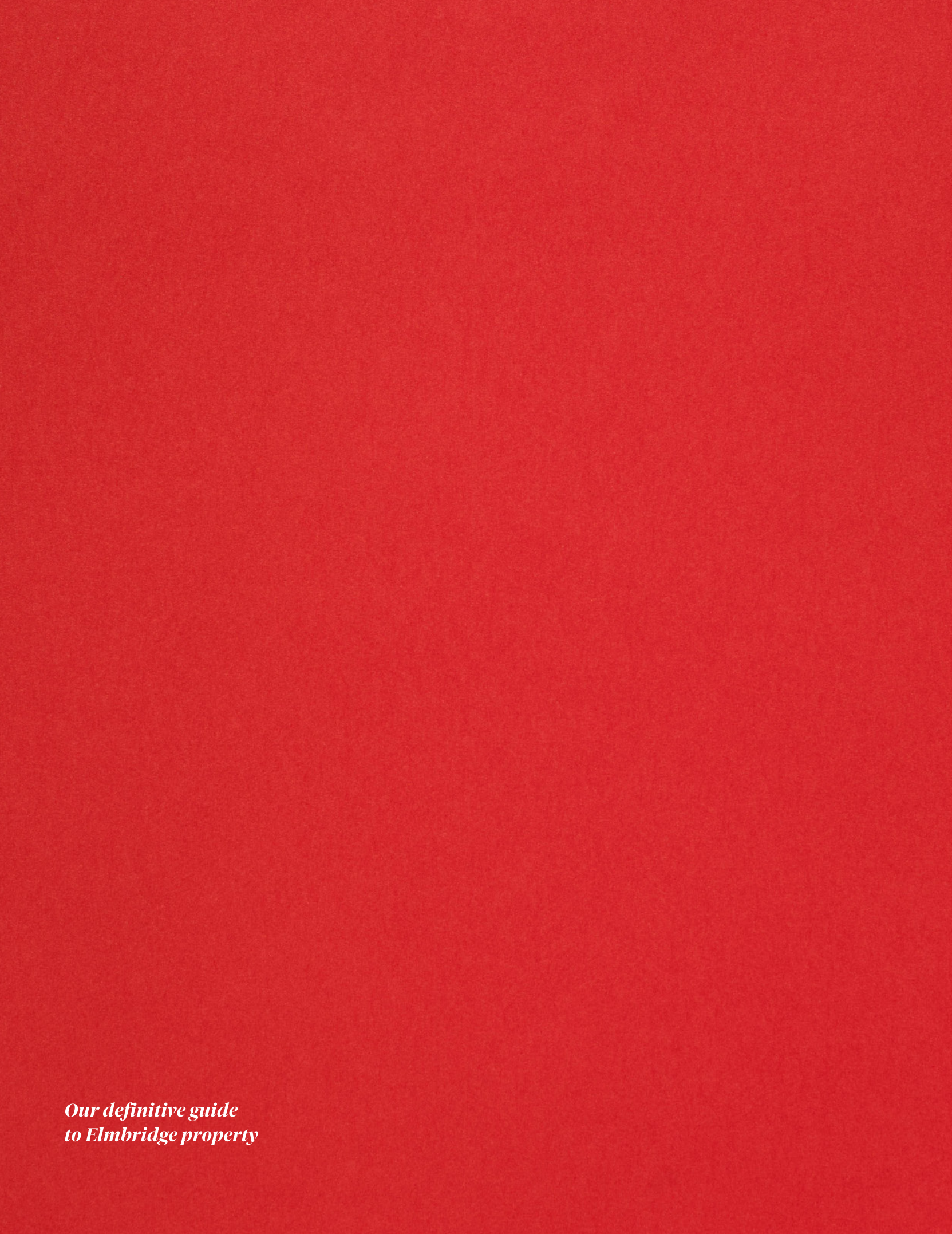


Elmbridge

SPOTLIGHT



Welcome



JAMES CLELAND
Regional Partner, Home Counties
james.cleland@knightfrank.com

Elmbridge is an area which evokes strong emotions for those who live here; once they arrive, they simply don't want to leave.

Residents may move to the area as young families fresh from London or having relocated from overseas, drawn by the fabulous blend of community and cosmopolitan atmosphere, the brilliant schools or the easy commute to London and its airports.

The area has great restaurants and shops, and with so much to see and do, such as Hampton Court Palace, Claremont Landscape Gardens and Painshill Park, proximity to London is perhaps not even the strongest draw. That being said, the novelty of being able to pop into the capital for dinner and then swiftly come back home is what makes this area so unique.

The range of architecture is wide, from the huge array of new builds to period cottages and manor houses; from apartments and townhouses, to a 1930s architect-designed family home. The area includes very prestigious addresses – St George's Hill, the Crown Estate, the Fairmile Estate, Burwood Park and Claremont Park to name but a few – addresses whose popularity has endured throughout the years for both British and overseas buyers.

Repeat business and recommendations are our life blood and I am proud of the high number of customers who come back time and again with the confidence that we will look after their needs, first and foremost.

Only a couple of months ago I met with a couple to whom I sold their first house in 1997 when they had just had their first child. They have moved with us three times since; their three children are now flying the nest and it will soon be time to downsize to a townhouse from their current large family home.

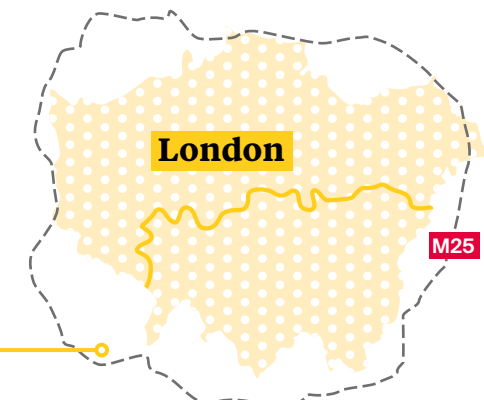
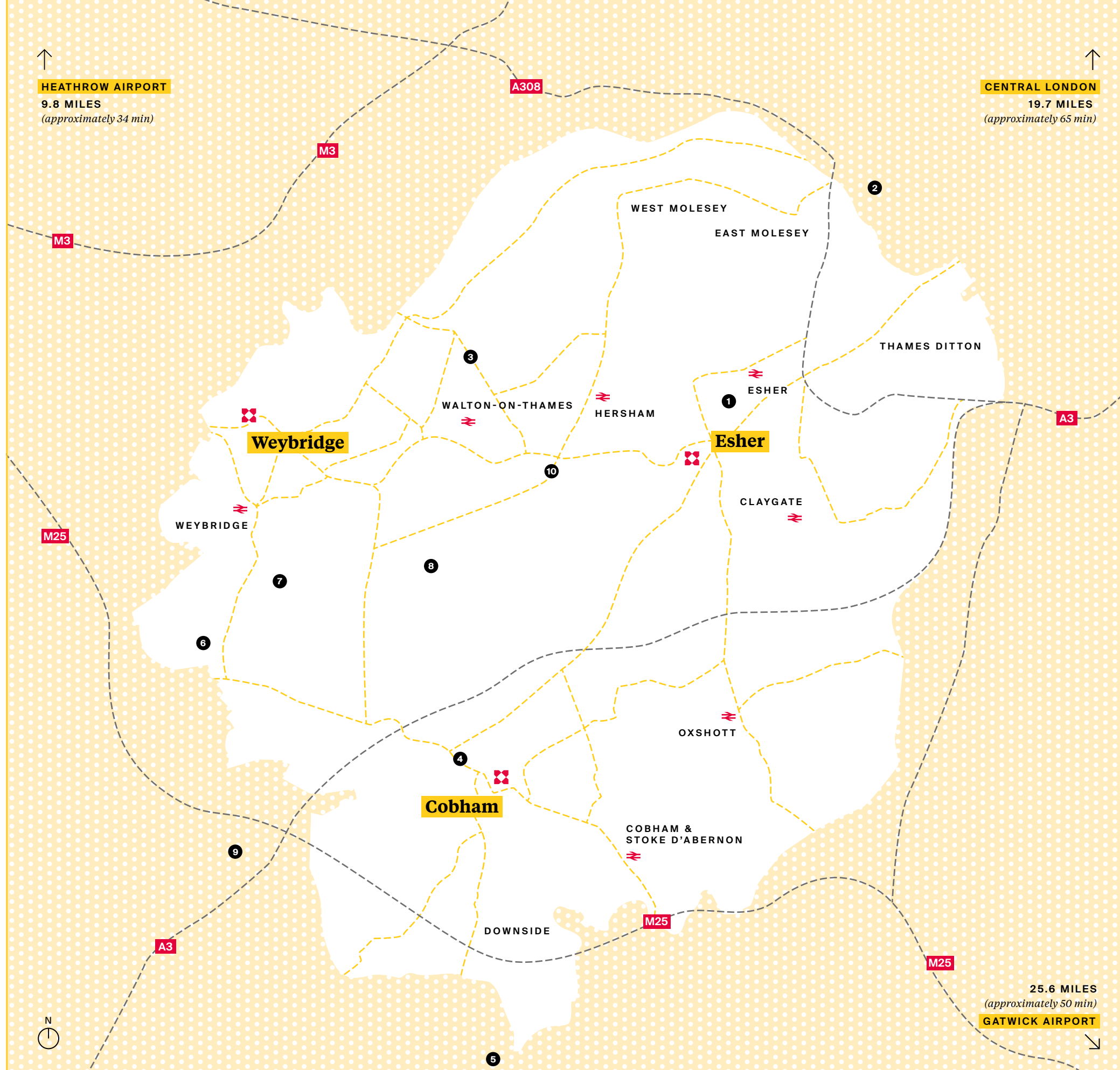
We also recognise the challenges for overseas buyers, and have teams dedicated to our most popular overseas markets, for example Russia, China and the Middle East. Providing this level of excellent customer service and earning the confidence of our customers is what drives myself and my team.

Having been immersed in the Elmbridge community for many years, I very much hope that we will be able to help you with your next move. We look forward to our relationship with this wonderful area continuing for many years to come.

*Our definitive guide
to Elmbridge property*

Elmbridge

Elmbridge is a wonderfully diverse borough of Surrey that lies within the perimeter of the M25. It comprises the principal towns of Esher, Cobham, Walton-on-Thames, Weybridge and Molesey, offering easy access to the city centre. With so many great locations to choose from within the area, we've highlighted the key points of interest and transport facilities that could influence a buyer on where to begin their property search



Cobham

Cobham is a village covering an area of 3.2 square miles and is approximately 17 miles southwest of Charing Cross. Gatwick Airport is easily accessible from Cobham, being just 24 miles away.


Esher

The largest major town outside of London to the south, Esher is connected to London Waterloo via South Western Railway, with fast trains taking as little 23 minutes. Driving in and out of London from Esher is straightforward – just pick up the A3.

Weybridge

Known for its exclusivity, the town spans an area of 5.3 square miles. Connected to London via South Western Railway, commuters are able to get to the city in as little as half an hour. For those who travel internationally regularly, Heathrow Airport is 11 miles away.

Points of interest

-  National Rail Services
-  Knight Frank Offices

- 1 Sandown Park Racecourse
- 2 Hampton Court Palace and Gardens
- 3 St Andrews Church
- 4 Painshill Park
- 5 Effingham Golf Club
- 6 Mercedes-Benz World
- 7 St George's Hill Golf Club
- 8 Burhill Golf Club
- 9 RHS Garden Wisley
- 10 Claremont Landscape Garden



Welcome to Cobham

The Knight Frank Cobham office opened in 2007 and has been successfully selling property in Cobham, Oxshott and the surrounding villages including East Horsley, Effingham, Fetcham and Bookham ever since

CHARLES DAVENPORT Partner, Head of Elmbridge
charles.davenport@knightfrank.com

This office focuses on residential sales and developments priced from £500,000, including properties in some of the area's more exclusive private estates such as the Fairmile Estate, Oxshott Way Estate, Eaton Park and the prestigious Crown Estate.

Cobham is an excellent place to live for young families, especially those wanting to commute to London and abroad. Located in North Surrey, the convenient transport links into London, the M25 and Heathrow and Gatwick airports make this possible, while the excellent range of both private and state schooling within the area (including the ACS International School) are perfect for families wanting to keep the kids close to home.

Of course, the abundance of leisure facilities available locally make it perfect for those who want active or slightly more sedate lifestyles with the Surrey Hills Area of Outstanding Natural Beauty, numerous golf courses and members clubs, as well as the horse racing at Sandown.

We are also spoilt with a wide range of gastro pubs and restaurants, including The Cricketers in Downside and The Ivy Brasserie in Cobham itself.

A busy, popular and affluent village, Cobham will enjoy enduring popularity for years to come. Its proximity to London and mainline transport links makes it the ideal location for city commuters, as well as international buyers, thanks to the nearby ACS. Cobham certainly can be considered a destination for those looking for a better work-life balance, a safer environment to raise children, or an option for active types.

Cobham has around 4,500 properties, of which approximately a third are detached, making them the most popular property type in the area. This is alongside the growing number of new builds across the area. Property types include everything from flats and smaller houses to modern family homes located in private estates and roads. Most of the housing stock is post 1930s, with very few listed homes.

What to do

A perfect balance of city bustle and village tranquillity

“Imagine village life, but with a little bit more hustle and bustle,” says Charles Davenport, Head of Elmbridge and who set up the Cobham office in 2007. Charles notes that the immediate and surrounding areas “offers a truly covetable work-life balance”, thanks to its trendy high street that is full of independent and high-street retailers, coffee shops, bars, restaurants and gastro pubs.



Secret gardens and sweeping landscapes, perfect for family days out

“With Cobham being right on the edge of the Surrey Hills, open space is never too far away,” comments Nathaniel Bracegirdle, a partner in the office. For those looking for something slightly more tranquil, Painshill Park is an incredible 18th century landscaped garden set across 158-acres. Similarly, The Medicine Garden is a beautiful place to visit, with several dining and refreshment options, as well as a play area for the kids.

Nearby travel options, by train or plane

Sit within the M25 and on mainline links to London – fast trains from Cobham & Stoke d’Abernon station take just 30 minutes to get to London Waterloo – the area is fantastic for commuters travelling into the city and travelling internationally. But Cobham isn’t necessarily another faceless commuter town, with negotiator Tom Knowlden crediting Cobham’s residents “for fostering a real sense of community”.



Lively lifestyle options for Cobham’s leisurely types

Leisure options in and around Cobham aren’t just limited to those for keen ramblers in the Surrey Hills, the area has a variety of options to suit all lifestyles. “The opportunities feel endless, with plenty of sports and leisure clubs all very inviting to newcomers” says James Harvey, a partner in the office. Failing that, there’s the annual Knight Frank sponsored Duck Race for the really competitive, which is a part of Cobham’s Heritage & Conservation day!

Meet the team



CHARLES DAVENPORT
Partner, Head of Elmbridge
charles.davenport@knightfrank.com
01932 808586



NATHANIEL BRACEGIRDLE
Partner, Prime Sales Elmbridge
nathaniel.bracegirdle@knightfrank.com
01932 800393



JAMES HARVEY
Partner
james.harvey@knightfrank.com
01932 800352



TOM KNOWLDEN
Negotiator
tom.knowlden@knightfrank.com
01932 800310

Pop by for a coffee and a chat, so we can discuss your options.

KNIGHT FRANK COBHAM
50 High Street, Cobham,
Surrey KT11 3EF



Welcome to Esher

The Knight Frank Esher office opened its doors in 1986, making it one of the most established agents in the area. In February 2020, we moved our office to a fabulous new premises, highlighting our commitment to this ever-popular town

ADAM BURLISON Partner, Head of Sales
adam.burlison@knightfrank.com

Esher is a delightful suburban location in Surrey and the first major town outside of London to the south. It neighbours the popular villages of East Molesey, Thames Ditton, Claygate and West End.

The Esher office covers a diverse selection of properties, from pretty cottages overlooking the Esher and West End greens, to modern mansions in private roads close to the high street. Esher has a superb mix of cottages, houses and private estates, ensuring there is a home for everyone.

Its appeal is across the board – from those that want to be within easy reach of London by train or road, those looking to start a family, families with older children, young professional couples or downsizers. The excellent mix of property gives choice to everyone and ensures that Esher's population is diverse.

The housing market in Esher is robust thanks to its great choice of property types and styles in a town that has fared well over the years with strong periods of growth. The majority of buyers are generally those moving out of London down the A3 and across the parks and rivers.

The future for Esher is bright. It will always remain a popular place to buy. Those moving out of London don't feel they have moved to the middle of the country as the town has a real buzz with some superb restaurants, a cinema and an excellent selection of sports available – it really does offer something for every member of the family.

What to do

Not a sleepy commuter town!

–
Despite Esher's picturesque setting and traditional high street, it isn't necessarily the sleepy suburban locale you might believe it to be. Adam Burlison, Head of Sales at the Esher office says, "it's an area that's great to live in for all ages, thanks to the variety of nightlife options on offer". These include trendy bars and gastropubs in and around the town centre and the bustle of the City only half an hour away.



Green spaces are in abundance

–
For Esher residents, green space is in no short supply. Surrounded by common land on each corner of the town, Esher is ideal for dog walking, running or biking. "Try the walks stretching from Telegraph Hill to Black Pond, or across the fields to the Mole in Molesey," Matthew Scott, negotiator in the office says. "The West End village on the south side of the town has its own village green, sports club and pub, as well family attractions such as Garson Farm and the Claremont Landscape Gardens."



A destination in its own right

–
You'd be forgiven for thinking Esher is simply another "green" commuter hub, but the town has become a destination in its own right. "There's a great selection of restaurants and pubs that attract visitors from outside of town," Matthew says, "whilst Sandown Park Racecourse is one of the region's most popular racecourses, regularly hosting live music and entertainment events alongside the racing." Meanwhile, historic Hampton Court Palace is just three miles away, north of the Thames.

Hidden sporting gems for energetic types

–
Sandown Park may be synonymous with the races, but the complex is also home to Sandown Sports, which has gym facilities, squash courts and a dry ski slope. The adjacent Sandown Golf Centre has nine and 18-hole courses, with thriving membership of all ages. Matthew notes that "rugby is popular in the town, too", with Esher RFC playing in National League 2 South.

Meet the team



ADAM BURLISON
Partner, Head of Sales
adam.burlison@knightfrank.com
01372 888344



MATTHEW SCOTT
Senior Negotiator
matthew.scott@knightfrank.com
01372 888236



CHARLES DAVENPORT
Partner, Head of Elmbridge
charles.davenport@knightfrank.com
01932 808586



NATHANIEL BRACEGIRDLE
Partner, Prime Sales Elmbridge
nathaniel.bracegirdle@knightfrank.com
01932 800393

Pop by for a coffee and a chat, so we can discuss your options.

KNIGHT FRANK ESHER
47 High Street, Esher,
Surrey KT10 9RL



Welcome to Weybridge

The Knight Frank Weybridge office opened in the summer of 2017 and covers the towns of Weybridge and Walton and the villages of Byfleet, Pyford and Shepperton

ANDREW CHAMBERS Associate, Head of Sales
andrew.chambers@knightfrank.com

Known as part of the 'golden triangle' of the Surrey property market, the town offers charming period properties alongside detached family homes, as well as a number of luxury apartment developments.

The town of Weybridge is a fantastic place to live for a number of reasons. It's famous for the world-renowned, exclusive St George's Hill estate and the historic Brooklands racetrack. The commuter links for Weybridge are superb, with London Waterloo just a 30-minute train journey away, while the motorway network of the M25, A3 and M3 is only minutes away in the car (not that you'd know!). Such proximity to the motorways makes Weybridge a very convenient place for those regularly travelling to and from Heathrow and Gatwick airports.

The town remains popular for city workers who require the frequent service to London. Its location and choice of outstanding state and private schools

makes it an ideal spot for families of all kinds, whether they're young and growing, or perhaps those with older children who still want to be close to the bustle of the city. The St George's Hill private estate attracts international buyers and celebrities due to the security and privacy offered.

The market in Weybridge is transient with the majority of buyers following the traditional route out of South West London but still wanting a straightforward journey back into town. Those that live locally want to stay local – a testament to the popularity of the area – meaning we often move families in and out of neighbouring towns.

The future looks bright for Weybridge: it has the kudos of one of the country's premier private estates on its doorstep, a thriving high street with high-profile stores, and the speedy commute will ensure that when trading conditions return to something akin to normal, Weybridge will be the first to feel the benefit.

What to do

Comfortably cosmopolitan – with the luxury of space

Weybridge has gained quite the reputation for being one of London's most cosmopolitan suburbs, thanks to a town centre that has both high street brands and high-end boutiques alike, as well as an excellent mix of restaurants and gastro pubs for something to do in the evening or at weekends. "You really can strike a great work-life balance in Weybridge," Andrew Chambers says. "There are options for everyone."



It's a wicket for green space

Despite feeling slightly more urban than other areas of Elmbridge, Weybridge isn't short on green space with the picturesque cricket green becoming a focal point in the summer. "The town certainly comes alive in summer," Andrew continues. "You can do everything from relaxing in one of the riverside pubs, to more energetic pursuits, such as rowing or cycling. There's plenty to do that will get you outdoors."

There's plenty of room to breathe

"A major highlight of Weybridge is its proximity to the city and the space in between," Sophie Major, Senior Negotiator offers. "You're far enough away to appreciate the benefit of space." This much is certainly true of commuting into London, which can take between 30 and 50 minutes, depending on the trains. Similarly, Heathrow International Airport is only 11 miles away, and can be reached in under 20 minutes by car, outside of peak hours.

For the energetic and the inquisitive

Weybridge and the surrounding towns offer an extensive range of leisure activities, especially for those who like to be active in the great outdoors. These include river walks or bike rides along the towpaths of the Thames and the Wey. For motoring and aviation buffs, the world-famous Brooklands motor racing circuit is nearby, which has permanent exhibitions on Concorde and Mercedes-Benz World within its grounds.



Meet the team



ANDREW CHAMBERS
Associate, Head of Sales
andrew.chambers@knightfrank.com
01932 800337



SOPHIE MAJOR
Senior Negotiator
sophie.major@knightfrank.com
01932 800368



JAMES CLELAND
Regional Partner, Home Counties
james.cleland@knightfrank.com
01932 800306



NATHANIEL BRACEGIRDLE
Partner, Prime Sales Elmbridge
nathaniel.bracegirdle@knightfrank.com
01932 800393

Pop by for a coffee and a chat, so we can discuss your options.

KNIGHT FRANK WEYBRIDGE
20 High Street, Weybridge,
Surrey KT13 8AB

Properties sold in Elmbridge

From period family homes to luxurious modern conversions, Elmbridge is spoilt for choice when it comes to property variety. To help give you an understanding of the housing market in this area, here is a sample of properties recently sold by Knight Frank



Oatlands Close, Weybridge

Guide Price £1,850,000

-
The quality and style of this refurbished home ensured positive feedback and the buyer downsizing from a large modern home felt the open plan living space was perfect for her young family.



Leys Road, Oxshott

Guide Price £5,950,000

-
The sheer volume of space, bedroom layout and leisure facilities meant this house was perfect for the young family who moved from London to be closer to their children's school.



Oatlands Avenue, Weybridge

Guide Price £2,250,000



Sandy Drive, Cobham

Guide Price £2,175,000



Moles Hill, Oxshott

Guide Price £3,250,000

-
Sold to a family moving out from London who wanted more space and where the proximity to the train station was a key factor in their decision.

Properties sold in Elmbridge



Montrose Gardens, Oxshott

Guide Price £6,750,000

-
Using our extensive network and contacts this family was put in touch with us by our Sports and Media team who had been tasked with finding an additional residence for an international family.

We have become market leaders within the area for the very best property, just like yours. We sell property at all price levels with 42% of the properties we sold in 2019 selling for less than £1.5m.



Pelhams Walk, Esher
Guide Price £3,595,000

Holtwood Road, Oxshott

Guide Price £3,995,000

-
Sold to a local family whose house we also found a buyer for as they wanted to upsize from their current home. The quality and finish of a new home as well as a sunny garden were of the utmost importance.



The Fairway, Weybridge

Guide Price £2,175,000

-
Sold to a couple moving from South West London keen to find a house with more outside space but still within an easy commute of the city. The buyer was able to act swiftly and exchanged and completed in just over a month.



Cranley Road, Weybridge
Guide Price £2,950,000



Albany Close, Esher
Guide Price £6,250,000



Palace Road, East Molesey
Guide Price £2,000,000



River Avenue, Thames Ditton
Guide Price £2,395,000

Properties sold in Elmbridge

Our local teams take great pride in selling some of the area's most historic properties, as well as its most contemporary. We've built a reputation within the local community that is trusted by buyers and sellers alike.



Creek Road, East Molesey
Guide Price £1,495,000



Mizen Way, Cobham

Guide Price £2,750,000

Having sold this house to the previous owners only a few years earlier, they asked us to assist with selling it as they were moving back abroad. The buyers we found had moved from overseas and rented for a while to get to know the area. The private estate location, proximity to the high street and large sunny garden with pool were key factors in their decision to purchase this home.



Esher Park Avenue, Esher
Guide Price £3,695,000



Oatlands Court, Weybridge
Guide Price £1,650,000



Fairacres, Cobham

Guide Price £1,999,500

Having sold the owners of this house a brand new home previously, they tasked us with selling their old family home. We found a buyer moving to the area for whom being near to the local international school was their top priority.



Norfolk Farm Road, Pyrford
Guide Price £1,695,000



Hawkshill Close, Esher
Guide Price £1,850,000

The UK country property market in review

As 2020 brings promise of economic and financial stability, Oliver Knight, an associate in Knight Frank’s Research department, has assessed key trends that emerged across the UK country property market in 2019, and will continue to shape it over the coming year



Property prices outside of London at the end of September 2019 were, on average, 1.7% below where they were a year ago in 2018.

Prices have been falling on an annual basis for five consecutive quarters, though the process of moderation really began back in 2014 following changes to property taxation.

There is, however, no one-size-fits-all answer and the picture varies by region, by price and by type of property. Generally speaking, performance has tended to reflect the extent to which markets have been exposed to a weaker London market, whilst more expensive properties have tended to be the most price sensitive.



Prime markets have been driven, in the main, by needs-based movers, such as those moving for schooling, work or family reasons. There were just under 4,000 sales of £1 million-plus property outside of London in the first eight months of 2019, according to the Land Registry.

This was 11% lower than at the same point the previous year, but above the level at this point of 2015, before the EU Referendum. This suggests that, despite hesitancy, there is still a healthy pool of motivated buyers active in the market.

Technology improvements to infrastructure across the UK, including fast, reliable internet have meant that working from home for all or part of the week is a viable option for many, allowing people to cut down on both commuting time and travel costs.

Those who can be flexible in the way they work are often happy to extend their search outside the magical ‘45-minute train ride to London’ zone, especially if they are only travelling into the capital for one or two days a week.

We expect such buyers to be an added driver of the market – particularly in rural prime markets where they can take advantage of the relative price differential as well. Good broadband connectivity will be an increasingly important requirement as a result – 84% of respondents to Knight Frank’s 2019/20 Prime Survey said they would be more likely to move to an area with super-fast broadband.

Properties with space for a home office will also appeal to such buyers. The market will remain price sensitive in the short to medium term.

The strongest markets, such as North Surrey, will continue to be well-connected towns and cities, although this differential is expected to narrow as buyers take advantage of the relative value now on offer in less urban markets.

A place in the suburbs, such as Elmbridge, will always have its attractions. The price differential between London and the countryside, the good schools, the improving rail infrastructure and the availability of superfast broadband are all factors that will appeal to buyers. Overall, we are forecasting an average growth of 1% across prime country markets in 2020 and 2% in 2021.

For more insight and analysis of the UK country property market, visit [knightfrank.co.uk/research](https://www.knightfrank.co.uk/research)

Elmbridge in numbers

▲ **8.2%**

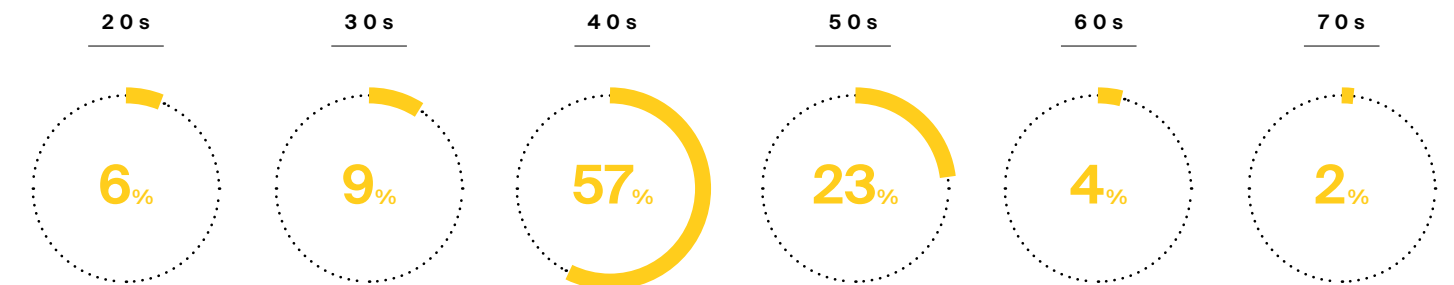
There was an 8.2% increase in the number of new applicants across Knight Frank offices in Elmbridge between 2018 and 2019

▲ **x3**

The number of £5 million-plus sales more than tripled within Elmbridge in 2019 compared to 2018

£1.95m

This is the average price of a property sold by Knight Frank in Elmbridge in 2019



The average age of a property buyer in Elmbridge is 40-plus, backing up demographic analysis that many young families are drawn to the area

Knight Frank Finance

Trusted advice, Specialist knowledge

Knight Frank Finance provides mortgage and financial advice throughout the UK.

Our relationships with over 180 private banks and lenders across the globe means that we are uniquely placed to find the right solutions for our clients: from remortgaging and buy-to-let mortgages, to specialist advice on equity release, life insurance and rural finance.

Contact us in confidence for impartial
advice and exceptional market access.

Going the extra mile for our customers

At Knight Frank, we do more for those who choose to sell their homes with us. We can market their property to buyers from our Asian, Russian and Middle Eastern networks, as well as those with a special interest in a particular area. We match our clients' high expectations by offering a service that is discreet, attentive and as straightforward as possible

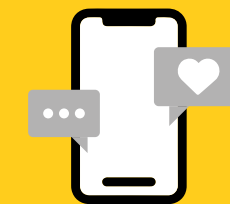


Stuart Cole, a partner from the Private Office explains how Knight Frank widens the net to find prospective buyers in its Asian, Russian and Middle Eastern networks. Stuart and his team can then help our international clientele with every aspect of their move.

Elmbridge is a popular area for overseas buyers, particularly within the Russian and Asian markets. Our Russian desk team member is a highly valuable asset to us as they are able to not only translate, but also provide invaluable context and understanding of specialist requirements. We also have a network of local Russian families who act as our ambassadors and are happy to be introduced to new families moving into the area.

Similarly, we have a Chinese desk team member available along with Asian lawyers and other professionals, as well as a highly connected team in Asia who can help support any move. Again, we also have a group of local Asian families willing to meet up and help with integration in the community if required.

stuart.cole@knightfrank.com



Tom Hunt, a prime sales negotiator with the National Country Department, explains how technology is being deployed to reach younger, wealthier buyers looking to make a home in Elmbridge.

The wealth younger people possess is growing. Millionaires and multi-millionaires are becoming younger across the UK, with the estimated number of millionaires growing by a third in 2018 according to data from HMRC. Naturally, as the possession of wealth changes generationally, so does the way they choose to spend it. Many of our younger, wealthier clients are swapping a new, 30th-floor high-rise apartment in the beating heart of London for an all-bells-and-whistles 20,000 sq ft country home sitting in St George's Hill.

As a trusted advisor to our prime and super-prime clients, we make every effort to reach them on their level – especially those who are younger. We proactively engage with them through social media to ensure we are always accessible. That way we can match their needs consistently.

tom.hunt@knightfrank.com



Alex McLean, an associate on the Knight Frank sports desk, offers high-profile clients a tailor-made, discreet property service – many of whom are attracted to the exclusive towns and estates on offer in North Surrey.

I offer a bespoke and discreet service to my clients. Providing a single point of contact for their property searches creates consistency and enables us to build great personal relationships with our clients. Discretion and trust are some of the most important factors when dealing with our high-profile clientele.

We offer non-disclosure agreements to provide further reassurance that their privacy expectations will be met. This is a crucial aspect if they live life in the public eye, so security and privacy for them, their families and friends is our top priority.

We are aware that our clients have very busy schedules, and we accommodate them by offering meetings as and when it suits them best, whether it be on a Sunday or late at night.

alex.mclean@knightfrank.com

+44 (0)1483 665130
knightfrankfinance.co.uk





The London connection

From sporting estates to city villas, castles to farmhouses, our National Country Department brings to market exceptional homes in the UK, Ireland and The Channel Islands. The largest national department of its kind, our 30-strong London-based team has more than 300 years' combined experience and handles more country property sales than any other agent in the UK

A dedicated team, in London and locally

When you engage our team, we work closely with your local Knight Frank office to pool resources and experience to market your property. This gives you improved coverage and a comprehensive service from a team with a proven track record to match buyers to their ideal home and county. You can also tap into the expertise of specialists within our department, such as those who focus on properties valued at more than £8 million, or our Farms, Estates and Equestrian team.

Going further to find the right buyer

We connect with and draw on the full Knight Frank network globally, to find suitable, ready-to-proceed buyers. This includes working closely with 30 London sales offices and offices in Russia, India and the Far East. Our website is translated into 18 languages, and we utilise our high-profile social media presence and content marketing efforts – all to maximise your property's visibility.

Off market sales

Around a third of our properties are sold off market – in other words, privately and without ever being advertised. This approach is popular with sellers wanting a discreet transaction and allows buyers to access sought-after properties not typically available on the open market. Our team will happily make this option available, should you feel it's the right course, and will make every effort to market it to our discerning network of buyers from around the world.

Connecting you to other services

We also offer sellers and buyers access to a full spectrum of property-related services provided by Knight Frank and our partners. They include our independent buying consultancy, The Buying Solution, our Building Consultancy, Rural Consultancy, Knight Frank Finance and insurance partners RK Harrison.

Speak with a team member

North Surrey

020 3925 1967

-



STUART COLE

Partner, Country Department
stuart.cole@knightfrank.com

TOM HUNT

tom.hunt@knightfrank.com

National Country House Sales

020 3925 1327

-

JAMES CRAWFORD

james.crawford@knightfrank.com

RUPERT SWEETING

rupert.sweeting@knightfrank.com

NICK HILL

nick.hill@knightfrank.com

BRUCE TOLMIE-THOMSON

bruce.tolmie-thomson@knightfrank.com

The Knight Frank Private Office

Private clients require access to the best advice and opportunities that Knight Frank has to offer, whether buying a prime residence in London, selling a villa in the South of France or investing into commercial capital markets in Europe, Asia or the US.

Knight Frank's Private Office is a fully integrated residential and commercial real estate advisory team, advising and transacting for high net-worth-clients, family offices and their advisors. Clients benefit from one point of contact, high-quality service and a long-term relationship that will span family generations to come.

Global Wealth – Our World

22% of Forbes listed billionaires are clients of Knight Frank

4k personal relationships with UHNWI's

78% of UHNWI's have mixed residential & commercial portfolios

123 years of knowledge and experience in property markets

523 offices in 60 territories

Meet the Private Office

Find out more about the partners working in the Private Office, who advise on private clients' property requirements.



PADDY DRING

Global Head of Prime Sales, Paddy has unrivalled knowledge of the industry's super-prime sector.



RORY PENN

Rory has jointly run the Private Office since it was founded in 2018, and is a renowned global wealth advisor.



THOMAS VAN STRAUBENZEE

Thomas has 16 years' experience in the high-end real estate sector and jointly runs the Private Office with Rory.



KATYA ZENKOVICH

Katya assists high-net-worth Russian clients, with property acquisition, financing and lettings.



ALASDAIR PRITCHARD

Renowned in the international property sphere, Alasdair helps clients invest across Europe and America.



HUGH DIXON

Hugh specialises in next-generation wealth, as well as the sports and media sectors.



CHARLES PENNY

Charles has a background in residential development, and has driven some of London's most notable sales.

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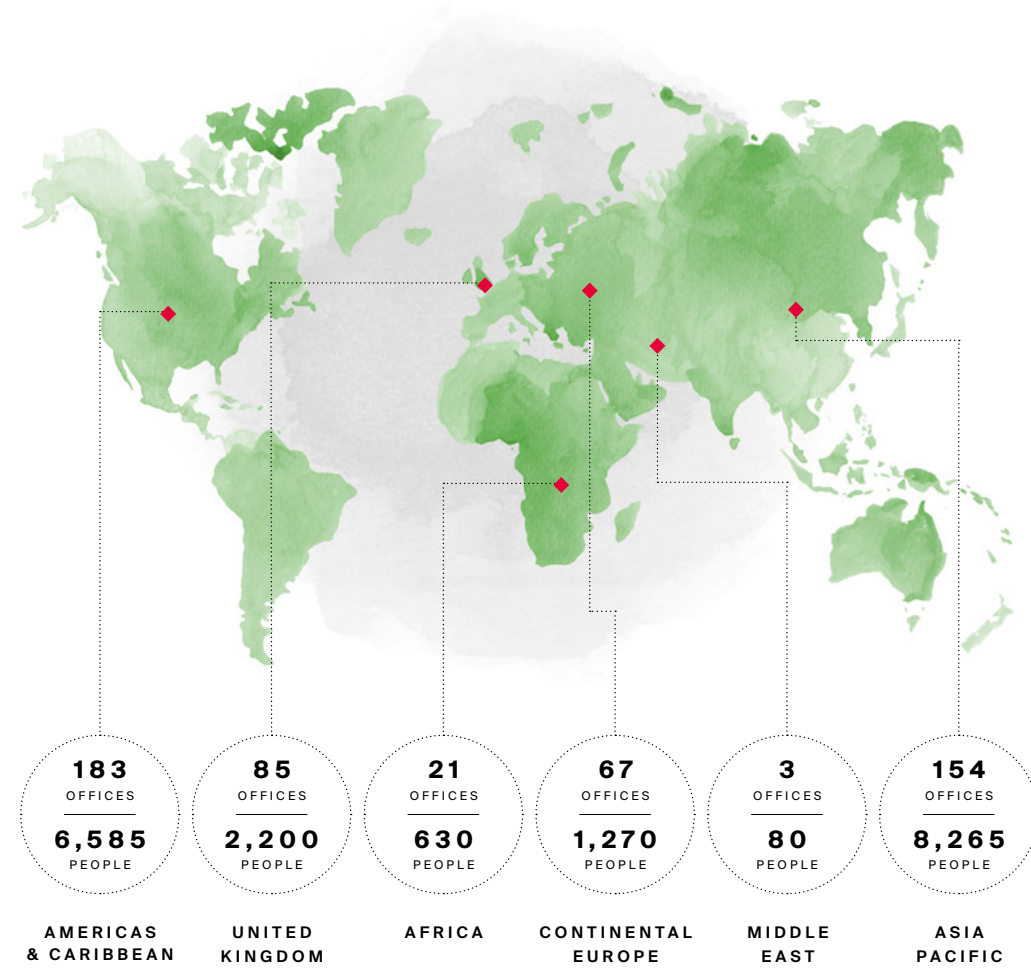
020 3925 1402

or email us at:

privateoffice@knightfrank.com

Locally expert, globally connected

Knight Frank has more than 500 offices, over 60 territories and is 19,000 people strong



Americas & Caribbean

13 Territories
 Argentina, Brazil, Canada, Chile, Colombia, Costa Rica, Mexico, Peru, Puerto Rico, Caribbean (3), USA

Africa

10 Territories
 Botswana, Kenya, Malawi, Nigeria, Rwanda, South Africa, Tanzania, Uganda, Zambia, Zimbabwe

Continental Europe

17 Territories
 Austria, Belgium, Cyprus, Czech Republic, France, Germany, Hungary, Ireland, Italy, Monaco, Netherlands, Poland, Portugal, Romania, Russia, Spain, Switzerland

United Kingdom

3 Territories
 England, Scotland, Wales

Middle East

2 Territories
 Kingdom of Saudi Arabia, United Arab Emirates

Asia Pacific

15 Territories
 Australia, Cambodia, China, Fiji, Hong Kong, India, Indonesia, Japan, Malaysia, New Zealand, Philippines, Singapore, South Korea, Taiwan, Thailand

Global Services

Residential

Prime Sales: Our prime sales network is involved with the most prestigious residential properties around the world. Our integrated global network and ability to identify unique investment opportunities, combined with our unrivalled access to high net-worth individuals (HNWIs), places us in an unparalleled position of strength.

Whether it is sovereign wealth or the upwards of 3,000 individuals we have dealt with personally with a net worth of more than US\$100 million, our record of selling trophy homes is second-to-none and has enabled us to act for more than 600 billionaires.

Project Marketing & International Project Marketing: Through our Project Marketing service we provide developers of mid to high-end projects with research, consultancy, marketing and sales. Unit values targeted are those in excess of US\$350,000, in locations where long-term value is ensured, such as London, Hong Kong, Singapore, Vancouver, Melbourne, New York, Miami and Dubai.

Capital Markets

Our Global Capital Markets Group has a reputation for acting on the most high-profile property transactions around the world. We act for institutional, private equity, family offices, sovereign wealth and real estate companies in the cross-border acquisition and disposal of property globally. Our services cover the office, residential, retail, industrial, leisure and hotel sectors, as well as the specialist areas of student property and healthcare. We believe the principal drivers of our success are our access to stock, the right client base and a highly collaborative network of global teams.

Occupier Services & Commercial Agency

At Knight Frank we offer a different approach, providing expert advice to tenants and landlords across the global office market. We deliver real value through carefully formulated property strategies and robust negotiation, in prime business districts for landlords, multinational businesses and local occupiers.

Corporate Services: Global Corporate Services (GCS) provide a full suite of portfolio management, consulting and transactional services to multimarket corporate occupiers, globally. Our account teams in London, New York and Hong Kong manage service delivery through the expertise in our local offices, across all service lines.

Valuation & Advisory

Our Knight Frank Valuation experts provide a comprehensive range of single and portfolio valuations, market appraisal and consultancy services across both the commercial and residential sectors.

With a wide skill-set spanning from retail to student property, we have the ability to draw upon our significant global network of Capital Markets, Leasing, Occupier and Research industry specialists, allowing us to add value for our clients, rather than merely reporting. We provide extensive valuation services to financial institutions, private individuals, funds, property companies and the public sector.

Our full service list

Commercial

SECTORS

- Automotive
- Energy
- Healthcare
- Hotels
- Industrial & Logistics
- Leisure
- Office
- Retail
- Retail Warehouses
- Student

SERVICES

- Asset Management
- Building Consultancy
- Business Rates
- Capital Allowances
- Capital Markets
- Debt Advisory
- Development Consultancy
- Energy & Sustainability Consultancy
- Investment Management
- Facilities Management
- Lease Advisory
- Leasing
- Planning
- Project Management
- Property Management
- Research
- Restructuring & Recovery
- Sales
- Tenant Representation
- Valuations
- Workplace Consultancy

Residential

TRANSACTIONAL SERVICES

- Development Marketing
- International Residential Sales
- Investment & Lettings Management
- Lettings
- Private Client Acquisition
- Private Rented Sector
- Property Management
- Residential Capital Markets
- Sales

PROFESSIONAL SERVICES

- Building Consultancy
- Compulsory Purchase
- Consultancy
- Corporate Services
- Interiors
- Litigation
- Research
- Residential Asset Management
- Retirement / Senior Living
- Residential Mortgage Broking
- Rural Consultancy
- Valuations

Our expertise

There's a human element in the world of property that is too easily overlooked

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

Operating in locations where our clients need us to be, we provide a worldwide service that's locally expert and globally connected. As a partnership, we are independent, debt-free and not beholden to external shareholders.

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

ALISTAIR ELLIOTT
 Senior Partner & Group Chairman



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