

Waterfront VIEW

12TH EDITION

OVERSEAS
AN INVITATION
TO TRAVEL



OVERSEAS ULTRA-THIN
PERPETUAL CALENDAR


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Welcome

Welcome to the 12th edition of Waterfront View. In the pages that follow, we hope to give you an insight into the unique waterfront property market and a feast of some of the most beautiful waterfront properties currently for sale with Knight Frank.

The health of the global economy is likely to provide more good news in 2018/19 as it did last year and the UK economy itself is proving to be robust. Whilst the additional Stamp Duty Land Tax for second homes in the UK has kept a lid on any significant average price growth over the past two months, demand for the very best waterfront properties remains strong, which can be attributed to the unique views and lifestyle opportunities that come with these properties. Waterfront properties continue to carry a premium. Our experience confirms, for example, that a 106 % increase in value (up from 85% in 2011) can be secured on the best coastal properties in the South West compared to similar properties only slightly further inland.

I hope this publication demonstrates our presence in the waterfront areas of Britain and our influence in the international property market from over 418 offices across 60 territories. As the world's largest privately owned global property agency, almost all of these offices are linked by a single, truly global property database. This gives us and our customers and clients a significant competitive advantage and enables us to bring together buyers and sellers across the globe. Whilst we are proud of our extensive global coverage, we are still fundamentally a local agent offering our clients the best of both worlds.

Finally, thank you for your support and we hope you enjoy looking at some of the most desirable waterfront properties in the world. We look forward to helping you fulfil your property dreams.



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The joys of *going with the flow*

by Stuart Heath

Houseboat living has never been more popular. Whether converts are drawn to the tranquility of life on the water or the affordability when compared to a property on dry land, there's a rising tide of floating homes – from beautifully restored Dutch barges to contemporary-style glass boxes – appearing on the UK's waterways and marinas.

In London, a big part of the appeal is the unique mix of calm and convenience. Alistair Harvey has a motor yacht on a permanent mooring in Fulham's Imperial Wharf and uses it as a base for his London working week.

"It's wonderful – you can escape the hustle of the city while still being in it," he says. "It's just so peaceful, and I get these wonderful 360-degree views of river and park that you can only get by being on the water."

Alistair is such a convert to life on the river that he even uses it to get to work. "The Thames Clipper gets me to my desk in Canary Wharf in 25 minutes, and you always get a seat – it's so much more pleasant than the tube. And at the weekends, I'm only a fifteen minute walk to the King's Road – it's the best of all worlds."

One thing that's helped to make the leap from dry land to a floating home more appealing in recent years is the style and quality of modern houseboats.

"We are creating homes that rival the quality of anything you would build on land," says Bruce Brooker of On Water Developments. "There is no sense of having to make a compromise. Floor to ceiling glazing to soak up the view, high-end bespoke kitchens, wine cellars – it's all available. And they still work out at a fraction of the cost of a bricks and mortar home, with the equation further improving due to the fact that houseboats are not subject to stamp duty or VAT. Mooring up simply makes sense."

Alistair Harvey was first attracted to the lifestyle, but has found the financial argument to be equally compelling.

"Our mooring is all-inclusive so there are no bills or council tax to think about," he comments. "And the cost is less than my season ticket on the train would be."

With demand from Alistair and converts like him continuing to increase, Bruce and his team of property, marine and technical specialists are joining a growing crop of developers keen to make the most of the prime waterfront positions that have previously been overlooked.

"It's the old adage that they're not making any more land," he says. "We're giving people an option where there simply wasn't one before."



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All photos courtesy of On Water Developments



A lifelong love of the *water*

Many people find themselves naturally drawn to water. Working on it, playing on it, living by it – they’re never to be found too far from a river bank or coastline. Passionate sailor and fisherman John Chick is one such person.

by **Stuart Heath**



Photos courtesy of the Chick family

Thinking back, I've always lived within striking distance of a good marina," he muses. "Water has been a wonderful constant in my life."

Listening to John talk about his love of all things aquatic, it's a surprise to hear that he chose a career in the army instead of the navy. But he's quick to point out that the Royal Engineers regularly ford rivers and have one of the oldest yacht clubs in the world.

"As part of my service I participated in several legs of their round the world yacht races," he explains. "So there were plenty of chances to get my feet wet."

TO SAIL OR TO FISH, THAT IS THE QUESTION

Today, retired from the army and free to indulge his love of sailing and fishing, John divides his time between his main home on the Suffolk coast and a family-owned fishing lodge on a Norwegian river that he runs for the peak salmon season.

"I started sailing as a boy when my father, an RAF officer, was stationed in Cyprus – I couldn't get enough of it. When he was based in Jakarta we took our motorboat around Indonesia's '1,000 islands'...and I don't think more than a handful were inhabited. When we returned to England we had a 21ft boat which was based in North Devon. I have the clearest memories of catching seven mackerel on my first cast...ridiculous beginner's luck. And heating up pasties on the exhaust on the way back to harbour."

SHAPING THE NEXT GENERATION OF SAILORS

These days, he's more likely to be found passing his passion on to a new generation as a freelance sailing instructor at the East Anglian Sea School.

"I've been back on the water seriously for the last three of four years, teaching sailing on the stunning waterways and coastline near my home. Swallows and Amazons

territory is nearby – the Waltons Backwaters – where I did a great deal of my sailing growing up."

THE ANNUAL SALMON RUN

For seven weeks of every year, John heads across the North Sea to some of Norway's finest fly fishing territory.

"The fishing lodge in Norway has been in the family since the 1930s. It's got 5km of river bank and we catch salmon and big sea trout, hosting small parties; often a fishing fanatic and their family. It's a fantastically wild and beautiful setting."

"So yes, I suppose I'm always to be found on the water in some way. The only question is whether it's the fresh or the saltwater variety."



osen-fishing.com
eastanglianseaschool.com



Experience

#blighty
=

FIVE STAR, FARAWAY TREE ADVENTURES, FOR BIG KIDS

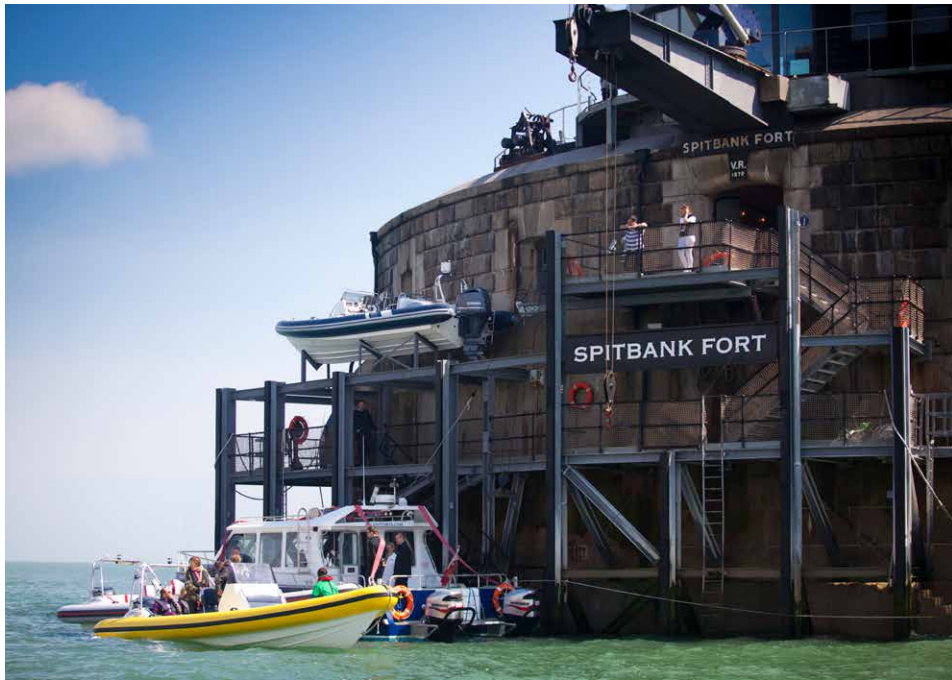


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A unique *liquid* asset

It was when he was being helicoptered onto one of his Victorian sea forts in the middle of the Solent that entrepreneur Mike Clare felt what he describes as ‘a James Bond moment’. Even arriving by boat, as the guests who use this luxury-accommodation-with-a-twist tend to do, you know exactly what he means. As you step off onto the gangway, there is a sense that you’ve left the hum-drum world a long, long way behind.

by **Stuart Heath**

Built more than 150 years ago to fend off a Napoleonic invasion that never materialised, the Solent Forts are now more likely to be inhabited by wedding parties, team-building groups and people who fancy something a little different from your run-of-the-mill five star hotel.

AN EYE FOR THE UNUSUAL

Their reincarnation was the brain child of Mike who, since selling his Dreams beds empire for over £200m in 2008, has developed a habit of buying and rescuing what he calls ‘unique and unusual’ properties. Besides the forts, he also bought a Benedictine abbey, several castles and a chateau in Wales.

“We carried out a money-no-object restoration of two of the three forts,” he explains. “We created an eight-bedroom luxury retreat and a 23-bedroom hotel, complete with bars, restaurants, hot tubs, saunas and sun decks. The third fort has been preserved as a living monument with original gun carriages and armour-plated walls.”

After a spend of £8m bringing 21st Century comforts to these historic structures, the business is now generating £4m in turnover even with a limited opening schedule – Mike expects the new owner to extend it to a year-round operation.

THE NEXT ALCATRAZ?

The Solent Forts are ready to go as a turn-key operation, but as Mike runs through the ideas he and his team initially brainstormed, it’s clear that there is no shortage of options.

“We discussed casinos, spas – with seaweed treatments, naturally – high-end restaurants and nightclubs. Even turning it into the UK’s answer to Alcatraz – which is the most visited attraction in the US, believe it or not.”

As is the nature of a serial entrepreneur, Mike now has his eye on the next challenge. It will be water-based, coincidentally, but much more contemporary.

“Houseboats,” he says enthusiastically. “How great to be able to move your house every few months – and who doesn’t love a water view?”

The Solent Forts are on the market for a combined cost of £11m, and can be purchased along with another property from Mike’s Amazing Venues collection – the £3.9m Ackergill Tower Hotel, a 3,000 acre private estate with a 15th Century castle at its heart.

◆



Prime Waterfront

INDEX 2018

by Oliver Knight, Residential Research

The UK is home to a variety of waterfront locations that appeal to a diverse range of buyers. Whether it is a country house by the river, a one-bedroom apartment by the sea or a cottage by a loch, a premium is paid by buyers for homes in close proximity to water.

According to the latest Knight Frank Prime Waterfront Index, compiled by valuations from Knight Frank's experts across the country, prices for prime waterfront properties are as much as 80% higher than comparable properties inland, rising to 133% for properties with a private slipway.

The index measures the potential value uplift for prime homes on the water's edge, or within close proximity to water, compared with similar properties located only a couple of miles inland without access to, or a view of, water.

Despite relatively higher purchase prices, the lure of the water remains as strong as ever. The number of new prospective buyers looking to purchase a waterfront property increased by 24% in 2017 compared with the previous year, according to Knight Frank figures. Sales volumes were up by 8%. However, the average price of a home sold by the water in 2017 by Knight Frank was just under £1 million, a slight decrease on the long-term average.

Agents note that the introduction of a higher rate of stamp duty for second home buyers in 2016 – historically an important part of this market – seems to have done little to dampen the appetite for waterfront property, though it has created a more price sensitive market.

SOUTHERN APPEAL

Not all prime waterfront properties are equal, and much like the diverse nature of waterfront property across the UK, premiums vary by location and amenity.

The cliffs, coves and sailing havens of the South West can command the largest premiums at up to 105%, the data shows. East Anglia follows with a premium of 51%. The South East comes next, at 46%. In Scotland, the premium is 44%, and in Wales 25%.

The figures are underpinned by the fact that the most desirable coastal towns and cities across the UK hold a global appeal, something that can help shelter such markets from any localised uncertainty. Our web-search data shows that individuals from all over the world searched for prime waterfront property in the UK last year, led by potential buyers in the United States, Canada, Australia and Germany.

The fall in the value of the pound versus other currencies following the EU Referendum has benefitted non-sterling denominated purchasers, with agents noting that demand among expat purchasers has been particularly strong.

DIRECT WATER ACCESS

Amenities are a crucial factor for many buyers and having direct access to water is something people are prepared to pay a premium for. Private slipways are considered the most valuable feature, pushing up the prime waterfront premium by as much as 133%.

Properties with a private mooring or pontoon can see the waterfront premium rise to 121% and 120% respectively, while jetties and private beach access can add up to 110% and 96%.

In terms of location types, homes situated on estuaries command the largest uplift of up to 108% compared to a similar property inland. Prime harbourside properties enjoy an uplift of up to 107%, due to their rarity, and prime coastal properties are worth up to 77% more.

Heading away from the sea, lakeside homes are 50% pricier than their waterless equivalent, and being situated next to a river can add up to 76% to the value of a prime residential property.

PRIME WATERFRONT PREMIUM 80%					
BY AREA		BY LOCATION		BY PROPERTY FEATURE	
East Anglia	51%	Estuary	108%	Sea View	78%
Scotland	44%	Coastal	77%	Moorings	121%
South East	46%	Harbour	107%	Slipway	133%
South West	105%	Riverside	76%	Pontoon	120%
Wales	25%	Lakeside	50%	Jetty	110%
				Private Beach Access	96%

Down by the riverside

Riverside property in central London is some of the most desirable housing stock in the capital. It appeals to such a wide demographic because it offers such a myriad of choice. The waterfront view is a common link, but the choice choice of a Georgian townhouse, warehouse conversion, Victorian mansion block, or a luxury penthouse are just some of the many options available.

London views are quintessential and therefore appealing to both domestic and international markets. A reception room overlooking Tower Bridge is a view that few would fail to recognise. These sorts of iconic vistas command a premium

and have a global following. Waking up to views of Big Ben or the London Eye, or sundowners on the terrace next to Albert Bridge, makes the Thames a world-class property location.

The latest riverside developments in the capital offer residents a choice of first class amenities such as luxury spas, gyms, pools and other facilities, including valet parking and wine storage. Certainly, a view of the Thames is something special, but riverside property in London is not just about the view – it's the riverside lifestyle that comes with it.

Matthew Smith, Riverside Office Head





Sphinx

SHEPPERTON, TW17

Built in 1903, Sphinx has a full and vibrant history, that includes celebrity owners Janet Munro and Ian Hendry, as well as being the setting for director John Boorman's two semi-autobiographical films: Hope and Glory in 1987 and Queen and Country in 2014. Sphinx's dual aspect, south facing plot at the tip of the island gives it a spectacular outlook across the River Thames. Exclusivity is guaranteed as the private jetty allows for a discreet entrance. The annexe, including a sauna, offers a creative and versatile separate living space. With wildlife nestling at the meeting point of the Thames and the lawn, Sphinx is truly one of the most captivating and tranquil gems on the river.

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ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- 4 reception rooms
- Swimming pool
- Half acre plot
- 30 m jetty
- Undercroft

GUIDE PRICE
£2,250,000 *EPC: D*





The Ferry House

TWICKENHAM, TW1

A Grade II listed family house with a wonderful riverside garden and a pool house, complete with staff accommodation, at the end of the private rear garden. All in superb order having undergone complete renovation and with wonderful views over the slipway to Eel Pie Island.

mathew.hahn@knightfrank.com
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ACCOMMODATION INCLUDES:

- 7 bedrooms
- 4 bathrooms
- 4 reception rooms
- Wine cellar
- Swimming pool
- Summerhouse
- Approximately 6,677 sq ft

GUIDE PRICE
£8,500,000



Broom Water West

TEDDINGTON, TW11

This beautifully positioned house backs on to and overlooks an inlet of the River Thames on a very quiet and highly sought-after residential road. Broom Water West has been finished to the highest of standards with 4,818 sq ft (448 sq m) of lateral living space. The gardens are beautifully landscaped and lead down to the private creek, where you will find the mooring and the boat house.

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+44 20 8939 2808

ACCOMMODATION INCLUDES:

- 5 - 6 bedrooms
- 5 bath/shower rooms
- 3 reception rooms
- Large kitchen/dining room
- Mooring
- Boat house
- Garage
- Off street parking

GUIDE PRICE
£4,000,000 **EPC: B**



Isle House

ISLE OF DOGS, E14

The main house, which dates back to approximately 1825, was designed by renowned architect Sir John Rennie, and would have originally been a dock master's residence. Over the years the property fell into disrepair, until it was fully restored by the current owners in 1996. This is the first time that the property has been on the market since, making it an extremely rare opportunity.

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+44 20 7512 9966

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- 3 reception rooms
- Coach house
- Secluded garden
- Private parking
- Terrace
- Grade II listed

GUIDE PRICE
£3,500,000



Montevetro

BATTERSEA, SW11

A beautiful two bedroom apartment in the sought-after riverside building Montevetro, located on the first floor and affording bright and spacious accommodation as well as wonderful river views. Montevetro, meaning "glass mountain" in Italian, is a landmark building designed by the Richard Rogers Partnership.

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+44 20 3597 7687

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- 1 - 2 reception rooms
- Leisure facilities
- Concierge
- Roof terrace
- Private parking

GUIDE PRICE
£3,250,000 **EPC: C**



Walter Greaves

CHELSEA, SW10

This beautiful 1760 sq ft boat has been interior designed and finished by the Chelsea Yacht & Boat Company to the highest standards. The boat has wonderful entertaining space that includes the entire ground floor comprising large open-plan kitchen, dining area and drawing room. A large terrace opens out from the drawing room, offering incredible views across the Thames. She has two large en suite bedrooms with a dressing room in the master suite. There are also separate study/snug, utility, cloak and plant rooms.

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+44 20 3597 7683

ACCOMMODATION INCLUDES:

- 2 - 3 bedrooms (2 en suite)
- Study/snug
- Cloakroom
- Large terrace
- Underfloor heating throughout
- 25 year licence

GUIDE PRICE
£1,750,000



King's Quay

CHELSEA HARBOUR, SW10

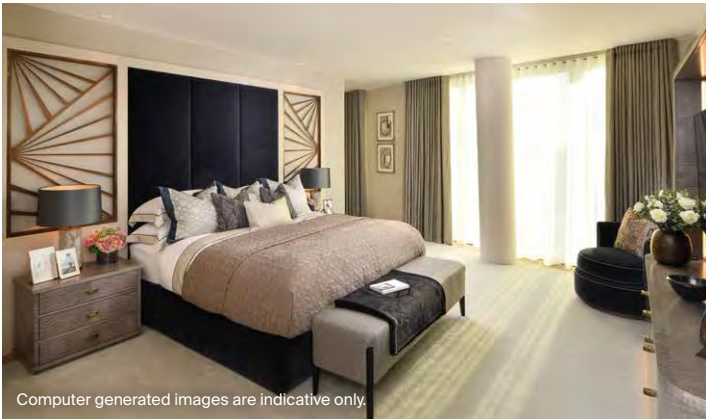
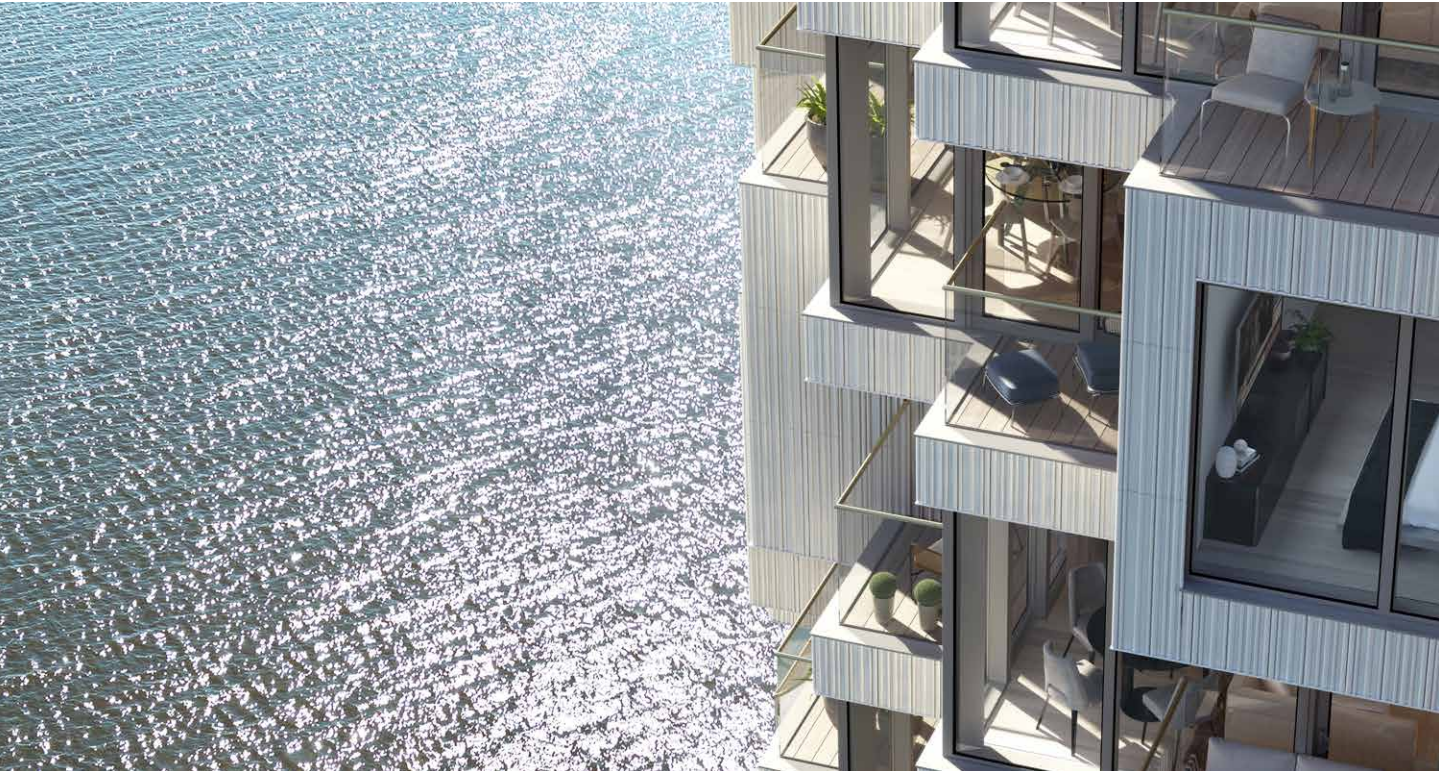
An exceptional penthouse apartment in one of London's most prestigious riverside developments. In excellent condition, the property offers luxurious accommodation as well as harbour and River Thames views. Access to the apartment is directly from the lifts with a private access security code. This contemporary property has been interior designed and is decorated in a modern, minimalist style and benefits from state-of-the-art technology. The property has excellent outside space with views of the marina.

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+44 20 3597 7683

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 2 reception rooms
- Parking for 2 cars
- Extensive outside space
- Ideal waterside location

GUIDE PRICE
£6,800,000 **EPC: C**



One Park Drive

CANARY WHARF, E14

Designed by Herzog & de Meuron, One Park Drive will be Canary Wharf's signature residential building; a landmark high-rise building of exceptional architectural and interior design quality. Located on Canary Wharf's 128 acre private estate, the building is positioned at the head of the docks – offering waterfront views.

tom.rundall@knightfrank.com
+44 20 8115 0801

DEVELOPMENT INCLUDES:

- Range of apartments available
- Concierge
- Library
- Cinema room
- Health & fitness facility, including fully equipped gym, pool, sauna & steam room

PRICES FROM
£825,000

One Blackfriars

SOUTHWARK, SE1

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:

- One Blackfriars is a new luxury 50 storey development overlooking the River Thames featuring unique landmark architecture
- The 170 m high tower with 274 apartments is centrally located on the South Bank, the cultural home of music & the arts
- The hotel style amenities include residents' gym, pool, thermal spa, cinema & 24-hour concierge
- The apartments offer magnificent views over the River Thames & the central London skyline

PRICES FROM
£1,300,000



Belvedere Gardens

SOUTH BANK PLACE, SE1

Belvedere Gardens at South Bank Place is a beautifully designed building of 97 exclusive apartments. From its enviable position on the Southbank, this collection of apartments will offer panoramic views of the River Thames, Westminster and central London. These sophisticated homes, arranged over the 10 and 20 storey building, vary in size from one to three bedrooms and penthouses.

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+44 20 7861 5377

DEVELOPMENT INCLUDES:

- Private residents' lounge & opulent outdoor terrace
- Hotel-style reception & concierge facility
- Exclusive residents' health & fitness spa
- Additional 17,000 sq ft residents' health club
- Completing 2018
- Approximately 1,015 sq ft - 4,030 sq ft

PRICES FROM
£2,145,000



Royal Arsenal Riverside

WOOLWICH, SE18

Occupying a prime location on the River Thames at Royal Arsenal Riverside, Waterfront offers spectacular views across the Thames and back to Canary Wharf and is perfectly positioned for luxury riverside living. Residents are served by unrivalled transport links – including the on-site Elizabeth line (Crossrail) station, due to open this December, as well as DLR and National Rail stations on their doorstep. The development can also be reached by the on-site Thames Clipper, which travels to Greenwich, Canary Wharf and London Bridge all in less than 30 minutes. For frequent fliers London City Airport is only seven minutes away via DLR – making this one of the best-connected developments in London.

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+44 20 8115 0801

DEVELOPMENT INCLUDES:

- A selection of 2 & 3 bedroom penthouses, fronting the Thames
- Residents' gym
- 20 m swimming pool
- Vitality spa pool
- Sauna & steam rooms
- Cinema room
- 24-hour concierge

PRICES FROM
£1,295,000



Fairwater House

CHELSEA CREEK, SW6

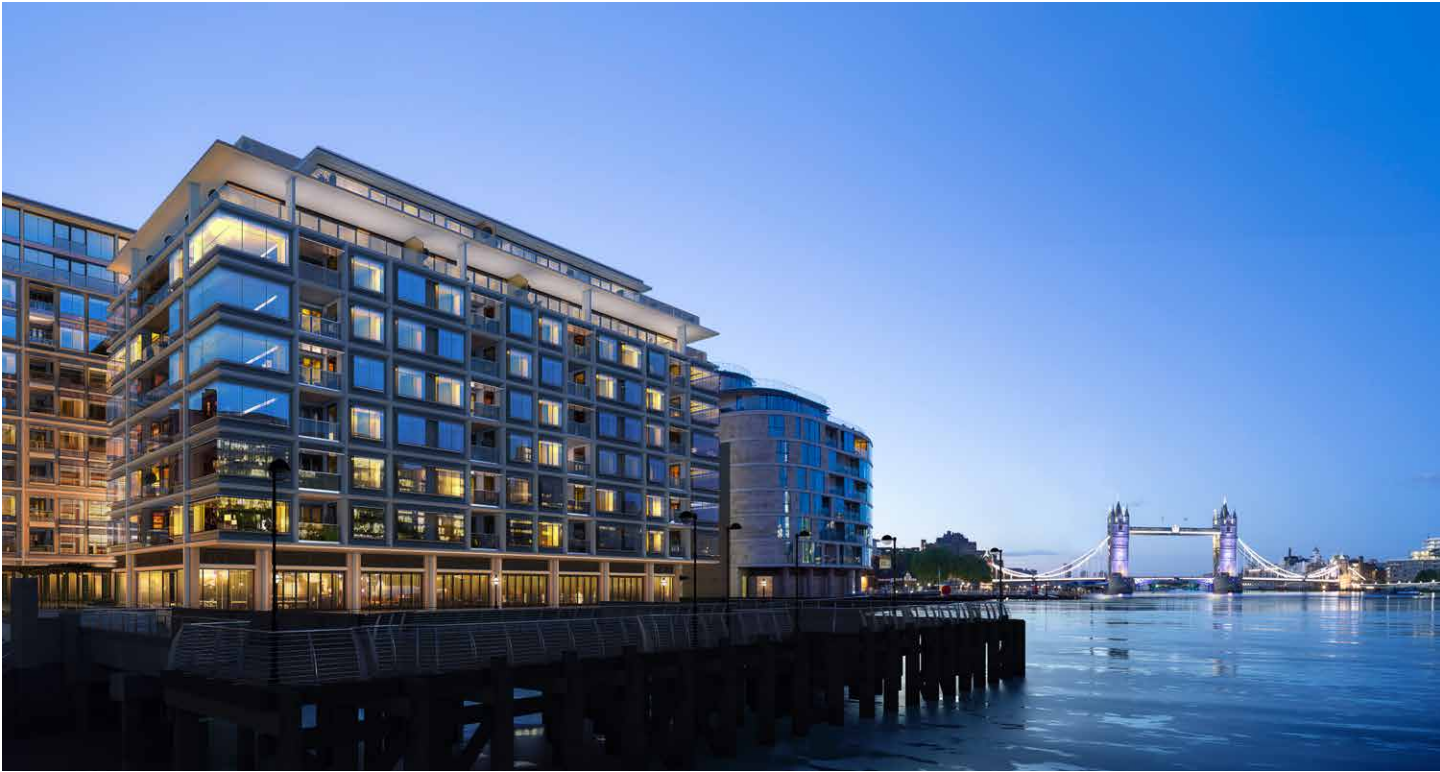
Chelsea Creek brings a characteristically European style of waterside living to central London. A stunning location with tree-lined avenues and meandering waterways offer a refreshingly unique urban lifestyle. Just moments from your doorstep you will find the local bars, restaurants and cafés of Imperial Wharf as well as the endless shopping on the nearby King's Road, Sloane Street or Westfield.

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+44 20 8115 0799

DEVELOPMENT INCLUDES:

- Selection of contemporary 1, 2 & 3 bedroom apartments
- Luxurious riverside living
- Excellent transport links
- Residents' only spa & fitness centre
- Moments from the King's Road
- 24-hour hotel style concierge
- Landscaped gardens offer places to sit & unwind

PRICES FROM
£890,000



Landmark Place

TOWER BRIDGE, EC3

Landmark Place occupies an unparalleled position on the banks of the Thames next to the Tower of London. As the only new waterfront development in the City of London, its beautifully crafted interiors, hotel-style amenities and iconic views of Tower Bridge, HMS Belfast and The Shard combine to deliver a truly special offering.

edward.robinson@knightfrank.com
+44 20 7718 5211

DEVELOPMENT INCLUDES:

- 1, 2 & 3 bedroom apartments & penthouses available
- Panoramic river & city views
- Moments from Tower Hill & Monument stations, Tower Gateway DLR & Tower Pier
- 20 m swimming pool, spa & state-of-the-art fitness suite
- 24-hour concierge, residents' lounge & cinema, underground parking

PRICES FROM
£899,999 - £9,975,000



Landmark Pinnacle

CANARY WHARF, E14

At 75 floors, Landmark Pinnacle is one of Europe's tallest residential towers. Standing four-square at the head of Canary Wharf's South Dock, these homes have unique vantage points. No other residence has as many uninterrupted views both westward down the River Thames, across the entire city, and eastward over the docks to Canary Wharf and beyond.

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+44 20 8115 0801

DEVELOPMENT INCLUDES:

- Suite, 1, 2, 3 & 4 bedroom apartments available
- City, river & dock views
- 24-hour concierge, security & underground car parking
- Internal gardens
- 56th floor gym with stunning views
- Private dining rooms
- 75th floor roof terrace

PRICES FROM
£538,750 - £1,890,000



Royal Wharf

ROYAL DOCKS, E16

Royal Wharf is at the centre of the Royal Docks regeneration, with 3,389 homes in total being built. And, with 45% of the 40+ acre site being green space along the River Thames, Royal Wharf really is a wonderful place to live. The arrival of Crossrail in late 2018 will also add an additional draw to the area.

edward.robinson@knightfrank.com
+44 20 8115 0801

DEVELOPMENT INCLUDES:

- Suite, 1, 2, 3, 4 bed & townhouse units available
- Direct river frontage
- 24-hour concierge
- 17,000 sq ft leisure suite including hydrotherapy spa & studio classes
- 25 m pool
- Underground parking available (by separate negotiation)
- Thames Clipper
- Crossrail available from Custom House station

PRICES FROM
£385,000 - £1,228,500



Riverwalk

WESTMINSTER, SW1

Riverwalk offers 116 highly specified apartments in two elegant buildings by award-winning architects Stanton Williams. The residences rise up from a landscaped setting, offering the apartments outstanding panoramic views of the river, Westminster and beyond.

Complete and ready for immediate occupation.

michael.stewart@knightfrank.com
+44 20 8115 0799

DEVELOPMENT INCLUDES:

- 1, 2 & 3 bedroom apartments
- Concierge & 24-hour security
- Residents' gym
- Service assembly car parking
- Riverfront café
- 999 year leasehold

PRICES FROM
£1,200,000 - £22,500,00



Tower West

CHELSEA WATERFRONT, SW10

Tower West is part of the spectacular landmark development, Chelsea Waterfront, situated on the North Bank of the River Thames in Chelsea. The new 37 storey tower offers unrivalled and previously unseen viewpoints across London. These exquisite apartments will all benefit from private health and fitness facilities, 24-hour concierge service and landscaped riverside communal gardens.

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DEVELOPMENT INCLUDES:

- Range of 2, 3, 4 & 5 bedroom apartments available
- Residents' only leisure facilities including gym, pool & spa
- Masterplan designed by Sir Terry Farrell
- Communal gardens designed by Randle Siddeley

PRICES FROM
£2,000,000

Chiswick Quay



CHISWICK, W4

This beautifully presented townhouse is offered in excellent condition and forms the favored riverside stretch of this development. Chiswick Quay is a highly regarded development on the banks of the River Thames which incorporates an internal marina.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 bathrooms
- Reception room
- Garden
- Roof terrace
- Garage

ramsey.conyers@knightfrank.com
+44 20 3757 6231

GUIDE PRICE
£1,999,950 **EPC: D**

Bazalgette Court



CHISWICK, W4

An exceptional penthouse, occupying the prime position within the development and benefiting from stunning views up and down stream of the River Thames. Ideal for commuters, the property offers direct access to the A4/M4, with Stamford Brook and Ravenscourt Park stations are close by.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- Large open plan kitchen/dining/reception room
- Southerly roof terrace
- 2 balconies
- 2 allocated parking spaces

ramsey.conyers@knightfrank.com
+44 20 3757 6231

GUIDE PRICE
£2,750,000 **EPC: E**

Digby Mansions



CHISWICK, W4

An impressive penthouse apartment in a riverside mansion block which offers an abundance of natural light throughout and benefits from an expansive 592 sq ft roof terrace. Digby Mansions is located beside Hammersmith Bridge and is in close proximity to Hammersmith underground station.

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Kitchen/dining room
- Reception room
- West facing roof terrace

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+44 20 3757 6231

GUIDE PRICE
£1,225,000 **EPC: C**

Blade House



RICHMOND, TW10

This stunning property has been newly refurbished to a high standard and offers amazing river views from the terrace, predominantly due south west but also towards Richmond Bridge. It comprises an open, good size reception room with oak flooring and vast expanses of glass to maximise the views, dining area and an open plan kitchen with granite work surfaces.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- Bathroom
- 2 shower rooms
- Large reception room
- Open plan kitchen
- Underground parking space

debbie.pinkham@knightfrank.com
+44 20 8939 2811

GUIDE PRICE
£6,750 pcm **EPC: C**

An aerial photograph of a coastal landscape. In the foreground, a steep, grassy cliffside slopes down towards a small, sheltered bay. The water in the bay is a vibrant turquoise color, contrasting with the darker blue of the open sea to the left. A small, pebbly beach is visible at the base of the cliff. In the background, more cliffs and a distant coastline are visible under a soft, hazy sky. The overall scene is serene and picturesque.

Coast to Coast

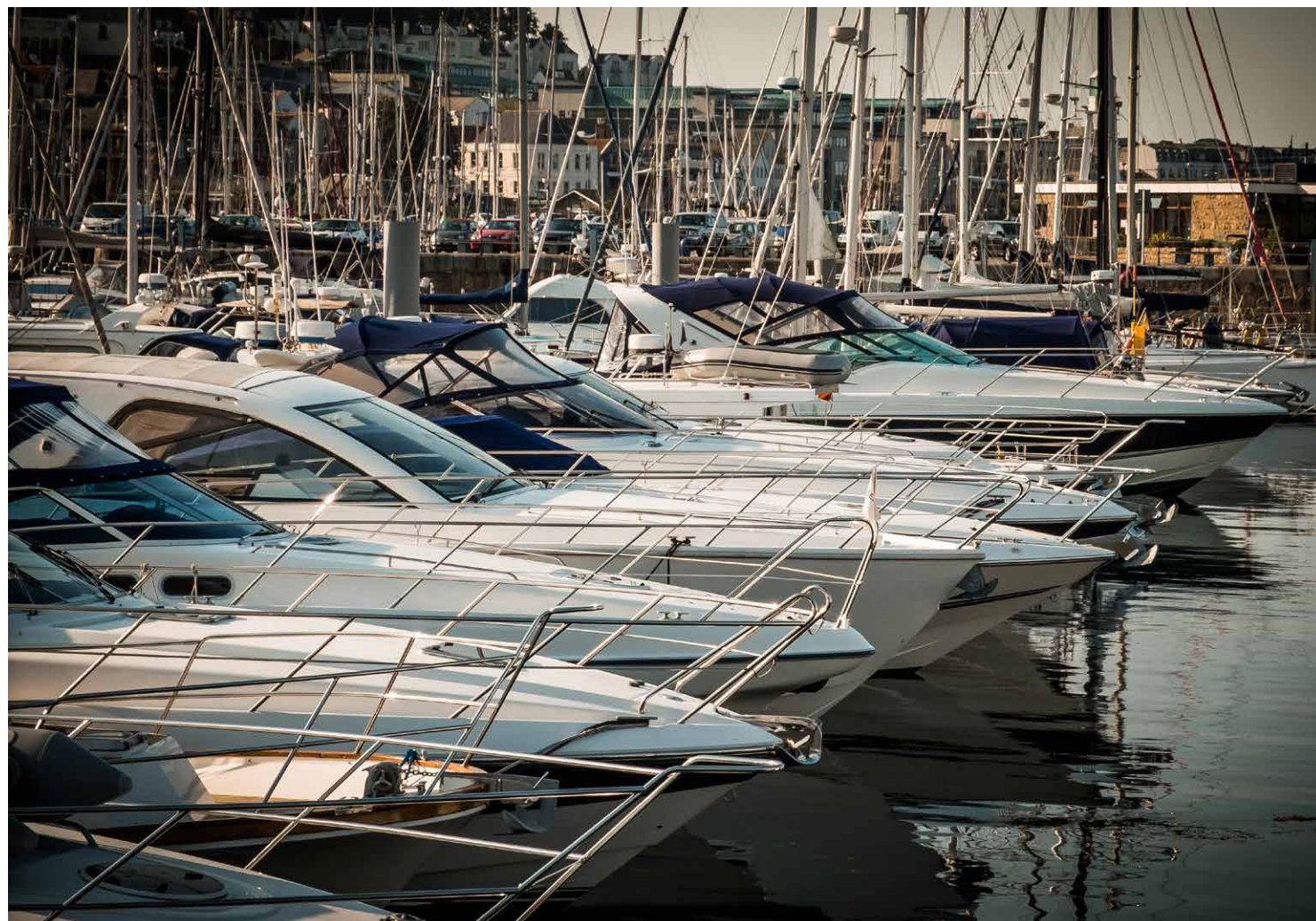
A coastal home is as much an emotional purchase as a financial one. This shift has seen the coastal market become ever more widespread. A trend across the entire market is buyers' focus on wishing to teach a child to sail, walking grandchildren along the beach after a family BBQ or simply longing to escape an otherwise frantic lifestyle.

With Brexit on our doorstep and the country currently basking under a heatwave this summer, we are noticing a shift in families with young children wanting to move away from holidays abroad and the mad rush of the airport to instead opting for 'staycations'. These families love UK based holiday homes because it provides them with a familiar place to go back to year after year. They can invite friends and family without the restrictions imposed by overseas travel, hotels, or even holiday rentals. They can have BBQs and a boat either moored in the nearby waters or parked in their own boat store.

We do hope you enjoy the snapshot of some of the wonderful lifestyles available across the UK's coastline provided on the following pages.

Christopher Bailey
Head of National Waterfront

Your *marine* specialists.



Our specialist Marine Consultancy Team have over 20 years of experience across all marine property sectors. This means we're perfectly placed to advise you on a wide range of areas, from managing, selling and acquiring marine assets, to development, valuations and compensation. Whatever your needs, speak to us.

We'd love to help you.

15 The Boatyard, Swanwick Marina,
Swanwick, Southampton SO31 1ZL
T. 01489 667840
marineconsultancy@knightfrank.com

[knightfrank.co.uk/marine](https://www.knightfrank.co.uk/marine)



Solent Forts

THE SOLENT

Three 19th century waterfront fortifications offering boutique hotel accommodation situated in the Solent. Two privately owned island hotels featuring dramatic architecture and restored from their former days as a line of defence against the enemy attacks on the Solent and Portsmouth. A third fort in its original condition is also available and primed for refurbishment. Ideal as two or three boutique hotels or retreats or as private coastal residences; or a combination.

henry.jackson@knightfrank.com
+44 20 7861 1085

christopher.bailey@knightfrank.com
+44 1392 848822

ACCOMMODATION INCLUDES:

- Spitbank: 9 suite boutique retreat hotel within historic fort dating back over 150 years. Mature business turning over approximately £1.8m (net of VAT). Officers Mess restaurant (approximately 60 covers) roof terrace, hot pool, sauna, fire pit & sun deck
- No Man's: Total of 23 luxurious bedroom suites, The Mess Hall restaurant, hot pool, sauna, roof terrace, fire pit & sun deck. Potential to add another 9 bedrooms, licensed for civil ceremonies/weddings
- Horse Sand: unmodernised & in its original state, as a maritime fort

PRICES FROM
£1,000,000 - £11,000,000



Tanzarra

NORTH CORNWALL

An outstanding contemporary property overlooking Mawgan Porth Bay with uninterrupted sea views and direct access to the beach. Tanzarra combines elegant design with impressive energy efficiency to create an ideal waterfront family home in one of the most desirable coastal locations in the UK.

hamish.humfrey@knightfrank.com
+44 20 7861 1717

christopher.bailey@knightfrank.com
+44 1392 848822

ACCOMMODATION INCLUDES:

- 5 - 6 bedrooms
- 6 bathrooms
- 3 reception rooms
- 2.5 miles from Newquay Airport
- Approximately 6,670 sq ft

GUIDE PRICE
£3,500,000 **EPC: B**



Kai Tak

POLZEATH, CORNWALL

Built in 2018 and finished to an exceptional standard, this superb contemporary property has been meticulously designed to take advantage of the magnificent views across Polzeath Beach and provides unsurpassed luxury for waterfront living.

christopher.bailey@knightfrank.com
+44 1392 848822

ACCOMMODATION INCLUDES:

- 4 - 5 bedrooms
- 3 bathrooms
- 5 reception rooms
- Car port & private parking
- Surf board storage
- Spa
- Approximately 4,273 sq ft

GUIDE PRICE
£2,695,000 **EPC: C**





Upalong

EAST PORTLEMOUTH, DEVON

Overlooking the Salcombe Estuary in one of the most desirable waterfront locations in the country, this six bedroom property is not listed and has been refurbished to an exceptional standard. The house is protected by grounds extending to 5.8 acres, including extensive landscaped gardens, foreshore and beach. Ideal for sailing enthusiasts, there is a slipway, boat house and five moorings.

hamish.humfrey@knightfrank.com
+44 20 7861 1717

mark.proctor@knightfrank.com
+44 1392 423111

ACCOMMODATION INCLUDES:

- 6 - 7 bedrooms
- 4 bathrooms
- 3 reception rooms
- Studio/annexe
- Indoor swimming pool
- Sauna
- Landscaped gardens
- 3 running moorings & 2 swinging moorings
- Approximately 5,482 sq ft

GUIDE PRICE
£6,000,000 **EPC: E**



Pencalenick House

PONT PILL, CORNWALL

Set directly into the southern bank of the secluded Pont Pill Creek, Pencalenick House has a stunning view overlooking its own beach and slipway, the Fowey Estuary and the beautiful town of Fowey on the opposite side of the river.

hamish.humfrey@knightfrank.com
+44 20 7861 1717

christopher.bailey@knightfrank.com
+44 1392 848822

ACCOMMODATION INCLUDES:

- 7 - 8 bedrooms
- 6 bathrooms
- 3 reception rooms
- Slipway
- Private beach
- Grounds of around 2.5 acres
- Approximately 4,300 sq ft

GUIDE PRICE
£2,750,000 **EPC: C**



Beaucamp De Haut

CASTEL, GUERNSEY

On the market for the first time in over 30 years, Beaucamp de Haut is one of the island's most prestigious properties in an enviable location. Standing in a private setting in the middle of its own land with outstanding sea views. St. Peter Port and the airport are both two miles away.

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

ACCOMMODATION INCLUDES:

- 8 bedrooms
- 6 bathrooms
- 5 reception rooms
- Swimming pool
- Tennis court
- Guest & staff accommodation
- In all about 25 acres

GUIDE PRICE
Available upon request



Ince Castle

SOUTH EAST CORNWALL

Ince Castle lies inside the Tamar Valley Area of Outstanding Natural Beauty, close to the Devon/Cornwall border, with access to the historic, naval port of Plymouth. The Castle belongs to a group of Jacobean properties that draw their inspiration from the great towers and keeps of medieval castles such as Dover and Kent and, closer to home, Corfe in Dorset.

william.morrison@knightfrank.com
+44 1392 848823

christopher.bailey@knightfrank.com
+44 1392 848822

ACCOMMODATION INCLUDES:

- Grade I listed castle with 15 bedrooms
- Housekeeper's wing & flat
- Secluded farmhouse & 4 cottages
- Spectacular gardens, tennis court & swimming pool
- Private jetty & 2 moorings on the River Lynher
- In all about 190 acres

GUIDE PRICE
£7,000,000



Copplestone

WARSASH, HAMPSHIRE

A unique opportunity to build, with views over the River Hamble and surrounding wetlands. Plannning permission for a 1,969 or 4,347 sq ft home. Copplestone is ideally situated for yachting on the Solent and watersports.

george.clarendon@knightfrank.com
+44 1962 850333

ACCOMMODATION INCLUDES:

- 3 bedrooms
- Bathroom
- 2 reception rooms
- Dining room
- Kitchen
- Garaging
- Approximately 0.9 acres

GUIDE PRICE
£975,000 **EPC: F**



Pier House

ISLE OF WIGHT

An exceptional beachside home, set in delightful gardens in a prime position within this popular coastal village. Constructed in 1898, in an unrivalled plot with 112 m of direct beach frontage and panoramic sea views.Accommodation arranged over three floors, in addition to a cellar.

george.clarendon@knightfrank.com
+44 1962 850333

bembridge@spencewillard.co.uk
+44 1983 873000

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 4 bathrooms
- 3 reception rooms
- Direct beach access, a period studio & garage/boat store
- Approximately 3.24 acres

GUIDE PRICE
£2,750,000 **EPC: F**



Crown Yealm House

NEWTON FERRERS, DEVON

Located in this idyllic village with direct water access, Crown Yealm House has undergone a stunning renovation to create a beautiful and practical home from which to enjoy waterfront living. There is ample parking, a private quay and outhaul mooring.

hamish.humfrey@knightfrank.com
+44 20 7861 1717

mark.proctor@knightfrank.com
+44 1392 423111

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 - 4 bathrooms
- 5 reception rooms
- Terrace & garden
- Garage & private parking
- Private quay
- Mooring
- Approximately 4,332 sq ft

GUIDE PRICE
£2,250,000 **EPC: C**



Trenemans

THURLESTONE, DEVON

An exclusive development of eight luxury detached houses. Each home has its own identity designed specifically to complement the individual site. Award-winning architects, Harrison Sutton have created eight unique houses in beautiful surroundings whilst offering stylish living for the 21st century. An abundance of glass blended skilfully with local materials allows the houses to harmonise with their setting while taking advantage of the different views and maximising light in every aspect of the property.

mark.proctor@knightfrank.com
+44 1392 423111

DEVELOPMENT INCLUDES:

- 8 plots
- Detached 4 - 5 bedrooms
- New development
- Coastal
- Private parking
- Beautiful, stylish finishes
- Approximately 3,110 - 4,014 sq ft

PRICES FROM
£1,100,000 - £1,350,000



Ackergill Tower

WICK, CAITHNESS

The original Ackergill Tower is believed to date from 1475 and over the centuries has been steeped in interesting history. The current owners purchased Ackergill Tower in 2009 and have progressively renovated the property, including the provision of additional accommodation in the adjacent former stables and the creation of a function facility for up to 200 guests.

In addition to the uniqueness of the property itself and its location, it can offer real flexibility of use including a traditional country house hotel business, an exclusive use wedding/party venue or for corporate conferences.

michael.jones@knightfrank.com
+44 131 222 9600

ACCOMMODATION INCLUDES:

- Ackergill Tower (over 5 floors + cellar)
- Ceilidh Hall
- Smugglers Inn
- Six cottages
- Bothy & boathouse
- Europe's largest treehouse
- 30 acre grounds & gardens

GUIDE PRICE
£3,900,000 **EPC: G**



The Watermill

NORFOLK

A Grade II listed Georgian watermill with enchanting and quintessentially English views over the mill pond. The Watermill forms part of a range of attractive Georgian mill buildings in a stunning setting overlooking the mill race and mill pond yet within 0.6 miles of Burnham Market's popular village centre. The Watermill is a beautiful and sensitive conversion of the mill into a stylish and charming family home.

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

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 3 reception rooms
- Mill race
- Mill pond
- Trout fishing
- Share of 4.75 acres of community amenity land

GUIDE PRICE
£1,250,000



Bayview House

CO. DUBLIN, IRELAND

An outstanding, modern, architect designed detached home on an elevated site of approximately 1.25 acres enjoying panoramic views of Dublin City. The well designed accommodation extends to approximately 824 sq m / 8,867 sq ft with generously proportioned reception rooms; all positioned to take full advantage of the stunning views. This is a house built for a family who like to entertain on a regular basis, with every modern convenience catered for.

rena.okelly@ie.knightfrank.com
+353 1 634 2466

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- 5 reception rooms
- Large, south facing conservatory
- Paved patio area & open deck, complete with barbecue
- Bar & dark room with chilled wine cooler
- Beautiful gardens with a pond & feature waterfall
- Heated indoor swimming pool complete with sauna & shower room

GUIDE PRICE
€2,950,000

Killiney



CO. DUBLIN, IRELAND

Impressive towered and gabled red brick Gothic Revival mansion located on St George's Avenue. Built in the late 1870's by one of the leading Irish architects of the 19th century, George Ashlin, this stunning property is situated in a prime coastal location off Killiney Hill Road enjoying captivating sea views from all main rooms.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- 5 reception rooms including conservatory
- Gardens & coastal sea views
- Detached garage, a number of storage sheds, potting sheds & a block built dog house

rena.okelly@ie.knightfrank.com
+353 1 634 2466

GUIDE PRICE
€9,250,000

Dalkey



CO. DUBLIN, IRELAND

Strawberry Hill House is a bright, spacious Victorian villa enjoying an enviable position overlooking Killiney Bay, nestled below Vico Road on the southerly slopes of Killiney Hill.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- 8 reception rooms
- Tennis court & gym
- Swimming pool
- 2 car garage

rena.okelly@ie.knightfrank.com
+353 1 634 2466

GUIDE PRICE
€5,950,000

Prospect House



SLAPTON, KINGSBRIDGE

Prospect House is a very special Grade II listed, Georgian, village family home set in a commanding position on the edge of and overlooking the popular village of Slapton, about a half mile from the sea, with a detached annexe. The views from the property are simply outstanding.

ACCOMMODATION INCLUDES:

- 5 - 7 bedrooms
- 3 - 4 receptionrooms
- 2 - 3 bathrooms
- Swimming pool
- Approximately 4,647 sq ft

mark.proctor@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,750,000

Pengegon



FOWEY, CORNWALL

A unique opportunity to purchase a magnificent, secluded estuary site on the River Fowey with existing planning consent for a seven bedroom waterfront home in a magical setting. With extensive foreshore and a private slipway.

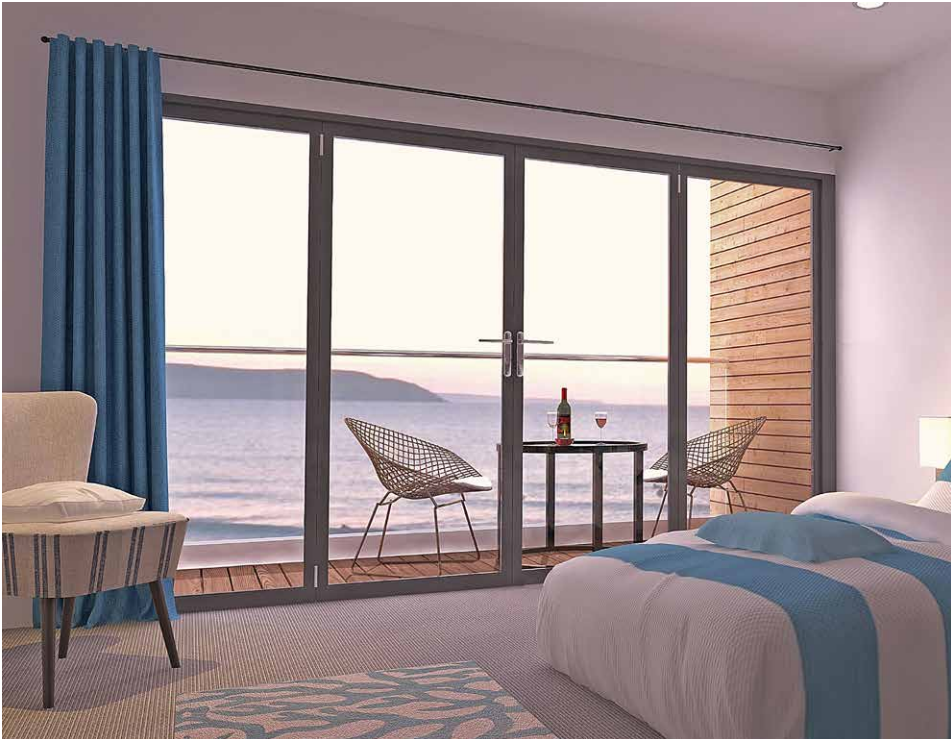
ACCOMMODATION INCLUDES:

- 4 - 7 bedrooms
- 2 - 5 bathrooms
- 4 - 6 reception rooms
- Development plot
- Gardens, woodlands & foreshore
- Private parking & slipway
- All in all about 6.5 acres

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£2,000,000

Byron Waterfront Apartments



WOOLACOMBE, DEVON

A new development of luxury waterside, coastal apartments overlooking Woolacombe Bay with one of the most breathtaking surfing locations on the North Devon coastline. Available now. Integral swimming pool and restaurant.

ACCOMMODATION INCLUDES:

- 1 - 4 bedrooms
- 56 apartments in total
- Private parking
- Lift
- On site management service
- Approximately 732 - 1,582 sq ft

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+44 1392 423111

PRICES FROM
£375,000

Castle Gotha



PORTHPEAN, CORNWALL

A particularly unique waterfront family home, free of any close neighbours and commanding a position high above the coastline on the south Cornish coast. This five bedroom farmhouse and three bedroom detached cottage come with outbuildings, two paddocks and land down to the coastal path.

ACCOMMODATION INCLUDES:

- 5 bedroom house & 3 bedroom cottage
- 3 reception rooms & 1 reception room
- 4 bathrooms & 2 bathrooms
- Private parking
- Outbuildings & detached garage
- Approximately 2,574 - 4,791 sq ft
- All in all about 8 acres

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,500,000 **EPC: F**

Lamorna Cove



PENZANCE, CORNWALL

A once in a lifetime opportunity to own one of the last remaining bays in private hands and one that is totally unspoilt and quintessentially Cornish. Includes a substantial commercial property portfolio. Available as a whole or as three separate lots.

ACCOMMODATION INCLUDES:

- 4 bedroom semi detached cottage & 3 bedroom detached cottage
- 1 bedroom & 2 bedroom holiday apartments
- Restaurant
- Additional commercial space
- Slipway & mooring
- 2 pay & display car parks with private road
- Approximately 889 - 4,043 sq ft
- All in all about 15.75 acres

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£2,650,000 *EPC: A, C, D*

Lyndhurst



DITTISHAM, DEVON

This Grade II listed waterfront home has flexible accommodation with up to five bedrooms, a single garage, additional off street parking and a spectacular, mature, terraced garden. Situated in the center of Dittisham in the heart of the South Hams.

ACCOMMODATION INCLUDES:

- 4 - 5 bedrooms
- 2 bathrooms
- 2 - 3 reception rooms
- Private parking
- Approximately 1,657 - 1,891 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£885,000

Richmond



SALCOMBE, DEVON

This waterfront home has lovely, panoramic and uninterrupted views out across the Salcombe Estuary to the sea beyond and offers accommodation over two floors, with two bedrooms on the upper floor and up to three further bedrooms downstairs. With garden, double garage and parking for three cars.

ACCOMMODATION INCLUDES:

- 4 - 5 bedrooms
- 2 bathrooms
- Reception room
- Private parking
- Approximately 1,812 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£995,000 *EPC: F*

Slipways



RESTRONGUET POINT, CORNWALL

Exciting refurbishment or development opportunity, subject to planning. Situated in a prime waterfront position on one of the most sought-after roads throughout Cornwall. With a lovely mature and private garden, outdoor swimming pool, private slipway and outhaul.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- 4 reception rooms
- Swimming pool
- 2 garages & private parking
- Approximately 3,937 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£2,500,000 *EPC: E*

Talisker



CROYDE, DEVON

A spectacular home that has been cleverly designed to maximise the sea views whilst providing privacy and substantial indoor and outdoor space. With green technology incorporated throughout.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 4 bathrooms
- 2 receptions rooms
- Private parking
- Approximately 3,990 sq ft
- All in all about 0.7 acres

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£2,000,000 **EPC: E**

The Bay Apartments



CAWSAND, CORNWALL

A rare opportunity to purchase an outstanding apartment in a frontline waterfront setting. A stylish collection of just nine two, three and four bedroom luxury, individual apartments overlooking the bay at Cawsand in the heart of this beautiful Cornish waterfront village.

ACCOMMODATION INCLUDES:

- New development
- Private parking
- Integral restaurant
- Leasehold
- Approximately 1,157 - 1,448 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

PRICES FROM
£575,000

The Old Rectory



SOUTH POOL, DEVON

Grade II listed family home with Georgian symmetry. Beside the Salcombe Estuary with immaculate mature gardens and four acre field.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 bathrooms
- 4 reception rooms
- 1 bedroom detached annexe
- Outbuildings, triple garage
- Garden & field
- Approximately 3,577 - 5,329 sq ft
- All in all about 6.16 acres

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,950,000

The Penthouse



SAUNTON SANDS, DEVON

Stunning waterside penthouse apartment with full residential use within a contemporary block of seven apartments, designed as an Apart-Hotel. Can be part of www.chaletsaunton.com luxury destination brand. Situated in a prime waterfront and surfing location on the North Devon coast.

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Reception room
- Shared garden
- Private parking
- Approximately 1,939 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,695,000 **EPC: B**



CHALFONT COTTAGE – Hallsands, Kingsbridge
GUIDE PRICE £475,000 | +44 1392 423111 | 3 bedrooms | EPC: D



RIVERSIDE – Golant, Cornwall
GUIDE PRICE £1,100,000 | +44 1392 423111 | 4 - 5 bedrooms | EPC: E



BURGH ISLAND ISLAND CAUSEWAY – Bigbury on Sea, Devon
GUIDE PRICE £595,000 | +44 1392 423111 | 2 bedrooms | EPC: D



KELLY HOUSE – Calstock, Cornwall
GUIDE PRICE £550,000 | +44 1392 423111 | 3 bedrooms | Listed



THE STRAND – Topsham, Devon, England
GUIDE PRICE £895,000 | +44 1392 423111 | 3 bedrooms | Listed



GREYSTONES – Croyde, Devon
GUIDE PRICE £950,000 | +44 1392 423111 | 5 - 6 bedrooms | EPC: E



THE OLD CHAPEL – Dartmouth, Devon, England
GUIDE PRICE £865,000 | +44 1392 423111 | 3 bedrooms | Listed



THE WATCH HOUSE – Salcombe, Devon
GUIDE PRICE £1,250,000 | +44 1392 423111 | 4 bedrooms | Listed



SUNSEEKERS – Fowey, Cornwall
GUIDE PRICE £550,000 | +44 1392 423111 | 3 bedrooms | EPC: D



ROYAL WILLIAM YARD – Plymouth, Devon
GUIDE PRICE £495,000 | +44 1392 423111 | 3 bedrooms | Listed



LITTLE RAVENSWELL – Kingswear, Devon
GUIDE PRICE £1,650,000 | +44 1392 423111 | 5 - 6 bedrooms | EPC: E



THE OLD SIGNAL HOUSE – Cawsand, Cornwall
GUIDE PRICE £495,000 | +44 1392 423111 | 3 bedrooms | EPC: D

Sun Seekers

Whilst many look for the serenity offered by proximity to the water, others see it as a gateway to a watery playground. With the bustling port towns of the Mediterranean filled with luxurious yachts, to the gentleness of the expanses of beach throughout the Caribbean, the allure of the water has long transcended cultures and preferences. Indeed, in an ever increasingly urban world, the water allows a return to an environment where an international owner can readily relax, refresh and restart.

Mark Harvey
Head of European Sales





Thonon-Les-Bains

EVIAN, FRANCE

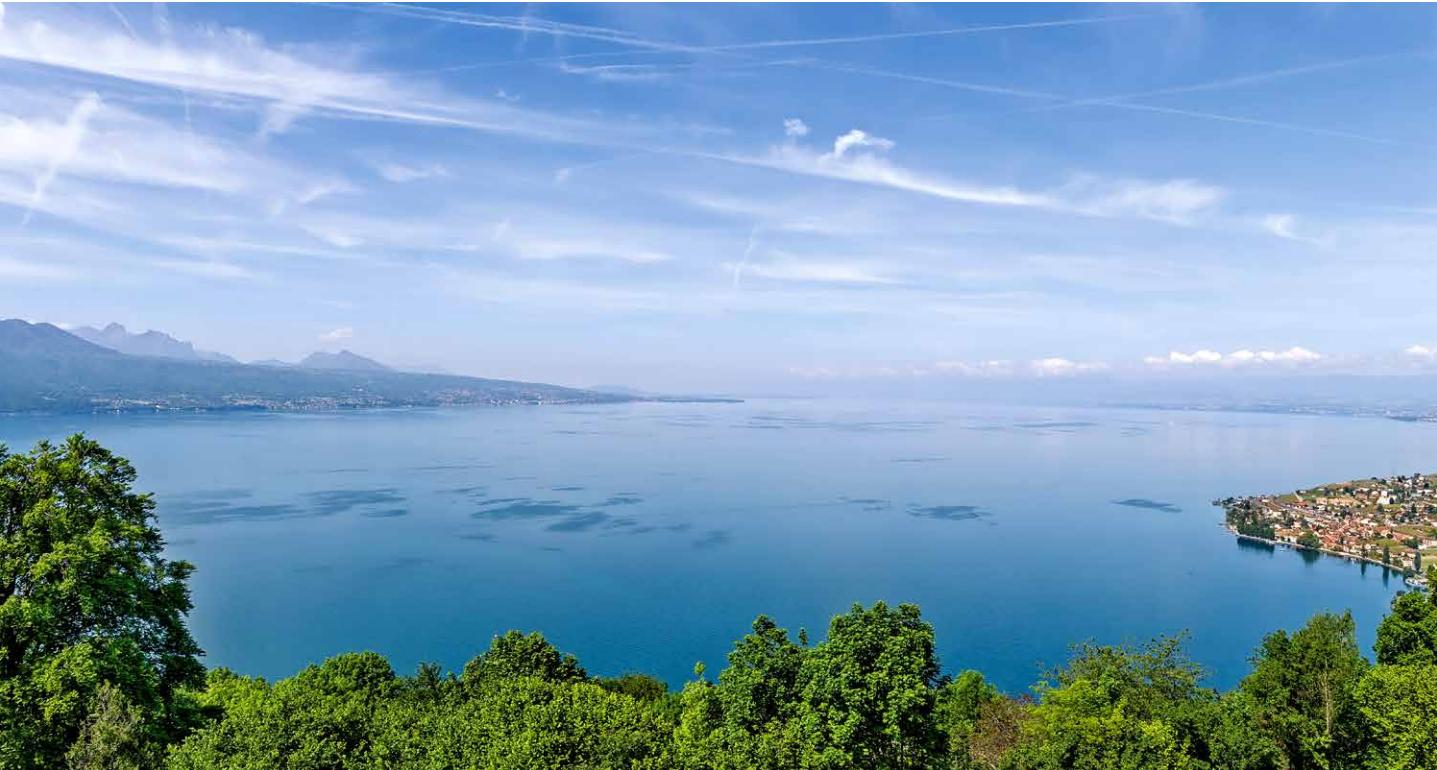
This beautiful, contemporary lake front property is in an exceptional and private location on the beautiful southern shores of Lake Geneva with approximately 2,848 sq m of gardens. The villa is situated within a private residence providing 24-hour security and access to the hotel facilities including swimming pool, equestrian centre, tennis courts and private pontoon.

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

ACCOMMODATION INCLUDES:

- 6 bedroom suites
- Cellar & Jacuzzi
- Garage for 4 cars
- Mooring pontoon
- Spectacular lake views
- Approximately 330 sq m of living space

GUIDE PRICE
€4,400,000



Computer generated images are indicative only.



Computer generated images are indicative only.

Swiss Riviera

LAKE GENEVA, SWITZERLAND

This unique newly constructed project is set within approximately 22 hectares of private and unspoiled land and is ideally positioned amidst the vineyards of the Lavaux with breathtaking views of the lake and Alpine peaks beyond. The apartments are finished to an exemplary standard and benefit from high ceilings and either a terrace or large balcony. Behind the residential building will be a smart hotel with incredible sports facilities and restaurant available for residents to use.

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

ACCOMMODATION INCLUDES:

- 1 - 4 bedrooms
- 1 - 4 bathrooms
- Terraces & balconies
- Panoramic lake views
- Communal Olympic sized swimming pool
- Fully available to non-Swiss residents

PRICES FROM
CHF 1,300,000



Lake Como

LOMBARDY, ITALY

Elegant, recently restored villa with spectacular lake views throughout this unique property. Terraces with approximately 2,300 sq m garden with panoramic pool and charming annexe.

amy.redfern@knightfrank.com
+44 20 7861 1057

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Swimming pool
- Terrace
- Water views
- Approximately 385 sq m

GUIDE PRICE
€3,900,000



Roccamare

TUSCANY, ITALY

A beautifully appointed villa set within the prestigious gated residential area of Roccamare, offering a luxurious swimming pool, tennis court and substantial terraces all within walking distance of the sandy beach. An oasis of tranquillity and privacy.

amy.redfern@knightfrank.com
+44 20 7861 1057

ACCOMMODATION INCLUDES:

- 6 bedroom
- 7 bathrooms
- Roof terrace
- Swimming pool
- Garage
- Tennis court

GUIDE PRICE
€6,750,000





Cap Adriano

MALLORCA, SPAIN

Fantastic villa within the highly exclusive development in Cap Adriano. Embedded in fully landscaped Mediterranean gardens, the villa features modern and tastefully designed interiors, large patios, a private heated pool and direct access to the littoral and large terraces from which wonderful unspoiled sea views and breathtaking sunsets can be enjoyed. The basement offers space for storage rooms, gym, cinema/games room and wine cellar.

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

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- 24-hour security
- Concierge service
- Private swimming pool
- Direct coastal access

GUIDE PRICE
€11,400,000



New Golden Mile

MARBELLA, SPAIN

An exceptional recently constructed beach front villa, enjoying approximately 60 m frontage with direct access to the golden sands of the "New Golden Mile", in a tranquil setting, with uninterrupted views across the Mediterranean Sea to Gibraltar and the north African coast. Indoor and outdoor pools and first floor sundeck lounge bar. Approximately 2,513 sq m.

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

ACCOMMODATION INCLUDES:

- 12 bedrooms
- 13 bathrooms
- Roof top plunge pool
- Fully equipped gym
- Sauna & treatment room
- Staff accommodation

GUIDE PRICE
€14,200,000

Albany



BAHAMAS, CARIBBEAN

Beautiful newly built home located within the wonderful gated community of Albany by the Albany Golf Course. This spacious five bedroom family home flows effortlessly throughout leading to the terraces and enjoys amazing views overlooking the golf course and the marina.

ACCOMMODATION INCLUDES:

- 5 bedroom suites
- Spacious open plan living area
- Terraces
- Swimming pool
- Private garage

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

GUIDE PRICE
US \$5,850,000

Mustique



SAINT VINCENT & THE GRENADINES, CARIBBEAN

This authentic, gingerbread style dream home, nestled on Mustique's Endeavor Hills, was inspired by the pre-eminent artist and theatrical set designer Oliver Messel. The property is peaceful and elegant and has dramatic views over Mustique and out to the beautiful Caribbean Sea and neighbouring islands.

ACCOMMODATION INCLUDES:

- 5 bedroom suites
- Spacious open plan living area
- Large terraces
- Infinity swimming pool
- Spectacular views

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

GUIDE PRICE
US \$9,000,000

St James



BARBADOS, CARIBBEAN

This luxurious and immaculate beach front villa has both modern and classic architectural design and is in a spectacular location on Barbados' Platinum West Coast. Arranged over four floors, this beautiful villa has private gate access to the wonderful white sandy beach by the Royal Pavilion Hotel and enjoys glorious views of the beach and Caribbean Sea.

ACCOMMODATION INCLUDES:

- 5 bedroom suites
- Spacious open plan living area
- Terraces
- Swimming pool
- Approximately 6,500 sq m

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+44 20 7861 1553

GUIDE PRICE
US \$9,000,000

Mustique



SAINT VINCENT & THE GRENADINES, CARIBBEAN

Designed by the renowned Oliver Messel, Samambaia sits high in the Endeavour Hills with breathtaking views of the Caribbean Sea. Set within a large plot, there is significant potential for future development including the adaptation of the living areas and creation of a swimming pool.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- 2 reception rooms
- Terraces & lush gardens
- Spectacular views

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GUIDE PRICE
US \$7,000,000

Palm Beach Gardens



FLORIDA, USA

Exquisite estate offering the very best views in all of Old Palm Golf Club. Breathtaking lake views, extended golf course views and a stunning look back at the ever elegant grand clubhouse. Elegance meets comfort in this masterpiece offering formal and casual living and dining.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 7 bathrooms
- Swimming pool
- 4 car garage
- Approximately 9,400+ sq ft

jason.mansfield@knightfrank.com
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GUIDE PRICE
US \$5,495,000

Southampton



NEW YORK, USA

A gorgeous Southampton waterfront home, situated on almost two luscious acres with a heated pool and a private dock. Escape to this oasis that features gorgeous water views almost all around. Along with breathtaking views, this home is made even more appealing by its close proximity to beaches and Southampton Village.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 6 bathrooms
- Heated pool
- 85 ft dock
- Approximately 8,900 sq ft

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GUIDE PRICE
US \$11,950,000

Redondo Beach



CALIFORNIA, USA

Contemporary, sleek and unquestionably modern, this landmark residence presents a spectacular oceanfront location on the southern sands of Redondo Beach. Three terraces and abundant picture windows welcome panoramic Pacific Ocean views that stretch from the Palos Verdes Peninsula to Malibu Point Dume and encompass crashing waves, passing sail boats, a jetty and pier.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 7 bathrooms
- 8 car garage
- Wine cellar
- Approximately 9,200 sq ft

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GUIDE PRICE
US \$14,200,000

Warren Street



NEW YORK, USA

Perched atop the River & Warren condominium, this stunning 26th floor residence exudes serene sophistication, direct river and city views, and abundant sunlight. Upon entering, there are sweeping oversized panoramic views to the north, west and east encompassing the Hudson River, Rockefeller and Teardrop Parks, and the Empire State Building.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- 24 hour doorman
- State-of-the-art fitness centre
- Approximately 2,480 sq ft

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GUIDE PRICE
US \$6,350,000

WORLDWIDE RESIDENTIAL OFFICES

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Front View 2018

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Stuart Heath

Marketing

Hilary Forrester

Christa Ardley

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