

LONDON *view*

As seen in

**HOUSE
& GARDEN**

TATLER

VOGUE

GQ



Welcome to LONDON VIEW

Cosmopolitan and cultured, historic and contemporary, London offers endless variety and is always changing. Much the same can also be said about the Capital's fascinating and evolving property market.

Prime Central London, which in recent years has had strong price growth, has seen only small rises and even some small falls in the year end to January 2016. Meanwhile newly fashionable areas in the east of the Capital, such as the City & City Fringe and Islington have enjoyed stronger growth at 7.5% and 7.7% respectively, though this is less than recent years.

The volatile nature of global financial markets so far this year, has given some buyers pause for thought, yet there has also been evidence of added impetus from buyers looking to buy ahead of the stamp duty changes this April. Similarly, rental growth has levelled off with moderate 1% to 2% increases in the year end to January 2016, as more tenants let for longer or relocate outside the Capital.

Longer term however, rental demand is robust as the number of households renting in the private sector in London, has doubled over the last ten years.

In the new development arena, new apartments and homes offering a high standard of amenities, including concierge services and gyms, are always popular and Knight Frank has both sales and lettings offices in key developments such as One Tower Bridge, Goodman's Fields and The Plimsoll Building in King's Cross.

Overall, the picture for the year ahead is one of stability with small but steady increases, as the Capital's property market changes. Just like London, in fact.

With Spring upon us, this issue we focus on outdoor living - from superb roof terraces to the best of your local weekend eateries. We also take a closer look at some of our leading services and the dedicated people driving their success.

Noel Flint, Partner, Head of London Sales
Tim Hyatt, Partner, Head of London Lettings

Contents

On top of the world
Exclusive roof terraces

The wishlist
London's most sought after properties

On your doorstep...
Let's grab brunch
Next generation grooming

We speak to the experts
UK Research, Residential Corporate Services,
Residential Development and Moving Services

On top of the world

Hidden away from inquisitive eyes, London’s roof terraces are a secret world where the lucky few can soak up the views and the sunshine at their leisure.

In a city as densely populated as ours, they’re the perfect space to relax and entertain, and with the summer not too far away, a private terrace is also a selling feature that’s really coming into its own.

When the fickle English London weather allows, the roof terrace adds another room to your home – one where you can fire up a barbecue for the family, throw a party or simply enjoy a sundowner after a long day at the office.

Like the homes they’re perched atop, many terraces are wired for sound and boast sophisticated mood lighting. Add some planting and even a patch of grass if you have the space – the synthetic version is now a dead ringer for the real thing – and you have yourself a fully-fledged roof garden.

If the square footage stretches to it, you can also consider additions such as an outdoor kitchen and well-stocked bar, making the terrace feel like an extension of the home.

For those who don’t mind sharing, London’s modern developments often give residents access to a luxuriously appointed communal roof terrace. Reaching ever higher, they provide some of the best panoramas to be had anywhere in the Capital.

River views are particularly prized, along with terraces that look out onto the royal parks. But any kind of outlook is a wonderful thing – even if your vista is a sea of rooftops, it’s still an uplifting sight and one that’s quintessentially London.

“When the English weather allows, the roof terrace adds another room to your home”



(1)



(4)



(2)



(3)

1

St John’s Building

Guide price: £3,975,000

Knight Frank Belgravia, sales
+44 20 3463 0295

2

St Marks Place

Guide price: £925 per week

Knight Frank Notting Hill, lettings
+44 20 3463 0320

3

Eyot House

Guide price: £795 per week

Knight Frank Tower Bridge, lettings
+44 20 3328 6540

4

Kidderpore Avenue

Guide price: £2,000,000

Knight Frank Hampstead, sales
+44 20 3463 0127

Ahead of the trend

Drawing expertise from 60 offices across the country, Gráinne Gilmore produces highly detailed data and analysis on the UK residential property market.

As an expert on the UK housing market, who frequently comments on property trends in the media, Gráinne Gilmore is closely monitoring the recent policy changes on second homes and investment properties. She says, "The solid economic recovery coupled with low interest rates will likely underpin the UK property market in 2016, although the market remains highly localised".

"In terms of pricing, Greater London is leading the way. Price growth in prime central London has eased over the last 18 months, but the market is showing signs of absorbing the higher stamp duty rates introduced in December 2014".

As Head of UK Residential Research at leading property consultancy Knight Frank, Gráinne produces highly informed research on the UK residential property market. This sits within the wide range of global residential, commercial and rural research produced by Knight Frank experts from offices around the world.

Gráinne is also co-author of Knight Frank's flagship publication, The Wealth Report, providing a global perspective on prime property and highlighting future wealth trends.

"It includes data and analysis on every aspect of prime property and investment," says Gráinne. "It is one of the most anticipated reports produced by Knight Frank – and is seen by clients and a wider audience as a mine of information".

Whether you want to know where the number of millionaires is set to increase fastest, the relative value of prime residential property in major global cities, or the place where luxury homes have outperformed the market the most, you will find the answers in The Wealth Report, now in its 10th year.

Not only focussing on prime property trends, the report's Luxury Investment Index shows that some classic cars have appreciated by 490% over the last decade, while coloured diamonds have increased in value by 136% over the same time.

"Investors have often followed their passions when choosing where to place their capital," says Gráinne, "And tangible assets are even more alluring in a febrile global economic climate".

GRÁINNE GILMORE

Partner, Head of UK Residential Research
+44 20 8022 6171
grainne.gilmore@knightfrank.com

"Investors have often followed their passions when choosing where to place their capital," says Gráinne, "And tangible assets are even more alluring in a febrile global economic climate"



On your doorstep...

let's grab brunch!

“One of the benefits of living in London is that, whichever postcode you call home, you’ll almost certainly have a generous helping of fantastic brunch spots right around the corner”



(1)

1

NAC
41 North Audley Street
Mayfair W1K 6ZP

This stunning bistro in the heart of Mayfair offers French sharing plates against a relaxed setting of whitewashed brick walls, banquette style seating and contemporary lighting. Indulge in the ultimate breakfast sandwich English muffin or for those who have a sweet tooth, the honey chocolate French Toast.



(2)



GREEN STREET | Guide price: £775 per week
Knight Frank Mayfair, lettings +44 20 3463 0230



1

2

Mews of Mayfair
10 Lancashire Ct
Mayfair W1S 1EY

Subtly tucked away down a mews close to Bond Street, the Sunday Roast and Toast menu offers bottomless Bloody Mary's, Bellini's and Mimosa's paired with modern and delightful dishes in a chic and timeless setting.



(3)

3

Le Chandelier
161 Lordship Lane
East Dulwich SE22 8HX

Inspired by vintage salons, this Tea House café, boasts its very own Tea Master with a range of 34 teas to choose from. Paired with 'eggs all day' or their beautiful pastries, it's a perfect brunch spot for tea enthusiasts.



(4)



DEERBROOK ROAD | Guide price: £1,250,000
Knight Frank Dulwich Village, sales +44 20 8022 4036



2

4

Great Exhibition
193 Crystal Palace Road
East Dulwich SE22 9EP

Sundays from 11am, this cosy East Dulwich pub offers unlimited Mimosa's or Bloody Mary's to a grateful local crowd. The brunch menu is hearty and traditional, spanning everything from the full English to Eggs Benedict and Scotch pancakes.

Complimentary *home search*

From Beaconsfield to Belgravia, Wendy Pérez offers a tailored home search to clients looking for a new rental home throughout the Capital and the Home Counties.

Finding a new home is never easy and this is especially true in the fast paced London lettings market. Knight Frank's Residential Corporate Services team, led by Wendy Pérez, offers a complimentary home search service to assist people moving into rental accommodation within London and the Home Counties, along with helping clients relocate from abroad.

The home search service provides a single point of contact throughout the process. "Upon receiving a brief, a dedicated account executive carries out research and does all of the legwork – including working with other agents – so the client doesn't have to," says Wendy. This gives our clients access to the larger London market, without the work of dealing with multiple agents.

The team also accompany and transport clients to viewings, as well as offer support and advice. "We can help clients with the difficulties of moving to a new area, from choosing a neighbourhood close to a specific school, figuring out the best commute or deciding between an urban or suburban location," Wendy says.

With over 30 branches across London and the Home Counties, Knight Frank has unrivalled local knowledge of the entire rental market, whether it is a one bedroom apartment in Islington, a family home in Cobham or a luxury penthouse in Mayfair.

WENDY PEREZ

Knight Frank Residential Corporate Services
+44 20 8022 6171
wendy.perez@knightfrank.com



“Our goal is to help our clients find a home - not just a place to live - and the best part is that it is complimentary”

On your doorstep...

next generation grooming

“With so many great options, it’s no wonder that a cutting edge barbering experience is the order of the day for today’s metropolitan man”



(1)



(2)



WESTMORELAND STREET | Guide price: £2,100,000
Knight Frank Marylebone, sales +44 20 3328 6536



2

1

The Nomad Barber
*54 Hanbury Street,
Shoreditch E1 5JL*

The list of gentleman's barbershops in London has been growing faster than a hipster's beard in the past few years. Gone are the days of the five minute trim; now it's all about grooming consultations, cut throat razor shaves and moustache trimming. It's a regular commitment of course, so it pays to have your barber on your doorstep. We've looked at the best in the Central, East and South West London.

Located in the heart of hipsterville, this Shoreditch barber prides itself on doing things properly. Not surprising since the owner Miguel set up shop after a 12-month odyssey to immerse himself in the history of barbering and male grooming worldwide. All shaves and haircuts operate on 45-minute slots, so there's none of the feel of being on a conveyor belt. The haircuts come with a complimentary wash and the shaves feature a range of massage techniques.



ALIE STREET | Guide price: £950,000
Knight Frank Aldgate, sales +44 20 8022 6076



2

2

Murdock London
*Hackett, 137-138 Sloane Street,
Sloane Square SW1X 9AY*

The Sloane Square salon of this fast-growing brand is located inside the Hackett store – the third and latest collaboration between the two companies. The range of services extends from restyle haircuts to wet shaves and beard reshapes, all served with a drop of whisky, a beer or something soft. The surroundings are refined...think a gentleman's club updated for the modern, style-conscious man.



(3)



EBURY STREET | Guide price: £425 per week
Knight Frank Belgravia, lettings +44 20 3463 0295



STUDIO

3

Ruffians
*63 Wigmore Street,
Marylebone W1P 1UX*

This award-winning salon and store arrived in London from Edinburgh in 2013 and has been garnering a loyal following ever since. Maybe it's the quality of the cut-throat shaves. Or the integrated vacuum system that stops hairs straying down your neck. And the ever-changing choice of tipples at the whisky and coffee bar can't hurt. The surroundings are described as 'stylish masculine' and the team does a great job of creating that traditional communal barbershop atmosphere.

The magic number

Big deals and big numbers are part of the working day for Charles Dugdale, James Barton and Nick Pleydell-Bouverie who work within the Knight Frank Residential Development team.

The three young, dynamic Partners, who have risen rapidly from promising graduates to highly regarded team heads, advise upon and sell carefully selected sites for development and investment.

These can be worth "anything between £1 million and £1 billion", says 37 year old Charles Dugdale, who focuses on development and transactions.

Much of their work involves London landmarks such as Battersea Power Station and the former Canadian High Commission in Mayfair. The locations, once redeveloped, become highly desirable places to live and work. One recent success has been Vauxhall Cross.

After working with the developer to enhance the housing scheme, the highly regarded team successfully sold Vauxhall Cross for considerably more than anticipated. "We're determined to maximise our clients' returns", says Dugdale "even if that takes years of preparatory work, often completely on-spec".

The London team's wide-ranging experience includes increasingly

fashionable East London where there is potential for extensive redevelopment and regeneration. "We are advising on 25% of the residential development pipeline coming through in East London", says 30 year old James Barton, who along with an 18 strong team, is based in the City. Barton, who has worked on landmark sites such as Royal Wharf (which sold for £200 million) and Upton Park Football Stadium says, "Most importantly, clients like the fact we are located on patch".

The projects are as varied as their customers who include house builders, high-net-worths, banks, institutions and overseas investment companies. "We work closely with a wide range of highly motivated clients in a rapidly expanding sector", says 33 year old Nick Pleydell-Bouverie who sells residential investments.

One recent landmark deal Pleydell-Bouverie and his team completed was Kew Bridge Court, a tenanted residential rental investment in West London, for approximately £58 million.

The Residential Investment Team's success was acknowledged when they won Residential Investment Agent of The Year Award 2015.



“We are advising on 25% of the residential development pipeline coming through in East London”

From left to right:

CHARLES DUGDALE

London Land
+44 20 8022 6171
charles.dugdale@knightfrank.com

NICK PLEYDELL-BOUVERIE

Capital Markets
+44 20 8022 6171
nick.p-b@knightfrank.com

JAMES BARTON

City & East Residential
Development
+44 20 8022 6171
james.barton@knightfrank.com



ALBERT MANSIONS | Guide price: £535 per week
Knight Frank Battersea, +44 20 3355 7335



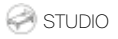
OAKHILL ROAD | Guide price: £580 per week
Knight Frank Wimbledon, +44 20 3463 0384



The Property wishlist



ARKWRIGHT ROAD | Guide price: £375 per week
Knight Frank Hampstead, +44 20 3463 0225



MONTEVETRO | Guide price: £645 per week
Knight Frank Riverside, +44 20 3463 0062



ORBAIN ROAD | Guide price: £545 per week
Knight Frank Fulham, +44 20 3463 0237



HARRINGTON GARDENS | Guide price: £625 per week
Knight Frank South Kensington, +44 20 3463 0239



OAKLEY STREET | Guide price: £725 per week
Knight Frank Chelsea, +44 20 3463 0150



SALUSBURY ROAD | Guide price: £650 per week
Knight Frank Queen's Park +44 20 3463 0048



RANDOLPH CRESCENT | Guide price: £750 per week
Knight Frank St John's Wood, +44 20 3463 0228



NEW KINGS ROAD | Guide price: £695 per week
Knight Frank Fulham, +44 20 3463 0237



GLOUCESTER PLACE | Guide price: £725 per week
Knight Frank Marylebone, +44 20 3328 6537



CASHMERE HOUSE | Guide price: £800 per week
Knight Frank Aldgate, +44 20 8022 4035



ANTRIM MANSIONS | Guide price: £725 per week
Knight Frank Belsize Park, +44 20 8022 1475



QUEENS GARDENS | Guide price: £795 per week
Knight Frank Hyde Park, +44 20 3463 0241



LETTINGS



THE PLIMSOLL BUILDING | Guide price: £800 per week
Knight Frank King's Cross, +44 20 3589 2840



2



NARBONNE AVENUE | Guide price: £825 per week
Knight Frank Clapham, +44 20 3463 0077



3



LAMB BREWERY | Guide price: £850 per week
Knight Frank Chiswick, +44 20 3463 0084



2



PRIMROSE GARDENS | Guide price: £950 per week
Knight Frank Belsize Park, +44 20 8022 1475



3



CROSS STREET | Guide price: £930 per week
Knight Frank Islington, +44 20 3463 0068



2



CINNABAR WHARF | Guide price £1,350 per week
Knight Frank Wapping, +44 20 3463 0227



2



ST REGIS HEIGHTS | Guide price: £895 per week
Knight Frank Hampstead, +44 20 3463 0225



2



KING'S ROAD | Guide price: £895 per week
Knight Frank Knightsbridge, +44 20 3463 0235



2

SALES



NEW PROVIDENCE WHARF | Guide price: £725,000
Knight Frank Canary Wharf, +44 20 3463 0231



2



PICTON PLACE | Guide price: £950,000
Knight Frank Marylebone, +44 20 3328 6536



1



WHITTINGSTALL ROAD | Guide price: £825,000
Knight Frank Fulham, +44 20 3463 0236



2



MARYLANDS ROAD | Guide price: £1,200,000
Knight Frank Queen's Park, +44 20 8022 4037



2



CHEPSTOW CRESCENT | Guide price: £1,200,000
Knight Frank Notting Hill, +44 20 3463 0126



2



TOWER BRIDGE WHARF | Guide price: £1,250,000
Knight Frank Wapping +44 20 3463 0226



1



OLD TOWN HALL | Guide price: £1,250,000
Knight Frank Tower Bridge, +44 20 3463 0053



2



DEERBROOK ROAD | Guide price: £1,250,000
Knight Frank Dulwich Village, +44 20 8022 4036



4

SALES



ELGIN AVENUE | Guide price: £1,300,000
Knight Frank St John's Wood +44 20 3463 0233



1



WELMAR MEWS | Guide price: £1,400,000
Knight Frank Clapham, +44 20 3463 0074



3



CARRINGTON HOUSE | Guide price: £1,450,000
Knight Frank Mayfair +44 20 3463 0229



1



FIRST AVENUE | Guide price: £1,625,000
Knight Frank Barnes, +44 20 3328 6535



4



ST ALBANS AVENUE | Guide price: £1,699,950
Knight Frank Chiswick, +44 20 3463 0086



4



EGLANTINE ROAD | Guide price: £1,750,000
Knight Frank Wandsworth, +44 20 3463 03251



5



SELWYN AVENUE | Guide price: £1,800,000
Knight Frank Richmond, +44 20 3463 0331



4



ELM PARK GARDEN | Guide price: £1,950,000
Knight Frank Chelsea, +44 20 3463 0149



3



HIRST COURT | Guide price: £1,985,000
Knight Frank Riverside, +44 20 3328 6542



2



CALABRIA ROAD | Guide price: £2,000,000
Knight Frank Islington, +44 20 3463 0067



5



WALNUT COURT | Guide price: £2,250,000
Knight Frank Kensington, +44 20 3463 0308



2



CRESCENT PLACE | Guide price: £4,950,000
Knight Frank Knightsbridge, +44 20 3463 0234



3



KIDDERPORE AVENUE | Guide price: £2,000,000
Knight Frank Hampstead, +44 20 3463 0127



3



COURTFIELD GARDENS | Guide price: £2,100,000
Knight Frank South Kensington, +44 20 3463 0238



2



GLOUCESTER MEWS WEST | Guide price: £2,800,000
Knight Frank Hyde Park, +44 20 3463 0240



4



RIDGWAY GARDENS | Guide price: £7,250,000
Knight Frank Wimbledon +44 20 3463 0355



6

SALES

Moving *in style*

The thought of moving house can be a daunting and time-consuming experience, but Pam White can help take all the worries and hassle away.

Knight Frank's bespoke Moving Services can undertake all the time consuming administration involved in changing home. "It is someone to walk you through every step of the process", says Pam White who runs the facility. No task is too small or too large.

The organisational support can vary from sourcing removal firms, to sending out change of address notifications, to arranging for a precious chandelier to be taken down.

"Clients may just ask me to spend a day assisting with their moving-related admin or they might ask me to organise the entire move for them", says Pam.


"If you haven't been in your loft for thirty years and you have to move, it can feel very overwhelming", she says.

Flexibility is the backbone of the charged-out service. Pam or one of her consultants visits clients at their convenience, even if that is in the evening or at work. Nor do clients have to give up precious time to be present during the upheaval. Time-poor professionals or in fact anyone wanting a more stress-free and easier home transition will find the service invaluable.

"I can take away all the lengthy jobs and the anxiety, which people find very supportive, both practically and emotionally", says Pam. Further support is also available after a move, with unpacking or sourcing builders, architects or interior designers as Pam has "a black book bulging with contacts".

Moving Services is currently across Knight Frank's south-west London offices with plans to roll out across the Capital.

PAM WHITE
Knight Frank Moving Services
+44 20 8022 6171
pam.white@knightfrank.com



“Clients may just ask me to spend a day assisting with their moving-related admin or they might ask me to organise the entire move for them”

[KnightFrank.com/londonview](https://www.knightfrank.com/londonview)

+44 20 8022 6171



Important Notice

1. The particulars in this general report are not an offer or contract, nor part of one. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about any property and details may have been provided by third parties without verification. Accordingly, any statements by Knight Frank LLP or any joint agent in this report or by word of mouth or in writing ('information') are made entirely without responsibility on the part of the agents, seller(s) or lessor(s). You cannot rely on the whole or any part/s of this document ("Information") in any way. You must make your own independent enquiries, inspections and searches and take your own independent professional advice. You cannot also rely on any such information as being factually accurate about any property, its condition, its value or otherwise. The Information is not definitive and is not intended to give advice about properties, markets, policies, taxes, currencies or any other matters. The Information may not be accurate and all of the subject matter may change without notice. This report is published for general outline information only and is not to be relied upon in any way. So far as applicable laws allow, neither we nor any of our members, consultants, 'partners' or employees will have any responsibility or liability in connection with or arising out of the accuracy or completeness or otherwise of the Information or the reasonableness of any assumption we have made or any information included in the document or for any loss or damage resulting from any use of or reference to the Information. As a general report, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. 2. You must take independent advice and satisfy yourself by appropriate inspections, surveys, searches and enquiries about all matters relating to any property, including the correctness and completeness of any information. 3. Computer-generated images are indicative only. Photographs show only certain parts of any property as they appeared at the time they were taken. Areas, dimensions and distances given cannot be relied upon and are approximate only; you must rely upon your own inspections and surveys. 4. Any reference to alterations to, or use of, any part of any property does not mean that any necessary listed building, planning, building regulations or other consent has been obtained. You must rely upon your own inspections, searches and enquiries. 5. The VAT position relating to any property (where applicable) may change without notice. VAT and other taxes may be payable in addition to the purchase price of any property according to the national or local law applicable. 6. Copyright 2016. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without prior written permission from Knight Frank LLP for the same, including in the case of reproduction prior written approval of Knight Frank LLP to the specific form and content within which it appears. 7. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.