

PRIVATE
VIEW



EXTRAORDINARY LIVING IN
EXTRAORDINARY SPACES



HAUTE JOAILLERIE

Chopard

THE ARTISAN OF EMOTIONS – SINCE 1860



WELCOME TO PRIVATE VIEW 2019

Private View is our prime UK Residential showcase portraying a small but exceptional sample of the many beautiful properties that are on offer at Knight Frank. Aside from beautiful real estate, this year we look at the theme of ‘legacy’ and the great brands and family institutions that are renowned for their own. In this edition we feature the Hinduja, Williams and Carnarvon families, all of whom are different, but who have thrived by evolving, working tirelessly and remaining true to their core values to leave legacies that will last for generations to come.

This leads us to the evolution of Knight Frank, the world’s largest independent property consultancy, now numbering 19,000 people across 60 territories and over 500 offices. We are a truly global business, but one that significantly, as I am very frequently reminded by new colleagues and clients, still manages to retain an intimacy that only a family can feel. This is down to the spirit we foster as a Partnership, and our unstinting focus on treating our clients as if they were a part of our own family.

Like all institutions that have a legacy, (Knight Frank is now in its seventh generation) it is essential we evolve, be agile and invest, in order to meet the challenges of today and tomorrow. I am excited to report that our focus and investment in our excellent teams has never been greater, nor our investment in technology and our platforms, which empower our teams to be completely and tirelessly client focused. As our clients’ needs evolve we continue to broaden our networks and our service offering, to ensure it remains best-in-class.

Above all, we firmly believe that the human element of real estate remains paramount – whether it be delivered via our long-established and market-leading residential network or our superb commercial teams. We all face uncertain times but I have never been more confident in the strength of Knight Frank, the quality of our teams and the service and advice that they deliver to you, our clients, and our ability to serve you not just today but for many years to come.

I have been supremely lucky over the last 37 years to have been given so many varied and exciting opportunities to participate in the evolution of Knight Frank. As I prepare to hand over the residential reins I am proud to have played a small part in the growth of this firm and the success of our clients.

I hope you enjoy Private View and that you and your family, have a very successful year.

Lord Andrew Hay
Global Head of Residential



BOODLES
1798

A FAMILY STORY

AMBER AND YASMIN LE BON WEAR THE 'BE BOODLES' COLLECTION

Lifestyle

FEATURES

Doing the maximum

A reflection, by Andy Hay

8

Connoisseur

Luxury investment essentials

12

Accouter Design

Luxury interiors

14

Principle & property

In-depth with G.P. Hinduja

16

Dinmore Manor

The great estate, for sale

21

Taking pole position

Williams: a racing dynasty

24

Heritage & vision

Inside Highclere castle

28

Pearls of wisdom

Paspaley's jewellery lineage

30

Iconic couture

Mary Quant's fashion revolution

32

Family fashion

Great British heritage brands

34

The Roux factor

Haute cuisine with Michel Roux Jr.

36

Raw spirit

Exploring Glemorangie's history

38

Saving ceramics

Emily Johnson's pottery revival

40

Bayleys

New Zealand real estate

43

Final View

Redefining generational wealth

144



BESPOKE 100 . BESPOKE 1849 . READY TO WEAR

huntsmansavilerow.com

shop@huntsmansavilerow.com

Property

LONDON

Secret sanctuary

St Saviours House

45

Sales

London's finest

48

Lettings

Properties to rent

79

COUNTRY

Suffolk's finest

Worlingham Hall

86

Sales

North to south, east to west

89

INTERNATIONAL

Spanish masterpiece

Villa La Favorita

121

Sales

Europe, Americas, Asia-Pacific

124

Services

GLOBAL SERVICE LINES

Home Solutions

Moving made seamless

20

Knight Frank Finance

Trusted financial advice

39

The Private Office

Securing your legacy

118

Our Expertise

Worldwide service lines

142

MARKET KNOWLEDGE IS KEY



PERSONAL • IMPARTIAL • INSIGHTFUL

Unlocking exceptional properties for you
The complete buying service in London and the Country

TBS

THE BUYING SOLUTION

LONDON: 020 7591 2640 | COUNTRY: 01488 657912

THEBUYINGSOLUTION.CO.UK



“Creating a legacy is about being a good ancestor, planting trees you’ll never see. It’s about passing on from one generation to the next”

DOING THE MAXIMUM

Break out the champagne, Andrew Hay is moving on. After 37 years at Knight Frank, the Lord of Residential Real Estate (Global Head of Residential at Knight Frank) is setting off on a new adventure. Before he exits HQ for the last time, Andy reminisces with bestselling author James W. Kerr, author of Legacy, about his achievements and the vision he has for the firm – one he’s proud to bequeath the next generation

Meet Andy – Lord Andrew Hay – in a dining room in Knight Frank’s global headquarters on London’s Baker Street. It’s a perfect low-key setting that allows Hay to talk without distractions. As we chat, we’re served a memorable meal; excellent food, excellent wine and excellent conversation.

“I went to school in a fishing boat,” is Hay’s opening line. As openers go, it is a good one.

He was raised on the Isle of Mull in the Scottish Hebrides. His father was David George Montagu Hay, the 12th Marquis of Tweeddale, his mother Dee. Born fourth of five sons and a twin. His brother Hamish is now a highly decorated Lieutenant Colonel in the Army Reserves and an anaesthesiologist. “I am incredibly proud of him, he has achieved extraordinary things,” Hay remarks.

Of, as they say, ‘reduced means’, the Marquis plied his trade as a lobster and salmon fisherman. The family had no fridge, freezer or television but a young Andy had a battered Land Rover and the run of the second largest island in the Inner Hebrides, a paradise teeming with wildlife and possibility. His grandmother paid for the twin’s schooling.

His father, Hay says, was “a hell of a man”. He ran away from Eton in 1938 to join the Merchant Navy before the Second World War, transferring to the Navy to be “sunk three times” and “taken prisoner of war once” in Buenos Aires. He escaped, stole a ship with a small group of men and sailed it all the way back to freedom. Aged 24, he retired from the Navy a Lieutenant and a very highly decorated war hero. Civilian life, however, proved more difficult. “I remember one day he came to school”, Hay says. “He turned up in his old, old suit looking very smart, but he couldn’t afford to buy a new pair of shoes, so he wore his slippers. He was an amazing man, but by God, that motivated me. That moment lit the fuse.”

Possessing both the pride and the kind of determination that propelled his father to war hero status, the penniless Hay was

- 1983 Andy joins Knight Frank & Rutley’s Farms and Estates Sales team, based in the business’ Edinburgh office. The firm employs 271 people at the time
- 1990 Seven years into his career in real estate, Andy makes Associate, marking the start of his rise to the top of the business
- 1997 He becomes the youngest Residential Equity Partner in living memory and takes over as Head of National Country House Sales

- 1997** Knight Frank & Rutley changes its name to Knight Frank as a part of the celebrations for its 100-year anniversary
- 2004** The Wealth Report launches, Knight Frank's annual research publication that tracks UHNW investment into real estate, which totals \$1 trillion globally at the time
- 2008** Knight Frank complete the move of their headquarters from 20 Hanover Square to their new premises at 55 Baker Street, after starting the move in 2007



determined to make his mark, make a difference and make some money. It is perhaps no surprise, that like many Scots before him he was drawn to the bright lights of London to seek his fortune. He arrived to find a real estate business on the cusp of becoming the powerhouse that it is today.

Human, above all else

It was 1983 when Hay turned up at the Mayfair office of the former Knight Frank & Rutley to be greeted with a salute from the uniformed concierge. "This is a good place," he thought. He soon realised it was a rather old-fashioned place, in fact. "People arrived at the office at 9.30am, went out for lunch at 12.30pm, returned at 2.30pm and finished for the day at 4pm," Hay remembers. "And we were encouraged not to make calls in the morning because it was cheaper to make calls in the afternoon!" Hay took on two jobs (the second as a lunchtime wine waiter at Lloyds of London) to supplement his Knight Frank & Rutley salary of £3,500 per year.

"In those days it was all about, 'It's not what you know, it's who you know.' Now, it's what you know and who you know," he says. "You have to be proactive. On the front foot. Strategic. You have to think ahead. You have to plan.

"You have to embrace change and be agile. Most importantly, you have to put your clients first at all times. You have to care."

And Hay should know, given that until March 31st 2020, he leads a global organisation of 19,000, based in more than 500 offices, across 60 territories around the world. A billion-

dollar concern. A long way from the impoverished schoolboy in a fishing boat. Colleagues describe him as a driven "rainmaker", a passionate and inspirational business leader.

Staying on the front foot for this modern-day leader means wrestling with key strategic issues, especially disruption and the role of technology in service-oriented businesses.

"Three years ago, the question I was repeatedly asked was, 'Is estate agency going to exist in ten years? Are we going to be wiped out? Will I have a job?' So, we thought, 'We'd better do some research on this'."

They contacted 30,000 clients and the results were crystal clear. Clients want the earliest market information, rapid access to a product that technology can provide, and above all, they desired market-leading advice that's delivered by the best professionals, with truly excellent customer service.

Crucially, this is all underpinned by technology that must not overshadow the human element. "That is our driving philosophy," Hay affirms.

"Real estate is one of the biggest asset classes globally, yet even today there is not a single dominant global real estate platform. Computer robotics. AI. Algorithms are all in the mix. As are the online disrupters, but they are quickly learning that the 'human element' is pivotal in the emotional world of real estate transactions.

"The sector will however become much more efficient through technology. And we're spearheading this," Hay says with the utmost certainty.

Good people, outstanding work

Dinner is served: pan-fried halibut, partnered with smoked eel with an aromatic pea and hollandaise sauce. A fusion of flavours, all working together. Very much like Knight Frank and its business philosophy.

"We are still private," Hay says proudly of the firm, "and our remarkable growth has all been done out of cash flow. No debt, no borrowing, no outside shareholders. Our real strength comes from the robust foundations and values of partnership."

In the turbulent 1980s, while others fell in love with the idea of being the biggest, Knight Frank remained steadfast to its founding ideals.

"Partnership", Hay says with vigour. "The secret is Partnership. Up to 15 years ago everybody was doing an IPO, everyone was floating. But clients like the idea that we're invested in our own success. It's really powerful. And it's come right back into fashion. We are the largest independent, global real estate consultancy and I believe our clients value this."

"We'll turn over approaching \$1 billion this year. The business is owned by people who work here, and we morally feel it's not ours to sell. Not only are we reaping the benefit of previous generations, but we're making certain that the next generation is taken care of. We constantly invest for the future. We believe in making the business better and passing it on".

And of course, at the centre of the Partnership, are the people. "This business is not only about understanding real estate," he says, "it's about understanding people. We are a service business,

and for me, service starts internally. The way you treat people internally imparts to them how they treat our clients externally. So you have to get it right on the inside first, and I think we do.

"Never in our history have we invested so much in our people. What we talk about is 'good people doing outstanding work for the best clients with world class assets'."

His biggest thrill, he says, is watching those he has hired rise in the ranks. "Once a year I sit down and tell people they've been promoted and they are thrilled. They're genuinely thrilled. That's a great day."

Hay refills my water, asking me if I'm enjoying the meal. Making sure I'm comfortable. Cared for. I imagine he looks after his clients the way he is looking after me. Without pretence. With humility.

The good ancestor

The pudding arrives; a delicious, colourful concoction of glazed flat peaches with a strawberry and raspberry sorbet. Hay leans over and replenishes my wine, a Julien Collovray Tradition Bourgogne Blanc, part of a long history of French Burgundies – an opportune moment to ask him about his legacy.

"It is about being a good ancestor, planting trees you'll never see," Hay muses. "About passing on from one generation to the next." He leans forward to make his point. "It means we are investing a lot, not just in technology, but more importantly, in our people. We're remodelling how we do estate agency to be completely and genuinely client centric, completely client focused in the actions we take.

"That is our future. Having great technology is a given, but better still is being brilliant with our clients. Putting them first, giving fantastic advice, great service – all of that – but doing it in a different way. That's our culture."

I ask what's next for Andy Hay?

Next April 31st, five days after leaving Knight Frank, Hay will be walking 1,000km solo, along a historic route across the Pyrenees and into Spain. "It's called the Camino del Norte," he says. "A moment to reflect, reset after 37 wonderful years, get fit, clear the head and then look forward to my next job."

His second career on the horizon.

Doing the maximum

Our time together is drawing to a close. As we stand to leave, I ask him about family life. The most important question left till last. "The wonderful thing about my wife is she first met me here 37 years ago. She was tempting and I

"At Knight Frank we feel like a family ... clients come back time after time, we end up becoming a part of theirs. That's pretty special"

was the most junior person in the firm. I didn't see her again for 26 years. I married her ten years ago, and she still thinks of me as the most junior person at Knight Frank, and that is fantastic. That is a great leveller.

"My children call me GOB – 'grumpy old bastard'. You know, it's very humbling, and that's important. Families humble you, in a good way.

"At Knight Frank we feel like a family," he continues. "And we think like a family, and actually, when you have clients who come back to you time after time, then you end up being a part of their family. That's pretty special."

I'm looking at a man who was shaped by his family and who has, in turn, shaped a remarkable family – a global organisation for sure, but also one made up of a network of clients who have come to rely on Knight Frank for information, advice and service built on trust.

This is a man propelled by the desire to create the financial security for his family and firm that he never had. A man with a sense of intrepid adventure, no doubt inherited from his father who, like him, sailed out into the world on a small boat and in doing so, changed it.

A man whose principles – of humility, hard work, compassion, partnership and, above all service to others – has helped create a firm in which people thrive and in which clients feel they belong as part of the family. A hell of a man.

We descend in the lift and Hay accompanies me out on to Baker Street, I can't resist asking him one final question: Do you have a motto?

"For more than a thousand years my clan motto has been 'spare naught'. Perhaps too warlike for today's world. Now at home we have a family saying 'lead by example' and 'do the maximum'. Maybe that's my legacy," he replies, as we shake hands. "The lesson I'd like to pass on to my colleagues and for the benefit of our clients: 'Do the maximum'."

- 2011** Andy oversees the private sale of a property in Henley-on-Thames, for a reported £140 million according to the FT – supposedly the most ever paid for a residential property in the UK
- 2012** His ascendancy through the business is complete; Andy becomes Head of UK Residential and Global Residential, as well as a member of the Group Executive Board
- 2020** The residential baton will be handed over to the next generation at Knight Frank. The firm now employs more than 19,000 people in over 500 offices across 60 territories

Connoisseur

From centrepiece cabinets to legacy jewellery enjoy our hand-picked selection of the finer things in life created by British heritage brands and global power names. For more objects of desire, don't miss the Knight Frank Luxury Investment Index, in the 2019 edition of *The Wealth Report*, out now

Boodles Raindance wrist watch

Boasting diamond raindrops elegantly falling down a storm blue aventurine dial, the case is crafted from 18ct white gold with an ethically sourced alligator strap. Boodles has been making fine jewellery for more than two hundred years. Established in 1798 in Liverpool and opening the first London shop in the 1980s, the business has been steered by six generations of the same family. Brothers Nicholas and Michael Wainwright are still championing British craftsmanship today. £30,000, boodles.com



Jimmie Martin hand-painted chairs

In silver leaf with blue upholstery, these equine chairs are from Jimmie Karlsson and Martin Nihlmar, the brains behind iconic Kensington-based interiors brand, Jimmie Martin. Each piece of reclaimed vintage furniture is customised on a made-to-order basis, with unique, hand-painted designs. £1,950 each, jimmie martin.com



Elizabeth Gage necklace

Based on the Egyptian jewellery of Nefertiti, the piece is crafted from cabochon lapis set in 18ct yellow gold. Elizabeth Gage MBE has been creating jewellery since 1968. £42,000, elizabeth-gage.com



Asprey champagne cooler

This sterling silver champagne cooler features two intricately rendered stag heads on either side of the bucket. Asprey has been making fine-quality luxury goods in London since 1781. £13,500, asprey.com

David Linley cabinet

The Girih cabinet is an impressive example of the craftsmanship that sets each of Linley's designs apart; the sapphire blue wooden marquetry chest stands on a brushed brass metal base and the eight-pointed star pattern explores Islamic design and was taken from a mosaic tile Linley admired in Doha. The second Earl of Snowdon is 18th in line for the throne and trained as cabinet maker, opening his first workshop in Dorking in 1985. £90,000, davidlinley.com



Timothy Oulton pendant

Made from iron and featuring 250 hand-polished glass rods that light up at the tips, the Neutron pendant is a statement fixture. £2,875, timothyoutlon.com



Purdey & Sons folding knife

This limited-edition Scrimshaw knife is presented in a hand-made walnut case. It has a Damascus steel blade and its handle is made from a mammoth bone from a skeleton found in Siberia. The falcon detailing was engraved by hand by artist Sharon Burger. £14,995, purdey.com

Deakin & Francis gold cufflinks

Specialists in hand-crafting the highest quality pieces from sterling silver and precious metals, Deakin & Francis's knot cufflinks are no exception. It is the oldest family jewellers in Birmingham, founded in 1786. It is run by seventh-generation brothers Henry and James Deakin. Elegantly finished with a ruby centre, they are made from 18ct gold and a hand-enamelled finish. £4,835, deakinandfrancis.co.uk



Mulberry tassel tote

With an adjustable shoulder strap, Mulberry's Millie Tote is a new addition for AW19 and is a celebration of British leatherwork. £995, mulberry.com



Chopard earrings

From Chopard's Precious Lace collection, these earrings feature yellow and orange sapphires set in yellow gold and titanium. £61,100, chopard.com



Clive Christian Absolute Sandalwood oil

Clive Christian is an independent British perfume house, producing some of the world's most luxurious and expensive fragrances in the world. The Absolute Collection is created using the most concentrated form of fragrance oil, ensuring incomparable body, depth and longevity. Bottled in gleaming crystal and topped with Queen Victoria's iconic crown crest. £6,500 for 30ml, clivechristian.com





Luxurious interiors define Accouter Design's remit

IMPECCABLE INTERIORS

Accouter Design go to unrivalled lengths to meet the needs of their clients



Accouter Design is a London-based interior design agency. Established in London in 2012, Accouter Design works in association with Knight Frank's Interior Services team and specialises in creating interiors for a small, exacting, international clientele of high net-worth individuals (HNWIs).

Key to Accouter Design's success is its willingness and ability to quickly understand the needs of each client. Based on only a few meetings, its skilled team of interior designers and architects develop briefs aiming to understand every client's personal tastes and cultural vision.

"We'll research some of their favourite items, hobbies or even a location that they love," says Design Director Mia Kitsinis. "We then look into introducing a feature from our findings and tell a story that's personal to them. In other instances we take surrounding elements from a garden square or a local park, we might pick a leaf or a flower and develop that into our scheme, featuring it in a wall-covering or a panelled door."

Clients often desire a home with a rich history, so Accouter Design often work within Grade I- and Grade II-listed properties. This can lead its team of expert designers to antiques markets in Paris, stonemasons near quarries in Northern Italy or commissioning one-off tapestries from artisans in Northern England, working in search of rare and unique pieces.

"Exclusivity is not only about money," continues Kitsinis. "It's about taste, connections, lifestyle, knowledge, and skills.



*Mia Kitsinis,
Accouter Design,
Design Director*

This is our day-to-day challenge at Accouter Design: to develop plans and ideas that our clients will not find anywhere else."

Testament to Accouter Design's work is the volume of repeat business it receives and HNWIs generally only work with people they trust. Most new business comes courtesy of recommendations, as well as through the partnership with Knight Frank's own Interior Services team.

"Understanding our clients is the most essential element of our business. We ensure they enjoy and feel comfortable working with an individual, and make sure they always have the same designer to continue that relationship. When they recommend us further to their network, it is extremely rewarding. It's all about knowing your clients, how they live, breathe and spend their free time."

Honouring heritage and tastefully incorporating individual taste and modern standards of luxury, Accouter Design creates spaces that tell stories, elevating the possibilities of design.

What truly separates it from its competitors is this desire to go further to understand and deliver for its clients. Turnarounds can range between ten days and upwards of five years; from high-speed furnishings to planning intensive overhauls, tailoring a service and striving to ensure that – even if the busy owner only ever uses the property for a few days at a time – it automatically feels like their property.

Visit accouterdesign.com for more information

Photography: Accouter Design

Even Cupid needs the occasional archery lesson.

GRAY & FARRAR
THE MATCHMAKING COMPANY

GLOBAL HEADQUARTERS: 49 CHARLES STREET, MAYFAIR, LONDON, W1J 5EN
T: +44 (0)20 7290 9585 E: INFO@GRAYANDFARRAR.COM WWW.GRAYANDFARRAR.COM

OPERATING WORLDWIDE



Left to right: Mr Gopichand P Hinduja; Mr Prakash P Hinduja; Mr Ashok P Hinduja. Seated: Mr Srichand P Hinduja

PRINCIPLE & PROPERTY

IN-DEPTH WITH GOPICHAND P HINDUJA

The Hinduja family have become world leaders in business over the past century. Knight Frank's Global Head of Residential Lord Andrew Hay sits down with Co-Chair of the Hinduja Group, Gopichand Hinduja, to talk about how the family is building a legacy in the UK, one rooted in a blend of principle and property

If one thing defines the Hinduja family accurately, it is the concept of dynasty. Family figurehead Parmanand Deepchand Hinduja's creation of The Hinduja Group in 1914 in Bombay (Mumbai), India, trailblazed a way across the subcontinent into Iran where sons Srichand and Gopichand (known as S.P. and G.P. respectively) led the business until the 1979 Iranian revolution forced the family to move to London – a place they've called home ever since.

Still operating according to a value system passed down from their father, under S.P.'s and G.P.'s leadership the Hinduja Group has grown into a powerful, multibillion, multinational conglomerate, in ten business sectors including commercial vehicles, lubricants and banking, covering 38 territories and employing more than 150,000 people. A century on from their father's relocation to Iran, the Sunday Times Rich List 2019 has listed the brothers as the richest people in the UK.

The ability to adapt in the face of changing times is a key to Hinduja's success. Today, while the brothers oversee the group's overall running, the next generation of the Hinduja family investigate fields such as renewable energy and cyber security; industries set to play an important role in the global economy for decades to come.

Property remains an important investment class within the Hinduja Group's portfolio, and in many ways represents personal monuments to both the Group's business success over the decades, and willingness to create a legacy that stretches generational divides. The Group's acquisition of The Old War Office building in 2014, and subsequent ongoing redevelopment into a flagship Raffles Hotel and one of the world's finest residences, is one such monument to the Hinduja's legacy and to their relationship with the UK.

In an extremely rare interview, the Group's co-chairman, G.P. Hinduja talks to Knight Frank's Global Head of Residential and good friend, Lord Andrew Hay, and shares the family's personal journey, the philosophies that have driven them to become leaders in business globally, and how the redevelopment of The Old War Office represents a significant chapter in the legacy of the family's recent history.

The Hinduja Group operates on values passed down from your father – can you talk about those values? Philanthropy is at the core of our family's principles and values. The beliefs, values, traditions and above all the philosophy of the family were shaped by the experiences, often in turbulent moments in history, of our father, and founder of the Group, Parmanand Deepchand Hinduja. He led his personal and professional life, and that of his family, by his set of five guiding principles.

These principles, most notably "Work to Give" and "My Word is my Bond", laid down the foundations for the family and the way we have led our lives, and managed and expanded the Group of companies over the past century.

How have those values affected your career?

Philanthropy and giving back to society are in our DNA. My father believed it was his Dharma – or duty – to work to give. At the time of Partition in India, he was in Bombay, where he set up a clinic and centre with food and accommodation for fleeing refugees from Pakistan as well as a school for children arriving in the city. Today that clinic and school have gone on to become one of the best tertiary care hospitals in India and one of the best commerce colleges, which is part of the University of Mumbai.

This is why our philanthropic work, especially in healthcare, education and water and sanitation, are a fundamental part of the Group's work and raison d'être today.

My word is my bond comes from our father's strong belief to honour his commitments. In 1919, he had made a number of commitments in the textiles sector. Sadly, with the First World War, India's economy was hit by recession. Instead of declaring bankruptcy like most others, he decided to honour his commitments which necessitated his move to Iran in search of new markets for his merchandise.

Can it be difficult to apply these values in the modern world of business? Another guiding principle, Act Local, Think Global is the idea that the Group should have global ambitions, and spread across the globe, but to be truly successful, we have to know and understand the countries, their cultures and the markets in which we operate.

We appreciate we are not experts in everything we do, but as we expand into new sectors and countries, to achieve growth we have often found partners with such expertise and market access. The acquisition and redevelopment of The Old War Office is just one example of the principle Partnership for

Growth where we are working with the Spanish infrastructure development group, Obrascón Huarte Lain (OHL). As a Group, we are cautious and we will do our homework carefully before making key investment decisions. Nevertheless, there is always an element of risk in every project and hence our fifth guiding principle is the notion that in business you often have to "Advance Fearlessly" to achieve success.

You work with your three brothers, but siblings don't always see eye-to-eye. What's your secret and is the relationship always as harmonious as it looks? We have homes across the world where we can all meet and stay – for example in London our home in Carlton House Terrace has 34 bedrooms. Our family credo is "Everything belongs to everyone. Nothing belongs to anyone". Consequently, the family has no concept or idea of individual ownership of any asset. This approach helps us to stay together as one joint family. Even though we are spread across the world we are in constant communication – I speak to my brothers and the third generation several times a day!

“Philanthropy and giving back to society are in our DNA. My father believed it was his Dharma – or duty – to work to give”



The Old War Office, 57 Whitehall (pictured); Mr Prakash and Mr Gopichand Hinduja celebrate the formal handover of the Old War Office with the Rt Hon Mark Lancaster MP, Minister of State, Ministry of Defence, and Mr Juan Miguel Villar Mir, former Chairman, OHL (below)

Working with the next generation can be even more problematic, but your children and a number of their cousins seem to have been seamlessly integrated into the group. How have you achieved that? We do not differentiate between cousins and brothers – they all follow the family's philosophy of tolerance and understanding.

As the third generation started working for the Group over thirty years ago, we first gave them experience across the Group and its various companies and sectors and then gave each of them responsibility for one of the sectors.

At what point do you and your brothers plan to step back and hand over the business? All our Group companies are professionally managed with their own independent CEO and Board of Directors. Family members are not necessarily involved in the day-to-day management of Group companies, but do look at directing the companies' overall strategy and long-term plans.

I am Co-Chairman of the Group and the second of four brothers – Srichand is the eldest, and Prakash and Ashok are younger. Like our father, we do not believe in retirement or taking a step back.

There is no formal 'handover' of control in the Group. We all continue to be actively involved in the Group. Decision making and control always evolves; as the younger family members gain ever more experience they have also taken on more responsibility and decision making.

Another value passed down from your father is the value of property. Can you talk to me about that? Yes, we have invested

in property around the world including London, Geneva, Monaco, Paris, Dubai, New York, Toronto and Washington DC and across India. Most notably in Mumbai, which the family continues to own today and is waiting for development.

When the Ministry of Defence announced the decision to put The Old War Office on the market, why did this feel like an important challenge to take on? We had the experience of renovating historic buildings with 13 to 16 Carlton House Terrace, a Grade I-listed building that were the former offices of the Crown Estate and sit on the site of the Prince Regent's Palace, Carlton House.

We embarked on a five-year project to renovate and return the property into a private residence, which was once the private home of Prime Minister William Gladstone and Viscount Curzon, after his time as Viceroy of India.



During the renovation, HRH The Prince of Wales gave us advice and guidance and we worked closely with Historic England, Westminster City Council and other organisations, all of whom commended us with various accolades for the renovation we had completed. This experience and the contacts we made during this renovation gave us the confidence to take on a new challenge.

When we heard of HM Government's plans to sell The Old War Office in Whitehall, built in 1906 to house the War Ministry and from where the United Kingdom would mastermind and conduct two World Wars, and where Winston Churchill had an office, we knew this was a once-in-a-lifetime opportunity to redevelop this extraordinary Grade-II listed building into luxury apartments and hotel.

What were the key factors behind your successful bid for The Old War Office? The key factors included the integrity of our offer and our ability to demonstrate that we could breathe new life into the Old War Office and create something extraordinary. We demonstrated we had the capability to transform this building into an icon of the future while respecting its heritage and serving a renewed purpose for the community.

Furthermore, we had all the local contacts at every level, the great experience of renovating Carlton House Terrace, and the financial capacity to structure the deal in a viable way. With our joint venture partner, OHL and their development division, they brought their expertise in developing commercial high-end mixed-use schemes of this scale, including experience working with the world's most prestigious hotel operators.

The project is a labour of love for the family. While Sanjay and Shalini from the family are leading the project, every member has and continues to contribute to it.

I have no doubt this will be the finest and most sought-after super prime residential scheme in central London – The Old War Office will become a mixed-use scheme with 85 private apartments, a 125-key Raffles hotel, a luxury spa, and world-class restaurants with internationally acclaimed chefs and retail spaces, all a short walk from St James's Park, 10 Downing Street and London's theatres and leading restaurants.

It's a listed building with a rich and long history and heritage, how do you ensure that you honour that legacy? With our experience in the renovation of 13 to 16 Carlton House Terrace we understand the importance of paying close attention to the minutest of details, which are at the heart of maintaining the integrity of any listed building's heritage. Transforming a historic building such as The Old War Office

has been a magnificent feat of imagination and engineering.

We have been working closely with the Ministry of Defence, the Prince of Wales Regeneration Trust and the same organisations we worked with during our renovation of Carlton House Terrace. With our architects and engineers we were faced with the formidable task of ensuring the building remained structurally sound while adding new floors to the existing roof and creating new basement levels. With this renovation we will open up to the public the building's beautiful courtyards and terraces.

How have you managed to bring Hinduja touches while honouring a legacy? Our philosophy for this project and earlier with Carlton House Terrace has been to honour the past while forging a future for the building. At all times we have worked tirelessly to ensure all the stakeholders share this same philosophy – it was Raffles' experience with the renovation of their historic Singapore hotel that was an important factor when we appointed them as our operating partners.

You've said that you wanted The Old War Office to provide a legacy from the Hinduja to Britain. Can you expand? With the redevelopment, this will be the first time the building will be open to the public. My hope and vision is that The Old War Office becomes a place that represents peace and tolerance, and which captivates anyone who steps through its doors, creating special memories for hotel guests, residents and visitors for generations to come. We are redefining the purpose of the building with the finest private residences anywhere. The apartments' new owners will know and understand they are part of something truly unique, and will be able to share our vision for the building.

How has your relationship with Britain evolved? We attach great importance to our relationship with the United Kingdom – this is our home where many of our children went to school and university. We also believe it is our duty to help strengthen relations between India and host countries where our family is based, notably the UK, the United States and Switzerland. In our 40 years in London, we have promoted Indo-UK relations and the Asian community here. We were the first Asian family to host and organise an Annual Diwali reception where politicians from all political parties were invited including Margaret Thatcher, Sir John Major, Tony Blair and more recently Boris Johnson.

For more information on The Old War Office, please contact Knight Frank's Global Head of Residential Lord Andrew Hay, andrew.hay@knightfrank.com; The Hinduja Group, www.hindujagroup.com



*Mrs Shalini Hinduja (above)
Mr Sanjay G Hinduja,
Chairman, Gulf Oil
International (below)*





HOME SOLUTIONS

Knights Frank's Home Solutions team understands moving can be a stressful experience – that's why its consultants will create a comprehensive moving package making it as seamless as possible

The prospect of moving house can leave a homeowner feeling a mixture of excitement, trepidation, anxiety and stress – it's no coincidence that psychologists rank a house move as one of the most stressful undertakings one can experience.

After offers have been accepted and contracts exchanged, the homeowner then has to face a daunting logistical operation ahead, one that's not always confined to hiring a removal service or cleaning the house – changing utilities, starting/stopping subscriptions, undertaking renovations and even the gardening must be factored into a moving schedule.

This is where Knight Frank's Home Solutions can help. Our service is one we offer whether you're moving out or moving in, either domestically or abroad. Our team of expert Move Consultants organises all aspects of your move and can create the most comprehensive and complex of moving itineraries, whether moving between countries, or just down the street.

Services include, but are not limited to:

- *Removals: we arrange all aspects, including using trusted moving agents, who can undertake large or small, domestic or international moves with the utmost care and attention for your possessions.*
- *Utilities: we will open and close all utilities accounts after you move out and in. This includes everything from the regular gas, water and electricity, as well as other services, such as telephone, internet and television subscriptions.*
- *Cleaning: full deep-cleaning services, including those of ovens, carpets, surfaces and windows.*
- *Refurbishments and repairs: for homes needing cosmetic and structural repairs of any size and scale, both interior and exterior.*
- *Security and alarms: from regular domestic burglar alarm fittings to full-spectrum CCTV installation and the hiring of manned security.*
- *Interior design and furnishing: complete design and fit-out packages, so things are ready for when you move in.*
- *Waste management: disposal of unwanted items, building detritus and garden refuse.*

These checklists are created using our experience to ensure the best value for money for our clients; we aggregate cost fairly and can call on our trusted partners to pass on the very best costs to you, all guaranteed without any hidden extras. With Knight Frank's Home Solutions service, it's another weight off your mind.

Visit knightfrank.co.uk/home-solutions to contact a Move Consultant to help put together your moving package

Illustration by Cheryl Goh



DINMORE MANOR

ENGLAND'S BEAUTIFUL SECRET

With spectacular views, Dinmore Manor is an outstanding Grade II-listed property refurbished to a superb standard. Cathy Hawker shares the secrets of its 800-year history

Photography: David Vitner



Clockwise from left: Dinmore Manor from the garden; the cloisters to the main turret; the turret of the chapel, which dates back to 1370s

In the 16th century the Dissolution of the Monasteries saw the manor and its estates revert to the Crown. It was briefly granted to Sir Thomas Palmer until his support for the ill-fated attempt for the throne by Lady Jane Grey led to his beheading. In 1559 Queen Elizabeth I gave the estate to John Wolrych whose descendants held it for 180 years before it passed to the Fleming family for a further 187 years and then to the Hollins Murray family in 1927.

Each family played a part in preserving and adapting the estate but it is the current owner, who purchased Dinmore in 1999, who has most extensively brought it up to date. Working with a pre-eminent classical architect, whose clients include the Prince of Wales, he has blended natural materials with contemporary, elegant finishes and the combination of exquisite craftsmanship, modern technology and exemplary attention to detail are masterful.

“The owner has renovated all aspects of the estate to the highest specifications,” Clive Hopkins says. “It is rare to find such uncompromising attention to detail on such a scale.”

The drawing room has an 18th-century marble fireplace from Berkeley Castle, the more intimate sitting room with soft green panelled walls leads on to the terrace and the artfully-lit arched cloisters link the principal reception rooms with a grand entertaining space including a

The sale of Dinmore Manor Estate in Herefordshire presents a rare opportunity to own an important residential, sporting and farming estate steeped in history. Centred around a Grade II-listed house and chapel, the 1,468-acre estate has been in the hands of only four families since 1559, a provenance that demonstrates the commitment of dedicated owners over the years.

The Dinmore Manor Estate is situated in a wooded valley, near the village of Hope under Dinmore, between Leominster and the cathedral city of Hereford. The house is approached by a private driveway stretching for over one mile from the Gate Lodge to the Manor House crossing small streams and passing open parkland and woods to provide a dramatic sense of arrival.

“The approach to the manor as the drive meanders through the estate is incredibly impressive, one of the most superb in the country and serves to emphasise Dinmore’s wonderful seclusion,” says Clive Hopkins, Partner

“The breadth of what is on offer and the immaculate condition of the estate are exemplary. It is rare to find an owner with such uncompromising attention to detail”

and Knight Frank’s Head of Farms and Estates.

The earliest sections of the Manor House were built at the end of the 16th century but the estate’s history dates back to 1189 when Dinmore was inaugurated by the Knights Templar and subsequently owned by the Knights Hospitaller. Under the military and religious orders Dinmore became a refuge for pilgrims and a training centre for knights heading to the Crusades.

Playing a significant and prominent role in the history of the estate is the original 12th-century chapel. Named in detailed historical records as the Chapel of St John of Jerusalem, small remnants of the original walls are still visible but the handsome Grade II* chapel was rebuilt and slightly enlarged in 1370 with sandstone walls under a steeply-pitched roof and spire. The North Porch and the detailed

stained-glass windows were added from 1884 onwards, by the Rev Harris Fleming St John who executed the painted windows himself, but otherwise the roof and interior, while beautifully maintained, has been untouched for centuries.



magnificent music room. This is one of the most significant rooms in the manor, added along with the cloisters in 1936.

There are four bedroom suites on the first floor, the main one covering over 1,300 square feet, a fifth suite on the second floor built into the roof trusses and a ‘secret’ sixth bedroom accessed via a second staircase from the music room into one of the turrets. Immediately outside the manor are formal gardens laid out in the 1920s and lead to extensive lawns and topiary, a series of lily ponds and a ha-ha.

The current owner has significantly enhanced the wider estate, acquiring a further 600 acres, establishing an award-winning cattle-breeding unit and completing a world-class equestrian centre and stud farm with indoor and outdoor riding schools.

“There has not been an estate on the market for many years with a comparable range of facilities,” concludes Clive Hopkins. “The sheer breadth of what is on offer and the immaculate condition of the entire estate are exemplary.”

With a superbly managed farm and ancient woodlands, a high-bird pheasant and partridge shoot and 20 separate outbuildings and dwellings, Dinmore Manor Estate is ready to add the next dynasty of owner to its illustrious history.

Offers in excess of £28 million at Knight Frank: knightfrank.co.uk/properties/residential/for-sale/dinmore-herefordshire-hr4/cho180093

TAKING POLE POSITION

Claire Williams talks to Howard Calvert about taking over from her father Frank as boss of Williams Formula 1 team and why being deputy team principal was never going to be an easy ride

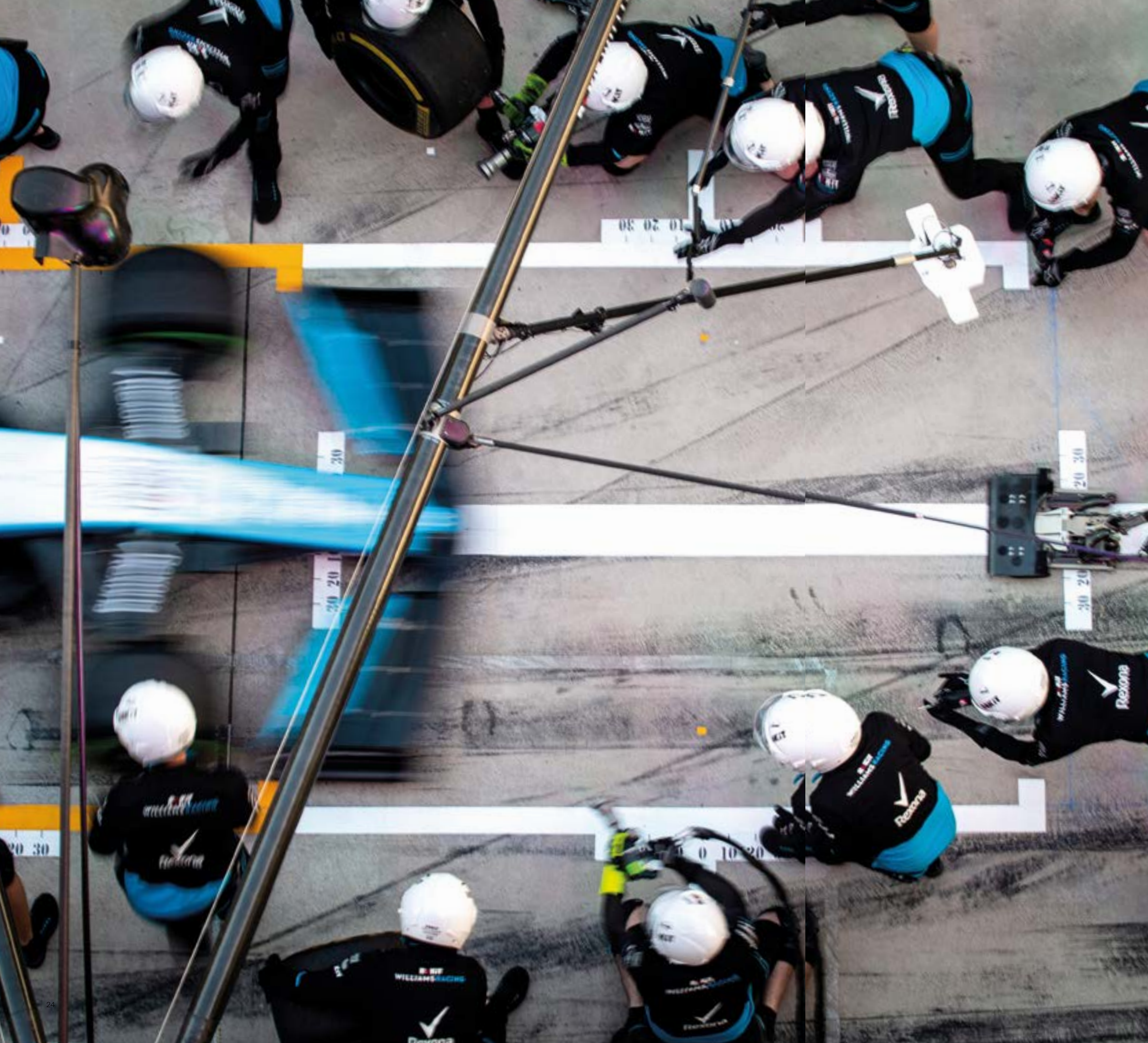


Claire Williams, Deputy Team Principal of Williams Racing

There are intimidating jobs, and then there's taking over from your father at the helm of one of the most influential, successful and groundbreaking Formula 1 teams on the planet. That's exactly what 43-year-old Claire Williams did when her dad, Sir Frank Williams, passed the baton to her to run the Williams team seven years ago. Frank, 77, had set up Frank Williams Racing Cars in 1966 and was a major part in motor racing's rise to the global spectacle it has become today. And it's been anything but an easy ride, as the technologically advanced world of F1 changes and teams battle to keep one step ahead of their rivals and in pole position on the grid. We spoke to Claire to find out what it's like to head up one of the most well-known sporting teams in the world and how her family continues to inspire her...

What was it like growing up in a Formula 1 household?

Our whole world was focused on Formula 1. My dad wasn't the type of guy to leave his work at the office. We all lived





“My dad is my inspiration and my hero. What he’s managed to achieve in his life is quite extraordinary”



HISTORY-MAKING WILLIAMS DRIVERS

When Sir Frank Williams and a young engineer named Patrick Head set up shop in a disused carpet warehouse in Didcot in 1977, they were unaware that they were about to start something that saw two decades of huge success, winning seven F1 World Drivers’ Championships, and nine F1 Constructors’ World Championships.



and breathed it. My brothers [Jonathan and Jaime] and I would be taken to the British GP every year as a treat. I remember Dad’s car being mobbed by fans when he arrived at Silverstone and, once, Nigel Mansell took us on the dodgems when he was given the unlucky job of babysitting us one afternoon. We were taken to the factory an awful lot. It was great, the factory was like our playground. It was magical to grow up in.

Did you have aspirations to follow another career path?

I went to an all-girls Catholic boarding school and we weren’t encouraged to have any real career aspirations. Back then, your career aspirations were to be a wife and mother, and that’s what I thought I’d end up being. My parents made it clear that none of us would inherit Williams or run it in any way when we were older. They got that wrong!

How did you end up working at Williams?

I actually started at Silverstone, quite by accident. Dad sent me there to get some career advice, and after an hour of chatting with the MD they said they had a vacancy in the press office. I loved working there – I’d still be there now if I hadn’t been made redundant. I ended up at Williams following that – I got a phone call from the head of marketing at Williams saying that the press officer had just resigned and would I be interested. I said of course I was, but I knew Mum and Dad were not going to be happy. I said, “Have you asked my dad?” and they said, “No, it’ll be fine.” So I told them just to ring my dad. He rang back 30 seconds later to tell me my dad had told him to “b*gger off”. I eventually persuaded Dad. Seventeen years later I must have done something right, as he hasn’t fired me yet.

What have you learned from your dad and Williams’ fighting spirit?

I’ve certainly learned resilience – in difficult times when you’re not doing well people can have some scathing opinions. But this is our team, and

people can think what they like. Until you walk a day in someone’s shoes, in a job like this, you have no idea what it’s like, what it takes and what is truly going on behind the scenes. The greatest lesson, though, is the value of hard work and passion. We’re here because we love racing. That’s the only reason that we’re in Formula 1. For Dad, it was never about the winning, it was more about the taking part. He is my inspiration and my hero, he always has been and he always will be. What he’s managed to achieve in his life is quite extraordinary.

What type of culture are you aiming to create at Williams?

Williams has created a culture of teamwork, fighting spirit and high performance. Your culture spins off the back of your performance, so you have to work hard to generate the culture you want. I believe culture plays an enormous part in the team, as much as, say, building aerodynamics on the car. If you don’t have a strong culture where people are working together as a team with one goal, you’re not going to be successful.

What legacy would you like to pass on to the next generation, and will you encourage your son to be involved?

For me, Williams is a family team. That shapes the culture within the team, family look out for each other. I would love for my son to work within the team one day. I love what I do, this is an extraordinarily privileged world that we all work in, whatever your job. I don’t consider it work, doing something you love, playing with racing cars and travelling round the world. I would love my son to be a part of it if that’s what he chooses, I would never force him into it, though. I wouldn’t want him to be a racing driver. As long as he stays away from that, I’ll be happy!

What do you think the Williams legacy will be in the sport of F1?

I’d want people to think of Williams as a team that never gave up, that fought to the end of every race and championship, with resilience and a spirit that was unmatched.



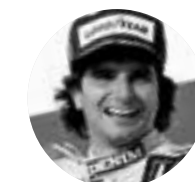
Alan Jones

The Australian won the team’s first World Championship in 1980, and helped bag Williams the Constructors’ Championship in the same year, too.



Keke Rosberg

Keke was a hero for Williams, winning the team its second World Championship in 1982. Son Nico would race for the team between 2006 and 2009.



Nelson Piquet

Piquet lifted Williams’ third World Championship trophy in 1987 after a gripping battle with his Williams teammate Nigel Mansell (right).



Nigel Mansell

The driver most associated with Williams, Mansell spent three stints with the team between 1985 and 1994 winning the World Championship in 1992.



Damon Hill

The Brit battled with Prost in ’93, before Ayrton Senna joined the team and was tragically killed in San Marino. Hill won the championship in 1996.



Alain Prost

Following years of success with McLaren, Prost joined in 1993, and won his fourth and final championship at the wheel of a Williams-Renault FW15C.



Clockwise from top: Frank Williams as Team Principal in the 1980s; the car in action; Claire today; Claire with father Frank; a Williams Team retrospective in 1992

Photography by Getty Images, Mike King, Marco Canniello, Patrick Aventurier, Ullstein Bild



HIGHCLERE CASTLE

HERITAGE & VISION

The Carnarvon dynasty has played their part in pivotal moments throughout Britain's history and as the Countess reveals to Cathy Hawker, she and the 8th Earl are determined to steer Highclere Castle's future by entwining tradition and modernity into everything they do

Owning a significant piece of British heritage is both a privilege and a challenge, but when it involves one of the country's best-loved homes the pressures are magnified, something the Earl and Countess of Carnarvon are acutely aware of. Their home Highclere has a 1,000-year history with the current castle standing on its magnificent 5,000-acre Hampshire estate since 1878. Its profile soared in 2010, however, when it became the setting for the television show *Downton Abbey*.

Since then, the period drama has been beamed into the homes of an estimated 270 million viewers worldwide, making Highclere's ornate Bath stone façade one of Britain's most instantly recognisable historic houses. Its fame – and its visitor numbers – should only increase this autumn following

the release of *Downton Abbey: The Movie*. Yet while Highclere embodies a bygone age of elegance and grandeur, it is also the very real family home of the Carnarvon family.

George Herbert married Fiona Aitken in 1999 and two years later succeeded to the title 8th Earl of Carnarvon. Unlike the 7th Earl and Countess, George – Geordie – and Fiona, with their son Edward, decided to make Highclere Castle their home and for 26 years have devoted themselves to maintaining the estate's extraordinary and lengthy heritage, safeguarding its legacy for generations.

"Heritage is very much at the heart of Highclere," says Lady Carnarvon. "The earliest records I have found are an early Anglo-Saxon charter dating to 749AD and in the subsequent 1,300 years there have only been two owners –

the Bishops of Winchester and the Carnarvon family. In a fast-moving and uncertain world, the sense of place this house provides and the shared goal of sustaining it are a physical anchor for so many."

Highclere's heritage is intimately tied up with the remarkable Carnarvon family. The 4th Earl helped to draw up the Canadian Constitution in 1866; the 5th Earl discovered Tutankhamun's tomb in Egypt with Howard Carter in 1922, an event celebrated with a permanent exhibition at Highclere; and the 7th Earl was the Queen's racing manager from 1969 until his death in 2001.

Meanwhile the estate itself has a rich history. In 1910, Sir Geoffrey de Havilland made his first flight at Highclere. During the First World War, Highclere became a military hospital run by the 5th Countess and, during the Second World War, it was home to evacuee children. Over the years it has welcomed statesmen, celebrities and royalty including Geordie's godmother, the Queen.

Highclere Castle is a magnificent 300-room Jacobean mansion with Italianate flourishes designed by Sir Charles Barry, the architect of the Houses of Parliament. It was completed on the site of a previous Georgian house with a park laid out by Capability Brown in 1771.

The formal gardens did not survive World War II but when Lady Carnarvon read that 80 per cent of National Trust income comes from its gardens she immediately seized upon the opportunity to make her gardens both a personal pleasure and an important part of Highclere's appeal.

"The gardens are a total joy to Geordie and me," says Lady Carnarvon, whose friends know that plants are her favourite presents. "It's where we start and end most days, walking through them together as we discuss issues."

Her next project is creating a garden and walk, in memory of her mother-in-law Jeanie who died in April 2019.

Lady Carnarvon trained as an accountant, which along with a degree in languages and her passion for history, has been crucial in the successful stewardship of Highclere. She is also a published author and posts regularly on her widely read blog, highclerecastle.co.uk.

With 180 employees on the payroll and an annual insurance bill that runs well into six figures, the Carnarvons take their

responsibilities seriously. Lady Carnarvon peppers her conversation with the importance of "sharing the heritage" and the pivotal role of the staff, the "Highclere Community", who truly make Highclere special.

It is the combination of personal and business life that is at the heart of Highclere, a thoughtful acknowledgment by the Carnarvons that while it is a stately home it should function as their home as well as a historic landmark. "Geordie and I were brought up with a sense of duty and honour, having a social responsibility. We want visitors to feel that we are welcoming them into our home, making Highclere a deeply personal experience."

To provide a platform for sustainable income to support the entire Highclere community, the Carnarvons seek out business opportunities that relate to the estate. Their latest project is Highclere Castle Gin, made with botanicals from their own herb garden.

"We inherited a built heritage and our greatest challenge is how to preserve and

protect that heritage, sharing the stories and characters involved, for everyone," concludes Lady Carnarvon. "Tradition is entwined in everything we do here at Highclere but we must also be modern in spirit in our approach to business, to anticipate the direction of travel, think laterally and consider various options to see which ones will thrive long-term."

"We inherited a built heritage and our greatest challenge is how to preserve and protect that heritage, sharing the stories and characters involved, for everyone"



Clockwise from left: Lady Carnarvon and the iconic Highclere Castle; inside the family home; Lord Carnarvon (right) and father Henry Carnarvon, seventh Earl of Carnarvon (seated) circa 1980

Photography by Getty Images, Matthew Lloyd, Tony Harris/PA Pics

PASPALLEY'S PEARLS OF WISDOM



Paspaley is the ultimate trophy purchase for the cognoscenti. Kerry Parnell reports on a family business that's grown into one of the world's most prestigious luxury jewellery brands

It was, as they say in Australia, a “real pearler” of an idea: When 14-year-old Greek refugee Nicholas Paspaley (pictured right, centre) entered the burgeoning pearling industry in remote northern Australia, he was beginning a dynasty that would leave an indelible mark on the world of luxury jewellery.

That was 1932 and now eight decades later, Paspaley is one of Australia's most prestigious luxury brands. Still owned and operated by the family, the company is now run by Nicholas's children and grand-children, with boutiques across the continent.

It is here grand-daughter Christine Salter, creative director, is based. Working with master jewellers, Salter is responsible for the exquisite collections the brand is renowned for. She says it's the ocean that truly inspires. “The Paspaley atelier is situated in Darwin's marina. We chose it for its water views to keep the jewellers inspired,” she says. “Each year our design team travels to the Kimberley region to design collections inspired by the birthplace of Paspaley pearls.”



Above left: Meghan, Duchess of Sussex wearing Lavalier earrings. Above right: Christine Salter, Paspaley Creative Director. Left: Wildflower Collier keshi pearl necklace



Pearls are enjoying a renaissance – *The Times* recently called it “the biggest volte-face in fashion” and leading the resurgence is Paspaley, with innovative designs like the Lavalier collection, inspired by divers' nets, which allows one to wear a pearl whole, cradled in gold mesh. Meghan, Duchess of Sussex, wore a pair of Lavalier earrings on her and Prince Harry's Australian tour in 2018. “Our Lavalier collection has been one of the most successful to date,” says Salter. “We were truly honoured to see Meghan wearing Lavalier earrings.”

Paspaley is also at the forefront of the increased demand for natural pearls, the family having withheld all its natural pearls from sale for 40 years. “This now enables us to make important pieces of jewellery, thanks to the foresight of the previous generation,” Salter adds. In May 2017 a triple-strand of Paspaley natural pearls sold at Christie's Hong Kong for US \$2.1million.

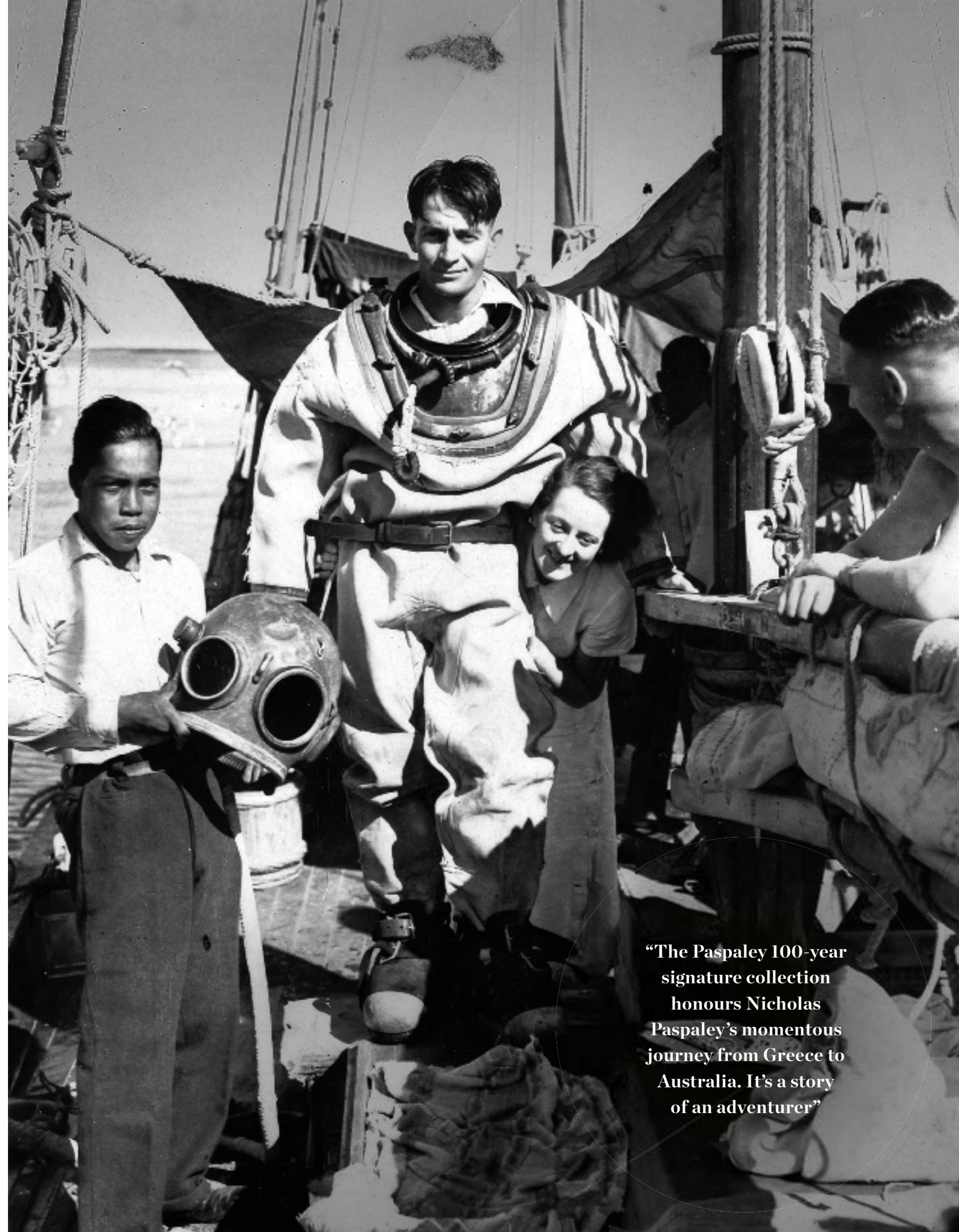
Other signature pieces are crafted from their finest keshi pearls. Only a small quantity is discovered as a by-product of culturing and reserved for one-of-a-kind creations, such as the Wildflower Collier, a diamond necklace entwined with 77 keshi pearls, AUD \$228,000.

“My grandfather ignited an unwavering focus on quality and a desire to harvest pearls with a natural luminosity incomparable to any other,” says Salter. “Continuing this legacy is important to us.”

Innovation has always been key to the family; in the 1950s, natural pearls were pushed to virtual extinction, so dramatic change was required. Today, Paspaley is the world's most important producer of cultured pearls. “Our continued success is a result of decades of dedication and innovation,” says Salter.

And that dedication is referenced in this year's special collection, which will celebrate 100 years from Nicholas' arrival in Australia. “The collection honours his momentous journey from Greece to Australia,” Salter concludes. “It's a story of an adventurer.”

To find out more about Paspaley pearls, visit paspaley.com



“The Paspaley 100-year signature collection honours Nicholas Paspaley's momentous journey from Greece to Australia. It's a story of an adventurer”



“It was a bouillabaisse of activity, a hive of creativity and excitement. The atmosphere was just frenetic!” Heather Tilbury, Dame Mary Quant’s PR and marketing manager during the whirlwind 1960s and 1970s, is remembering the atmosphere at 3 Ide Street. “The phone would be ringing and people would be rushing in and out, asking ‘Mary, can we go ahead with this?’ and she’d be saying ‘no, hang on, we’ve got Japan on the other line!’”

A former concertina factory off Chelsea’s Draycott Avenue, the three-storey building was the beating heart and soul of the brand founded by Quant, husband Alexander Plunket Greene and business brain Archie McNair in 1955.

Quant, whose real age is shrouded in mystery – she’s rumoured to be aged between 85 and 89 – was awarded the OBE in 1966 and was made a DBE in the 2015 New Year honours. She is the subject of a major exhibition that opened at London’s Victorian & Albert Museum in the summer of 2019, which showed how she came to symbolise the fun, youth and freedom of the 1960s’ ‘Sexual Revolution’. Just 25 when she stormed onto the drab postwar British fashion scene, she was the first British woman to achieve international success designing under her own name. Her innovations form the building blocks of the modern womens’ wardrobe – the mini, hot pants, tights, fashionable makeup...

THE MARVELLOUS MARY QUANT

Thanks to a V&A retrospective, on until February 2020, we can see how Quant’s iconic designs captured a new spirit of independence and liberation for women during the 1960s. Here Jess Wood charts Dame Mary Quant’s legendary innovation



Quant with Heather Tilbury, her PR and marketing manager



Photography by © adoc-photos/Corbis Premium Historical/Getty Images, Terence Pepper Collection/© John Cowan Archive, © PA Prints 2008, © Mary Quant Archive, © Gunmar Larsen

No time to waste

“I didn’t have time to wait for womens’ lib,” she famously said in 1973, and later explained of her approach to design: “From the beginning, what I wanted to do was not couture; I wanted to make for people things that were absolutely real for life. I didn’t like grown-ups’ clothes, I liked short skirts and flatter shoes because I liked to be able to move fast, to dance and run.”

Her accessibly priced designs under her ready-to-wear label Ginger and canny licensing model started a sea change in fashion, giving birth to the modern notion of the British high street. “She thought fashion should be for everyone, not just those in the exclusive world of Paris couture,” says Jenny Lister, co-curator of the V&A exhibition.”

The designer was born in Blackheath to schoolteachers Jack and Mildred Quant. They encouraged her to follow in their footsteps and she originally trained to be an art teacher. It was at Goldsmiths’ College that she met her future husband, the debonair, aristocratic Plunket Greene (or ‘APG’, as he was known).

The couple teamed up with McNair, a former solicitor, to open Quant’s first boutique, Bazaar, on the King’s Road in 1955. The store started out selling accessories, including jewellery made by Quant’s art students, but it soon became apparent that the big draw was her own personal style. “People wanted to look like her, she had this innate panache,” continues Lister. “It was so different to what everyone else was wearing in the 1950s. Minimal, clean lines, with her distinctive makeup and the sharp Vidal Sassoon bob to go with it.”

Eschewing convention

Quant had no formal design training, but like many young women of the time, she could sew her own clothes. Manning the till in pinafore dresses she’d made herself, Quant began running things up for cool cat customers like Twiggy, and word spread. She made clothes for an enormous range of celebrities, from homegrown talent such as Jane Asher to stars including Audrey Hepburn and Brigitte Bardot.

At that time, young women had been dressing like their mothers, in the same tweed suits and hats. But a youthquake was bubbling up from the streets, thanks to the influence of the Paris Beatniks – who were wearing mens’ sweaters turned backwards, teamed with cigarette pants. Quant pioneered the use of the new jersey fabrics that were being developed by the Sixties textile industry.

Her signature design became the wool jersey mini dress, which was sporty and easy to wear. It came in every colour, from black to orange and bright green. She wanted to set women free, creating simple shapes that were as comfortable and quick to throw on as a modern-day pair of jeans.



Clockwise from top: Quant and her designs being modelled throughout the ages



Quant the conundrum

Quant never claimed to have ‘invented’ the mini (fashion historians usually credit Paris designer Andre Courreges), but it was she who coined the term – naming it after her favourite car – and popularised the new short length.

Her other inventions followed on from the short hems. She began designing ‘fashion tights’ in an array of colours, to cover the expanse of leg that her minis revealed. Until then, the only hosiery on the market had been thick and woolly, and came in basic colours.

She began making ‘hot pants’ to wear underneath the short hemlines, before evolving them into shorts that were worn on their own. Another revolutionary idea was the notion of womens’ trousers – until then, they were not normal female attire outside the home.

Quant had a son, Orlando, in 1970, and went on to focus almost entirely on her cosmetics empire before bowing out of her brand in 2000 – Mary Quant cosmetics are still sold in Japan. She moved to Surrey and now lives quietly out of the limelight, following APG’s death in 1990.

Her career paved the way for a whole generation of young female designers. “She opened the door and showed them what was possible,” says Lister. Her influence is still felt to this day, with Molly Goddard and Simone Rocha naming her as an inspiration.

So what made this fashion radical so quintessentially British? “She is a conundrum,” reveals Tilbury. “She had this vulnerability. She wasn’t overconfident. And I think that is a very British trait.”

‘Mary Quant’ is at the V&A until 16th February 2020, www.vam.ac.uk



KEEPING IT IN THE FAMILY

Authenticity, heritage, craftsmanship and history – the driving forces behind four of Britain's luxury labels talk to Jess Wood about their unique status

The Cashmere Kings: JOHNSTONS OF ELGIN

Known in the fashion business as ‘the name behind the name’, Johnstons has been supplying sumptuous textiles to tailors and fashion brands for nearly 250 years. It's been working with one particular label consistently since 1900 – “but we can't talk about them, we never reveal names!” says current vice-chairwoman Jenny Urquhart. Johnstons can shout about their own-label fashion collection, going from strength to strength under creative director Alan Scott. The company produces a staggering 350 tonnes of

cashmere a year from the raw fibres they source from Mongolia, Afghanistan and China. It's woven at their mill on the banks of the River Lossie, in Elgin – with a sister mill in Hawick.

In 1797, young Alexander Johnston began creating functional products like blankets for the local hospital. The company imported the first bale of cashmere to the UK from China in 1851, and also pioneered the weaving of vicuña, the most luxurious of fibres. They were rewarded with a prize at the 1851 Great Exhibition – for ‘Superb Vicuña Shawls’. In 2013 they were awarded the Royal Warrant for

estate tweed by the Prince of Wales, or the Duke of Rothesay as he's known in Scotland.

Urquhart is the fourth generation of the Harrison family, who bought the business from the Johnstons in 1920. The current must-buy is the tissue-weight cashmere blanket, which can also be worn as a scarf. Made from 3-80s yarn, the finest cashmere produced in the UK, it's so light as to be almost transparent. ‘People think cashmere is just for winter,’ Scott says. ‘Actually, it's not. The lighter you spin and weave it, the more precious it becomes.’

Find out more at johnstonsofelgin.com



A Lasting Legacy On ‘The Row’: HUNTSMAN

H. Huntsman & Sons has a 170-year heritage for masterfully suiting British royals, European aristocrats, Hollywood actors, world leaders and sartorially discerning members of the public.

Henry Huntsman took over the business in 1849, originally creating sporting tailoring before producing uniforms for British Officers in the First World War.

Following the war, Huntsman moved to Savile Row, growing a list of high-society clients through the roaring '20s. In 1933, leadership was passed to Robert Packer, who's credited with transforming the company into a major fashion house, further expanding its list of clients and building its global reputation as an international luxury brand. By the early 1980s, Huntsman was the largest tailor on ‘The Row’.

“There is an accumulated expertise from centuries of doing the same thing, with secrets for making passed on from master to apprentice,” begins Pierre Lagrange, who purchased Huntsman in 2013, and in doing so, became the latest leader to modernise the business. “As we always say, traditions are not born, they are the sum of innovations that lasted the test of time.”

While bespoke tailoring has long been emblematic of luxury; an established marker of wealth and refinement, it also fulfils the modern criteria of sustainability, making Huntsman's pieces as relevant as ever.

“We only produce what is ordered, staying away from the vicious cycle of ready-to-wear inventory of destruction,” says Lagrange, “I love that you get something made just for you, that will last forever, as witnessed with countless clients wearing their favourite pieces for decades, often passing them on from generations.”

“We don't like to change our favourite garments, just move from one season

requirements to another, or one functional requirement to another.” Today's focus remains on creating timeless pieces based on a classic silhouette. “We want the cut to be the purest and most flattering, different for every one of our clients. We don't need to worry about fashion, we can focus on how well clothes will work for clients and how well they'll fit for the next decade.”

Suit up at huntsmansavilerow.com

The Luxury Small Leather Goods Maker: ETTINGER

A film producer and tour guide aren't obvious first careers for someone who ended up making England's finest wallets. But Gerry Ettinger was an irrepressible character. Born in Prussia in 1909, he spoke four languages and had to be (gently) persuaded to retire when he was well into his 90s. “As a kid, I remember him walking down Regent Street to the Reform club in his bowler hat and umbrella,” remembers his son Robert, the current chairman and CEO.

When Gerry came to England in the 1930s, he originally sold products from a German leather goods company. He opened his own factory in St John Street, near the tanneries of Smithfield, and was soon supplying Asprey's, Harrods and Fortnum & Mason with luxury luggage and leather goods. Ettinger was awarded the Royal Warrant to the Prince of Wales in 1996.

The company moved manufacturing to Walsall in the Midlands, where several of their workers are the second or third generation. The current must-buy is a wallet from the Sterling collection – lined in the colours of banknotes. “It's like a banker's suit – plain on the outside, but jazzy on the inside. Understated Britishness. We're not boring, but we can't scream about it too much.”

Invest in a piece of Ettinger craftsmanship at ettinger.co.uk

The Cult Country Shoemakers: TRICKER'S

If you look closely at the feet of Soho's hipster creatives and compare them with the farmers'



feet of North Yorkshire, you'll notice something unusual – they're both likely to be wearing Tricker's country boots. The shoemaker, founded in Northampton in 1829 by Joseph Barltrop, is almost unique in having a cult following amongst so many communities. “When you visit Japan, and say, ‘We're from Northampton’, the reaction is ‘Oh, wow,’” laughs managing director Martin Mason.

The Northampton shoemaking industry goes back centuries, due to the amount of arable farmland, tanneries and the number of oak forests (used in tanning) in the county. Barltrop's son Walter married Clara Tricker in 1862, and renamed the company. Tricker's still manufactures 100% of its shoes in Northampton, with around 250 processes involved in each pair. It is the last shoemaker in the world to use the ancient ‘broadfoot’ width measurements – taken from a corn cob length. “We became renowned among the country set and royalty – our boots became a must-have for their country piles, because they're functionally perfect,” explains Mason. The company did booming business amongst farmers in the 1920s and 1930s for the same reason – and are still the brand of choice for them today.

The list of starry Tricker's fans includes everyone from Harold Wilson to movie star Cary Grant. The two bestsellers are the Bourton brogue and the Stow boot. Both designed in 1937, they're still made using the same wooden lasts. Other shoemakers had to give theirs up to be burnt for the war effort, but because Tricker's were producing army shoes, theirs were saved. The company has long-standing relationships with designers Margaret Howell, Comme des Garçons and Paul Smith, but ultimately, “we're just quietly going about our business making beautiful shoes and not shouting about it.”

Step into Tricker's world at trickers.com



Michel Roux Jr.
with father Albert
Roux and daughter
Emily Roux

THE ROUX FACTOR

The iconic chef, Michel Roux Jr talks to Beatrice Aidin about his craft, his famous father, his daughter Emily's new restaurant and the Michelin-starred secrets keeping Le Gavroche, a 52-year-old restaurant, at the top of its game

It is 9.30 in the morning and Le Gavroche in Mayfair is preparing for lunchtime service. The décor is traditional, plush green velvet meets mahogany wood. In the private dining room the chef and patron Michel Roux Jr is leafing through a book in which he designs his new dishes, as an artist would structure a painting.

A screen at the end of the chef's table shows the activity inside the kitchen – which occasionally and naturally catches the nimble 59-year-old's eye – but during service this is also a bonus for diners at the chef's table to see 'backstage'. Michel is immediately likeable, greets all his kitchen team by name as they trickle in – what you get as the TV-presenting natural is what you get in real life.

But he also happens to have two Michelin stars and is as

talented as the name Roux would suggest. It's not hyperbole to state that in the '60s, the Roux brothers – Albert and uncle Michel, "I tagged on the Jr because there was so much confusion" – were as synonymous with modernising the British food scene as Terence Conran was with contemporising design, Vidal Sassoon with hair styling and Mary Quant with revolutionising fashion.

The French brothers opened Le Gavroche in 1967 and it was the first restaurant in Britain to be awarded three Michelin stars, the highest accolade in gastronomy.

The '60s didn't just represent a cultural revolution Britain in terms of music, art and fashion, but whetted our appetites for what we ate. The Roux in no small part, brought haute cuisine to the UK.

Photography by Reed Photographic

“I've got many awards and it's always humbling to be recognised, but my biggest achievement is to see my daughter do so well”

The name Roux now boasts three generations of chefs; the Roux brothers, Michel's son Alain Roux, chef patron of The Waterside Inn, Michel Jr – who also has Roux at Parliament Square and Roux at the Landau at the Langham Hotel – and his daughter Emily, 28, who has opened Caractère in Notting Hill with her husband Diego Ferrari, formerly the head chef of Le Gavroche.

“My father and uncle were pioneers,” explains Michel Jr “My father left France for work. He'd been offered a position as a private chef for the Cazalet family in their stately home in Kent. British food was pretty awful then with 'plastic' cheese and you could barely get olive oil. My family in France

sent us food parcels back then: garlic, sausages, ham and wonderful cheeses.”

Michel Jr grew up watching his parents cook. “My first food memory was making ice cream with Dad when I was five or six, churning it by hand in a pail over ice. Bloody hard work.

“I always knew I wanted to be a chef. I left school at 16 and went straight into an apprenticeship in France,” firstly at Pâtisserie Hellegouarche in Paris from 1976 to 1979, and then commis de cuisine at Alain Chapel's eponymous restaurant near Lyon – a chef who he

describes as his biggest influence.

Roux Jr's stint in national service – a necessity to ratify his French nationality – was followed by a period at the Elysée Palace, cooking for Presidents Giscard d'Estaing and Mitterrand.

In 1991, his father asked him to cover for a pastry chef for a fortnight at Le Gavroche and he never left. He soon took over from his father Albert, who had split the family business with brother Michel in the mid '80s.

His dad and uncle always had a tempestuous relationship. “They both have very, very big egos and their own style of



Michel as a precocious talent. Below left: In the kitchen with daughter Emily

cooking. My father, long slow cooking is his thing and sauces and lots of butter and cream, while my uncle is more the artistic delicate pastry chef. When they were working together as a team, it was a recipe for success but it was very fraught as well.”

Roux Jr identifies that much of his current success has been built on his family's name, but it is he who has elevated it to become one of the most recognisable brands in the world of fine dining. This doesn't come without its challenges, however, as Roux believes he has always had to strike a balance between his own creative instincts and preserving family tradition. “It's also a burden because you have certain parameters and although you can evolve the food, to wholly change it would alienate the loyal customers. And they mean so much to me, while this place means so much to many.”

And as a global brand, Roux Jr has had to develop an intimate understanding of how the business side of running restaurants works. This is something Michel Jr has passed on to his daughter Emily Roux, whose own restaurant specialises in French and Italian cuisine, carries on the family tradition.

Her father beams when he talks about her. “I've got many awards and it's humbling to be recognised, but for me, my biggest achievement is to see my daughter do so well.”

Are family run restaurants still something that can thrive? “I think that the independent restaurants are still strong and valid and definitely valuable but the government should be more helpful and champion them, business rates are crippling for example.” Roux Jr makes a valid point and speaks to his empathetic nature; despite high-street homogeny defining tastes over the past decade, he understands it's still a people business and an art form to respect in its own right.

So what's the secret of Le Gavroche's 52 years at the top in a notoriously challenging industry. “The food has evolved but we have stayed true to its roots. I think this is part of the reason why it's still here. The cheese soufflé has been on the menu for 52 years, for example. People would be very upset if it disappeared.”

He grins his famous winning smile and heads eagerly to the kitchen, to prep for another busy lunchtime service. And a fair few cheese soufflés.

le-gavroche.co.uk and caractere.com





RAW SPIRIT

Glenmorangie's special group of 16 workers, the legendary Men of Tain began distilling whisky in 1843, and have spent more than 170 years preserving such methods to create their own distinct legacy. Howard Calvert finds out how

To most Scottish whisky-makers, heritage is everything, and Glenmorangie is one distillery that has a history few others can match. When it was established in 1843, it employed 16 skilled craftsmen – eight in operations and eight in the warehouse – who worked in shifts 24 hours a day every day of the year – bar Christmas Day – to create the world-renowned single malt.

This group of 16 workers often passed their highly prized expertise on to their sons, and then their sons' sons. This has helped to preserve original techniques, so much so the methods of distilling remain largely unchanged.

"The secrets of distilling, craftsmanship, skills and traditions are passed down from one generation to the next," says distillery manager Andy MacDonald. "If a new man is taken on, in he goes with one of the more experienced workers and shadows them to pick up all the whisky-making skills."

The distillery is on the outskirts of the small town of Tain, and to those who live there, it is their world. "History is very important to the brand," says MacDonald.

"It's a part of its DNA. Everyone is proud of the distillery's location and traditions. It's an important part of the community. It certainly put Tain on the world map."

One of the current Men of Tain, production operator Alan Duff Sr (below right), has worked at the distillery for over 24 years. "I've known Glenmorangie all my life," he says. "I was born a mile and half away, and I now live a five-minute cycle away. As a child, I used to fish in the pond at the distillery, even though we weren't supposed to."

"I was trained by the last of the previous generation of the Men, before he retired," says Duff. "He taught me to do the mashing, how things react, what happens when it goes wrong. The basic method hasn't changed much at all."

Duff's son, Alan Jr (above left), also works for the company, and wants to become a production operator, making him one of the Men of Tain. By following in his dad's footsteps, Alan Jr and his like, are becoming the generational custodians to this Great British whisky brand's legacy.

glenmorangie.com



WHISKY AS AN INVESTMENT

There's never been a better time to splash out on a rare dram. Knight Frank's annual Wealth Report ranked whisky at the top of the Investment Index. The Knight Frank Rare Whisky 100 Index, which contains 100 bottles of the rarest Scotch and tracks UK auction prices, increased by 20% during 2018, with two bottles setting new records. One was sold for £700,000, the other for a staggering £1.2m a month later. If you're looking for a deluxe whisky of your own, Glenmorangie's Grand Vintage 1991, matured in Burgundy and sherry casks, is our limited-edition pick.

TRUSTED FINANCIAL ADVICE

Whether you are buying UK real estate, investing in overseas property, borrowing against luxury assets, or building a commercial portfolio, Knight Frank Finance can provide the right financial advice

As well as being one of the UK's leading independent mortgage advisors, Knight Frank Finance has a breadth of knowledge in all aspects of specialist lending.

Knight Frank Finance has a specialist team that advises the world's wealthiest individuals and their families, providing mortgage and financing advice far beyond the scope of the commoditised products available on the general market.

Offering a discreet and personal service, the team's unparalleled relationships with more than 180 private banks and lenders means they are uniquely placed to find the best solutions for their clients.

Alex Ogario, who leads Knight Frank Finance's Private Office, explains how they can assist clients with their financial planning and investment decisions.

Why do individuals with such resources opt to use finance?

Many of our clients could acquire real estate without the need for finance, but low interest rates across Europe mean it's an extremely compelling time to borrow money. Clients often think in terms of opportunity cost; if they're achieving higher net returns on other investments than the cost of the debt, then it often makes sense for them to borrow. Tax planning can also be a driving factor.

Why do your clients use an adviser rather than going to their existing bank?

Last year we transacted with around 130 different lenders domiciled all over the world and if you look at



Knight Frank Finance. Clockwise from top: Simon Gammon, Alex Ogario, Harry Persey and Ben Sheriff

the market there are literally thousands of products. Put simply, we filter through all of this noise to find the best solution for our clients.

You're property specialists, can you help with financing non-property assets?

Yes, we're often asked by clients to help them to raise funding against yachts, private jets, classic cars, art and even things like fine wine collections. Some of the more exotic asset classes have actually outperformed both the FTSE 100 and the Prime London residential property index over the last decade.

Can you assist outside the UK?

Yes we can. One of our strengths as a firm is leveraging the global footprint of the Knight Frank group, and its presence in 60 territories.

Thanks to our wide network and strong relationships, we have made successful introductions to lending partners in Monaco, France, Italy, Spain, North America and the Middle East.

Are there any hints or tips that you would share with prospective clients?

Give yourself as much lead time as possible. It is imperative to have the right team around you because the due diligence process is increasingly thorough. We can move very quickly if a client wants to prioritise speed of execution, but it makes sense to prepare the financing in advance of any offer being made on a property.

To find out how Knight Frank Finance can help you, visit knightfrankfinance.co.uk or call +44 20 8022 5348



SAVING CERAMICS

The ceramics industry is enjoying a revival, thanks to an exciting new merger of old and new practices. Emily Johnson, creative director and co-founder of 1882 Ltd, and the fifth generation of a pottery lineage, talks to Busola Evans about how family and legacy defines her brand

Anyone who is taken in by talk of the decline of the UK pottery industry certainly hasn't come across the ceramics brand 1882 Ltd, or its head Emily Johnson. Emily is the fifth generation of a family of potters and the creative brain behind the business, which has been credited for helping keep the craft alive while spearheading innovative ways to engage a discerning clientele.

Based in Stoke-on-Trent, the home of ceramics since the 17th century, 1882 Ltd was formed in 2011. But while it may be a relatively young company, it has a long heritage. Named after the year the original business was founded, its history is modelled on family values and fine craftsmanship. Emily's great-great-great-grandfather, a farmer who married into the Meakin pottery family and had eight sons, set up four distinct businesses for each corner of the industry: one of which was the earthenware company, Johnson Brothers. Her fourth generation father Christopher joined it as an apprentice, later moving into the manufacturing side when the Johnson Brothers became part of the Wedgwood group in 1968. Today, Emily works alongside her father, pioneering new approaches to design while tapping into his wealth of knowledge that spans 60 years.

Emily, you're the fifth generation of a pottery business, what is the key thread that has run through its history?

The love for this industry, along with the love of the people within it. It's one of the most precious industries because of the people in it. It's always been like a big family and that is very important.

Did you always know that you wanted to join the family pottery business? No, absolutely not. The family business

was sold to Wedgwood in the 1960s, and dad went on to be head of manufacturing, so there was no enticement to be part of the industry. I lived in California for eight years working in television advertising, until I came back to the UK, which is when the idea for 1882 Ltd was born.

So what led you to form 1882 Ltd with your father? I did a Masters in architecture and interiors design, where we had to look at a material in more detail. I choose fine bone china,

and realised I knew a lot more than I thought. I believed it was an unutilised material in terms of design. It led to the idea for the business in 2010. This was after Wedgwood had gone into administration and the industry was already on the decline, so when I discussed it with Dad, I think he thought I'd lost the plot. I designed some lights that Dad had thought was impossible to make, but he did it, and everything progressed from there.

What is the main ethos behind the business? Innovative design, and industrial craftsmanship, all made in Stoke-on-Trent.

What traditions have you maintained over the years?

The human hand – there are 11 processes in making a mug. At every stage, it is touched by the human hand. Even if something is machine made, it's still touched by the human hand and that is what is so beautiful about ceramics.

How important is it to continue these traditions? If we lose the industrial craft skills, they will be gone and gone forever. I love the fact you can take a raw material and create something so exquisite. Every element of the process is beautiful and incredible. But it would be nothing without the people

Private View

and what is important to me is keep the industrial craft skills in Stoke-on-Trent.

Tell us a bit about your work... We work with over 100 industrial craftspeople in Stoke-on-Trent. Our collections are quite diverse. We do mugs with Grayson Perry (Royal Academy), through to limited edition pieces with John Pawson and Paul Smith. We do more everyday collections which are modern interpretations of classics, as well as custom tableware for high-worth VIP customers. We also partner with some of the most interesting designers of today such as Peter Pilotto, Faye Toogood, Max Lamb and Snarkitecture.

What are the unique strengths of a family-run business? It means that you are committed in a different way than any other business. But it does mean that you talk about it morning, noon and night.

Did you spend a lot of time in factories with your father as a child? Yes, my father was a workaholic. At one stage he was running 11 factories, so a lot of the weekends were spent with him there.

What is it like working alongside your father now? Very simply, he is my father. We have our moments! At the beginning he let me make a lot of mistakes, I only wish that they weren't as expensive. But it's a marriage that works. We are not reinventing the wheel, we just started a different special wheel.

The pottery industry has had its challenges over the past few decades. How are you managing to stay successful? By working with designers that are individual in outlook,



Top to bottom: Examples of work with designers including Pinch, Amy J Hughes, Bruce McLean and Max Lamb



current and exciting. I am touched by, and very appreciative of, great design.

Which pieces of work are you most proud of and why? The Tower of Babel at the V&A as that is a true example of all of the industrial crafts skills that reside in Stoke-on-Trent.

What has been the company's biggest achievement? Having Amy Hughes' Tryst vase in the permanent collection at the V&A. And Max Lamb's Crockery collection being featured in the permanent collection at the Louvre.

Why do you think the family business has enjoyed so much longevity? The quality of the material. Fine bone china has a lightness of touch and allows you to make drinking a cup of tea a more rarefied experience, whether it's PG or Darjeeling.

What projects are you working on at the moment? We're working on new pieces of the Lustre collection with Bethan Gray. We are also collaborating with New York-based artist Martyn Thompson who will be doing a takeover of Jo Malone's townhouse. Not only is it an exquisite building in Gloucester Place, Martyn has the ability to take you elsewhere and create other worlds that let you experience his aesthetic, which is almost poetic but incredibly down to earth.

What are the future plans for the business? In five years, we want to have our own 1882 Ltd factory. I am very passionate about manufacturing in the UK and making sure we can still own and operate a factory here.

Visit 1882ltd.com to find out more about Emily's work



Emily and her father, Christopher Johnson

REAL FAMILY REAL ESTATE

Bayleys is New Zealand's largest real estate company. Managing Director Mike Bayley tells us the story of the three-generation family business and how partnership with Knight Frank is allowing the Kiwi brand to reach new markets across the globe



Bayleys' first office opened in 1973, it was in the basement of the family home in a small Auckland suburb. "There were a total of three staff," recalls Mike Bayley, "my grandfather and great uncle were the brokers, and my grandmother was the company secretary, financial controller and head of HR. Their first deal was the sale of a state house for NZ \$20,000."

Over the subsequent 46 years, Bayleys has grown to become New Zealand's leading real estate organisation. It has 93 offices, employs around 2,000 people and generates over NZ \$12 billion in annual transaction value. A remarkable success story for a family-run business, which today remains underpinned by its founders values and ethos.

"A family business is about working with the people you know, trust and love the best, with a shared vision, values and commitment to working towards common goals with a long-term view that lasts for generations, not just to the end of the next financial year."

Mike Bayley currently works alongside 11 relatives but strives to make all 2,000 of the company's personnel feel like family members.

New Zealand has no capital gains tax or stamp duty, and has a British-based legal system, and a stable political

system and economy thereby making it a "safe haven" for property investment.

"Domestically, over the past two to three years we've seen the emergence of a two-speed residential property market in New Zealand, with activity and values running hot across many regions but consolidating after previous rapid growth in our largest cities of Auckland and Christchurch. "This dynamic still has some way to run, but regardless of regional differences, opportunities remain to be found and residential and commercial property values look set to maintain growth momentum."

Last year, Knight Frank and Bayleys announced a strategic partnership, embarking on a collaborative relationship which draws on Bayleys' local expertise and allows them to leverage Knight Frank's global insights and reach. Mike Bayley is positive about the new business relationship, and outlines the dynamics:

"Teamwork and collaboration are at the heart of this partnership and our team draws strength from the ability to source expert personal representation from Knight Frank representatives all over the world.

"In partnership with Knight Frank, Bayleys has an ability, unmatched by its competitors, to connect buyers and sellers on a global scale."

Visit bayleys.co.nz to find out more about the business



Mike Bayley, Managing Director

KNIGHTSBRIDGE'S SECRET SANCTUARY

*Matthew McEvoy uncovers St Saviours House,
a one-of-a-kind property, nestled away in one of London's most
desirable postcodes. Blink, however, and you may miss it*

PRESTIGE PROPERTY

LONDON

*From the finest residences on London's leafiest squares to
the grandest family homes in the city's most illustrious
postcodes, we have the very best in Capital living*

Property number PCL190065





“This is genuinely a unique property. Houses within a postcode such as this are very rare – something this unpredictable and refreshing is not easy to find”

Light cascades through the large mullioned windows throughout the building – original architectural elements of the church that maximise the grandeur of the ceiling’s vaulting. Similarly, both the master bedroom and bathroom, and the two main guest bedrooms have been slotted delicately into roof and aisle spacing, creating three gothic-style chambers.

The basement, however, is the best example of how there’s more than meets the eye with St Saviours, with its 10m pool with gold-leafed ceilings, a full mini-spa complete with hot tub room, sauna, steam room, and treatment parlour; a juice bar, gym and cinema room with a 120-inch TV screen, and a further guest bedroom with a spacious walk-in wardrobe.

“This is a really unique property,” says Stuart Bailey, partner and Knight Frank Office Head. “To find such an unpredictable home in this fabulous location is hugely refreshing, especially where so many in the area are configured architecturally the same.

“It is extremely private, quiet and the main living space is amazing. Perhaps, most importantly, the internal layout is easy to use. And unlike many properties of this scale, every room is one you can envisage using.”

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

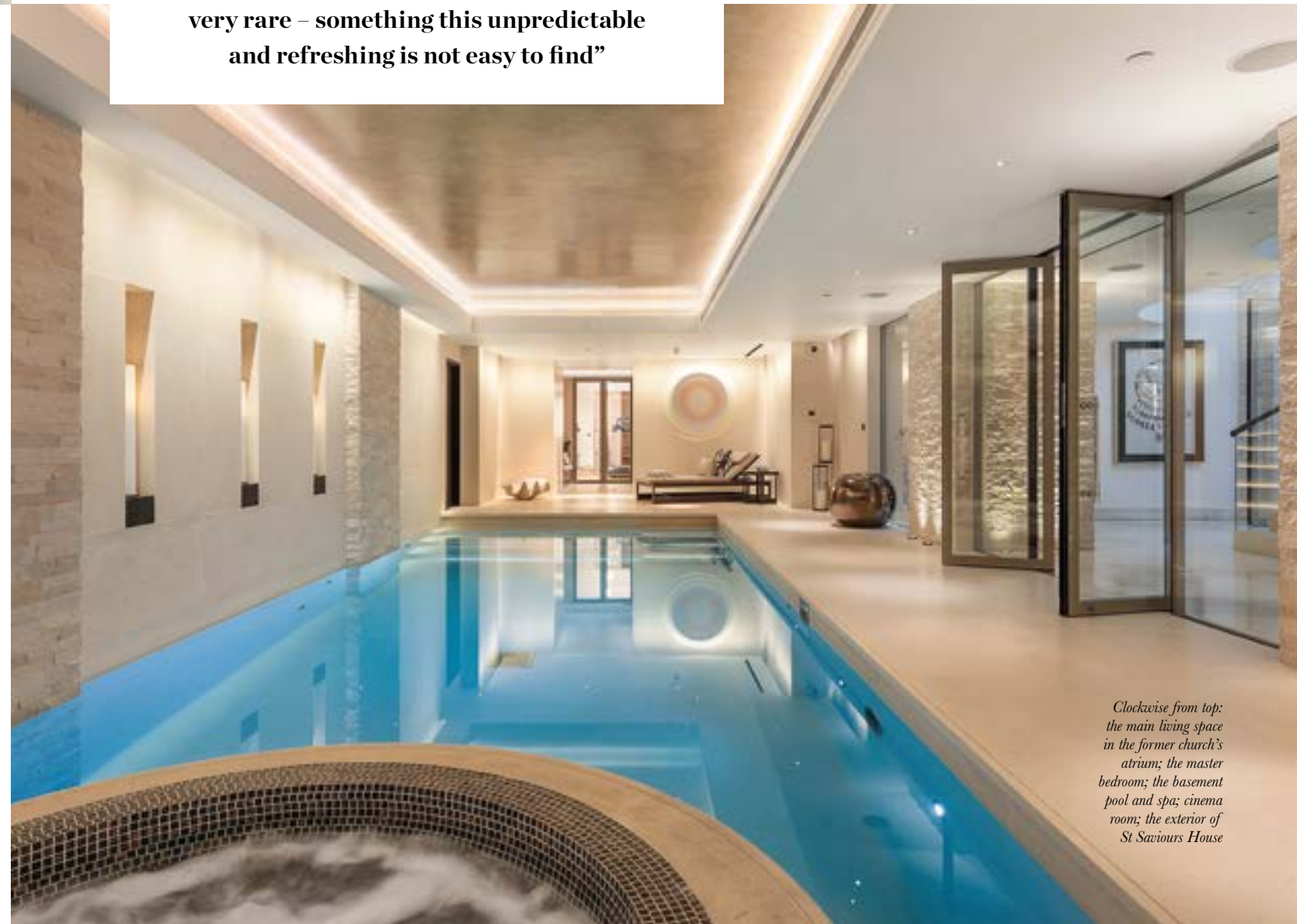
harry.dawes@knightfrank.com, +44 20 7861 1794

Any super-prime home in London would like to lay claim to being the most remarkable. Most compete for this crown by peacocking their splendour with exteriors to match the interiors, but if we told you that there was every chance you could walk past perhaps the most unique and not notice, it is likely you wouldn’t believe us. It is true, however, as St Saviours House on Walton Street in Knightsbridge is a model in opulent architectural and interior design, hidden away by the comely – but all-too unassuming – façade of a former 19th-century Anglican church.

Originally designed in 1838 by Belgrave Square architect George Basevi, the Grade II listed building has been converted into a sumptuous seven-bedroom home, once described by developers as “undeniably the finest private home in Knightsbridge”. The house’s central location on Walton Street – just yards from the rear of Harrods – certainly qualifies this sentiment, the luxurious abode being nestled off the corner of the Pont Street Mews loop and just a two-minute walk from the bustle of Brompton Road.

The former church building’s north-facing exterior offers up all its splendour as soon as you step into the plush porch area: a large portion of the house’s 12,102 sq ft of space, opens up before your eyes, as the main interior reaches from the central living space at eye level, up into the heavens of St Saviours’ 12 metre vaulted ceilings.

Naturally, the building’s listed status means many of the original features have been preserved, such as the exposed oak beams, gothic archways and stone nave columns, while new structural additions such as the stone spiral staircase marry perfectly with modern technological luxuries including the metal and glass lift shaft that connects all four of the house’s floors.



Clockwise from top: the main living space in the former church’s atrium; the master bedroom; the basement pool and spa; cinema room; the exterior of St Saviours House





WIMPOLE STREET Marylebone, London

Currently arranged as a mixed use medical/office/residential, this Grade II listed freehold building is in need of full modernisation - however Westminster have recently granted planning permission to convert the property back to the former glory of a grand residential townhouse in the heart of Marylebone Village.

*5 bedrooms | 8 bathrooms | 4 reception rooms
Garden | Lift | Approximately 8,269 sq ft*

christian.lock-necrews@knightfrank.com
+44 20 3944 7069

Guide price £11,950,000
Property Number MRY160160



18 GROSVENOR SQUARE Mayfair, London

Masterfully designed by Finchatton using materials of the finest quality with bespoke furnishings and finishes, this bright and lateral apartment features unparalleled, south-facing views over the centrepiece of Mayfair, Grosvenor Square.

*4 bedrooms | 4 bathrooms | 2 reception rooms
Elegant design for entertaining in style | Approximately 3,541 sq ft | EPC: F*

alastair.nicholson@knightfrank.com
+44 20 3944 7392

Guide price £18,950,000
Property Number WER170043



ARUNDEL GARDENS
Notting Hill, London

A glorious and superbly presented stucco fronted house located in an idyllic garden square setting in a prime Notting Hill location. Benefiting from an abundance of natural light and a real sense of volume with direct access on to a wonderful communal garden.

6 bedrooms | 5 bathrooms | 5 reception rooms

South-facing private garden | Child & dog friendly communal garden | Approximately 4,865 sq ft | EPC: D

caroline.foord@knightfrank.com
+44 20 3944 7368

Guide price £9,950,000
Property Number NGH130241



NO. 1 CAMPDEN HILL
Kensington, London

A once in a lifetime opportunity to acquire the freehold of one of the last grand residences to be built on this scale in central London. Ideally located between Kensington Palace and Holland Park, this grand mansion enjoys a tranquil outlook over its own private walled grounds of 1 acre (4,046 sq m), and includes a detached staff lodge and extensive parking.

Low build 12,411 sq ft with planning permission for 30,000 sq ft

tom.tangney@knightfrank.com
+44 20 3944 7513
rory.penn@knightfrank.com
+44 20 3582 1891

Guide price available on request
Property Number KEN180103



HOLLANDGREEN PLACE
Kensington, London

An award-winning building comprising three impressive interconnected buildings grouped around the former Institute's exhibition building which is now the home of the new Design Museum. Residents are looked after by a full time 24 hour concierge team and have use of a number of private facilities.

*5 bedrooms | 4 bathrooms | Reception room
Communal garden | Approximately 3,747 sq ft (384 sq m) | EPC: B*

sami.robertson@knightfrank.com
+44 20 3740 7658

Guide price £15,950,000
Property Number KEN180108



VICTORY ROAD
Kensington, London

A unique and substantial lateral double-fronted triple aspect villa near Kensington Palace and Hyde Park. The house has been built to the highest standards and provides desirable off-street parking for two cars and a spa with swimming pool.

*5 - 6 bedrooms | 6 bathrooms | 3 - 4 reception rooms
Cinema, bar, garden & spacious roof terrace | Spa with swimming pool, steam room & gym | EPC: C*

harry.dawes@knightfrank.com
+44 20 3944 6902

Guide price £24,000,000
Property Number SLA150165



GREENAWAY GARDENS
Hampstead, London

Occupying a prominent position on the favoured south side of Hampstead's most coveted turning, a charming and elegant detached house arranged over three floors.

*7 bedrooms | 9 bathrooms | 5 reception rooms
Swimming pool | Approximately 11,169 sq ft | EPC: E*

craig.drapper@knightfrank.com
+44 20 3504 4170
michael.hall@knightfrank.com
+44 20 3627 9289

Guide price £15,000,000
Property Number HAM180191

AVENUE ROAD
St. John's Wood, London

A newly refurbished detached nine bedroom ambassadorial mansion predominantly arranged over three floors. This extremely wide low-built home is set behind electric gates and a carriage driveway with a beautiful west-facing rear garden.

*9 bedrooms | 9 bathrooms | 4 reception rooms
Lift | Gym | Garden | EPC: D*

james.simpson@knightfrank.com
+44 20 3944 7514

Guide price £35,000,000
Property Number HAN010967



RADNOR PLACE
Hyde Park, London

This stunning property is arranged over four floors and features an exceptional finish throughout, with large reception rooms, beautiful bedrooms and contemporary touches. The property also has a separate apartment, private garage and roof terrace.

4 bedrooms | 4 bathrooms | 2 reception rooms
Private parking | EPC: D

john.white@knightfrank.com
+44 20 3051 4306

Guide price available on request
Property Number HPE100122



POND HOUSE
Dulwich Village, London

A jewel in the Dulwich Village crown, this Georgian Grade II listed detached property offers a grand family residence in a highly sought after location with exceptional schools and amenities nearby.

8 bedrooms | 6 bathrooms | 6 reception rooms
Village location | EPC: E

chris.burton@knightfrank.com
+44 20 3468 7278

Guide price £5,500,000
Property Number POD150419



AMIES STREET, THE VILLAGE Battersea, London

This incredible apartment is situated in an impressive and prestigious Victorian school conversion. The apartment has a double height ceiling, spacious reception room, double glazed windows and is located nearby the eateries and shops of Lavender Hill, Northcote Road and Clapham Common, and a quick drive down to the river and over to King's Road, Chelsea.

*4 bedrooms | 4 bathrooms | 3 - 4 reception rooms
Approximately 4,596 sq ft of living space | Secure & gated | Parking | EPC: C*

matt.smith@knightfrank.com
+44 20 3432 8950

Guide price £4,290,000
Property Number BAT170030



COOMBE HILL ROAD Coombe, Kingston upon Thames

An elegant country house within fabulous landscaped grounds of approximately 1.5 acres. The property has a magnificent Grade II listed Victorian orangery.

*9 bedrooms | 7 bathrooms | 7 reception rooms
Swimming pool | Landscaped grounds | EPC: D*

dominic.pasqua@knightfrank.com
+44 20 3944 7476

Guide price £8,500,000
Property Number WMB120098

PARK PLACE St James's, London

A luxurious freehold townhouse, with a striking black facade in the heart of St James's. Completed to an excellent standard, there is an abundance of impressive features throughout the property, contributing to its unique charm.

5 bedrooms
7 bathrooms
3 reception rooms
Clubroom & cinema
Exceptional gym & spa facilities
EPC: B

simon.burgoync@knightfrank.com
+44 20 3918 4389

Guide price £25,000,000
Property Number WER160027



CHELSEA PARK GARDENS Chelsea, London

This elegant and impressive family house, which originally dates back to the early 1920s, is set back from the road behind a private off street pathway and walled garden.

6 bedrooms
7 bathrooms
4 reception rooms
Roof terrace
Garden
EPC: C

james.pace@knightfrank.com
+44 20 3944 7233

Guide price £13,950,000
Property Number CHL170106



OLD QUEEN STREET St. James Park, London

An exquisite Grade II listed Arts & Crafts period house overlooking Birdcage Walk and the Royal Park. Built in 1909 by renowned Scottish architect Francis William Troup for Henry Gage Spicer of Spicer's paper merchant.

5 - 6 bedrooms
4 bathrooms
4 reception rooms
Shared garden
Roof terrace
Grade II listed

robert.oatley@knightfrank.com
+44 20 3918 4391

Guide price £8,500,000
Property Number VIC170124



BOLTON GARDENS Earl's Court, London

An exceptional freehold house which has undergone a thoughtful refurbishment, providing the perfect balance between comfort, luxury and home technology.

4 bedrooms
3 bathrooms
2 reception rooms
Roof terrace
Home theatre
EPC: D

giles.barrett@knightfrank.com
+44 20 3944 7233

Guide price £4,650,000
Property Number STK140125

MANNERTON HOUSE Chelsea, London

A magnificent, detached and beautifully refurbished house, the like of which is hard to find in Chelsea.

8 bedrooms
9 bathrooms
8 reception rooms
Private parking
Swimming pool
EPC: C

arya.salari@knightfrank.com

james.pace@knightfrank.com
+44 20 3627 3496

Available for sale or to let
Property Number CHL150230



HIGHBURY NEW PARK Highbury, London

A handsome early Victorian home offering almost 3,800 sq ft of beautifully presented accommodation together with a 49 ft landscaped garden on this popular residential street in the heart of Highbury.

6 bedrooms
3 bathrooms
3 reception rooms
Garden
Cinema room
EPC: D

james.marshall@knightfrank.com
+44 20 3944 0381

Guide price £3,750,000
Property Number POD190011



OAKLEY STREET Chelsea, London

This is a rare opportunity to acquire a fantastic Chelsea house with a unique garden that has been designed by an award-winning landscape gardener. The mature garden includes a heated outdoor swimming pool, patio area and studio.

6 bedrooms
5 bathrooms
3 reception rooms
Terraced
Swimming pool
EPC: D

sarah.rose@knightfrank.com
+44 20 3813 7328

Guide price available on request
Property Number RVC110415



PIER HEAD Wapping, London

A wonderful top floor apartment with an additional private landscaped roof terrace offering views of the River Thames and access to Pier Head's beautifully maintained private gardens.

3 bedrooms
3 bathrooms
Reception room
Kitchen
Listed

lee.oneill@knightfrank.com
+44 20 3944 7125

Guide price £3,500,000
Property Number WAP160121

Completion due Spring 2020. Local authority, City of Westminster.
Planning permission reference: 16/02343/FULL. 138 year lease.



REGENTS CRESCENT Marylebone, London

One of the capital's most illustrious and historically fascinating new addresses. This exquisite development comprises 67 Grade I listed apartments and nine Garden Villas set behind an elegant facade originally designed by John Nash in 1820.

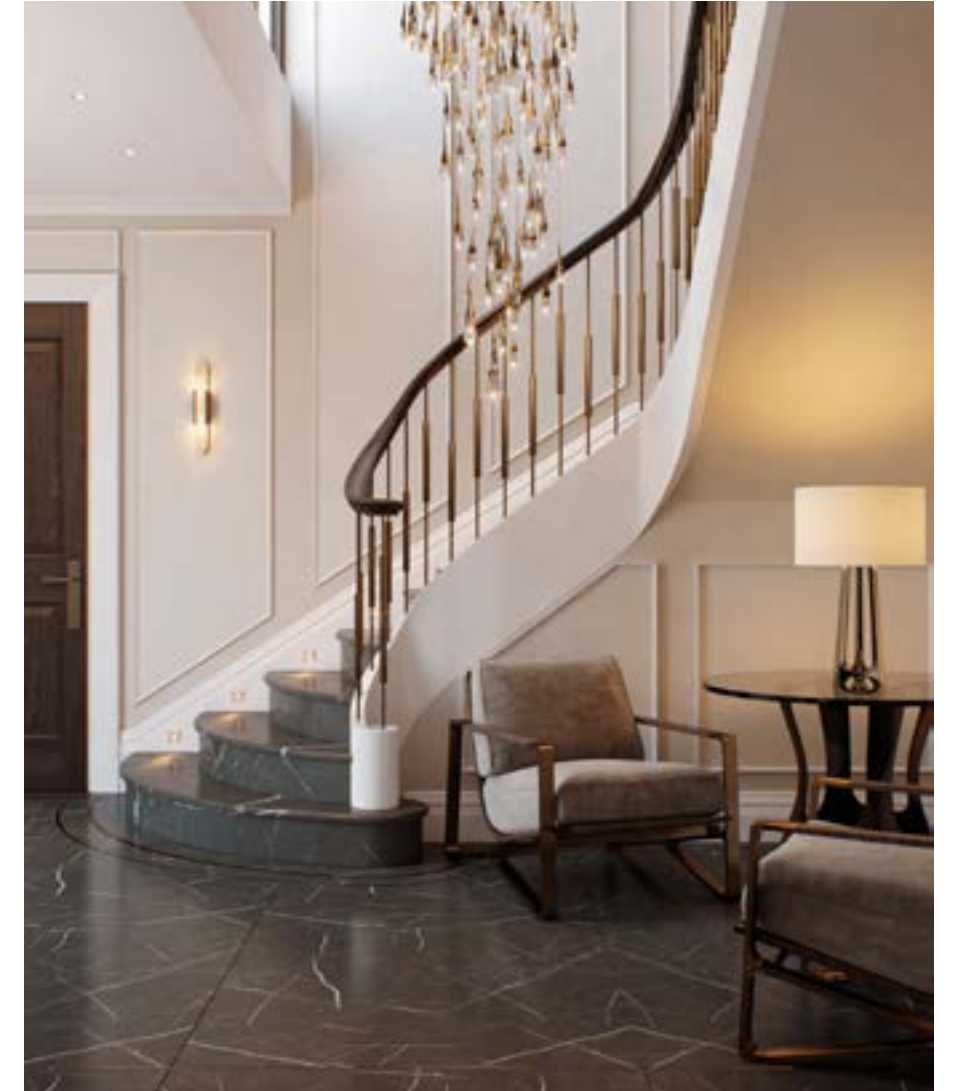
*1.5 acres of private rear gardens | 8 acres of exclusive private residents' gardens
24 hour concierge services | 20 metre swimming pool | Spa & gymnasium
Cinema & business suite | Underground car parking*

moreas.madani@knightfrank.com
+44 20 3504 8346

Prices from £2,900,000
Property Number KRD170049



Completion due January 2020. Local authority, City of Westminster. Planning permission reference: 14/09419/FULL. 996 year lease.



HARCOURT HOUSE

Marylebone, London

A fine example of a reconstruction to a grand Edwardian Grade II listed building. The homes feature 3.6m ceiling heights and uninterrupted views over Cavendish Square. Over the years, it has been home to many famous Dukes and Earls and now, almost three centuries later, has been restored to create some of the finest apartments in London once more.

24 hour concierge & security
Spa including changing rooms, sauna, steam room & treatment areas
Gymnasium & studio | Business centre with meeting rooms | Cycle storage

moreas.madani@knightfrank.com
 +44 20 3918 2427

Guide price available on request
 Property Number KRD190296





TWENTY GROSVENOR SQUARE
 Mayfair, London

Twenty Grosvenor Square, Europe's first standalone Four Seasons Private Residences, is located on one of the world's grandest squares. It is a landmark of historical significance and comprises 37 residences. It has been masterfully designed by Finchatton to combine exceptional elegance with legendary hotel-style living.

*World class Four Seasons hotel servicing | 24 hour concierge & security |
 Swimming pool & spa | Cinema room & garden library | Private garden & terrace
 Wine cellar | Business centre | Crèche | Valet parking*

ian.pidgeon@knightfrank.com
 +44 20 3468 5355
 charlotte.winter@knightfrank.com
 +44 20 3918 4560

Guide price available on request
 Property Number KRD143776





HAMPSTEAD MANOR Hampstead, London

Located on a leafy road, moments from Hampstead Village, the outstanding development, Hampstead Manor embraces all of the qualities that have long made NW3 one of the most prized British postcodes. The extensive refurbishment of the Grade II listed apartments and townhouses, combined with the new build offering, displays a unique sense of heritage and contemporary finesse.

*24 hour concierge | Gym & 14m pool | Sauna & steam room
Hammam & treatment room | Residents' only car service | Landscaped gardens*

emma.fletcher-brewer@knightfrank.com
+44 20 3944 7077

Guide price available on request
Property Number KRD160130

CHELSEA BARRACKS Belgravia, London

This world-class estate comprises a rare collection of apartments, penthouses and townhouses, woven naturally within 12.8 acres of traditional garden squares. Designed to redefine luxury living, Chelsea Barracks celebrates British heritage and craftsmanship, whilst creating a legacy for future generations to come.

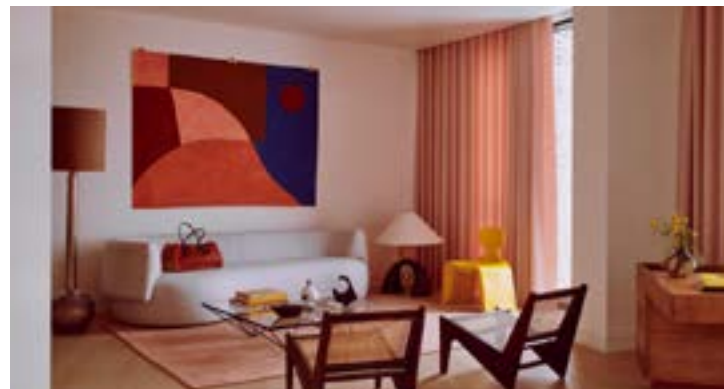
*24 hour concierge & security | 5 acres of square gardens | Valet parking
Gymnasium | Swimming pool | Spa*

hamish.eggins@knightfrank.com
+44 20 3944 6596

Guide price available on request
Property Number KRD141835



Completion due Summer 2020. Local authority, City of Westminster. Planning permission reference: 14/11220/FULL. 125 year lease.



GASHOLDERS PENTHOUSES King's Cross, London

A unique example of refined living at the heart of London's most exciting neighbourhood. Exquisite duplex penthouses, each with private roof garden and terraces, atop this refurbished triplet of Grade II listed gasholders frame. Designed by WilkinsonEyre with interior architecture by Jonathan Tuckey Design. Each penthouse has stunning views along the Regent's Canal or Coal Drops Yard.

*3 bedrooms | 3 - 4 bathrooms | 2 reception rooms, kitchen & dining room | Residents' gym, spa & business lounge
Residents' entertainment suite with private dining room | Residents' terrace | Part of a managed and secure estate*

james.cohen@knightfrank.com
+44 20 3883 5243

Guide price £7,500,000
Property Number KRD151044

THE BRYANSTON Hyde Park, London

A collection of 54 apartments located between luxurious Mayfair, charming Marylebone and majestic Hyde Park. Thanks to its exceptional position, The Bryanston enjoys protected views of Hyde Park, guaranteeing residents a lifetime of uninterrupted seasonal landscapes. The development hosts two floors of first class health and business facilities to rival that of a 5 star hotel.

*24 hour concierge & security | 25 metre swimming pool | Gym & spa
Secure underground car parking | Business suite | Private cinema room*

charles.davis@knightfrank.com
+44 20 3813 7387
celia.mallet@knightfrank.com
+44 20 3944 7465

Guide price available on request
Property Number KRD151397

Completion due Spring 2020. Local authority, City of Westminster, Planning permission reference: 16/03289/NMA, 990 year lease.



NO.1 GROSVENOR SQUARE
Mayfair, London

An exclusive 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 21st century. With exceptional ceiling heights, grand balconies and sweeping views across London, it is indisputably the world's most desirable address.

24 hour concierge, security & valet car parking
Swimming pool, spa, treatment rooms, gym & training studio
Private screening room, residents' lounge | Business suite

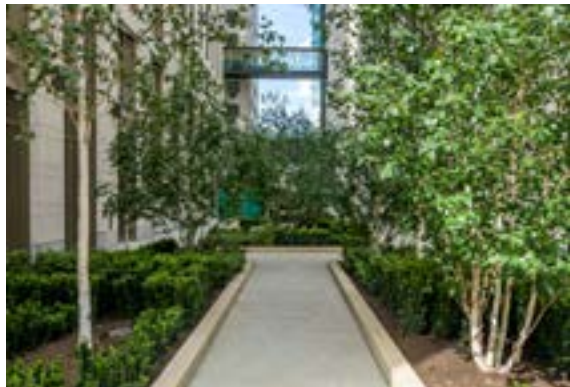
moreas.madani@knightfrank.com
+44 20 3944 6813
jeremy.pelissier@knightfrank.com
+44 20 3930 4969

Guide price available on request
Property Number KRD160693





Local authority: Lambeth. Planning permission reference: 12/04708/FUL. Completion Autumn 2019. 999 year lease



BELVEDERE GARDENS
Southbank Place, London

Belvedere Gardens at Southbank Place is a beautifully designed building of 97 exclusive apartments. From its enviable position on the Southbank, this collection of apartments will offer panoramic views of the River Thames, Westminster and Central London.

*2 & 3 bedrooms & penthouses | Private residents' lounge & opulent outdoor terrace
Hotel-style reception & concierge facility | Exclusive residents' health & fitness spa | Additional 17,000 sq ft residents' health club*

james.cohen@knightfrank.com
+44 20 3944 7097

Guide price £2,250,000
Property Number KRD140001



Local authority: London Borough of Southwark. Planning permission reference: 12/AP784. 999 year lease. Completion date 2019.

ONE BLACKFRIARS
Southbank, London

One Blackfriars is a beacon of architectural brilliance for Central London. Overlooking the River Thames, the tower is a collaboration between award-winning SimpsonHaugh & Partners Architects and celebrated interior designer Tara Bernard.

*5-star hotel residents' facilities | 24 hour concierge | Valet parking
32nd floor executive lounge | Thermal spa with pool & gym | Screening room & wine storage*

donal.mcsharry@knightfrank.com
+44 20 3918 2764

The guide price is available on request
Property Number KRD130431



Local authority: City of London. Planning permission reference: 4/001151/
FULL. Estimated completion Q3 2020. 999 year leases.



ONE BISHOPSGATE PLAZA
Bishopsgate, City of London

One Bishopsgate Plaza is arranged over 20 levels above a new Pan Pacific hotel - the first in Europe. Soaring above the square mile from level 21 to 41 are the Sky Residences with unique views of some of London's most iconic landmarks. World class apartments above a world class hotel in a world class city location. Quite simply, a life without compromise.

*Iconic views of the Thames, Tower Bridge, Canary Wharf, St Pauls and the City.
Extensive 5 star hotel amenities | 24 hour concierge*

tom.rundall@knightfrank.com
+44 20 3944 7365

Guide prices available on request
Property Number TGW190531

MULBERRY WALK
Chelsea, London

A property of remarkable versatility and character, this house in Mulberry Walk has been transformed into what surely must be one of Chelsea's finest family homes. Scarcely seen in London, the historic double-fronted exterior of this Edwardian property conceals an interior of exceptional light and quality with an abundance of open living space.

*6 bedrooms | 5 bathrooms | 4 reception rooms
Garden | Terrace | EPC: D*

arya.salari@knightfrank.com
+44 20 3627 8450

Guide price available on request
Property Number CHQ230391



REDE PLACE
Notting Hill, London

Rede Place has been completely redeveloped to offer luxurious lateral living in Notting Hill. Discretely tucked away, this property offers the very best in modern day standards from excellent entertaining space, swimming pool, media room and off street parking.

*5 bedrooms | 5 bathrooms | 4 reception rooms
Swimming pool | Garden | EPC: B*

elizabeth.holder@knightfrank.com
+44 20 3627 4995

Guide price £15,000 per week
Property Number NHQ278861

CADOGAN SQUARE
Knightsbridge, London

Set over two floors, this refurbished apartment offers contemporary fittings and furnishings for modern living, whilst retaining its period features and charm.

*Bedroom | Bathroom | Reception room
Balcony | EPC: D*

tom.smith@knightfrank.com
+44 20 3627 5492

Guide price £7,450 per week
Property Number KNQ330000

SOUTH EATON HOUSE Belgravia, London

A newly developed property arranged over four floors with an impressive double height entrance hall, passenger lift and underfloor heating. It is superbly detailed throughout, with carefully chosen finishes.

3 bedrooms
4 bathrooms
3 reception rooms
Cinema
Landscaped roof terrace
EPC: C

caroline.phillips@knightfrank.com
+44 20 3944 7100

Guide price £8,250 per week
Property Number BEQ312713



TILNEY STREET Mayfair, London

Situated in one of the most prestigious Mayfair addresses, this elegantly interior designed townhouse offers excellent entertaining space.

5 bedrooms
5 bathrooms
2 reception rooms
Dining room & kitchen
Roof terrace
EPC: D

rahim.najak@knightfrank.com
+44 20 3944 6820

Guide price £12,000 per week
Property Number MAQ283597



HAMILTON TERRACE St. John's Wood, London

A newly built, double fronted detached villa. This impressive stucco fronted residence, spread over 746 sq m/8,037 sq ft, has been magnificently designed for both formal entertaining as well as family living.

7 bedrooms | 2 reception rooms | Garden
Swimming pool | Garage | EPC: B

stevie.walmsley@knightfrank.com
+44 20 3603 0579
chanel.rodriquez@knightfrank.com
+44 20 3773 3595

Guide price £15,000 per week
Property Number SJQ304799



HUXLEY HOUSE
Hampstead, London

A sophisticated residence set within a newly built gated development, which houses three mansions and five luxury apartments. The accommodation has been thoughtfully designed throughout with an elegant style.

*7 bedrooms | 8 bathrooms | 4 reception rooms
Large garden | Swimming pool | EPC: B*

mumzad.soobhany@knightfrank.com
+44 20 3944 7073
stevie.walmesley@knightfrank.com
+44 20 3504 6963

Guide price £22,000 per week
Property Number HAQ315424

PRESTIGE PROPERTY

COUNTRY

*Historic mansions within acres of parkland or
modern character-filled villas set in mature grounds
– take your pick for a home sweet home*

SUFFOLK'S HIDDEN, HISTORIC GEM

Worlingham Hall is discreetly concealed in 450 acres of ancient woodland, and as Zoe Dare Hall discovers, the Georgian Grade I Listed estate has massive potential for those with a sense of adventure



Property number CHO190100



“Perhaps the most beautiful house of manageable size in Suffolk,” said historian Norman Scarfe of the Worlingham Hall estate. And while those of a more metropolitan mindset might tremble slightly at the prospect of managing a Grade I-listed Georgian country house with several outbuildings and cottages, set in nearly 450 private acres of parkland including marshes, woodland and a large fishing lake, the eight-bedroom house is arguably the region’s finest and presents a huge opportunity.

For those used to prime London premiums for far smaller spaces, the guide price for this large, historic estate – available as a whole for £5.5m, or in up to six lots – may also amaze. This is a place where Lady Byron, wife of the great poet, was a regular visitor, as was Chateaubriand, the French ambassador to London best known for lending his name to a steak dish. Those with an architectural eye will spot touches of Sir John Soane, too. Though his designs from the late 1700s were never





“It is a rarity to be able to buy something of this size and history for this money”



used, the sweeping, showpiece staircase beneath an ornate cupola, the library with its bowed sides and the restored picture gallery pay distinct homage to the architect’s style.

That is, indeed, if you find this elegantly classical house, accessed by a discreet entrance and tucked away at the end of a long driveway that winds its way through the estate’s mature parkland. “It is a little unknown – partly because there isn’t a single footpath or right of way that crosses its land – but it ought not to be,” comments George Bramley, a partner within Knight Frank’s Country department. “It’s on the edge of the Norfolk Broads national park, which attracts eight million visitors a year, and the coastal town of Southwold is just ten miles away.”

Worlingham Hall also has strong income potential, including for weddings, Airbnb-style rentals of its cottages or even the main house. “The current owners have added to its acreage, from 100 to 448,” Bramley adds. “The estate also has the conservation aspect that is very vogue these days.

“It is a rarity to be able to buy something of this size and history for this money.”

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



PICKETTS HILL FARM Borden, Hampshire

Picketts Hill Farm is a stunning Queen Anne-style period country house which is presented in immaculate condition overlooking its own parkland amidst beautiful undulating wooded farmland.

*5 bedrooms | 4 bathrooms | Secondary accommodation with 2 bedrooms and bathroom
Studio & games room | Outbuildings Tennis court | In all about 26 acres*

julia.robotham@knightfrank.com
+44 20 3944 7326
russell.grieve@knightfrank.com
+44 20 3944 7028

Guide price £5,500,000
Property Number CHO190088



DEWLISH HOUSE Dorchester, Dorset

One of Dorset's most beautiful houses at the heart of a 296 acre estate. This impressive Grade I listed house has exceptional reception rooms and sits in a peaceful lakeside setting with stunning gardens, mature grounds and parkland.

*11 bedrooms | 8 bathrooms | 6 reception rooms
Swimming pool | Stable block | 6 cottages | Farmland, woodland & parkland.*

clive.hopkins@knightfrank.com
+44 20 3944 6644
rupert.sweeting@knightfrank.com
+44 20 3944 7189

Offers in excess of £12,000,000
Property Number CHO190059





HILLS END
Sunningdale, Berkshire

Exceeding expectations of luxury living, an elegant and newly created classical country house by Consero London in one of Sunningdale's most desirable locations overlooking Sunningdale Golf Club.

*6 bedrooms | 7 bathrooms | 6 - 8 reception rooms
Indoor swimming pool & spa | Cinema room | EPC: B*

james.cleland@knightfrank.com
+44 20 3930 5488
stuart.cole@knightfrank.com
+44 20 3944 6744

Guide price £22,000,000
Property Number ASC130054

OCKWELLS MANOR
Maidenhead, Berkshire

Ockwells Manor is a beautiful timber-framed 15th century manor house in the Royal County of Berkshire, once described by Sir Nikolaus Pevsner as "the most refined and the most sophisticated timber framed mansion in England".

*9 bedrooms | 5 reception rooms | 6 bathrooms
Swimming pool | Tennis court | Equestrian facilities | Entrance lodge*

nick.warner@knightfrank.com
+44 20 3627 8443
james.crawford@knightfrank.com
+44 20 3393 1665

Guide price available on request
Property Number CHO950791



SYDENHURST

Godalming, Surrey

A magnificent modern Palladian-style mansion in the heart of Surrey's finest countryside. Set within over 30 acres of parkland, this landmark property features a sweeping drive, vast classical proportions, colonnade entrance and a Georgian-style façade.

*9 luxurious bedroom suites | 7 reception rooms
Outdoor & indoor swimming pool with spa | Tennis court | Staff accommodation*

nigel.mitchell@knightfrank.com
+44 20 3813 5005
james.crawford@knightfrank.com
+44 20 3627 0407

Guide price £30,000,000
Property Number CHO170205





WESTBOURN
Wentworth, Surrey

Standing in beautiful grounds of about 3.77 acres in a prestigious part of the internationally renowned Wentworth Estate. Constructed from a mellow natural stone in the classic Georgian tradition and with extensive leisure facilities including an indoor pool and spa.

*6 - 8 bedrooms | 6 bathrooms | 8 reception rooms
Swimming pool, spa & gym | Cinema room | EPC: B*

james.crawford@knightfrank.com
+44 20 3432 6898

Guide price £17,000,000
Property Number CHO150266

GROSVENOR HOUSE
Weybridge, Surrey

Finished to an exceptional specification, a brand new house of more than 14,000 sq ft over three floors of superb accommodation set in stunning west-facing gardens in a prime position within the St George's Hill Estate.

*6 bedrooms | 6 bathrooms | 6 reception rooms
Wine room | Cinema room | Indoor pool & spa*

james.cleland@knightfrank.com
+44 20 3642 9539
stuart.cole@knightfrank.com
+44 20 3432 9111

Guide price £14,500,000
Property Number RVC141553



Property number: GLR190081 Local Authority: Rummymede Planning permission reference RU177649. Length of lease 998 years.



MAGNA CARTA PARK
Englefield Green, Surrey

CADOGAN HOUSE
Wentworth Estate, Surrey

A place to experience life at its finest, Magna Carta Park is a collection of beautifully designed houses and apartments within 57 acres of woodland and gardens, with access to extensive amenities. Enquiries being taken now ahead of the show home launch in January 2020.

Cadogan House is a beautiful and imposing eight bedroom home with indoor swimming pool. It is set on a 1.2 acre plot in one of the Wentworth Estate's private roads.

*1 - 5 bedrooms | 1 - 5 bathrooms | 1 - 3 reception rooms
Swimming pool & spa | Concierge | Restaurant & bar*

*8 bedrooms | 8 bathrooms | Secondary accommodation
Indoor swimming pool | Over 16,000 sq ft of accommodation | EPC: D*

ashley.mason@knightfrank.com
+44 20 3944 6911
laura.hackney@knightfrank.com
+44 20 3627 5411

james.cleland@knightfrank.com
+44 20 3944 6974
odge.davey@knightfrank.com
+44 20 3944 7512

Guide price from £1,000,000 - £5,950,000
Property Number GLR190081

Guide price available on request
Property Number CHO170015



BARONS Woking, Surrey

A beautiful character home set in simply stunning gardens of around 9 acres in the very popular and idyllic village of Chobham. There is a separate, well-appointed coach house, garaging for eight cars and an artist's studio.

*8 bedrooms | 5 bathrooms | 6 reception rooms
Swimming pool | Tennis court | EPC: D*

edward.shaw@knightfrank.com
+44 20 3603 0797
odger.davey@knightfrank.com
+44 20 3944 7143

Guide price £5,500,000
Property Number VIR140059

SHIRLEY HALL Tunbridge Wells, Kent

A beautifully restored Grade II listed country house set in its own mature parkland, of a size ideal for family living and for entertaining. With a coach house, stabling, gym, extensive cellars, biomass boiler qualifying for Renewable Heat Incentive until 2034, tennis court, walled garden, planning permission for swimming pool, and four cottages generating substantial rental income.

*8-18 bedrooms | 10-15 bathrooms | 7 reception rooms including Victorian orangery
Tennis Court | Stabling | Land area approximately 32.94 acres*

james.crawford@knightfrank.com
+44 20 3944 7128

Guide price available on request
Property Number CHO170202



BARRINGTON HALL Nr. Bishop's Stortford, Essex

An historical, beautifully refurbished large Grade II* listed country house set in 42 acres on the Essex/Hertfordshire borders.

*9 bedrooms | 7 bathrooms | 5 reception rooms | Indoor pool | Secondary accommodation
Stabling | Tennis court | Outbuildings*

paddy.pritchard-gordon@knightfrank.com
+44 20 3944 6928
rupert.sweeting@knightfrank.com
+44 20 3813 7367

Guide price £15,000,000
Property Number CHO180343



RIVERSIDE MANOR Cookham, Buckinghamshire

A palatial new mansion in a magical riverside position on the banks of the River Thames overlooking the village of Cookham. The house has a ballroom for 230 guests, two staff cottages, indoor pool, tennis court and a boathouse with guest accommodation.

*7 - 11 bedrooms | 8 bathrooms | 8 reception rooms
Tennis court | Swimming pool | Staff accommodation | Land area 4.3 acres*

james.crawford@knightfrank.com
+44 20 3468 5340

Guide price available on request
Property Number CHO100025



NORTHEND HOUSE
Henley-on-Thames, Buckinghamshire

A stunning contemporary country house created by a renowned private developer. The property is situated in the finest location with far-reaching views over the Hambleton Valley, only seven miles from the beautiful riverside town of Henley-on-Thames.

*5 bedroom suites | 6 bathrooms | 4 reception rooms
Open plan living space | Land area approximately 4 acres*

nick.warner@knightfrank.com
+44 20 3944 7145
james.crawford@knightfrank.com
+44 20 3813 7314

Guide price £7,500,000
Property Number HOT180185

LITTLE MANOR
Tackley, Oxfordshire

Beautifully presented Grade II listed manor house set in nine acres of manicured grounds and only nine miles from Oxford City centre. Little Manor is the perfect family house with a converted barn, tennis court, swimming pool, paddocks and stabling.

*7 bedrooms | 4 bathrooms | 4 reception rooms
Tennis court | Swimming pool | Stabling & outbuildings | Coach house with flat*

damian.gray@knightfrank.com
+44 20 3944 6605
rupert.sweeting@knightfrank.com
+44 20 3627 5448

Guide price available on request
Property Number CHO190109



HOLMWOOD
Nr. Henley-on-Thames, Oxfordshire

Beautifully refurbished Grade II listed Georgian house with magnificent views with three further houses, formal gardens designed in a Gertude Jekyll style, outbuildings, stabling and woodland.

*11 bedrooms | 11 bathrooms | Secondary accommodation
Swimming pool | Tennis court | In all about 26.6 acres*

nick.warner@knightfrank.com
+44 20 3627 8443
rupert.sweeting@knightfrank.com
+44 20 3944 6857

Guide price available on request
Property Number CHO180235

SUMMERTOWN VILLA
Oxford, Oxfordshire

Within walking distance of Oxford's premier schools, Summertown Villa is an exceptional Grade II* listed Regency villa. Standing in 1.87 acres of mature gardens, it is hard to believe the house is in the middle of Oxford. Also with a separate coach house and flat.

*6 bedrooms | 5 bathrooms | 4 reception rooms
Secondary accommodation | Land area approximately 1.87 acres | EPC: F*

william.kirkland@knightfrank.com
+44 20 3813 2546
james.crawford@knightfrank.com
+44 20 3944 6555

Guide price £8,750,000
Property Number OXF180033



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, ménage and paddocks, beautiful restored walled garden, twelve flats, cottages and farmhouses, parkland and woodland, working farm.

*9 bedrooms | 8 bathrooms | 5 reception rooms
Secondary accommodation | Farm, woodland, equestrian, fishing
In all about 427.4 acres*

will.matthews@knightfrank.com
+44 20 3944 7470
jonathan.bengough@knightfrank.com
+44 20 3944 6528

Guide price £10,000,000
Property Number WRC170290





COGSHALL HALL ESTATE Northwich, Cheshire

The quintessential English country house set in the middle of about 98 acres of parkland and farmland. With stabling and extensive secondary accommodation and leisure facilities including an indoor pool, spa and with breathtaking gardens.

*5 - 13 bedrooms | 11 bathrooms | 6 - 12 reception rooms
Tennis court | Stabling | Swimming pool*

james.crawford@knightfrank.com
+44 20 3918 3591

Guide price available on request
Property Number CHO190105





HILLHAMPTON HOUSE Great Witley, Worcestershire

One of Worcestershire's finest country houses. Sitting at the head of a long drive in stunning gardens and grounds, this handsome country house has been recently refurbished throughout.

*7 bedrooms | 4 reception rooms | Secondary accommodation
Swimming pool | Tennis court | In all about 33.70 acres*

peter.edwards@knightfrank.com
+44 20 3944 6595
will.kerton@knightfrank.com
+44 20 3944 6680

Guide price £3,850,000
Property Number CHO110212

Completion November 2019. Local authority, States of Jersey.
Planning permission reference: P20141425 and RP20150961. Freehold.



EDEN HOUSE Jersey, Channel Islands

With spectacular west-facing sea views, a magnificent principally newly constructed granite mansion of 15,800 sq ft. Commanding a stunning and tranquil setting overlooking St Brelade's Bay. Offering extravagant family accommodation together with new indoor swimming pool complex and large gym. Generous guest and staff units, plus large executive 'home office' suite.

*Picturesque grounds with private access to common land & beach beyond | Permitted boathouse
Vast entertaining sun terrace with infinity swimming pool | Wonderful sea views from most rooms*

clifford@wilsons.je
+44 20 3642 6196
james.crawford@knightfrank.com
+44 20 3944 6697

Guide price £25,000,000
Property Number A2142



MAUFANT MANOR Jersey, Channel Islands

Traditional, picturesque multi-generation country estate, in 33 acres offering complete privacy, located minutes away from island's capital and principal schools. Property is meticulously restored, and both immaculately and tastefully presented. Extensive 'party barn' with gym, cinema and billiard room. Two superb 'unrestricted occupancy' three bedroom relative/guest houses.

*5 bedrooms | 4 reception rooms | Study | Orangery | Parkland gardens
Feature lake | Swimming pool | Floodlit tennis court*

aimee@wilsons.je
+44 20 3773 8990
james.crawford@knightfrank.com
+44 20 3883 4298

Guide price £6,950,000
Property Number A1805

EAGLE'S REST Jersey, Channel Islands

Magnificent, totally newly refurbished family residence of 11,000 sq ft, set in beautiful parkland grounds, in one of Jersey's most exclusive locations, above St Aubin's village and harbour. The property is approached via a long picturesque private driveway. Very large family kitchen and entertaining rooms. New large swimming pool, gym and spa complex.

*Sea views | Sunny & tranquil location
Spectacular gardens & grounds | Comprehensive family accommodation | Separate staff unit*

clifford@wilsons.je
+44 20 3944 7090
james.crawford@knightfrank.com
+44 20 3627 8451

Guide price £16,500,000
Property Number A2141



THE BALLAKEW ESTATE
Isle of Man

An outstanding private residential estate in a premier location on the Isle of Man with extensive leisure facilities of international standard.

*9 bedrooms | 10 bathrooms | 10 reception rooms
Leisure/spa complex | Indoor swimming pool | Staff accommodation
Helipad | Approximately 25,115 sq ft | In all about 154 acres*

james.crawford@knightfrank.com
+44 20 3627 5892

Guide price £25,000,000
Property Number CHO190148





INVESTING IN YOUR FAMILY'S LEGACY

Rory Penn and Thomas van Straubenzee of Knight Frank's Private Office provide the answers to your questions about investing in property to secure the financial legacy for current and future generations

Sensible, informed, property-based investment decisions play a fundamental role in securing both an individual and their family's long-term legacy. Location is important, but decisions over asset class, complex tax avoidance schemes and market situations can begin to complicate matters.

Rory Penn and Thomas van Straubenzee, who head up Knight Frank's Private Office, lead clients through the decision-making process, offering advice, guidance and market expertise to HNWI's looking to make their next property decision.

Whether you are looking to expand your portfolio or secure a future for your grandchildren, Rory and Thomas have responded to

a series of questions to help you better understand how to create, and subsequently safeguard, your family's financial legacy in real estate.

When investing in real estate to secure a legacy, what would be the first thing you tell a client to prioritise? We would say keep it simple. Complex structures – especially those designed for the avoidance of tax – are often expensive to set up and could affect portfolio liquidity. Tax planning is important, but when it comes to property, it is often the case that simple is best. Put the family home first. Be patient and wait for the right point in the cycle to invest. This way, you are more likely to maximise returns and minimise risk.

Do you have any clear rules or guidelines? We'd always say make sure you are well advised and do your due diligence into the asset, the local market and the corporate structure (if applicable). If funding is required, make sure this is in place early in the proceedings.

As an asset class, how effective are certain types of real estate to invest in over long periods of time? Average values in prime central London residential for example, have risen by 475% over the last 30 years. That compares to a 250% rise in the FTSE 100 and 240% in the price of gold, underlining how residential can remain a tangible long-term store of value that can be passed down through the generations. Similarly, as far as commercial property goes, industrial property (23.4%) posted total returns 21.6% higher than the FTSE 100 during 2018 (1.79%), while central London office space had total returns of 6.1% above the BoE base rate (0.75%) – a trend that's remained steady over the past decade at least. In terms of asset allocation, our private clients in real estate hold 35% in residential (lifestyle or investment), 29% in offices, 15% in retail and 11% in industrial and logistics.

Do you have to advise on 'safer' investment opportunities? Yes, many of our clients look to enjoy the security that can be provided from prime long-let real estate investments. Typically, these would be lower yielding, but underpinned by Grade-A covenants, potentially with 15 to 20 year leases.

Where are the most investable cities now? How do you envisage them performing in the future? We still see London as a highly investable city. Sterling is at a two-year low, Central London values are down circa 15% and once uncertainty subsides, London is set to maintain its position as number one to UHNWIs (there are around 5,000 UHNWIs currently living in our colourful capital).

How do you advise on investments, particularly when a generational element is specified, such as for the grandchildren? Think about the requirements and purpose of these investments – are you chasing income and capital growth or is it a wealth preservation play? Consider whether the grandchildren may actually want to use the space (a residential investment in an emerging area). We review the long-term trends that will affect real estate markets and values. For example, the changing consumer trends, with more being spent online than in shops, is pushing investors to focus on retail distribution warehouses (e.g. Amazon), compared to traditional high-street retail. And remember, if it's for the grandchildren, consider involving the grandchildren. The younger generation is often more in tune with the "next big thing".

To find out how the Private Office could advise on your property portfolio, visit knightfrank.co.uk/residential/private-office

MEET THE PRIVATE OFFICE

Find out more about five of the Partners working alongside Paddy, Rory and Thomas in the Private Office, who advise on private clients' property requirements.



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



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



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



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



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



Daniel Dagers
One of London's leading agents, Daniel has worked with global industry leaders and clients for 20 years.



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



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

PRESTIGE PROPERTIES

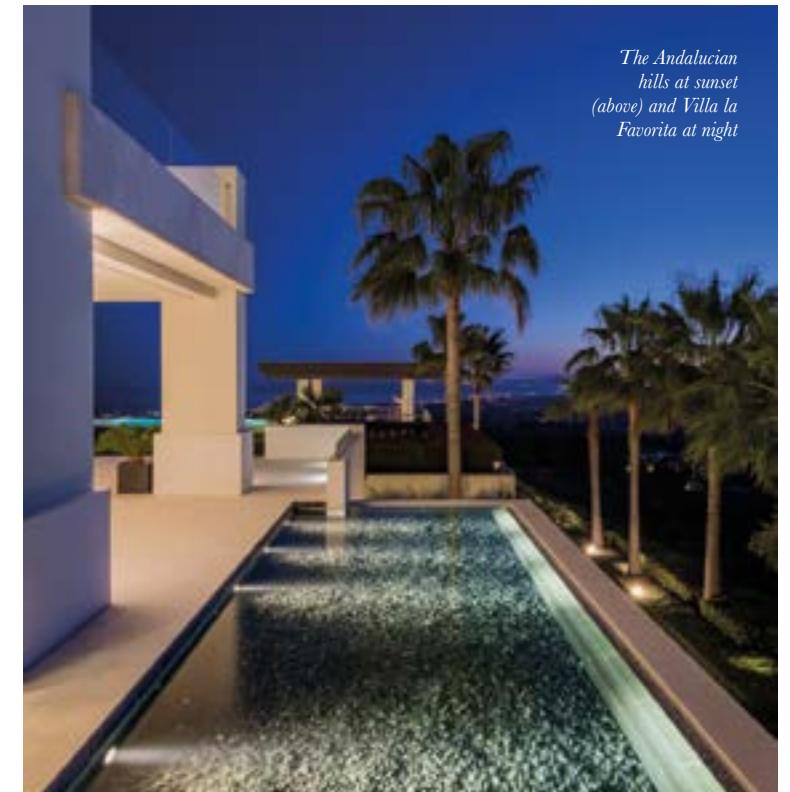
INTERNATIONAL

Whether it's dazzling views over the Mediterranean, the chicest apartments in the heart of Paris or the best that the Southern Hemisphere has to offer, your home away from home is waiting for you



A MODERN SPANISH MASTERPIECE

With a view over the sparkling Mediterranean, Villa la Favorita is country-club living at its most exclusive. Zoe Dare Hall takes you inside this incredible Andalusian property



The Andalusian hills at sunset (above) and Villa la Favorita at night



“Few villas enjoy such a privileged position, overlooking the point where two oceans and two continents meet”



Property number RSI190366



Clockwise from top: Views from Villa la Favorita over Zagaleta; the outdoors infinity pool and indoor spa; detail of the high-specification interior

Set across 900 hectares of wooded hillsides and valleys that blend wonderful wilderness with the manicured beauty of two golf courses, the Zagaleta golf and country club in Andalucia is veiled in an aura of mystique. Only residents and approved guests can pass its guarded gates – and once within, its 32 miles of private roads are shared between just 320 or so homes that command their own private hilltops.

This is country-club living at its most exclusive – and there’s nowhere better to soak it up than at Villa la Favorita. As the imposing solid wood front door of this contemporary nine-bedroom, 1,952 metre-square mansion opens, the gaze is drawn instantly to the mesmerising view beyond. Past the pristine green of the lawns and the glistening blue of the infinity edge swimming pool, which appears to float over the valley, lies the Mediterranean Sea from which the dramatic forms of the Rock of Gibraltar and the Moroccan mountains emerge.

Inside, Villa la Favorita is a vision of understated refinement,

the spaces throughout calm and cavernous, and the facilities befitting a deluxe hotel. Designed by architect Marcos Sainz in 2014, this is a house built to the highest specification.

On the lower level, a professional-grade cinema joins a wine cellar and spa area, which includes a sauna, steam bath, treatment rooms and heated indoor pool. The top floor is dedicated to a series of bedrooms suites, each with a signature bathroom in different hues of marble, and his and her dressing rooms.

Villa la Favorita offers the calibre of luxury living for which La Zagaleta has sealed its reputation. Yet it also allows enjoyment of the simpler things, too. “Few villas can claim to enjoy such a privileged position overlooking the point where two oceans and two continents meet,” says Mark Harvey, Knight Frank’s Head of International Department. “The quality of the build is exceptional and delivers what is arguably one of the best houses in the region.”

mark.harvey@knightfrank.com

+44 02 7861 5034



MANOIR DE PIGRANEL Mougins, France

Just inland from Cannes, this superb villa has been sensitively adapted and restored to create the perfect Provençal styled retreat. Commanding a high hillside position on the outskirts of the village of Mougins, the villa provides ideal family accommodation, enjoying far reaching views with a distant glimpse of the sea over immaculately landscaped traditional gardens.

*5 bedroom principal villa | Guest villa & further secondary accommodation
Garaging | Tennis court | 11 hectares of gardens*

edward.demalletmorgan@knightfrank.com
+44 20 3582 3004

Guide price available on request
Property Number RSI150654





CANNES Côte d'Azur, France

Located in the heights of Cannes in a much sought after neighbourhood, this impressive villa offers intelligently designed accommodation with an elegant finish. Living areas open on to terraces with views over the landscaped gardens and the Mediterranean Sea.

*5 bedrooms | 5 bathrooms | Multiple terraces
Swimming pool | Approximately 2,290 sq m of landscaped gardens*

mark.harvey@knightfrank.com
+44 20 3944 6655

Guide price €12,900,000
Property Number ENE190021



7TH ARRONDISSEMENT Paris, France

This sophisticated and luxuriously furnished grand duplex apartment is located on the prestigious Champ de Mars, directly facing the Eiffel Tower, with dazzling views of the famous Parisian landmark. Created by the world-renowned architectural and development firm, Cogemad, the 669 sq m apartment is a masterpiece of design and craftsmanship.

*4 bedroom suites | 3 reception rooms | Cinema room
Spa & gym | Wine cellar*

edward.demalletmorgan@knightfrank.com
+44 20 3468 5391

Guide price available on request
Property Number RSI190664



PROVINCE OF PERUGIA
Umbria, Italy

An elegantly restored Italian Castello, set between the mountains of Umbria and Tuscany with breathtaking views, this property perfectly mixes modern comforts and the magnificent heritage of a medieval castle. Approximately 25 km from Perugia Airport.

*8 - 10 bedrooms | Spa & leisure facilities | Roof terrace
Swimming pool | Secondary accommodation*

alasdair.pritchard@knightfrank.com
+44 20 3944 6999

Guide price available on request
Property Number RSI190334

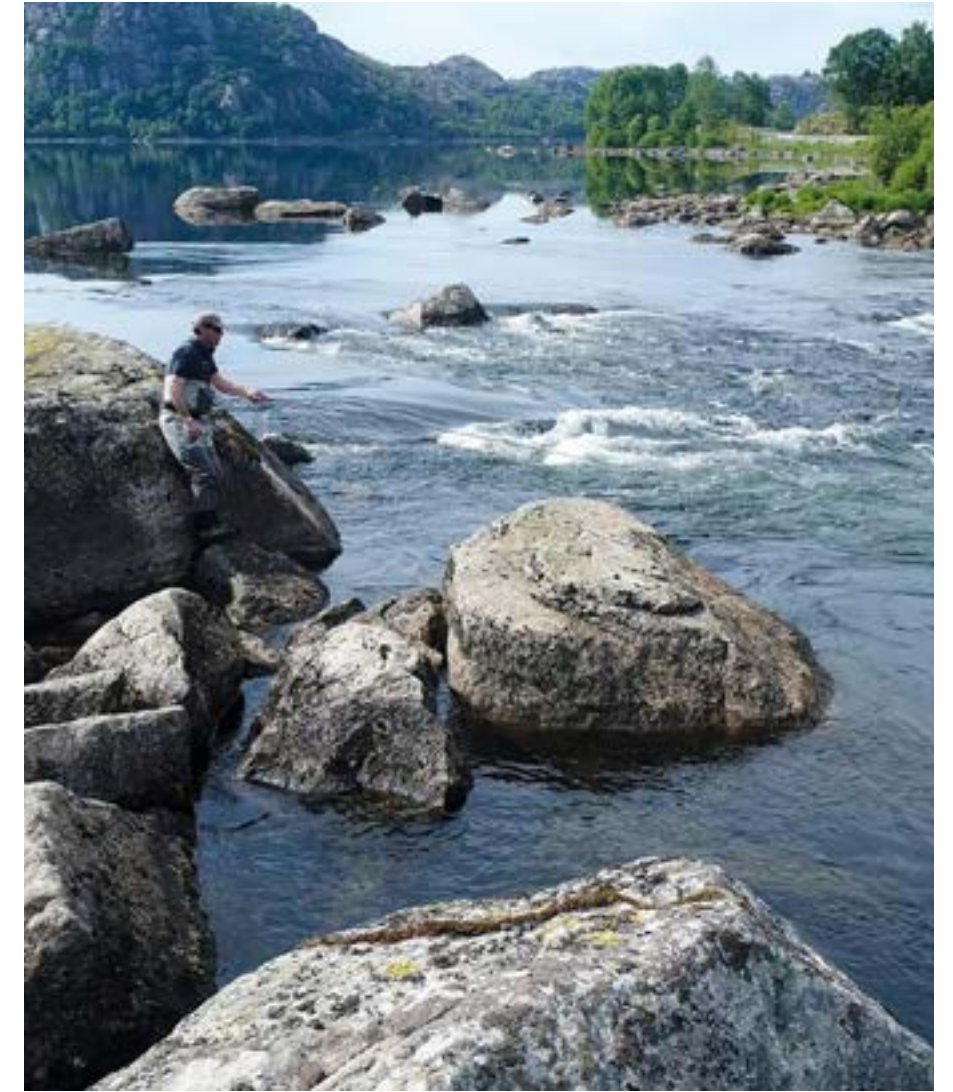
COLOGNY
Geneva, Switzerland

La Tour Carree is a small and exclusive new private residence of only 10 units, four residences, four penthouses and two hôtel particuliers which have been built to the highest luxury standards with contemporary architectural lines and stunning views of Lake Geneva.

2 - 4 bedrooms | Gated entrance | 24 hour security | Underground garaging

alex.kdeg@knightfrank.com
+44 20 3944 6624

Guide price available on request
Property Number RSI190422



TENGSELVEN
Tengselven AS, Norway

Historic lodge and productive rights for salmon fishing on the Tengs River, Norway.

Five year average salmon catch of 1,252.

george.bramley@knightfrank.com
+44 20 3468 4516

Guide price available on request
Property Number CHO190107





MEGEVE Haute-Savoie, France

Exceptional contemporary chalet in the Mont d'Arbois. Located in a peaceful and tranquil environment, benefiting from an unobstructed panoramic view of the surrounding mountains. Set within approximately 0.26 hectare of grounds.

*6 bedroom suites | Open plan reception room | Lift
Outdoor carport | Indoor garage | VAT (20%) rebate possible*

roddy.aris@knightfrank.com
+44 20 7861 1727

Guide price €8,400,000
Property Number RSI180343



111 WEST 57TH STREET New York, USA

111 West 57th Street is a contemporary landmark rising at an historic address. Perfectly centred on Central Park, its tower will soar 1,428 feet offering 360 degree views. It is an intimate collection of just 46 full floor and duplex condominium residences, featuring monumental ceiling heights and thoughtfully crafted interiors. Anticipated occupancy Q1 2020.

*3 - 4 bedroom residences | Private porte-cochère entrance | 82 ft lap pool
Fitness centre | Private dining room*

claire.locke@knightfrank.com
+44 20 3944 6726

Guide price US \$18,000,000 - \$57,000,000
Property Number IRD180028

**2342 SOUTH OCEAN BOULEVARD
Florida, USA**

This private estate is graced with water views and lavish interiors. It features its own library, billiard room, theatre and chef's kitchen. Enjoy outdoor luxury living with private beach access, an outdoor kitchen, swimming pool and dock.

*5 bedrooms
7 bathrooms*

jason.mansfield@knightfrank.com
+44 20 3944 6555

Guide price US \$6,995,000
Property Number USRX10499434



**1422 W BUTTERMILK
Aspen, USA**

This architecturally significant home is a spacious retreat sitting on approximately two private acres. It is perfect for entertaining guests with contemporary lines and breathtaking views of the Owl Creek Valley, Buttermilk and Snowmass.

*6 bedrooms
9 bathrooms*

jason.mansfield@knightfrank.com
+44 20 3642 7662

Guide price US \$21,900,000
Property Number USAGS157372



**ORUM ROAD
California, USA**

The Orum house offers unrivalled sophistication and luxury. Inviting you through its private, double gated street, this architectural achievement rests on its own promontory to capture the magnificent sweeping views from the Pacific Ocean to Downtown LA. Each area of the home offers a unique experience allowing you to seamlessly flow from one enlightened moment to the next.

9 bedrooms | 15 bathrooms

jason.mansfield@knightfrank.com
+44 20 3944 6692

Guide price US \$56,000,000
Property Number RSI190650

MUSTIQUE

Saint Vincent & the Grenadines, Caribbean

Inspired by the pre-eminent artist and theatrical set designer Oliver Messel, this authentic, gingerbread style dream is nestled on Mustique's Endeavor Hills.

5 bedrooms
5 bathrooms
2 reception rooms
Swimming pool
Terracing

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

Guide price \$9,000,000
 Property Number RSI161222



ST JAMES

Barbados, Caribbean

This beautiful home is situated in a unique location within the prestigious Sandy Lane Estate, enjoying sweeping views across the golf course out to sea.

4 bedroom main house
2 bedroom guest cottage
Terracing
Swimming pool

andrew.blandford-newson@knightfrank.com
 +44 20 3944 7051

Guide price US \$6,950,000
 Property Number RSI161627



MUSTIQUE

Saint Vincent & the Grenadines, Caribbean

This incredible and luxurious home is one of Mustique's great houses. Set high in the southern hills with total privacy and seclusion, this property enjoys breathtaking panoramic views of the Caribbean Sea.

7 bedrooms
7 bathrooms
Guest cottage
Independent staff accommodation
Infinity swimming pool

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

Guide price available on request
 Property Number RSI161032



ST JAMES

Barbados, Caribbean

Exclusive new beachfront residence on the West Coast of Barbados. Designed by Larry Warren this magnificent villa offers over 13,000 sq ft of living space and commands views over the Caribbean Sea.

6 bedrooms
6 bathrooms
Magnificent great room
Chef's kitchen
Swimming pool

edward.demalletmorgan@knightfrank.com
 +44 20 3944 7033

Guide price US \$28,000,000
 Property Number RSI160565



FROND E, THE PALM
Dubai, United Arab Emirates

Designed in a contemporary style with an extra special touch of sophistication, this beachfront house is surrounded by tranquillity and calm waters on The Palm. Built and designed by a leading Dutch architect, the property offers cutting edge technology and a 'no expense spared' approach to luxury and personal comfort, all expertly adapted for lavish entertaining and flexible modern living.

*5 bedrooms | 6 bathrooms | Staff accommodation | Infinity pool & beach access
Private parking garage | Fully equipped gym | Plot size approximately 1,387 sq m*

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

Guide price US \$12,261,580
Property Number DUB190015

Property No: 1586979839. Planning permission number: 592/2017. Borough/council issuing permission: Real Estate Regulatory Agency at Dubai Land department. Acquiring interest: Freehold.



THE ROYAL ATLANTIS RESIDENCES
Dubai, United Arab Emirates

International luxury living is redefined at The Royal Atlantis Residences. This elegant haven sits high up above the waters of the Arabian Gulf, offering exceptional views of the Dubai skyline. Residents enjoy their own private entrance, access to lush gardens and multi-level sky pools as well as Michelin-starred restaurants.

A collection of 2 - 5 bedroom residences, sky courts, penthouses & garden suites | Built-up area approximately 133 - 1,739 sq m | 90 m high infinity sky pool with Dubai skyline views | Celebrity chef restaurants, spa & beachfront | 24 hour concierge & valet

maria.morris@me.knightfrank.com
+971 4 426 7661
matthew.cooke@me.knightfrank.com
+971 50 6138 350

Guide price US \$1,905,000
Property Number DUB140137



Property No: 4957585. Planning permission number: TP-2018-10. Borough/council issuing permission: City of Melbourne, Acquiring Interest: Freehold.



STELLAR 90, AUSTRALIA 108
Melbourne, Australia

Positioned on the 90th - 91st floors of Melbourne's highest residential tower, Australia 108. This dual-level penthouse offers a separate entrance for each floor, designed to evoke a front and back door. Featuring executive master bedroom, complete with en suite, walk-in robe and floor-to-ceiling views of Melbourne.

*3 bedrooms | 3.5 bathrooms | Reception room | Cinema room & cellar | Library | Approximately 313.7 sq m living space |
Fender Katsalidis Architects | Carr Design Group | Completion 2020*

marcus.marelic@au.knightfrank.com
+61 403 468 468

Guide price AUD \$10,000,000
Property Number 4957585



Property No: OQB170001. Planning permission number: SSD 6957. Borough/council issuing permission: Barangaroo Delivery Authority, Acquiring Interest: Leasehold.

CROWN RESIDENCES AT ONE BARANGAROO
Sydney, Australia

A limited collection of only 82; Crown Residences at One Barangaroo is a chance to own a piece of the world's most iconic harbourside. Residents will enjoy Crown Resorts' 6-star hotel service while taking in uninterrupted views of Sydney's icons, a mere 30m from the Harbour's edge.

*2 - 4 bedrooms & duplex penthouse | Views of Sydney Opera House & Harbour Bridge | Fully serviced by Crown Resorts 6-star hotel
Architecture by WilkinsonEyre | Interiors by Meyer-Davis Studios | Completion 2021*

erin.vantuil@au.knightfrank.com
+61 409 325 700

Prices from AUD \$9,500,000
Property Number OQB170001

OUR EXPERTISE

Meet the locally expert, globally connected team who will guide you in tracking down your dream property

There's a human element in the world of property that is too easily overlooked. At Knight Frank, we build long-term relationships that allow us to provide personalised, clear and considered advice on all areas of property in all key markets. We believe personal interaction is a crucial part of ensuring that every client is matched to the property that best suits their needs – be it commercial or residential. We provide a worldwide service that's locally expert and globally connected. We believe inspired teams naturally provide excellent and dedicated client service. Therefore, we've created a workplace where opinions are respected, where everyone is invited to contribute to the success of our business and where they're rewarded for excellence. And the result? Our people are more motivated, ensuring that your experience with us is the very best it can be.

London Property Sales

Our network of over 30 strategically placed offices ensures comprehensive coverage of the capital's foremost property hotspots. The network is constantly evolving as London develops, and agents work together to ensure clients benefit from a joined-up approach, wherever in London they are.

TIM HYATT on +44 20 7861 5044

Country Property Sales

Our dedicated team has more than 300 combined years of experience and an unrivalled knowledge of the national country-house, farm and estate markets. Covering the UK, Ireland and Channel Islands, we work closely with our national office network to ensure we help buyers find their ideal home in the country.

EDWARD ROOK on +44 20 7861 5115

New Homes Sales

As one of the country's largest and most experienced new homes property consultancies, we work with major builders and

developers nationwide to bring clients their perfect new home or investment property, with the highest specifications, workmanship and after-sales care. We have properties to suit everyone, from family homes to pieds-à-terre.

RUPERT DAWES on +44 20 7861 5445

Private Office

Global. Connected. Discreet. Our Private Office is an integrated residential and commercial team, advising and transacting for high-net-worth clients, family offices and wealth advisors. Based in London, it works closely with Knight Frank's international network, providing access to deal flow, market-leading advice and unparalleled client service, from sales and acquisitions to leasing, valuations and asset management. Whether clients are buying an apartment in central Milan, selling a villa in Portofino or investing in commercial capital markets in Europe, Asia or the US, it delivers tailored solutions to fit their individual requirements.

RORY PENN on +44 20 7861 1150

THOMAS VAN STRAUBENZEE on +44 20 7861 1174

PADDY DRING on +44 20 7861 1061

Knight Frank Finance

A market leading advisor on mortgages and insurance. With years of experience in property financing to draw on we have access to a unique and extensive network of high street lenders, major financial institutions and private banks so that you can be assured that you're getting the very best deal available.

ALEX OGARIO on + 44 20 7268 2573

Acquisition

The Buying Solution is the independent buying consultancy of Knight Frank, providing a personal and confidential property search and acquisition service in London and across the country. Our clients benefit from the expertise of our experienced,

professional buying agents, who introduce them to properties that are for sale both by estate agents and private individuals, often before they come on to the open market.

LONDON: WILL WATSON AND

PHILIP EASTWOOD on +44 20 7591 2641

COUNTRY: JONATHAN BRAMWELL on +44 14 8865 7912

Residential and Agricultural Valuations and Advisory

Giving our customers insightful and substantiated advice is at the heart of what we do. Our highly qualified and experienced valuers work closely with our agency and research teams to offer professional valuations on property across the UK and Europe, from private residences to farms and estates – whether they be for lending, legal requirements, taxation or private purposes. We also provide a full range of consultancy services, across the complete property spectrum.

LONDON: KATIE PARSONSON on +44 20 7861 5144

COUNTRY: TOM BARROW on +44 12 8588 6684

Consultancy

Knight Frank offers our customers an extensive range of consultancy service lines across the UK in both rural and urban environments. Often working together on projects, our teams are able to provide a joined up approach to give the best advice and often innovative solutions. The teams include Rural Asset Management who advise estates and landowners on a variety of issues including management and strategy; a Building Consultancy team who undertake building surveys, assessments and project management. More specialist teams include Compensation, Marine Consultancy, Country House Consultancy and Agricultural Consultancy. Finally, mainly working in London, our team of Leasehold Reform experts provide enfranchisement, rent reviews and license advice.

JAMES THOMPSON on +44 20 7861 1075

Renting, Letting and Managing Residential Property

Our trusted agents provide a comprehensive residential lettings and management service in some of the most desirable locations across the United Kingdom. From studio flats to country estates, we offer the best advice and have the expertise to guide tenants seamlessly through the entire process. Our services include rental-property search and tenancy arrangement, strategic investment consultancy, lettings and management, valuations, global corporate relocation and a UK tax compliance service.

GARY HALL on +44 20 7480 4474

Worldwide Offices

Knight Frank knows the world. With more than 120 years' experience, we provide our clients with global coverage via 512 offices and more than 19,000 people 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 all international offices, visit knightfrank.com.

Intelligence

Knight Frank's dedicated research team provides detailed and in-depth analysis of market trends and performance 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 produce bespoke reports for private clients, institutions, funds and developers.

LIAM BAILEY on +44 20 7861 5133

Customer Care

Our dedicated Customer Care team links overseas buyers of new-build apartments with Knight Frank's award-winning residential services, including Finance, Furnishing, Lettings and Management. Providing a comprehensive and bespoke service to each buyer, the experienced Customer Care team will guide buyers through the purchase process, from original commitment to practical completion.

FREDDIE HILLS on +44 20 7861 1732

Prime International Sales

Through our global network, we sell some of the finest homes and developments across Europe, the Americas, the Middle East, Asia-Pacific and Africa. Our London-based team is at the heart of a network of the best worldwide offices and associates.

PADDY DRING on +44 20 7861 1061

MARK HARVEY on +44 20 7861 5034

International Project Marketing

Our International Project Marketing business promotes new residential developments into overseas markets, managing bespoke campaigns for clients across a range of locations and price points. Buyers are generated through media promotion, exhibition launches and private 'one-to-one' events.

SEB WARNER on +44 20 7861 5426

Commercial and Residential Capital Markets

With more than 550 investment advisers scattered across 60 countries, our Global Capital Markets Group assists with clients' property requirements around the world. Whether those clients are institutional, private equity, family offices, sovereign wealth or real-estate companies, we're here to advise on the acquisition or disposal of investment property across the office, residential, retail, industrial, leisure and hotel sectors, as well as the specialist areas of student property and healthcare. Furthermore, our newly established Family Office Forum means that our family-office clients can enjoy a truly VIP service. We're ready to guide you on all your investment property portfolio requirements, no matter where in the world they are.

ALEX JAMES on +44 20 3967 7118

JAMES MANNIX on +44 20 7861 5412



FINAL VIEW

WEALTH GENERATION

Liam Bailey, Knight Frank's Global Head of Research, argues that in an era of increasing generational wealth imbalances, the concept of legacy will require a broader definition

“Right now, the dice are loaded in favour of baby boomers and they're loaded against newborns, children and the unborn.” So claimed the influential and controversial economic historian Niall Ferguson in the 2018 edition of *The Wealth Report*, published by Knight Frank.

Rather than offering a financial legacy, Professor Ferguson sees older people at risk of breaching the contract between the generations creating what he believes is the “central financial conflict of our time”. When it comes to tax and debt the real issue now, he says, is who pays?

Evidence in favour of this argument is building. The latest data from the ONS reveals that the median wealth of the UK's baby-boomer generation (those born between the end of the Second World War and the mid-1960s) rose by 96% over the past decade. Generation X (35- to 44-year-olds), by contrast, saw theirs fall by 5%.

While baby boomer wealth is growing, a rising portion is needed to meet their own retirement and care requirements. The latest US Consumer Expenditure Survey shows that real expenditure for 65-plus households increased by nearly a fifth adjusted for inflation, meaning increasingly, money will not be available to pass down as an inheritance.

With greater financial stresses between the generations, the concept of legacy may need a more generous interpretation, if inheritances are to be tangible in years to come. Increasing longevity means there will be more generations alive at once, enhancing this passage of knowledge and experience.

If the head of a family lives to 100, there will be four generations for an advisor or family office to serve. As a result, the proceeding generations are going to have to wait longer to assume control of businesses or estates. However, older generations possess the skill and insight that comes from lived experience and this can help younger family members avoid making investment and business mistakes of the past.

Invested wealth is also a way of helping younger entrepreneurs. For example, family offices and wealthy individuals are increasingly investing more in start-ups.

The deal volume of direct start-up investments made by family offices has grown 600% over the most recent five-year period, according to Crunchbase, compared with 250% for more traditional venture capital investors.

There are still those who have the money and desire to help in a more immediate manner. Multi-billionaire Robert F. Smith, founder and CEO of private equity firm Vista Equity Partners, announced to the entire 2019 graduating class of 400 students at Morehouse College in Atlanta that he was going to clear their college debt, estimated to be \$40 million.

“On behalf of the eight generations of my family that have been in this country, we're gonna put a little fuel in your bus,” said Smith, his rationale being it might help these students to take risks they might not otherwise be able to take.

While the young might hope to benefit from the type of tangible legacy provided by the Robert Smiths of this world, for many it is the intangible inheritance of skills and experience that will be the critical life gifts.

Photography by Gebere6

PRIVATE VIEW 2019

Commissioned by
Lord Andrew Hay

**Group Head of Marketing,
Communications & Digital**
Simon Leadbetter

**Publications
Manager**
Tom Smith

Editor
Matthew McEvoy

Consultant Editor
Maria Coole

Creative Lead
Tom Evans

Creative Consultant
Rakesh Makwana

Designers
Janine Genower, Hazel Turner

Writer
Thomas Theodore

Sub Editor
Colin Hubbuck

Contributors
Beatrice Aidin, Clara Baldock,
Howard Calvert, Zoe Dare-Hall,
Busola Evans, Jenni Doggett,
Dawn Gardner, Cheryl Goh, Cathy
Hawker, James Kerr, Chuck Noble, David
Vitiner, Jess Wood, Lara Weatherburn

Head of Residential PR
Daisy Ziegler

**UK Residential Marketing
Ops Manager**
Fiona Sexton

**UK Residential Sales
Marketing Manager**
Sarah Campbell

EMEA Marketing Executive
Rachel Barnes

Printed by
Optichrome

Distributed by
Mail International



PRIVATE VIEW is just one in a series of luxury residential publications and reports created by Knight Frank throughout the year to showcase exceptional properties from around the world and give our customers invaluable market insight. Please use the address below to subscribe to receive these, delivered to you via your choice of either email or post. knightfrank.com/publications

knightfrank.com/privateview

IMPORTANT NOTICE © 2019. All rights reserved. 1. No reliance on contents: The particulars in this general report are not an offer or contract, nor part of one. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about any property, and details may have been provided by third parties without verification. Accordingly, any statements by Knight Frank LLP or any joint agent in this report or by word of mouth or in writing ('information') are made entirely without responsibility on the part of the agents, seller(s) or lessor(s). You cannot rely on any such information contained in this publication as being factually accurate about any property, its condition, its value or otherwise. This publication is published for general outline information only and is not to be relied upon in any way. No responsibility or liability whatsoever can be accepted by Knight Frank LLP for any errors or for any loss or damage resultant from the use of or reference to the contents of this document. As a general publication, this material does not necessarily represent the view of Knight Frank LLP in relation to particular properties or projects. 2. Independent inspections and enquiries: You must take independent advice and satisfy yourself by appropriate inspections, surveys, searches and enquiries about all matters relating to any property, including the correctness and completeness of any information. 3. Images and areas/dimensions: Computer-generated images are indicative only. Photographs show only certain parts of any property as they appeared at the time they were taken. Areas, dimensions and distances given cannot be relied upon and are approximate only; you must rely upon your own inspections and surveys. 4. Regulations etc: Any reference to alterations to, or use of, any part of any property does not mean that any necessary listed building, planning, building regulations or other consent has been obtained. You must rely upon your own inspections, searches and enquiries. 5. VAT and other taxes: The VAT, sales tax, land tax, or any other tax position relating to any property (where applicable) may change without notice. Taxes may be payable in addition to the purchase price of any property according to the national or local law, rules or regulations applicable. 6. Currency disclaimer: Where the sterling equivalent of a guide price is quoted, this should not be relied upon to be an accurate conversion rate and may not be "up to date". Such values are based on a rate of exchange quoted from sources we have selected on the dates that we made such enquiries and values may have been rounded up or down. 7. Intellectual property: © 2019. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without prior written permission from Knight Frank LLP for the same, including in the case of reproduction prior written approval of Knight Frank LLP to the specific form and content within which it appears. 8. General: Knight Frank LLP is a member of an international network of independent firms which may use the "Knight Frank" name and/or logos as all or part of their business names. No "Knight Frank" entity acts as agent for, or has any authority to represent, bind or obligate in any way, any other "Knight Frank" entity. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where a list of members' names may be inspected.



Villa la Favorita, Zagaleta, Andalucía, Spain. Property for sale with Knight Frank, page 121.

Your
OWN PRIVATE VIEW

Visit our website and allow us to take you on a personal tour of the most exquisite properties across the UK, and further afield