

London • *view*

By Knight Frank



On your doorstep... Shopping
The wishlist
We speak to Fiona Barratt-Campbell

VOGUE GQ TATLER HOUSE
& GARDEN

A London perspective

London's property life provides a unique perspective on one of the world's most energetic and fast-changing cities. The skyline is a constant symbol of the capital's quest for growth, while at street-level communities are continually evolving and re-inventing themselves. So what is it that drives this momentum and makes London such a desirable location?

A city capable of attracting successful, high-spending people from all corners of the globe. The short and unscientific answer is that people just like it. The architecture, the tree-lined streets, the parks and the river that winds through its centre. The fact that the latest shows, the hottest brands, the best chefs and the finest architects are all here. It is being in the centre of things, whatever your thing happens to be.

There are other drivers too. The time zone that has helped to make London a financial centre – positioned between the US and the Far East – is a key factor for those in business. All have ensured a constant flow of investment in London's property market and fuelled the changes that go with it. Neighbourhoods become hotspots as homeowners look away from the traditional postcodes for value. Standards are raised as the market demands ever more luxurious properties.

At the top end of the market, buyers have been looking beyond the golden postcodes of Mayfair,

Belgravia and Knightsbridge. Their search parameters have changed in terms of location, but they are still insisting on the very best finishes and facilities such as concierges, 24-hr health spas and residents' clubs. There is usually a 'star-architect' attached too.

Against the backdrop of a strengthening economy, this ripple effect has broader implications that are being felt in the rest of the capital and in surrounding markets. Those selling up in the prime areas – or priced out of them – are buying in Chiswick and Barnes and Richmond and enjoying the extra space that comes with a less central location.

The net result has been to calm the strong growth in Central London of recent years and generate more modest rises elsewhere, a trend likely to continue for 2015.

What is an absolute certainty is that London will continue to evolve, grow and surprise those lucky enough to call it home. And if you want a unique perspective on what's happening to the city around you, all you have to do is keep an eye on the property pages.

Comment from Knight Frank Research

"The architecture, the tree-lined streets, the parks and the river that winds through its centre. The fact that the latest shows, the hottest brands, the best chefs, the finest architects are all here. It is being in the centre of things, whatever your thing happens to be."

Tim Hyatt
Knight Frank
Head of London lettings

Noel Flint
Knight Frank
Head of London sales



Guide price: £3,200,000
Knight Frank Fulham, sales - +44 20 3463 0236



Guide price: £2,295,000
Knight Frank Wimbledon, sales - +44 20 3463 0355



Advertisement Feature
Guide price: £4,500,000
Knight Frank Richmond, sales - +44 20 3463 0331

“When we’re being entertained, we don’t expect the kitchen to be hidden away like a guilty secret – preparation can be part of the fun”



Guide price: £1,500 per week
Knight Frank Battersea, lettings - +44 20 3355 7335



Guide price: £5,500,000
Knight Frank Wandsworth, sales - +44 20 3463 0325



Guide price: £2,250 per week
Knight Frank Notting Hill, lettings
+44 20 3463 0320

Open house

Our homes have always evolved to suit our changing lifestyles, and one of the clearest trends of recent times has been the move towards homes that are more free-flowing, particularly in areas where we relax and entertain. The lines between kitchen, dining and living areas have been well and truly blurred in favour of open spaces that are much more likely to be defined by furniture or finishes rather than by divisions and doors.

What we are seeing in so many modern homes – and remodeled traditional ones – is multi-functional rooms that can adapt to whatever we happen to need at a particular time. From a casual family supper to a large gathering that spills into the garden, an informal office space to an ad hoc cinema for a movie night with the kids. Designers have become adept at creating zones that deliver all these scenarios and can morph from one to the other at a moment’s notice.

Adding momentum to this shift has been the fact that we’re all foodies these days. When we’re being entertained, we don’t expect the kitchen to be hidden away like a guilty secret – preparation can be part of the fun. And when we’re hosting we don’t want to be holed up in a kitchen away from the action. An almost universal feature in open plan homes is plentiful glazing that brings the outdoors into the mix. In the summer, doors are thrown wide to make the house and garden one seamless area, in the winter the garden is a backdrop for cosying up against the weather.

Open plan living is ubiquitous because it works so well. It gives you a home where everyone can congregate and socialise without being on top of each other. Because the space works so hard, the people using it can relax however they want to.

“It gives you a home where everyone can congregate and socialise without being on top of each other”



Guide price: £2,500 per week
Knight Frank Mayfair, lettings
+44 20 3463 0230



Guide price: £1,750 per week
Knight Frank South Kensington, lettings - +44 20 3463 0239



Barnes – St Paul's
Boys 7-18yrs (Prep school is Colet Court - 7-13yrs)
One of London's top three boys' schools, St Paul's is an academic high-achiever that also benefits from a location just outside Central London. Its acres of grounds and excellent facilities make it a good all-rounder with outstanding results on the sports field as well as in the classroom.
(Property right) 0.2 mile from school



Guide price: £2,350,000
Knight Frank Barnes, sales - +44 20 3328 6535



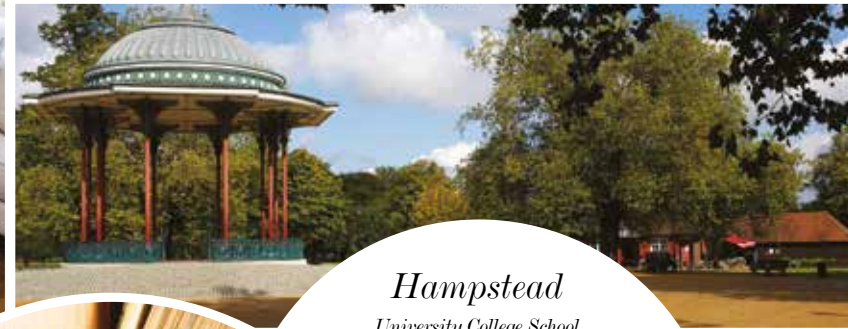
Guide price: £1,500,000
Knight Frank Clapham, sales
+44 20 3463 0074

Clapham – Eaton House, The Manor Prep

Boys 4-11yrs. Girls 4-13 yrs. Co-ed nursery 3-4yrs

Unusually, The Manor Prep is two single sex schools under the same roof; in this case a fine Georgian building directly fronting Clapham Common. With just 180 boys and 140 girls, the schools pride themselves on offering warm and supportive learning environments, and both post results that mark them out among the top prep schools south of the river.

(Property left) 0.2 mile from school



Hampstead

University College School

Boys 7-18yrs

UCS is located just 5 minutes from Hampstead Heath in one of North London's most desirable residential areas. Academically excellent – a significant proportion of sixth-formers go on to Oxbridge universities – it also has a strong sporting reputation and 25 acres of sports fields within a few minutes walk of the school.

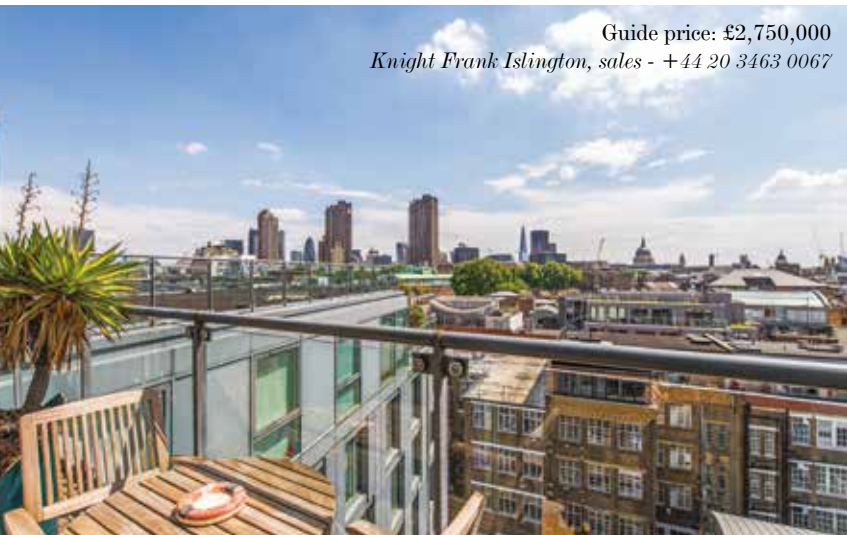
*(Property below)
0.8 mile from school*



Guide price: £5,250,000
Knight Frank Hampstead, sales
+44 20 3463 0127

On your doorstep... Education

London has some of the UK's top ranking fee-paying schools and, with registration for many starting from birth, competition for places is high. A critical factor for many parents is location; with London's rush hour traffic to contend with, it's vital to consider the practicalities of the school run when making a decision on which school makes the grade. Whether you're north of the river or south, we've reviewed some of the high-achievers that are on many parents' wishlists.



Guide price: £2,750,000
Knight Frank Islington, sales - +44 20 3463 0067

Islington – Dallington

Co-ed 4-11yrs

Located in the heart of fashionable Clerkenwell, Dallington is a small, family-run school with a relaxed environment; there are no uniforms and teachers use their first names. Known for its academic prowess, Dallington is an established feeder for Westminster, University College School and City of London.

(Property above) 0.1 mile from school



Guide price: £2,750,000
Knight Frank Wimbledon, sales - +44 20 3463 0355

Wimbledon – King's College

Boys 7-18 yrs, Girls 16-18 yrs.

One of the top three boys' schools in London, King's College is vying with Sevenoaks to head the rankings for International Baccalaureate scores. Located in south west London, King's College has exceptional grounds and facilities and has become a leading sporting school. It offers entry points at ages 7, 11 and 13.

(Property above) 0.3 mile from school



*Marylebone
Selfridges/Bond Street*

When it comes to retail, Marylebone is an area with a split personality. There's the full-on rush of Oxford Street, with iconic department store Selfridges as the jewel in the crown, there's the high-end bustle of Bond Street and, hidden away on the surrounding streets, you'll find some of the best independent stores in London.

*(Property right)
0.4 mile from Selfridges*



Guide price: £10,950,000
Knight Frank Marylebone, sales
+44 20 3328 6536



Guide price: £1,500 per week
Knight Frank Mayfair, lettings - +44 20 3463 0230

Mayfair - Mount Street

A watchword for luxury, Mayfair's Old Bond Street has some of the world's most exclusive brands including Cartier, Tiffany, Gucci, Chanel, McQueen, Prada, Saint Laurent and Mappin & Webb. There's also a roll-call of prestigious galleries and more Royal Warrant holders (official suppliers to the royal family) than anywhere else in London.

(Property left) On the doorstep of Mount Street



Chelsea - King's Road

King's Road has played a central role in London's retail life for decades; a place to be seen as much as a place to shop. Start walking from Sloane Square and the further you go, the more eclectic and independent the mix of stores becomes.

Sloane Street, meanwhile takes you to Knightsbridge past flagship stores including Tom Ford, Louis Vuitton and Fendi before arriving at fashion-forward Harvey Nichols.

*(Property below)
0.7 mile from King's Road*



From designer boutiques and grand department stores to thronging street markets, when it comes to shopping, London is every season's must-have. So whether you're in the market for a new frock, fabulous jewellery or antique furniture, the choices are dizzying. To help you navigate your way around the capital's very different retail hotspots, we've made a whistlestop tour of some of the best-loved haunts.

On your doorstep... Shopping



Guide price: £3,150,000
Knight Frank Knightsbridge, sales
+44 20 3463 0234



Guide price: £750 per week
Knight Frank Notting Hill,
lettings - +44 20 3463 0320

Knightsbridge – Harrods

The famous green and gold bags are a fixture on the streets of Knightsbridge where this legendary department store, as much a tourist attraction as retail destination, is located. It's almost quicker to list what you can't buy at Harrods than what you can; the usual uber-luxury brands rub shoulders with departments where you can buy vintage wines, luxury cars and even properties.

(Property above) 0.4 mile from Harrods

Notting Hill – Portobello Road Market

In a city that's constantly re-inventing itself, there are some things that stay reassuringly the same. Portobello Road market with its riotous mix of stalls is one of them. Start at the top of the hill nearest Notting Hill Gate and browse the antiques and curios stalls before heading down towards Ladbroke Grove where you'll find clothes and music alongside traders selling organic veg and freshly baked bread.

(Property above) 0.3 mile from market



Guide price: £795,000
Knight Frank Chelsea, sales
+44 20 3463 0149

Life & Sol

Sitting on the vast sofa in his penthouse in Chelsea’s Cheyne Walk, Sol Campbell is talking animatedly about the complete renovation that he and his wife, interior designer Fiona Barratt-Campbell, have recently masterminded

The energy that he previously expended defending the England and Arsenal goal-lines is still very much in evidence, but these days it’s focused on more creative pursuits. As well as ambitious projects to transform their own homes, this design-led couple are also busy building Fiona’s ever-growing brand as it opens its new London headquarters and first LA outpost. “When we first saw this place, we knew that being in an Edwardian mansion block meant it had a great bone structure – large room sizes and ceiling heights, lots of original features – but it needed reconfiguring to fit with the way we live our lives today. Moving the kitchen from the middle of the apartment was priority number one – we spend so much time in there as a family that we wanted to be able to enjoy the amazing river views. Now we have the kitchen and the drawing room taking up the full span at the front of the apartment and it works incredibly well.

We also opened up the entrance hallway, removing walls to allow light to flood in from the big windows in the double-aspect living space. As the penthouse is south- and west-facing, we get great light all day. And at night the Albert Bridge is lit up – it’s really an amazing backdrop for dinner parties.

Elsewhere, a lot of thought went into maximising the use of space.

Things like repurposing rooms to make en-suites, built-in dressing rooms and a utility room. The result is an unusually large lateral living space that really delivers as a family home.

Of course it’s also a showcase for Fiona’s style; an example of how it can all flow and work together from the furniture to the finishes. As with everything she does, the accent is on the bespoke, the handmade and the highest quality materials. She works with a fantastic team of craftspeople in the north east where she’s from so there’s a really strong providence in her designs. There are also

pieces by other designers the brand is collaborating with, such as the Lindsey Adelman chandelier in the living space.

Another key thing for us about this apartment is what’s on the doorstep. There’s the river of course, plus parks for the kids, great neighbourhood restaurants - like La Delizia for perfect pizza, Kurobuta for its Japanese s and

The Painted Heron which is a local institution. Then there’s all the shopping of the King’s Road. You get a real sense of community here too – it’s the kind of place where petitions get signed if one of the pubs comes under threat of development.

I just feel really connected to this corner of London – and I’ve lived all over. We’re only moving a couple of hundred yards back to our family home. That’s the next project...

“We spend so much time in there as a family that we wanted to be able to enjoy the amazing river views”



Guide price: £6,750,000
4 bedrooms, 3 bathrooms

For more details on this property please contact

*James Pace
Knight Frank Chelsea, sales
+44 20 3163 0149*



Guide price: £1,350 per week
Knight Frank Hampstead, lettings
+44 20 3463 0225



Guide price: £700 per week
Knight Frank Belgravia, lettings
+44 20 3463 0242



Guide price: £8,250,000
Knight Frank King's Cross, sales
+44 20 3463 0112



Guide price: £850 per week
Knight Frank Tower Bridge, lettings
+44 20 3328 6540

The property. *wishlist*

Whether you are looking for a bachelor pad in the city or a family home further afield, with over 25 offices in London we can help you find your dream home



Guide price: £1,100,000
Knight Frank Kensington, sales - +44 20 3463 0308



Guide price: £1,500 per week
Knight Frank Wapping, lettings
+44 20 3463 0227



Guide price: £725 per week
Knight Frank Islington, lettings
+44 20 3463 0068



Guide price: £1,875,000
Knight Frank Hyde Park, sales - +44 20 3463 0240



Guide price: £1,730 per week
Knight Frank Wimbledon, lettings - +44 20 3463 0355



Guide price: £4,950,000
Knight Frank Chiswick, sales
+44 20 3463 0086



Guide price: £950 per week
Knight Frank Clapham, lettings - +44 20 3463 0077



Guide price: £1,850,000
Knight Frank Riverside, sales
+44 20 3328 6542



Guide price: £2,500,000
Knight Frank Canary Wharf, sales - +44 20 3463 0231



Guide price: £3,750 per week
Knight Frank Knightsbridge, lettings - +44 20 3463 0235



Guide price: £725 per week
Knight Frank Islington, lettings
+44 20 3463 0068



Guide price: £15,750,000
Knight Frank Mayfair, sales - +44 20 3463 0229 *Advertisement Feature*



Guide price: £895 per week
Knight Frank King's Cross, lettings - +44 20 3463 0112



Guide price: £1,495,000
Knight Frank South Kensington, sales - +44 20 3463 0238 *Advertisement Feature*



Guide price: £3,200,000
Knight Frank Belgravia, sales
+44 20 3463 0295



Guide price: £995 per week
Knight Frank St John's Wood, lettings
+44 20 3463 0228



Guide price: £2,750 per week
Knight Frank Fulham, lettings - +44 20 3463 0237



Guide price: £950 per week
Knight Frank Canary Wharf, lettings - +44 20 3463 0232



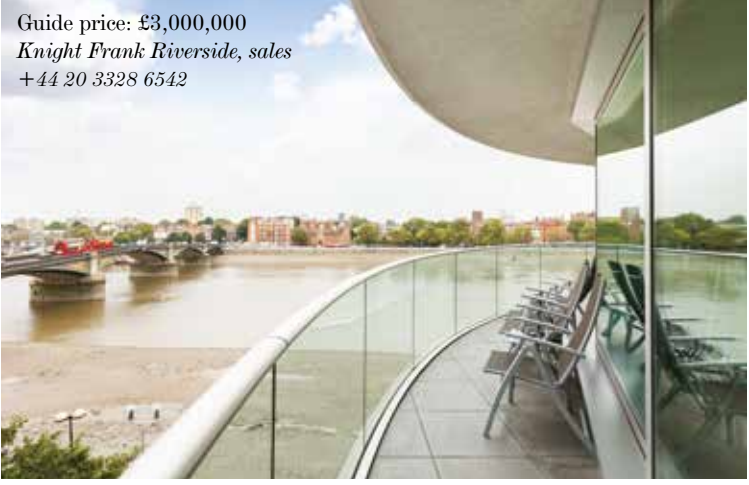
Guide price: £1,750 per week
Knight Frank Chelsea, lettings - +44 20 3463 0150



Guide price: £1,900 per week
Knight Frank Marylebone, lettings
+44 20 3328 6537



Guide price: £2,750,000
Knight Frank Notting Hill, sales - +44 20 3463 0126



Guide price: £3,000,000
Knight Frank Riverside, sales
+44 20 3328 6542



Guide price: £1,850,000
Knight Frank Wapping, sales - +44 20 3463 0226



Guide price: £1,325,000
Knight Frank St John's Wood, sales
+44 20 3463 0233



Guide price: £1,350 per week
Knight Frank Chiswick, lettings
+44 20 3463 0084



Guide price: £925 per week
Knight Frank Riverside, lettings - +44 20 3463 0062



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