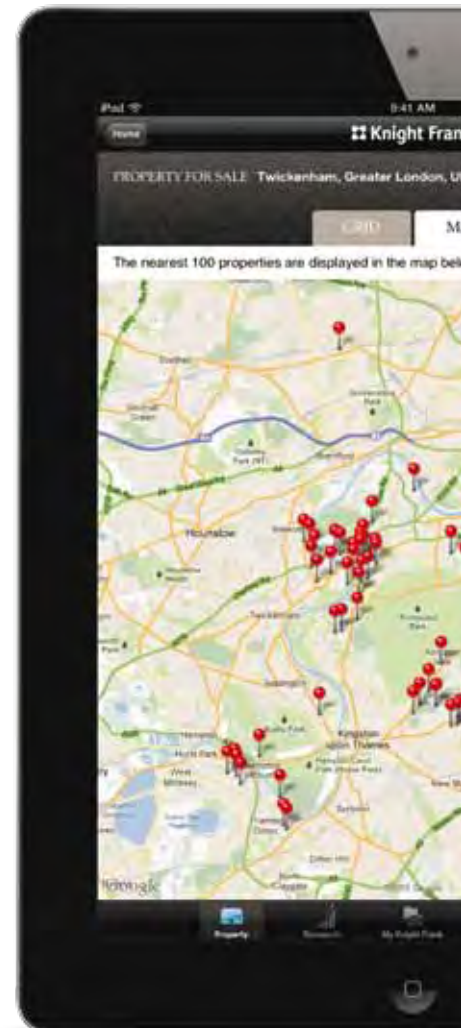
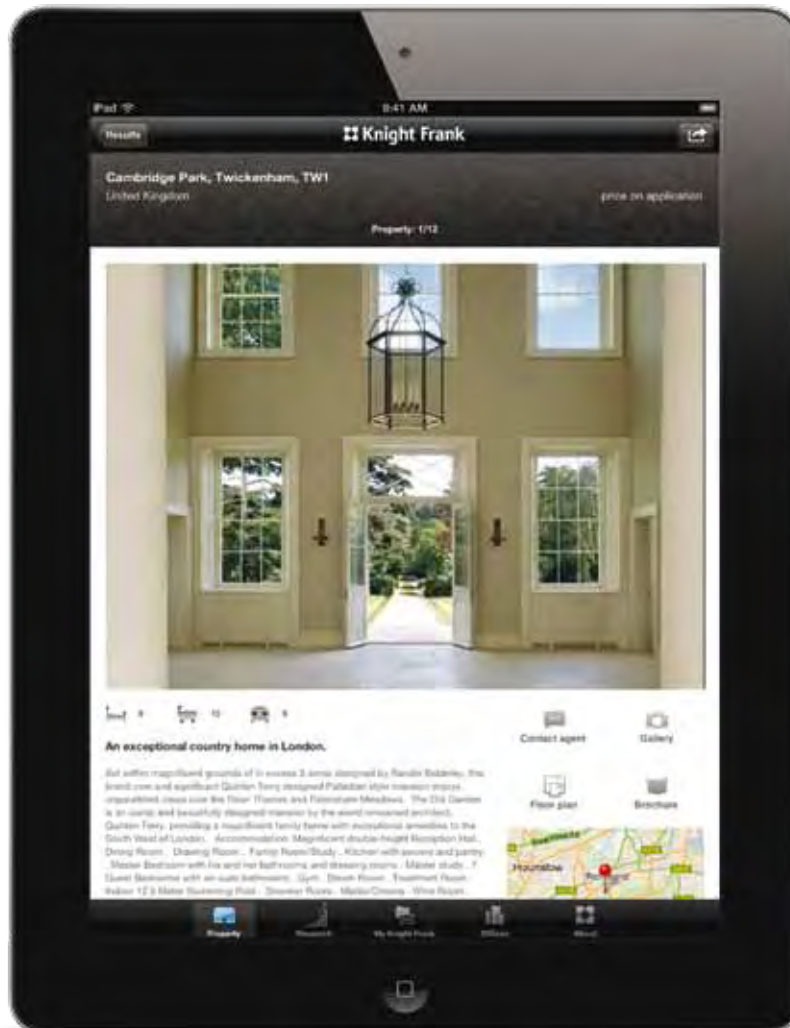
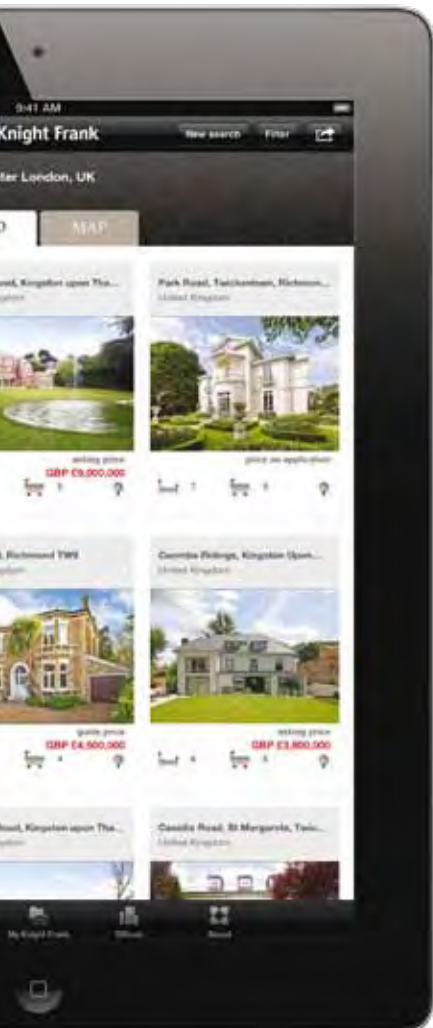




PRIVATE VIEW

EXCLUSIVE VIEWS OF EXTRAORDINARY LIVING



A WORLD OF PRIVATE VIEWS

Bringing you the best properties from around the world, including The Old Garden, as featured on our cover and pages 8 & 9, together with market-leading research on the Knight Frank app for iPad and iPhone. For more information on our world-class app, please visit KnightFrank.com/iPad



WELCOME

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Welcome to the 2012 edition of Knight Frank's Private View. Over the following pages I am proud to share with you a small selection of the most prestigious prime residential properties we sell and let around the world and to answer the question frequently asked by potential clients – 'Why Knight Frank?'

This year's publication is arranged in four sections – London Sales, London Lettings, Country Property and Prime Residential Property from around the world. Each section is introduced by a lead article highlighting how each of the key markets is evolving. Towards the end is a brief menu of the services most frequently requested by our residential clients. Every year we have many hundreds of 'Debutante clients' who, before engaging us, frequently ask the question, 'Why Knight Frank?'

Recent global events have been extraordinary and have served to highlight the extent of our truly international reach. In the past 12 months our global network of 245 offices helped us to source buyers for our clients from no fewer than 63 countries. Indeed, 41.8% of our prime property buyers now come from overseas – a trend that is likely to continue for some time as the world goes through a period of economic and political adjustment.

This global network gives our residential, commercial, and development clients unparalleled access to international capital flows. However, we know this alone is not enough in today's increasingly mobile world. Speed of service and instant access to information is also key. To give our clients and buyers an advantage we have created a world-class app for iPhone and iPad, now downloaded by over 80,000 people (see opposite page).

October 2012 sees the launch of our new multilingual website, which will make it even easier and more enjoyable for buyers to search the 8,500 properties listed on-line together with our services. It will be the only estate agent website to feature property descriptions in over 20 languages. As a result of this service and coverage over 70% of our established clients engage us repeatedly, not only to advise on their residential assets but also seeking advice on a commercial property or assets held overseas. When surveyed as to 'Why Knight Frank?' they state their choice of agent was based on four things; relationship, knowledge, service and integrity, to varying degrees.

I hope you enjoy reading Private View and it helps to answer the question 'Why Knight Frank?'

Each year I hesitantly show my wife a copy of Private View knowing she will be tempted by some fantastic house. I therefore encourage you to share Private View with your family and friends! If they should also be tempted then they can find out more or obtain a further copy by visiting www.knightfrank.com/privateview

If you require specific property advice or if you would like to know more about the broad range of services we offer our clients, please do not hesitate to contact me.

Andrew Hay

PROPERTY

- 4 London Sales**
Ebury Square, a striking new project in the exclusive central London neighbourhood of Belgravia, introduces this year's selection of prime London property for sale.
- 46 London Lettings**
Our article *Letting a Lifestyle* demonstrates how the rental market now offers standards of luxury living that would have been unheard of just a few years ago and sets the scene for the best property to let in London.
- 56 Country Sales**
The traditional English country estate offers an unrivalled lifestyle – pick your perfect rural idyll from our selection of the UK's best rural properties for sale.
- 86 International Sales**
Tour Odéon, a spectacular glass tower, is set to transform Monaco's cityscape – pick your perfect property abroad from the world's finest.

WHY KNIGHT FRANK?

- 108 Residential services**
Find out more about Knight Frank's residential services.
 - 110 Worldwide residential offices**
Knight Frank's global network.
- We would draw your attention to the important notice on page 111.

LUXURY IN LONDON

Luxury developments that champion high-end design are the object of desire for many prospective buyers in London's prime property market. Ebury Square, a striking new project in the exclusive central London neighbourhood of Belgravia, offers more than most

Interior architecture is a well-established concept in the hotel sector, but it is an area of design that has sometimes been overlooked in the residential market.

By appointing Martin Goddard, an interior architect who has been involved in some of the world's best hotels, developer Berkeley ensured this was not the case at Ebury Square, its new flagship development.

For Martin, interior architecture is about bridging the gap between the impressive exterior of a building and the decorative features inside. At Ebury Square this is reflected in its grand entrance which, with its sleek brown marble, smart limestone and welcoming fireplace, is akin to that of a top hotel.

"The luxurious feel will start from the very first moment you engage with the building," Martin explains. "The communal areas will create a sense of arrival, whether you are a resident returning home for the thousandth time, or a guest visiting for the first." ■



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for illustrative purposes only





Martin's understated yet striking style is instantly recognisable for those familiar with his work on the acclaimed Corinthia Hotel on London's Whitehall Place. The clean lines, flawless symmetry and bespoke materials make it the epitome of sophisticated modern luxury – a theme that carries through to the apartments.

The focal point of each property is a generously proportioned living space with plenty of natural light and traditional features such as central chimney breasts, fireplaces, solid wood panelling and parquet flooring, all with a contemporary edge.

The highest specifications will feature throughout, from the spacious dressing rooms with hand-crafted wardrobes, to the bespoke marble finishes, subdued lighting, Eglomise feature mirrors and Dornbracht brassware in the bathrooms. The kitchens have been designed with entertaining in mind and feature professional-standard Gaggenau ovens and hobs, Miele washers and dryers, wine coolers and built-in coffee machines.

Martin's aim was to provide a canvas for the eventual owner without limiting their creativity. Passionate about the finer details of his craft, he travelled extensively to source materials. "I have developed an unashamed obsession with the best natural materials, especially stone," he says. "I go directly to the supplier and visit the quarries personally to select each individual piece, from Calacatta marble in northern Italy to native English oak. Crafting these by hand using traditional tools gives the best finish I know."

With just 71 apartments, six of which are penthouses, the development is boutique in scale but has all the facilities of a larger building. The 24 hour concierge service, for example, will be on a par with that of a five-star hotel, albeit more personal and tailored to suit the needs of each resident.

Designed by world-renowned architect Squire and Partners, Ebury Square has a commanding presence while embracing the character of its surroundings, its light stone working in harmony with the many grand terraced buildings in the area.

The development sits alongside a garden square which was once owned by Henry VIII. This space will feature picturesque gravel walkways and a fountain centrepiece. Residents will also have access to a private landscaped courtyard garden with topiary and plants carefully selected for their subtle colour changes with the seasons.

Ebury Square will be one of only a handful of new developments in the area, which reflects just how prized a location Belgravia is – the development will even share a postcode with Buckingham Palace.

Residents of Belgravia benefit from an abundance of theatres, hotels, bars and fine restaurants nearby. The redevelopment of both Elizabeth Street and Motcomb Street has also created a village atmosphere and a hotbed of Michelin-starred restaurants, independent boutiques, jewellers and delicatessens.

The area's cosmopolitan vibe attracts an international crowd. In the past 12 months 56% of Knight Frank's buyers in Belgravia were from overseas and demand is high for 'turnkey', newly refurbished properties, as buyers new to London generally prefer not to have to work on their new home.

According to Rupert Dawes, Knight Frank's Head of New Homes, this level of international interest is likely to be mirrored at Ebury Square. "We expect to sell to buyers from the UK and all over the world, from the Middle East, Russia and CIS countries, to the Asia-Pacific region."

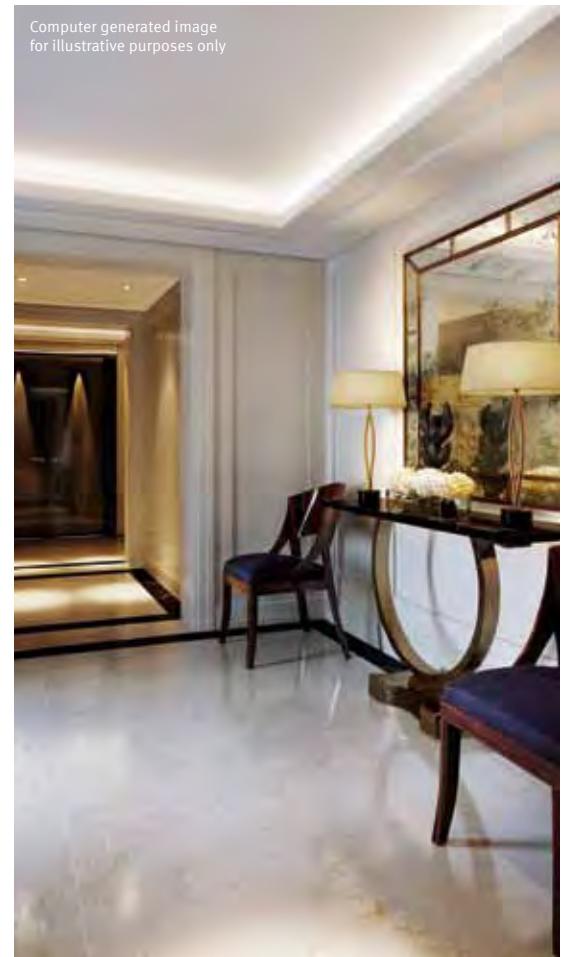
This reflects activity in the wider prime central London market, where prices are at record-high levels, 13% up on their previous peak of March 2008 and 48.4% above the post-credit-crunch low of March 2009. This growth has been driven by the ever-rising demand from international buyers who see London's prime property market as a sound investment and a safe haven from geopolitical uprisings and economic turmoil.

London appeals on many other levels too, notably its culture and lifestyle offering and status as one of the world's key financial centres. In a recent survey* it was voted the most important city in the world, and Noel Flint, Head of Knight Frank's London Residential Division, does not foresee this changing any time soon.

"London continues to attract buyers from around the world due to its unique mix of culture, economic opportunity, political stability and educational establishments. With the addition of world-class developments such as Ebury Square, its appeal can only grow in the eyes of those looking to buy a new luxury home." ■



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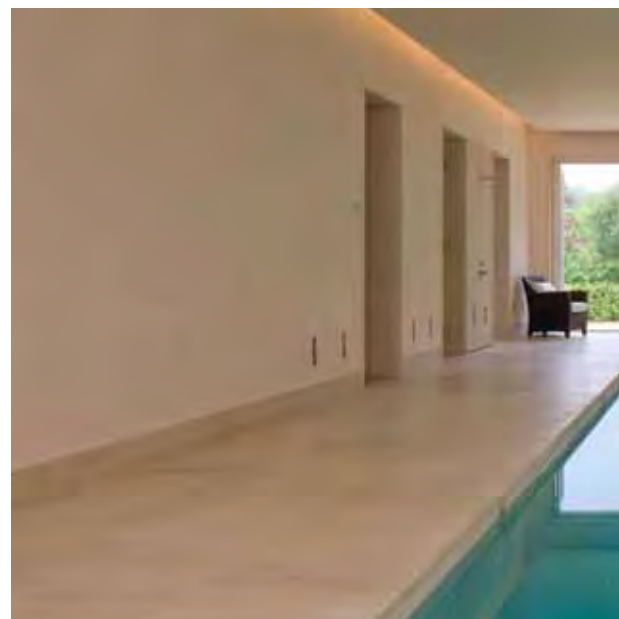
The focal point of each property is a generously proportioned living space with plenty of natural light and traditional features



Ebury Square is due to complete in 2014 with apartments ranging in size from one to four bedrooms. See page 23 for more details.

Statistics correct as at July 2012.

**The Wealth Report 2012, produced by Knight Frank and Citi Private Bank, surveyed advisors from both firms' global offices and asked them to vote based on their clients' views. For more information visit www.thewealthreport.net*



AN EXCEPTIONAL COUNTRY HOME IN LONDON

CAMBRIDGE PARK, TWICKENHAM TW1



Within 30 minutes of central London and set within magnificent grounds, an amazing brand new mansion designed by world-renowned architect Quinlan Terry overlooking the River Thames.

Accommodation includes: Reception hall, drawing room, dining room, kitchen, family room, 9 bedrooms, 10 bathrooms. Other features: Gym, indoor and outdoor pools, snooker room, media room, wine store, staff accommodation, tennis court, garaging and amazing gardens extending to in excess of 3 acres.

Approximately 1,858 sq m (20,000 sq ft)

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PREMIER ADDRESS

BOLTONS PLACE, CHELSEA SW5



An exceptional detached, newly built mansion which is presented in immaculate condition throughout and provides excellent entertainment and family accommodation with remarkably spacious rooms. The property is discreetly set back off the road within a secure gated and private compound of only three houses. It sits within an unusually large plot providing private parking for four to six cars. Further features include an underground garage and attractive landscaped gardens to three sides of the property.

Accommodation includes: Exceptional entrance reception hall, kitchen/family room with access onto the garden, formal reception room, formal dining/family room, 2 studies/sitting rooms, master bedroom suite

with 2 dressing rooms, 4 further bedrooms with en suite bathrooms, 3 cloakrooms, cinema, lift, wine cellar, indoor swimming pool, spa facilities, landscaped gardens, gated driveway. Additional features include: Separate staff flat comprising a commercial kitchen, sitting rooms, 2 bedroom suites and utility room.

Approximately 1,596 sq m (17,188 sq ft)

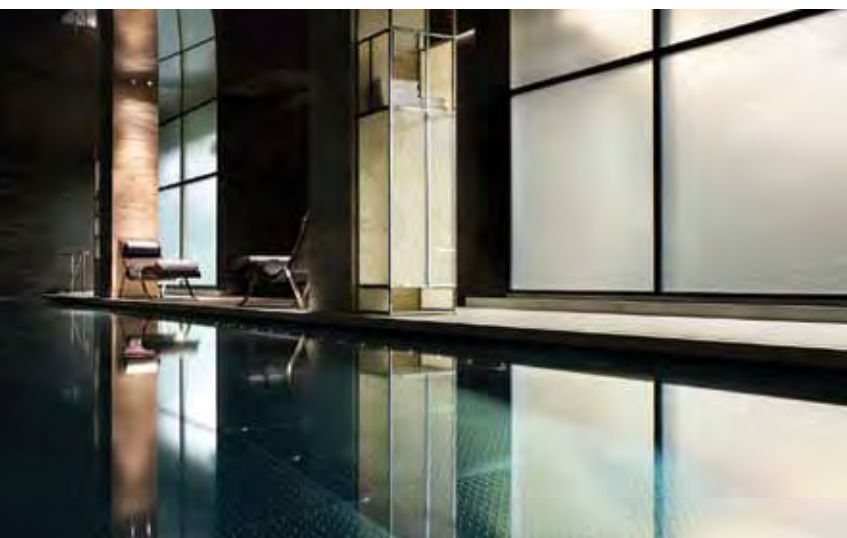
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EXPERIENCE THE EXCEPTIONAL

ONE HYDE PARK:
THE RESIDENCES AT MANDARIN ORIENTAL, LONDON SW1





London's most iconic address, One Hyde Park: The Residences at Mandarin Oriental is a residential development of 80 apartments and three exclusive retail boutiques within four pavilions.

It is the first Residences at the Mandarin Oriental in Europe. Every aspect of the scheme is unsurpassed; from a location in Knightsbridge with uninterrupted views over Hyde Park; iconic architecture by Rogers Stirk Harbour + Partners; interior design and development management by Candy & Candy; service and security by a dedicated Mandarin Oriental Hotel Group team and art by contemporary lighting artist: James Turrell.

Only 10 apartments remain in the final phase of sales, including some of the scheme's most unique and a selection of Candy & Candy interior designed apartments. Viewing by private appointment only.

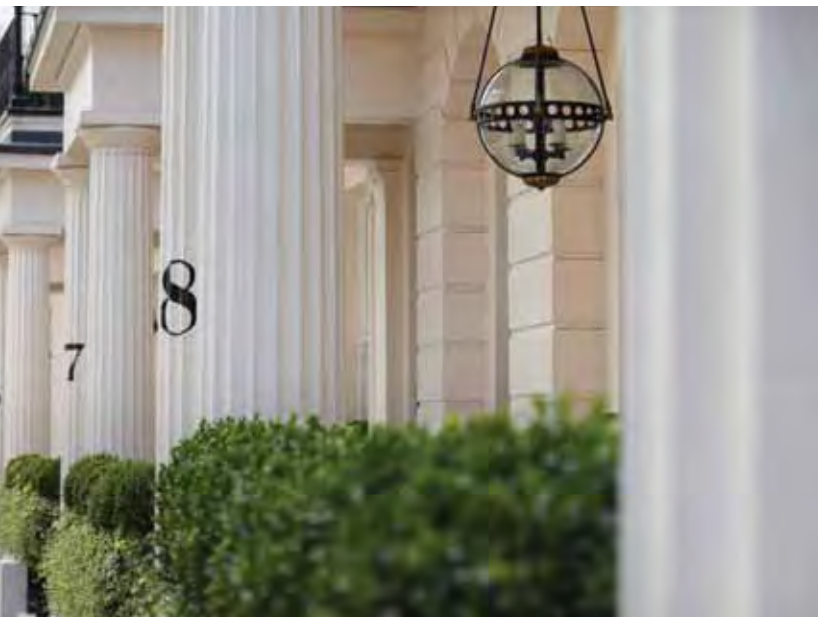
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UNIQUE ELEGANCE SET BEHIND A BEAUTIFUL GRADE II* LISTED FAÇADE

GROSVENOR CRESCENT, BELGRAVIA SW1





Boutique Grade II* listed Regency town houses converted into 15 exquisite apartments which offer 24 hour security and bespoke concierge services. Secure underground parking is also provided to each apartment.

The five Grand Apartments are finished to the highest standards of exceptional and tailored craftsmanship. All original Regency details have been restored. Contemporary interior architecture, hand-sourced marbles from Italy, hand-finished wood and stone flooring, delicate metal and woodwork and full functionality make these London's most prestigious properties. Dressed apartments have been created by Helen Green Design.

Located in Belgravia, in one of London's most exclusive central locations, 3-10 Grosvenor Crescent is among the capital's finest residential addresses. Offered on a 999-year lease with a share of the freehold and access to Belgrave Square Gardens.

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A ONCE IN A LIFETIME OPPORTUNITY

ONE TOWER BRIDGE, LONDON SE1



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A selection of 1, 2, 3 and 4 bed apartments in 8 distinctive buildings. Most apartments have balconies, terraces or landscaped roof terraces, many have views of Tower Bridge, the River Thames or beautiful landscaped gardens. Resident's spa facility with sauna, steam room, Jacuzzi, resident's only gym and swimming pool. Private gardens exclusively for resident's use.

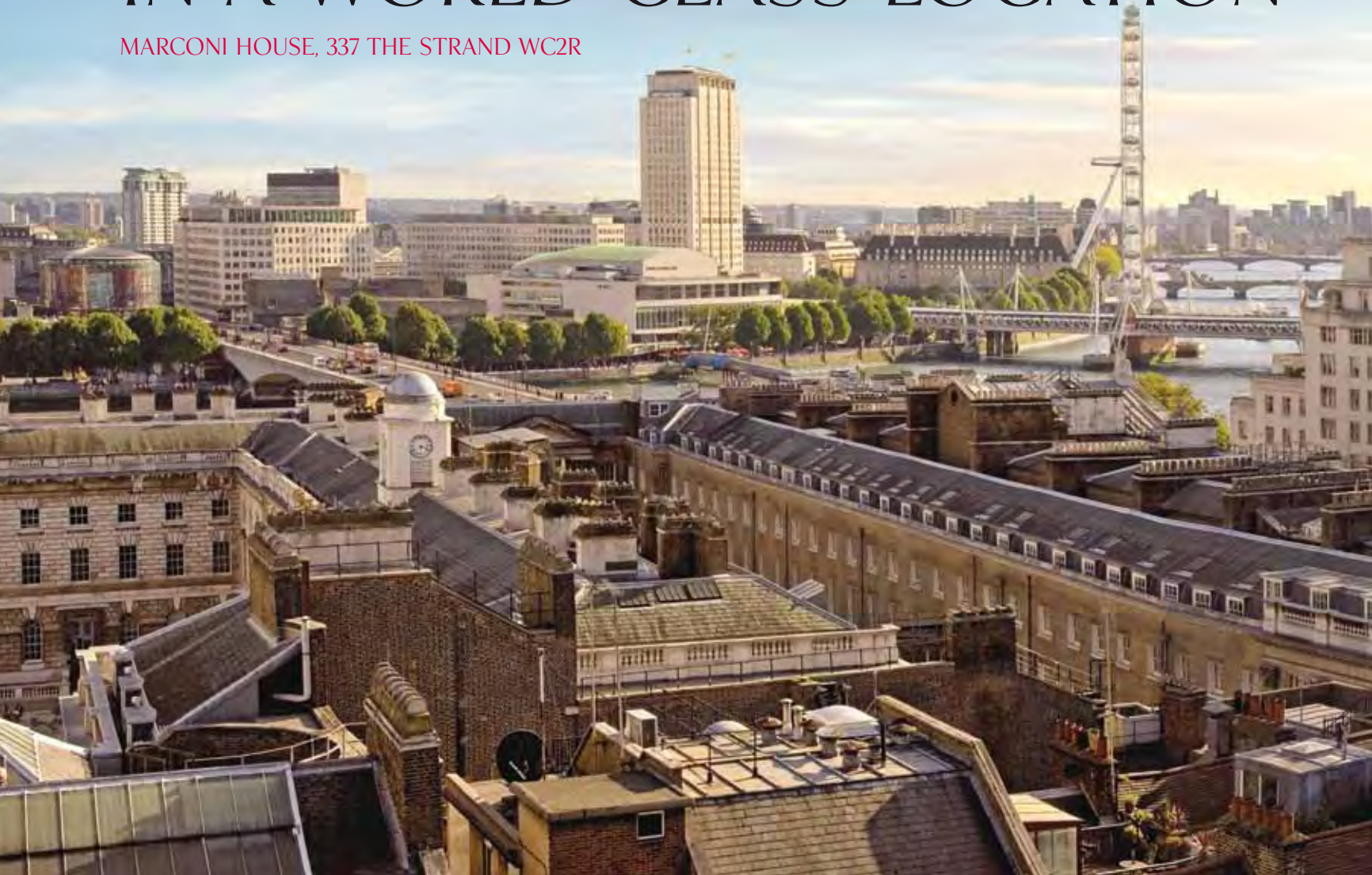
Architects Squire and Partners. Managed by Harrods Estates & Jones Lang LaSalle. A boutique Grade II listed hotel is integrated within the development.

Guide prices from: £895,000

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MAGNIFICENT APARTMENTS IN A WORLD-CLASS LOCATION

MARCONI HOUSE, 337 THE STRAND WC2R



Marconi House is a luxury development, situated within the Strand Conservation area, moments from Covent Garden and The Royal Opera House and minutes from Theatreland and Leicester Square.

Marconi House offers a unique collection of suites and 1, 2 and 3 bedroom apartments, each with fully integrated Smart Home Technology and an array of sophisticated bespoke services, including 24 hour concierge and secure underground parking.

The apartments are within a Grade II listed façade adjoining a brand new luxury hotel where additional facilities are planned to include a spa and fitness suite, room service, housekeeping and valet parking.

Due to complete December 2012.

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View from Marconi House



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AMBASSADORIAL HOME

CORNWALL TERRACE, REGENT'S PARK NW1



With views over the renowned Regent's Park NW1, adjacent to Marylebone, this magnificent Grade I listed home has been totally refurbished and spectacularly interior designed to provide the ultimate family accommodation. The house is unique with its grand sweeping driveway, a lift to all floors, its own private swimming pool complex and an extraordinary family club den.

Lethbridge House (11,797 sq ft) is an exceptional residence with classic proportions and benefits from two separate mews houses in Cornwall Terrace Mews which offer further staff and guest accommodation.

Cornwall Terrace is situated at the south west corner of Regent's Park NW1 adjacent to Marylebone and St John's Wood. This prime central location offers security and seclusion in the heart of the West End.

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LUXURIOUS BELGRAVIA LIVING

MONTROSE PLACE, BELGRAVIA SW1



An impressive four bedroom lateral apartment situated on the first floor in this exclusive modern development.

Accommodation includes: Master bedroom with en suite bathroom, 3 further bedrooms (2 with en suite bathrooms), shower room, reception room, kitchen/breakfast room, media room, roof terrace, lift, porter/concierge, private parking.

Approximately 347 sq m (3,740 sq ft)

Leasehold 120 years approximately

Guide price: £15,500,000

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ONE OF THE MOST SOUGHT AFTER ADDRESSES IN THE WORLD

EBURY SQUARE, BELGRAVIA SW1



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Ebury Square lies in the heart of Belgravia, one of London's most distinguished neighbourhoods.

This luxurious development will occupy a prestigious corner of this prime central London village and will offer a total of 71 elegant residences set around a remodelled traditional garden square. Designed by leading practice Squire and Partners, and with interior architecture by Martin Goddard, one of the designers behind the Corinthia Hotel, Ebury Square promises new levels of luxury and distinction.

Both Victoria and Sloane Square stations are within easy reach of Ebury Square.

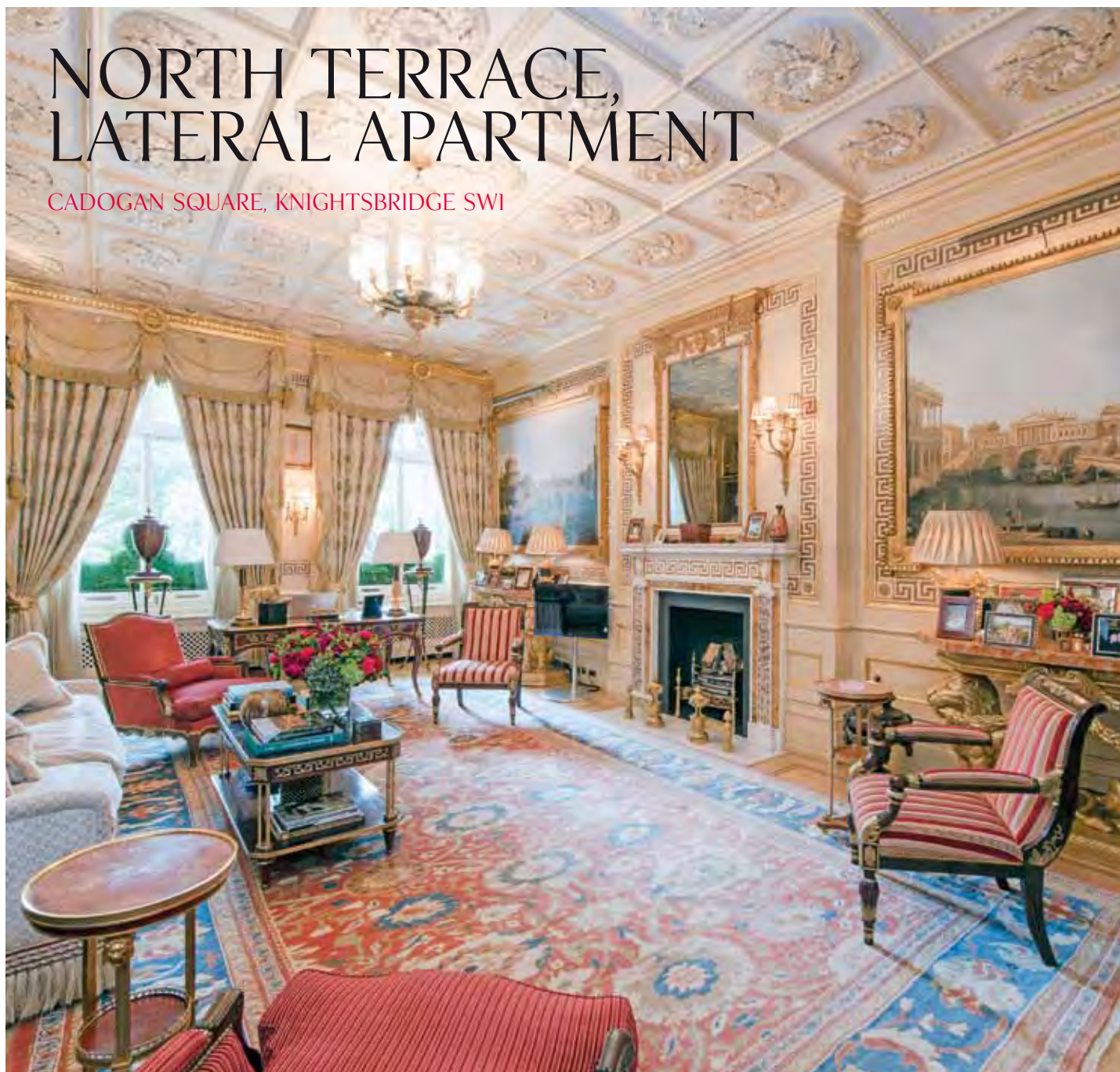
Alex Carr, Residential Development

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alex.carr@knightfrank.com

NORTH TERRACE, LATERAL APARTMENT

CADOGAN SQUARE, KNIGHTSBRIDGE SW1



An exquisite raised ground floor apartment which has been refurbished to an exceptional, international standard. The property features rooms of great scale and volume and is accessed through a private entrance.

Accommodation includes: Entrance hall, drawing room, dining hall, sitting room, master bedroom with dressing room and bathroom, guest bedroom with en suite bathroom, kitchen, cloakroom, terrace, resident porter, use of communal gardens.

Approximately 267 sq m (2,877 sq ft)

Guide price: £12,000,000

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HIDDEN LATERAL KNIGHTSBRIDGE HOUSE

OVINGTON SQUARE, KNIGHTSBRIDGE SW3



A newly constructed, 60 ft wide, luxurious, low build, freehold house with private driveway, garden, parking and a separate staff annexe.

Accommodation includes: Large entrance hall, reception room, study, formal dining room, 6 bedrooms, 6 bath/shower rooms, spectacular kitchen with 2 dining areas, cinema, gym, garden, courtyard patio, parking for 2/3 cars, security gates.

Approximately 492 sq m (5,286 sq ft)

Guide price: £23,000,000

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FIVE BED DUPLEX PENTHOUSE

PARK LANE, MAYFAIR W1



A spectacular newly refurbished five bedroom penthouse in this popular portered block offering far reaching views over Hyde Park.

Accommodation includes: 5 bedrooms, 2 reception rooms, kitchen. Other features: Spacious roof terrace with a hot tub, barbecue and an excellent seating area. With air conditioning and the latest home automation technology, the property also benefits from 24 hour portage and underground parking for 2 cars.

Approximately 363 sq m (3,909 sq ft)

Guide price: £19,500,000

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ILLUSTRIOUS HISTORY, EXCLUSIVE LOCATION

WALPOLE MAYFAIR, SW1

Walpole Mayfair is an exclusive award-winning luxury development of five beautiful apartments set within a listed Georgian building facing The Ritz London.

Once home to Britain's first Prime Minister, Sir Robert Walpole, Walpole Mayfair features a combination of classic and contemporary settings, finished to exacting standards. Thoughtful luxury is at the core of each home which offers bespoke interiors, opulent detailing and every modern convenience possible, with additional lifestyle management services available.

Each home has been developed and designed by architectural interior design and development practice, Oliver Burns.

Guide price: £11,500,000

Alex Carr, Residential Development

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CONTEMPORARY LUXURY IN THE HEART OF THE WEST END

LANGHAM STREET, MARYLEBONE W1



An exclusive development of four luxury lateral apartments and a duplex penthouse in a converted 'art deco' period building. Stunning interiors designed to an exacting specification.

Accommodation includes: Dual aspect open plan living/entertaining space, fully fitted Balhaup kitchens, bathrooms with Italian marble flooring and aquavision, under-floor heating and air cooling system, Lutron lighting, porterage.

The penthouse apartment also benefits from a stunning roof terrace of over 61 sq m. 2 and 3 bedrooms from 146 sq m (1,578 sq ft).

Guide prices from: £3,135,000

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Simon Barry, Residential Development

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RESTORED ARCHITECTURAL GLORY

THE LANCASTERS, HYDE PARK W2



The Lancasters is a fully restored parade of 19th century stucco-fronted Grade II listed houses. This beautiful development offers a selection of contemporary apartments where many period features have been sympathetically retained.

Accommodation includes: 1, 2, 3 and 4 bedroom apartments. All apartments feature contemporary kitchens, Fantini bathrooms, comfort cooling and Whole House Ventilation systems, and under-floor heating. Other features: Spa, swimming pool, concierge, valet service, parking.

From approximately 63 sq m (681 sq ft) to 253 sq m (2,727 sq ft)

Guide prices: £900,000 - £8,600,000

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A UNIQUE KENSINGTON VILLA

PEMBROKE GARDENS, KENSINGTON W8



A detached villa with generous entertaining space including a kitchen/family/dining room with triple French windows opening directly onto the outstanding mature garden.

Accommodation includes: 6 bedrooms, 3 bathrooms, shower room, drawing room, library, study, kitchen/family/dining room. Other features: Staff living area with bedroom, bathroom and living room, lawned garden extending to approximately 200 ft, off-street parking, garage, summer house.

Approximately 522 sq m (5,628 sq ft)

Guide price: £20,000,000

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A DOUBLE FRONTED DETACHED VICTORIAN VILLA

HOLLAND VILLAS ROAD, HOLLAND PARK W14



A substantial detached house with a landscaped garden offering good family accommodation, living and entertaining space together with a swimming pool, garage and off-street parking.

Accommodation includes: Principal bedroom suite with bathroom and 2 dressing rooms, 5 further bedrooms each with en suite bathroom, drawing room, dining room, family/media room, kitchen, breakfast room, playroom. Other features: Study, staff accommodation, swimming pool, gym, wine store, terrace, garden, garage.

Approximately 809 sq m (8,719 sq ft)

Guide price: £29,000,000

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BEAUTIFUL HOUSE WITH BREATHTAKING STUDIO ROOM

CHELSEA PARK GARDENS, CHELSEA SW3



This immaculate six bedroom family house is truly unique, extends to over 4,500 sq ft and has been superbly refurbished to a very high standard by the current owner.

Accommodation includes: Master bedroom with bathroom, cloakroom and dressing area en suite, 3 bedrooms with en suite shower rooms, 2 further bedrooms, bathroom, studio reception room with 4.5m ceiling, drawing/dining room, kitchen/breakfast room, gym with sauna and shower room en suite, cinema, wine room, galleried library, bar area, 2 cloakrooms, roof terrace, 68 ft south facing garden.

Approximately 420 sq m (4,520 sq ft)

Guide price: £11,250,000

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REFURBISHED MEWS HOUSE WITH GARAGE AND PATIO

ENSOR MEWS, SOUTH KENSINGTON SW7



This stunning mews house has the rare combination of parking and outside space. Having been refurbished by Sophie Paterson interiors, the presentation is first class.

Accommodation includes: Master bedroom with bathroom and walk-in-wardrobe, bedroom 2 with bathroom en suite, reception room, dining room, kitchen, study/bedroom 3, garage, patio garden.

Approximately 160 sq m (1,724 sq ft)

Guide price: £3,295,000

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SUPERB LATERAL SPACE IN PRIME LOCATION

WESTBOURNE GROVE, NOTTING HILL W11



A newly developed maisonette offering sensational lateral space, set over the top two floors of this elegant period building. Part of an exclusive development, this apartment has been finished to an exceptional standard.

Accommodation includes: Master bedroom with dressing room and en suite bathroom, 3 further bedroom suites, 2 reception rooms, kitchen, 2 roof terraces, additional storage, lift with direct access.

Approximately 320 sq m (3,446 ft)

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SPECTACULAR PENTHOUSE IN AN ICONIC LONDON LANDMARK

ST PANCRAS CHAMBERS, EUSTON NW1



Cool, urban penthouse in this recently restored gothic Grade I listed building. Originally designed by George Gilbert Scott in 1876 and now considered one of the ten most important buildings in the United Kingdom.

Accommodation includes: Master bedroom with en suite dressing room and bathroom, 2 further bedrooms (with en suite studies and shower rooms), open-plan kitchen/reception room, double reception room.

Approximately 264 sq m (2,849 sq ft)

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PENTHOUSE WITH FANTASTIC VIEWS OF LORD'S CRICKET GROUND

PAVILION APARTMENTS, ST JOHN'S WOOD NW8



This stunning duplex has been designed and built with no expense spared to the highest standards incorporating the most desirable materials sourced from around the world.

Accommodation includes: Master bedroom (with en suite bathroom, sauna and 2 tropical rainforest showers), 2 further bedrooms (1 en suite), kitchen/breakfast room. Other features: Open-plan drawing/entertaining/dining area, home cinema room, 2 roof terraces with Jacuzzi hot tub, 2 bars, 24 hour portage/concierge, 3 passenger lifts, total home automation using very latest technology and controlled via an iPad 2 in each room, secure underground parking for 2 cars including 1 space for an oversized car.

Leasehold approximately 989 years

Guide price: £8,250,000

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SIX BEDROOM HOUSE WITH MEWS

AVENUE ROAD, ST JOHN'S WOOD NW8



An exceptional opportunity to purchase a substantial newly refurbished detached residence.

Accommodation includes: Master bedroom with 2 dressing rooms and en suite bathroom, 5 further bedrooms (2 with en suite), family bathroom, 2 reception rooms, drawing room, dining room, kitchen/breakfast room. Other features: Cinema room, swimming pool, gym, sauna, steam room, lift, garden, off-street parking for 5-6 cars, mews house including: 3 bedrooms (all with en suite facilities), kitchen, off-street parking, garage.

Approximately 1,040 sq m (11,195 sq ft)

Guide price: £39,000,000

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CONTEMPORARY CLASSIC IN GRADE II LISTED VILLAGE LOCATION

NEW END, HAMPSTEAD NW3



A truly exceptional property housed within this Grade II listed building benefiting from a private garden, secure gated parking and a gym. Painstakingly rebuilt to an extremely high standard, the centre piece of the property is a three storey suspended walnut and bronze staircase with glass windows providing a visual connection through to all the rooms of the house. The property has been designed to provide flexible accommodation that can shrink or grow with occupiers' needs.

Accommodation includes: 4/5 bedrooms, 3 reception rooms, 4 bathrooms, south facing rear garden, secure private parking. Other features include: High ceilings and beautifully proportioned bright rooms throughout including sound proofing between rooms and levels, silk wallpaper or paint to walls, custom designed tall doors with glass door furniture.

Approximately 300 sq m (3,231 sq ft)

Guide price: £5,950,000 Share of freehold

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SUPER PRIME LUXURY HOME

STORMONT ROAD, HIGHGATE N6



An immaculate newly restored and brilliantly finished double fronted detached house with a large west facing garden set behind a carriage drive and electronically operated gate. The property features bio-metric front door and gate locks, integrated Creston AV system, CCTV, Lutron lighting, 2.5m-3m American black walnut custom made panelled doors throughout, landscaped front and rear gardens.

Accommodation includes: 7 to 8 bedrooms, 6 to 7 reception rooms, 7 bathrooms, landscaped rear west facing garden, swimming pool, private parking.

Approximately 850 sq m (9,149 sq ft)
In all 0.4 acres

Guide price: £15,500,000 Freehold

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SPECTACULAR FAMILY HOUSE

HERONDALE AVENUE, WANDSWORTH SW18



This stunning property is located on the doorstep of Wandsworth Common. It benefits from a tremendous amount of space and light and is refurbished to a very high standard.

Accommodation includes: 3 reception rooms, 7 bedrooms, 4 bathrooms. Other features: Self-contained studio, off-street parking for several cars, large private south facing garden.

Approximately 484 sq m (5,210 sq ft)

Guide price: £3,950,000

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PERIOD CHARM IN WIMBLEDON'S BEST ROAD

MARRYAT ROAD, WIMBLEDON SW19



An elegant and beautifully appointed detached Edwardian house with spacious and versatile accommodation, located at the Village end of this most prestigious road, with garage, ample off-street parking and a generous landscaped garden.

Accommodation includes: 5 reception rooms, kitchen/breakfast/family room, 6 bedrooms, 4 bathrooms (3 en suite), utility room, cloakroom, garage, ample off-street parking, landscaped gardens to the front and rear.

Approximately 576 sq m (6,206 sq ft)

Guide price: £6,850,000 Freehold

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RIVER-FRONT CORNER FLAT

RIVERMEAD COURT, FULHAM SW6



A magnificent flat in Rivermead Court which is a popular purpose-built portered block of flats adjoining The Hurlingham Club. The property has recently been refurbished to luxurious standards and the principal rooms look onto the beautiful communal gardens which directly overlook the River Thames.

Accommodation includes: 3 bedrooms, bathroom, shower room, reception room, dining room, kitchen, utility room, communal gardens, 24 hour porters, parking.

Approximately 153 sq m (1,650 sq ft)

Guide price: £1,725,000

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HIGHER, BIGGER, BRIGHTER

NEO BANKSIDE, HOLLAND STREET SE1



Multiple award-winning NEO Bankside has released a premium selection of just 14 substantially larger 3 and 4 bedroom apartments, from 2,123 sq ft to 2,770 sq ft, with endless views of London's iconic skyline.

Situated between the 15th and 21st floors of the development's signature Pavilion C, the apartments feature high specification kitchens and bathrooms and are exceptionally spacious and light filled. Designed by Rogers Stirk Harbour + Partners and developed by Native Land and Grosvenor, NEO Bankside also provides 24 hour concierge and security, residents' leisure club, private wine cellar and underground car parking. NEO Bankside is also surrounded by excellent transport connections, including tube, rail, riverboat and is situated only a short walk from The City.

Guide prices: £3,500,000 - £6,500,000

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SPACIOUS PENTHOUSE WITH STUNNING RIVER VIEWS

BENBOW HOUSE, SOUTHWARK SE1



A stunning four bedroom riverside penthouse next to the Globe Theatre with river views towards St Paul's Cathedral. Arranged over three floors, with excellent outside space and a study. There is a 24 hour concierge as well as parking for two cars.

Accommodation includes: 3 reception rooms, 4 bedrooms, 3 bathrooms, 2 terraces and 2 balconies.

Approximately 468 sq m (5,039 sq ft)

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LONDON'S MOST PRESTIGIOUS NEW WATERSIDE ADDRESS

CHELSEA CREEK, LONDON SW6



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This luxurious, new, mixed-use development, moments from fashionable Chelsea, King's Road and Sloane Square offers a selection of 1, 2 and 3 bedroom apartments and penthouses in a dockside setting.

Five star facilities include 24 hour concierge, a private health and fitness suite with gymnasium, swimming pool, sauna, steam room and treatment room. Private parking is also available.

Adding to the tranquil setting are Chelsea Harbour, Imperial Wharf and the River Thames which surround the development.

Connections throughout central London are easily accessed from Imperial Wharf Station.

Guide prices: £584,950 - £5,000,000

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LETTING A LIFESTYLE

With London's super-prime rental market now offering standards of luxury living that would have been unheard of just a few years ago, buying is not the only option for the capital's growing number of wealthy residents

When the Ghayour* family moved into their new home on The Vale, an exclusive street in Chelsea, they didn't have to contend with the usual trials and tribulations associated with moving into a rental property. The house was already just as they wanted it, so much so that they held a dinner party the evening they moved in.

The Ghayours are part of a growing group of wealthy families and individuals who are choosing to rent long term in London due to the incredibly high turnkey standards offered by some properties at the very top of the market. The house on The Vale, for example, was completely refurbished over a period of 18 months and dressed by top-end interior designer Melissa Wyndham, down to the artwork, pots, pans, knives and forks. Many pieces of furniture were commissioned for the property.

The client was so taken with the property they agreed to pay £11,000 a week – one of the highest rental prices achieved per sq ft in Chelsea – which explains why investors are spending huge amounts on creating these increasingly bespoke rental propositions.

According to David Mumby, Head of Knight Frank's Chelsea and South Kensington lettings offices, the trend began a few years ago when an investment fund that David was working with purchased a number of prime properties with the aim of renovating and furnishing them to an impeccable standard in the belief that they would command a significant rental premium.

"This was almost unheard of at the time and some people thought they were taking quite a risk," explains David. "But the risk paid off, as these properties regularly achieve record-breaking prices and are rarely vacant between tenancies."

Only five years ago the majority of prime rental properties were offered unfurnished and, despite being presented to a good standard, were hardly ever redecorated for new tenants. "I rarely advised landlords to fully furnish and decorate a rental property back then," David says. "Now I make it abundantly clear that this is precisely what will achieve them the best outcome and maximum return."

The emergence of rental properties of this calibre has triggered the appetite of prospective tenants and their expectations are much greater than they were. The property has even become more important than the location for many, although a property of this kind will always be situated in a desirable area.

The luxury turnkey lifestyle is often the priority, particularly for tenants not based in London on a full-time basis – a large proportion of those renting in this sub-section of the market, around 75%, according to David.

Perhaps the ultimate turnkey rentals are apartments in branded and serviced new developments such as One Hyde Park in Knightsbridge. Not only are the properties decorated, dressed and equipped with the highest possible specifications and latest gadgets, residents also have access to a cocktail lounge, private cinema,



a Michelin-star restaurant, and services provided by the adjoining Mandarin Oriental hotel.

As well as attracting premium prices – the asking price for one of the three bedroom apartments currently available at One Hyde Park is £20,000 per week – those who rent properties such as these tend to stay longer than they might otherwise do, knowing they might not find another home like it. ■

*Not the real name of the family.



Dining room from Grosvenor House Apartments by Jumeirah Living, see page 53.

The house was already just as they wanted it, so much so that they held a dinner party the evening they moved in

THREE OF THE BEST

Knight Frank lets some of London's finest turnkey houses and apartments. A selection of the very best is highlighted below. For more details please see the relevant page in Private View.



Three bedroom apartment with concierge and two parking spaces located in Kensington W8. Page 52



Opulent five bedroom apartment with the luxurious amenities of a five star hotel, moments from Hyde Park. Page 53



Stunning four bedroom apartment with porter in Notting Hill W2. Page 48

BEAUTIFUL FOUR BEDROOM APARTMENT IN PALACE COURT

NOTTING HILL W2



Immaculate four bedroom flat, located on the third floor of this stunning period building on Palace Court. The large reception room boasts tall windows and oak wooden floors, with a separate dining area. The flat also benefits from excellent storage with built-in wardrobes.

Accommodation includes: 4 bedrooms, 3 bathrooms, reception room, kitchen, balcony, porter, lift, hallway, 3rd floor. Available to let unfurnished.

Approximately 206 sq m (2,220 sq ft)

Guide price: £2,850 per week

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RECENTLY RENOVATED TOWN HOUSE

PAULTONS SQUARE, CHELSEA SW3

A stunning modernised four bedroom town house to rent in a popular Chelsea garden square. Renovated to an exceptional level by leading architects and benefiting from a west facing conservatory which has been designed to let in as much light as possible.

Accommodation includes: Master bedroom and en suite bathroom, 2 further double bedrooms, single bedroom, bathroom, double reception room, second reception room/gym, dining room, kitchen, conservatory, laundry room, study, west facing garden.

Approximately 268 sq m (2,885 sq ft)

Guide price: £4,500 per week

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A BEAUTIFULLY REFURBISHED BELGRAVIA MEWS HOUSE

BELGRAVE MEWS SOUTH, BELGRAVIA SW1



An amazing four bedroom mews house in a quiet location, with two impressive reception rooms, luxurious fixtures and furnishings, private roof terrace and garage.

Accommodation includes: Master bedroom with en suite bathroom and dressing room, 3 further bedrooms with en suite bathrooms, reception room, open-plan kitchen and dining area, guest cloakroom, roof terrace, garage.

Approximately 353 sq m (3,800 sq ft)

Guide price: £7,950 per week

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IMMACULATE HOUSE IN QUIET KNIGHTSBRIDGE STREET

CRESCENT PLACE, KNIGHTSBRIDGE SW3



Immaculately refurbished three bedroom house with lovely patio garden.

Accommodation includes: Master bedroom with en suite bathroom, dressing room and air conditioning, 2 further double bedrooms, shower room, bathroom, kitchen/dining room leading onto large patio garden, 2 reception rooms, wine cellar, utility room and guest cloakroom.

Other features: Sonos sound system, Lutron lighting, under-floor heating, alarm system and safe.

Approximately 180 sq m (1,940 sq ft)

Guide price: £3,500 per week

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PRESTIGIOUS DEVELOPMENT LIVING

HOLLY LODGE, KENSINGTON W8



This is an impressive three bedroom lateral, second floor apartment located within this prestigious development. The apartment has good room proportions and comes with two underground parking spaces.

Accommodation includes: 3 bedrooms, 3 bathrooms, reception room, kitchen, entrance hall, lift, underground parking for 2 cars, concierge.

Approximately 184 sq m (1,985 sq ft)

Guide price: £3,500 per week

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SUMPTUOUS SERVICED PENTHOUSE WITH SPECTACULAR VIEWS

PARK LANE, MAYFAIR W1K



An opulent, newly developed residence set behind a Lutyens façade and combining the discretion of a private residence with the luxurious amenities of a five star hotel.

Accommodation includes: 5 bedrooms with en suite bathrooms, formal reception room, dining room, study, high specification kitchen, cinema room and balconies with panoramic views across the city's skyline. In-house amenities include: 24 hour concierge and room service, daily maid service, residents' atrium offering food and beverage service, valet parking, on-site gym and in-residence treatments from Spa Illuminata.

Approximately 448 sq m (4,823 sq ft)

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BEAUTIFUL SIX BEDROOM HOUSE IN THE HEART OF WIMBLEDON VILLAGE

BURGHLEY ROAD, WIMBLEDON VILLAGE SW19



Available to rent is this spacious and beautifully presented family house in this sought after residential road in Wimbledon Village. The house has been carefully planned and extended to combine both character and modern practicality.

Accommodation includes: 3 reception rooms, 6 bedrooms, 3 bathrooms. Other features: Contemporary kitchen/breakfast room, secluded rear garden, garage and off-street parking. Available to let unfurnished.

Guide price: £2,550 per week

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A STUNNING FAMILY APARTMENT IN A GRADE II LISTED BUILDING

QUEENS GATE, SOUTH KENSINGTON SW7



This property has been thoughtfully refurbished to provide spacious and flexible accommodation. The apartment benefits from wood floors throughout, exceptionally high ceilings in the reception and dining room, a terrace with views towards the natural history museum and direct lift access.

Accommodation includes: Reception room with dining area, kitchen, master bedroom with en suite bathroom, 3 further double bedrooms, 2 en suite bathrooms, shower room, office, en suite studio room, terrace, direct lift access.

Approximately 308 sq m (3,308 sq ft)

Guide price: £3,950 per week

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THE RURAL IDYLL

The traditional English country estate offers an unrivalled lifestyle so vividly brought to life in costume dramas like *Downton Abbey*. But, as *Private View* discovers, it's not necessary to own vast swathes of the countryside to enjoy the rural idyll

A lovely house, parkland, lakes, rolling farmland, tranquil woods, maybe even a pheasant shoot or some fishing – all part of the mix that makes up the perfect country estate.

Once, all of these would have come rolled up with many hundreds, if not thousands, of acres of agricultural land. In the last century, however, many estates disposed of much of their land and are now sold as much more manageable packages.

But the good news, is that owners are not missing out on any of the benefits that their predecessors used to enjoy.

“You can pretty much fit everything into 50 acres that you would get in 500,” says Angus Harley, Head of Knight Frank’s Country House Consultancy team.

“It’s actually still quite a large chunk of land, certainly enough to provide privacy; space for equestrian activities; some informal shooting; environmental habitats, such as wildflower meadows or recreating native woodland; and even a decent amount of actual farming.

“Admittedly, you might struggle to offer a full day of driven pheasant, but many of my clients are joining up with neighbouring landowners or farmers to create a larger shoot. Often they will also look after all the management so you get the benefits without the hassle,” adds Angus.

And how will your estate perform as an investment? Despite the current economic gloom, which has hit many other sectors of the property market, the scarcity and desirability of the best country houses has helped ensure prices remain firm.

The value of properties worth over £5 million increased by 3.5% in the 12 months to June 2012, according to the Knight Frank Prime Country House Index.

“Close to London there is strong demand from international buyers, but many of those currently searching for their perfect estate are people looking to take advantage of the astonishing surge in the value of their houses in London,” says Edward Welton of Knight Frank’s Country House team.

“They realise that now is the perfect time to buy the country home they have always dreamed of owning and where they can bring up their families in beautiful, but easily managed surroundings.”

For some, buying a small estate has been just the beginning of their rural adventure. “A number of our clients have fallen in love with their estates so much that they have asked us to help recreate how they would have been in their heyday, by buying up surrounding farmland and properties,” says Andrew Shirley, Knight Frank’s Head of Rural Research. “A small estate can be the perfect adventure in its own right or it could be the start of something bigger. There are so many options.” ■

FOUR OF THE BEST

Knight Frank sells some of the most desirable small country estates, a number of which are featured in this edition of Private View



Eathorpe Hall
Georgian masterpiece set in 29 acres of parkland in the heart of Warwickshire. Page 82



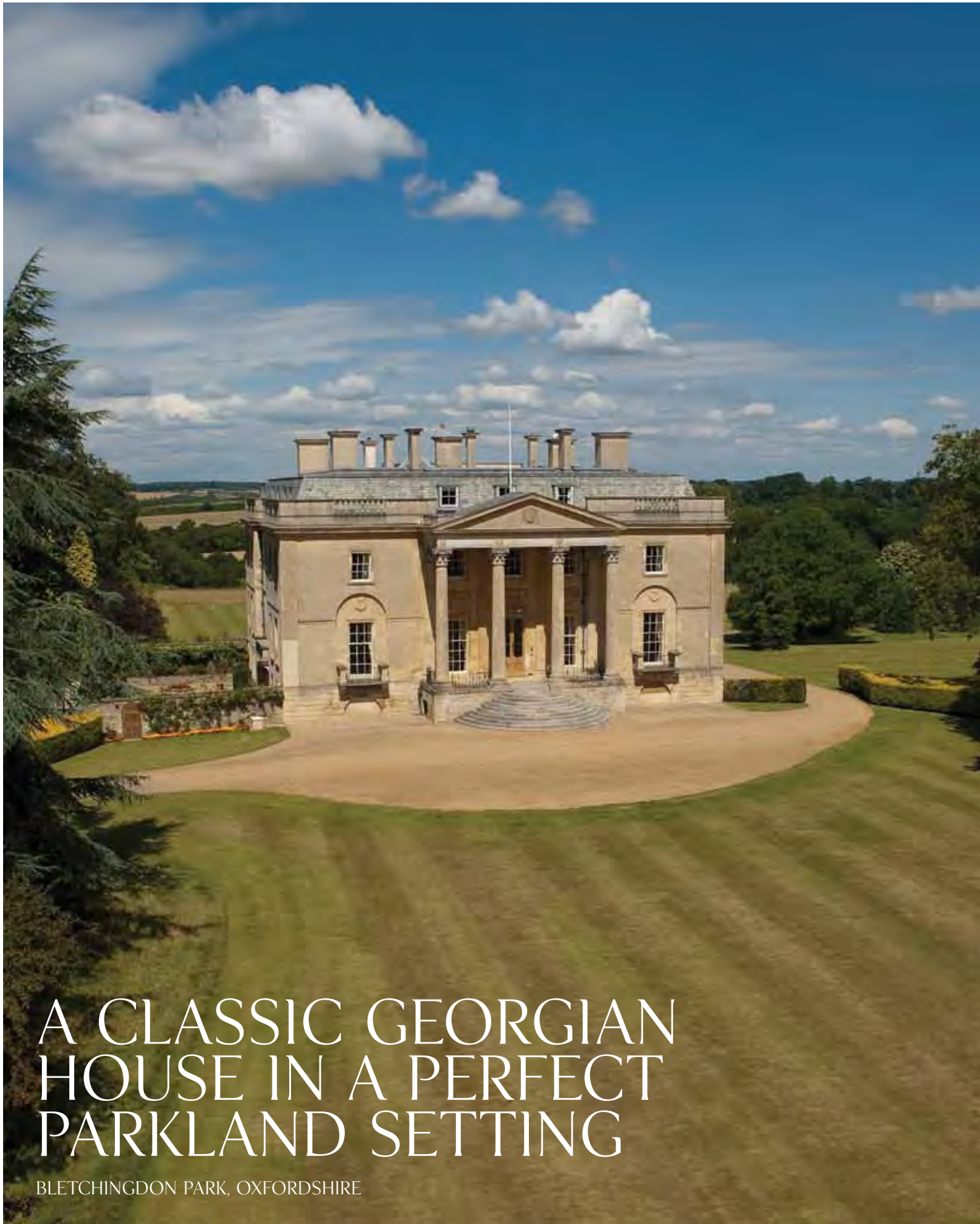
Fountain Court
An “Arts and Crafts” house and 70 acres surrounded by the New Forest. Page 72



Bletchingdon Park
A classic Georgian House with 127 acres of perfect Oxfordshire parkland. Page 58



Thornhill Park
A 144 acre Dorset estate with its own deer park. Page 62



A CLASSIC GEORGIAN HOUSE IN A PERFECT PARKLAND SETTING

BLETCHINGDON PARK, OXFORDSHIRE



A stunning Grade II* listed Palladian villa in a superb location.

Accommodation includes: Reception hall, 7 reception rooms, 6 en suite bedrooms, 3 further bedrooms and 2 bathrooms. Other features: 2 staff/guest flats, gym, offices. 2 cottages, tennis court, beautiful gardens and grounds, parkland, lakes and estate yard.

Approximately 2,286 sq m (24,607 sq ft)
In all approximately 126.69 acres

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STRIKING GRADE II LISTED COUNTRY HOUSE

STARGROVES, HUNGERFORD, BERKSHIRE



An impressive private country house surrounded by beautiful gardens and rolling parkland.

Accommodation includes: 6 reception rooms, 12 bedrooms, 9 bathrooms.
Other features: Secondary house, 2 cottages, 2 flats, stabling, garages, tennis court and lake.

In all approximately 129 acres

Guide price: £15,000,000

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ONE OF THE WEST COUNTRY'S FINEST HISTORIC ESTATES

THORNHILL PARK, DORSET

An exceptional Grade II* listed country house set within its own deer park with stunning far reaching views.

Accommodation includes: 6 reception rooms, 6/7 bedroom suites, 2 secondary houses, 3 further cottages and stable block. Beautiful formal gardens, lakes and woodland. As a whole or in 2 lots.

Approximately 1,319 sq m (14,198 sq ft)
In all approximately 145 acres

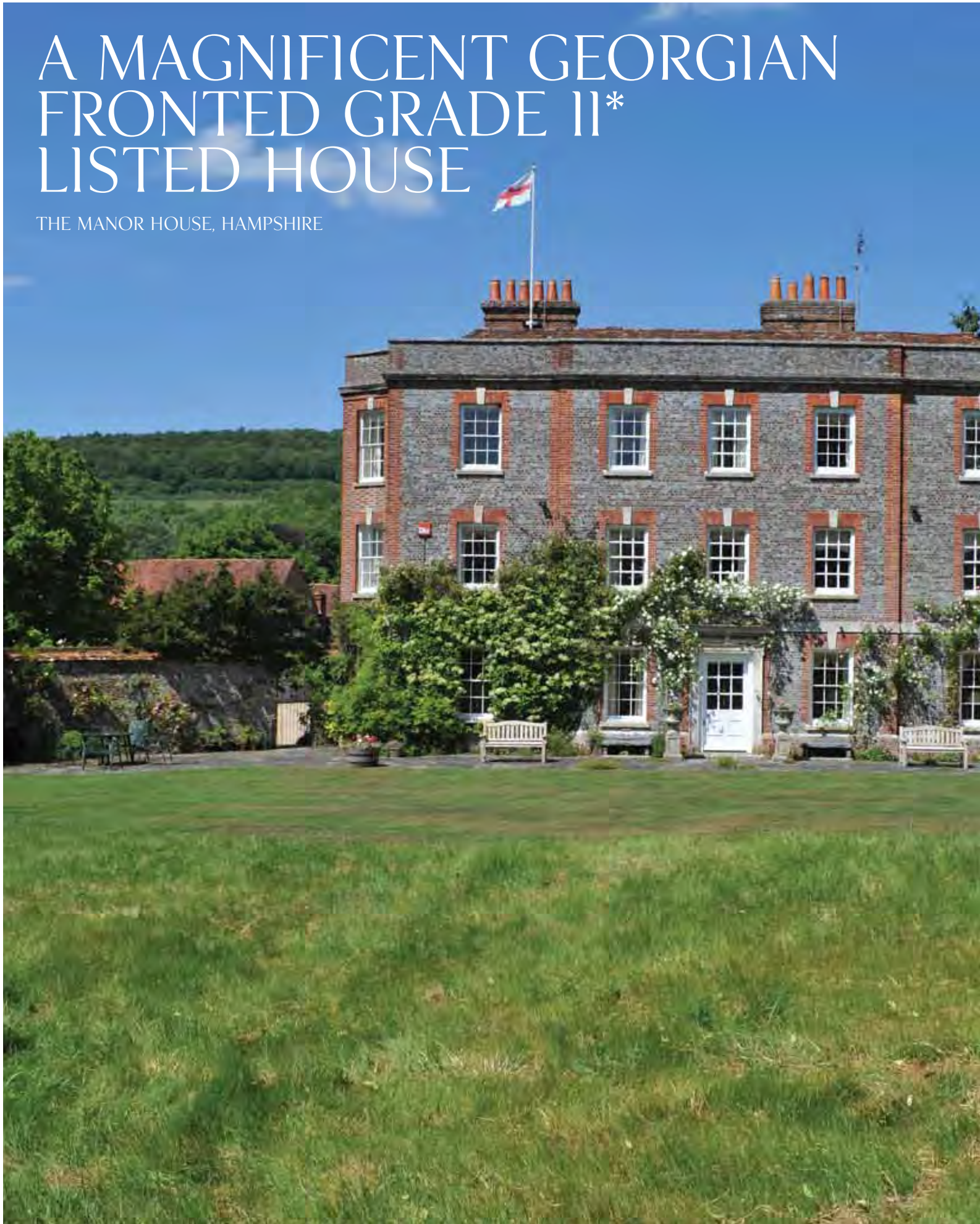
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A MAGNIFICENT GEORGIAN FRONTED GRADE II* LISTED HOUSE

THE MANOR HOUSE, HAMPSHIRE



With outstanding views of the South Downs and nestling on the edge of one of Hampshire's most popular villages.

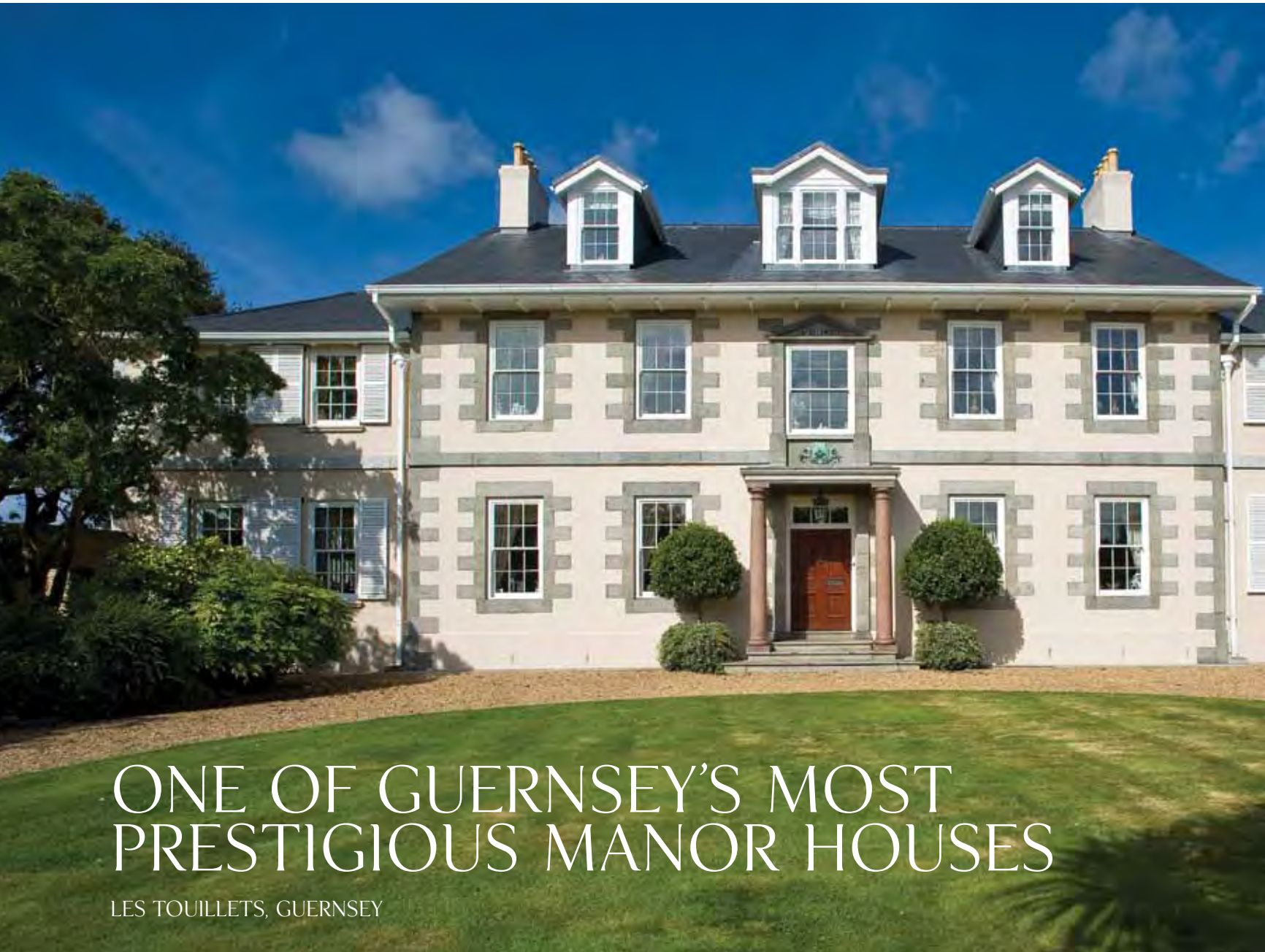
Accommodation includes: 5 reception rooms, master bedroom suite, 7 further bedrooms (6 en suite). Other features: 5 cottages, holiday let cottage. Extensive garaging and stores, dovecote, tithe barn. Walled garden and paddocks.

Approximately 1,042 sq m (11,212 sq ft)
In all approximately 8.3 acres. As a whole or in 2 lots.

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ONE OF GUERNSEY'S MOST PRESTIGIOUS MANOR HOUSES

LES TOUILLETS, GUERNSEY

One of the most complete and immaculate small estates in beautiful Guernsey.

Accommodation includes: 5 reception rooms, 6 bedrooms, 6 bathrooms. Other features: Cottage with gym, stable blocks with separate office/living accommodation, garage with home cinema, games room, heated outdoor swimming pool and extensive well maintained gardens and grounds.

Guernsey residents enjoy significant tax advantages. These include: no general capital gains tax, inheritance tax or estate duty, purchase or sales tax, VAT or capital transfer tax. Furthermore, there is no pension and personal income capping.

In all approximately 11.5 acres

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ENCHANTING HOUSE IN FANTASTIC CAPABILITY BROWN GARDENS

THE ORANGERY, DEVON



Unique and rare Grade II* listed gem, with Robert Adam links, set in stunning Capability Brown landscaped gardens with distant sea views.

Accommodation includes: 3 reception rooms, office and kitchen breakfast room. 4 bedroom suites. Other features: Lake with boat house comprising large open-plan kitchen/reception room and 2 bedrooms. Summer house/studio. Central open courtyard and terrace. Tennis court. Stunning and immaculate landscaped gardens.

In all approximately 60 acres

Guide price: £3,000,000

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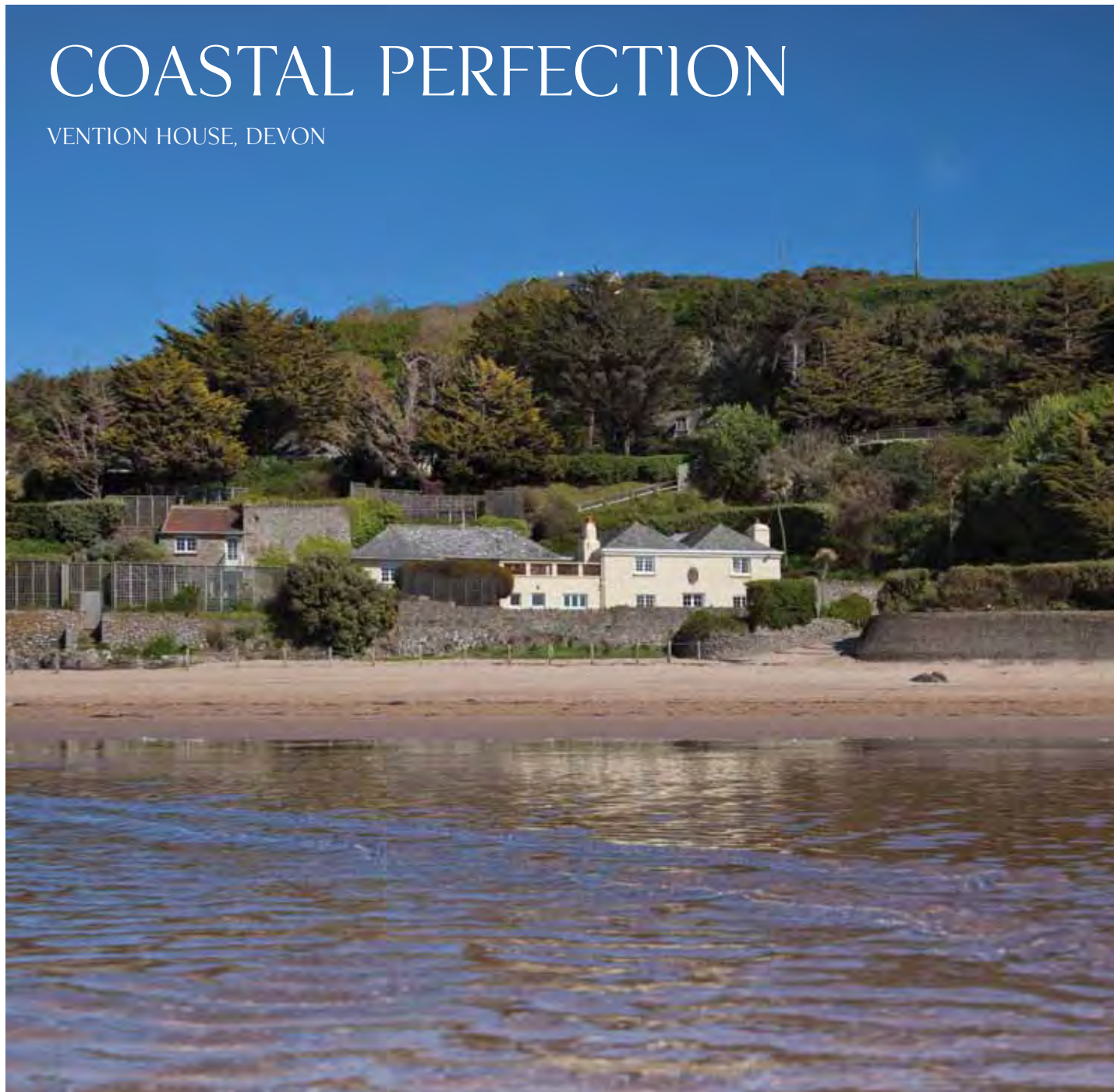
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COASTAL PERFECTION

VENTION HOUSE, DEVON



A superbly situated waterfront property on one of Britain's best surfing beaches with glorious views to Lundy Island.

Accommodation includes: Large sitting/dining room, kitchen breakfast room, 4 bedrooms, 3 bathrooms, 2 bedroom annexe with separate bathroom, coach house, croquet lawn, hard tennis court, terraced garden and ½ mile of beach above high water.

Approximately 320 sq m (3,449 sq ft)
In all approximately 8.06 acres

Guide price: £3,250,000

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COTSWOLD CHARM MEETS CUTTING EDGE RESTORATION

HOME FARM, GLOUCESTERSHIRE



An important Grade II listed house with far reaching views of the Cotswold Hills set within a small historic grouping of other important manor houses. Award-winning restoration with ground breaking contemporary architecture and classic Cotswold views.

Accommodation includes: Entrance hall, drawing room, dining room, kitchen/breakfast room, sitting/garden room, utility, cloakroom. Master bedroom suite with dressing room/bedroom 2, 4 further bedroom suites. Separate office and garage block with potential for secondary accommodation. Landscaped gardens, views.

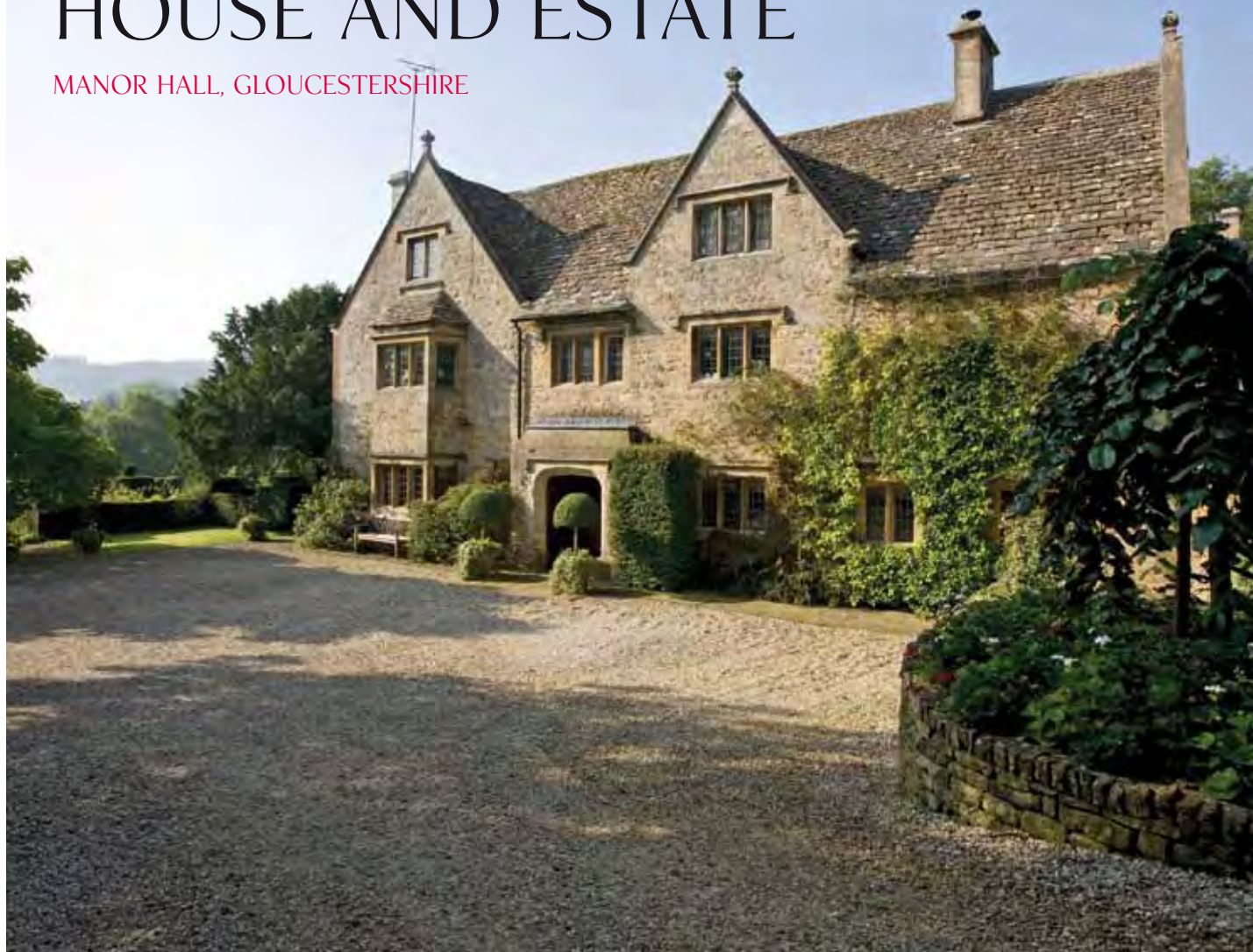
Approximately 608 sq m (6,544 sq ft)
In all about 0.4 acre

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AN EXCEPTIONAL GRADE II* LISTED COTSWOLD MANOR HOUSE AND ESTATE

MANOR HALL, GLOUCESTERSHIRE



An extremely well presented country house, dating from the 15th century, in a beautiful tranquil setting.

Accommodation includes: Reception hall, 6 reception rooms, minstrels gallery and 10 bedroom suites. 3 cottages. Garaging for 12 cars. Stable yard and manège. Wonderful formal terraced gardens. Trout fishing on the lake and River Coln. Swimming pool, summer house and bothy. River running through paddocks and woodland. Parkland with specimen trees.

Approximately 1,190 sq m (12,810 sq ft) set in 55 acres
Additional 125 acres available by separate negotiation

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A PRIVATE COUNTRY ESTATE

FOUNTAIN COURT, HAMPSHIRE



A Grade II listed Arts and Crafts refurbished manor house with beautiful gardens and grounds surrounded by the New Forest National Park.

Accommodation includes: 6 reception rooms, conservatory, 6/7 bedroom suites. Other features: Gymnasium, sauna, spa, swimming pool, tennis court. Staff flat, 2 bedroom lodge. Estate buildings, oak barn, log cabin, comprehensive equestrian facilities, garaging for 8 cars, long private carriage drive and 5.4 acre lake.

Approximately 1,191 sq m (12,820 sq ft)
In all approximately 70 acres

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A BEAUTIFUL SMALL GEORGIAN ESTATE

ENDON HALL, WORCESTERSHIRE

A landmark Georgian house in immaculate order with outstanding views to Bredon.

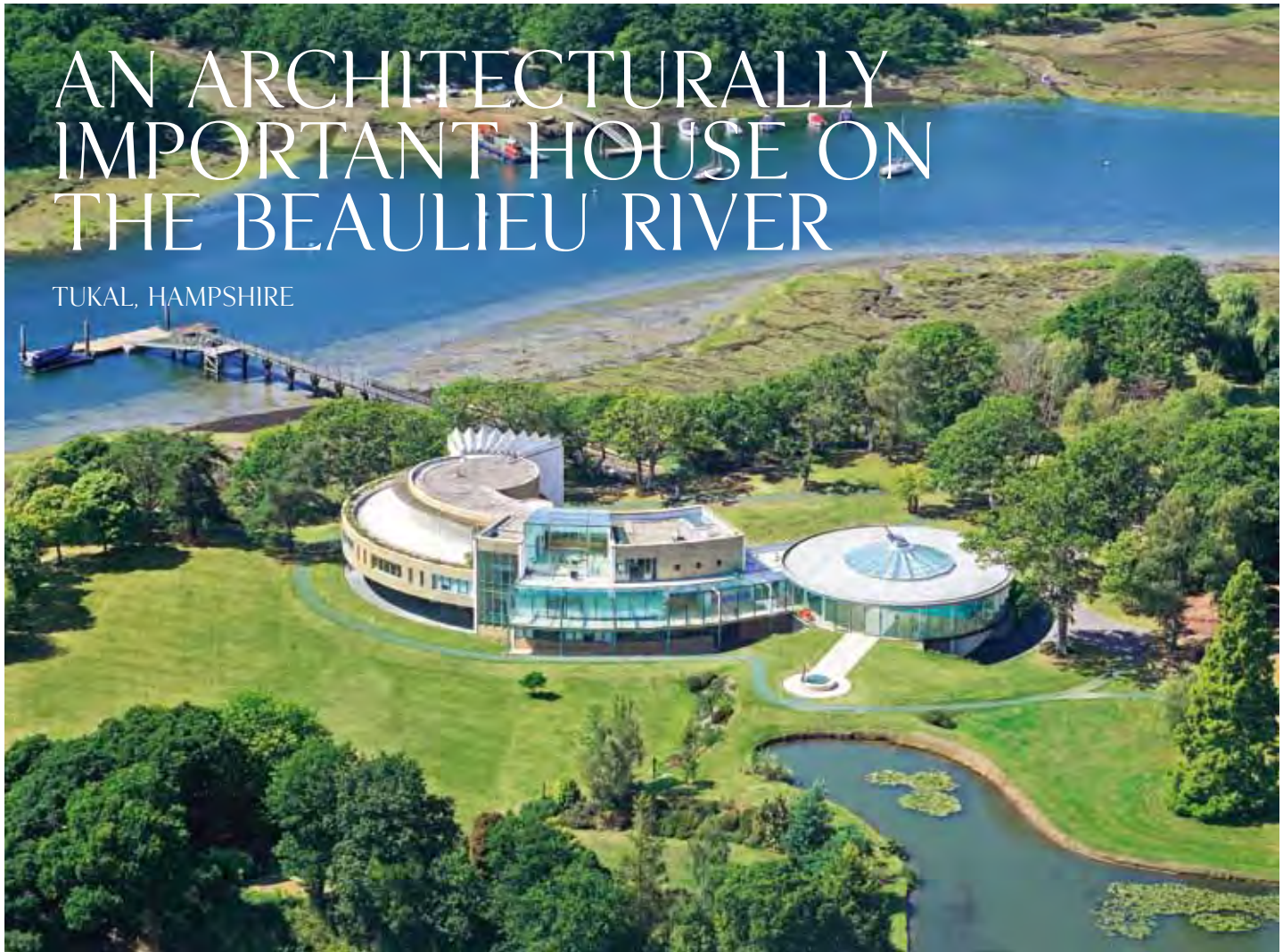
Accommodation includes: 4 reception rooms, 7 bedrooms, 4 bathrooms. Other features include: 2 bedroom cottage, stores, garaging, stabling, workshop, tennis court and paddocks.

In all approximately 23.55 acres

Guide price: £2,800,000

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AN ARCHITECTURALLY IMPORTANT HOUSE ON THE BEAULIEU RIVER

TUKAL, HAMPSHIRE



An opportunity to acquire a stunning house situated within beautiful gardens with river frontage and its own private pontoon.

Accommodation includes: 5 reception rooms, 5 bedroom suites. Cinema, rose terrace, indoor swimming pool. 2 guest apartments. Other features: Extensive gardens and grounds with lake. Frontage on to the Beaulieu River with 60 ft pontoon.

Approximately 1,803 sq m (19,408 sq ft)
In all approximately 10.3 acres

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AN IMPRESSIVE MANSION WITH STUNNING VIEWS

BAYBRIDGE PARK, HAMPSHIRE



A substantial new mansion in an outstanding setting with state-of-the-art facilities, finished to an exceptional standard.

Accommodation includes: 7 reception rooms, master bedroom wing, 10 further bedroom suites. Gymnasium, music/sitting room, indoor swimming pool, sauna, cinema, games room, wine cellar and tennis court. Self-contained 2 bedroom staff flat, excellent 3 bedroom lodge and 3 bedroom coach house. Kitchen garden. Garage block with 5 bays. Planning permission for stables.

Approximately 2,265 sq m (24,379 sq ft)
In all approximately 27 acres (further 54 acres available separately)

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BEAUTIFUL EDWARDIAN COUNTRY HOUSE, PERFECTLY PLACED

STUMPWELL, BUCKINGHAMSHIRE

Elegant family home with easy access to London.

Accommodation includes: Reception hall, 5 reception rooms, kitchen/breakfast room, 4 cloakrooms, laundry and utility, 6 bedrooms, 3 bathrooms, 2 dressing rooms, further sitting room. Other features: Separate coach house, gym, hobbies room, secondary accommodation, wine store. Twin garage, various outbuildings, formal and informal private grounds including swimming pool and tennis court.

Approximately 737 sq m (7,932 sq ft)
In all approximately 9.25 acres

Guide price: £4,250,000

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A HISTORIC COUNTRY HOUSE WITH BEAUTIFUL GARDENS

JOHN GAYS HOUSE, BERKSHIRE



Originally dating from the Tudor period, this wonderful property is in a premier location and has all the facilities of a superb family house.

Accommodation includes: 8 reception rooms, 7 bedrooms, 5 bathrooms. Other features: Wine store, indoor swimming pool, 2 cottages, garaging, stables, manège, beautiful formal gardens and paddock land.

Approximately 1,061 sq m (12,482 sq ft)
In all approximately 20.85 acres

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James Heron, Ascot
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james.heron@knightfrank.com



THE HILL'S FINEST

NEWNHAM, ST GEORGE'S HILL, SURREY



A magnificent new residence of grand proportions on this prestigious, gated private estate.

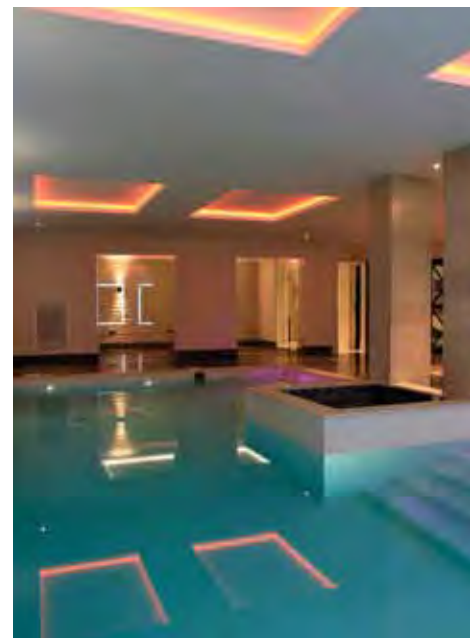
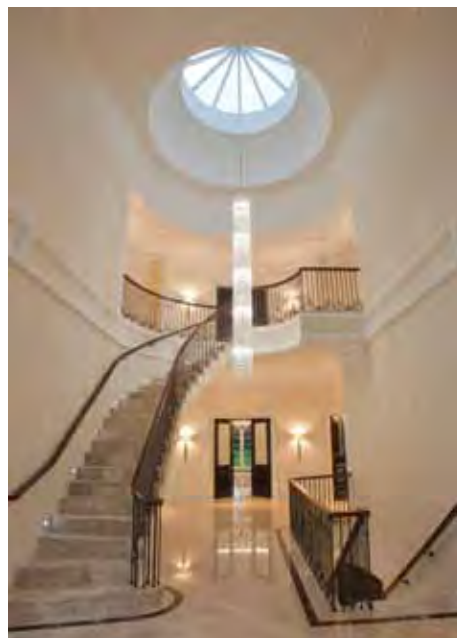
Accommodation includes: 6 bedroom suites, 6 reception rooms, impressive indoor swimming pool with steam room, spa bath, gymnasium and changing facilities, bar, games room, cinema, treatment room, wine cellar, self-contained staff accommodation, garaging for 4 cars, landscaped gardens overlooking golf course.

Approximately 1,465 sq m (15,752 sq ft)
In all about 1.3 acres

Guide price: £15,000,000

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Tim Garbett, Esher
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THE BEST OF WENTWORTH

PORTNALL, WENTWORTH, NORTH SURREY



One of the finest new mansions on this world famous private estate, built in French limestone, backing onto the championship golf course.

Accommodation includes: 7 spectacular reception rooms, 6 luxurious bedroom suites. Other features include: Indoor swimming pool with steam room, cinema room, billiard room, gymnasium and lift. Staff accommodation. Landscaped gardens. Ample garaging.

Approximately 1,924 sq m (20,712 sq ft)
In all approximately 3.25 acres

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Paul Cockerham, Virginia Water

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A BEAUTIFULLY PRESENTED GEORGIAN COUNTRY HOUSE

NEW HALL, ESSEX



A charming property set in delightful gardens at the head of a long tree-lined drive.

Accommodation includes: 4 reception rooms, 6 bedrooms, 4 bathrooms. Party barn. Immaculate gardens, swimming pool, tennis court and garaging.

Approximately 543 sq m (5,840 sq ft)
In all approximately 12 acres

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HISTORICAL LISTED ELEGANCE

BERDEN HALL, HERTFORDSHIRE/ESSEX BORDER



A substantial Grade II* listed country house set in delightful mature grounds.

Accommodation includes: Reception hall, 3 reception rooms. Master bedroom suite with 2 dressing rooms, 7 further bedrooms, 5 further bathrooms. 2 bedroom staff flat. Cottage. Stable block, squash court, tennis court, indoor swimming pool, garaging and outbuildings. Mature gardens with lake and paddocks.

Approximately 1,105 sq m (11,897 sq ft)
In all about 17 acres

Guide price: £3,750,000

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GEORGIAN MASTERPIECE IN A PARKLAND SETTING

EATHORPE HALL, WARWICKSHIRE



A fine listed Georgian manor house set amongst 29 acres of parkland.

Accommodation includes: 7 reception rooms, 10 bedrooms, 7 bathrooms. Other features: 2 bedroom Coach House, 2 bedroom cottage, multiple stores, garaging and large barn.

In all approximately 29 acres

Guide price: £3,000,000

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STRIKING EDGE OF VILLAGE HOUSE

HASELBECH HALL, NORTHAMPTONSHIRE



A grand and imposing edge of village hall house with beautiful distant views.

Accommodation includes: 4 reception rooms, 10 bedrooms, 7 bathrooms. Other features: staff/guest flat, stable yard, garaging, workshop, outbuildings, squash court, woodland, pasture and lake.

In all approximately 18 acres

Guide price: £3,250,000

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A KING'S ISLAND

EILEAN RIGH, ARGYLL & BUTE



An exceptional private island on Scotland's most attractive coastline.

Accommodation includes: A fully refurbished 4 bedroom principal house with planning permission to extend. 3 bedroom farmhouse. Large helicopter hangar (500 sq m). Boathouse, 2 slipways and a jetty. Moorings. Mains electricity and high speed broadband. Private beaches and sea fishing. A renowned sailing location.

In all approximately 261.39 acres

Guide price: Offers over £3,000,000

Ran Morgan, Edinburgh

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ONE OF A KIND

EILEAN AIGAS, HIGHLAND



A truly unique and magnificent country house built to an exceptional standard and set on a private river island.

Accommodation includes: 7 principal reception rooms, 6 principal bedroom suites, 3 further bedroom suites. Other features: Gym, media room and games room. 4 bedroom guest lodge, estate office and 2 bedroom gate lodge. Stunning wooded grounds, parkland, extensive woodland, trout loch and beautiful gorges and river frontage.

In all approximately 547 acres

Guide price: Offers in excess of £15,000,000

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CHANGING SHAPE

Few developments can claim to have had a genuine game-changing impact on the prime property market, but Tour Odéon, a striking glass tower, is set to join this exclusive club by transforming Monaco's cityscape and taking its residential offer to a new level of luxury

For the past 20 years most new buildings and renovations in Monaco have either followed the traditional 'Belle Epoque' architectural style or relatively plain modern designs due to strict planning restraints. These restraints have also meant that few new tall buildings have graced the city's skyline.

But, as pressure on the limited amount of land grows, an exclusive collection of ground-breaking buildings that embrace modern architectural design are coming to the market. Some of them rival those on offer in cities more commonly associated with iconic super-prime developments, such as London and New York, and are therefore competing for the attention of discerning wealthy international buyers at this level.

The prime example is Tour Odéon, a 49-storey tower which, at 170 metres, will be the tallest building in Monaco and among the 10 highest in France and Monaco combined.

Designed by leading local architect, Alexandre Giraldi, the sleek glass tower will be a beacon of contemporary architecture among the traditional Monésasque shades of cream and terracotta.

OTHER GAME CHANGERS



One Hyde Park, London. Iconic city development by the Candy brothers that redefined the super-prime market by setting new benchmarks for price and luxury. Page 12



Castelfalfi, Italy. The ultimate redevelopment of a traditional Tuscan estate; breathtaking in its scale and vision. Over 1,000 hectares with an 800-year-old pedigree. Page 97



Villa Teman, St Barts. A unique architectural creation by photographer Wolfgang Ludes establishing new levels of quality and creativity of design on one of the Caribbean's most exclusive islands. Visit <http://search.knightfrank.com/rsi110121>



PGA Catalunya, Spain. An award-winning mix of stunning contemporary homes designed by leading architects, beautiful natural surroundings and world-class leisure facilities. Page 99

According to James Price, Head of Knight Frank's International Residential Development team, Tour Odéon will be the most prominent residential development in mainland Europe when built.

"This project really stands out and is set to become one of the world's true trophy buildings." He adds: "Monaco needs no introduction, but we feel sure that the significance of this project will add further credence to its position at the pinnacle of the global property market."

Monaco already has some of the most expensive properties in the world and tops Knight Frank's Prime International Residential Index with average property prices of £3,500 per sq ft, compared with £2,900 in London and £1,400 in Manhattan. This lead could extend even further with the changing nature of the market in Monaco – wealthy international buyers are demanding increasingly opulent finishes and paying for the privilege.

The 73 private serviced apartments at Tour Odéon, for example, will feature interiors by leading designer Alberto Pinto, floor-to-ceiling glass windows and 360 degree views. Its lavish penthouse will stretch over five floors with a waterslide leading from the top

floor of the apartment down to the swimming pool on its ground floor – unique even in the rarefied world of super-prime developments.

This standard of luxury extends to the services being offered. At Tour Odéon residents will be able to order hotel-style services from an electronic touch screen in their apartment and have access to a 24 hour concierge, an entertainment lounge, a business centre, and a wellness centre featuring a hammam, sauna, Russian bath, swimming pools and a gymnasium.

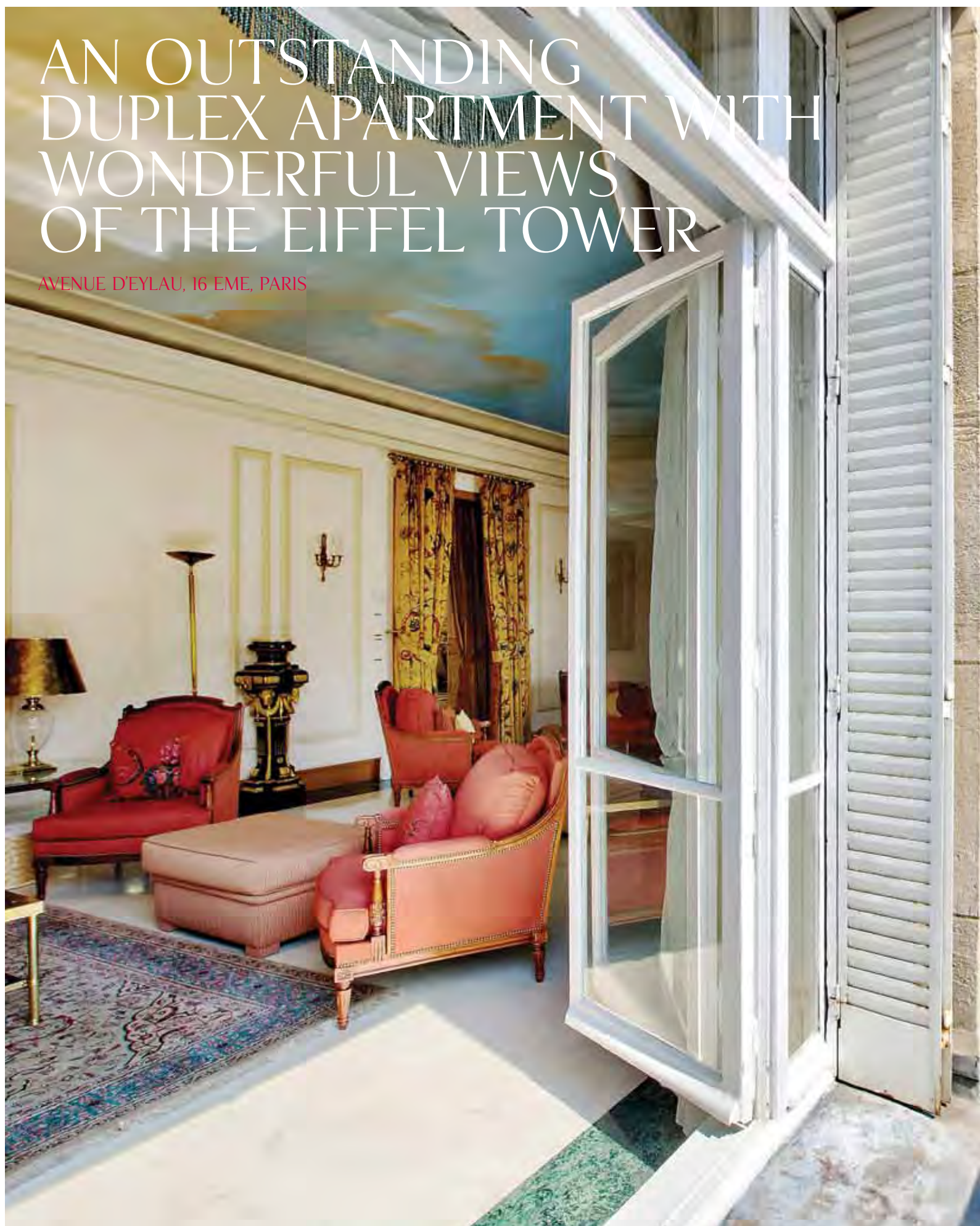
It seems the developers have struck a chord with the target audience. "The initial phase of marketing has attracted people from around the world," James explains. "There has been significant interest from Russian and CIS nationals, but also Europeans, Middle Easterners and residents already living in Monaco."

"As with other game-changing projects in leading locations, the main attraction for buyers lies in owning not just a trophy asset, but also a home offering genuinely elevated living. The unparalleled views are clearly a huge part of Tour Odéon's allure."

Tour Odéon is due to open in 2014 with private apartments starting at €5.5 million. ■

AN OUTSTANDING DUPLEX APARTMENT WITH WONDERFUL VIEWS OF THE EIFFEL TOWER

AVENUE D'EYLAU, 16 EME, PARIS





Occupying the upper floors of the most sought-after building in Avenue d'Eylau this south-west facing apartment comprises:

Upper Floor: Principal reception area with salon and views over the Eiffel Tower, dining room, study, further salon and master bedroom suite with additional dressing room all of which benefit from access to the wraparound balcony. 3 guest bedroom suites, leisure suite with plunge pool (disused) and sauna. Kitchen.

Lower Floor: Entrance hall, 2 further reception areas with 3 salons, dining room, cloakrooms, guest bedroom suite, kitchen and laundry, extensive staff accommodation. Garaging and storage rooms.

Approximately 1,054 sq m (11,345 sq ft)

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SUPERB 17TH CENTURY MANOR HOUSE

LE MANOIR, COTE D'AZUR, FRANCE



A truly picturesque 17th century manor house, with its own stream proudly nestled within magnificent mature parkland. This grand property has been the subject of significant ongoing improvement by the present owner offering exceptional accommodation and complete seclusion.

Accommodation includes: 2 reception rooms, dining room, 6 bedrooms, 5 bathrooms, wine cellar. Additional accommodation includes: 3 bedroom house and 1 bedroom cottage.

Approximately 700 sq m (7,534 sq ft)
In all approximately 19.7 acres

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UNIQUE COUNTRY ESTATE

LE CASTELLET, COTE D'AZUR, FRANCE



Outstanding estate situated in a peaceful location with fabulous panoramic views of the countryside to the sea. Set on an elevated position with a vineyard and olive grove, the property offers extensive accommodation.

Main accommodation includes: Living room, dining room, master bedroom suite, 2 further suites, 4 guest bedroom suites with separate access, office and a lift.

Additional accommodation: Guest house with 4 bedrooms and 4 bathrooms. Cottage. 2 infinity swimming pools, summer kitchen.

Approximately 550 sq m (5,920 sq ft)
In all approximately 1.48 acres

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EXCEPTIONAL PROVENÇAL ESTATE

MAS DES PLAINES, LUBERON, FRANCE

An enchanting Provençal estate in the heart of the Luberon located within striking distance of the beautiful medieval hill top village of Gordes.

Accommodation includes: 3 reception rooms, 5 bedrooms and 5 bathrooms. Separate 1 bedroom apartment, 2 bedroom guest cottage and 2 bedroom staff apartment. Set in spectacular gardens and grounds with swimming pool, tennis court, stables, boxes, manège and horse-trails.

Approximately 600 sq m (6,458 sq ft)
In all approximately 37 acres

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A SUPERB LUXURY OPEN-PLAN VILLA, ENJOYING WONDERFUL ELEVATED VIEWS

DOMAINE DU CASTELLET, FRANCE



Commanding a hillside position within an exclusive private domaine, this wonderful villa personifies contemporary modern style and luxury. Enjoying spectacular views over St Jean Cap Ferrat and along the Cote d'Azur coastline from the villa, infinity pool and terraces.

Accommodation includes: 3 reception rooms, 7 bedroom suites, gymnasium, bar area, cinema, extensive terraces, guest and staff accommodation, landscaped gardens and infinity pool.

Approximately 1,000 sq m (10,764 sq ft)
In all approximately 1.24 acres

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A STYLISH NEW HIGH FOR THE MEDITERRANEAN

TOUR ODÉON, MONACO



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Soaring to 170 metres, Tour Odéon will be the tallest building in Monaco and one of Europe's most striking residential towers. A limited number of luxurious residences are available, benefiting from dramatic views over the sea and the Principality, to be enjoyed through floor-to-ceiling windows and from expansive private terraces. Alberto Pinto has been commissioned to design and decorate interiors of exceptional elegance and comfort. Owners will benefit from a comprehensive array of on-site services and amenities. Works are underway, with the tower due for completion by the end of 2014.

Apartments starting from approximately 93 sq m (1,001 sq ft)

Guide prices from: €5,350,000 (£4,300,000)

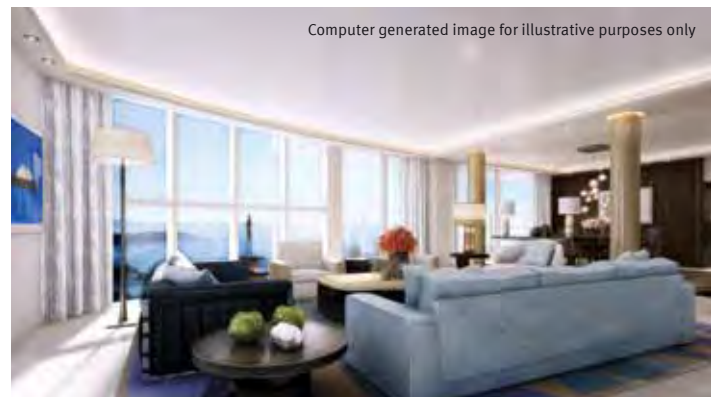
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LUXURY REFURBISHED VILLA WITH POOL NEAR PÖTZLEINSDORFER SCHLOSSPARK

18TH DISTRICT, VIENNA, AUSTRIA



Originally constructed in 1875, the building is located in a desirable, quiet and elegant residential area near Pötzleinsdorfer Schlosspark. An interior lift leads from the garage to all residential floors.

Accommodation includes: 4 bedrooms, 4 bathrooms, 4 kitchens, guest unit, garage and fitness room with sauna and an exit to the outdoor area.

In the beautiful terraced garden there is a generous, covered dining area, pool with sunbathing area, spacious terrace in front of the living room and kitchen area.

Approximately 550 sq m (5,920 sq ft)

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A TUSCAN DREAM, 800 YEARS IN THE MAKING

TOSCANA RESORT CASTELFALFI, TUSCANY, ITALY



A 1,100 hectare estate set around a stunning historic 'borgo' with a 'castello' at its heart. A choice of residences are available, including beautiful restored apartments in the 'borgo', traditional farmhouses and newly built villas.

Overlooking an established 27-hole golf course, the 'borgo' will also include a boutique hotel, restaurant, pizzeria, swimming pool and range of shops. Approximately 45 minutes drive from Pisa and 1 hour from Florence and Siena. Construction is underway with a show apartment available for viewing and completion of the apartments due June 2013.

Apartments 60 - 200 sq m (646 - 2,153 sq ft)
 Golf villas 227 - 310 sq m (2,443 - 3,337 sq ft)
 Farmhouses from 190 sq m (2,045 sq ft)

Guide prices:

Apartments from €230,000 (£185,000)
Villas from €1,200,000 (£950,000)
Traditional farmhouses from €1,800,000 (£1,450,000)

Rupert Fawcett, International Residential

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 rupert.fawcett@knightfrank.com



PORTUGAL'S FINEST RESORT

SAN LORENZO NORTH, QUINTA DO LAGO, PORTUGAL



A last chance to develop your own home in one of Europe's most established resorts.

26 plots between 2,000 - 3,000 sq m in size have been released in the north-east corner of Quinta do Lago. The plots enjoy beautiful views to the Ria Formosa National Park and the award-winning San Lorenzo golf course, one of the top ten courses in Europe.

Buyers may purchase a plot for their own build (the expertise of the Quinta do Lago real estate team is available to assist with planning and project management), or purchase under a formal turnkey agreement. Faro airport is approximately a 15 minute drive. A show home will be available for viewing from September 2012.

Plots from 2,000 sq m - 3,000 sq m (21,528 sq ft - 32,290 sq ft)

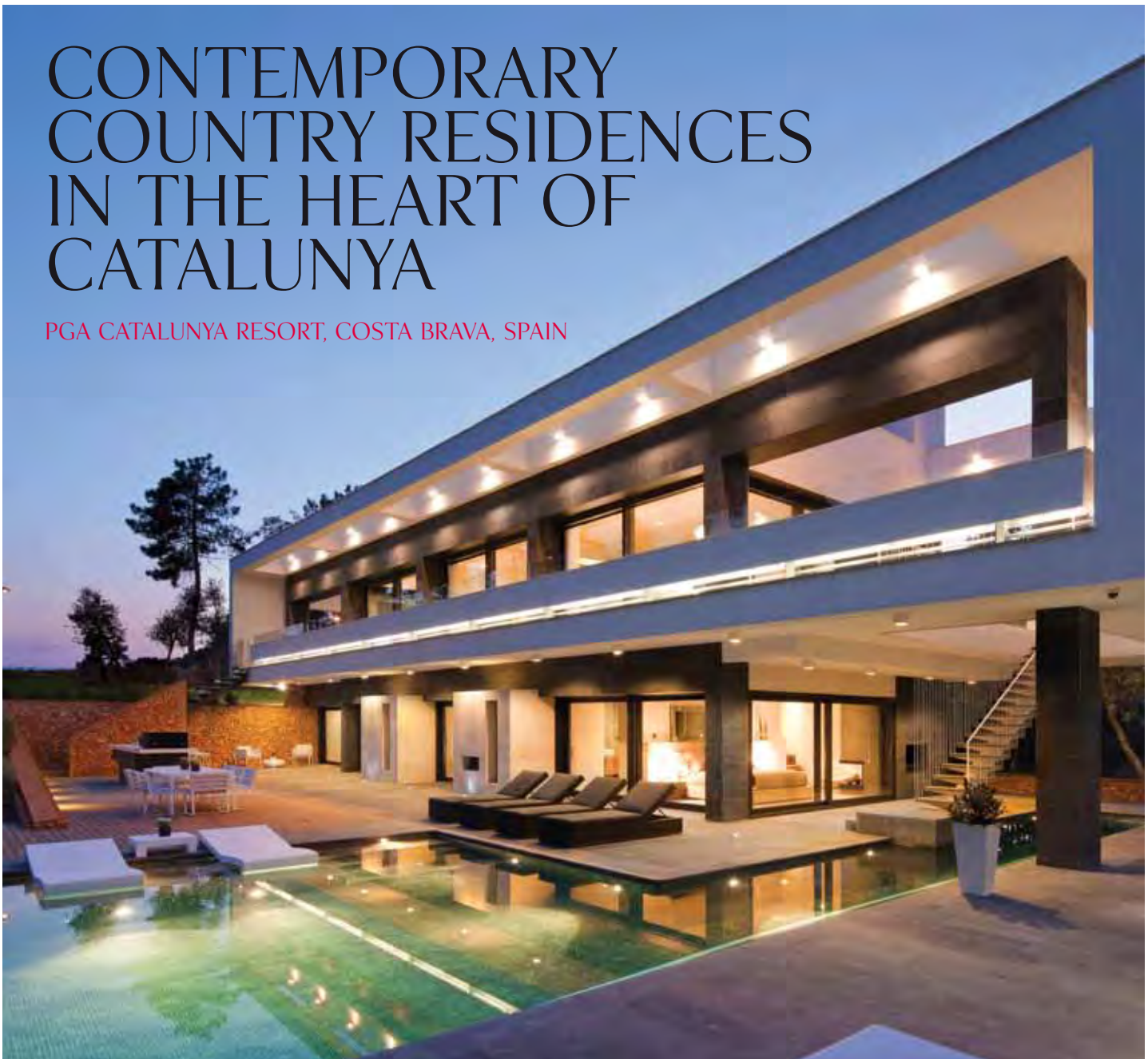
Guide price: Plots from €2,250,000 (£1,800,000)

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CONTEMPORARY COUNTRY RESIDENCES IN THE HEART OF CATALUNYA

PGA CATALUNYA RESORT, COSTA BRAVA, SPAIN



An existing estate with two fabulous golf courses (one consistently rated in the top three in mainland Europe), newly completed clubhouse with restaurant, established hotel with spa and residents' club.

Just 21 plots, 15 semi-detached villas (completed March 2012), and 15 apartments (completed July 2012) have been released. Ideally situated minutes from historic Girona, within an hour of Barcelona, 20 minutes from the Costa Brava (owners benefit from usage rights at a beautiful beach club facility) and 1.5 hours from the Pyrenees. Three show villas are available for viewing.

Apartments 63 - 129 sq m (678 - 1,388 sq ft)
Semidetached villas from 200 sq m (2,153 sq ft)
Villas 250 - 400 sq m (2,690 - 4,305 sq ft)

Guide prices:

Apartments from €250,000 (£200,000)
Semidetached villas from €695,000 (£555,000)
Plots from €380,000 (£305,000)
Villas from €950,000 (£760,000)



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HISTORICAL COUNTRY ESTATE IN THE CANTON OF ZUG

HAMMERGUT, ZUG, SWITZERLAND



Exquisite estate enjoying spacious accommodation with idyllic parkland and set along the banks of the River Lorze.

The main house of about 1,174 sq m has 14 rooms, 4 kitchens and conservatory. Additional features include: Mill house, guest house, indoor swimming pool that can be transformed to a banqueting hall and equestrian facilities.

The grounds comprise a mature park with forests, horse pastures and a protected river bank.

Total built area approximately 4,282 sq m (46,091 sq ft)
In all approximately 4.54 acres

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EXQUISITE CHATEAU WITH SPLENDID VIEWS OVER THE JURA MOUNTAINS

CHATEAU DE BAVOIS, VAUD, SWITZERLAND



Constructed during the 14th and 15th centuries, the chateau is situated on a hill overlooking the village of Bavois with open panoramic views beyond.

The chateau of circa 800 sq m was completely renovated during the 1990's to create a welcoming family home with numerous exquisite entertaining areas, an 8 room duplex and a 4 room apartment. Also renovated, the annexe with a further 1,265 sq m of living space including conference style entertaining rooms and 6 separate apartments.

All set in grounds of about 30,000 sq m with various outbuildings including stables, garage and a swimming pool.

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MAGNIFICENT GOLD COAST COLONIAL

10 COLONIAL DRIVE, UPPER BROOKVILLE, NEW YORK, USA



Extraordinary craftsmanship permeates every detail of this immaculate residence, while imported finishes such as antique marble fireplaces and 24 carat gold faucets lend a regal quality.

The first floor encompasses an elegant living room with bar, library, custom kitchen, and formal dining room. The exquisite master suite features a fireplace and bath composed of rare marble. There are 4 additional en suite bedrooms, home office, gym, finished basement with wet bar, ballet studio, and multiple staff quarters. Outdoor entertaining with kitchen, tennis court, and in-ground Gunite pool on five magnificent acres.

Approximately 511 sq m (5,500 sq ft)
In all approximately 5 acres

Guide price: US\$10,888,000 (£7,050,000) (€9,010,000)

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NEW YORK CITY PENTHOUSE MASTERPIECE

145 HUDSON STREET, PH, NY, NEW YORK, USA



Distinctly located in the heart of Downtown Manhattan's Tribeca, this James Carpenter designed duplex penthouse masterpiece is sheathed in museum-quality high performance insulated glass, set atop a historic Art Deco loft building.

The glass envelope surrounding the residence's 7,500 sq ft (696 sq m) interior was designed to provide a supremely quiet indoor environment, while highlighting the spectacular 360 degree Manhattan and Hudson River views and facilitating maximum access to the 4,500 sq ft (418 sq m) private wraparound terrace. 145 Hudson is a full-service condominium. Deeded parking included.

Guide price: US\$48,000,000 (£30,585,000) (€39,080,000)

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LUXURIOUS ESTATE WITH PANORAMIC VIEWS

THE LOTUS ESTATE, SPRINGFIELD GOLF COURSE, CHA-AM, THAILAND



This modern and beautifully contracted house is set by a world class golf course, currently ranked among the top ten golf courses in Thailand.

Accommodation includes: 9 bedrooms, 11 bathrooms, 2 private pools. Other features include: 2 guest houses, Thai Sala.

Land/Plot Area: 4,800 sq m (51,666 sq ft)
Internal Living Area: 976 sq m (10,506 sq ft)
External Living Area: 741 sq m (7,976 sq ft)
Total Area (Int/Ext): 1,717 sq m (18,482 sq ft)
(All measurements are approximate)

Guide price: THB 138,000,000 (£2,792,252)

**Mr. Ulf Schaefer, Residential,
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CARIBBEAN ELEGANCE

MUSTIQUE, ST VINCENT & THE GRENADINES



Perched atop one of Mustique's prime hills, this incredible plantation-style villa embodies the Caribbean lifestyle. Panoramic views overlook both the Caribbean Sea and Atlantic Ocean, to be enjoyed from the infinity pool and gardens.

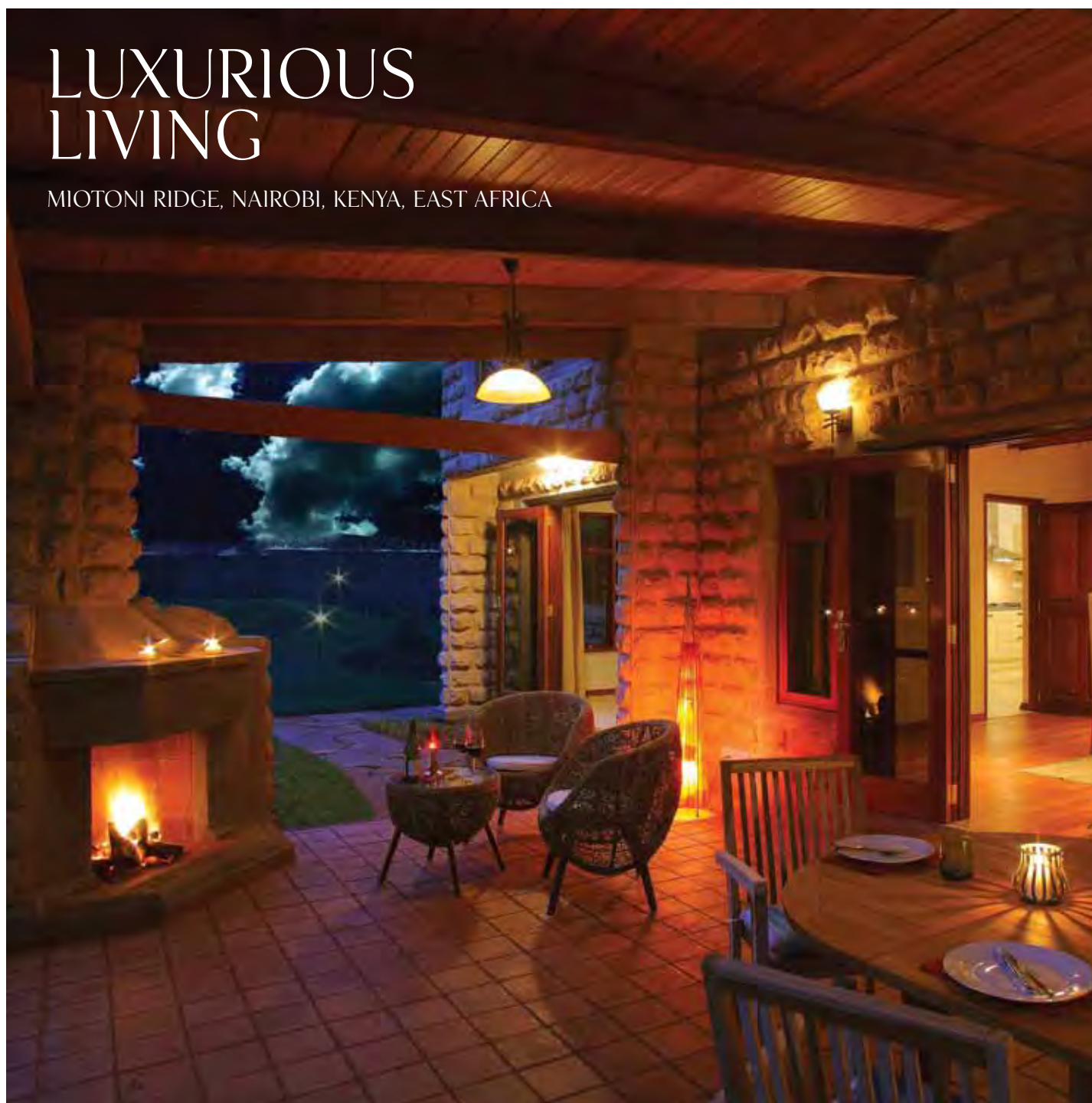
Accommodation includes: Main house with entrance lobby, central courtyard, 2 wonderful interconnecting formal reception rooms opening onto a wide veranda. Master bedroom suite with veranda, 2 guest cottages each with 2 bedroom suites and verandas. 2 staff cottages, garaging for 4 cars, infinity swimming pool, gymnasium and pool side changing room.

Approximately 1,437 sq m (15,472 sq ft)
In all approximately 5.96 acres

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LUXURIOUS LIVING

MIOTONI RIDGE, NAIROBI, KENYA, EAST AFRICA



Developed by Belgravia Services Ltd, this truly spectacular gated development is nestled in a tranquil area of Karen. Miotoni Ridge comprises 14 thematic luxury homes occupying 550 sq m and a slightly larger house of 600 sq m.

Accommodation includes: 5 bedrooms all en suite, meticulously designed to offer spacious family living while at the same time incorporating superior finishes. Individually landscaped gardens, clubhouse with a gym and pool are some of the signature amenities.

Guide price: €850,000 (£690,000)

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STRIKINGLY DIFFERENT COASTAL LIVING

DAR MEETII, WATAMU, KENYA, EAST AFRICA



Three bedroom Moroccan style villa on 2.2 acres of land located in the tranquil Mida creek area and only 2 minutes walk to the beach.

Accommodation includes: A lushly landscaped tropical and desert garden with large pond, massage and yoga cabanas, large pool with Jacuzzi and gazebo. Beautifully proportioned and abounding in character, with antique architectural features and great attention to detail. Plenty of outdoor spaces and terraces for entertaining, with a 2 car garage, carport and staff quarters.

Approximately 480 sq m (5,200 sq ft). In all approximately 2.2 acres.

Guide price: €600,000 (£485,000)

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“ I’D RECOMMEND
KNIGHT FRANK
TO MY FRIENDS.
IN FACT, I’VE
ALREADY DONE SO.”

Mary-Lu Bakker



Mary-Lu, a Notting Hill resident, tells us why she chose Knight Frank to sell her home.

“We were recommended two property companies. When I met with the agent from Knight Frank, they spoke so positively about the house. That’s why I decided to instruct Knight Frank, because they recognised it’s not just a house; it’s a home. It means a lot to us.

Knight Frank also sell a lot of houses in this area, especially on the communal gardens. So I thought that would be a really positive thing.

Plus, there are a lot of international people coming from overseas to buy in the area. I wanted to make sure I had that catchment as well.

Knight Frank has been really helpful to us. When I wavered, the Knight Frank team were very reassuring. I think it’s been a supportive process. It’s a very life-changing thing selling your house, doing a large transaction like this you need someone with a lot of confidence and calmness behind you. A solid platform to work from, because you’re moving into turbulent waters. I felt quite calm, actually, in the end. I’m very happy that it’s all done.

I’d recommend Knight Frank to my friends. In fact, I’ve already done so because I think Knight Frank gives you, not only the domestic market, but also a huge international market.”



FINDING THE PERFECT CITY
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INVESTING IN YOUR
IDEAL HIDEAWAY
C/O KNIGHT FRANK'S
APP FOR IPAD



REASSURED YOU HAVE
THE RIGHT BUYERS
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WHY KNIGHT FRANK?

Whether you are buying a beautiful house for personal enjoyment or want to invest in a portfolio of rental properties, we can help. We put clients at the heart of what we do and our service levels are driven by our clients' needs. As a result we have created an environment that nurtures the best people in the business and genuinely allows us to give the best advice – the sort of advice you'd give your family. What can be a life-changing process for many people – buying, selling, renting, or letting a property – is handled with care, discretion, service, and professionalism at all times.

It's not just about the years of experience, it's about the results we deliver. The statistics support our performance, with an enviable track record of clients coming back to us again and again.

Below is an overview of our specialist teams and how they can help. If you can't find what you are looking for here, please visit www.knightfrank.com/residential. Alternatively, contact **Andrew Hay**, Head of Global Residential Property, on +44 (0)20 7861 1071.

Buying and selling residential property

- » Finding a property to buy
- » Financing your purchase
- » Property search and acquisition
- » Services for international buyers
- » Investing in property portfolios
- » Valuations

Property in Central London please contact **Noel Flint** on +44 (0)20 7861 5020

UK property outside of London please contact **Nick van Zeller** on +44 (0)1488 682 726

UK farms and estates please contact **Clive Hopkins** on +44 (0)20 7861 1064

Property outside of the UK please contact **Paddy Dring** on + 44(0)20 7861 1061

Knight Frank's property search service contact **Philip Selway** on +44 (0) 20 7591 2647

For more information about financing and mortgage options with Knight Frank Finance, please contact **Simon Gammon** on +44 (0)20 7268 2581

Renting, letting and managing residential property

- » Finding a property to rent
- » Arranging a tenancy
- » Rental property for corporates
- » Relocation services
- » Valuations
- » Services for landlords
- » Letting your property
- » Relocation services
- » Property management
- » Lettings management

For more information on renting, letting and property management with Knight Frank please contact **Tim Hyatt** on +44 (0)20 7861 5044

Consulting and property research

Our world-class research team ensures that we lead the field in understanding the key drivers of the residential property market. This means that we price and market property to deliver a sale or rental in the most effective way.

- » Valuations
- » Rural consultancy
- » Country house consultancy
- » Renewables and sustainability
- » Rural consultancy
- » Property research

To find out more about Knight Frank's consultancy services contact **David Peters** on +44 (0)20 7861 1067

Other areas of expertise

- » New Homes
- » Residential Development

For more information about our residential development team please contact **Stephan Miles-Brown** on +44 (0)20 7861 5403

Commercial property services

Through our global alliance with US based Newmark Knight Frank, the commercial division of Knight Frank encompasses over 150 offices worldwide.

Working with developers, landlords, investors and commercial occupiers we provide investment, agency, property management and professional services across the core sectors of offices, retail and industrial. We also specialise in more niche markets including healthcare, hotels and student property.

To find out more about Knight Frank's commercial division please visit www.knightfrank.com/commercial or contact **Alistair Elliott** on +44 (0)20 7861 1141

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