

# VIEW

PRIVATE

## JOOLS HOLLAND

*The musician shows us  
around his London studio*

## Lake life

*A guide to making the  
move to breathtaking Geneva*

## stories from SAVILE ROW

*Meet the tailors changing  
perceptions and people's lives*

PROPERTY

## HARBOURLIVING

*Raising the bar for luxury in Sydney*

EXTRAORDINARY LIVING IN EXTRAORDINARY SPACES



## CONNECTING PEOPLE & PROPERTY, PERFECTLY

“What is the future of the property sector?” – that is the question most frequently posed to me by our clients and teams alike at Knight Frank. It’s understandable; we’re currently in a time of great structural change, political uncertainty and technological disruption which is inevitably causing confusion around the outlook for the sector.

Over the past two years, my Partners and I have spent a significant amount of time considering the changing landscape of real estate and plotting our future around our clients’ interests and the challenges that may arise.

The growth of technology and digital platforms undoubtedly has a role to play in the real estate sector, but we passionately believe that, above all else, our clients seek trusted professional advice and a truly outstanding service. In the age of growing automation, artificial intelligence and online service provision, our research confirms that you – our discerning client – also want the best market intelligence, an exceptional personal service, and access to teams that enhance the fulfilment of your property requirements. We are very focused on providing you with this.

Over the next year, you will begin to notice a change in our approach, our skills, our tone of voice and the array of services that we offer you. Knight Frank’s offices across the UK are currently undergoing a transformation to become more engaging spaces in our local communities, and our ongoing investment into technology aims to support your property requirements and enhance our bespoke service to you, without impeding on the human element that we feel is so important.

Put simply, we want to raise the bar of the traditional estate agency. Being an independent Partnership enables us to place you at the very centre of all that we do – we passionately believe that developing and nurturing enduring relationships with clients and their families lies at the heart of Knight Frank’s business.

Our commitment to research and insight means we are working with developers and investors to investigate solutions to the big challenges facing many of our markets. Examples of these include: affordability challenges; the need to provide mobility and liquidity for a fast-evolving workforce; ensuring that property ownership is a joy as well as a sound investment; and planning the future for our ‘empty nester’ clients via the fast-growing Retirement Living sector. In all of these sectors we are expanding our services to you.

In addition to showcasing the best prime property around the world – from One Barangaroo in Sydney to Francesc Macià 10 in Barcelona – Private View 2018 explores the lifestyle considerations that matter to you. This year’s edition includes an interview with bespoke men’s

shirt designer Emma Willis; the heir to Blenheim Palace George Blandford on his forthcoming transatlantic rowing challenge; and our new and dynamic Private Office team as they discuss how they help to enhance and preserve our clients’ real estate portfolios for the future.

The UK looks set to face another challenging year, but our research highlights a growing demand for prime property that will drive the residential market forward when we enter more normalised times. Our confidence in the future of real estate as a safe haven asset class remains unwavering, as does our commitment to you.

I very much hope you enjoy reading this year’s Private View.



Lord Andrew Hay  
*Global Head of Residential*



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Stories from Savile Row

# FOLLOWING SUIT

Pioneering tailor Kathryn Sargent continues to open doors with her suit-making

By Adam Jacot de Boinod

I met Kathryn Sargent in her stylish shop on the first floor of a Georgian house on Mayfair’s Brook Street. It had a strong feeling of being both functional yet enticing, blending of tradition with the contemporary, the walnut cabinets placed for the patterns and the hotel foyer desk for the cutting board. All the colours were neutral apart from a shot of the brand’s burgundy and the bright lights which, she told me, were a stark contrast to the basements where she had once worked.

“The cut of a gentleman’s suit says more about him than almost anything,” she says. A tall, confident and naturally well-dressed lady herself, she cuts quite a dash. Kathryn also caused quite a stir by entering “where angels fear to tread” in 2012, when she opened the very first gentleman’s tailoring practice to be owned and managed by a woman in London’s Mayfair: the epicentre of the city’s tailoring industry, both very much male bastions.

Kathryn’s passion for tailoring was lit during a trip to London’s Savile Row in 1995, suggested by her tutor. “Instantly, I was captivated. I was 20 years old and, as I walked down the street, it felt like I’d stumbled into a secret club. Even then I knew it was a light-bulb moment.”

People seemed to her so stylish and well-dressed, reminding her of her father, a man who was to prove a major influence in her career. “My dad was a dapper man. A businessman who travelled often for work, he was always impeccably dressed. He used a tailor local to us in Leeds for alterations and, as a little girl, I’d sit in the shop and watch the men who were busy, cross-legged, sewing away.

But it wasn’t really until I studied fashion that I realised how much of a style icon my father was to me.”

“It is imperative,” Kathryn insists, “that you are passionate about what you do. There is a real opportunity in the world of tailoring for anyone. You just need to grab it”

Kathryn certainly grabbed hers. She grew up in Leeds before moving south to enroll on a fashion course at the Surrey Institute of Art & Design in Epsom. It was there that

she bought tailoring books with all the tips of the trade and illustrations on how to draft traditional patterns and construct classic clothing.

“Bespoke tailoring wasn’t a very fashionable job for a woman back in the 1990s, so I didn’t have too much trouble getting a job straight after college. I’m sure many of the senior gentlemen I worked alongside would have preferred a young man as an apprentice, but actually they were inundated with women applying. Some found this shocking, some just didn’t understand it, but others thought it was brilliant.” After graduating in 1996, Kathryn found work experience at Denman & Goddard, the renowned tailors and shirt makers in Mayfair, before securing full employment at neighbouring Gieves & Hawkes on Savile Row.

“You might as well start at the top and they really did take me under their wing.” Here, Kathryn put her head down and “practised and practised and practised.” She won the Golden Shears Award in 1998 and, by 2000, had become a cutter with her own client list. These two revered houses gave her an exceptional grounding in menswear and the rigours of bespoke tailoring. It was at the latter that Kathryn trained for 15 years, absorbing decades of skills and experience from the craftsmen involving seams, pleats and cuffs. She achieved head cutter in 2009, an appointment which prompted a flurry of supportive letters from members of the public, highlighting how unusual a woman in in her postion was.

Kathryn is delighted at the prospect of being an inspiration to other women, but is adamant about getting her priorities

straight. “I was thrilled to be making history, although being a woman is incidental: I am a tailor first and foremost,” she makes clear.

Kathryn feels a deep connection between herself and the cloth: “The fabrics themselves are woven in Scotland and Yorkshire. I am from Yorkshire, and I think it must have been in the water.” She loves rich wools that have “substance, depth, colour and texture”, and is adept at creating handcrafted pieces that flatter, inspire and fit beautifully, Kathryn is keen to make a strong distinction between fashion design and tailoring, believing that the



*This page from top: The intricate process of bespoke tailoring shown on one of Kathryn Sargent’s jackets in progress; Kathryn at her Brook Street atelier*  
*Opposite page: Precision cutting in her studio*

latter is more about craftsmanship and making top-quality garments which stand the test of time, while the former is more concerned with following ever-changing trends.

Now, as a proud owner of her own atelier, she is very involved at every stage of the tailoring process and still helps in the cutting of the pattern. She doesn’t have a house style as such, preferring her personal touch and unique styling for the individual. “There’s a real psychology to how people want to feel in their clothes,” Kathryn asserts, “looking at how they move: some almost do a workout in their new suit to ensure they are comfortable.”

For her, the bespoke tailoring involves the intricate process of making a personalised garment from scratch. Kathryn meets the client to discuss their needs, tastes and lifestyle. “Communication is key,” she affirms. Then the measuring begins, the whole process can all take up to 50 hours and involves up to eight people, including a cutter, a trimmer, a coat and trouser maker, and a presser.

Kathryn has dressed royalty, actors, politicians and leaders of industry and, though her client base is predominantly male, there is a growing contingent of women flocking to her shop. “When I was an apprentice, I started tailoring garments for myself, slightly softer and less structured than a man’s suit, because it was important to look good. Clients then started asking about tailoring for their wives and now I have a lot of corporate female clients.” She is confident that very soon half her clientele will be women.

Kathryn caters to hard-working women needing high-performance tailoring to help them look professional and the increase in her female clientele has been significant. With prices on a made-to-measure suit starting at £1,595 and a bespoke two-piece suit at £4,900, that takes some doing. “It’s such a joy for them to have things specially made that suit their character and body shape and, if they are travelling, suit different climates and cultures.”

For her own attire, Kathryn admits that it is hard to dress casually given she is a tailor. But she loves tailored suits and, opts for – jackets and trousers. “After all, it’s a bit difficult in a dress or skirt to do the job measuring people, etc.”

She has already experimented with a “seasonal store”, a glorified “pop-up shop”, in 2016 in Savile Row. Kathryn also shows her work three times a year in American hotels with specially booked sessions. She told me she would love to expand into the whole house but she currently has a small team and is a “tailor not a retailer”. Let’s hope they continue to flock to her atelier and that others follow suit.

*Kathryn Sargent is at 6 Brook Street, Mayfair, London W1S 1BB, kathrynsargent.com*





As a founding partner of GLG - a platform for professional learning that was acquired by the Man Group for \$1.6bn in 2010 - and a net worth estimated at half a billion dollars, Lagrange’s place in the hedgeie hall of fame is assured. His net worth has been estimated at half a billion dollars. But, a couple of months before our meeting, he renounced his advisory role to the board of the Man Group to focus on other interests full-time.

We’re in a room above the main shop floor of Huntsman, the storied Savile Row tailor that Lagrange acquired with his partner in 2013. There is tweed-effect wallpaper, provided “by the people behind Farrow & Ball”, and various members of staff pass through, carrying out tasks in an effort to transform the space into a sort of “Edwardian morning room” for customers of the brand’s bespoke tailoring. Soon, VIP clients will be able to drop in to read the papers, do a bit of work or enjoy a drink from the honesty bar in what

daunted. “If I hadn’t bought the shop I don’t know if I would have stayed, but after we made the first one or two pieces, I thought: oh my god, this is totally for me.”

Lagrange has updated some of the business’s processes, using out-sourcing platform Upwork to secure consultancy services and employing the same keen eye for detail with which he became famous among hedge fund colleagues. “But my approach is ‘if it ain’t broke, don’t fix it.’ There’s a reason that this shop has been in the favour of the great and the good since 1849.” With this, he leaps up to show me the label on the inside of a tweed jacket that’s hanging on a mannequin close by. It was made for Eric Clapton a couple of decades ago and has the head cutter’s initial on the label by the inside breast pocket. The importance placed on the expertise of the head cutter is just the same as it was then, he says.

Away from Huntsman, Lagrange holds a seat on the board of a cryptocurrency investment company and

*Stories from Savile Row*

# THE HUNTSMAN

Pierre Lagrange is one of the best-known hedge fund managers in the world.  
Or, at least, he used to be

By Edwin Smith

is designed to be an oasis of calm in the centre of town.

“Now everybody [in luxury and retail] is trying to create an experience,” says Lagrange, closing his laptop on the table next to us and settling down on a long wooden bench. He wears loafers, jeans, a blue-and-white striped shirt and has dozens of bracelets and bands adorning his right wrist. The combination of his French-Belgian accent and mane of long hair makes him seem like a modern-day version of one of Alexandre Dumas’ musketeers. But “creating an experience,” he says, is what Huntsman has been doing since it was founded almost 170 years ago.

“In every one of us, there is a creative part. Even in the most serious of us. But there are very few expressions of creativity that a businessman or a politician is allowed.” There’s widespread recognition now, Lagrange adds, that ‘making stuff’ – whether cooking, baking or doing DIY – is therapeutic. “This is a luxury extension of that. You work with the best craftsmen, you direct their work, and they make it for you.”

When he first took over at Huntsman, Lagrange had his doubts. “Everyone was very serious, very austere. I felt

finances film projects. The most notable of the latter is the Kingsman franchise, which came about when, shortly after acquiring Huntsman, Lagrange discovered that the director Matthew Vaughan, a friend of his, had begun writing a script that was inspired by visits to the tailor.

He’s also an art lover (the one piece he’d save in a fire is a small black-and-white Rothko drawing that’s been in his collection for decades), and is constantly on the lookout for work to grace the walls of his homes in London, Hampshire, Courchevel, Mustique and New York. The “super-modern” penthouse in Manhattan is the one he talks about most animatedly, describing its 12th floor location above the High Line and the “extraordinary terrace” that wraps around it. The area is “a bit like Notting Hill,” he adds. “You can get totally dressed up to go out, turn right out of the front door and there are all these art galleries. Or, you can walk downstairs in flip-flops, turn left and go and get a burger.” In either case, you suspect, Lagrange could be perfectly content.



*Pierre Lagrange by Tom Cochran*



Stories from Savile Row

# MADE IN ENGLAND

How Emma Willis’s quintessentially English shirt-making brand found its ideal home in a gorgeous Gloucester townhouse

By Hannah Verdier



As shirt maker to Prince Charles, David Gandy and Dermot O’Leary, Emma Willis is a woman in demand. Clients visit her Jermyn Street shop to be measured up for a bespoke style, but most of the production is done in an 18th-century townhouse in Gloucester.

It was love at first sight when Emma first noticed Bearland House, with its ornamental façade and fine wrought-iron railings, and the moment she walked in she knew it was the ideal place to set up production as her company outgrew its smaller workshop.

“Big windows and high ceilings are really important when you’re doing a lot of hand sewing, monogramming and cutting,” says Emma. “Natural light is a must. Bearland House is also an inspiring place to work. Although I hadn’t really noticed the place before, I arranged a viewing and absolutely fell in love with its beautiful carved staircase and huge arched windows that look out across the docks.

“The room proportions are great, with lovely high ceilings and huge sash windows, all with really good light for working in. I was blown away by the masses of space that gave us so much room for expansion.”

The property had been empty for almost two years, so Emma snapped it up to rent and moved in straight away – and it didn’t take long for her team of 28 staff to settle in to the place they call “Downton Abbey”. “It feels like a house rather than a factory,” says Emma. “We moved there with all our cutting tables and sewing machines and we didn’t really have to do too much to it. The downstairs rooms are fantastic, with beautiful proportions, perfect for our bespoke cutting rooms. It had been a solicitor’s before we moved in, so we just swapped laptops for sewing machines and were up and running.”

Now Bearland House has become a fundamental part of the business, so after five years Emma is thrilled to be in the process of buying it. “Everyone loves working there,” she says. “It’s incomparable and the ideal place for our business.”

Emma splits her time between her Jermyn Street shop in London and the Gloucester base, where she welcomes and trains graduates to her exacting standards. “Our philosophy is quality before speed,” she says. “We never judge people on how fast they work, although everybody knows their aim is to provide quality with speed. I’d never hurry production.” Emma is also very discerning about her materials ensuring each garment has the luxurious finish her customers expect. “The fabric we use is superb because if you

have to work around flaws it’s incredibly time-consuming,” she says. “And we use real mother-of-pearl buttons instead of plastic because they have a beautiful iridescence to them. They’re a decoration in themselves.”

When Emma started making shirts back in the nineties, she was very much a woman in a man’s world, but her hard work, easy charm and quiet confidence helped her to build a reputation for quality and authenticity. “I think I was definitely one of the first women in Jermyn Street,” she recalls. “I had a small workroom in New Cross from which I sold directly to customers in London and New York, so by the time I opened in Jermyn Street I knew a lot of men in the business. I’d built up a good profile with respected customers such as the Dukes of Beaufort and Devonshire. The fact that I’d already been making bespoke shirts for ten years helped people to take me seriously, but customers were definitely at first a little surprised by a woman. I remember one Italian man questioning me and saying: ‘Women can’t make shirts,’ so I said: ‘Let me try, sir.’ He was funny and challenging – and I made sure he went away very happy with his shirt.”

Today, most of her workforce is female “apart from one brave man”. Gloucestershire is where Emma first moved to in 1989 and she’s proud to say she found most of her talented team locally. “We train people from scratch so if someone hasn’t learned to sew but has a good work ethic, we’ll teach them as they work. One new employee is a very talented young woman who’s a Syrian refugee and she’s absolutely excellent. She’s already proving herself to be really skilled.”

With a successful business under her belt, Emma is now in a position to share her sartorial skills with those in need and she founded her charity, Shirts For Soldiers, after listening to a Radio 4 documentary about a military rehabilitation hospital. What she heard inspired her. “These people weren’t complaining about their horrific injuries; you could tell that their real fear was having to start again and build new careers when being in the forces was their identity,” she says. So she began visiting the ex-servicemen and making them bespoke shirts as gifts. “About a year later, I made my first trip to Headley Rehabilitation Centre and I loved how the men took such pleasure in choosing the fabrics and style of the shirt,” she says. “So many were in wheelchairs or had lost eyes or limbs and to see these handsome young men take pride in themselves was so rewarding.” Emma’s next project is an exhibition, Art In The Aftermath, featuring work from ex-servicemen and talks from the charity’s patrons, *The Telegraph*’s fashion editor Lisa Armstrong and model David Gandy. It’s a hectic time for Emma, but she’s a woman who clearly loves her work.

*Art In ‘The Aftermath’ opens on 4 November at La Galleria, Pall Mall, London. Visit the shop at 66 Jermyn Street, London SW1Y 6NY, emmawillis.com*



*Previous page: Emma Willis  
Above: Emma measures a soldier  
at Headley Court for one of her  
bespoke shirts  
Right: Bearland House in Gloucester*





# jools holland

Jools Holland recalls his first exposure to music at his grandmother's house and gives a tour of his east London studio

By Jonathan Wells

You'd be forgiven for thinking that Helicon Mountain wasn't in south-east London. With its small pastel-coloured buildings, pseudo-Italian square and intricate Mediterranean architecture, the place is a hidden treat. And, like many of the other unexpected mash-ups and mixtapes that are brought to life here, it is the creation of Jools Holland.

Today, the musician is showing us around, sharing the secrets and stories of Helicon Mountain, and playing some music himself. "There have been a lot of amazing moments in this studio," he says from behind a grand piano. "And I've seen some amazing things in here – maybe the most magical moments of my life."

Names from Tom Jones to Eric Clapton, Bono to Paul McCartney, are printed on the walls in gold lettering. All have recorded here, coming from far and wide to collaborate with Holland.

"We like to give artists the opportunity to have some fun," says the bandleader, absent-mindedly playing the blues as he talks. "Because all artists love experimenting with music. For me, it's amazing. Some of these people I've been listening to since I was 12 – and then they're here in this room recording with me."

Now 60, Holland has released many albums of these collaborations. He has worked with everyone from Cee Lo Green to Amy Winehouse – and can't think of a single genre he actively dislikes.

"The great thing about music is there's always something exciting," he says, still playing. "I listen to music that's two seconds old, or 100 years old. I've got 78s and digital downloads. I think I owe that to my parents. Growing up we listened to a lot of pop music, but also classical music.

So I was exposed to Bach, the Beatles and the blues. And that's only B..."

Helicon Mountain, built over two decades ago from a jumble of lock-ups and stables, is an homage to Holland's collaborative and varied approach. European in architectural style, it is decorated with thoroughly English antiques and borrows a tower that began life as a folly in a Chelsea Flower Show garden.

And it isn't far from where Holland's passion for music was first sparked.

"My grandmother's house was in a little terraced street in Greenwich. It had been in the Blitz, actually; and, although it hadn't been destroyed, there was a lot of fire damage. I remember the piano, a tough old thing, was charred all over the front. But when she put me on her lap and opened up that burnt front, there was this beautiful wood inside."

It was on this piano that Holland heard his first boogie-woogie tune. He says that the song, played by his uncle, was one of the best things he had ever heard.

"It made me want to jump up and down," he laughs, performing the piece on his Yamaha grand. "It gave me so much joy."

That joy still runs through Holland's music to this day. He reveals Ed Sheeran and Rag'n'Bone Man as his favourite current artists, and how he hopes to bring many more musicians to the storied studios of Helicon Mountain to collaborate.

This mash-up mentality is the key to Holland's success. In a world he today considers careful, the musician isn't afraid to let a rapper sing the blues, or bring the far-flung architecture of Europe to the British capital. In fact, he's never more at home than when he's behind his piano, pushing boundaries.

"That's the thing about bringing things together," he grins, pausing for a theatrical clap. "You get something quite unique."

*"I REMEMBER the PIANO, a tough OLD THING, was CHARRED all over the FRONT"*



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# WAVE RIDER

George Blandford prepares for his Knight Frank-sponsored row across the Atlantic



By the time George Blandford (aka the Marquess of Blandford) makes landfall, after his 3,000-mile rowing odyssey across the Atlantic Ocean, he will know the other three crewmates in his boat very well indeed. Perhaps too well.

As competitors in the 2018 Talisker Whisky Atlantic Challenge, Blandford and his colleagues will spend 40 days (possibly a lot more) in a tiny boat measuring just seven metres long and two metres wide. Sponsored by Knight Frank, their mission is to row unsupported, 24 hours a day, in two-man shifts, from the Canary Islands all the way to Antigua in the Caribbean. (There are other race categories for solo rowers, pairs and trios.) Along the way they will face multiple challenges.

First off there is the seasickness. Even an experienced sailor – as Blandford is – expects to be racked by nausea in such a small boat. “The first few days are so bad that some rowers abandon the race,” says this 26-year-old aviation broker, who lives in London but whose family home is Blenheim Palace in Oxfordshire. “But if you can push on through then it subsides.”

What doesn’t subside is sleep deprivation and saltwater sores. Blandford is ready to hallucinate from lack of sleep (“some competitors have seen aliens floating around”) and is open to the possibility of having to row

naked in order to avoid salt chafing in his nether regions. “Bad hygiene can cause bacterial infections,” he reveals with distaste.

Perhaps worst of all, though, is the mind-numbing boredom of so many days on the open ocean. “I’m sure conversation will get limited after the first couple of days,” Blandford admits.

The team, called Oar Inspiring, have virtually no experience of rowing, yet they’ve been training assiduously since November last year. Rowing machines and gym weights have taken quite a bashing, and by the time you read this, they will have notched up a 72-hour row along the south coast, from Devon to Hampshire.

After burning 9,000 calories a day during the race, they all expect to lose 20 per cent of their bodyweight. Last year’s favourable winds resulted in a record 29-day crossing for the winning four-man boat – a feat Team Oar Inspiring admit they have little chance of emulating. Glory for them lies simply in rowing across unscathed.

“I hope we get there in one piece,” Blandford says. “We’ll be battered and bruised at the end, I’m sure. My hands are already torn apart from training, and that’s only going to get worse.”

He believes camaraderie is what will hold them together. As he says: “friendship is key.”

Team Oar Inspiring will start their Talisker Whisky Atlantic Challenge on December 12, 2018.  
Sponsored by Knight Frank, they are raising money for Starlight Children’s Foundation.





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CHAPTER 2018 | ALL THE RIGHT MOVES



# MARIE GUERLAIN

For this entrepreneur, artist and busy mother of three,  
the kitchen will always be the true heart of a family home

By Ally Oliver

*“But our waking life, and our growing years, were for the most part spent in the kitchen, and until we married, or ran away, it was the common room we shared.” – Laurie Lee*

The world has changed beyond recognition since Lee authored *Cider With Rosie* in the late 1950s, but the kitchen has maintained its place as the beating heart of everyday family life. It's where children plant themselves to do their homework, neighbours sit for a cup of coffee or friends gather for a glass of wine (it is, after all, where the fridge lives). Sometimes we've even been known to cook in it.

According to a report, however, the future of the kitchen looks bleak. Swiss investment bank UBS's 'Is The Kitchen Dead?', theorises that a combination of food-delivery apps, millennials and single-person households could render the room extinct by 2030. For now, though, it remains the centre of the home.



Marie Guerlain  
photographed in her home



“Whether you have a family or not, the kitchen really is the home hub, but it needs to be flexible,” says interior designer Georgina Burnett of [www.thehomegenie.com](http://www.thehomegenie.com). “I recently saw a bespoke fold-down desk which was part of the worktop – very clever. There’s a shift to create zones within this home hub to have a ‘snug’, where, for example, the kids can watch TV or do their homework.”

Marie Guerlain, of the cosmetics dynasty, is another firm believer. One of the first priorities for the artist, entrepreneur and mum to three boys when choosing her new Richmond home was a kitchen inspired by her love of art and design combined with utility and practicality. Guerlain’s welcoming yet sleek modern kitchen/diner is by David Linley ([www.davidlinley.com](http://www.davidlinley.com)).

“The kitchen is where the best conversations happen, whether with friends or family. I love the marble worktops and I have lots of surface space. I have an island, which probably gets the most use. A lot of prep happens there and if I’m making something with the children – cookies or brownies – we’re all crowding that as well.

“I needed a really good, big hob, with at least six rings! My oven is Gaggenau and I also love Miele appliances. For me, [I like] a kitchen that’s light and airy with a sleek design, where most things are out of sight and you just have your basic olive oils, fruit and herbs out on the counter. And a couple of machines – my Vitamix, for example. I love that machine!”

Marie’s great-grandfather Pierre-François Pascal Guerlain founded the Guerlain cosmetics empire 90 years ago and she grew up in France, Switzerland and the UK.

“I’m very proud of my French heritage, but I do love London,” admits Marie, who studied art in New York and went on to exhibit in the US and UK. “My mother says I was drawing before I was walking. Creativity is part of me, everything in my life has to have some kind of creativity to it otherwise I am not satisfied.”

It was during her time as a student in New York that she first became interested in nutrition. “I had some health issues and it was at this point I started to learn more about food and nutrition. This was over 15 years ago and since then my fascination with the subject has grown.”

So great was Guerlain’s interest, that she has recently qualified as a nutrition health coach with the Institute for Integrative Nutrition, and talks knowledgeably on the subject of food sensitivities and intolerances.

“I had so many friends and family asking for advice because they knew nutrition was a passion for me. Then there was the fact I’d launched my cookware range and it made sense to me, to qualify in something that is such a huge part of my life.

“When I had my children [the boys are now 11, 10 and four], I wasn’t painting so much, I was cooking for them all the time and I learned as much as I could about the food I was giving them. It was at this point my idea for the pans came along. I remember holding a pan one day – it was by a very well-known brand – and the handle fell off. It crashed to the kitchen floor and I was horrified. I thought, ‘Oh my god, my child could have been beneath me at that exact moment.’ I started looking into the way cookware was made and thought, ‘why hasn’t anyone made something beautiful, non-toxic, oven-to-table?’”

Fast forward five years and a lot of hard work later, and Guerlain’s stunning pan range, Ondine, was launched in 2017.

Cookware may well be a far cry from the cosmetics industry, but whilst she may not have entered the cosmetics business herself, the 42 year old has certainly inherited the family talent for creating beautiful products using high-quality ingredients. Ondine was developed with craftsmen in Italy to create durable pans featuring design and form surpassing that of most cookware. The pans are of such distinctive quality, that they’re used in professional kitchens, and the beautiful crest on the base and lids of the pans is made up of Marie’s initials. Ondine is her middle name.

“I was trying to create something that was incredibly beautiful, but practical as well. It had to tick all of those boxes. I kind of look at it as a piece of art – it’s cookware but it’s not going to harm you, it’s an heirloom, something that can be treasured and passed on to the next generation, which we’re not doing anymore; it’s all about throwaway culture now.” The pans are made using the highest grade 316Ti titanium stainless steel, a material that prevents the leaching of potentially harmful chemicals into cooking.

“The chefs I work with absolutely love the pans. Francesco Mazzei [chef patron of Sartoria restaurant in London’s Mayfair] has created a signature ravioli dish to go with the cookware and the pans are all over his professional kitchen. When he appeared on *MasterChef*, they played a starring role!”

With three boys, a typical morning in the Guerlain household is a mad rush to get everyone fed and out of the door on time. “The toast is burning, the blender goes off five, six, seven times – my children love fresh smoothies. What’s great is that they don’t know half the time there’s tonnes of fresh spinach and avocado in there!

“I love teaching the boys how to cook as I think it’s so important. It always makes me sad when someone says: ‘I don’t even know how to fry an egg,’ because I feel they’re missing out.

“In France when I was a little girl of about 10 or 11, I used to surprise my parents with a ‘French restaurant’ meal. There was always a starter, a main – usually chicken because it was

easy – and a dessert. My poor sister was the sous-chef! I used to love making risotto, which sounds quite technical, but after my mum showed me how to make it I just understood you have to keep stirring.”

The French, she believes, have the right idea when it comes to eating well. “In France, the women seem to have the mindset of ‘everything in moderation’, so you never deprive yourself. It’s a question of watching what you eat and drink. They enjoy themselves in France, but they don’t go overboard.”

The juggle to combine work as an artist, being a mum to three boys and her philanthropic work comes at a price. “It’s a constant balancing act,” Marie admits. “I’d love to extend my kitchen range, spend more time helping others who are starting up businesses, going to networking events, but there just aren’t enough hours in the day. I’m incredibly proud of what we’ve achieved so far – I can’t wait for the next step.”

*Ondine pans are available at [www.ondine.com](http://www.ondine.com) and at Harrods. Follow @marieguerlain*



Marie Guerlain with her ondine pan



# What's Cooking?

From Dolce and Gabbana fridges to flexible spaces, here’s what’s hot in kitchen design right now

## 1 Pop of colour

The trend for grey and natural wood is complemented by bright colours, whether it’s a canary yellow island or red electricals. Or you could let nature do the work by placing a herb garden in your kitchen to let the greenery provide a green accent.

## 2 Seasonal change

Flexibility is key and now clients want to change their kitchens according to season. “One thing I’m seeing more of is the mobile kitchen island with retractable wheels,” says Burnett. “If you have doors out onto the garden, during the summer you’ll keep the island away from those windows but in the winter you can change the space up and shift the island over to the windows.”

*‘Divina Cucina’, the collection and partnership between Dolce & Gabbana and SMEG*

## 3 Statement electricals

Smeg has collaborated with Dolce & Gabbana to give the humble oven and fridge a flamboyant makeover. Their Sicily Is My Love range takes pretty tile prints to kitchen appliances and there’s a limited edition of 100 exclusive fridges customised by Alessandro Forte, Gianfranco Fiore and Alice Valenti.

## 4 Glamorous recycling

This season’s worktops are made from aggregate, recycled plastics and wood. “I’m seeing an ever-growing number of kitchen materials which are recycled,” says interior designer and blogger Georgina Burnett. “There’s also a trend for worktops to extend into splash-backs, getting rid of the worktop edges which can become grimy. Copper, gold and rose gold taps are still popular and look great with them.”

## 5 The hidden kitchen

If you love the minimalist look, Italian trendsetters Boffi have taken it a step further with their moving worktops that conceal the workspaces below. The uncluttered trend allows you to hide away anything from cupboards to sinks for a sleek look.

*Georgina Burnett is an interior designer and blogger. She has been renovating homes for nine years and is also a home coach ([thehomegenie.com](http://thehomegenie.com))*





The Tag Autavia in light grey

# TIMELESS

Mayfair’s tinkerer-in-chief, watch customiser George Bamford  
on inspiration, Snoopy and his amazing mum

For George Bamford, it all started at the age of five. Long before the day had broken, as the rest of the house lay asleep, the young JCB heir would venture downstairs with a screwdriver and a spanner on a mission to dismantle the kettle, or the toaster, or the television. It’s stuck around, this desire to know what makes things tick. It extends to people, too. As he sits across from me in the Circus Room at Mark’s Club, his eyes scanning the decor, the width of my lapels and the accents of my tie, George reads me like an instruction manual. “You’d want a classical watch, probably with steel strap, but with a more modern blue face” he says. Eerily accurate, but

perhaps that’s hardly surprising. For many years, George has been the tinkerer-in-chief in Mayfair’s rarefied watch world, and has crafted a formidable brand in his own right by playing with the hallmarks of others. What started with a much-abused childhood Breitling Navitimer (“I must have taken that thing apart 100 times”) has now grown into a remarkable business that forges truly unique, utterly bespoke timepieces for the great and good of the world. Last year, George’s pre-eminence in the fine watch market was recognised when he became the official customiser for TAG, Zenith and Bulgari — an unprecedented position for an incomparable character.

**When my business started 14 years ago, bespoke was a buzzword.** Now it’s hand in hand with luxury. You go into Louis Vuitton today and they offer you your initials on the bag as soon as you’ve bought it. Ten years ago you couldn’t do that.

**I always used to ask myself the question – why can’t it be unique to me?** Why has luxury always been about mass market? Bespoke should tell people: “You’re one of one. You’re unique.”

**The first watch I customised was a Tag Heuer Monaco,** which is the most bizarre thing as I’ve now come full circle to customising the carbon fibre Monaco. It had a black case and a black dial, with really, really tacky red hands – if I saw how those hands were put together now I would have fired everyone on my team.

**I come from a family of engineers.** At the age of eight I learned how to weld and I learned how to strip an engine. That was all learned in the R&D [research & development] department of JCB.

**Fifteen years ago, it was all about bling.** So I thought, what’s the opposite of bling? I went to the R&D department, and I spoke to Gary and we had a long chat, and I said to him: “Is there anything that we could do to change the property of steel? I want to make alchemy.” They told me about a zero lubrication drill process called diamond-like carbon. They said: “It’s off colour is a blue-y smoky black, and it works when you’re boring holes.” So we started developing, and developing and developing, and we got to where we are today – MGTC: Military Grade Titanium Coating. No one had done anything like that on a watch before.

**Our marketing works by word of mouth.** I’ve always said Bamford is the little secret in the world of watches. But our customers are the greatest adverts. When someone wears one of our watches to an event, I’ll get all sorts of people coming up to me the next day and asking if they can have one this way or that way.

**A couple of days ago a friend of mine sent me a photograph they’d taken in south-east Asia.** They’d found a shop that was selling counterfeit Bamford TAGs. One side of me is so flattered and thinks that’s so cool, and the other one says: “What the hell!?”

**When you come to our headquarters at The Hive,** I want to try to send you into a world that is all about bespoke and about the love for a watch. My guys obsess about strap feel and dial colour. We really are passionate about how we can make it truly individual to you.

**Our client room is like my house.** It’s very relaxed, and there’s a big TV on the wall. On that we’ve built our own customiser, which has endless amounts of options. There are, however, many billion customisation options on our website, but this extrapolates that so much further. You could do almost anything.

**I get inspired by some weird and wonderful things.** Last night I walked up to Hyde Park and saw how beautiful the colours were, and I was inspired by the noises and what was happening around me. Sometimes I go to the Brompton Oratory and sit there for ten minutes – not because I’m religious, but because I love the space. You sit there and think, people have made this, and made it in such a beautiful way. We’re lucky in London to have so much inspiration.

**The people I most admire in the world of business are my mother and father.** She is the queen of organics. If I achieve ten per cent of what she’s done with her brand, as well as being a mother to three, it’ll be absolutely amazing. And then there’s my father, who once launched a new engine by doing a landspeed record. You just think, wow.

**My most treasured physical possession is not a watch,** bizarrely. It is a Snoopy stuffed teddy. It was put in my cot when I was born, and each of my children has had it in their cot. If my house burned down, that’s what I’d save.

**Our motto at Bamford is:** “Our customers can get on without us. We cannot get on without them.” I think it’s so important every day to remember that you’ve got to do your utmost to satisfy your customers in the right way.



George Bamford models a Zenith watch, one of a select few brands he works with



# Mission possible.

**GRAY & FARRAR**  
THE MATCHMAKING COMPANY

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OPERATING WORLDWIDE



LONDON'S  
CALLING





From left to right: Thomas van Straubenzee, Paddy Dring and Rory Penn

Earlier this year, Knight Frank recruited Rory Penn and Thomas van Straubenzee to lead its newly established Private Office. Joined by Paddy Dring, Head of Global Prime Sales, Rory and Thomas reveal how they advise their clients for the future.

***What is the Knight Frank Private Office?***

**Rory:** We're a fully integrated commercial and residential advisory service for private clients. That's the official answer!

**Thomas:** To put it simply, we provide clients with a single point of contact for a best-in-class service across Knight Frank's extensive global offering; whether you're looking to expand your property portfolio with a house in Belgravia, an office investment in the City or a villa in St. Tropez.

**Paddy:** The Private Office is here to advise against the backdrop of ever-changing real estate trends. Today, a trophy residential investment in London isn't enough; clients often also want assets that produce an income and measurable long-term results. Our team provides trusted, in-depth guidance on commercial and residential assets around the world.

***How did the Private Office come to be established?***

**Paddy:** Knight Frank wanted to evolve its Private Wealth team and, given Rory and Thomas's phenomenal track record, we immediately knew they were the right people to lead the Private Office. It's unusual to find agents who are both commercially qualified and very experienced within the residential market.

**Thomas:** Before joining Knight Frank, Rory and I were running prime London agency VanHan. We saw a huge opportunity at Knight Frank to utilise its global connectivity and expertise to deliver the very best advisory service to current and future clients. The chance to become a part of the world's leading independent property firm was too good to refuse.

***Who can the Private Office assist and how?***

**Rory:** We advise private clients and family offices, as well as their advisors, many of whom want clear advice alongside the utmost discretion at all times. We are 100% real estate focused.

**Thomas:** We help wealthy families around the world to manage, build and develop their legacy in real estate.

**Rory:** Many of our clients are diversifying their portfolios with both residential and commercial property. We're often initially introduced to advise on a prime residential property and are subsequently asked to also help to build or advise on commercial or mixed-use portfolios. For example, Tom and I recently sold a house in Chelsea on behalf of a client who mentioned that they also owned a private hospital in Harley Street. We went onto advise on extending the building's lease from 13 to 23 years to increase its capital value, before selling it to a major financial institution for circa £40M, with a 3.5% net initial yield – a fantastic result for the client.

**Thomas:** That happens quite a lot – we recently sold a large flat for an American client who turned out to own the impressive Grade II\* listed Fulham Town Hall, so we're now advising on that sale too! It's an incredible central London development opportunity.

***How could a client benefit from getting in touch with the Private Office?***

**Rory:** The property market can often be noisy, confusing and even daunting at times. We're here to help navigate through that uncertainty, providing straightforward advice and streamlining the process by providing a single point of contact. A couple of weeks ago, a European client asked if we'd advise his grandchildren on their first property investments. That's our ultimate goal; to form lasting, trusted relationships with families and their future generations.

***How does the Private Office work with other Knight Frank teams?***

**Thomas:** Collaboration with many of Knight Frank's 15,000 experts around the world is key to delivering a seamless service to our clients. We speak with our prime central London offices, residential development, commercial and international teams on an almost daily basis.

***If there was just one thing everyone could know about the Private Office, what would you like it to be?***

**Rory:** That we're here to give honest, straight-forward advice on the prime residential and commercial markets.

**Thomas:** And that the private office ensures you receive the best of all Knight Frank's services, be it sales, acquisitions, development, finance, or any of our many other services!

**Paddy:** Ultimately, the Private Office looks to the future. We don't just advise clients on the best investment right now; we advise on the best investment for their children, grandchildren and the many generations to come.

*To find out how the Private Office could advise on your property portfolio, [knightfrank.co.uk/residential/private-office](https://knightfrank.co.uk/residential/private-office)*

# More than estate agent...

Knight Frank provides much more than just helping clients buy and sell property. Here are three other ways our teams can help you.

## Research

Comprising around 150 commercial and residential property experts worldwide, the dedicated Research team produces market-leading research on all the major markets in which Knight Frank operates.

Its global reach means the team not only knows how local markets are performing, their key drivers and wider influential factors, but – perhaps most importantly given the increasing mobility of the world's wealthiest individuals – it understands how each market sits within a regional and global context.

With expert analysts respected throughout the industry, the team's members are frequently quoted in the national and international press. In addition to widely circulated research reports, the Research team also produces bespoke reports for private clients, institutions, funds and investors.

## Knight Frank Interiors

World-class design service Knight Frank Interiors delivers interiors with skilful, innovative and often unexpected thinking across interior design & architecture, award-winning show homes and turnkey furnishing solutions. With a thorough understanding of the global market, clients' requirements and the importance of promoting a property to its full potential, the team delivers carefully considered interior furnishings and property styling to global landlords, investors and developers. In addition, its ultra-luxury interior design and architectural studio focuses on curating bespoke interiors for the world's most discerning clients.

Headquartered in London, the team has a global presence and counts projects in London, the Home Counties, Marbella, Dubai, the South of France and Switzerland within its extensive portfolio.

## Knight Frank Finance

A market-leading adviser on mortgages and insurance, Knight Frank Finance provides bespoke advice tailored to clients' requirements. With extensive experience in property financing and unrivalled access to an exclusive network of more than 180 high street lenders, major financial institutions and private banks, the team is perfectly positioned to ensure that you receive the very best solution available.

The team's mortgage experts are also on hand to assist with specialist borrowing; from financing a new build property purchase and bridging finance to loans against other asset classes, including luxury asset finance and specialist insurance services.





Computer generated images for indicative purposes only



# Four Seasons at Twenty Grosvenor Square

## MAYFAIR, LONDON

Four Seasons at Twenty Grosvenor Square, the first ever stand-alone Four Seasons Private Residences, completes in Q1 2019. Located on one of the world's grandest garden squares, it is a home of historical significance, comprising 37 private residences including three penthouses. Twenty Grosvenor Square has been masterfully designed by Finchatton to combine exceptional elegance with legendary hotel-style living by Four Seasons, delivering an unrivalled level of quality and service to homeowners.

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

## DEVELOPMENT INCLUDES:

- World-class dedicated Four Seasons servicing with 24-hour concierge and secure underground valet parking
- Extensive amenities including 25-metre pool, luxurious spa, gym, garden library, cinema room, private garden, business centre and meeting room, games and function room, wine cellar, crèche and storage facilities

GUIDE PRICE  
**Available on request**







Computer generated images for indicative purposes only



# Gasholders

## KING'S CROSS, LONDON

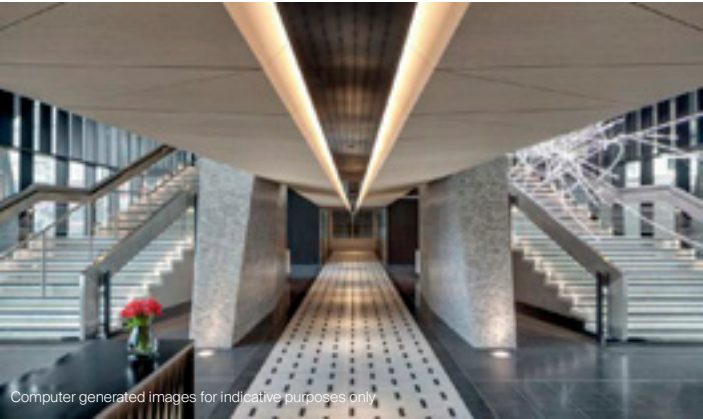
The penthouses are unique residences at the pinnacle of one of London's most iconic buildings. Each has a feature staircase and private roof garden. The building is a remarkable feat of contemporary design and engineering, by award-winning architects WilkinsonEyre, with interiors by Jonathan Tuckey Design. On the banks of the Regent's Canal, Gasholders London is part of the exciting King's Cross development with, soon to be open, Coal Drops Yard as its neighbour.

james.cohen@knightfrank.com  
+44 20 7861 5377

## DEVELOPMENT INCLUDES:

- Complete penthouses, ready for occupation
- Spectacular London views
- Customised kitchens by Boffi
- Private roof garden landscaped by Dan Pearson Studio
- Gym & spa with hydro pool, steam room & sauna
- Excellent residents' amenities including 24-hour concierge

GUIDE PRICE  
**£6,850,000**



Computer generated images for indicative purposes only



# Centre Point Residences

## TOTTENHAM COURT ROAD, LONDON

One of London's original skyscrapers and the tallest residential building in the West End, Centre Point has been transformed into 82 residences with unparalleled, protected views of London's skyline. Residents will also benefit from the opening of a brand new square below, which will create London's next destination of high-end dining experiences.

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

## DEVELOPMENT INCLUDES:

- 1, 2 & 3 bedroom apartments & 5 bedroom duplex penthouse
- 24-hour concierge & security
- 30 metre swimming pool, sauna, steam room, gym and treatment rooms
- Residents' club lounge with business suite & screening room
- Transport to Heathrow Airport in under 30 minutes via Crossrail, opening at the end of 2018

GUIDE PRICE  
**From £1,825,000**





## Wetherby Gardens

### SOUTH KENSINGTON, LONDON

An exceptional, newly refurbished triplex apartment located on the first, second and third floors (with lift) of a handsome stucco-fronted building. The spacious apartment has been redesigned to create a modern living space with meticulous attention to detail whilst maintaining the historic Victorian grandeur. It benefits from three terraces and access to the communal gardens.

### ACCOMMODATION INCLUDES:

- 3-4 bedrooms
- 3 bathrooms
- 3 reception rooms
- Patio/terrace
- Approximately 3,189 sq ft

[giles.barrett@knightfrank.com](mailto:giles.barrett@knightfrank.com)  
+44 20 7871 4120

GUIDE PRICE  
**£8,950,000**      EPC: D

## Upper Cheyne Row

### CHELSEA, LONDON

This unique house is discreetly tucked away behind automatic gates and off street parking for two cars. It features an incredible studio style reception room which is almost 2,000 sq ft in size with a 4 metre ceiling height and direct access to beautifully designed patio gardens.

### ACCOMMODATION INCLUDES:

- 5 bedrooms
- 6 bathrooms
- 4 reception rooms
- West facing roof terrace
- East & west patio gardens
- Approximately 6,947 sq ft

[james.pace@knightfrank.com](mailto:james.pace@knightfrank.com)  
+44 20 7349 4302

GUIDE PRICE  
**£22,000,000**      EPC: C





# Tregunter Road

CHELSEA, LONDON

A wonderful 42 foot wide double fronted family home that has been in the same ownership for over 50 years. Behind the house is a sensational 75 ft south facing garden and roof terrace that gives the setting a countryside feel.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 3 bathrooms
- 4-5 reception rooms
- Private parking
- Approximately 4,139 sq ft

james.pace@knightfrank.com  
+44 20 7349 4302

GUIDE PRICE  
**£12,950,000**

EPC: E

# The Ferry House

TWICKENHAM, LONDON

A Grade II listed family house with a wonderful riverside garden and a pool house 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 slip way to Eel Pie Island.

ACCOMMODATION INCLUDES:

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

matthew.hahn@knightfrank.com  
+44 20 8939 2808

GUIDE PRICE  
**£8,500,000**





# Culross Street

## MAYFAIR, LONDON

A newly constructed Mayfair mansion situated in an enviable location just off Park Lane. Finished to a high specification, with luxurious and bespoke interiors, the house offers endless entertaining space, spectacular health and fitness facilities, swimming pool and a beautifully landscaped outdoor garden.

alastair.nicholson@knightfrank.com  
+44 20 7499 1012

### ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- 3 reception rooms
- 2 kitchens
- Home entertainment room
- Approximately 8,060 sq ft

GUIDE PRICE      EPC: C  
*Available on request*







# Pont Street

## KNIGHTSBRIDGE, LONDON

A spectacular, newly created penthouse apartment with magnificent terraces, located in the heart of Knightsbridge, near Harrods. This unique apartment is ideal for entertaining with three interconnecting reception rooms with vaulted ceilings, giving superb volume.

harry.dawes@knightfrank.com  
+44 20 7861 1794

## ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 3 reception rooms
- Direct lift access & porter
- Approximately 4,699 sq ft

GUIDE PRICE  
**Available on request**

# Orchard Court

## MARYLEBONE, LONDON

A rare opportunity to acquire a substantial renovated and remodelled lateral apartment of classic proportions, on the second floor of one of Marylebone's most exclusive mansion blocks. The building benefits from a porter and concierge as well as private parking.

craig.draper@knightfrank.com  
+44 20 3435 6447

## ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 3 reception Rooms
- Dining room
- Approximately 4,506 sq ft

GUIDE PRICE  
**£15,000,000**





# Kensington Square

## KENSINGTON, LONDON

Graced with an exceptionally wide frontage (36 ft), No. 27 Kensington Square is one of the largest town homes on this historic square. The Grade II listed house has been lovingly and extensively refurbished. Its classic but modern interiors have generously proportioned rooms and up to 3.67 metre ceiling heights with views from the front of the house over the beautiful square gardens.

peter.bevan@knightfrank.com  
+44 20 7361 0189

## ACCOMMODATION INCLUDES:

- Master bedroom with ensuite
- 5 further bedrooms
- 3 further bathrooms
- 4 reception rooms
- Approximately 6,169 sq ft

GUIDE PRICE  
**£14,500,000**

# Hampshire House

## HYDE PARK, LONDON

A truly exceptional luxury penthouse flat, in a prime position opposite Hyde Park. Situated on the sixth floor, this apartment offers outstanding views across Hyde Park and the London skyline.

john.white@knightfrank.com  
+44 20 7871 5069

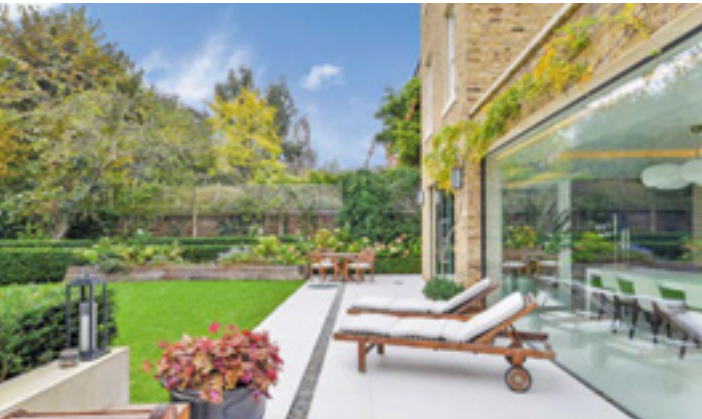
## ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- 3 reception rooms
- Roof terrace
- 24 hour concierge
- Approximately 3,099 sq ft

GUIDE PRICE  
**£10,950,000**

EPC: D





# Clarendon Lodge

NOTTING HILL, LONDON

This exceptional house has been extensively refurbished to showcase beautiful original features alongside stylish contemporary interiors and every modern convenience. It is located within the Ladbroke Conservation Area and benefits from having the green spaces of Holland Park nearby.

ACCOMMODATION INCLUDES:

- 6 bedrooms (4 with en-suite bathrooms)
- Family bathroom
- 3 reception rooms
- Garden & terrace
- Off street parking
- Approximately 5,706 sq ft

caroline.foord@knightfrank.com  
+44 20 7220 0229

GUIDE PRICE  
**£19,250,000**      EPC: C

# Chester Terrace

REGENT'S PARK, LONDON

A beautifully interior designed family residence offering incredible living and entertainment space and exceptional views of Regent's Park. The house is just a short distance from the hustle and bustle of the West End and close to the fashionable and chic boutiques and bistros of Marylebone High Street.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- 3 reception rooms
- Roof terrace
- Lift & parking
- Approximately 4,470 sq ft

declan.selbo@knightfrank.com  
+44 20 7483 8343

GUIDE PRICE  
**£13,850,000**      EPC: D





Computer generated images for indicative purposes only.



# Clarges Mayfair

## MAYFAIR, LONDON

Clarges Mayfair is a development of 34 luxury residences overlooking Green Park and Buckingham Palace. Designed by award-winning architect Squire & Partners, the development complements the surrounding architecture of Piccadilly landmarks, including The Ritz and The Wolseley, through the use of traditional Portland stone with contemporary detailing. Award-winning interior designer Martin Kemp Design has designed the 'turn-key' homes with taste and sophistication.

rupert.desforges@knightfrank.com  
+44 20 7861 5321

ian.pidgeon@knightfrank.com  
+44 20 7861 5321

## DEVELOPMENT INCLUDES:

- 1-5 bedroom apartments
- Secure underground car parking
- Curated concierge service with 24-hour reception desk
- Spa with 25-metre swimming pool
- Business suites or private dining for up to 30 people
- Cinema room with seating for 18

GUIDE PRICE  
*Available on request*







# Eaton Place

## BELGRAVIA, LONDON

A stunning newly refurbished penthouse, over three floors, providing contemporary living in a classical setting. The apartment benefits from an elegant three window wide reception room, dining area, kitchen/breakfast room and full width living/entertaining room. There is also a magnificent terrace with south facing views.

## ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 2 reception rooms
- Roof terrace
- Lift
- Approximately 4,812 sq ft

stuart.bailey@knightfrank.com  
+44 20 7881 7720

GUIDE PRICE  
**£19,950,000**      EPC: D



# The Villas

## BARNES, LONDON

The Villas is an exclusive collection of seven, four storey townhouses nestled in the beautiful village of Barnes, one of London's most attractive neighbourhoods.

## ACCOMMODATION INCLUDES:

- 5 bedrooms
- Private underground parking
- Landscaped gardens
- Open-plan living spaces
- Barnes & Barnes Bridge stations close by
- Excellent local schools

james.williams@knightfrank.com  
+44 20 3371 3132

james.cohen@knightfrank.com  
+44 20 7861 5377

GUIDE PRICE  
**£3,599,000**





Computer generated images for indicative purposes only



# The Residences at Mandarin Oriental Mayfair

## MAYFAIR, LONDON

The Residences at Mandarin Oriental Mayfair is a collection of 80 superb contemporary homes sitting directly above a new Mandarin Oriental Mayfair, London. Designed by internationally renowned Rogers Stirk Harbour + Partners, The residences seamlessly combine world-class hotel services and amenities with the finest contemporary design.

ian.pidgeon@knightfrank.com  
+44 20 7861 5321

moreas.madani@knightfrank.com  
+44 20 7861 5321

## DEVELOPMENT INCLUDES:

- Studios, 1, 2 & 3 bedrooms
- Two 4 bedroom penthouses
- Secure underground parking
- 24 hour concierge and security
- 25 metre swimming pool, sauna & steam room
- State-of-the-art gym

GUIDE PRICE  
**From £1,999,000**



Computer generated images for indicative purposes only



# Chelsea Barracks

## BELGRAVIA, LONDON

Chelsea Barracks is a world-class estate comprising a rare collection of residences, penthouses and townhouses, redefining luxury living in Belgravia SW1. Blending into the immediate neighbourhood, this iconic development introduces seven new garden squares, opening up enchanting vistas within London's most prestigious district. Developer: Qatari Diar.

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

## DEVELOPMENT INCLUDES:

- Phase 1, 68 units and 13 townhouses
- Residential spa (12,400 sq ft) & amenities
- Concierge lifestyle services
- Secure private parking
- 5 acres of garden squares

GUIDE PRICE  
**Available on request**



# Thornhill Road



## ISLINGTON, LONDON

A magnificent late Georgian, double fronted house which has been recently refurbished to a high standard with elegant accommodation over four floors and two west-facing decked terraces.

### ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Cinema room
- Great transport links

islington@knightfrank.com  
+44 20 3657 7340

GUIDE PRICE  
**£3,500,000** EPC: E

# Barton Street



## WESTMINSTER, LONDON

A generously proportioned Grade II\* listed freehold house, arranged over five floors, with two terraces and located in a sought after address in the Smith Square Conservation Area. The property was built circa 1722 and is believed to be the oldest former public house building still standing in Westminster.

### ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- 5 reception rooms
- 3 kitchens
- Approximately 3,899 sq ft

robert.oatley@knightfrank.com  
+44 20 3866 2971

GUIDE PRICE  
**£6,950,000**

# Old St James’s Vicarage



## FULHAM, LONDON

One of the most unique and memorable houses in Fulham. A spectacular Gothic Revival house featuring stunning architectural details and finishes. Situated on the sought after Moore Park Estate on the Fulham/Chelsea border. A country house in a central city location.

### ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms
- 6 reception rooms
- 2 dining rooms
- 3 car garage & separate studio apartment
- Approximately 7,748 sq ft

james.davies@knightfrank.com  
+44 20 7751 2400

GUIDE PRICE  
**£9,750,000** EPC: C

# Wickham House



## HAMPSTEAD, LONDON

A stunning, new build home of approximately 14,529 sq ft. Situated on this premier road, this beautiful property has been built to an exemplary standard. The grand living accommodation is arranged over four floors and is generously proportioned across all levels with the additional benefit of lift access.

### ACCOMMODATION INCLUDES:

- 8 bedrooms
- 9 bathrooms
- 5 reception rooms
- Leisure facilities
- Garden
- Private parking

sarah.james@knightfrank.com  
+44 20 7431 8686

GUIDE PRICE  
**£22,000,000** EPC: B



# Hartington Road



## CHISWICK, LONDON

Set behind gates is this substantial detached riverside villa with grand rooms and pretty garden views throughout. The 180ft garden has been lovingly nurtured and enhanced through many years offering a verdant oasis. The swimming pool at the end of the garden leads on to the banks of the River Thames. Hartington Road is a wide tree lined riverside road between Strand on the Green and Chiswick Bridge.

### ACCOMMODATION INCLUDES:

- 5 bedrooms
- 6 bathrooms
- 5 reception rooms
- Swimming pool
- 3 outbuildings
- Approximately 5,316 sq ft

ramsey.conyers@knightfrank.com  
+44 20 3757 6230

GUIDE PRICE                      EPC: E  
**£10,000,000**

## WESTMINSTER, LONDON

A wonderful Grade II\* listed freehold double house, which dates back to 1726 and offers exceptional lateral entertaining space across five floors and a garden. Smith Square is renowned for its political and historical associations and is located within the Smith Square Conservation Area.

### ACCOMMODATION INCLUDES:

- 6 bedrooms
- 2 bathrooms
- 2 shower rooms
- 5 reception rooms
- Approximately 4,400 sq ft

robert.oatley@knightfrank.com  
+44 20 3866 2971

GUIDE PRICE  
**£7,850,000**

# Smith Square



# Belsize Park

## BELSIZE PARK, LONDON

This beautifully refurbished family home with a garden, use of an internal lift and underground parking, was brand new a few years ago whilst its Victorian facade had been retained.

orly.lehmann@knightfrank.com  
+44 20 3815 3350

### ACCOMMODATION INCLUDES:

- 8 bedroom
- 8 bathroom
- 5 reception Rooms
- Garden
- Leisure facilities
- Lift

GUIDE PRICE                      EPC: B  
**£8,950,000**





Computer generated images for indicative purposes only



# No.1 Grosvenor Square

## MAYFAIR, LONDON

An exclusive new development of 44 luxurious residences in the heart of Mayfair. Situated on London's grandest square, the historic building has been reconstructed, brick by brick, for the 21<sup>st</sup> century. With exceptional ceiling heights, grand balconies and sweeping views across London, it is indisputably the world's most desirable address.

moreas.madani@knightfrank.com  
+44 20 7861 5321

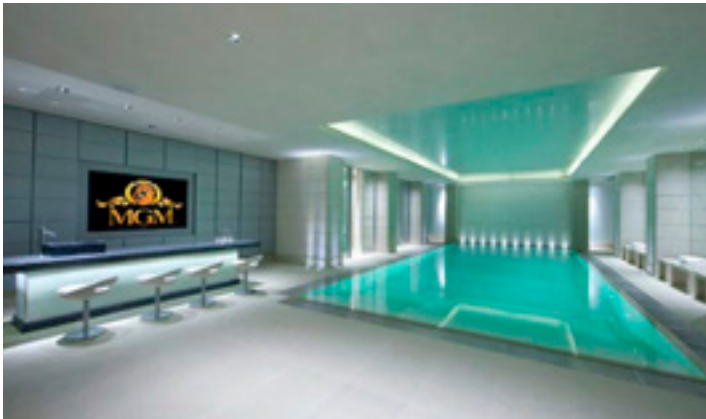
## DEVELOPMENT INCLUDES:

- 2-5 bedroom properties
- Private terraces
- 24-hour concierge, security & valet car parking
- Swimming pool, spa, treatment rooms, gym & training studio
- Private screening room, residents' lounge
- Business suite

GUIDE PRICE  
*Available on request*







# Hamilton Terrace

## ST. JOHN'S WOOD, LONDON

Located in one of the most sought after addresses, this newly built detached house on Hamilton Terrace is presented in excellent condition. Arranged over five floors, further benefits include a gated driveway with parking for two cars.

stevie.walmsley@knightfrank.com  
+44 20 7483 8333

tom.smith@knightfrank.com  
+44 20 7881 7735

## ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms
- 4 reception rooms
- Swimming pool & gym
- Garden
- Approximately 11,420 sq ft

GUIDE PRICE      EPC: F  
**£25,000 per week**



# Stratford Place

## MARYLEBONE, LONDON

An impressive Grade II listed residence in the heart of the West End. The property has been fully refurbished with exceptional attention to detail, with a magnificent staircase and views of the London skyline.

nick.beckett@knightfrank.com  
+44 20 3435 6453

## ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 3 reception rooms
- Gym
- 2 terraces
- Approximately 6,367 sq ft

RENTAL PRICE      EPC: C  
**Available on request**





# Lancaster Gate

HYDE PARK, LONDON

This exceptional, recently refurbished property provides superb living accommodation and entertaining space throughout. Benefits include an abundance of natural light and a south facing private terrace, extending to approximately 192 sq ft, with open views towards Hyde Park.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Reception room
- Terrace
- Lift & porter
- Approximately 1,717 sq ft

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

GUIDE PRICE      EPC: E  
**£2,075 per week**

# Buckingham Gate

WESTMINSTER, LONDON

Buckingham Gate is a 19th century Grade II listed townhouse arranged over seven floors and located directly opposite Buckingham Palace in the heart of London's most distinguished address. Grand in proportions and perfectly suited to entertaining, the house has been meticulously restored and modernised for 21st century living.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 9 bathrooms
- 4 reception rooms
- Spa including swimming pool, sauna & gym
- Lift, 24 hour concierge & air conditioning
- Approximately 15,845 sq ft

tom.smith@knightfrank.com  
+44 20 7881 7735

GUIDE PRICE  
**£35,000 per week**





Computer generated images for indicative purposes only



# Holland Park Villas

## KENSINGTON, LONDON

A rare collection of 68 exceptional apartments and four magnificent penthouses within a private, gated development immediately adjacent to Holland Park. These spacious and elegantly appointed homes are finished to the highest specification, all with access to fantastic amenities including a library, club room, private cinema room, business suite, wine cellar, catering kitchen and secure underground car parking.

ian.pidgeon@knightfrank.com  
+44 20 7861 5321

## DEVELOPMENT INCLUDES:

- 1-5 bedroom apartments and penthouses, many with balconies, terraces & gardens
- 20 metre swimming pool with Jacuzzi, sports facilities & luxury spa
- 24 hour, five star hotel style concierge & security
- Private landscaped courtyard garden & woodland walk

GUIDE PRICE  
**From £1,775,000**







Computer generated images for indicative purposes only



Computer generated images for indicative purposes only



# Landmark Place

## CITY OF LONDON

The penthouses at Landmark Place are stunning homes, finished to a superior specification. The collection includes a range of two and three bedroom lateral and duplex penthouse apartments. These offer breathtaking views across the River Thames and neighbouring iconic landmarks. As the only new waterfront development in the City of London, an opportunity to acquire such a home only arises once in a lifetime.

citybrokerteam@knightfrank.com  
+44 20 7718 5202

## DEVELOPMENT INCLUDES:

- 2 & 3 bedroom luxury penthouses
- 2 underground parking spaces to each penthouse
- Hotel-style amenities including swimming pool & spa, 24 hour concierge, cinema, lounge & more

GUIDE PRICE  
From £5,740,000

# Lillie Square

## EARLS COURT, LONDON

Located in Earls Court SW6, these exceptional apartments, townhouses and penthouses offer the best in contemporary urban living, combined with elegant public spaces and outstanding landscaped gardens. Phase 2 Lillie Square East, comprising 186 apartments, is now available for sale with first completions due in Q4 2019.

christopher.jones@knightfrank.com  
+44 20 7861 1048

charlotte.mantle@knightfrank.com  
+44 20 3909 6822

## DEVELOPMENT INCLUDES:

- 1, 2, 3 bedroom apartments & penthouses
- Private residents' clubhouse including 20m swimming pool, gym, spa & treatment rooms, private cinema, bar & dining room and children's playroom
- 5\* concierge service available 24-hours a day
- Private underground parking
- 24-hour security

GUIDE PRICE  
From £820,000





# One Blackfriars

## SOUTHBANK, LONDON

In the cultural heart of the South Bank, moments from the River Thames, One Blackfriars is set to be a beacon of architectural brilliance. Designed from an art piece, this impressive new landmark building, rising 50 storeys high and designed by award winning SimpsonHaugh Architects, will add a shimmering new dimension to London's skyline.

alex.carr@knightfrank.com  
+44 20 7861 5409

## DEVELOPMENT INCLUDES:

- 1-4 bedroom luxury apartments
- Exceptional interior design
- 24-hour concierge service
- Valet parking, health club with thermal spa, pool & gym, private screening room and L32 executive lounge

GUIDE PRICE  
**From £1,300,000**

# Chiltern Place

## MARYLEBONE, LONDON

On the corner of fashionable Chiltern Street, Chiltern Place is a new landmark development for Marylebone Village, combining traditional architecture with contemporary design.

moreas.madani@knightfrank.com  
+44 20 7861 5321

yazmin.murat@knightfrank.com  
+44 20 7861 5321

## DEVELOPMENT INCLUDES:

- 1 & 2 bedroom apartments
- Concierge and 24/7 security
- Residents' gym, lounge & meeting room
- Secure basement parking
- Ceiling heights at 2.75m

GUIDE PRICE  
**£2,000,000 to £5,950,000**





# Riverwalk

## MILLBANK, WESTMINSTER

Riverwalk offers 116 apartments by award-winning architect Stanton Williams. The development is on the north bank of the Thames, with superb views across the capital, close to the Tate Britain, St James' Park and the Thames Clipper.

michael.stewart@knightfrank.com  
+44 20 3866 7780

PCLD@knightfrank.com  
+44 20 7861 5321

## DEVELOPMENT INCLUDES:

- 1, 2 & 3 bedroom apartments
- Concierge & 24/7 security
- Residents' gym
- Secure basement car parking
- River fronted cafe, within the development

GUIDE PRICE  
**£1,200,000 to £22,500,000**







# Bramshill

HOOK, HAMPSHIRE

A spectacular Grade I listed Jacobean mansion, set within listed parkland, woodland and lakes. Consent pending for permission to return to a wonderful private home with extensive accommodation. In all about 92 acres.

emma.cleugh@knightfrank.com  
+44 20 7861 5433

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

ACCOMMODATION INCLUDES:

- 10 bedrooms
- 10 reception rooms
- Formal gardens
- Deer park
- Former coach house/extensive outbuildings

GUIDE PRICE  
**£10,000,000**







# Boycott Manor

STOWE, BUCKINGHAMSHIRE

A highly impressive Victorian mansion with extensive and spacious accommodation, beautiful gardens and grounds.

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

damian.gray@knightfrank.com  
+44 1865 790077

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 6 reception rooms
- Self contained 1 bedroom staff flat
- Approximately 15,575 sq ft
- In all about 12.95 acres

GUIDE PRICE      EPC: F  
**£5,750,000**







# The Parsonage

CHELMSFORD, ESSEX

The property forms the centerpiece of the village of High Easter and enjoys wonderful westerly views over the countryside. The house is set in beautiful gardens and has an adjoining cricket ground. It has been owned by only a handful of families throughout its history and is for sale now for the first time in 27 years. In all about 5.52 acres.

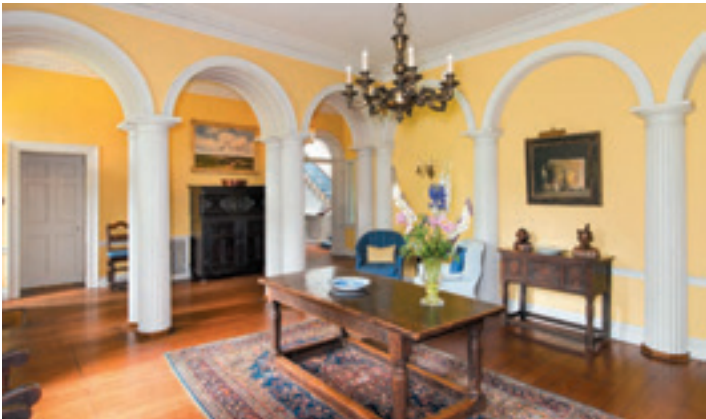
edward.welton@knightfrank.com  
+44 20 7861 1114

paddy.pritchard-gordon@knightfrank.com  
+44 1279 213340

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 5 reception rooms
- Tennis court, indoor pool & cricket pitch
- Landscaped gardens & grounds
- Approximately 7,894 sq ft

GUIDE PRICE  
**£3,450,000**



# Harptree Court

EAST HARPTREE, NORTH SOMERSET

A beautiful Grade II listed Georgian country house which stands in an elevated position with far-reaching views over its parkland towards the Chew Valley. There is a cottage, staff flat, magnificent walled garden, former stable yard, farm buildings and a significant annual income from a one bedroom self-contained tree house. Suitable as a substantial family home or potential commercial use. Further land may be available.

james.mckillop@knightfrank.com  
+44 20 7861 1528

james.toogood@knightfrank.com  
+44 1173 171999

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 7 bathrooms
- 6 reception rooms
- About 51.7 acres
- Approximately 11,746 sq ft - 12,782 sq ft

GUIDE PRICE  
**£4,650,000**





# Bridwell Park

UFFCULME, DEVON

A restored Grade I listed Georgian mansion overlooking a lake, within its own ring-fenced listed deer park. The property would be suitable as a family residence or as a commercial opportunity. Complementing the main house is a coach house with two four bedroom annexes, a four bedroom lodge, orangery, private chapel, farm buildings and helicopter hanger.

james.mckillop@knightfrank.com  
+44 20 7861 1528

edward.clarkson@knightfrank.com  
+44 1392 848842

ACCOMMODATION INCLUDES:

- 10-18 bedrooms
- 10-16 bathrooms
- 6 reception rooms
- About 117 acres
- Main house approximately 13,042 sq ft

GUIDE PRICE  
**£5,000,000**

# Eastington Hall

UPTON-UPON-SEVERN, WORCESTERSHIRE

A beautifully positioned and immaculately presented 13th century manor sitting in stunning gardens and grounds with a gate lodge, two further staff/guest cottages, extensive outbuildings and garaging at the head of a long drive.

peter.edwards@knightfrank.com  
+44 20 7861 1707

will.kerton@knightfrank.com  
+44 1905 723438

ACCOMMODATION INCLUDES:

- 8 bedrooms
- 6 reception rooms
- Tennis court & swimming pool
- In all about 34.6 acres
- Approximately 13,465 sq ft

GUIDE PRICE  
**£3,750,000**





# the PERFECT COUNTRY HOME

The better option may be to build it yourself, according to Knight Frank's James Carter-Brown

Everyone loves a period property. The character, the architectural style, the classic features... they all give you a warm, homely feeling as you walk up to your front door.

What doesn't give you such a warm, homely feeling, however, are the draughty rooms, the low ceilings, the leaky windows, and the outdated wiring. Which is why, in the search for their perfect country property, more and more home-buyers are eschewing refurbishment and opting for a completely new-build home instead.

James Carter-Brown is an expert on rural new-build homes. Head of residential building consultancy at Knight Frank, he has overseen the construction of some of the most beautiful new properties across England's shires. He explains that, however diligently you search through the existing housing stock, you'll never find the perfect home.

"We've changed the way we live now," he says. "Older housing stock is never going to be exactly what you want. The configuration of the kitchen and bathrooms, the big,

open-plan family rooms, the heating systems, the lighting... if you want this to be perfect, you need to build it from scratch."

He explains how, in previous centuries, rooms were very much compartmentalised. Open-plan living was unthinkable, partly because large rooms were difficult to heat, and partly because food was always prepared behind closed doors.

"In recent years we've had this push for open-plan living. Cooking is trendy. We cook in front of our guests, standing at the kitchen island. It's a complete U-turn."

When it comes to heating and lighting, new-build homes are far more efficient. Carter-Brown points to automated under-floor heating, air conditioning and lighting, all of which would be a logistical and costly nightmare to retro-fit into a Jacobean farmhouse, for example.

For home-buyers at the higher end of the market, this is just the start. Carter-Brown recently worked on an 80,000 square-foot new-build property in the Thames Valley where the client pulled out every stop possible.



"He had an exhibition space built for a number of exquisite cars," he says. "1960s Ferraris, that sort of thing; the very best of the best. Then there was the private collection of art. After that there was the indoor swimming pool, steam room and sauna. Also an indoor tennis court and squash court. It was really unusual."

In the course of his work on new-builds, Carter-Brown has witnessed some truly eyebrow-raising designs: party spaces with dance-floors and state-of-the-art sound systems; a greenhouse with its own under-floor heating system; car ports with photovoltaic roofs and Tesla charging points; even a helicopter hangar. But the most surprising of all was a chicken coop flanked by Corinthian columns. "It was basically a miniature Buckingham Palace for the chickens."

Follies notwithstanding, new-build properties often make more financial sense than refurbishment of existing homes. Buy a huge Georgian farmhouse and the stamp duty will likely make your eyes bleed. Opt instead for a small bungalow which you plan to demolish and replace, and you'll save yourself a lot of tax in the process.

A more important consideration is VAT. As Carter-Brown explains: "If you're buying a plot of land and building a new property on it, the construction costs of the house are VAT-exempt." But he advises buyers to take specialist advice on this since it's a complicated area.

Often, the price difference between refurbishing a period property and building a completely new one can be negligible, especially if you're installing ambitious features and leisure facilities. In fact, digging a basement beneath

Opposite page:  
Main entrance to Cadogan House in  
Wentworth, Surrey. This page from  
Left to right:  
The drawing room at Cadogan House,  
front entrance to Queen Anne House in  
Eaton Park, Surrey, the indoor pool at  
Cadogan House.

a Tudor farmhouse to accommodate the swimming pool and garage for the classic cars will be significantly more expensive than incorporating the same facilities into a new build.

Carter-Brown cites the example of a house construction he recently oversaw in the Hertfordshire town of Tring. On the site there had been a 1970s house which they knocked down, replacing it with "a really impressive home with a sedum roof, clever shading, a ground-source heating system, and glass walls on two sides, with views across the surrounding countryside".

"It wasn't worth it financially to do a refurb," he adds. "The buyer would have spent loads of money knocking the structure around to achieve a property with only 80 per cent satisfaction. In the end, the whole construction cost, including fit-out, was slightly trimmer than the refurb would have been. And they got exactly what they wanted. When you're procuring a new-build house, you always have more cost certainty."

Of course budgets for new-build homes vary enormously depending on the location and the specification. Asked for some ballpark figures, Carter-Brown uses the example of land prices in West Berkshire, at the very western edge of the Home Counties. Here, he knows of several parcels of land with planning consent agreed so that the existing property could be demolished and replaced with "an executive home". For an acre of land he would expect buyers to pay between £700,000 and £1million. On top of that they are looking at house construction costs of £2,500 to £3,000 per square metre.

"For your home you might want 600 square metres which, at the top end, could therefore cost £1.8million in construction," he adds.

He stresses how, counter-intuitive as it sounds, building your own property can actually require less time than converting an existing one. "Most definitely, if we don't count the planning and procurement time," he says. "Working with an existing structure, there's always the fear of the unknown. There are things you can't know until you start taking it to pieces. So you need a contingency plan to deal with building defects, timber attack, insect attack, wet or dry rot... If you're looking at a 10,000 square-foot house, by the time you've done all the work, and perhaps replaced the roof, time-wise, it's a closely run race with a new build."

But can a new-build home ever compete with a period property in charm and style? It's back to that warm, homely feeling you want as you walk up to the front door of your home. Can a new-build ever give you that?

Fortunately the UK's planning laws are so strict that the majority of rural new-builds have to conform to the architectural style of the villages surrounding them. "Yes, the inside of the property may be a blank canvas for any buyer," Carter-Brown says, "but the exterior must be in keeping with the local style, materials and quality of design and construction." Which is why, fortunately, you don't see angular post-modern new-builds dotted around Cotswold villages. There would be nothing warm and homely about that.

Even when new-builds do clash architecturally with the existing housing stock, that doesn't mean they will forever remain unloved. Every new generation of architecture eventually finds its fans.

"Time never stands still," says Carter-Brown. "In a hundred years, that property might well be the next heritage style. If you use a well-known and good-quality design team, aren't you just building a future classic?"





# Wentwood

WENTWORTH, SURREY

Wentwood is a fabulous home constructed of natural stone with six bedroom suites, landscaped gardens and an impressive wine cellar. The materials, workmanship and attention to detail have been raised to a new level.

james.cleland@knightfrank.com  
+44 1932 548008

ACCOMMODATION INCLUDES:

- 6 bedroom suites
- 4 reception rooms
- Swimming pool
- Sauna & steam room
- Magnificent landscaped gardens
- Impressive wine cellar

GUIDE PRICE  
**£10,950,000**      EPC: B



# The Dell House

RADLETT, HERTFORDSHIRE

An outstanding house with state-of-the-art facilities situated in an accessible semi-rural location on the edge of Radlett, one of the county's most popular villages. The house sits in the middle of its own immaculate gardens and grounds. In all about 3.11 acres.

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

oliver.beales@knightfrank.com  
+44 1442 817 113

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms (all en suite)
- 4 reception rooms
- Leisure complex with tennis court & swimming pool
- Wine cellar

GUIDE PRICE  
**£8,950,000**





# Denham Place

## DENHAM, BUCKINGHAMSHIRE

A beautifully restored William & Mary country mansion set within a Capability Brown park only 30 minutes from central London. Of palatial proportions, yet eminently suited to private family use, Denham Place has been the subject of extensive and painstaking restoration.

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

## ACCOMMODATION INCLUDES:

- 12 bedrooms (all ensuite)
- 8 reception rooms
- Cinema room & function room
- Former coach house & 5 cottages
- In all about 42.96 acres

GUIDE PRICE  
*Available on request*







# Hay House

BRAUGHING, HERTFORDSHIRE

An exceptional family home set in delightful grounds. Built in 1886 as an exclusive hunting lodge, predominantly in brick with considerable architectural detailing, including plasterwork and pargetting as well as a tower, in the French style. In all about 39.1 acres.

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

paddy.pritchard-gordon@knightfrnak.com  
+44 1279 213340

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 reception rooms
- 1 bedroom cottage
- Swimming pool
- Approximately 6,463 sq ft

GUIDE PRICE  
**£3,850,000**      EPC: E

# Haymes

CHELTENHAM, GLOUCESTERSHIRE

A stunning Grade II listed Georgian family home within striking distance of Cheltenham, with exceptional views.

peter.edwards@knightfrank.com  
+44 20 7861 1707

nick.chivers@knightfrank.com  
+44 1242 246959

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 5 reception rooms
- Outbuildings, garaging, beautiful gardens & grounds
- In all about 42.67 acres
- Approximately 8,934 sq ft

GUIDE PRICE  
**£5,000,000**





# Headley Stud

## HEADLEY, BERKSHIRE

One of the country's finest private equestrian centres. Headley Farm House is a pretty Grade II listed, red brick house and is presented in excellent decorative order. Permission has been granted for a spectacular 16,000 sq ft country house, designed by Hugh Petter of the prestigious firm Adam Architecture. There are numerous equestrian facilities, which include: solariums, vibrating floors and a salt water treadmill/spa. At its centre is the 158 ft x 81 ft (48 m x 25 m) indoor school.

rupert.sweeting@knightfrank.com  
+4 20 7861 1078

mark.potter@knightfrank.com  
+44 1256 350600

## ACCOMMODATION INCLUDES:

- 4 bedrooms
- 2 bathrooms
- 5 reception rooms
- Extensive ancillary accommodation
- Extensive equestrian facilities
- Planning permission for a 16,000 sq ft country house
- In all about 188 acres (76 hectares)

GUIDE PRICE  
**£10,500,000**

# Valley Farm

## DUNTISBOURNE ABBOTTS, CIRENCESTER

An immaculate period house occupying one of the most wonderful locations in the heart of the Cotswolds. Valley Farm is situated within its own beautiful gardens and grounds in a unique small valley, which runs north to south and has the infant River Frome forming its eastern boundary.

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

bruce.tolmie-thomson@knightfrank.com  
+44 1285 886688

## ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 5 reception rooms
- Coach House, cottage, stabling, manège, agricultural barn & buildings
- In all about 92.73 acres

GUIDE PRICE  
**Available upon request**





# Ince Castle

## SALTASH, CORNWALL

Ince Castle lies within the Tamar Valley Area of Outstanding Natural Beauty, close to the Devon/Cornwall border, with easy access to the historical and 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](mailto:william.morrison@knightfrank.com)  
+44 1392 848 823

[christopher.bailey@knightfrank.com](mailto:christopher.bailey@knightfrank.com)  
+44 1392 848822

## ACCOMMODATION INCLUDES:

- 13 bedrooms
- 8 bathrooms
- 6 reception rooms
- Secondary accommodation
- Swimming pool, shoot & fishing
- In all about 190 acres

GUIDE PRICE  
**£7,000,000**







# Jura

## WENTWORTH, SURREY

Situated on the internationally renowned Wentworth Estate, Jura is a new house which offers over 21,000 sq ft of exceptional living and entertaining accommodation. The house encapsulates the best of modern architecture combined with state-of-the-art interior technology. Set in unusually large grounds of 5.1 acres, the house occupies an idyllic setting, close to the 12th fairway.

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

paul.cockerham@knightfrank.com  
+44 1344 840020

## ACCOMMODATION INCLUDES:

- 6 bedrooms
- 7 bathrooms
- 10 reception rooms
- Indoor swimming pool & cinema
- 2 bed staff flat

GUIDE PRICE  
**£18,750,000**

EPC: B



# Manor Farm

## NEWNHAM, HAMPSHIRE

A secluded Grade II listed farmhouse in a convenient location. Meticulously maintained mini estate with party barn, swimming pool, tennis court, outbuildings, undulating pastureland, woodland and double bank trout fishing. Set in approximately 134.6 acres.

edward.cunningham@knightfrank.com  
+44 20 7861 1080

mark.potter@knightfrank.com  
+44 1256 630970

## ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- 4 reception rooms
- 2 bedroom cottage
- Approximately 4,723 sq ft - 5,640 sq ft

GUIDE PRICE  
**£4,950,000**





# Newport House

ALMELEY, HEREFORDSHIRE

A magnificent Georgian house with fine landscaped gardens and lake at the heart of an idyllic country estate. Coach house, Victorian stable block, manège and paddocks, beautiful restored productive walled garden, cottages and farmhouses, parkland and woodland, working farms.

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

jonathan.bengough@knightfrank.com  
+44 1905 746887

ACCOMMODATION INCLUDES:

- 10 bedrooms
- 9 bathrooms
- 5 reception rooms
- Secondary accommodation
- Equestrian & fishing
- In all about 427.4 acres

GUIDE PRICE  
*Available upon request*







# Old Rectory

## BURFORD, OXFORDSHIRE

A beautiful Cotswold stone Grade II\* listed Queen Anne former rectory. The house sits in an idyllic position at the top of the sought after village of Westwell and overlooks an enchanting valley as well as its own impeccable gardens and grounds.

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

damian.gray@knightfrank.com  
+44 1865 264851

## ACCOMMODATION INCLUDES:

- 8 bedrooms
- 8 bathrooms
- 5 reception rooms
- Entertainment/party barn
- Swimming pool
- Tennis court

GUIDE PRICE  
**£5,850,000**







# The Patshull Estate

PATTINGHAM, SHROPSHIRE/STAFFORDSHIRE

A significant and diverse 3,583 acre estate with mixed investment and amenity opportunities.

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

edward.dixon@knightfrank.com  
+44 1179 452633

ACCOMMODATION INCLUDES:

- 3 equipped farms & 4 further farm business tenancies of bare land, extending to about 2,914 acres .
- Mixed historic woodland extending to about 606 acres.
- 5 farm houses & 8 cottages
- Huge amenity & sporting opportunities

GUIDE PRICE  
*Available upon request*







# Badgers

DUNMOW, ESSEX

A classic Quinlan Terry country house in a private and peaceful setting at the centre of its 47 acres of gardens and parkland. The property is beautifully positioned within the countryside, yet very accessible to London.

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

paddy.pritchard-gordon@knightfrank.com  
+44 1279 213340

ACCOMMODATION INCLUDES:

- 10 bedrooms
- 6 bathrooms
- 4 reception rooms
- Tennis court
- Swimming pool
- Stabling
- Secondary accommodation

GUIDE PRICE  
**£5,950,000**

# Shirley Hall

TUNBRIDGE WELLS, KENT

A substantial and elegant Grade II listed country house which has been completely restored throughout 2013 - 2016. Standing in approximately 33 acres of its own parkland, farmland and mature gardens, which include a walled garden and tennis court, it is an ideal size for a large family for private use and entertaining.

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

simon.biddulph@knightfrank.com  
+44 1892 772942

ACCOMMODATION INCLUDES:

- 18 bedrooms (15 ensuite)
- 6 reception rooms including Victorian orangery
- Gym with shower area
- Extensive cellars including wine cellar
- Coach house, stables & 4 further cottages
- Biomass boiler qualifying for Renewable Heat Incentive until 2024

GUIDE PRICE  
**Available upon request**





# Sutton Hall Estate

## WOODBRIDGE, SUFFOLK

A diverse rural estate combining highly productive arable land, benefitting from a whole farm irrigation system and temperate coastal climate, together with a wealth of residential assets and traditional buildings lining the northern banks of the River Deben, accessible to Woodbridge and the Suffolk coast.

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

## ACCOMMODATION INCLUDES:

- 8 bedroom country house
- 11 further farmhouses & cottages
- 3.5 miles of river frontage & private quay
- Leisure & development opportunities
- 2 reservoirs & irrigated arable land
- In all about 2,177 acres

GUIDE PRICE  
**£31,500,000**







# Findon Place

FINDON, WEST SUSSEX

Findon Place is a stunning example of classical Georgian architecture. It has an extensive and rich history and is listed Grade II\* due to its architectural and historical merit. The property occupies approximately 52 acres of land at the foot of the South Downs, just north of the south coast.

edward.rook@knightfrank.com  
+44 20 7861 5115

oliver.rodbourne@knightfrank.com  
+44 20 7861 1093

ACCOMMODATION INCLUDES:

- 11 bedrooms
- 7 bathrooms
- 7 reception rooms
- Swimming pool & tennis court
- Equestrian facilities
- In all about 52.87 acres

GUIDE PRICE  
**£6,000,000**







# Landscape Farm

## JERSEY, CHANNEL ISLANDS

Set within parkland style grounds, this magnificent newly constructed and very substantial family mansion, is located in the south of the island. Offering elegantly proportioned family accommodation the property is approached via a long private gated driveway.

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

aimee@wilsons.je  
+44 7797 825410



## ACCOMMODATION INCLUDES:

- 8 bedrooms
- 10 bathrooms
- Private & tranquil setting
- Landscaped grounds with ornamental lake
- Guest & staff accommodation
- Hard tennis court & swimming pool
- One of the island's most prestigious homes

GUIDE PRICE  
£14,500,000





Home to the headquarters of the United Nations, the International Committee of the Red Cross and Reuters, Geneva also boasts breathtaking scenery, a multicultural population and high-quality living. Hundreds of wealthy individuals set up home there every year – and it’s easy to see why. Alex Koch de Gooreynd shares his tips for living in Geneva.

By Sophia King

What to discover

As with many cities, each of Geneva’s neighbourhoods has its own character. The apartments (and lively bars) of Eaux-Vives are populated by young renters, while artistic types tend to gather in the bohemian district of Carouge, slightly further out of the city. For families with more generous budgets, the old-style buildings of the much sought-after Old Town are worth exploring (as are its many museums), while the hard to come by flat land and privacy of Chene-Bougeries makes it another popular option especially given its close proximity to the international school. Then, of course, there’s Cologny; with unrivalled lake views and luxurious homes, it’s the ultimate place to live – for those who can afford it.

LAKE LIFE

Where to dine

Hungry? Take your pick of one of the many Michelin-starred restaurants on offer, among them Dominique Gauthier’s Le Chat Botté overlooking the lake. For a change from the traditional fondues, indulge in the Genevan speciality of filet de perches - I highly recommend enjoying this dish on the peaceful terrace of Restaurant du Creux-de-Genthod.

What to drink

Of course, no good meal is complete without a glass of fine wine. Geneva is Switzerland’s third wine-producing canton and produces some of Europe’s best – yet lesser known – wine. Its low profile is by no means an indication of its quality; in fact, Genevan wine is so limited that there simply isn’t enough to export once the locals have bought their share. My favourite local tippie is of the Chasselas Blanc variety, particularly when from the Satigny area. To experience even more of Geneva’s wine offering, head to the UNESCO-listed Lavaux vineyards in the neighbouring canton of Vaud. Overlooking Lake Geneva and the Alps, these picturesque vineyards date back to the 12th century and are guaranteed to captivate all those who encounter them – even before they’ve had their first sip of the local produce.

Where to shop

Geneva is Switzerland’s ultimate shopping destination. Whether you’re looking for the designer flagship stores of the Rue du Rhône, the independent boutiques and department stores of Rue du Mont-Blanc, or the quirky vintage finds of Plainpalais, shoppers can truly satisfy their need for some retail therapy: while soaking up the local atmosphere.

Where to play

Located in the middle of Western Europe, Geneva is a gateway to endless destinations. But with the ski resorts of Megève and Chamonix accessible within an hour, and the lake transforming into a hub of activity during the warmer months, you may struggle to find a reason to travel elsewhere.

Active individuals can throw themselves into the lake’s watersports before taking a hike through the surrounding rugged green hills, while those looking for a more relaxing pastime can enjoy a picnic before taking a cool dip in the calm blue waters. Personally, I don’t think you can beat a sunny afternoon out boating on the lake!

Where to learn

The abundance of high quality schools in Geneva is a key attraction for many looking to relocate there and the surrounding areas. There are international schools such as the International School of Geneva; English style boarding schools such as St. George’s in Clarens; private schools such as Le Rosey; and even one of the world’s best hospitality management schools, Ecole Hôtelière de Lausanne. Be warned: children (and parents) may be initially surprised by the long hours and amount of homework required.

Where to live

Ready to hop onto the next flight for Geneva airport? Don’t book your ticket just yet. Becoming a homeowner in Geneva is more complex than in other European countries, with only Swiss residents able to purchase a home there. There are, however, exceptions. Non-residents can own property in certain ski resorts as well as the immediate areas surrounding Montreux, Lugano, Interlaken and Lucerne, providing that they don’t exceed living space restrictions. Buying a property in Geneva may require more effort than elsewhere in Europe, but with its currency enjoying a continued safe haven status and its inhabitants enjoying an enviable lifestyle, it may well be a challenge worth pursuing.

[knightfrank.com/overseas-property/switzerland-overview/geneva/](https://www.knightfrank.com/overseas-property/switzerland-overview/geneva/)  
or call Alex Koch de Gooreynd +44 20 7861 1109

Clockwise from left to right:  
The Prada store on Rue du Rhône, the  
ski slopes of Chamonix, Lake Geneva  
Jet D’Eau, Lavaux vineyards







Computer generated images for indicative purposes only



# Courchevel 1850

## THE ALPS, FRANCE

A very rare opportunity to build in an unrivalled position adjacent to the K2 Hotel Palace in arguably the worlds most coveted ski resort, Courchevel 1850. Full planning consent has been obtained for the construction of two luxury chalets comprising 1,586 sq m of living accommodation. The chalets embrace both the traditional Savoyard and contemporary styles that drive this market. The properties will have panoramic views across the valley, are ideally situated for access to the ski slopes and just a short stroll from the heart of the village.

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

## ACCOMMODATION INCLUDES:

- Chalet Hermine at approximately 896 sq m
- Chalet Chnchilla at approximately 690 sq m
- 125 sq m reception room with 4.5 m ceilings
- 12 m pool & state-of-the-art spa
- 16 bedrooms in total
- Underground parking

GUIDE PRICE  
*Available upon request*



# Chêne-Bougeries

## GENEVA, SWITZERLAND

Luxurious 1930s mansion built on a site of approximately 2,280 sq m has been beautifully renovated to create a spectacular contemporary home. The property is laid out over four floors comprising principle living room, secondary living room with open fireplace, dining room and kitchen, three bedrooms opening on to the south facing terrace and a master bedroom suite with a dual shower room and two dressing rooms, which enjoys views of the Salève. There is also a guest suite with balcony and independent access, garage and parking for five cars and the wonderfully landscaped garden with terrace is perfect for entertaining.

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

## ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Fitness room & sauna
- Home cinema & wine cellar
- Outdoor swimming pool & pool house
- Approximately 525 sq m

GUIDE PRICE  
*Available upon request*





# Frankfurt

## KRONBERG IM TANUS, GERMANY

One of Germany's most outstanding trophy homes close to Frankfurt's CBD and International airport. Set within magical countryside, this recently completed modern house sits on a plot of approximately 12,653 sq m and includes a natural park by renowned Siesmayer. A secondary villa, extensively renovated in 2016, has five stunning apartments. 18 underground parking spaces are available for both houses.

claire.locke@knightfrank.com  
+44 20 7861 5033

## ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Modern house: 713 sq m
- Wine cellar
- 7 terraces, cinema, outdoor whirlpool & security system
- Additional building opportunity

GUIDE PRICE  
**Available upon request**

# Castello Di Reschio

## UMBRIA, ITALY

In the very heart of the private nature sanctuary of the Castello di Reschio estate, is Plantaverna. A recently restored farmhouse with formal terraced garden, full of fruit trees and a detached guest suite off the courtyard. Plantaverna has recently been re-styled, decorated and furnished, creating a light filled home. The estate provides a full concierge service together with extensive facilities including horse riding, tennis, mountain biking and clay pigeon shooting.

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

## ACCOMMODATION INCLUDES:

- 4 bedrooms
- 5 bathrooms
- Swimming pool
- Fully serviced estate with leisure facilities
- Approximately 1 ha
- Approximately 500 sq m

GUIDE PRICE  
**€5,200,000**







# Charles Floquet, 7th

## PARIS, FRANCE

Exceptional 19th century mansion, entirely redesigned in great style by one of the most prominent and internationally renowned French contemporary architects. This magnificent house opens on to approximately 112 sq m of landscaped gardens with private access to the park, and offers a panoramic view of the Eiffel Tower and the Invalides.

## ACCOMMODATION INCLUDES:

- 3 bedrooms
- 4 bathrooms
- 4 dressing rooms
- Swimming pool
- Fitness room & steam room
- Staff accommodation (studio)

GUIDE PRICE  
*Available upon request*

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



# Grasse

## CÔTE D'AZUR, FRANCE

Remarkable 17th century estate set in approximately 1.8 hectares of beautiful parkland and gardens with an array of Mediterranean and Provençal flora including fruit, citrus and olive trees. Arranged as a main bastide with further accommodation afforded in a guest house. The property enjoys several outdoor living areas with views to the Mediterranean.

## ACCOMMODATION INCLUDES:

- 11 bedrooms
- 8 bathrooms
- Caretaker's house
- Salt water swimming pool
- Tennis court
- Home cinema

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+44 20 7861 1139

GUIDE PRICE  
**€9,500,000**



# city sanctuary

A new development in a desirable corner of Barcelona offers the feeling of seclusion in the city, chic, spacious surroundings and the opportunity to create a bespoke urban idyll

By Zoe Dare Hall

The definition of luxury varies hugely around the world. In some prime locations, it's all about having the latest technology; in others it's about being eco-friendly or having one's own mooring. In a vibrant, densely populated city such as Barcelona, where the lifestyle, location and investment potential are magnets for global wealth, there is little as prized as space – particularly when it is of the lateral variety and of dimensions never seen before in the city.

At Francesc Macià 10, a modernist landmark in the upmarket Sant Gervasi – Galvany neighbourhood, that doesn't just mean the 600-square-metre footprint of each of its seven full-floor apartments – or, in the case of the duplex penthouse, 950-square-metres, plus a 300-square-metre private roof terrace. The luxury of space extends to the communal areas too, including six secure, underground parking spaces for each apartment, complete with a visitors' parking area, car wash and a designer waiting room for chauffeurs. The shared amenity spaces also include a 20-metre-long lap pool, gym, spa and two treatment rooms.

In a city where even the highest priced apartments rarely come with parking provision for multiple vehicles, much less around-the-clock security and concierge services, Francesc Macià 10 is setting a new bar for luxury living in Barcelona. Further services for the exclusive use of residents include private wine cellars, a 30-square-metre storage facility for each apartment and valet service. The additional menu of à la carte services includes housekeeping, catering, personal shopping and a chauffeur. Living here will offer the peace of mind and highly personalised service of an elite club shared with a handful of like-minded people.

The listed building – a former office block, considered by many a modernist masterpiece – has always caused a stir. The Swiss architect Marc J Saugey, a contemporary of Le Corbusier, designed its distinctly elliptical form in 1969 to resemble an eye from above, with canopies over its windows to represent eyelids. Now under the ownership of the international investment and development company Squirele Capital, Francesc Macià 10 has undergone a dramatic reinvention to become Barcelona's first super-prime



Exterior view of Francesc Macià 10





residential building and the first fully-serviced apartments in Spain, combining the luxury experience and facilities of a leading five-star hotel with the comfort of home.

The four-bedroom, four-bathroom show flat, designed by the Brazilian architect Marcio Kogan of Studio MK27, shows what is possible when the space you have to play with includes a 55-square-metre kitchen, 90-square-metre master bedrooms and a living/dining area that at 300-square-metres is the size of a large house by most city standards, with a curving 55-metre-long run of floor-to-ceiling windows.

There is another spatial dimension at play here, too, and that's what lies beyond. Prime living in cities such as Barcelona or Paris rarely affords the luxury of space surrounding the building, but with their position overlooking the manicured lawns of Turó Park, these residences take in big blue skies and views towards the rugged greenery of Tibidabo mountain.

Kogan's interior design plays on the building's mid-century heritage, with its subtle yellow and grey palette contrasted with rich American walnut on the walls and a melange of marbles, from white Carrara to dark Negro Marquina. Every detail is bespoke, including furniture and lighting from the Milanese designer Vincenzo de Cotiis, the American studio BassamFellows and London-based Michael Anastassiades.

The remaining residences are available for sale in shell and core form – a blank canvas that allows each buyer to

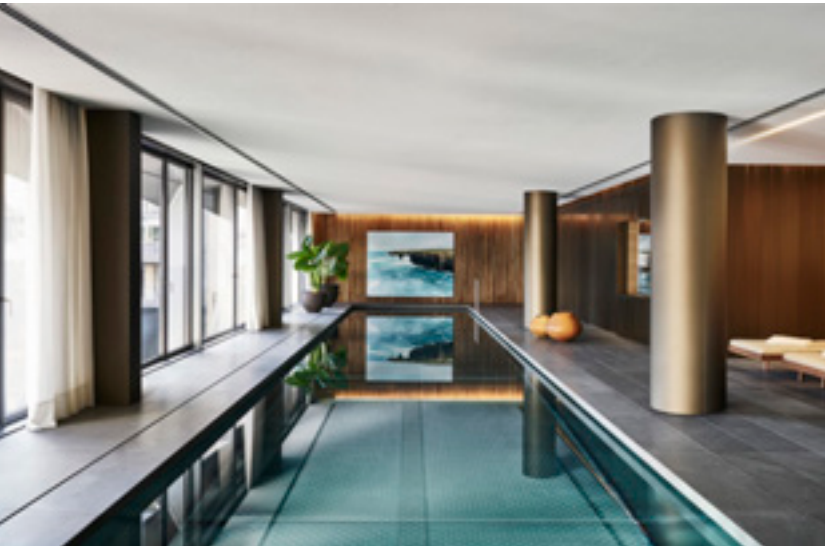


interpret the space in their own way, adding or removing bedrooms and bathrooms, shifting the location of kitchens and choosing their own design style, whether it's a nod to 1960s glamour or ultra-contemporary minimalism.

Such opportunities for entirely bespoke design are rare in new developments – and particularly in properties with these kinds of dimensions. The early buyers at Francesc Macià 10 have immediately seen the value in being able to design the property to their taste, rather than pay a premium for something ready finished, only to rip it out and start again in their desire to make it entirely their own.

They also appreciate the value of having a residence in an area of Barcelona that has long been a magnet for well-heeled Catalans, drawn to the sense of space in its large properties and wide boulevards, to its pocket parks and prestigious schools. This is a city centre location, but one with a sense of a close-knit neighbourhood in its local shops and restaurants. It is also within easy reach of Barcelona's equivalent of the Hollywood Hills, behind Pedralbes, where locals go jogging at weekends – those, that is, who don't make a quick getaway on the nearby motorway to second homes further up the coast.

*This page from top: a wine cellar at Francesc Macià 10; pool with a view across the city; one of the 90m<sup>2</sup> master bedrooms  
Opposite page: The 300 m<sup>2</sup> living room alone is the size of many city apartments; everything is bespoke*



Thanks to the recent transformation of Diagonal, the main artery that bisects the city, residents at Francesc Macià 10 have the added attraction of stepping out on to a newly revitalised high street. Diagonal's traffic lanes have been reduced from four to two, making way for far wider pavements and vibrant street life, with new cafés and well-known retail brands bringing life to once empty units.

Barcelona as a whole is a city that never stops innovating – something that has been seen most dramatically in recent years along its waterfront. Wealthy homeowners may prefer to live away from the narrow, busy streets of the Ciutat Vella, including beachfront La Barceloneta, but nowhere in Barcelona is far from the sea. The spotlight is particularly focused on Port Vell, the old harbour that has been transformed into Europe's most sought after marina, with berths for superyachts of up to 180 metres and a new social magnet, the OneOcean Port Vell private members' club.

There is a special synergy too between Barcelona's superyacht scene and Francesc Macià 10. Boat owners appreciate the beauty of bespoke design, with FM10's curves reminiscent of a yacht, and of having a residence in the Mediterranean's most dynamic port city.

The beachfront district of El Poblenou is also enjoying a renaissance as Barcelona's mini Silicon Valley. The high rises of the tech hub 22@ are home to hundreds of start-ups and tech giants including Microsoft, and the area's old warehouses are fast becoming galleries, co-working spaces and architects' studios. Elsewhere in the city, Barcelona is embracing the luxury lifestyle with the likes of the new Soho House, the landmark W Barcelona and imminent EDITION hotel, next to the multi-coloured undulating roof of Santa Caterina market.

It's a city that never stands still – and in a city like this, you need a sanctuary that offers relaxation, luxury and, crucially, space. That sanctuary is Francesc Macià 10.







# New Golden Mile

## MARBELLA, SPAIN

An exceptional recently constructed beachfront 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 built.

## ACCOMMODATION INCLUDES:

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

GUIDE PRICE  
**€ 14,200,000**

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



# Quinta do Lago

## ALGARVE, PORTUGAL

Situated on an elevated plot facing the second fairway on the Quinta do Lago North Course, this brand new contemporary villa has been built as a perfect white canvas. The property has grand open living areas, covered terraces and multiple pools, including a children's pool area. There is a central area with the option to transform into a gym/spa area, cinema/games room and further space on the lower level to be completed as desired. The property is surrounded by beautifully manicured gardens.

## ACCOMMODATION INCLUDES:

- 6 bedrooms
- 8 bathrooms
- Cascade of swimming pools
- Option for a sauna
- Spectacular views
- Approximately 687 sq m

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

GUIDE PRICE  
**Available upon request**





# The Palm

DUBAI, UNITED ARAB EMIRATES

A world class designer villa on The Palm Jumeirah. Designed in a contemporary style with astonishing attention to detail, this beachfront house is surrounded by the tranquillity and calm waters of The Palm. Built to the highest standards, this brand new seven bedroom home offers the best in modern living. No expense has been spared. Upon walking through the magnificent entrance you will be enthralled by the custom built villa, ensconced on its own private beach. See the glow of the city lights, daily sunsets and parade of boats on this nautical landscape. Interiors designed to capitalise on the panoramic water views.

anne.ogilvie@me.knightfrank.com  
+971 50 5518 705

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 8 bathrooms
- Built up area of approximately 1,533 sq m
- Modern & newly built with lift & 24-hour security
- Swimming pool
- Private parking /garage

GUIDE PRICE  
**US \$18,516,000**



# The Royal Atlantis Residences

DUBAI, UNITED ARAB EMIRATES

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

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

ACCOMMODATION INCLUDES:

- A selection of 2-5 bedroom apartments, skycourts, penthouses & garden suites
- Architectural design by KPF
- Private residential lobby, concierge, indoor & outdoor swimming pools & club room
- Secure allocated underground parking
- An à la carte menu of hotel services
- Built area approximately 130 sq m

PRICES FROM  
**US \$1,905,000**





# Fronde L, The Palm

DUBAI, UNITED ARAB EMIRATES

An exceptional estate consisting of a masterfully designed villa with a separate guest cottage. Situated on the largest plot on the island, the mature, landscaped gardens feature two pools and outdoor entertaining areas overlooking the beach with outstanding views over the Palm and the Dubai Marina skyline.

anne.ogilvie@me.knightfrank.com  
+971 50 5518 705

ACCOMMODATION INCLUDES:

- 10 bedrooms
- 12 bathrooms
- Staff accommodation
- 4 private parking/garage spaces
- Infinity pool & beach access
- Built up area of approximately 1,114 sq m

GUIDE PRICE  
**US \$17,711,000**



# Level 40 Horizon Penthouse

SYDNEY, AUSTRALIA

A spectacular offering within one of the most iconic buildings in Sydney, Horizon by Harry Seidler. Level 40 is an entire 565 sq m apartment, currently being refitted by award-winning MIM Design from Melbourne. With 360 degree views around the city skyline and iconic views of the Sydney Opera House and Harbour Bridge, this apartment is for the very discerning client who appreciates design and style. Due for completion in October 2018.

deborah.cullen@au.knightfrank.com  
+61 401 849 955

adam@belgraviaprivate.com.au  
+61 409 663 051

ACCOMMODATION INCLUDES:

- 5 bedrooms (all en-suite)
- Whole floor, unobstructed 360° views
- Private lift lobby, 4 balconies
- 24-hour concierge
- 8 car park spaces for the car collector
- Tennis court, swimming pool & gym

GUIDE PRICE  
**Available upon request**



# ONE BARANGAROO: THE WORLD'S MOST PRESTIGIOUS ADDRESS

Showcasing world-class design and six-star amenities, Sydney's new development looks set to take luxury living to new heights.

By Sophia King

Sydney is fast becoming the favourite destination for many of the world's wealthiest individuals. At the last count, more high-net-worth individuals (HNWIs) – those with US \$1million-plus – emigrated to Sydney than to any other city in the world, and this statistic is expected to rise by a colossal 70 per cent in the next eight years.

The city's allure is obvious. The warm climate, spotless beaches and world-famous harbour all make for an enviable lifestyle, and this is complemented by a strong and stable economy that offers some outstanding opportunities for the savvy investor. There was, however, one gap in Sydney's otherwise perfect offering: its notable lack of super-prime residences.

Until, that is, One Barangaroo arrived.

Due for completion in 2021, Australia's first truly six-star hospitality branded residence looks set to propel Sydney firmly into the global arena for luxury residential property, cementing its place as one of the world's best places to live.

Located in the heart of the city's central business district – just a short walk from Sydney Opera House and Harbour Bridge – this world-class project promises the highest standards of living, likely to enrapture even the most sophisticated of ultra HNWIs from the moment they see it. And see it they will: designed by London-based WilkinsonEyre architects, One Barangaroo comprises three shining petals twisting up towards the sky, its sleek exteriors reflecting the golden sun and glittering harbour. The surrounding landscape takes inspiration from Bali, devised by the world-leading St Legere Design International, which counts the Mandarin Oriental and the AYANA resort in Bali among its long list of distinguished clients.

But One Barangaroo is not all style and no substance. As well as offering world-class luxury and design, it is one of Australia's most significant urban renewal projects; an inner-city wasteland transformed into a thriving neighbourhood set to house and employ more than 23,000 people by 2024. Its architecture leverages the world's best practice in sustainable building design, and ambitious plans are in place to be one of the first completely carbon neutral precincts in the world.

Residences are on floors 33 to 65, above the six-star Crown Resorts Hotel, and range from between two to six bedrooms. Bespoke interior layouts and design by the renowned New York-based Meyer Davis Studio

*“Located in the HEART  
of the city’s CENTRAL  
business district – just a short  
walk from Sydney Opera  
House and Harbour Bridge –  
is this WORLD-CLASS project”*



ensures that not one of the 82 residences are quite the same, though a distinctive, timeless elegant style is prevalent throughout, accentuated by premium materials, state-of-the-art appliances and a rich colour palette inspired by the majesty of the harbour. Cool beiges intersperse with subtle touches of bronze, while moody granites and dark wood add a bold intensity to juxtapose with the creamy leather and soft greys of the light and airy bedrooms.

Expansive floor-to-ceiling windows offer breathtaking panoramic views of the harbour, Opera House and Pacific Ocean – and when the sun sets and the bright colours of the city transform to darkness and twinkling lights, thoughtfully placed interior lighting softly illuminates the home to become a cosy sanctuary, away from the hustle and bustle of the city below.

Residents of One Barangaroo can expect an array of six-star amenities that match – if not surpass – those found in the very best super-prime residences of London and New York. These include a 24-hour hotel-style concierge, private entrance, valet parking, private open-air pool deck, in-room dining and priority access to fine dining establishments within the resort complex, to name just a few. Beyond One Barangaroo awaits the welcoming green space of the Headland Park, the commercial bustle of International Towers and the vibrant energy of the rejuvenated Darling Quarter.

To own a residence in One Barangaroo is to own a home in an exclusive luxury development in one of the world's favourite cities – but it is also so much more. It is to secure a priceless piece of Sydney's skyline, a soon-to-be national treasure and iconic landmark that you will call home.

Seize it while you can – this special opportunity is unlikely to last long.

*Residences at One Barangaroo are available for sale through Knight Frank. To find out more or to arrange a visit to the marketing suite, please contact Erin van Tuil on +61 409 325 700 or email [erin.vantuil@au.knightfrank.com](mailto:erin.vantuil@au.knightfrank.com)*

*“Cool BEIGES intersperse with subtle touches of BRONZE, while MOODY granites and DARK wood add a bold INTENSITY”*



*Clockwise from right: Floor-to-ceiling windows offer the perfect view across the harbour; the dressing, living and bedrooms also feature soft, thoughtfully placed lighting; the Harbour Bridge, Opera House and twinkling lights of the city*



*“When the SUN SETS and the BRIGHT colours of the city transform to DARKNESS and TWINKLING lights, thoughtfully placed interior lighting SOFTLY illuminates the home to become a COSY SANCTUARY”*







# Manhattan

## NEW YORK, USA

Located just steps from the Highline Park in the heart of the Chelsea Arts District, this dramatic Annabelle Selldorf-designed duplex has sweeping views of the Hudson River and benefits from New York's stunning sunsets. This elegantly designed three bedroom home at 200 11th Avenue ticks every box. With a private elevator opening to a foyer that leads to the grand seven metre ceiling living room, you experience the grandeur of this residence from the moment you walk into this residence.

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

## ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- 24-hour doorman
- Terrace
- Approximately 219 sq m

GUIDE PRICE  
**US \$8,995,000**

# Montauk

## NEW YORK, USA

This classic four bedroom beach house once the home of American Playwright Edward Albee is being offered for sale for the first time in more than 50 years. Set on approximately 2.8 acres of private land with approximately 60 m of oceanfront, the estate offers a main house, guest house and pool house overlooking the beautiful Atlantic Ocean.

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

## ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- Swimming pool
- Tennis court
- Approximately 275 sq m

GUIDE PRICE  
**US \$20,000,000**





# Aspen

COLORADO, USA

This Starwood home is located minutes from the Aspen Core yet enjoys Starwood views and sits on approximately 1.6 hectares. Designed by world-renowned architect, Robert A. M. Stern, the home offers you charming living and entertaining spaces. Enjoy plenty of natural light and first-class amenities, including an indoor pool, library and billiards room. Truly one-of-a-kind.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Fitness room
- Spa
- Racquetball court
- Approximately 1,293 sq m

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

GUIDE PRICE  
**US \$10,490,000**



# Miami Beach

FLORIDA, USA

One of Miami's most sought after classic estates. This fully renovated and charming mansion on the prestigious North Bay Road embodies prime South Florida living and features spectacular views of Biscayne Bay and the downtown Miami skyline. The perfectly manicured grounds and outdoor summer kitchen provide the perfect setting for entertaining, while the abundant courtyards are a haven for private relaxation. Boat owners will especially love the 42 m of water-frontage and oversized dock.

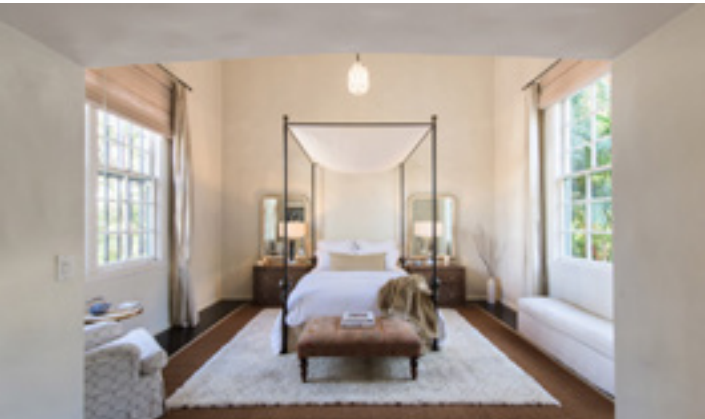
ACCOMMODATION INCLUDES:

- 10 bedrooms
- 11 bathrooms
- 3 car garage
- Swimming pool
- 4 bedroom guest house
- Approximately 1,980 sq m

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

GUIDE PRICE  
**US \$19,750,000**





# Beverly Hills

## CALIFORNIA, USA

Tucked behind private gates,sits this dramatic Spanish property exuding charm and character. A picturesque front courtyard is home to lush landscaping and tranquil fountains. In early 2000 the property was given a glamorous makeover by renowned architects Tichenor & Thorp. Impeccably maintained over the years by Hollywood's elite, this property is one-of-a-kind.

## ACCOMMODATION INCLUDES:

- 5 bedrooms
- 6 bathrooms
- Wine cellar & tasting room
- Meditation bungalow
- Separate guest suite
- In all about 604 sq m

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

GUIDE PRICE  
**US \$12,900,000**

# West Hollywood

## CALIFORNIA, USA

Live on top of the world. On the market for the first time ever, you can now purchase the entire top floor at the exclusive Sierra Towers, a full service, full amenity high rise building. A unique and rare offering, this double penthouse is one massive raw space for you to create your masterpiece. Offering 360 degree views of Los Angeles from the Hollywood Hills to downtown LA and across to the ocean, with 371 sq m of outdoor terraces and 4.5 m ceilings. One studio and one, one-bedroom unit on the lower floor are also included in the sale.

## ACCOMMODATION INCLUDES:

- 6 bedrooms
- 7 bathrooms
- 24-hour security
- Swimming pool
- Valet parking
- Approximately 650 sq m

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

GUIDE PRICE  
**US \$48,888,888**



# St James



## BARBADOS, CARIBBEAN

Villa Tamarindo is an exclusive new luxurious beachfront residence on the west coast of Barbados. It is the first of four villas to be completed on the Beachlands development and was designed by Larry Warren. The villa is ideally located just 500 m from Sandy Lane and enjoys spectacular views over the Caribbean Sea.

### ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Chef's kitchen & dining area
- Swimming pool
- Approximately 1,233 sq m

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

GUIDE PRICE  
**US \$28,000,000**

# Mustique



## SAINT VINCENT AND THE GRENADINES, CARIBBEAN

Designed by the renowned architect Oliver Messel and built by Arne Hasselgvist, Samambaia is a classic, original styled Mustique house which sits high in the Endeavour Hills with spectacular views of the Caribbean Sea. Set in a large plot, there is potential for further expansion of the property with adaptation of the living accommodation and creation of a swimming pool.

### ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- 2 reception rooms
- Terraces
- Breathtaking views

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

GUIDE PRICE  
**US \$7,000,000**



# Exumas

## THE BAHAMAS, CARIBBEAN

Little Pipe Cay is a very rare, once-in-a-lifetime spectacular private island located in the most beautiful part of the Exumas island chain. With raw natural beauty, the island has been thoughtfully crafted to create the perfect private island home. Spread across the island are a number of ideally positioned houses and cottages perfect for the whole family and guests. All have incredible sea views and some are located on the edge of pristine private beaches. The island is accessed directly by sea plane from New Providence or via boat from Staniel Cay.

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

### ACCOMMODATION INCLUDES:

- Manor house with 3 bedroom suites
- 4 further houses & cottages all with 2 bedroom suites
- Refectory with spa, gym & outdoor infinity pool
- Large staff & operations village
- Sea barn & numerous moorings
- Approximately 15.4 ha

GUIDE PRICE  
**US \$85,000,000**



# TRANSFORMING TRAVEL

*from adventure to advantage*

The travel industry is evolving. Greater equity and sustainability from tourism is becoming a key element in every booking. Ensuring that the local community benefits from the tourist economy is as vital to many travellers as their passports, sunscreen and mosquito repellent.

This is where Abercrombie & Kent Philanthropy (AKP) come in, a non-profit organisation dedicated to positively impacting lives and livelihoods in the communities where their guests travel. They are equally committed to ensuring guests learn about their philanthropic investments as an integral part of the travel experience.

From Africa to Asia, Latin America to the Antarctic, AKP are working with partner communities on 41 education, healthcare, conservation and enterprise development projects, across 18 countries and with seven full-time A&K Philanthropy coordinators.

## Abercrombie & Kent Philanthropy’s four main mission objectives:

### Education

Providing a supportive learning environment, AKP are committed to enabling children and young adults to fulfil their potential in many diverse opportunities.

### Conservation

Partnering with communities living on the edge of wilderness, AKP support strategies to maintain a balance between endangered species, fragile ecosystems and economic opportunity.

### Health

AKP actively support the water, sanitation and other health-related needs of residents within partner communities, ensuring a healthier life for all.

### Enterprise

Training partner communities in self-support and income-generating activities drives growth of economic opportunity and delivers other innovations to positively impact local livelihoods.



### Dipetsana Women’s Bike Shop, Botswana

Sending a shipping container of second-hand bicycles from the USA has changed the life of five women and their families in Kasane, Botswana. Upon arrival, the container was converted into a bike retail space and workshop, which the women now own and manage. By repairing bicycles for sale, they fund their next shipment and support several other community projects. One of six bike shops in this AKP programme globally, this shop has enabled its staff to feed, home and school their children, none of which are automatic or easy in Botswana.

### Hansraj Children’s Home, Udaipur

This residential school homes about 100 girls from the adjacent tribal belts of Udaipur, providing free education, books, home, meals and clothes to young girls. Although primary schools exist in this region of Rajasthan, the enrolment of girls in school is very low.

AKP started working with the school in 2017. This support includes improving facilities at the school to better the environment for all the pupils, whether that is by providing books for the library or sports equipment.

### Serengeti Cheetah Project, Tanzania

In 1999, AKP initiated support for the Serengeti Cheetah Project, which monitors demographics of cheetah with photographic support from A&K and sanctuary guests in one of the world’s largest wildlife sanctuaries, Serengeti National Park. The reserve covers more than 14,700km and is a UNESCO World Heritage Site. With cheetah now deemed vulnerable to extinction, this project is vital to better understanding and management of this majestic African cat.

Tailor-made holidays can include culturally immersive visits to AKP projects all around the world. Speak to one of their travel specialists about this when booking and see how you can transform your travel for good.



*“Ensuring the LOCAL COMMUNITY benefits from the TOURIST ECONOMY is as VITAL to many TRAVELLERS as their PASSPORTS, sunscreen and mosquito repellent”*



# OUR EXPERTISE

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Knight Frank has the privilege to help customers across the world. With over 120 years' experience, we provide global coverage via 435 offices and more than 16,000 property partners throughout Europe, Asia-Pacific, Africa, the Middle East and the Americas, focusing on all the prime residential and commercial property markets of the world. For a full listing of our international offices, visit [knightfrank.com](https://www.knightfrank.com). Knight Frank provides global coverage via 435 offices and more than 16,000 property partners. With more than 120 years of experience, we focus on the prime residential and commercial property markets throughout Europe, Asia-Pacific, Africa, the Middle East and the Americas. For a full listing of our international offices, please visit [knightfrank.com](https://www.knightfrank.com).

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As one of the UK's largest and most experienced new homes property consultancies, we work with major house builders and developers across the country to bring our customers their perfect new home or investment property, with the highest specifications, workmanship and after-sales care. In order to provide the widest choice, we have properties to suit all budgets and aspirations, whether a family home or a pied-à-terre.

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EDWARD ROOK on +44 20 7861 5115

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Knight Frank's dedicated Research team provides detailed and in-depth analysis of market trends and prices across a wide range of property sectors. Our analysts are respected throughout the industry and regularly quoted in the national and international press. As well as in-house research, we can produce bespoke reports for private clients, institutions, funds and developers.

LIAM BAILEY on +44 20 7861 5133

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JAMES THOMPSON on +44 20 7861 1075





Westminster school

## the GREAT BRITISH SCHOOL off

Liam Bailey, Knight Frank's global head of research, investigates the close relationship between education and the UK's prime housing markets

“Booming.” It’s enough to make me spill my ice cold Birra Moretti. It’s not a word you hear in polite company in London anymore as the pre-Brexit phoney war grinds on. But Will Orr-Ewing, founder and director of Keystone Tutors, is emphatic. “The global demand for a British private-school education has never been stronger.”

The success of the UK’s private schools in attracting pupils from overseas has a significant impact on the country’s prime housing market – especially in London. Families often buy a home to use during exeats and holidays, generating at least £2bn of purchases annually across the capital alone.

Working in London you sometimes forget the city’s charms, but having walked from my final meeting in Marylebone through Hyde Park on a glorious summer evening to meet Will in one of Holland Park’s great neighbourhood Italians, it’s easy to see why parents with children studying here enjoy having a permanent base.

With the temperature hitting 31 degrees,

I enjoy my beer listening to the details of a remarkable British export success story. And nobody knows this market like Will. After 11 years running a tutoring business for the offspring of wealthy Londoners, he developed a deft touch helping parents get their children into the most sought-after schools. He’s now global – with offices in Hong Kong and Singapore, and more in the pipeline.

Will admits he benefits from working with an unusually strong product. “The thing to understand is that the UK boarding-school system is unique, yes, there are a few US schools on the east coast and even some in Australia that emulate the British system. But nowhere has developed its potential in the same way.”

So what is all the fuss about? “It’s the rounded focus on all aspects of an education: academic studies, sport, art, music and drama that appeals,” he explains. “The truth is, nowhere else does it as well or delivers it in such a character building way.

“Look, no child is suffering the cold shower or freezing dormitory treatment anymore, but

there is nothing better for a child used to leading a very comfortable life than standing in the rain and getting bowled out for a duck at their first cricket match. The last thing they need is the whole ‘Michelin star chef’ offer promoted by the top Swiss schools.”

When I ask where the demand is coming from, the answer is: “Everywhere”. Although applications from Russia have halved over the past two years due to economic uncertainty and diplomatic strain, the slack has been more than taken up by growth from elsewhere, says Will.

“India is becoming more interesting, historically a lot of demand from there has focused on the US to prep children for applications to America’s top universities. And Japan is one to watch. Over the past two decades a lot of wealthy Japanese parents have focused on Swiss schools – now there is a definite switch to Britain.

“But the biggest story is China. Children need to be pretty much fluent in English to cope with the pace of a UK education and in second or third-tier Chinese cities, this is just

not the case yet. But the quality of teaching is improving and will continue to do so – demand is only going one way.”

Such is the hunger for a British public-school education, the system is being widely emulated in Asia. “Just look at the trajectory,” points out Will. “Westminster is opening six schools in China, Wycombe Abbey is opening its second – with more to come.”

Talent, however, will be a big constraint to further growth. On present trends, the requirement for teaching staff in all of the existing and planned international schools in China equates to all the teachers in the UK’s private-school system. The reality is that demand for the real UK product will grow despite the competition.

In these uncertain times, that’s worth raising a glass of something cold to.

*A detailed analysis of global education trends is provided in the latest Wealth Report update published in September 2018 and available at: [knightfrank.com/wealthreport](http://knightfrank.com/wealthreport)*





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*Little Pipe Cay, Exumas, Bahamas for sale through Knight Frank*

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