350 of its elite brokers will represent Knight Frank in the key US markets.

We continue to develop our technological platform to assist both our current and future clients. I am delighted to announce that our updated app, launched this summer, provides a focal point for our global residential and commercial offerings – I urge you to download it.

Running a thriving international business keeps me and my partners on our toes 24 hours a day. It is essential that Knight Frank stays ahead of the curve so we continue to serve you, our clients, to the highest standard in all areas – you will find a list of our main services on page 138. If we are able to help you with any property matters in these fast-changing times, then please do contact us.

Having spent my childhood on a remote Hebridean island, when I am presenting to 300 clients in Sydney or 60 investors in Hong Kong, I sometimes have to pinch myself. I feel immensely lucky to be part of such a dynamic, fast-growing and successful organisation that has an exceptional client following. I hope you will enjoy reading *Private View* as much as we have enjoyed putting it together.

LORD ANDREW HAY
GLOBAL HEAD OF RESIDENTIAL



JOHN WRIGHT PHOTOGRAPHY

DRIVING FORCE

A visit to the ROLLS-ROYCE factory reveals how the legendary marque is embracing its ILLUSTRIOUS PAST while keeping its VISION firmly fixed on the road ahead

WORDS *by* SIMON DE BURTON

No one could claim that a Rolls-Royce is among the most economical or planet-friendly of automobiles, but there's no denying that the firm has bent over backwards to ensure the way it builds the 'best cars in the world' is as kind to the environment as possible.

When the quintessentially British carmaker was acquired by Germany's BMW in 2002, there was never any question that its manufacturing base would not remain in the UK. And it didn't take long to decide that it should be sited on land belonging to Lord March's Goodwood Estate – a place that has become synonymous with the best of motoring, thanks to the remarkable success of its Festival of Speed and Revival events, which attract visitors from around the world.

Starting from scratch meant the factory could be built to the highest specifications, to make it not only a pleasant place in which to work, but as efficient and ecologically sound as possible. To that end, leading architect Sir Nicholas Grimshaw – whose talents have touched everything from the



Eden Project to the restoration of the Cutty Sark, from Lord’s Cricket Ground to the National Space Centre in Leicester – was commissioned to design the state-of-the-art space on a 42-acre site with a budget of £65m.

The resulting factory, which opened in 2003, is built two metres below ground level. Its eight-acre ‘living roof’ covered with sedum plants is the largest such structure in the country and helps to further blend the building into its verdant surroundings while also, unexpectedly, providing a home for numerous pairs of skylarks.

Limestone and cedar-wood cladding offers thermal insulating properties and helps the aesthetics, while a vast wall of glass alongside the assembly area reduces the need for artificial lighting and allows visitors to see the cars being proudly and meticulously assembled. There’s even a reed-bed lake that supplies recycled water to heat and cool the factory, while a system of opening timber panels activated by a rooftop weather station automatically opens or closes according to the lighting conditions.

On top of that, the factory recycles more than 60% of its waste, with surplus wood from its cars’ famous veneered interiors being donated to a local furniture-making charity, and sumptuous leather offcuts going to the shoemaking industry.

In contrast to the high-tech nature of the building, the actual construction of the cars is carried out in time-honoured tradition – by hand. As a result, you won’t see robots whirring about the Goodwood factory or conveyor belts carrying cars from one job to the next; instead, they are moved manually, in the same way almost every other task connected to their creation is carried out.



PREVIOUS PAGES
The Rolls-Royce Dawn launch, South Africa

THIS PAGE, FROM TOP
A Phantom is painstakingly assembled; the Rolls-Royce Dawn at Goodwood



Such hand-craftsmanship is what people expect from Rolls-Royce and, ever since the first example took to the roads back in 1904, the marque has been renowned for its dedication to the bespoke. Indeed, for the first five decades, no two ‘Royces’ were alike – they left the original Derby factory in the form of a naked ‘rolling chassis’ for which owners would commission their own hand-built bodywork and individual interiors.

The Silver Dawn of 1949 was the first car to be built entirely in-house by Rolls-Royce, with the higher-volume unitary-construction models such as the Silver Cloud and Silver Shadow finally superseding the coach-built era by the 1960s. However, even with the arrival of uniform body styles, the importance of individuality has remained key to the Rolls-Royce philosophy.

The company has moved with the times in that respect, of course, and does employ certain modern methods at Goodwood in an attempt to satisfy even the most unusual whims of its clientele – not least when it comes to the important matter of paintwork, which is applied in what is known as the surface-finishing centre.

It’s relatively common, we’re told, for female buyers to request a colour exactly the same as a favourite lipstick or nail varnish. To be sure of a perfect match, an electronic scanner is used to create a barcode, which is then fed into a computerised paint-mixing machine and, *voilà*, Madam’s Phantom duly emerges with its bodywork clad in Chanel ‘Jade Rose’ or L’Oréal ‘Lush Tangerine’. One woman even requested the precise hue of her Irish Setter dog. The animal was ordered to sit still while it was scanned and, within minutes, its colouring was perfectly replicated in paint.

‘A hand-built Rolls-Royce is a blank canvas on which customers can collaborate with our designers and craftspeople to create a truly individual statement,’ says Gavin Hartley, the marque’s bespoke-design manager. ‘As long as it doesn’t compromise safety, we will happily create a car using



© ROLLS-ROYCE MOTOR CARS

THIS PAGE, FROM TOP
A Rolls-Royce is subjected to a final test and finish, before its iconic Spirit of Ecstasy bonnet ornament is polished to a gleam

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Ever since the first example took to the roads, Rolls-Royce has been renowned for its dedication to the bespoke

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anything from wooden trim that has been cut from a client’s own trees to upholstery that matches a favourite suit or dress.’

As one might expect of a car costing upwards of £200,000, the client is (almost) always right – just not in the case of the woman who asked to have a dashboard covered in the pelt of her dead cat. He or she is appointed a Rolls-Royce representative who works with them throughout the production of their masterpiece, which begins to take shape in one of the special ‘bespoke lounges’ found at each of 132 dealerships across the world.

The majority of cars, however, do not remain in the UK. More than 90% are exported, with that truly international popularity of ‘bespoking’ a Rolls Royce being demonstrated in the fulfilment of a request from a Middle Eastern buyer with fond memories of his time as a student in Scotland and his passion for hiking in the Highlands. The result? A special tartan-lined boot with custom-made storage for walking sticks – and a built-in Thermos flask.

For businessman and philanthropist Michael Fux, however, the definition of ‘bespoke’ means a little more than relining your trunk and being able to keep your soup hot. The multimillionaire is one of Rolls-Royce’s keenest customers when it comes to customisation – so much so that he persuaded the company to create the world’s first red carbon-fibre weave with which to trim the dashboard and door tops of his Phantom Drophead. He then specified the invention of a unique ‘candy apple’ paint to exactly match the interior. It was named Fux Candy Red and is now retained exclusively for the use of the car fanatic.

To demonstrate his gratitude to the team that panders to his somewhat unusual requirements, Fux always asks every person who has been involved in the creation of one of his Rolls-Royces to sign the engine in silver marker pen. By hand, of course.

Simon de Burton writes for Esquire and the Financial Times’ How To Spend It

BRED WINNERS

Shared ownership of a ‘commodity’ that GALLOPS at 35mph is a far cry from buying corn futures. It’s a participatory venture that offers EXCITEMENT and access to racing’s INNER SANCTUM

WORDS *by* DARLENE RICKER



Fun isn’t a word one customarily sees in a prospectus, but share-owners in Highclere Thoroughbred Racing’s syndicates get exactly that: the thrills and spills that come with the proverbial ticket to ride.

‘It’s as close to as you can get to owning a racehorse outright – but without the hassle and the major capital outlay,’ says the Hon Harry Herbert, the managing director of Highclere Thoroughbred Racing (HTR), Europe’s premier racehorse-ownership company.

The firm was the first to offer racehorse syndicates, 24 years ago, and is now the largest manager of syndicates in Europe. Owners range from teenagers to retirees, with most in their fifties. They include everyone from chairs of blue-chip companies to celebrities. The common denominator? A passion for racing.

HTR puts together small groups of people to share in a number of top-quality racehorses in a syndicate that allows owners to experience racing at the highest level.

‘There is no greater way to experience the joy of ownership,’ says Herbert. Share-owners join a syndicate to part-own the horse, with no worry about buying, selling, training or race preparation. Highclere employs top trainers across the country, who are responsible for of the horses’ upkeep and training, as well as updating their owners on their progress.

Participating in a Highclere syndicate makes racehorse ownership infinitely more affordable than it would be as an independent sole owner. For a fraction of the price it costs to own a horse outright, Highclere provides share-owners with the same type of experience enjoyed by the Queen and Sheikh Mohammed bin Rashid Al Maktoum. Highclere’s owners also get a rare bonus: an entrée to the inner circle of thoroughbred racing. It organises regular stable visits to Newmarket, where owners stay in the



CLOCKWISE FROM OPPOSITE

The thrill of share-owning a racehorse ‘stays with you forever’; Ryan Moore, on Highclere horse Harbinger, heads to victory in the Hardwicke Stakes at Royal Ascot; the Hon Harry Herbert, managing director of Highclere Thoroughbred Racing

exclusive and historic Jockey Club Rooms.

While the typical racehorse syndicate tends to be a rather sterile venture, being a Highclere shareowner is more like being a parent with a child at an exclusive school. Owners are kept up to date on everything from training yard to racetrack. ‘We treat each owner as if he or she owns their horse outright,’ says Herbert.

Julia Budd, founder of an executive-search firm in London, joined one of Highclere’s first syndicates when the company opened its doors in 1992 and has remained a share-owner ever since. Although she had neither an equestrian background nor a deep knowledge of racing, she was quickly bitten by the bug.

Now, while her colleagues at work are enjoying a coffee break, Budd likes to hole up in her office and watch Highclere’s latest video update of her horse galloping. Her very first syndicate steed was Distinction – a remarkable campaigner and a multiple winner of the Ascot Gold Cup, the Melbourne Cup and the Goodwood Cup.

Such credentials are not uncommon with Highclere horses. The company has raced seven champions and has consistently been the leading syndicate firm since 1994, with 10 winners at Royal Ascot – more than any other multi-ownership concern.

Budd, who has served for nearly a decade on the board of the prestigious Jockey Club, is quick to point out that, while basking in the winners’ circle is exciting, the accolades are not the be-all and end-all of racehorse ownership.

‘Racing is not just about what happens

on the racetrack; an equally special moment can simply be watching the horses work out in the early morning,’ she says, adding that there are many ups and downs for owners. With a smile, she describes horse racing as ‘a sport that suits optimists better than pessimists’.

Highclere makes clear that participation in its syndicates is for the purpose of sharing in the enjoyment of the horses and not for investment, but some of its steeds have sold for handsome amounts after their racing careers. Harbinger was sold in 2010 to stand at stud in Japan for a multi-million-dollar figure, and Petrushka was bought by Sheikh Mohammed in 2001 for a then world-record US\$5,250,000.

Highclere’s highly respected bloodstock agent, John Warren, who serves as adviser to the Queen in that regard, selects the syndicate’s horses in conjunction with Herbert. Thereafter, they are put through their paces by leading trainers, including Sir Michael Stoute, Richard Hannon and William Haggas.

Simon Scupham, a Bermuda resident and a share-owner who has been with Highclere for 20 years, has just enjoyed his 200th winner with the company. ‘The memories you get when you watch your own horse racing become a part of you,’ he says. ‘Unlike money, which is soon gone, ownership of a Highclere horse is something that stays with you forever.’ highclereracing.co.uk

Darlene Ricker provides editorial services to businesses and professionals throughout the equine industry



TONY KNAPTON; GARY PRIOR; STEFAN WERMUTH/REUTERS

GROWTH INDUSTRY

The latest crop of young British LANDSCAPE DESIGNERS – and their AMBITIOUS GARDENS – are cultivating a FLOURISHING REPUTATION both in the UK and beyond

WORDS by DEBRA STOTTOR



Geometric Islamic courtyards, Italianate terraces and the grand landscapes of ‘Capability’ Brown – throughout history, people have manipulated their outside space, and the tradition continues to the present day, from abundant allotments and back gardens to ambitious civic designs such as New York’s High Line or London’s Olympic Park.

Anyone with even a passing awareness of the Chelsea Flower Show will realise that landscape design is no cottage (garden) industry – and like any other area of design, it’s prey to the vagaries of fashion. So, with Chelsea’s Main Avenue as our catwalk, who are the new gardening supermodels?

Hugo Bugg is the name on everyone’s lips. Now 29, he’s been winning accolades since his final year at Falmouth University: in 2008, the Society of Garden Designers (SGD) gave him the student award; in 2010, the Royal Horticultural Society (RHS) named him Young Designer of the Year. This was followed by a gold medal at the 2011 Hampton Court Palace Flower Show, while 2014 saw him become the youngest winner of a gold medal for a Main Avenue show garden at Chelsea

(he earned a silver-gilt medal at this year’s show). He’s based in Exeter, but his work has taken him around the globe, notably to Jordan, where he’s designing the Royal Botanic Garden. ‘I’ve always pushed for using local materials, and I feel people are becoming increasingly interested in the qualities and benefits of these materials,’ he says.

Not to be outdone, brothers Harry and David Rich, both in their twenties, took gold at Chelsea in 2015, breaking Bugg’s record as youngest-ever winner. Originally from Wales, they run their practice, Rich Landscapes, from Shoreditch in London, where they’re building a reputation for pushing boundaries. Away from the show-garden circuit, the siblings created a garden at London’s Saatchi Gallery to accompany Chanel’s *Mademoiselle Privée* exhibition. Naturalistic planting (soft grasses, wild meadow flowers and more than 200 trees), plus steel, charred oak and gravel created a haven that included motifs from the fashion icon’s life, such as the interlocking Cs and a chevron pattern from one of her handbags. Since then, the brothers have been working on the outside space at London’s 31-storey Canaletto Tower. ‘We’ve been fortunate to be offered some very creative and inspiring projects over the past few years,’ says younger brother David. ‘And we’ve already had the opportunity to travel abroad to work on them.’ The pair recently made their BBC TV debut on *Garden Rescue*.

Another ex-Falmouth student is Sam Ovens, 28, who graduated in 2012. He won silver for a conceptual garden at Hampton Court in 2011 and gold at Tatton Park in 2014 – when he was also named RHS Young Designer of the Year. His latest public outing was at Chelsea, which earned him a silver-gilt. ‘I create landscapes rather than gardens,’ he



MARK ASHBEER/ALAMY

explains. ‘I want to create places that are encapsulating, that look beautiful all year round and change with the seasons, that need to be experienced rather than just seen.’ His garden at Chelsea echoed this principle. A heathland landscape, it employed grasses and heathers, plus wind-blown pine trees, and included a cabin made of western red cedar. ‘Building a garden at Chelsea was one of my biggest ambitions, so to have achieved that this year was a really big thing for me. At the moment, I’m working on a range of projects: a small city garden in Manchester, a nature-based play area for a school in Hampshire and a large coastal garden in Cornwall. I love having a variety of projects on the go and meeting the different challenges they bring.’

Tom Massey won a gold medal and Best Conceptual Garden (with John Ward) at the 2016 Hampton Court Palace Flower Show. ‘I loved the challenge of creating a show garden, then witnessing the public’s response to it,’ he says. ‘I used a British wildflower meadow, but enhanced it with unusual and colourful perennials, and people seemed to love the aesthetic.’ In 2015, *Pro Landscaper* magazine named him among its ‘30 Under 30’ – a group of young people with outstanding potential to succeed in the landscape industry. As well as setting up his own practice, Massey has spent time working with established designers Matthew Wilson and Jo Thompson. ‘In an increasingly hectic world, I’m really interested in how green space can make people feel better, both mentally and physically.’

Common themes for designers at all stages of their career include the desire to connect inside and outside space, using the garden as an integral element of the home. Naturalistic planting is to the fore, alongside a growing environmental awareness. Juliet Roberts,



PATRICK BATCHELDER/ALAMY, ISTOCK

editor of *Gardens Illustrated* magazine, says, ‘There’s a trend towards more naturalistic planting inspired by, although not replicating, plant communities found in the wild. Leading designers are also making sure they choose materials carefully – they are seeking to make a closer connection with those found locally, as this ensures a garden sits well in its setting.’

Jo Midwinter, another name to watch – she won the Paper Landscapes category at the 2015 SGD awards – agrees: ‘People are becoming much more aware of their footprint on the planet, meaning sustainable materials, robust compatible planting and clever water management are important. They’re seeking designs that will allow them to spend more

time outside, so want a fire pit, waterproof soft furnishings and subtle lighting. As a designer, I want to create atmospheric spaces.’ And that’s a sentiment echoed by Sam Ovens: ‘More than ever, clients are looking for an outdoor space in which to relax and lose themselves, in which to reconnect with nature and forget about the business of everyday life.’

Fellow SGD award winner Emily Erlam – this time in the Future Designer (joint) and Small Budget Garden categories – says, ‘We’re all looking to make the most of our outside space, so there’s a trend towards greening up roof terraces and balconies. They can be tricky and expensive, but add a whole extra dimension to apartment living.’

Tamara Bridge, RHS Young Designer of the Year 2015, agrees. For her, it’s all about greenery: ‘There’s been a sway towards the traditional, with more emphasis on planting than on concrete. What’s a garden, after all, if you’re not surrounded by plants?’

Debra Stottor is a journalist and garden designer

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OPPOSITE
The Grade 1-listed Pulteney Bridge, *top left*,
The Circle's ornate architecture, Bath,
below; bucolic bliss in Wiltshire, *top right*

THIS PAGE, LEFT TO RIGHT
The vista over Edinburgh from the Dugald
Stewart Monument; stately country-house
grandeur in Inveresk, East Lothian



TIM GARTSIDE/ALAMY; PEET SINARD/GETTY IMAGES; MARCO WONG/GETTY IMAGES



EXPERT'S VIEW

What's happening in the PRIME COUNTRY MARKET? *Knight Frank's*
Head of UK Residential Research ANALYSES THE EVIDENCE

WORDS *by* GRÁINNE GILMORE

The architecture and design of the best homes across the land reflect their age and location. Location is also key when it comes to property values, and age plays a part, but the price band of the home is becoming increasingly influential in determining price trends.

Macro-economic and political factors also sway the market as a whole. The appointment of a new Prime Minister and Cabinet earlier in the summer, for example, following political uncertainty in the wake of the vote by the UK to leave the European Union, was greeted with positivity and viewed as preferential to months of campaigning by Conservative candidates.

Transactions in the prime country market have continued apace since Brexit, with evidence of price renegotiations in some instances. The relative value of sterling has also been a boon for buyers using dollars or other overseas currencies to purchase a home, providing an effective discount on the price of bricks and mortar. The relative value of

the prime country market compared to prime London has also resulted in a ripple effect as buyers move from the capital to the country, boosting demand. This trend is expected to continue.

However, the referendum and its impact on the prime property market cannot be viewed in isolation. Other policy decisions, such as four major changes to Stamp Duty Land Tax levied on the most valuable homes over the past five years, have also affected the market. There was a notable surge of activity in March this year, as buyers pushed through deals before 1st April – the date of the most recent levy, an extra 3% duty on additional homes – came into effect. The market has absorbed such changes in the past, but it is usually a process that takes place by degrees, over a matter of months.

But amid these developments, what has been happening to pricing in the market? Just as there is no one perfect country home, there is no one figure that can fully encapsulate the

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The relative value of
the prime country
market compared
to prime London
has resulted in
a ripple effect

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prime country-homes market. Our Prime Country House Index, which has been running for more than two decades and is compiled by analysing figures from our surveyors in 31 residential offices across the UK, is one of the best indicators of the direction of travel in the market. It shows price growth of 1.3%.

Drilling down below the headline figures, several distinct trends emerge. Perhaps the most notable of these in recent years has been the outperformance of prime properties closer to urban locations compared to those in more rural settings. Prices in Cheltenham, for example, rose by 8.6% in the year to the end of June (reflecting the market before the EU referendum vote), while prices in Bath are up by 4.8% over the same period. Prime price growth in Edinburgh is also outstripping that in the wider Scottish market.

Access to schools and transport hubs are among the attractions of more urban markets, especially those within commuting distance of London. While the price differential between London and country homes has encouraged more people to make a move from the capital, in many cases, one or more members of the household will still need to travel back in for work on a regular basis.

However, there are some trends that unite many local markets – and one of these is a continued lack of stock. The relative decline in vendors putting their homes on the market in recent years, particularly in more urban locations, has underpinned pricing in some respects. This was especially noticeable in the months preceding the referendum, when buyers as well as vendors chose to ‘wait and see’ rather than enter the fray of the market.

There is also a distinct difference in performance across price brackets. Again, some of this can be attributed to the market having adjusted to higher stamp-duty charges. In the year to June, the price of prime country properties worth more than £5m fell by 7.9%, while those for properties worth £1m–2m rose by 1.4%, and those worth £2–3m by 1.7%.

It is worth adding that the one thing hard data struggles to capture is the lifestyle buyers are choosing when they invest in a prime country property: it may be a tangible asset, but it’s first and foremost a home.

THAT'S ENTERTAINMENT

LORD MARCH *leads our writer on a tour of GOODWOOD, his famous family seat in the WEST SUSSEX countryside, and explains how, when it comes to HIGH-OCTANE FUN, history has a tendency to repeat itself*

WORDS *by* PETER HOWARTH



OPPOSITE
Lord March,
photographed
at Goodwood

The man moving about in front of me is tall and rangy, and has a full head of hair that you might describe as foppish were it not for his distinctly un-languid manner. Lord March, current resident of the Goodwood Estate – which has been in his family since the 17th century – is a bundle of energy and clearly one of life's enthusiasts.

Private View has gained access to his inner sanctum – a smallish room on the first floor at the back of Goodwood House that's rammed with memorabilia. 'Oh, these helmets are fun – this belonged to Tom Kristensen [the retired Danish racing driver and nine-times winner of Le Mans]. How cool is that? He gave me that personally. And Richard Petty's hat is just up there.' He points to a cowboy hat that once belonged to the famous American stock-car racer – the most accomplished driver in the entire history of the sport.

There are model cars everywhere ('All of them are cars we've had at Goodwood'), black-and-white photos of his racing-driver grandfather and many original posters on the walls advertising the competitive races the estate's track held in the 1940s, 50s and 60s. The place feels more like a teenage boy's den than the nerve centre of an internationally renowned brand. But then Charles Gordon-Lennox, Earl of March and Kinrara, has managed to do something quite remarkable by turning his childhood passions into a thriving business, and significantly, in so doing, ensuring a future for one of Britain's largest country estates.

If you have heard of Goodwood, it will most likely not be because of the house itself, with its fine-art collection of Canalettos and Stubbses, its Gobelins tapestries, fireplaces and furniture by William Kent, and beautiful Sèvres dinner service, much of which was specially commissioned. Instead, it will probably be because of the events that are hosted here every year. The Festival of Speed, held in the grounds around the house – a celebration of motor racing and automotive design from Formula One to NASCAR, rally, Can-Am and bikes, and the only place in the world that brings together such a significant representation of motorsport; the Goodwood

Revival, a celebration of vintage held at the circuit, to which guests wear period dress, and the vehicles that compete are from yesteryear; or horse racing – in particular, the annual Qatar Goodwood Festival, popularly known as Glorious Goodwood, on the course that overlooks the Sussex Downs in one direction and the long descent to the sea in the other, is considered by many to be the most picturesque flat-racing venue in the country.

It's possible, too, that you may have heard of other things the estate offers: a boutique hotel, flying lessons at its World War II aerodrome, an organic farm, a golf course and, latterly, DJ sets held at the racecourse. All of which contribute to the idea of Goodwood as a hub of modern-day entertainment built around an ancient family home.

I suggest that what this peer of the realm has in fact achieved is to cleverly find a way to keep alive and thriving what is essentially an anachronistic institution – the English country house – by reimagining it as a kind of super-upmarket venue. Lord March should be congratulated on creating a new role for the historic country estate.

'Well it's not exactly new,' he corrects me. 'Yes, we do horse racing, motor racing, golf, flying, shooting and cricket, but what's unusual about Goodwood is not only did our family love these sporting activities and participate in them themselves over the past 300 years, but they also shared them with other people.'

In 1802, for instance, the 3rd Duke of Richmond introduced horse racing to Goodwood for the amusement of local army officers. Race week proved so popular, it was soon dubbed Glorious Goodwood and it became an annual tradition that has continued ever since. Arguably, what makes Goodwood unique today is the unprecedented access visitors have to drivers and cars, jockeys and horses, house and estate – essentially, they get to share the experiences of the family.

Where motor racing is concerned, it was Charles March's grandfather, the 9th Duke of Richmond, known to everyone as Freddie, who brought the squeal of rubber and the smell of petrol to the grounds. A renowned amateur race driver, after World War II, he

created a circuit out of the track that ran round the perimeter of the airfield at Goodwood, RAF Westhampnett, which had seen service in the Battle of Britain. On its opening in September 1948, Freddie March sped around the track in a Bristol 400, to the delight of the 1,500 spectators who had come to see Britain’s first professionally organised post-war motor-racing event.

‘In my grandfather’s day, the drivers would stay in the house,’ recalls Lord March. ‘The racing took place during the Easter weekend, so they’d come on the Saturday night for a party, rest on the Sunday, then race on the Monday.’ For a 10-year-old boy, he says, these men, like Graham Hill and Jim Clark, and even Juan Manuel Fangio one year, were god-like figures. ‘I was always off getting autographs.’

On a tour of the house and its surrounding buildings, Goodwood gradually gives up its secrets. The 1st Duke of Richmond, the illegitimate son of Charles II by his French mistress, Louise de Kérouaille, originally rented it to enjoy fox hunting with the nearby Charlton Hunt, then the most fashionable in the country, before, in 1697, buying the house. The Kennels, now a members’ club, were built in direct view so the Duke could see his beloved animals; later, before it was even installed in the main house, central heating kept the hounds warm. Today, tucked away at The Kennels, there is still a stack of dog bowls bearing the names of their canine owners: Inca, Dolly and Kelpie.

‘The whole point of Goodwood was to entertain,’ explains my host. In the 18th century, the estate was extended from a small hunting lodge and, from then on, it specialised in hospitality. Sport was the principal form of entertainment – game shooting and fox hunting in the autumn and winter months, and fishing, horse racing, tennis, cricket and croquet in the summer. Guests would stay for a long weekend or a number of weeks at a time. ‘They’d have big parties, play cards



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The experience
is akin to that
of the smartest
house parties of
the 19th century
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and do weird things to amuse themselves, like weigh each other’ says Lord March. Indeed, the house has three bizarre books in which dinner guests’ weights were recorded, accompanied by comments such as ‘with shoes after dinner’ or ‘with boot, whip & cap’. On 21st July 1814, the Duke of Wellington weighed in at 11st 4lb.

But, from the 19th century onwards, it was horse racing that really drew the visitors, and still does to this day. The Prince of Wales, later Edward VII, who first visited Goodwood in the early 1860s, was a frequent summer guest for race week. Others who accompanied him might include his wife, Princess Alexandra; his mistress, Alice Keppel; and his son, the future George V. Because royalty is very much part of Goodwood’s history.

‘The Queen often visited when I was a child,’ explains Lord March. ‘Prince Philip used to play polo and she would come to watch the horse racing. Her mother was very close to my grandparents when she was young and she’s always been affectionate about the place because she spent such a lot of time here. There was always a party – in those days, we used to have a race on the Wednesday night and then a Regency Ball.’

He still hosts balls in the famous ballroom. There’s one at the end of June for the Festival of Speed for around 1,500, and another for the Goodwood Revival. He can seat 600 for dinner and often invites bands to perform for the guests. ‘We hosted the first night of the Roxy Music reunion tour, we’ve had Blondie, the Eagles, the Pretenders and Kaiser Chiefs.’

It’s a tradition that dates back to the 19th century, when the 7th Duke would hire an orchestra for dancing. More recently, there have been themed balls – from the Russian Revolution to the Rocky Horror Show – and last year, Waterloo, for the anniversary of the battle: ‘We had everyone arrive in carriages.’

This theme was particularly appropriate, since a family secret is documented in an oil painting that hangs in the house. Entitled ‘The Duchess of Richmond’s Ball’, it shows the famous event at which Lord Wellington received news of Napoleon’s advance. The ball was held by Lord March’s ancestor Charlotte, Duchess of Richmond, whose husband, the current Earl’s namesake, Charles Lennox, 4th Duke of Richmond, was commander of a force that was protecting Brussels in case of attack by Napoleon. Wellington is said to have borrowed a map from Lennox, determined to meet his foe at Waterloo.

Other surprises in the house range from the intimate – a library in The Kennels that is full of the family’s old Penguin paperbacks with their multicoloured spines – to the historically significant: ‘We have the earliest written rules of cricket, from 1727, in our archives, and even before that, in 1702, a game was played here. The 4th Duke lent Thomas Lord a lot of money to buy the ground that would subsequently be named after him: Lord’s,’ explains the peer.

Then there is the simply eclectic. The walls of Goodwood’s Egyptian Dining Room are lined in warm, pale brown veined marble, it has a white marble fireplace featuring black Egyptian deities and there are gold Egyptian motifs on the black wooden door frames. ‘We’ve restored it in the past few years,’ says Lord March by way of explanation.

‘There were stories and pictures of how it had looked, but it had been covered up. We stripped it – they’d painted straight onto the marble – and there it was. It was designed in 1804, after Napoleon had invaded Egypt. He’d taken with him an artist called Vivant Denon, who had done all these wonderful engravings there that had helped form a lot of people’s first impressions of the country. James Wyatt, the architect of the room, used them as inspiration. We’ve got the Denon books in the library – they’re huge – and you can see in them all the scarab references.’



OPPOSITE, FROM TOP
Lord March in his office in Goodwood House, surrounded by racing memorabilia; his grandfather, Freddie, the 9th Duke of Richmond (in white), in 1931, celebrating a victory in an amateur race at Brooklands

THIS PAGE, FROM TOP
The annual Goodwood Festival of Speed; the Queen and the 9th Duke at the races at Goodwood in the late 1950s; the spectacular Egyptian Dining Room at Goodwood House



ULI WEBER/CONTOUR BY GETTY IMAGES; DAVID SANDISON/REVIEW; HUDSON/AGENCY/OPICAL PRESS AGENCY/PAUL ARCHIVE/GETTY IMAGES

Why was it painted over? ‘Edward VII didn’t like it at all, 100 years later. They took a lot out – all the door cases and Egyptian details – and painted the room red and hung portraits on it.’ So the King said he didn’t like it and the family disguised it? ‘Yes,’ he laughs.

House guests certainly can be demanding. What, I wonder, in his opinion, is the trick of good hospitality? ‘I think the secret to entertaining is knowing how much to give people to do, and how much to let them get on with it themselves. Everyone likes to be left alone a bit. And it’s nice to do things for them that they wouldn’t normally do for themselves, like giving them breakfast in bed.’ It’s also, he says, about the chemistry of grouping people together.

In an attempt to give others the chance to replicate this kind of thing themselves, another secret of Goodwood has just been unveiled. Across the road is the magnificent 10-bedroom Hound Lodge. Once one of the most luxurious dog houses in the world – it was where the hunt hounds were kept after The Kennels was refurbished – it is the latest example of how this remarkable estate is continuing to build on its 300-year heritage of entertaining. Staying here offers a pretty special experience for both the host and their guests, with impeccable service from a dedicated butler.

‘The idea was to reflect some of the lodges the family had owned in Scotland, and also to celebrate all things to do with Goodwood and dogs,’ says the Earl. ‘It still has the actual kennels and exercise area in front of the building.’ Indeed, guests are welcome to bring their own canine friends with them. ‘The experience is akin to that of the smartest house parties of the 19th century: you are free to enjoy yourselves as you desire, with the entire Goodwood Estate on your doorstep.’

For further information, visit goodwood.com. Peter Howarth is the former editor-in-chief of Esquire and Arena magazines



LIQUID ASSETS

Forget the basement – the contemporary WINE CELLAR is the latest place in your home for a DESIGN-LED love affair, offering ever more INVENTIVE ways to flaunt your most intoxicating collection

WORDS *by* ZOE DARE HALL



Walk into a luxury home these days and it’s probably not the bespoke kitchen taking centre stage, but the wine collection. No longer something to hide in the basement, wine has become far more than an object to simply consume or collect – for many people, it’s calling out to be showcased. They want wine walls that transmute bottles into an art installation, walk-in pods that provide a party space for tastings, or rooms that open up like secret chambers behind hidden doors.

Richard Miller, of Halstock – an English cabinetmaker whose wine cellars range from £40,000 to £150,000 – describes them as ‘destination rooms’, in which the client’s every whim can be accommodated. ‘Wine lends itself to display. If the client enjoys collecting double magnums or half-bottles, or has a “vertical” of a particular château, we can build the perfect space for them,’

he says. ‘We can even create a map of their favourite wine region in marquetry.’

The latest solutions offer the essential elements of climate control and humidity regulation, but packaged so stylishly that the space’s glass walls or bespoke cabinetry, specialist colour-changing back lighting, wireless inventory systems and finger-recognition entry turn a storage area into a talking point and the social hub of the house. Many rooms cater to the full tasting experience – sofas and spitting bowl included.

‘Wine and food culture in Britain is rapidly evolving. Within the next decade, a climate-controlled wine-storage room or wall will be as common in a prime residence as a well-appointed kitchen or a home cinema,’ says Andrew Speer, MD of Cellar Maison, which designs bespoke wine walls, pods and cellars. Its clients typically spend from £40,000 to £250,000, ‘and may have a few thousand bottles in bond and another 500 to 2,000 at home for personal enjoyment,’ says Speer, from New Zealand’s wine-growing Marlborough region, whose collaboration with master of wine Marina Gayan includes profiling clients’ palates to help them build their fine-wine collection. ‘Many wine lovers and investors who’ve previously kept their collection in bonded storage now want a bespoke wine cellar. They’ll bring home mature, “ready-to-drink” bottles and create a unique environment there to allow them to appreciate their collection,’ says Speer.

While some like to put their wine rooms on show – wine walls are also known as wine ‘galleries’, which speaks volumes about an owner’s desire to have their collection viewed and admired – others like the element of surprise, choosing instead to ‘hide’ their opulent den. Furnituremaker David Linley’s £100,000 wine room, in bespoke bronze-handled walnut, is concealed behind tall fumed-eucalyptus doors. Property developer



OPPOSITE, FROM TOP
The wine cellar at Jura, on the Wentworth Estate; and a spiral cellar with a hinged door in a home in Cobham, both in Surrey

THIS PAGE, FROM TOP
The wine wall at Dawn Hill, Virginia Water, Surrey; and the wine room at Silverwood House, Weybridge, Surrey



“
No longer something to hide in the basement, wine is calling out to be showcased

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Banda recently hid a huge wine room – all dramatically lit dark wood and brass details – behind the bookcases of a London mansion.

Bond-like features such as secret sliding or electric doors are popular among the clients of Leo Vaughan Williams of VW Art + Design. ‘These rooms are often the man’s domain, with collections of sporting or entertainment memorabilia,’ says Vaughan Williams, who is currently designing a wine emporium for a 3,000sq m new home in Suffolk that will be accessed through 19th-century Spanish gilt gates. It will have a glass-fronted humidor in Indian rosewood and a tasting bar inlaid with nickel and shagreen panels. As a former art advisor at Christie’s, he brings an extra level of expertise to such projects. ‘Wine rooms will occasionally contain art that I’ve sourced and sometimes wine bought as an investment, to be displayed but never drunk,’ he says. ‘Some clients are very knowledgeable about wine – some even own vineyards – but usually the room will be the star of the show.’

Wine walls provide a feature display without consuming precious space – but you could also dig down and install a cellar that winds underground like a corkscrew, with your collection displayed on all sides. Sussex-based Spiral Cellars has been building them for 35 years. Priced from £20,000, they are designed to hold up to 1,780 bottles.

If space is a real issue, you may prefer one item of furniture that doubles up as a display case. Smallbone of Devizes, which has clients as far afield as Dubai and Manhattan, offers a Wine Wall cabinet that costs from £45,000 and comes with timber-veneer, leather or metal panelling and gold-plated racks.

Never mind letting your wine breathe – the latest designer cellars are about allowing your finest vintages to shout out and be seen.

Zoe Dare Hall writes for The Sunday Times, The Daily Telegraph and the Financial Times



THIS PAGE AND OPPOSITE
Linn Series 5 530 system
in Timorous Beasties
Grand Blotch damask print,
£12,350; YAR Audio,
from £172,000

MUSIC TO YOUR EARS

Thanks to SMARTPHONES, WI-FI and STREAMING, audio has become UBIQUITOUS, yet HIGH-QUALITY SOUND has remained stubbornly inaccessible to all but a sub-culture of TECHNOPHILES. Until now...

WORDS *by* KEN KESSLER

From a knowledge of wines to what shoes to buy, from the finest fountain pen or wristwatch to the most exclusive resorts, the average consumer's understanding of luxury has increased to the point where it is arcane only in its pricing.

Only one sector bucks the trend: audio. The lowest common denominator always grabs the biggest market share – just as tabloid newspapers outsell the big-words broadsheets, so inferior headphones, speakers and wireless components trump complexity. However, the higher end of the industry is gradually changing.

Encouraged by the custom-installation market and the ease of set-up and operation thanks to apps, wi-fi and Bluetooth, serious component-makers have addressed all the concerns that keep their superlative wares out of elegant homes. The days of ugly, box-type speakers or laboratory-look electronics are over, these items having been replaced by hardware an owner would happily show off.

Domestic acceptance of luxury audio has been aided by a generation of sophisticated installers such as Ideaworks and Cornflake, which are creating listening rooms and home



cinemas in which everything is integrated and the usage has been simplified and personalised. In 2016, the music lover is more likely to operate his or her hi-fi system with a tablet or smartphone than with a conventional hand-held remote control.

While the dominant brands are still the plastic merchants who sell mediocre gear based on price, their success guaranteed by huge advertising budgets, they can no longer claim the sole ease of use that plug-and-play technology offers. The most sophisticated amplifiers in the world – previously the province of hard-core audiophiles prone to technobabble – have been made streaming-friendly. Even the enthusiast with a wall full of vinyl is now likely to have a MacBook Air or Samsung tablet hooked up to the system for listening to Deezer, KKbox, Rhapsody, Songza, Tidal, Spotify, Amazon music, Pandora or internet radio.

Combining all this are home-automation systems from the likes of Crestron, which makes products that deal with the controls actually used by the client. Behind that attractive, intuitive app screen, and of no concern to the user, are the on/off and timer



operations, source switching, the feeding of signals throughout the house to any or all rooms and the integration with elements peripheral to music playback: lighting, heating, security, computers, gaming consoles, ‘smart’ appliances and anything else on the home network.

What has changed over the past three decades, the rise of home automation running concurrently with that of home cinema, is the matching of top-level audio components to the quality of the home itself. Because the components tend to be larger than compact all-in-one systems, sniffy interior designers and architects have done their best to preclude them from their initial concepts. I still reel in horror at the thought of one decorator, who painted a pair of limited-edition Sonus Faber speakers in gloss, despite the colour of the wood actually matching the walls. Fortunately, she was stopped before she painted the drive units.

It’s arguable that only a feverishly devoted music lover would care about absolute sound

ABOVE
Wilson Audio Alexx speakers,
£105,000 per pair

“
No longer are
integrated
audio systems
incompatible with
the best home
audio gear

”

quality and that mass-market offerings are ‘good enough’ if they fill the room. Such a disregard for ultimate quality, though, doesn’t seem to apply to, say, white goods. Even those who rarely cook ‘know’ they must have Sub-Zero, Viking or Miele appliances in their kitchens, but think £299 is all they need spend on a music system.

Clearly, one doesn’t install a pair of Wilson Audio’s phone-booth-sized, flagship XLF speakers in a 3 x 4m study, yet neither should a consumer accept two speakers the size of coffee mugs in a 6 x 9m lounge, nor a ‘soundbar’ for the audio portion of home cinema. Thanks to the inherent flexibility of modern high-end hardware, with many items now fitted with USB and ethernet inputs and wi-fi or Bluetooth wireless connectivity, there is no reason beyond a lack of awareness for accepting budget gear.

Previously, there was a catch, especially in existing properties: installing the finest systems meant tearing apart the home to route and hide the wiring and control hardware, which included wall-mounted keypads. While this wasn’t an issue for new buildings, where developers addressed such concerns at the pre-wiring stage, or for homes being redecorated to the degree where cutting into walls was plausible, those with finished interiors had to consider carefully their willingness to rip it up and start again.

Purists maintain – with absolute justification – that hard-wiring is superior to wireless connectivity, but convenience dictates that, for room-to-room purposes, wireless is perfectly acceptable. The generally accepted practice is that the music lover with a dedicated listening room can employ cables the size of marine hawsers because they stay within that room, behind the speakers, while the rest of the home enjoys wireless ‘distributed’ sound. The freedom the latter provides is the ability to add secondary systems to the central set-up, with streaming and server sources available to every room independently.

No longer are integrated audio systems incompatible either electronically or aesthetically with the best home audio gear. Forget mass-market brands, and revel in the glories of brands you may not know but every audiophile admires: Audio Research, McIntosh, Nagra, Dartzel, D’Agostino, Linn, YAR, Burmester, Chord, Wilson Audio, Constellation, PS Audio, and others.

If this still seems alien, and you fear running such names past your architect might cause his or her blood pressure to soar, think of this analogy as to how it will elevate your enjoyment of music: it will be like the first time you abandoned wine with a screw cap and savoured a 20-year-old Sassicaia or a correctly chilled Montrachet. Yes, high-end audio performance *is* that good.

Ken Kessler is senior contributing editor at Hi-Fi News & Record Review. He writes about audio, watches, music, pens, wine, cars and luxury ‘toys’



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BRITISH TIMEKEEPING.

Bremont has been appointed the Official Timing Partner of the 35th America’s Cup and of the defending champions, ORACLE TEAM USA. To celebrate, we’ve created a collection of limited edition timepieces. The Regatta Series, specially designed to be used by sailors, incorporates a unique countdown chronograph movement. So the question is, which of these fine watches should you choose? Sorry, you’re on your own.



BREMONT
OFFICIAL TIMING PARTNER



REEL ESTATE

Produced by FILM STUDIOS as a means to promote their creations, the humble MOVIE POSTER is now enjoying its time in the spotlight – not to mention the hands of SERIOUS COLLECTORS

WORDS by AMY RAPHAEL

OUT-LEAPING THE MADDEST IMAGININGS!
OUT-THRILLING THE WILDEST THRILLS!



Film posters were never intended to be preserved. Often papered over or simply thrown away, they were not considered art. They were a movie studio’s marketing tool – a way of triggering intrigue at the time of a film’s release. Throughout the 1980s, plenty of classic posters were designed – those for *Raiders of the Lost Ark* and *E.T.* are just two of the fine examples from the era – but few were seriously collected.

The 1990s brought us head-turning posters for films such as *Trainspotting* and *Pulp Fiction*, and, in 1995, Christie’s held its first vintage-poster auction. It recognised the medium’s power: just as people have an emotional response to films, they also respond to the accompanying artwork. Collectors tend to be attracted to a particular genre or era; the horror films of the 1930s are some of the most valuable and coveted, selling for potentially hundreds of thousands of pounds.

Some of the most sought-after and striking posters include those from Ealing Comedies. S John Woods, a graphic designer by trade, was the head of Ealing’s advertising department. His coterie included the likes of Ben Nicholson, Barbara Hepworth and Henry Moore, and he used overtly political artists to illustrate the adverts. Katherine Schofield, Bonhams’ head of entertainment memorabilia, interviewed for *The Telegraph*, said paper was in such short supply during World War II that ‘in some cases, only five posters survive, and they were often printed on the back of other posters – for the Red Cross or similar.’

The Original Vintage Movie Posters website currently lists one for the classic Ealing comedy *The Ladykillers*, produced in 1955, for £1,450, commenting that ‘Only a handful are known to have survived.’

Some posters achieve staggering prices. In 2005, one for the 1927 science-fiction classic *Metropolis* went for US\$690,000 and became the most expensive ever sold. Seven years later, it changed hands for US\$1.2m as part of a collection. The original *King Kong* posters are always hugely popular – an example sold for US\$388,375 in 2012.

Collectors prefer posters that were produced for the country from which the film originated, which means a British version for a Bond film will sell for more than its American equivalent. In 2012, a ‘quad’ – that is, a landscape-format poster – for 1963’s *From Russia with Love* sold for US\$14,000 at a Hollywood auction. Robert E McGinnis, who drew Audrey Hepburn for the *Breakfast at Tiffany’s* poster, went on to create artwork for dozens of Bond films. His *Diamonds Are Forever* poster, estimated at £18,000–£24,000, made £79,250 at Christie’s in 2011.

Bruce Marchant, who opened The Reel Poster Gallery in 1991, explains on his website that Sean Connery posters are the most valuable and collected, followed by those featuring Roger Moore. He points out that, while the artwork for *GoldenEye* and *The World Is Not Enough* was well designed,



MOVIESTORE; RKO/THE KOBAL COLLECTION

“
In 2005, a poster
for the science-
fiction classic
Metropolis went
for US\$690,000

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the more recent ads for *Spectre* and *Skyfall* were just ‘photographic posters that use images of Daniel Craig to attract the viewer’.

If early Bond posters are worth a small fortune and recent ones worth very little, there are plenty of decent posters available for as little as £50 that might gain value over time, and a casual collector can learn how the market works by looking at key info such as availability and condition. Examples from limited print runs, for example, are often in poor condition; Christie’s advises

that you always contact a specialist, who can provide a comprehensive condition report and any details about a poster’s history.

Memorabilia expert Paul Fraser, of Paul Fraser Collectibles, says there’s one question to ask yourself: ‘Was this poster produced by a studio as an advert or to be sold to the public? If the former, you could be on to a good thing. The older and more popular the film, the more valuable the poster. Also think about condition, aesthetics and provenance.’

Marchant points out that, while original posters are comparable to comics in terms of price, you can’t open valuable comics in case you damage the spine. Posters, in contrast, are there to be enjoyed: they add to the decor of a room, provide a talking point and encourage a cultural and nostalgic connection – just as everyone has a favourite film, so everyone has a favourite poster.

Amy Raphael writes about art and culture for the *Guardian*, the *Observer* and *The Times*

CLOCKWISE FROM OPPOSITE

The 1933 poster for *King Kong* that changed hands for US\$388,375; the Bond poster from 1963 that fetched US\$14,000; at US\$690,000, the handsome Art Deco poster promoting 1927’s *Metropolis* was the most expensive ever sold



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OUR
SELECTION

PENTHOUSE APARTMENT, THE PARK CRESCENT BY AMAZON PROPERTY

STAYING THE COURSE

A vote to leave the European Union will undoubtedly have its consequences but it won't diminish London's draw as a world-class city

QUEEN'S GATE PLACE, LONDON BELONGING TO GIORGIO ARMANI

London is widely regarded as one of the world's top destinations, and for good reason. It's not just the English language or the convenient time zone that sets it apart but its vibrant cultural scene, restaurants and night-life which remain unsurpassed. It is also a leading centre for finance, technology and creativity. Education is another factor in London's favour. The influx of students from across the globe is an important part of the property calendar and keeps most of our offices, both sales and lettings, very busy throughout the year particularly during the summer months as they get ready for the new academic year.

Since the outcome of the referendum, the lower pound has made the city even more attractive and better value for money for purchasers, especially if you are converting dollars into sterling. As a result, we are dealing with far more Americans than we have done for many years and Middle Eastern buyers who have traditionally favoured London as a city in which to invest are taking advantage of the favourable exchange rates.

This year we have continued our expansion, extending our network into the new 'up and coming' areas of London such as Kings Cross, Aldgate and Tower Bridge. These are areas which have undergone significant regeneration on the back of large scale redevelopment schemes transforming the residential and commercial landscape. We are fortunate that being at the forefront of the residential development scene we are able to look further ahead than most and identify growth opportunities. All these offices allow us to combine our skills and reach within both the residential sales and lettings markets and advise overseas landlords on their investment, assisting with furnishing their apartments through Knight Frank Interiors and arranging the best financial package through Knight Frank Finance.

Later this year we will be celebrating the opening of our 30th office in Victoria. This is another area that has seen the benefit of large scale redevelopment by Land Securities. This area, somewhat passed over in favour of its more established neighbours, in the form of Belgravia and Westminster, will soon offer a wide range of properties to choose from, from new fully serviced modern apartments to the more traditional mansion blocks and terraced houses all within a few minutes' walk of St James's Park and Victoria station. Apart from the implications of Brexit, this year has seen a market coming to terms with further increases to the levels of stamp duty. There is little doubt that this has caused many contemplating a move to pause and take stock, but it has also given rise to some new trends. One of these is a decision by younger married couples, some yet to start a family, to choose to buy a large family house ahead of the arrival of a growing family to in effect skip a few rungs on the property ladder and therefore save themselves a few hundred thousand in stamp duty. Another trend comes from those making a sideways move out of Prime Central London to a less central postcode. Such a move achieves the happy balance of gaining extra space and a sizeable garden whilst accommodating the needs of the children who do not want to lose touch with their London friends and who favour a walk down the King's Road rather than a stroll in the countryside.

Cross-Rail, which will open in 2018, has produced price growth in key areas around stations. We anticipate that the next wave of increases will come when the service is up and running and people can see its benefits and marvel at how quickly you will be able to travel across London. It will open up areas and new locations which they might not have considered visiting or living in before. I predict that this year house price growth is likely to remain pretty flat. There is no doubt that demand is definitely out there and it will be stimulated by getting the price right. We are already doing 33% more viewings than at the same time last year, with some canny buyers seeing now as the opportunity to take advantage of price reductions, low interest rates and the on-going allure of a capital city that continues to shine.

NOEL FLINT
HEAD OF LONDON RESIDENTIAL



Carlyle Square

CHELSEA, LONDON

This phenomenal house has been rebuilt, extended and refurbished to a level and specification rarely found in Chelsea. The house is on the highly sought after northern terrace of the square and therefore has fabulous views both front and rear over gardens.

james.pace@knightfrank.com
+44 20 7349 4300

ACCOMMODATION INCLUDES:

- Reception room
- 6 double bedroom suites
- Kitchen, dining room & sitting room
- Cinema room
- Gym/playroom
- Private garden and terraces
- Approximately 5,100 sq ft

EPC: C
Price on Application





Pembridge Square

NOTTING HILL, LONDON

An exceptional Grade II listed detached house commanding a glorious corner position overlooking a wonderful garden square. This property represents a remarkable fusion of traditional and contemporary living.

caroline.foord@knightfrank.com
+44 20 7229 0229

ACCOMMODATION INCLUDES:

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- 8 bedrooms
- 3 bathrooms
- 6 shower rooms
- 2 studies
- Gym, spa, steam & sauna room, wine store, terrace, balconies & garden
- 2 passenger lifts, garage with car lift
- Approximately 13,285 sq ft

Price on Application



Fitzroy Square

FITZROVIA, LONDON

An exquisite Robert Adam, Grade I listed freehold mansion house and adjoining mews house situated on one of London's most prestigious garden squares. Portland stone fronted with grand ceiling heights of up to four metres.

christian.lock@knightfrank.com
+44 20 3435 6440

ACCOMMODATION INCLUDES:

- 5 storey mansion house
- Roof terrace & courtyard garden
- Adjoining mews house with garage parking for 2 cars
- Planning granted for swimming pool & lift
- Approximately 10,403 sq ft

Price on Application



Gloucester Square

HYDE PARK, LONDON

Exceptional family home offering a double garage, two self-contained apartments, patio garden and two private terraces. Located on a delightful garden square within close proximity to Connaught Village and the open space of Hyde Park.

fenella.freeland@knightfrank.com
+44 20 7871 5060

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 2 private terraces
- 2 self-contained 1 bedroom flats
- Access to communal gardens
- Approximately 6,308 sq ft including flats & garage

GUIDE PRICE EPC: C MAIN HOUSE
£9,750,000 EPC: D APARTMENT

Upper Phillimore Gardens

KENSINGTON, LONDON

Located in one of London's finest residential addresses, this 10 bedroom house has been extensively remodelled and redesigned to the most exacting standards utilising some of the most luxurious finishes available.

mark.redfern@knightfrank.com
+ 44 20 3463 0308

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 10 bedrooms all en suite
- Spa & cinema
- Front and rear gardens
- Extensive staff accommodation
- Approximately 12,260 sq ft

EPC: D
Price on Application





Grimston Road

FULHAM, LONDON

This stunning property has been designed by Philippa Thorp of Thorp Design. The spectacular interior includes impressive design features such as an imposing new staircase, grandiose entertaining space and a west facing garden. It is ideally located for the Hurlingham Club and Parsons Green.

mark.oneill@knightfrank.com
+44 20 7751 2400

ACCOMMODATION INCLUDES:

- 3 reception rooms
- Master bedroom with en suite
- 2 double bedrooms with en suites
- 2 further bedrooms
- Family bathroom
- Approximately 2,787 sq ft

GUIDE PRICE EPC: B
£3,050,000



Queen's Gate Place

SOUTH KENSINGTON, LONDON

A grand end of terrace Grade II listed house with elegant proportions - the first residential house in London to have been meticulously renovated. Interior designed and furnished by Armani Casa.

alexander.millett@knightfrank.com
+44 20 7591 8600

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 6 bedroom suites
- Bespoke finished passenger lift
- Roof terrace & private garage
- Cinema, spa, gym & wine storage room
- Approximately 9,096 sq ft

GUIDE PRICE
£35,000,000





Marlborough Road

RICHMOND, LONDON

A rare opportunity to purchase a fabulous family house situated on a highly desirable residential road on Richmond Hill. The house, which is arranged over four floors, offers spacious and lateral accommodation that is beautifully presented.

peter.norgrove@knightfrank.com
+44 20 8939 2800

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 5 bedrooms
- 3 bath/shower rooms
- Garden
- Off street parking
- Gym
- Approximately 3,239 sq ft

GUIDE PRICE EPC: D
£4,250,000



South Street

MAYFAIR, LONDON

A stunning five bedroom townhouse situated on the prestigious South Street. Immaculately refurbished with the rare benefit of a private garage and roof terrace.

harvey.cyzer@knightfrank.com
+44 20 7647 6608

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 5 bedrooms
- Cinema room, gym & steam room
- Lift
- Roof terrace
- Garage
- Approximately 5,182 sq ft

GUIDE PRICE EPC: C
£19,500,000



Manresa Road

CHELSEA, LONDON

A truly exceptional first floor duplex apartment with impeccably presented open plan entertaining space culminating in an "atrium" reception room with 10 metre high ceilings, located in one of the most prestigious and discreet apartment buildings in Chelsea.

rupert.desforges@knightfrank.com
+44 20 7591 8600

james.pace@knightfrank.com
+44 20 7349 4300

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 7 bedrooms suites
- 24 hour porter
- Secure underground parking
- Private terrace & access to communal garden
- Approximately 7,667 sq ft

GUIDE PRICE EPC: C
£29,500,000

Hampstead Lane

HAMPSTEAD, LONDON

Detached ambassadorial residence in North West London. A charming eight bedroom residence extending to approximately 13,670 sq ft. The sense of grand proportions reveals the luxury of scale within the home with bespoke finishes.

aree.rand@knightfrank.com
+44 20 3641 9969

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 8 bedrooms
- 8 bathrooms
- Leisure complex
- Cinema room
- Approximately 13,670 sq ft
- In all about 0.5 acres

EPC: D
Price on Application





Courtfield Gardens

SOUTH KENSINGTON, LONDON

A spacious duplex apartment with lift, on the first and second floor of this newly developed building.

laurence.lai@knightfrank.com
+44 20 7871 4111

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 3 bedrooms
- 3 bathrooms
- Lift
- Communal gardens
- Approximately 2,056 sq ft

GUIDE PRICE EPC: D
£3,850,000



Acacia Road

ST JOHN'S WOOD, LONDON

An imposing double fronted, detached family house providing spacious accommodation. Finished to a high standard with an abundance of natural light.

james.simpson@knightfrank.com
+44 20 7586 2777

ACCOMMODATION INCLUDES:

- 8 bedrooms all en suite
- Kitchen/breakfast room
- 2 games rooms/home cinema
- Swimming pool with Jacuzzi and spa area
- Staff accommodation
- Front & rear gardens
- Approximately 9,780 sq ft

EPC: C
Price on Application



Bezier Apartments

OLD STREET, LONDON

A beautifully presented apartment located on the 12th floor of the award-winning Bezier building. The property has a generous west facing kitchen/reception room, perfect for entertaining whilst soaking up the view of the City skyline.

alex.antzoulatos@knightfrank.com
+44 20 3823 9941

ACCOMMODATION INCLUDES:

- Reception room
- 2 bedrooms
- 3 bathrooms
- Approximately 100m from Old Street station
- Approximately 1,388 sq ft

GUIDE PRICE EPC: C
£1,950,000



Albion Riverside

BATTERSEA PARK, LONDON

This property is unique within this iconic building by Norman Foster, who arranged the internal layout for the current owner. Four flats were joined together to create an apartment that sits in the most desirable position within this modern and unusually shaped building.

matthew.smith@knightfrank.com
+44 20 3597 7670

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 6 bedrooms
- 7 bathrooms
- Concierge
- Swimming pool
- Private parking for 4 cars
- Approximately 6,003 sq ft

GUIDE PRICE EPC: D
£12,000,000





Old Church Street

CHELSEA, LONDON

A stunning property that was constructed in 2005 and is almost 10 metres wide. The property is made up of a main house that fronts on to Old Church Street, a studio house and a large underground car park that connects everything together.

james.pace@knightfrank.com
+44 20 7349 4300

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 double bedroom suites
- Secure underground car park
- Landscaped garden
- Approximately 6,262 sq ft

GUIDE PRICE EPC: C
£19,500,000



Chester Square

BELGRAVIA, LONDON

This magnificent stucco fronted Belgravia townhouse has been redesigned to the finest standard and is situated on the prestigious south east corner of Chester Square. This is a Grade II listed building.

stuart.bailey@knightfrank.com
+44 20 7881 7722

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 6 double bedrooms
- Gym, Jacuzzi, steam room & sauna
- 2 roof terraces
- Media room
- 7 person lift & double garage
- Approximately 7,000 sq ft

GUIDE PRICE
£31,000,000





Anchor Brewhouse

SHAD THAMES, LONDON

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

tom.yeomanson@knightfrank.com
+44 20 3837 1524

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 4 bedrooms
- 3 bathrooms
- 2 roof terraces
- 6 car parking spaces
- Approximately 2,161 sq ft

GUIDE PRICE EPC: C
£5,950,000



Chalcot Square

PRIMROSE HILL, LONDON

A magnificent six bedroom Grade II listed house situated in one of the finest garden squares in London. This elegant Victorian house, built c.1850, offers well laid out accommodation with a grand first floor drawing room overlooking the garden square and a 48 ft garden to the rear.

jonathan.brandling-harris@knightfrank.com
+44 20 3815 3350

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 6 bedrooms
- 4 bathrooms
- Kitchen/breakfast room
- Utility room
- Climate controlled wine cellar
- Terrace
- Balcony
- 48 ft garden
- Approximately 3,243 sq ft

GUIDE PRICE EPC: D
£7,950,000



Computer generated images for indicative purposes only.



Holland Park Villas

KENSINGTON, LONDON

Hidden from the clamour of the metropolis, overlooking London's most charming park, you will find a private, gated development of 68 elegant apartments and four exceptional penthouses, set within a landscape of exquisite woodland walks and secluded courtyard gardens.

ian.pidgeon@knightfrank.com
+44 20 7861 1302

DEVELOPMENT INCLUDES:

- Five star hotel style concierge services with 24 hour security and secure underground parking
- Extensive amenities including club room, cinema, library, wine cellar, 20 metre swimming pool, spa, yoga room & gym
- Completion Spring 2017

Price on Application





Computer-generated images for indicative purposes only.

Chelsea Barracks

BELGRAVIA, LONDON

This world-class estate comprises a rare collection of apartments, penthouses and townhouses woven naturally within 12.8 acres of traditional garden squares. Designed to redefine luxury living, Chelsea Barracks celebrates British heritage and craftsmanship, whilst creating a legacy for future generations to come.

charles.penny@knightfrank.com
+44 20 7861 5345

DEVELOPMENT INCLUDES:

- Luxurious lateral apartments by Squire & Partners
- A collection of grand townhouses by Paul Davis & Partners
- Landscape architecture by Kim Wilke and Gustafson Porter
- Five acres of garden squares
- Unparalleled array of amenities

Price on Application





Holland Green

KENSINGTON, LONDON

Set within beautiful landscaping are two impeccably designed lateral apartments within the key buildings of this recently completed development, quietly situated adjacent to Holland Park.

ian.pidgeon@knightfrank.com
+44 20 7861 1302

DEVELOPMENT INCLUDES:

- 4 & 5 bedroom apartments
- 2.9 metre ceiling heights
- 24 hour concierge & security
- 20 metre swimming pool & gymnasium
- Screening room & executive boardroom
- Secure underground parking

Price on Application



One Kensington Gardens

KENSINGTON, LONDON

A collection of 97 luxury apartments on Kensington Road opposite Kensington Palace Gardens. Offering a selection of exceptional one to six bedroom spacious apartments with a variety of world class amenities.

jonathan.lebrett@knightfrank.com
+44 20 3542 6327

DEVELOPMENT INCLUDES:

- 1 to 6 bedroom apartments
- 24 hour dedicated concierge
- Valet parking
- Health spa & fitness centre
- 25 metre indoor swimming pool
- Underground parking

PRICES FROM
£3,350,000





Computer Enhanced Image of One Blackfriars is Indicative Only.

One Blackfriars

SOUTHWARK, LONDON

One Blackfriars is set to become a beacon of architectural brilliance. A collaboration between award-winning Simpson Haugh & Partners Architects and celebrated interior designer Tara Bernerd, these breathtaking residences offer exquisite living spaces with unrivalled views across the capital.

nigel.fleming@knightfrank.com
+44 20 7861 5409

DEVELOPMENT INCLUDES:

- 50 storey, 170 metre high tower with landscaped piazza & boutique hotel
- Minutes from the fine dining restaurants, bars & theatres of the South Bank
- Fabulous panoramic views over the London skyline
- Exceptional interior design.
- Outstanding residents' facilities including health club with spa, swimming pool & gymnasium, private screening room, wine cellar & 32nd floor executive lounge
- 24 hour Harrods Estates concierge with valet parking

GUIDE PRICE
From £1,150,000



Computer generated images for indicative purposes only.



Landmark Place

TOWER BRIDGE, LONDON

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

DEVELOPMENT INCLUDES:

- South facing with 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 & cinema
- Next door to the historic Tower of London
- Iconic & timeless design

GUIDE PRICE
£750,000 - £10,000,000



Computer generated images for indicative purposes only.



Kingwood

KNIGHTSBRIDGE, LONDON

Kingwood is a new build collection of 10 exceptional residences designed by Finchatton, and facing south over Hans Place Garden. Completing late 2016, residents will have access to extensive services and amenities including 24 hour concierge.

ian.pidgeon@knightfrank.com
+44 20 7861 1302

DEVELOPMENT INCLUDES:

- Two 5 bedroom lateral apartments - 6,191 sq ft and 4,790 sq ft
- 4 bedroom duplex penthouse - 4,556 sq ft
- 3 bedroom duplex apartment - 5,533 sq ft
- Secure underground residents' parking
- Gym, media room & wine cellar
- Professional catering kitchen & staff facilities

Price on Application



Computer generated images for indicative purposes only.



Vicarage Gate House

KENSINGTON, LONDON

An exquisite new development of 13 exceptional apartments designed by leading London architect, Eric Parry. Perfectly positioned between the convenience of High Street Kensington, the fashionable shops of Notting Hill, and adjacent to Kensington Palace Gardens.

ian.pidgeon@knightfrank.com
+44 20 7861 1302

DEVELOPMENT INCLUDES:

- 3 to 5 bedroom apartments
- Private terraces or gardens
- Fully equipped gymnasium
- Underground car parking
- 24 hour concierge & security
- 999 year leases

GUIDE PRICE
£5,950,000 to £19,500,000



Computer generated images for indicative purposes only.



The Park Crescent

REGENTS PARK, LONDON

20 magnificent two to five bedroom apartments within four exclusive buildings, set within a beautiful Grade I listed John Nash inspired Crescent.

The Park Crescent is an exciting example of Regency architecture with a contemporary design.

moreas.madani@knightfrank.com
+44 20 7861 5461

DEVELOPMENT INCLUDES:

- Exclusive access to 8 acres of private gardens
- Grass tennis courts (available from June-September)
- Terraces & courtyards to select apartments
- Dedicated concierge service available
- Dedicated off street parking space available by separate negotiation
- Up to 4 metre ceiling heights

PRICES FROM
£3,950,000



Computer generated images for indicative purposes only.



Chiltern Place

MARYLEBONE, LONDON

A landmark 15 storey development designed by PLP Architects and developed by Ronson Capital Partners. Set in the heart of Marylebone offering one, two and three bedroom high specification apartments, and an impressive three bedroom townhouse.

charles.williams@knightfrank.com
+44 20 7861 5321

DEVELOPMENT INCLUDES:

- 2.75 metre ceiling heights
- 24 hour concierge & security services
- Valet parking
- High specification gym
- Residents lounge & meeting room
- Most apartments enjoy private terraces
- Approximately 559 sq ft - 4,402 sq ft

GUIDE PRICE
£2,000,000 - £8,300,000





Abell & Cleland Penthouse

WESTMINSTER, LONDON

One of four exceptional penthouses within the luxury Abell & Cleland development, situated in the heart of Westminster. With spacious living accommodation and four generous bedroom suites, this highly specified duplex apartment also benefits from a terrace with views across London.

nigel.fleming@knightfrank.com
+44 20 7861 5409

DEVELOPMENT INCLUDES:

- 4 bedrooms
- Large terrace with views across London
- High specification kitchen & bathrooms
- 24 hour concierge
- Residents' swimming pool
- Residents' gym, sauna & steam room

GUIDE PRICE
£8,500,000



Riverwalk

WESTMINSTER, LONDON

Riverwalk is ideally positioned on the north bank of the Thames, in the heart of the London. This development is moments away from Buckingham Palace, St. James Park, The Houses of Parliament and London's main transport links. Large windows and high ceilings ensure rooms are flooded with natural light and offer outstanding panoramic views of the River Thames, Westminster and Belgravia. Completed Summer 2016. Now ready for occupation.

natalia.kashirina@knightfrank.com
+44 20 7861 1737

DEVELOPMENT INCLUDES:

- A selection of 1 to 3 bedroom apartments & 2 panoramic penthouses
- Direct river views
- Impressive reception with a drop-off area
- 24 hour concierge service
- Private residents' gym
- Underground car park
- 999 years lease

GUIDE PRICE
1 beds from £1,250,00
2 bed from £1,775,000
3 beds from £4,250,000
Penthouse P.O.A





Computer generated images for indicative purposes only.

The East Wing, Star & Garter

RICHMOND, LONDON

In a privileged position within Star & Garter, The East Wing offers a majestic double height living space and roof terrace overlooking The Thames - the only view in England protected by an Act of Parliament.

carsten.swift@knightfrank.com
+44 20 7861 1368

DEVELOPMENT INCLUDES:

- 6 bedroom triplex apartment
- Approximately 605 sq m
- Private lift access
- Private roof terrace
- 24 hour concierge
- Parking, swimming pool & residents' facilities

Price on Application



Monteagle House

RICHMOND, LONDON

Monteagle House is a beautifully presented detached family residence situated in a highly desirable road close to Richmond. The versatile accommodation is arranged over five floors with large well proportioned rooms, good size gardens and a separate coach house.

natasha.howe@knightfrank.com
+44 20 8939 2810

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 9 bedrooms
- Excellent separate coach house
- Garden
- Ample off-street parking
- Approximately 8,047 sq ft

GUIDE PRICE EPC:D
£5,000 per week



Egerton Crescent

KNIGHTSBRIDGE, LONDON

One of SW3's finest, this six bedroom house has been interior designed and refurbished to the highest standard. Exceptional indoor living space spans approximately 5,343 sq ft, plus private rear garden.

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

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 6 bedrooms
- 5 bathrooms
- Contemporary kitchen & wine cellar
- Air conditioning
- Private rear garden

GUIDE PRICE EPC:F
£12,950 per week



The Vale

CHELSEA, LONDON

A wonderfully modern and contemporary house which has been cleverly renovated to let in as much natural light as possible. Polished concrete floors and modern fittings throughout give the property a wonderful urban feel.

louise.sergeant@knightfrank.com
+44 20 7349 4300

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 6 bedrooms
- 5 bathrooms
- Garden
- Unfurnished
- Approximately 4,305 sq ft

GUIDE PRICE EPC:D
£7,500 per week



Penthouse, 3 Merchant Square

PADDINGTON, LONDON

An exceptional 18th and 19th floor duplex penthouse in the desirable Merchant Square Development featuring waterfront views across Paddington Basin and central London. The green open space of Hyde Park is within close proximity and provide the perfect escape from the city.

john.humphris@knightfrank.com
+44 20 7871 5070

ACCOMMODATION INCLUDES:

- Reception & fully integrated kitchen
- 4 bedrooms
- 4 ensuite bathrooms
- Roof terrace & 2 panoramic balconies
- 24 hour concierge & 2 underground parking spaces
- Approximately 2,228 sq ft

GUIDE PRICE EPC:B
£3,000 per week



St John's Wood Park

ST JOHN'S WOOD, LONDON

A double fronted detached family home arranged over five floors, benefiting from a carriage driveway, landscaped rear garden and lift access throughout. The property further benefits from a self-contained studio apartment on the top floor, a gym and a large decked terrace.

stjohnswoodlettings@knightfrank.com
+44 20 7483 8353

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 6 bedrooms
- 6 bathrooms
- Dressing room & sauna
- Study
- Utility room & guest cloakroom

GUIDE PRICE EPC:E
£20,000 per week



Earls Court Square

EARLS COURT, LONDON

With excellent proportions throughout, the house benefits from ample reception space which incorporates a study/library, dining room, playroom and reception room. The kitchen leads directly onto the south facing and private garden. There is a lift exiting at every floor.

southkenlettings@knightfrank.com
+44 20 7871 4111

ACCOMMODATION INCLUDES:

- 5 double bedrooms
- 7 bathrooms
- Private garden
- Surround sound
- Access to communal gardens
- Approximately 5,969 sq ft

GUIDE PRICE EPC:B
£5,750 per week

Upper Grosvenor Street

MAYFAIR, LONDON

An exquisite Grade II listed house, interior designed to the highest and most elegant of standards. Located close to the world famous Hyde Park, this property truly is a dream home.

rahim.najak@knightfrank.com
+44 20 7647 6604

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 7 bedrooms
- 7 bathrooms
- Pool & spa facilities
- Cinema room
- Separate mews house

GUIDE PRICE
£40,000 per week



Eldon Road

KENSINGTON, LONDON

Located within the De Vere Conservation Area, south of Kensington High Street, is this substantial family home offering excellent accommodation and entertaining space arranged over five floors.

tacita.rolls@knightfrank.com
+44 20 7368 0981

ACCOMMODATION INCLUDES:

- Double reception room
- 6 bedrooms
- 3 bathrooms
- Front & rear gardens
- Balcony & terrace
- Approximately 2,086 sq ft

GUIDE PRICE EPC:E
£4,950 per week



Wilton Crescent

BELGRAVIA, LONDON

Set in the heart of Belgravia, this house in Wilton Crescent offers an expansive London residence finished to an exemplary standard. This home marries the elegance of one of London's grandest periods with the expectations of today's highest end properties.

tom.smith@knightfrank.com
+44 20 7881 7730

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 8 bedrooms
- 8 bathrooms
- Swimming pool & gym
- Roof terrace
- Approximately 10,440 sq ft

GUIDE PRICE EPC:E
£25,000 per week



Lansdowne Road

NOTTING HILL, LONDON

An exceptional family house set over five floors, situated in the desirable communal gardens of Notting Hill and Holland Park, offering flexible living space and plenty of natural light throughout.

kelly.fraser@knightfrank.com
+44 20 7985 9990

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 7 bedrooms
- 3 bathrooms
- Private garden
- Access to communal gardens
- Approximately 3,304 sq ft

GUIDE PRICE EPC:D
£5,000 per week



Heath Hall

HAMPSTEAD, LONDON

An outstanding Grade II listed supermansion originally designed and built in 1910 for the Tate and Lyle family. Providing 27,000 sq ft and set in over two acres of beautiful grounds.

katharine.reynolds@knightfrank.com
+44 20 7317 7959

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 15 bedrooms
- 13 bathrooms
- Leisure complex
- Outdoor tennis court
- Cinema room

GUIDE PRICE
£25,000 per week

BETTER BY A COUNTRY MILE

Nowadays, a home in the countryside is every bit as covetable as one in the capital, not least to the international buyer

This time last year, the country house market was absorbing the effects of the rise to 12% in stamp duty on property valued above £1.5m. The fall in demand took about nine months to dissipate, but once it had, the market picked up sharply and, towards the end of 2015, we finalised some notable sales. Then George Osborne's 3% tax on second properties caused a huge surge of activity as people sought to conclude deals before it came into effect on 1st April 2016.

From that point until the EU referendum in June, the market activity slowed as buyers awaited the result. Since the result, country-house market activity is largely returning to normal. Other concerns are uppermost in people's minds now, such as the start of the academic year, with many prospective buyers looking to complete before then.

At the £5m-plus mark, 50–60% of property purchases are education-driven. Schools such as The Dragon in north Oxford have boosted entire areas, with the best homes nearby demanding similar prices per square foot as London. Many international buyers look to the UK to educate their children and I think we'll see more of them entering the country-house market post-Brexit. Recent currency changes have meant those buying with both USD and Euros are seeing significant discounts on British property.

Despite recent market volatility some trends remain constants. Good broadband connectivity is extremely important to buyers, as is easy access to work, which is often in London. Excellent transport links are a major selling point,

too – a house close to a motorway yet in the heart of the country still commands a premium price, especially if it has been immaculately maintained and tastefully decorated. Incidentally, buyers are often deterred by an excessively contemporary decor, so vendors should think carefully about using that style.

Most alert buyers know it can take two years to renovate a house. Fewer realise that if they turn down a property because it requires too much work, it will often take them the same two years to find another, because it takes much longer to find the right house outside London. This has been exacerbated in the past year due to the shortage of top-quality stock.

Knight Frank offers buyers a way around the shortage of homes on the open market. I'd say 40–45% of the prime houses I deal with are off market, and around 35% of country house deals are done this way. The best house I've seen this year never came to the wider market. Selling a home off-market also means vendors can control the time in which they want to complete, as well as offering privacy.

Despite the high demand and lack of suitable stock, buyers all too often delay making a decision over a property they like because they want to see what happens with the market – however, they can lose out by doing this. We recently exchanged contracts on a house for £7m. Three prospective purchasers viewed it when it was first on the market, then competed over it for six months without committing to purchase. Had one of them bought it when

they originally saw it, they would have paid around £1m less.

Some prospective vendors, in turn, are postponing selling, but this may actually be the best time to sell, especially for anyone wishing to move into London. As my colleague, Noel Flint, notes on page 34 the market there has seen a slowdown over recent months and opportunities are available for well-positioned buyers. They could also benefit from an increase in buyers wanting to leave London and purchase country property.

As for areas in demand, Hampshire is very popular right now, because of its good schools and easy access to London, via the Waterloo line, for commuters. For the same reasons, there has also been renewed interest in the commuter belt from Sevenoaks to Esher. Buckinghamshire and Oxfordshire continue to perform well, and parts of Sussex and especially Hertfordshire remain good value. I am always amazed how, in the country, one change to an area can have such a big impact. For example, the price of property around the Cotswold villages of Great and Little Tew has taken off remarkably, with more people wanting to live there because of the nearby Soho Farmhouse. New clubs, shops and restaurants can be a real indicator and something to keep a keen eye on. The countryside is becoming ever more glamorous.

RUPERT SWEETING
HEAD OF COUNTRY DEPARTMENT





A new dawn in Wentworth

Dawn Hill sets a new standard for the tree-lined avenues of the Wentworth Estate, raising the bar in an exclusive enclave that is home to some of the country's grandest and most desirable properties. A classical country house just 45 minutes from London, it is the most valuable new residence ever to be built within the bounds of this prestigious estate.

With its sweeping drive, mature grounds and Georgian proportions, Dawn Hill is a 21st century home rooted in the finest English traditions. Set within three beautifully landscaped acres, this landmark property offers 26,250 square feet of state of the art space. Yet if the first impression is one of scale, it is attention to detail that really sets Dawn Hill apart.

Robert Osborn, Managing Director of developer Consero, explains his team's vision for this thoroughly modern manor house.

"Our goal was to create a property that would do justice to one of the finest plots on the Wentworth Estate," he says. "Sourcing the very best materials and products from near and far is always a given for us – we then go further to create an environment and experience that is truly one-off."

Dawn Hill's elegant motif is a thread that flows throughout the property, from the grand portico entrance to the handcast balustrades, ornate cornicing and brass detailing in the cabinetry.

It is just one of the architectural and design team's unique touches that are evident everywhere you look. The façade is French limestone quarried from Beaune with intricate carving by stonemasons in Paris. The signature lighting is handmade in Europe and includes a striking gilt and coloured glass chandelier that extends along the 22-seat banqueting table. The book-matched marble in the suite bathrooms is the rarest Arabescato and Palessandro, and even the door handles were an opportunity to commission works of art in handblown glass and silver from local artisans.



The vast, marble-lined lobby sets the scene for entertaining in the grandest style. It leads onto a series of dramatic interconnecting spaces – each high-ceilinged and flooded with light – that flow from the top-specification family kitchen through to a formal dining hall and further reception rooms. All feature the exquisitely detailed plasterwork that has become a Consero hallmark and open onto the expanse of terrace that faces south to the wide terraced lawns and wooded boundary of the property.

More intimate in scale but equally luxurious in their design and detailing are the ground floor study, library and family room.

Upstairs are six generously proportioned and private suites. The master suite has opulent ‘his and hers’ dressing rooms lined with an array of bespoke cabinetry, while the bathrooms feature book-matched marble and crystal taps from celebrated French design house THG.

On the lower ground floor, the tone is altogether more relaxed, but no less luxurious. The centrepiece is the leisure complex with 13-metre swimming pool, steam room, sauna, gym and sun room. The site allows the space to open seamlessly onto a broad, sheltered limestone terrace.

This level also features a cinema room that is one of the finest to be installed anywhere in a private home. “It is a no-compromise specification,” says Osborn. “From the digital screen technology, and tiered sofa seating to the acoustics, everything has been considered to deliver the ultimate cinematic experience.”

Further highlights include a temperature-and humidity-controlled 2,000-bottle wine cellar, a games room and bar, a massage room and treatment suite and



a 10-car underground garage (in yet another example of the Consero team going the extra mile, the garage's flooring is the same as that of one of the top Formula 1 team's factory). The adjacent staff apartment has four bedrooms and a dedicated entrance.

Knight Frank Partner James Cleland, who has been marketing property on the Wentworth Estate for many years, describes Dawn Hill as a ‘game changer’.

“Robert and his team have a great deal of experience

of working with a discerning clientele and have developed an intuitive understanding of what they look for in a property.” He comments. “From the quality of the design and detailing to the grandeur of the house and grounds and the privacy they afford, Dawn Hill is a residence that delivers on every front. It is the kind of statement property that comes along very rarely indeed.”



Millwood House

ST. GEORGE’S HILL, SURREY

Millwood House is a luxurious new home set in secluded mature grounds of 1.6 acres. The entertaining and family accommodation is arranged over two floors and exceeds 13,400 sq ft. The bespoke design marries classical English architecture with a contemporary twist.

stuart.cole@knightfrank.com
+44 20 7861 5101

tim.garbett@knightfrank.com
+44 1372 460 896

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 6 bedroom suites
- 7 bathrooms
- Indoor swimming pool complex
- 2 separate staff flats
- Approximately 13,400 sq ft and 1.6 acres

GUIDE PRICE EPC:D
£13,950,000





Old Jordans

BEACONSFIELD, BUCKINGHAMSHIRE

An amazing combination of new and old, Old Jordans incorporates a beautiful Grade II listed 18th century period manor house with open plan accommodation, excellent garaging and ample guest accommodation overlooking Japanese inspired gardens.

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

william.furniss@knightfrank.com
+44 1494 675 368

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 10 bedrooms
- 10 bathrooms
- Further house with 7 bedrooms & 7 bathrooms
- Cottage with 2 self-contained apartments
- In all about 6 acres

GUIDE PRICE
£15,000,000



Jura

WENTWORTH, SURREY

A landmark contemporary house built using natural materials to the highest possible standard and specification on the internationally renowned Wentworth Estate.

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

paul.cockerham@knightfrank.com
+44 1344 840 020

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 6 bedroom suites
- Outstanding leisure & entertainment floor
- Security lodge & staff accommodation
- Approximately 21,278 sq ft
- In all about 5.1 acres

GUIDE PRICE EPC:B
£25,000,000



The Ramparts

ST. GEORGE'S HILL, SURREY

A magnificent stone mansion set in 1.2 acres of landscaped gardens in an unrivalled plateau position enjoying stunning views of the horizon. The Ramparts benefits from the latest technology, dramatic ceiling heights and exudes luxury throughout.

stuart.cole@knightfrank.com
+44 20 7861 5101

ACCOMMODATION INCLUDES:

- 6 bedroom suites
- 2 staff flats
- Indoor swimming pool complex
- Panoramic views over the Surrey countryside
- In all about 1.2 acres

GUIDE PRICE EPC:D
£17,950,000





Wappenbury Hall

WAPPENBURY, WARWICKSHIRE

A country estate with a spacious Victorian house at its heart, set in secluded gardens and grounds.

george.bramley@knightfrank.com
+44 20 7861 1069

james.way@knightfrank.com
+44 1789 297 7355

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 9 bedrooms
- 7 bathrooms
- Leisure facilities
- 3 bedroom cottage
- In all about 329 acres (133.14 hectares)

GUIDE PRICE EPC: E
£7,500,000





Woolmers Park

LETTY GREEN, HERTFORDSHIRE

An historic country estate and the former family home of the Queen Mother located within 22 miles of Central London. The Grade II* listed house enjoys outstanding views over its own land which uniquely has no public rights of way. The estate includes exceptional equestrian facilities and over 73,000 sq ft of built space.

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

paddy.pritchard@knightfrank.com
+44 1279 213 240

ACCOMMODATION INCLUDES:

- 9 main reception rooms
- 8 bedrooms
- 8 bathrooms
- 8 estate cottages
- Indoor & outdoor swimming pool
- In all about 232 acres (93.89 hectares)

Price on Application



Kingstone Lisle Park

NEAR WANTAGE, OXFORDSHIRE

A stunning Grade II* listed Georgian house at the heart of a 257 acre Oxfordshire estate with beautiful private 13th century parkland, lakes, The Stable House and three cottages.

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

rupert.sweeting@knightfrank.com
+44 20 7861 1078

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 13 bedrooms
- 7 bathrooms
- Swimming pool
- In all about 257 acres (104 hectares)

GUIDE PRICE
£18,000,000





Fulford House

CULWORTH, NORTHAMPTONSHIRE

The RIBA Award winning Fulford House is a beautifully designed modern home following traditional classical proportions. The house extends to 28,482 sq ft and has been designed to the very highest specification.

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

james.way@knightfrank.com
+44 1789 297 735

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 6 bedrooms
- 6 bathrooms
- Guest & staff accommodation
- Swimming pool
- In all about 109.41 acres

GUIDE PRICE EPC: B
£15,000,000





The Old Chalford Estate

CHIPPING NORTON, OXFORDSHIRE

A diverse estate with a substantial house, with extensive secondary accommodation and outbuildings.

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

damian.gray@knightfrank.com
+44 1865 790 077

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 6 bedrooms
- 6 bathrooms
- Guest & staff accommodation
- Substantial range of modern & traditional farm buildings
- In all about 604.9 acres (244.79 hectares)

GUIDE PRICE EPC:F
£9,000,000



Oddington Lodge

ODDINGTON, GLOUCESTERSHIRE

An exceptional, recently renovated house situated on the edge of the attractive Cotswold village of Lower Oddington in an Area of Outstanding Natural Beauty.

edward.welton@knightfrank.com
+44 20 7861 1114

rupert.wakley@knightfrank.com
+44 1451 600 610

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 7 bedrooms
- 5 bathrooms
- Swimming pool & tennis court
- In all about 6.05 acres
- Secondary accommodation

GUIDE PRICE EPC: F
£5,750,000



Manor Hall

CHELTENHAM, GLOUCESTERSHIRE

A beautifully situated Grade II* listed Cotswold manor house of great historic interest, recently restored and equally suited to family living and grand entertaining. A secondary house and further 151 acres also available.

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

atty.beor-roberts@knightfrank.com
+44 1285 659 771

ACCOMMODATION INCLUDES:

- 6 main reception rooms
- 9 bedrooms
- 10 bathrooms
- 3 estate cottages & staff flat
- About 55 acres (Lot 1)
- Approximately 12,810 sq ft

GUIDE PRICE
£7,950,000 (Lot 1)



Alderley Farm

WOTTON-UNDER-EDGE, GLOUCESTERSHIRE

The property combines a beautiful and timeless setting with classical architecture and state of the art technology, making it a sustainable place to live. It sits centrally within its own land and enjoys rural views.

will.matthews@knightfrank.com
+44 20 7861 1064

atty.beor-roberts@knightfrank.com
+44 1285 659 771

ACCOMMODATION INCLUDES:

- 7 reception rooms
- 7 bedrooms & 6 bathrooms
- Stable yard
- Guest & staff accommodation
- Swimming pool
- In all about 333.14 acres (134.82 hectares)

GUIDE PRICE EPC:C
£12,000,000



The Lillycombe Estate

EXMOOR, SOMERSET

One of the finest private shoots on Exmoor.

will.matthews@knightfrank.com
+44 20 7861 1440

william.morrison@knightfrank.com
+44 139 284 8823

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 9 bedrooms
- 2 cottages
- Pasture, woodland & open moor
- Renowned high pheasant & partridge shoot
- In all about 861.67 acres (348.7 hectares)

GUIDE PRICE
£5,750,000





A Rare Opportunity

The Epping Portfolio is a significant strategic landed investment portfolio situated on the edge of the town of Epping. Epping is located on the Eastern end of the central underground line and as such has remarkable access to Central London. A historic market town, situated within the Epping Forest District, with a population of about 12,000. As a result of its excellent transport links and historic environment it is a popular town for commuters who work in London.



PORTFOLIO INCLUDES:

AGRICULTURAL

- 8 let farms extending to about 1,900 acres (768.9 hectares)
- Current rent role of about £315,701 per annum

RESIDENTIAL

- 21 houses
- Current rent role of about £178,012 per annum

george.bramley@knightfrank.com
+44 20 7861 1069

DEVELOPMENT

- 116.47 acres (47.12 hectares) of land identified by the District Council in 2012 as 'development areas with potential for growth'

STRATEGIC LAND

- 30 acres (12 hectares) with development potential

COMMERCIAL AND LEISURE

- Sports club, 4 mobile phone mast leases, amenity land and allotments
- Current rent role of about £26,545.92

- In all about 1,940.80 acres (785.43 hectares)

GUIDE PRICE
£35,000,000

Le Chene



COBHAM, SURREY

Immaculately presented family home built by Octagon and located in one of Cobham's most desirable private roads. The well-proportioned accommodation is arranged over three floors with a separate annexe over the triple garage.

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 5 bedroom suites
- Indoor swimming pool complex
- Separate staff accommodation
- Approximately 10,297.83 sq ft
- In all about 0.9 acres

edward.shaw@knightfrank.com
+44 20 7861 1378

charles.davenport@knightfrank.com
+44 1932 591 602

GUIDE PRICE EPC: B
£7,250,000 or £18,000 per calendar month

Hatton End



WINDLESHAM, SURREY

This wonderfully unique home has been finished to a high specification and is set within stylish south facing gardens and grounds. The property also features a well-appointed detached annexe.

ACCOMMODATION INCLUDES:

- 4 reception rooms
- 5 bedroom suites
- Detached 1 bedroom annexe
- Approximately 5,717 sq ft
- In all about 0.94 acres

edward.shaw@knightfrank.com
+44 20 7861 1378

james.cleland@knightfrank.com
+44 1344 624 732

GUIDE PRICE EPC: B
£3,750,000



Medmenham Abbey

MARLOW, BUCKINGHAMSHIRE

A truly idyllic Grade II* listed riverside country house, steeped in history and occupying a prime setting with one km of direct river frontage. With a private wet dock, staff accommodation and beautiful mature grounds.

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

matthew.mannall@knightfrank.com
+44 1491 844 900

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 9 bedrooms
- 9 bathrooms
- Outdoor swimming pool
- Home cinema
- Approximately 15,479 sq ft & 42.1 acres

GUIDE PRICE
Offers in excess of £10,000,000



Hickling Broad Estate

HICKLING, NORFOLK

The significant element of an internationally recognised wildlife reserve and surrounding land with amenity and commercial portfolio within the Norfolk Broads.

george.bramley@knightfrank.com
+44 20 7861 1069

INCLUDES:

- Broad, reed bed, wetland, marsh, grassland, fen & woodland
- Commercial/amenity let portfolio to include boatyard, sailing club site, cottage, 4 holiday lodges, extensive boathouses, moorings & boat house site
- In all about 654.73 acres (264.96 hectares)
- For sale as a whole or in up to 5 lots

GUIDE PRICE
£2,300,000



Brandsby Hall

NEAR YORK, NORTH YORKSHIRE

An exquisitely restored Grade II* listed Georgian house on the edge of the Howardian Hills with far reaching views.

edward.welton@knightfrank.com
+44 20 7861 1114

daniel.rigg@knightfrank.com
+44 1423 535 373

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 10 bedrooms
- 8 bathrooms
- Squash court, outbuildings & garaging
- Detached 4 bedroom cottage
- Approximately 10,000 sq ft plus 43 acres

GUIDE PRICE
£4,250,000



Le Clos au Comte

GUERNSEY, CHANNEL ISLANDS

Classic Guernsey farmhouse dating from 1591 and recently modernised. On the rural west coast overlooking Vazon Bay.

rupert.sweeting@knightfrank.com
+44 20 7861 1078

ACCOMMODATION INCLUDES:

- 3 reception rooms
- Cinema
- Conservatory
- Potential for 5 bedroom suites
- Outbuildings with garaging
- Garden, farmland & woodland
- About 9.66 acres
- Approximately 6,047 sq ft

Price on Application



Beaucamp de Haut

GUERNSEY, CHANNEL ISLANDS

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

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

ACCOMMODATION INCLUDES:

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

Price on Application



Easterlands

SAMPFORD ARUNDEL, SOMERSET

An impressive country residence surrounded by its own parkland with secondary accommodation, traditional outbuildings and mature gardens and grounds, approximately nine miles from Taunton (London Paddington from 107 minutes).

james.mckillop@knightfrank.com
+44 20 7647 1528

edward.clarkson@knightfrank.com
+44 1392 848 824

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 8 bedrooms
- 9 bathrooms
- Swimming pool
- Tennis court
- Approximately 9728 sq ft
- In all about 44.4 acres

GUIDE PRICE EPC:F
£2,500,000



Guyzance Hall Estate

ALNWICK , NORTHUMBERLAND

A spectacular rural estate, centered around a magnificent listed country house, with exciting commercial prospects. Beautifully positioned within the secretive and secluded Coquet Valley, with superb views and excellent transport links.

james.denne@knightfrank.com
+44 1578 517 991

ACCOMMODATION INCLUDES:

- 5 reception rooms
- 15 bedrooms
- 15 bathrooms
- 6 cottages
- Tennis court
- Fabulous gardens & grounds
- Exciting salmon fishing
- In all about 330 acres (133.55 hectares)
- Approximately 11,000 sq ft

GUIDE PRICE
Offers in excess of £6,000,000



The Maison de la Valette

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
+44 20 7861 1707

ACCOMMODATION INCLUDES:

- 6 reception rooms
- 5 bedrooms
- 6 bathrooms
- Entertaining complex & swimming pool
- Stunning gardens, grounds & woodland
- Approximately 21,044 sq ft
- 18 acres

Price on Application



A SOUND INVESTMENT

Despite recent turmoil in the UK, the international real estate market remains positive with some excellent opportunities.

PADDY DRING

HEAD OF INTERNATIONAL RESIDENTIAL

In the immediate aftermath of the EU referendum, we faced a period of uncertainty, however, international property buyers showed less hesitation than expected. The majority of those searching continued their hunt and equally those close to transacting saw their purchases through.

Buyers are increasingly adopting the view that life must continue. Currency fluctuations will continue and people will be mindful of those, but we don't believe that this alone will alter their ultimate decision to buy, as pricing also fluctuates accordingly.

Within the key European markets, prices have likewise adjusted in recent years. At the back of buyers' minds, there will always be the question of whether there will be a further adjustment because of Brexit. If there is, the expectation is that it may only be marginal as the markets continue to take into account Brexit's ultimate effect.

In times of crisis, people feel more secure with a tangible asset such as bricks and mortar; investment volumes in key global cities such as London and New York in 2008 and 2009 bear testament to this.

Price cycles and a market's liquidity are key considerations. Buyers want to know that prices are realistic in the context of the market conditions at the time and that future investment in amenities and transport will safeguard their investment, expediting their exit strategy if and when they choose to sell. Beyond that, deciding to buy a home abroad is very much driven by a combination of investment and lifestyle; it's about relaxing, enjoying a better climate, a different culture, having the benefit of another language and spending time with one's family. The lifestyle decision becomes increasingly important in the frenetic world in which we now live.

Through Knight Frank's global network of offices and our multilingual website we are seeing not only domestic buyers in countries such as France, Italy and Spain expanding their share of their respective second home markets, but they are being joined by Scandinavian, Middle Eastern and Asian buyers. Accordingly, vendors are seeing increased diversity of buyer nationalities, helping to create greater stability at a time of uncertainty.

In tandem, cities such as Barcelona, Madrid and Berlin are enjoying increased international demand, with Paris experiencing greater momentum once again.

The US remains attractive to numerous nationalities, partly given the strength of the US economy and the dollar but also due to the lifestyle on offer.

Opportunities have arisen in Miami as prices have softened on the back of reduced capital inflows from the more uncertain markets of Latin America.

Turnkey property remains the firm favourite of many buyers today particularly as clients are increasingly letting their overseas homes as they recognise the benefits of income generation. For some clients considering multiple homeownership, the availability of a fully serviced property either attached to a global hotel brand or otherwise offers welcome security.

Despite the continued uncertainly I remain positive about the year ahead, as the draw of overseas and lifestyle-driven investment continues and globally buyers seek the security of a tried and tested asset class.



Mustique

ST VINCENT AND THE GRENADINES

This Oliver Messel style four bedroom villa, with elegant spacious verandas and sun decks, offers enchanting views across the Caribbean Sea to neighbouring islands.

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

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 4 bedrooms
- 4 bathrooms
- Spacious outdoor entertaining areas
- Swimming pool
- Far reaching sea views

GUIDE PRICE
US\$12,500,000



Central Park South

MANHATTAN, NEW YORK, USA

Triplex corner penthouse at The Plaza with spectacular views of Central Park and Fifth Avenue.

paddy.dring@knightfrank.com
+44 20 7861 1061

ACCOMMODATION INCLUDES:

- 3 reception rooms
- Master bedroom suite & 3 further bedroom suites
- Roof terrace, wine cellar, media room & office
- Access to the hotel's full concierge services
- Approximately 587 sq m (6,319 sq ft)

Price on Application

Jardim



Computer generated image for indicative purposes only.

MANHATTAN, NEW YORK, USA

Two 11-storey towers house a total of 36 residences, each meticulously designed by architect Isay Weinfeld to create refined, spacious homes with private outdoor space providing a unique opportunity for tranquillity and luxury in a decidedly urban context.

DEVELOPMENT INCLUDES:

- 1 to 4 bedrooms
- Residences range from approximately 71-722 sq m (758 - 4,552 sq ft)
- Skylit indoor lap pool and fitness centre
- Massage treatment room and spa facilities
- 24-hour attended lobby and ultra-private tunnel entrance
- Lush multi-level courtyard gardens

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

GUIDE PRICES FROM:

US\$1,950,000

Eighty Seven Park by Renzo Piano



Computer generated image for indicative purposes only.

MIAMI BEACH, 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 to 5 bedrooms
- Residences range from approximately 95 - 703 sq m (1,023 - 7,567 sq ft)
- Unobstructed ocean views
- Expansive balconies for exterior living
- 2 oceanfront swimming pools
- Keyed private garden

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

GUIDE PRICES FROM:

US\$1,600,000



Coconut Grove

FLORIDA, USA

Casia Bahia stuns with its open space design, attention to detail and waterfront views of Biscayne Bay. The space of approximately 1,858 sq m (20,000 sq ft) is designed by Alejandro Landes and boasts floating staircases, expansive balconies and floor-to-ceiling glass sliding doors.

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

ACCOMMODATION INCLUDES:

- Approximately 3,820 sq m (41,125 sq ft) of land and approximately 1,858 sq m (20,000 sq ft) of living area
- About 157 metre waterfront with a 24 metre boat dock
- 7 bedrooms, 9 spa baths and 1 powder room
- About 22 metre infinity lap pool, steam room and Jacuzzi
- 3 kitchens and 700 bottle climate-controlled wine room
- 8 car garage

GUIDE PRICE

US\$50,000,000



Santa Barbara County

CALIFORNIA, USA

A spectacular coastal ranch of about 728 hectares in Santa Barbara County with approximately 3.2 kilometres of private-access beaches and breathtaking views of the Santa Ynez mountains.

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

ACCOMMODATION INCLUDES:

- First time available in 50 years
- Expansive lemon and avocado orchards
- Private lake of approximately 7.2 hectares
- 9 separate parcels
- Significant conservation opportunities
- Approximately 15 km from Santa Barbara Airport; 185 km to Los Angeles Airport

GUIDE PRICE
US\$108,000,000



Aspen

COLORADO, USA

Elk Mountain Lodge is a breathtaking retreat that rests on over 33 hectares in the spectacular Castle Creek Valley. Its rustic yet refined decor is in complete harmony with its magical, natural surroundings.

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

ACCOMMODATION INCLUDES:

- 12 buildings in total
- Main lodge approximately 1,392 sq m (14,983 sq ft)
- 3 additional single family homes
- Full indoor sports court

GUIDE PRICE
US\$80,000,000



111 Murray Street



Computer generated image for indicative purposes only.

MANHATTAN, NEW YORK, USA

A world-class residential tower soaring about 244 metres (800 feet) located in Tribeca. 111 Murray Street offers 157 residences ranging from one bedrooms to full floor penthouses, many with cinematic views of the Manhattan skyline, Hudson River, New York Harbour and beyond.

DEVELOPMENT INCLUDES:

- 24-hour doorman and concierge
- Residents' lounge with adjoining patisserie and tea room
- About 279 sq m (3,000 sq ft) fitness centre and spa
- 23m (75ft) lap pool, spa tub and splash pool
- Private landscaped gardens with waterfall and reflecting pool

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

GUIDE PRICES FROM:
US\$2,500,000

565 Broome



Computer generated image for indicative purposes only.

SOHO, NEW YORK, USA

565 Broome will rise 30 storeys in one of New York's most iconic neighbourhoods. This will be the first residential project in New York designed by Pritzker Prize award-winning architect Renzo Piano.

DEVELOPMENT INCLUDES:

- 115 residences ranging from studios up to 4 bedrooms
- 24-hour concierge and attended lobby
- Private gated driveway entrance with automated parking
- Landscaped 9th floor terrace
- Approximately 17m (55ft) indoor heated lap pool
- Spa treatment rooms and fitness centre

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

GUIDE PRICES FROM:
US\$970,000



Computer generated images for indicative purposes only.

The Royal Atlantis Residences, The Palm

DUBAI

At the crescent of The Palm, next to the iconic Atlantis resort, innovation meets nature to create the most prestigious ocean lifestyle address in Dubai. This ultimate residence offers exclusive doorstep access to exciting restaurants and entertainment, as well as unsurpassed resort experiences with every conceivable service.

maria.morris@me.knightfrank.com
+ 971 4 426 7661

ACCOMMODATION INCLUDES:

- A selection of 2, 3, 4, & 5 bedroom apartments, skycourts, penthouses & garden suites
- Interiors by Sybille De Margerie Design
- Private residential lobby, concierge, indoor & outdoor swimming pools & club room
- Secure allocated underground parking
- An à la carte menu of hotel services
- Built area approx. 130 - 1,579 sq m

Price on Application





Place Vauban

PARIS, FRANCE

Elegant apartment situated on the second floor of a luxurious 1930s building with a lift, offering beautifully presented accommodation with fabulous views of Les Invalides.

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

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 2 bedrooms
- 1 bathroom
- Staff bedroom
- Cellar
- Living area of approximately 175 sq m (1,884 sq ft)

GUIDE PRICE
€4,500,000



Castellaras

COTE D'AZUR, FRANCE

Spectacular villa located in a secure residence in the sought after Castellaras area between Mougins and Valbonne. The villa has been finished to an exceptional standard and offers panoramic countryside views.

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

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 5 bedrooms
- 5 bathrooms
- Gymnasium with sauna
- Outdoor lounge & dining areas
- Swimming pool

GUIDE PRICE
€10,500,000



Val d'Isère Centre

VAL D'ISERE, FRANCE

Fabulous chalet ideally located only about 500 metres from the slopes in a private area composed exclusively of new chalets. Built to very high standards and offering luxurious and contemporary accommodation throughout.

roddy.aris@knightfrank.com
+44 20 7861 1727

ACCOMMODATION INCLUDES:

- 2 reception rooms
- 7 bedrooms
- 6 bathrooms
- Indoor swimming pool
- Sauna, Jacuzzi & fitness room/gym
- Climbing wall

GUIDE PRICE
€9,000,000



Vich

NYON, SWITZERLAND

This luxurious residence benefits from a privileged location in the heart of the La Côte region. The house is the perfect example of a modern masterpiece that retains its character whilst maximising the light and space with cutting edge design.

alex.kdeg@knightfrank.com
+44 20 7861 1109

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Approximately 500 sq m (5,382 sq ft) of living space
- Wine cellar equipped with tasting table
- Gymnasium
- Plot of approximately 1,480 sq m (15,931 sq ft) with a section dedicated to vines

Price on Application



Computer generated image for indicative purposes only. © Martin Woschitz



Vienna First District

VIENNA, AUSTRIA

Ultra modern roof top development within the classic architecture of the Ringstrasse next to the Vienna State Opera and Imperial Palace.

alex.kdeg@knightfrank.com
+44 20 7861 1109

DEVELOPMENT INCLUDES:

- 9 prestigious apartments & 2 spacious penthouses
- Apartment sizes approximately 60 - 208 sq m (646 - 2,239 sq ft)
- Each unit comes with outdoor space
- Ceiling heights up to 3.5 m (11.5 ft)
- 24-hour porter
- Intelligent layouts similar to a 5-star hotel suite

GUIDE PRICES FROM:
€1,130,000



Romazzino

COSTA SMERALDA, SARDINIA, ITALY

Situated on the prestigious Romazzino beach with arguably the largest jetty on the Costa Smeralda, beautifully landscaped garden and terraces perfect for entertaining.

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

ACCOMMODATION INCLUDES:

- 5 bedroom suites
- Self-contained apartment
- 32m jetty (approximately)
- Direct beach access
- Terraces with sea views
- Approximately 360 sq m (3,875 sq ft)

GUIDE PRICE
€32,500,000



One Queensbridge

MELBOURNE, AUSTRALIA

One Queensbridge, Crown Residences, designed by renowned architects Wilkinson Eyre, is set to be Australia's first prime residential development situated above a 6 star hotel in the heart of Melbourne – The World's Most Liveable City.

erin.vantuil@au.knightfrank.com
+61 409 325 700

DEVELOPMENT INCLUDES:

- Beautifully designed 'vertical neighbourhood'
- Located in the heart of Melbourne's cultural & entertainment precinct
- 1 to 4 bedroom lateral apartments and duplexes
- Stunning views over Melbourne & Port Phillip Bay
- Interiors by world renowned designers
- Full suite of resort facilities with sky bridge to Crown Complex

PRICES STARTING FROM
AU\$950,000



Wallich Residence Super Penthouse

WALLICH STREET, SINGAPORE

Wallich Residence sits at the pinnacle of Tanjong Pagar Centre – Singapore's tallest building towering 290 metres. This super penthouse is a triplex that starts on the 62nd floor, offering three levels of exceptional living space across 21,108 sq ft. This one of a kind property brings you a view that surpasses any other. Located in the Central Business District, the mixed-used development houses premium Grade-A offices, a 5-star business hotel, extensive retail and F&B options, and a lush urban park.

kahpoh.tay@sg.knightfrank.com
+65 6228 7392
+65 9787 1711

ACCOMMODATION INCLUDES:

- 5 bedrooms
- Dining, living, study and family rooms
- Wet & dry kitchen
- Private lift
- Viewing deck
- Pool deck, Jacuzzi room and entertainment room
- Bar facilities
- Cabanas

Price on Application

CONTRIBUTORS

From WINE ROOMS to GARDENS, MOVIE POSTERS to high-end AUDIO: introducing those who've lent their EXPERTISE to this issue of PRIVATE VIEW



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LORD MARCH
PHOTOGRAPHER & ESTATE MANAGER

Charles March (Earl of March and Kinrara) is chairman of Goodwood Group of Companies and founder of the Goodwood Festival of Speed and the Goodwood Revival. He took over management of the Goodwood Estate from his father in 1994 after a career as a photographer. He is president of the British Automobile Racing Club, patron of the TT Riders Association and an honorary member of the British Racing Drivers' Club, the Guild of Motoring Writers and the 500 Owners Association.



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AMY RAPHAEL
AUTHOR & JOURNALIST

Amy Raphael is the author of half a dozen books, including *Never Mind the Bollocks: Women Rewrite Rock*, *Mike Leigh on Mike Leigh* and *Danny Boyle: Creating Wonder*. She was features editor at *The Face* and *Elle* before becoming editor-at-large of *Esquire* magazine. She is now publisher at Blink Music and is currently immersed in writing an updated version of *Never Mind the Bollocks*. She lives in Hove, West Sussex, with her daughter, who plays for Brighton and Hove Albion FC.



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SIMON DE BURTON
AUTHOR & JOURNALIST

Simon de Burton is a journalist and author whose articles about high-end cars, motorcycles, boats, watches and luxury living appear in publications around the world. A contributing editor to the *Financial Times' How To Spend It* magazine, he also writes for *The Daily Telegraph*, *Vanity Fair*, *GQ*, *Boat International*, *Octane* and *EVO*, among others. He is co-author of the annual *The Great British Entrepreneur's Handbook* and lives on Dartmoor, south Devon.



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GRÁINNE GILMORE
HEAD OF UK RESIDENTIAL RESEARCH

Gráinne Gilmore tracks, analyses and forecasts trends across the UK property market. Recent examples of her work include an investigation into new-build housing supply, the largest survey of UK tenants living in the private rented sector ever conducted and an overview of retirement housing. She also examines global wealth trends, and is a co-author of the annual *Wealth Report*. She helped develop the Knight Frank House Price Sentiment Index and is a regular media commentator.



KNIGHT FRANK PORTRAITS
JOHN WRIGHT
PHOTOGRAPHER

John Wright is one of the UK's leading fashion, portrait and advertising photographers. His award-winning images are the product of a varied career spent working closely with major editorial, fashion and advertising clients. As the digital era evolves, he has moved with the times, which has seen him direct and produce films commissioned by clients such as Dior, Louis Vuitton, Nikon and, of course, Knight Frank. His success reflects his consistency in creating exceptional work.



COVER
JURA
WENTWORTH

This prestigious address extends to around 1,750 acres and dates back to the early 1920s, when the rural dream of developer WJ Tarrant became a reality, creating large houses in beautiful mature gardens surrounding the golf course. Extending over three floors, this landmark contemporary house, built using natural materials, offers over 21,000sq ft of exceptional living and entertaining accommodation. It is designed and completed to the highest possible standard and specification.

PAUL RIDDLE; ULLI WEBER/CONTOUR BY GETTY IMAGES; JOHN WRIGHT PHOTOGRAPHY



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DEBRA STOTTOR
JOURNALIST

Freelance journalist Debra Stottor has edited magazines for the French Tourist Board, written for a plethora of titles and copy-edited an array of periodicals. She is currently managing editor at a small creative agency. She has also found time to study for a diploma in garden design at Capel Manor College in London, but has yet to turn this into a new career. In this issue, she writes about the people whose esteemed ranks she would love to join – the up-and-coming garden designers who have got the horticultural cognoscenti talking.



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ZOE DARE HALL
JOURNALIST

Zoe Dare Hall is a freelance journalist who has specialised in writing about all aspects of UK and international property since 2003. In that time, her focus has shifted from covering the vast array of emerging markets that exploded on to the scene before the global crisis to the other-worldly habits of the super-rich in London and beyond today. She writes for various newspapers and magazines, including *The Sunday Times*, *Financial Times*, *The Daily Telegraph* and *The London Magazine*. She is also the regular property columnist for *The Telegraph Luxury*.



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PETER HOWARTH
WRITER & EDITOR

The former style director of *GQ* and editor-in-chief of *Arena*, *Esquire* and *Man About Town*, Peter Howarth has also written for *The Guardian*, *The Observer*, *L'Uomo Vogue*, *Men's Health*, *The Times* and the *Financial Times*. In 2002, he and two colleagues from *Esquire* established Show Media, a creative agency that specialises in print and digital content and brand consultancy. The company produces a portfolio of publications, including *Brummell*, *Graffiti*, *Hurlingham Polo Magazine* and *Beau*. Peter lives in London with his wife and six sons.



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KEN KESSLER
JOURNALIST

Ken Kessler is an American-born, UK-based journalist whose articles on hi-fi, watches, pens and cars have appeared in 200-plus publications across the world, including *The Wall Street Journal*, *Financial Times* and *Wallpaper*. After working as assistant editor on the short-lived *Stereo – The Magazine*, he joined *Hi-Fi News & Record Review* in 1983, where he now serves as senior contributing editor. A collector of old hi-fi components, and passionate about the history of audio, Kessler is the author of several books on the subject, and is at work on another four.



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DARLENE RICKER
AUTHOR & JOURNALIST

Darlene Sordillo Ricker is an author and web editor and also a regular feature writer for *Hurlingham Polo Magazine*. Her career began at *The Boston Globe* and *Los Angeles Times*, where, for decades, she covered equestrian sports and business as both a staff writer and an editor. A grand-prix dressage rider and lifelong equestrian, Ricker has written features that have been published in leading national and international publications. A former equestrian sports and business attorney, she is the founder of the agency Equestrian Authors, LLC.



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PADDY DRING
HEAD OF INTERNATIONAL RESIDENTIAL

Paddy Dring has more than 25 years' experience at Knight Frank, during which time he has worked in the UK country-house and international markets. For the past two decades, his focus has been on the core international markets of Europe and the Caribbean, as well as on regions further afield, including Asia and the US. He has built up an elite client base and provided a specialised service at super-prime level. He chairs the Knight Frank EMEA & Americas Board and also sits on the Knight Frank Global Residential Board.



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RUPERT SWEETING
HEAD OF COUNTRY DEPT

Rupert Sweeting was brought up in Oxfordshire, attended Cirencester, joined Knight Frank in 1987, qualified as a chartered surveyor in 1989 and now lives on a farm on the Buckinghamshire/Oxfordshire borders. As a result, he is very well placed to head up the country department, which is 30-strong and handles some of the most prestigious properties in the UK. Throughout his career at Knight Frank, he has been responsible for numerous public and confidential country-house estate sales across the UK, Channel Islands and Ireland.



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NOEL FLINT
HEAD OF LONDON RESIDENTIAL

Noel Flint started his career with Knight Frank in 1980, training in rural property and qualifying as a land agent. He then specialised in development properties, before handling sales at the Knightsbridge office. In 1988, he switched focus to the sale of houses in Chelsea, Belgravia and Knightsbridge, before moving to the Baker Street headquarters in 2011 to run the 19 offices in the London residential division at the time. He now oversees the specialist international desks at the Baker Street head office.

OUR EXPERTISE

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There's a human element in the world of property that is too easily overlooked. At Knight Frank, we build long-term relationships that 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 that every client is matched to the property that best suits their needs – be it commercial or residential. We provide a worldwide service that's locally expert and globally connected. We believe 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. And the result? Our people are more motivated, ensuring that your experience with us is the very best it can be.

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Ours is 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, we work closely with all Knight Frank offices around the globe, providing a single point of contact for the firm's services, including sales, acquisitions,

leasing, valuations, and asset and property management.

Commercial: **DEBORAH WATT**
on +44 20 7861 1678
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on +44 20 7167 2512

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PADDY DRING on +44 20 7861 1061

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NOEL FLINT on +44 20 7861 5020

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We provide services that are tailored to every aspect of rural property.

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London: **JAMES THOMPSON**
on +44 20 7861 1075
Country & International:
TOM BARROW on + 44 20 7861 1438

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SIMON GAMMON
on +44 20 7268 2580

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London: **PHILIP EASTWOOD**
on +44 20 7591 2641
Country: **JONATHAN BRAMWELL**
and **MARK LAWSON**
on +44 1488 657912

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