The experience held by our core team of UK based specialists covers the entire spectrum of hotel genres, from branded to independent to lifestyle and country houses.

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Knight Frank’s dedicated hotel division established itself as an independent department in 1952. It has since developed into a market leader in this specialist sector, and has unrivalled access to national and international capital flows and hotel specific market intelligence through the firm’s global network.

The experience held by our core team of UK based specialists covers the entire spectrum of hotel genres, from branded to independent to lifestyle and country houses.

Our team is reputed for the trusted relationships we build with clients, offering the full breadth of services; from sales and acquisitions to valuations and development.

The following document provides an overview of key recent transactions that have taken place in the London hotel market and assets currently available through Knight Frank.

A separate publication detailing key availability and transactions in the UK regional market is available on request.
NH Harrington Hall  
5-25 Harrington Gardens, London SW7 4JW  
200 bedroom, four star hotel in South Kensington.  
**Role:** Acquisition  
**Guide Price:** £90 million

The Hoxton  
81 Great Eastern Street, London EC2A 3HU  
208 bedroom, design-led hotel in Shoreditch.  
**Role:** Selling agent  
**Guide Price:** £70 million

Hilton, London Wembley  
Lakeside Way, Wembley, Middlesex HA9 0BU  
361 bedroom hotel with extensive conference, banqueting and food and beverage facilities, adjacent to Wembley Stadium.  
**Role:** Selling agent  
**Guide Price:** £70 million

Leicester Square  
Leicester Square, London WC2  
Freehold site consented for 243,000 sq ft mixed use scheme, including 245 bedroom hotel, 35 residential apartments and associated uses.  
**Role:** Selling agent  
**Guide Price:** Confidential
Key Availability & Transactions
Q2 2015

One Blackfriars
1 Blackfriars Road, London SE1

Forward commitment sought for 152 bedroom hotel on south side of Blackfriars Bridge.

Role: Selling agent
Guide Price: Upon application

Premier Inn Hotel, Waterloo
Premier Inn Hotel, 85 York Road, London SE1 7NJ

234 bedroom hotel, situated close to Waterloo Rail and Underground Station, subject to a lease to Whitbread Group Plc.

Role: Acquisition agent
Guide Price: £48 million

Vauxhall Cross
Hotel Site, Mixed Use Scheme, Vauxhall SW8

180 bedroom upscale hotel, situated within the lower floors of a substantial tower.

Role: Selling agent
Guide Price: Price upon application

Bermondsey Square
Tower Bridge Road, Southwark, London SE1 3UN

80 bedroom freehold hotel investment being sold as part of a mixed use investment opportunity. Business not effected.

Role: Selling agent
Guide Price: £33.75 million
Key Availability & Transactions
Q2 2015

**Travelodge Hotel, King’s Cross**  
10-41 King’s Cross Road, London WC1X 9LN  
219 bedroom hotel close to King’s Cross St Pancras Station, subject to lease to Travelodge.  
**Role:** Acquisition agent  
**Guide Price:** £25 million  

**Pembridge Palace Hotel**  
52-57 Princes Square, Bayswater, London W2 4PX  
120 bedroom hotel within six interconnecting freehold buildings overlooking a garden square in Bayswater. Planning permission for conversion to residential. Existing GIA approximately 31,700 sq ft.  
**Role:** Selling agent  
**Guide Price:** £25 million  

**Pembridge Gardens**  
10 Pembridge Gardens, London W2 4DU  
58 bedroom apart hotel close to Notting Hill Gate.  
**Role:** Acquisition Agent  
**Guide Price:** £24 million  

**Shaftesbury Premier London Notting Hill**  
5-7 Princes Square, London W2 4NP  
68 letting bedrooms within three interlinked buildings overlooking a garden square in Bayswater.  
**Role:** Selling agent  
**Guide Price:** £22 million
Key Availability & Transactions
Q2 2015

The Cromwell
108-112 Cromwell Road, London SW7 4ES
85 bedroom hotel with restaurant, conference room and gym in South Kensington.

Role: Selling agent
Guide Price: £20 million

The Curtain
65-75 Scrutton Street and 45 Curtain Road, Shoreditch, London EC2A 4PJ
A freehold site in the heart of fashionable Shoreditch consented for a 135 bedroom design led boutique hotel, with ancillary conference, food and beverage facilities within a GIA of approximately 101,789 sq ft.

Role: Selling agent
Guide Price: £20 million

The Knightsbridge Green Hotel
157-159 Knightsbridge, London SW1X 7PD
31 bedroom hotel in an excellent Knightsbridge location.

Role: Selling agent
Guide Price: £17.5 million

Tophams Hotel
Ebury Street, London SW1W 0LU
50 bedroom hotel, close to Victoria Station and Belgravia.

Role: Selling agent
Guide Price: £16.5 million
Key Availability & Transactions
Q2 2015

**London Premier Kensington**
32 – 36 Hogarth Road, London SW5 0PU
66 letting bedrooms within three interlinked buildings located close to Kensington and Earls Court.

Role: Selling agent
Guide Price: £16.5 million

**Tower Bridge Magistrates Court**
211 Tooley Street, London SE1 2JY
Hotel and residential development site.

Role: Selling agent
Guide Price: £15.5 million

**Devonshire Court**
1 Devonshire Street, London W1W 5DB
62 serviced apartments.

Role: Acquisition agent
Guide Price: Confidential

**Kingston Hotel**
Skerne Road, Kingston-Upon-Thames, Surrey
An opportunity to purchase the long leasehold (995 years) interest in a shell and core 142 bedroom hotel located within the town centre of Kingston-upon-Thames.

Role: Selling agent
Guide Price: £14 million
Great Scotland Yard
3-5 Great Scotland Yard, London SW1A 2HW
Planning consent for a 250 bedroom hotel.
Role: Acquisition agent
Guide Price: Confidential

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Holiday Inn Express, London Croydon
1 Priddy’s Yard, Croydon CR0 1TS
156 bedroom hotel with eight conference rooms in the centre of Croydon.
Role: Selling agent
Guide Price: £13 million

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The Colonnade Hotel
2 Warrington Crescent, London W9 1ER
43 bedroom hotel in the high value residential area of Little Venice.
Role: Selling agent
Guide Price: £11.75 million

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Corona Hotel
87-89 Belgrave Road, London SW1V 2BQ
51 bedroom townhouse hotel close to London Victoria Station.
Role: Selling agent
Guide Price: £10 million
**Key Availability & Transactions**

**Q2 2015**

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**Hotel Site - Wimbledon Broadway**  
153-161 The Broadway, Wimbledon, London SW19 1NE  
A freehold site in Wimbledon with planning consent for 150 bedrooms.  
**Role:** Selling agent  
**Guide Price:** £6.5 million  

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**Kensington Court Apartments**  
51 Kensington Court, London W8 5DB  
11 Serviced apartment block, situated in a prime London location, two minutes walk from High Street Kensington.  
**Role:** Selling agent  
**Guide Price:** Offers in excess of £7.5 million  

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**Executive Rooms**  
9 Knaresborough Place, London SW5 0TP  
24 letting bedrooms located on a prominent junction close to The Cromwell Hospital and Earls Court Station.  
**Role:** Selling agent  
**Guide Price:** £6.5 million  

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**Hotel Site - Park Royal**  
Hanger Green, Western Avenue, Ealing London W5  
A freehold site on the A40, close to Hanger Lane and Park Royal Underground Station with consent for 150 bedrooms.  
**Role:** Selling agent  
**Guide Price:** £6.5 million
Key Availability & Transactions
Q2 2015

Park Inn Watford Hotel
30-40 St Albans Road, Watford, Hertfordshire WD17 1RN
100 bedroom hotel close to the town centre.
Role: Selling agent
Guide Price: Upon application

Ramada Plaza, London Gatwick
Tinsley Lane South, Three Bridges, Crawley, West Sussex RH10 8XH
151 bedroom, purpose built AA four star hotel in a prominent location.
Role: Selling agent
Guide Price: £4.9 million

SOLD Q2 2014

SOLD Q4 2013

Client Requirement

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We have increased demand from high net worth domestic and overseas investors to acquire London hotels. If you are considering selling, please contact, in confidence.

A taste of the country

Pelham House Hotel
St Andrew’s Lane, Lewes, East Sussex BN7 1UW
31 bedroom boutique hotel with potential to create additional rooms, located in the centre of Lewes.
Role: Selling agent
Guide Price: £4.95 million

AVAILABLE
A partnership approach

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Through our alliance with US based Newmark Grubb Knight Frank, our global network extends across over 330 offices in 48 countries and we have more than 12,500 professionals handling in excess of US$800 billion (£500 million) worth of prime commercial, residential and agricultural real estate per annum.

Working with private individuals, developers, investors, banks, corporate occupiers and public sector bodies, we provide a range of agency, investment, property management and professional consultancy services, which are supported by our dedicated market research teams.

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Particulars dated: April 2015

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