

11TH EDITION

WATERFRONT VIEW

A SUPERIOR SELECTION OF COASTAL, RIVER & LAKESIDE PROPERTIES

CONTENTS

04

GO WITH THE FLOW

Why well thought-out developments are improving the London riverfront

06

NEW WAVE THINKING

An interview with a secret surfer in the City

08

THE WATER WORKS

Why a desk with a view over water is the height of office well-being

10

THE WATERFRONT

Insight from Knight Frank Research

12

COAST TO COAST

A selection of the finest beachside properties

34

DOWN BY THE RIVER

City living with a water view

52

ESCAPE TO THE SUN

The finest collection of international seaside homes

64

WISHLIST

Your riverside, coastal and international dream homes

68

WATERFRONT TEAM

Offices and Key Contacts

Welcome to the latest edition of Waterfront View, now in its 11th year of publication. I hope that you will enjoy seeing a selection of some of the most beautiful and idyllic waterside properties, both in the UK and from around the world. Our aim is to give you an insight into both the wider waterfront property market and, more specifically, some of the most sought-after waterfront properties currently available with Knight Frank.

Although there has been much uncertainty and a few surprises within the wider economic and political arenas of the UK recently, the headline theme

for the waterfront market has been a lack of quality stock. There are plenty of proceedable, focused and patient buyers, but prices are generally holding up as demand is out-stripping supply. Buyers are acting decisively, moving fast and paying a 'fair' price. Stamp Duty is still the most significant factor affecting prices within the UK waterfront property market and is keeping a lid on any significant price increases. Much of this market is made up of second homes that attract a further 3% Stamp Duty. Waterfront homes are often a more discretionary, luxury purchase and this additional tax burden is certainly not putting buyers off, but it is creating a more price-sensitive market. Buyers are taking a longer term view to their waterfront purchase, with the eventual aim of living in their second home on a full time basis in retirement. Nine years on from the beginning of the global economic downturn, buyers are living for the moment. Having worked hard,

they now want to enjoy their lives whilst creating a legacy for future generations.

Therefore, taking a longer term view, Stamp Duty becomes less significant.

Finally, I would like to draw your attention to our award-winning website which has its own waterfront lifestyle section - www.knightfrank.co.uk/waterside-properties.

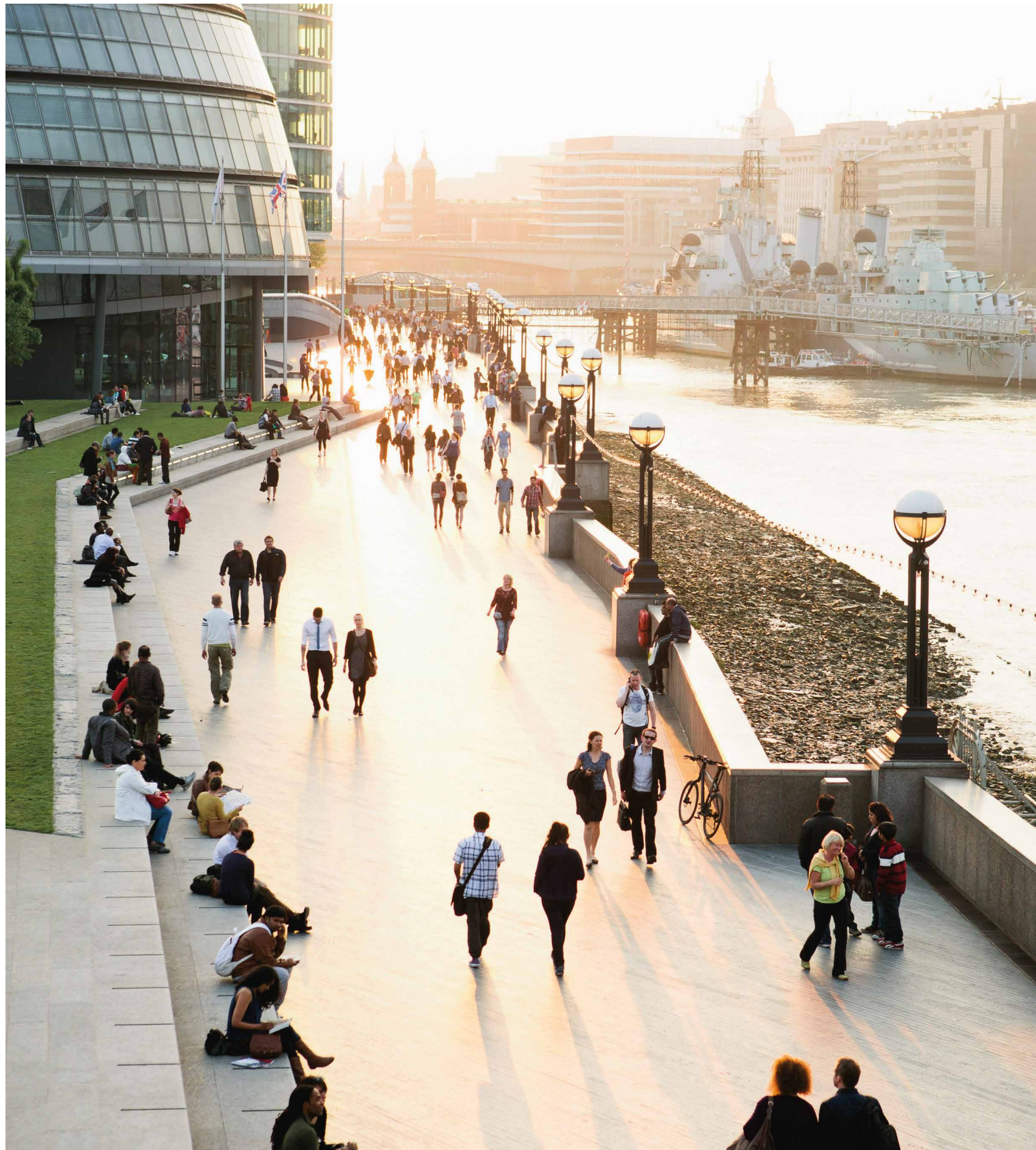
This showcases the best residential properties from across our 418 offices, based in 60 countries, in 17 languages. Almost all of these offices are linked by a single, truly international property database. This gives us and our clients a very significant competitive advantage and enables us to bring together buyers and sellers from across the globe. With this in mind we look forward to helping you fulfil your property dreams.

Christopher Bailey MA MSc MRICS
Head of National Waterfront

GO WITH THE FLOW

Well thought-out developments are changing London's riverfront skyline.

by Matthew Smith,
Partner & Office Head,
Knight Frank Riverside



**“A combination
of uber-luxury,
convenience and
water is attracting
fresh devotees
to the river”**

Wall-to-wall Thames views, high-spec contemporary living spaces, hotel-like amenities on tap; it's little wonder that London's latest crop of riverside developments are in such demand. Their combination of uber-luxury, convenience and water is attracting fresh devotees to the river and creating entirely new neighbourhoods in the process.

For many, it's a lifestyle choice. Buying or renting in a high-end property next to the Thames delivers a whole raft of advantages beyond the fabulous outlook.

These purpose-built spaces are generous and well thought-out and often come with secure parking – a rarity in central London where so many apartments are period conversions. At the top end it can be a choice between a five-storey house in Chelsea with two living rooms and an overlooked garden compared to a riverside penthouse with a vast, double-height reception and private wrap-around terrace.

Then there are the add-ons. Today's developments come with spas, gyms, pools, cinema rooms and residents' clubhouses as part of the package. With each new launch the benchmark for quality seems to be raised.

Plus, with their 24-hour security and concierge teams, new apartments offer real peace of mind combined with everyday benefits such as always having someone to sign for your deliveries. This makes them perfect 'lock-up-and-leave' properties.

Commuting can also be a much more civilised experience for riverside dwellers. While other Londoners are cramming on to the London Underground for their journey into the City, the Thames Clipper transports passengers up and down the Thames in comfort and with a view. There's even a bar for a G&T on the way home in the evening.

Then there's what's on your doorstep. The London Eye, the cultural hub of the South Bank,

Tate Britain and Tate Modern and the Royal Festival Hall – all are within a pleasant stroll along the river. Or a jog or cycle if you fancy an exercise route with a spectacular view.

The most talked about addition to London's riverside skyline in recent years has been the Battersea Power Station and Nine Elms development. With 25,000 new homes, a new riverside park, shopping, culture and commerce all part of the mix, it's creating a brand new central London destination from scratch.

It is the latest link in a chain of high quality developments that extends from Hammersmith in the west to Canary Wharf and beyond in the east. One day the last riverside site will be taken, but until then new developments large and small will continue to spring up to fill gaps, forge new communities and meet the demand for high-quality living with a Thames view.



NEW WAVE THINKING

Words by Stuart Heath

Daniel Woods, based in Knight Frank's Tower Bridge office, is one of those people who doesn't just love the sea – he positively needs it. His passion for surfing has taken him around the world, from Bali to Bondi, and now sees him go to great lengths to fit regular trips to Cornwall into his busy London life.

"Even if it's six or seven hours each way to get down to Newquay and we only manage an hour's surfing, it's still worth it," he says. "I try to plan long weekends but it's not always possible, so we have to make do with a day or so on the beach and hope that the wave gods smile on us."

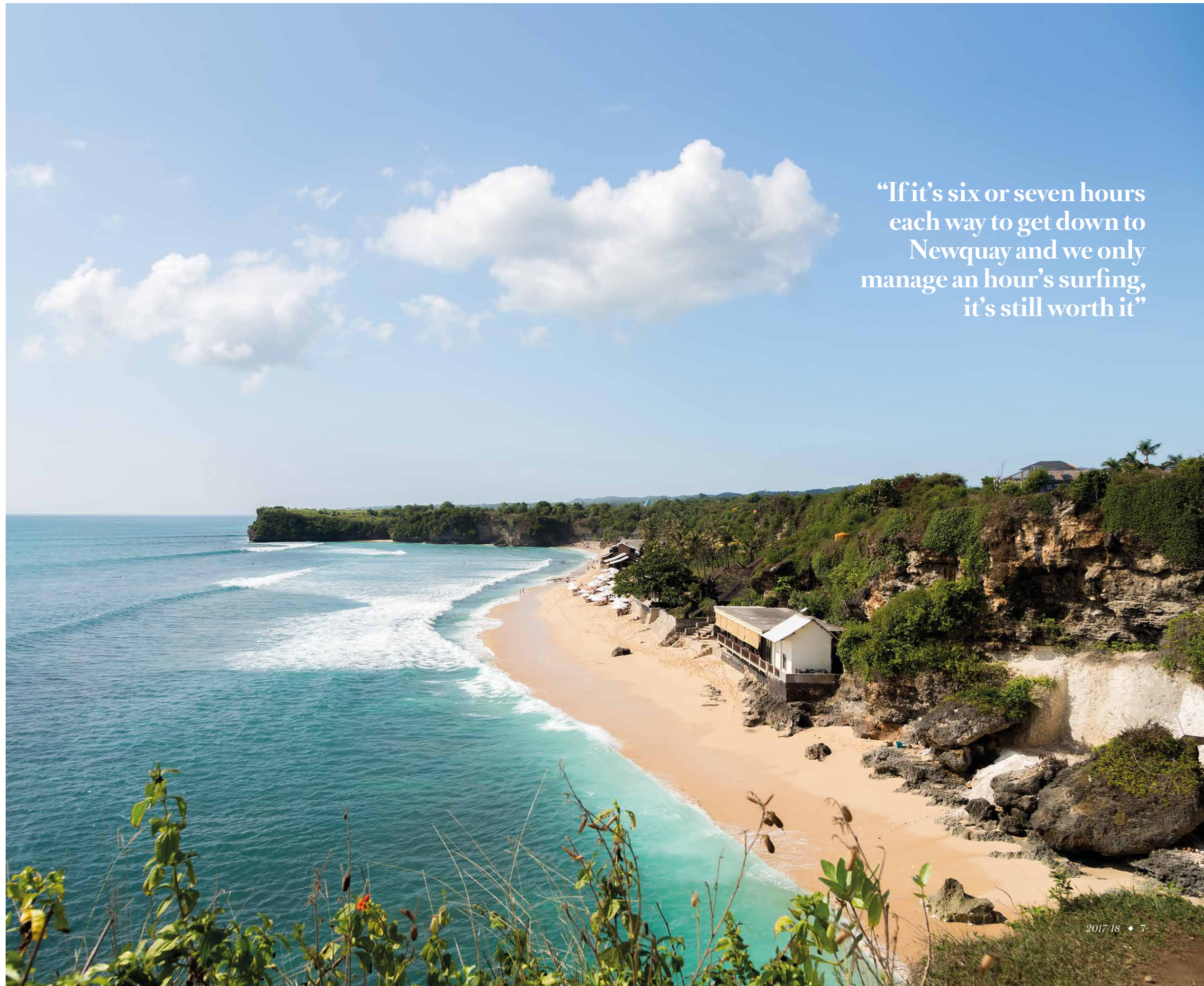
When asked what it is about surfing that pulls him so strongly, he goes quiet for a few moments to gather his thoughts. "It's difficult to sum it up. That first initial hit of the cold water; it clears the mind instantly. You might have had a stressful week, but as soon as you're in it's just you and the water. From that first wave you're transported – it's pure relaxation." He explains that his surfing

trips have become an essential part of his approach to his work too, acting like a kind of re-set switch.

"My mental space is so much clearer when I've spent a few days surfing," he says. "I feel totally recharged when I get back to the office. I can put a lot more into my work and get more out of it too. I don't think I'd be exaggerating to say that I need it to do my job."

"There's also the physical dimension to it. You certainly feel like you've had a week of gym sessions by the time you get back to your desk after a weekend in the waves."

Daniel's a real advocate for the all-round benefits of the sea in general and surfing in particular, and believes more people need to find the time to get out there as a balance to their city lives. "It might be an effort but it pays you back in so many ways," he says. "I genuinely believe if more people made it to the coast more often, our cities would be happier, more relaxed places to be."



“If it’s six or seven hours each way to get down to Newquay and we only manage an hour’s surfing, it’s still worth it”



Image courtesy of Battersea Power Station Development Company

Computer generated images for indicative purposes only



“Staff can run or stroll along the river during their lunch break; employers know that it’s a big positive in terms of the quality of their working life”

THE WATER WORKS

It's well known that living on or near the water has a therapeutic effect – there's something about the feeling of calm and space it provides in today's hectic world that's 'good for the soul'.

Words by Richard Proctor, Partner, Head of Central London Tenant Representation

In his book *Blue Mind*, marine biologist Wallace Nichols looks at the remarkable effect being 'near, in, on or under' water has on our happiness, health, relationships and performance at work. He finds that the positive effects of a watery outlook can be compared to that of green space, giving our minds 'breathing space' that reaps rewards in every part of our lives.

With wellbeing high on so many corporate agendas today, employers are paying attention to Nichols and other researchers and realising that their choice of office location can play a big part in reducing stress levels in the workplace. As a result, Knight Frank's Commercial team is reporting that more and more clients searching for offices are adding 'waterside location' to their wishlist.

In central London, the Thames is obviously the number one choice for a water view. Recent years have seen flagship commercial developments reshaping the South Bank skyline in particular – from the Shard across the river from the City, to the redevelopment of Battersea Power Station where Apple is signed up as one of the first tenants. Whether staff can see the river from their desk or can simply stroll along it during their lunch break, employers know that it's a big positive for their people in terms of the quality of their working life.

Beyond the river, London also has a number

of canals and marinas that have proved a magnet for businesses over the years, typically with high-end conversions of former warehouses creating new waterside communities. Developers are equally aware of the draw and often incorporate water features in their public realm areas.

Tellingly, the water factor is evident in the way landlords are marketing property. For example, Blackstone recently rebranded Cannon Bridge House as The River Building and when UBS redeveloped their office next to Cannon Street on the banks of the Thames, they changed the name from Mondial House to Watermark Place.

So the positive effects of working beside water seem to be universally accepted and the growing popularity of waterside properties looks as unstoppable as the Thames itself. It's clear that whether you are perched high in an office tower by the Thames or enjoying canal views from your home office in Little Venice, there's nothing like a little water therapy to soothe away the stress of the working day.



THE WATERFRONT

Prime homes on the water’s edge are still in high demand as the ultimate lifestyle choice.

By Oliver Knight, Associate, Residential Research

The UK is home to a variety of waterfront locations that appeal to a diverse collection of buyers, but waterfront living often comes with a premium. Whether it is a country house by the river, a one-bedroom apartment by the sea or a cottage by a loch, a clear premium is paid by buyers for homes in close proximity to water. "For a number of purchasers it's the ultimate life-style choice," Christopher Bailey, Head of National Waterfront at Knight Frank, says. "Waterfront property is very niche and very desirable, often in a market of its own and that helps to underpin values."

Indeed, according to the latest Knight Frank Prime Waterfront Index, compiled by valuations from Knight Frank's experts across the country, prices for prime waterfront properties are as much as 81% higher than comparable inland properties.

The index measures the potential value uplift for prime homes on the water's edge, or within close proximity to water, compared with similar properties located further inland.

Not all prime waterfront properties are equal, of course, and a closer look at the data reveals that the premium varies by location.

The South West offers the most added value at up to 105%. Christopher notes that the region is home to some of the country's most expensive waterfront properties, with Sandbanks, Rock, St Mawes and Salcombe some of the hotspots.

"The most significant proportion of West Country buyers are looking to move out of London and the Home Counties bordering the M25," Christopher adds. "Interestingly, there is also significant interest in luxury waterfront properties from the Midlands, stretching down to the Bristol area. Many of our clients who are selling their homes, particularly in the South Hams, live in the Midlands and come down for the weekends and holidays via the M6 and M5 motorways." In East Anglia, the very best waterside homes can command premiums of up to 51%, dropping slightly to 48% in the South East and 43% in Scotland. Such impressive figures are underpinned by the fact that the most desirable coastal towns and cities across the UK appeal to a broad range of buyers.

"The diverse nature of waterfront property across the UK attracts a real mix of buyers from all walks and at all stages of life, whether they be upsizers, downsizers or simply those looking for a lifestyle change." Christopher says. "International buyers also form a small, but important, part of the market."

And the appeal really is global. Our web-search data shows that individuals from all over the world searched for prime waterfront property in the UK last year, led by potential buyers in the US, Germany, France and Spain. A weaker pound following the EU Referendum has also benefitted non-sterling denominated purchasers, with Knight Frank figures showing a notable increase in the volume of expats buying waterfront property in 2016/17 compared with the previous year. "In most cases the view is more important to buyers than the property itself," Christopher adds. "You can alter the property, but you can't alter the outlook. The most important aspect to understand from a buyer's perspective is the lifestyle that they are looking for and how that can be matched to the property they will buy."

OUTLOOK

The introduction of a higher rate of Stamp Duty for additional properties, including second homes from 1 April 2016, has had an impact on a market where historically there has been a notable level of discretionary purchases.

"We are now over a year away from those changes and the market has broadly absorbed these additional costs," Christopher says. "However, the net result is that we are generally not seeing sales prices increasing. These changes to SDLT on second homes seem to be keeping a lid on any upward price movements in the near term."

“Waterfront property is very niche and very desirable, often in a market of its own and that helps to underpin values”

GLOBAL APPEAL

WEB SEARCHES FOR PRIME WATERFRONT PROPERTY ON KNIGHTFRANK.COM BY REGION* (JUN 16 - MAY 17)

REGION	PERCENTAGE OF SEARCHES
Africa	3%
Asia	6%
Australasia	4%
Europe	55%
Middle East	5%
North America	26%
South America	2%
TOTAL	100%

PRIME WATERFRONT PREMIUM BY REGION

Q2 2017

REGION	PRIME WATERFRONT PREMIUM
East Anglia	51%
Scotland	43%
South East	48%
South West	105%
Wales	25%
UK	81%

*Excludes UK Source: Knight Frank Research

Source: Knight Frank Research

COAST TO COAST

Buying a home on the coast is often a lifestyle decision, so the search can be much more about the type of property than its exact location. A family house with a pool in North Norfolk, for example, could tick just as many boxes as a similar home in South Cornwall. Fortunately, Knight Frank's specialist Coastal team spreads the net extremely wide – with many years' experience of covering the whole of the British Isles and far, far beyond.



Waterside

COASTAL ROAD, WEST SUSSEX

A brand new house built to a very high standard with a south-facing garden and direct access on to the greensward and the beach.

julia.robatham@knightfrank.com
+44 20 7861 5390

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 2 reception rooms
- Lift
- Beach front access
- Sea views

Price on application EPC: B



The Custom House

SALCOMBE, DEVON

A unique and historically special Grade II listed house in the heart of Salcombe, with incredible views over the main Salcombe anchorage towards East Portlemouth.

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

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 bathrooms
- 2 reception rooms
- Private parking
- Approximately 2,271 sq ft
- Income potential

GUIDE PRICE
£2,000,000





Mew Stone West

SALCOMBE, DEVON

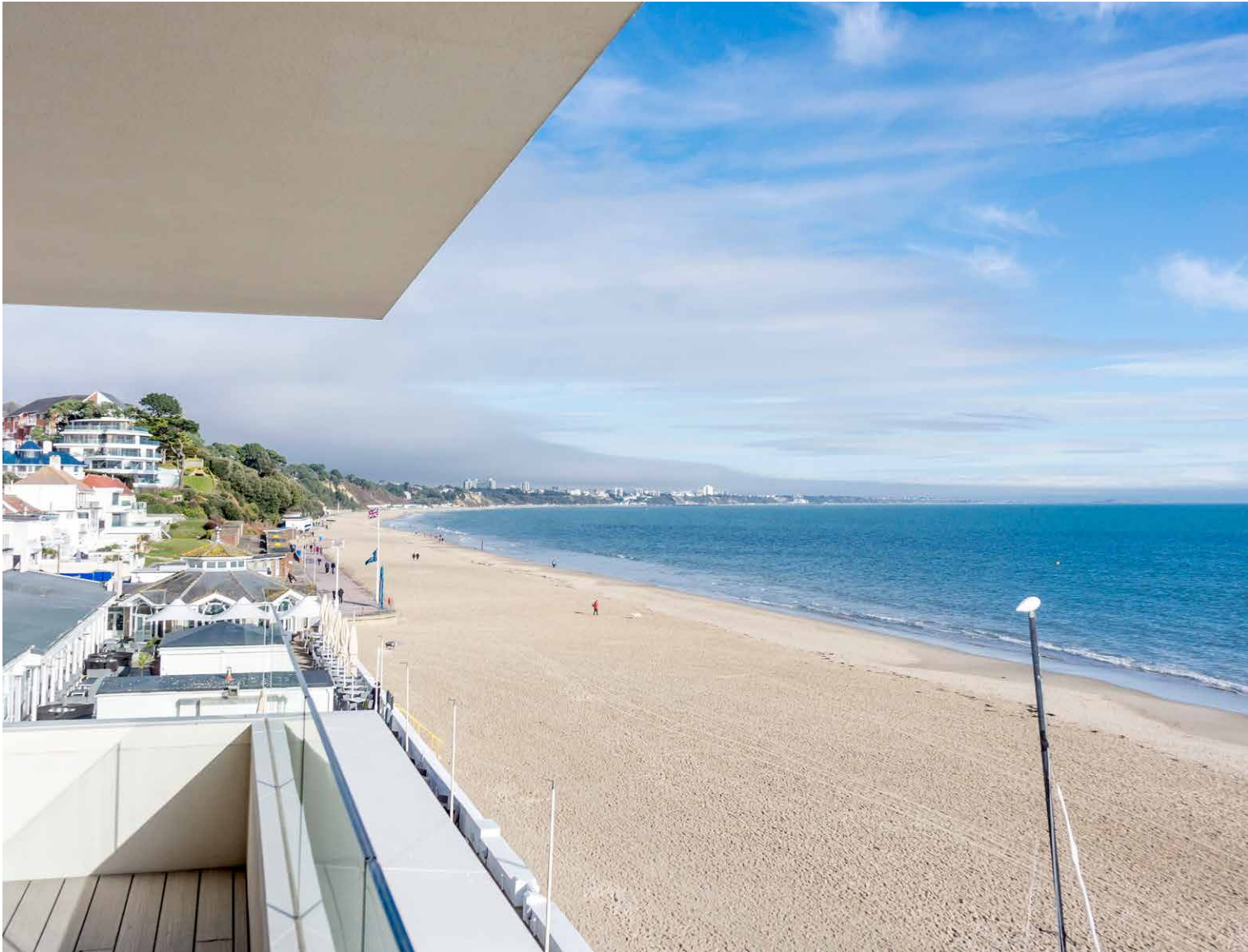
A striking contemporary property in the heart of Salcombe.

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

ACCOMMODATION INCLUDES:

- 5-6 bedrooms
- 6 bathrooms
- 2 reception rooms
- Steam room
- 3-car garage
- Approximately 3,875 sq ft

GUIDE PRICE
£2,750,000 EPC: B



ACE Apartments

SANDBANKS, POOLE

A stunning development of nine apartments offering unparalleled design, finish and location in one of the most desirable stretches of coastline in the UK.

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

DEVELOPMENT INCLUDES:

- 3-4 bedroom apartments
- Lift to all floors
- 12m indoor swimming pool
- 2 parking spaces per unit
- Leasehold – 999 years

PRICES FROM
£2,100,000 - £3,395,000 EPC: B





Herwood

SALCOMBE, DEVON

Prime residence in the heart of Salcombe and within easy walking distance into the town centre. Panoramic views up the Estuary and out to sea in one of the most sought after UK waterfront locations.

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

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- 5 reception rooms
- Garden room
- Summer house
- Approximately 5,060 sq ft

GUIDE PRICE
£2,500,000 EPC: F



Milton House

EAST PORTLEMOUTH, DEVON

Milton House is the ultimate lifestyle property, with panoramic views over the Salcombe Estuary. This meticulously designed home accentuates all aspects of waterfront living with modern comforts and excellent leisure amenities including a hot tub, steam room and gym.

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

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 3 reception rooms
- Swimming pool
- Foreshore with running mooring
- Approximately 6,594 sq ft

Price on application EPC: B





Russet House

KINGSTON GORSE, WEST SUSSEX

A new striking coastal home, with the most sophisticated technological infrastructure and beautifully landscaped grounds, located in a prestigious private estate between Chichester and Brighton.

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

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- 4 reception rooms
- Planning permission for swimming pool
- Double garage
- Separate self-contained annexe

GUIDE PRICE
£2,950,000 EPC: C



Nancorras

ST MAWES, TRURO

Rural waterfront living with a range of outbuildings, only 2.5 miles from St Mawes, one of the most sought after locations in the UK.

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

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 2 reception rooms
- Direct water frontage
- Set in approximately 15 acres
- Approximately 4,692 sq ft

GUIDE PRICE
£2,250,000 EPC: D





Netherwood

SALCOMBE, DEVON

Planning permission granted for a new dwelling in a prime position in the heart of Salcombe, with some of the most sought-after panoramic waterfront views in the UK.

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

ACCOMMODATION INCLUDES:

- 4-6 bedrooms
- 3-6 bathrooms
- 3 reception rooms
- Swimming pool
- Boat store
- Approximately 2,640-5,706 sq ft

Price on application EPC: D



Gorse Hill, Vico Road, Killiney



DUBLIN, IRELAND

One of Dublin's finest coastal properties enjoying gracious family accommodation of approximately 950 sq m. Situated on terraced gardens providing spectacular views of Killiney Bay located on approximately two acres.

ACCOMMODATION INCLUDES:

- 6 impressive double bedrooms
- 8 bathrooms
- Impressive hallway with open fireplace
- 4 reception rooms
- Standing elevated site of approximately 2 acres
- Electric timber gates access the driveway

rena.okelly@ie.knightfrank.com
+353 1 6342466

GUIDE PRICE
€8,500,000 BER: C1

Wolf Rock, Ballynacarrig, Brittas Bay



WICKLOW, IRELAND

Wolf Rock is an outstanding modern contemporary detached residence constructed on an elevated site of approximately 3.7 acres. The house extends to approximately 474 sq m and is designed to encompass to the maximum the panoramic views of the coastal region of Co. Wicklow.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 5 bathrooms
- 2 reception rooms
- Travertine marble floors
- Mahogany and walnut floors
- Automated day blinds

rena.okelly@ie.knightfrank.com
+353 1 6342466

GUIDE PRICE
€1,500,000 BER: C2

The Little Place



LYME REGIS, DORSET

Iconic Grade II listed late Georgian villa in its own oasis with stunning views of the Jurassic Coast.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 5 bathrooms
- 3 reception rooms
- Double garage
- Garden

luke.pender-cudlip@knightfrank.com
+44 1935 812236

GUIDE PRICE
£1,250,000

Little Ravenswell



KINGSWEAR, DEVON

A beautiful, south-facing waterfront property with direct water access, and views out to sea and up the Dart Estuary.

ACCOMMODATION INCLUDES:

- Principal bedroom with en-suite bathroom & dressing room
- 3 further bedrooms & family bathroom
- Integral 1 bedroom annexe & single garage
- 3 reception rooms
- Terrace, level lawn & running mooring
- Approximately 3,348 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,750,000 EPC: E

The Quarterdeck



WEYMOUTH, DORSET

Contemporary house situated in a commanding position with magnificent views over Weymouth Bay towards Portland.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 2 reception rooms
- 3 large terraces
- 2 balconies
- Double garage
- Garden

luke.pender-cudlip@knightfrank.com
+44 1935 812236

GUIDE PRICE
£995,000 EPC: B

The View, Frobisher Lane



SALCOMBE, DEVON

Situated at the end of a cul de sac lane occupying a quiet and relatively secluded position. In front of the house are panoramic views out across Salcombe to the Estuary and countryside in the far distance. Parking for up to six cars and a double garage.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- 2 reception rooms
- Terraced decking & garden
- Private parking
- Approximately 2,018 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,250,000 EPC: D

Burgh Island Causeway



BIGBURY-ON-SEA, DEVON

Immaculate high-end finish and offering the perfect family holiday location. Ideal either as a second home or as an investment property for top-end holiday lets, with surfing, sailing and golf on the doorstep and use of an indoor pool, gym and café.

ACCOMMODATION INCLUDES:

- 2 bedroom suites (1 with a bath & the other with a shower)
- Open plan kitchen/dining/living room
- Use of shared leisure facilities including gym & indoor pool
- Secure allocated parking & boat park
- 980 year lease
- Approximately 886 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£619,995 EPC: B

Kennaway Apartments



EXETER, DEVON

The Kennaway waterside development is an imaginative, newly converted, handsome former warehouse on Exeter's historic quayside that features seven luxury waterfront apartments within the fabric of an idyllic period building.

DEVELOPMENT INCLUDES:

- 1-3 bedroom apartments
- 1-2 bathrooms (nearly all en-suites)
- Communal atrium area with integral PV solar system
- Balconies
- 124 year lease
- Approximately 1,033-2,012 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

PRICES FROM
£395,000 - £795,000

Gibraltar House



ST MAWES, CORNWALL

An immaculate family home ideally suited as a principal residence, holiday home or as an investment property; it currently generates a good rental income stream. The house is just a short stroll down to the town centre and beach.

ACCOMMODATION INCLUDES:

- 2 downstairs double bedrooms
- 2 further bedrooms (1 en-suite)
- First floor sitting room
- Private garden & parking for 2 vehicles or boat trailers
- Approximately 1,590 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,450,000 EPC: F

Riverside, Golant



FOWEY, CORNWALL

A four to five bedroom detached family home or holiday home with waterfront views overlooking the Fowey Estuary in the heart of Golant. Includes an outdoor natural swimming pool, hot tub, private parking and garaging.

ACCOMMODATION INCLUDES:

- 4 bedrooms & 3 bathrooms
- 3 reception rooms plus study or 5th bedroom
- Double garage & private parking
- Natural outdoor swimming pool, hot tub & summer house
- Photovoltaic system
- Approximately 2,293 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,180,000 EPC: E

Marina House and Cottage



CAWSAND, CORNWALL

Marina House and Marina Cottage are a pair of semi-detached homes that have separate access off Garrett Street in the heart of Cawsand and share direct access on to the foreshore on Plymouth Sand.

ACCOMMODATION INCLUDES:

- House: 4 bedroom suites
- Cottage: 3 bedroom suites
- Separate decking & shared access to foreshore
- Parking for 1-2 cars
- Approximately 2,140 & 995 sq ft
- To be sold separately or as 1 lot

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE

House: £875,000
Cottage: £750,000 EPC: G

The View



KINGSWEAR, DEVON

With a private slipway on to the Dart Estuary and a single garage and parking bay. The garage has planning permission to convert into additional accommodation above three parking bays. South west facing with private garden and estuary views.

ACCOMMODATION INCLUDES:

- 4 bedrooms (2 with en-suite shower rooms)
- Family bathroom
- 2 reception rooms
- Single garage, further parking & private garden
- Private slipway & running mooring
- Approximately 2,456 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

Price on application EPC: F

Porthgwidden, Feock



TRURO, CORNWALL

Part of an historic waterside mansion with spectacular views across the Carrick Roads to the Roseland Peninsular, set within private estate grounds of over six acres.

ACCOMMODATION INCLUDES:

- 2 bedrooms, shower room & bathroom
- Dining room & sitting room/3rd bedroom
- Single garage with 2 parking spaces & space for boat trailer
- Direct waterfront access to the beach
- Use of private slipway, squash court, communal gardens & grounds
- Approximately 1,165 sq ft, 6.7 acres

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE

£510,000 EPC: F

The Bay, Cawsand



TORPOINT, CORNWALL

Prime waterfront new build apartments.

DEVELOPMENT INCLUDES:

- 2-4 bedrooms
- 9 apartments
- Private parking
- Direct access to beach
- Adjoining restaurant
- Due to be completed by October 2017

christopher.bailey@knightfrank.com
+44 1392 423111

PRICES FROM

£575,000 - £795,000

Duncannon House



STOKE GABRIEL, DEVON

An idyllic house with outstanding unspoilt views across the River Dart and South Devon countryside. This magical setting, facing almost south-west, has uninterrupted views downstream to the entrance to Bow Creek and upstream towards Sharpham.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 reception rooms
- Slipway
- Swimming pool
- About 1.5 acres

mark.proctor@knightfrank.com
+44 1392 423111

GUIDE PRICE
£2,200,000 EPC: F

High House



SALCOMBE, DEVON

A truly breathtaking, new build family home, beautifully presented with wonderful far-reaching panoramic views over Salcombe and out across the Estuary. Exceptional open-plan reception space and a kitchen breakfast/dining area.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- 2 reception rooms
- Games rooms
- Gym

mark.proctor@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,995,000 EPC: B

The Watch House, Fore Street



SALCOMBE, DEVON

A spectacular waterside home with direct water access and a running mooring off the landing platform in the middle of Salcombe. Grade II listed with steps leading down to the foreshore. A prime South Hams address.

ACCOMMODATION INCLUDES:

- Principal bedroom suite with an en-suite bathroom
- Bedroom with private balcony & 2 further bedrooms with family shower room
- 2 reception rooms
- Running mooring
- Approximately 1,460 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,500,000

Penfoye, Cliff



LOSTWITHIEL, CORNWALL

Offering direct access on to the River Fowey with a landing stage and dry mooring.

ACCOMMODATION INCLUDES:

- 4 bedrooms (2 en-suite)
- Family bathroom
- 3 reception rooms
- Gardens & stable yard
- In all about 1 acre
- Approximately 2,616 sq ft
- Landing stage & dry mooring

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,450,000 EPC: C

St Marys



DARTMOUTH

A substantial family home with breath-taking panoramic river views. Architecturally designed to exceptional standards to provide spacious living over two floors. Extensive decked balcony with impressive glass and stainless steel balustrade. Conservatory and garage.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 3 reception rooms
- Panoramic views of the River Dart

mark.proctor@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,175,000 EPC: C

Trenemans



THURLESTONE, DEVON

Outstanding contemporary houses by award winning architects. These eight unique new build properties, set in beautiful surroundings, offer stylish living for the 21st century.

DEVELOPMENT INCLUDES:

- 4 & 5 bedroom detached houses
- Sea or valley views
- Contemporary design
- Open-plan living spaces with bi-fold doors
- High quality finish

mark.proctor@knightfrank.com
+44 1392 423111

PRICES FROM
£1,100,000 - £1,350,000

Grey Roofs, Crackington Haven



BUDE, CORNWALL

Grey Roofs is a fantastic, new build home occupying a central position in Crackington Haven with far reaching views out across the bay and surf to the sea beyond.

ACCOMMODATION INCLUDES:

- Master bedroom suite
- 3 further bedrooms (2 en-suite) & family bathroom
- Open plan kitchen/dining/living room
- Balcony & terrace/wooden decking
- Media room
- Games room/bedroom 5/study/dining room
- Utility room & downstairs shower
- Cloakroom/WC
- Outside shower

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£990,000 EPC: C

Richmond, Main Road



SALCOMBE, DEVON


Panoramic views over the Salcombe Estuary with plenty of parking, four to five bedrooms and a lovely garden.

ACCOMMODATION INCLUDES:

- 4-5 bedrooms
- 2 family bathrooms
- 2 reception rooms
- Balcony
- Mature garden & garage
- Approximately 1,812 sq ft

christopher.bailey@knightfrank.com
+44 1392 423111

GUIDE PRICE
£1,200,000 EPC: F



DOWN BY THE RIVER

Living on the Thames offers a sense of calm and space that can be hard to come by in the midst of our frenetic capital. It's a feeling that has long drawn people to the river and, in recent years, has seen some of the world's leading architects competing with each other to frame the panoramic views. Our Riverside office is one of London's longest established teams specialising in developments along the Thames, and every year we bring some of the most sought-after properties to the market.



Moonraker

COOKHAM DEAN, BERKSHIRE

A brand new contemporary riverside residence with 149 ft of River Thames frontage.

daisy.casement@knightfrank.com
+44 20 7861 1230

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 6 reception rooms
- Private parking
- Garden

GUIDE PRICE
£4,250,000 EPC: B



West Hillborough Farm

WARWICKSHIRE

A superbly presented farmhouse sitting centrally within 49 acres of gardens and grounds with exceptional views over the River Avon and surrounding Warwickshire countryside.

william.ward-jones@knightfrank.com
+44 1789 297735

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 6 bathrooms
- 5 reception rooms
- 2 bedroom cottage
- Outbuildings including large entertainment barn
- Gardens & grounds in all about 49 acres with fishing rights

GUIDE PRICE
£3,750,000 EPC: E



One Blackfriars

SOUTHWARK, LONDON

One Blackfriars is a magnificent addition to the London skyline designed by award-winning SimpsonHaugh and Partners Architects. The 170-metre high tower with 274 luxury apartments is ideally placed at the heart of the South Bank.

nigel.fleming@knightfrank.com
+44 20 7861 5409

DEVELOPMENT INCLUDES:

- 50 storey tower with exceptional interior design, landscaped piazza & boutique hotel
- Fabulous panoramic views over the City & central London skyline
- Outstanding residents' facilities including health club with spa, swimming pool, gymnasium & 24-hour Harrods Estates concierge, private screening room, wine cellar & 32nd floor executive lounge

PRICES FROM
£2,330,000



Riverwalk

WESTMINSTER, LONDON

Riverwalk is a stunning new riverside residential complex. The development is located in the heart of Westminster and benefits from an enviable position on the north bank of the Thames, sitting at a prominent curve of the river. The development benefits from 24-hour Harrods Estate concierge, private gym and underground secure parking.

natalia.kashirina@knightfrank.com
+44 20 7861 1737

DEVELOPMENT INCLUDES:

- Apartments with direct river views
- Private gym
- 24-hour concierge
- Valet parking
- Leasehold 999 years

PRICES FROM
£1,250,000



One Tower Bridge

SOUTHBANK, LONDON

Just moments from the City, across the iconic bridge, One Tower Bridge offers the ultimate in five star living, in the very centre of the most exciting city in the world. These stunning homes offer spacious internal areas and have breathtaking views of Tower Bridge, the historic City of London and the beautifully landscaped Potters Fields Park.

tom.rundall@knightfrank.com
+44 20 7718 5223

DEVELOPMENT INCLUDES:

- 1, 2 & 3 bedroom apartments available
- 20-metre swimming pool, plunge pool & luxury spa
- State-of-the-art gymnasium, business lounge & virtual golf
- 24-hour Harrods Estates concierge & underground parking
- Landscaped communal gardens
- Boutique Lalit Hotel, The Ivy Restaurant & The Bridge Theatre

PRICES FROM
£1,450,000



Landmark Place

CITY OF LONDON

Landmark Place is situated on the City's riverfront by Tower Bridge adjacent to the Tower of London, UNESCO World Heritage Location. Its beautifully crafted interiors, iconic views of City Hall, HMS Belfast and The Shard, and hotel style amenities combine to create a truly elegant building.

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

DEVELOPMENT INCLUDES:

- South facing river views
- 0.3 mile walk to Tower Hill Station, 0.4 mile walk to Monument Station
- Hotel style amenities including pool, gym, 24-hour concierge, residents' lounge & cinema
- Iconic & timeless design
- Underground parking (by separate negotiation)

PRICES FROM
£862,500 - £10,750,000



The Tower Penthouse, Chelsea Creek

CHELSEA, LONDON

This spectacular five bedroom penthouse is located on the top two floors of the Chelsea Creek Tower. The penthouse is elegantly furnished and offers extensive living areas and terrace space with panoramic views over the London skyline.

nigel.fleming@knightfrank.com
+44 20 7861 5409

ACCOMMODATION INCLUDES:

- 5 bedrooms
- Approximately 5,447 sq ft of internal living area
- Approximately 3,327 sq ft of external terrace space
- Interior design by Lucarna Home
- Bespoke fitted kitchens
- Sky Garden with panoramic views over the London skyline
- Chelsea Creek residents' facilities include a spa, swimming pool, gymnasium, sauna, steam room & Jacuzzi

GUIDE PRICE
£16,950,000



Belvedere Gardens

SOUTHBANK PLACE, LONDON

Belvedere Gardens at Southbank Place is a beautifully designed river front building of 97 apartments, with interiors designed by Goddard Littlefair. Set in a prime position on the South Bank, this collection of apartments will offer panoramic views of the River Thames, Westminster and central London.

The sophisticated homes, arranged over the 10 and 20 storey building, vary in size from one to three bedrooms and penthouses.

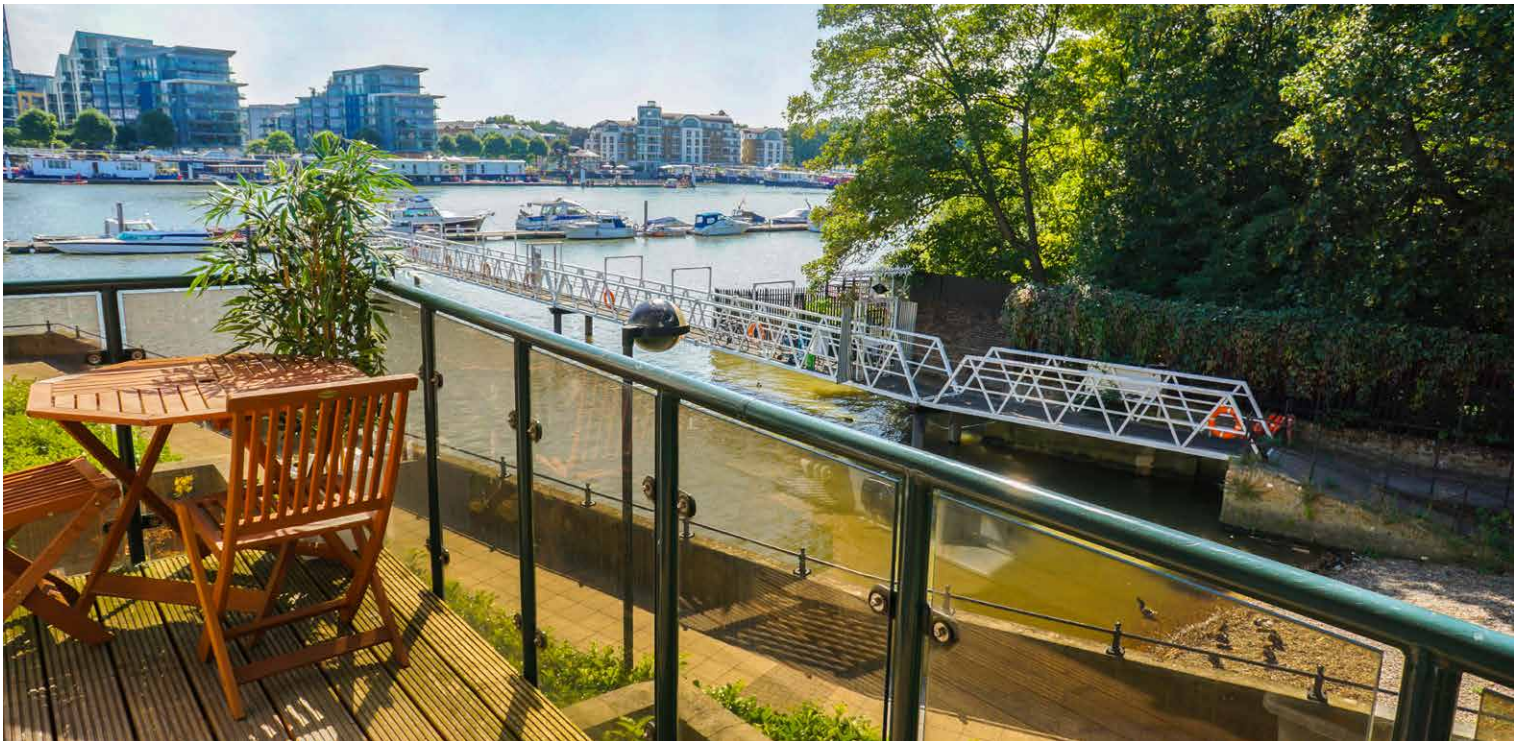
james.cohen@knightfrank.com
+44 20 7861 5377

DEVELOPMENT INCLUDES:

- Floor to ceiling windows reveal spectacular dual aspect views of London's landmarks including the Houses of Parliament, Whitehall & the London Eye
- Private residents' lounge & opulent outdoor terrace for entertaining
- Hotel-style reception & concierge facility
- Exclusive residents' health & fitness spa

PRICES FROM
£2,145,000





The High Command, Anchor Brewhouse

SOUTHWARK, LONDON

The High Command is a bespoke penthouse apartment situated in a historic converted warehouse, offering unrivalled views of London's iconic Tower Bridge, and the stunning City skyline.

daniel.woods@knightfrank.com
+44 20 3837 1524

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- 2 reception rooms
- Roof terraces
- Private lift & 4 private parking spaces
- Approximately 5,489 sq ft

Price on application EPC: C

FULHAM, LONDON

A modern first floor apartment in a gated development, benefiting from secure underground parking and a generous west-facing balcony with river views.

nicola.miller@knightfrank.com
+44 20 7751 2406

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Reception room
- Balcony
- Private parking

GUIDE PRICE
£1,050,000 EPC: B



Albion Riverside

BATTERSEA PARK, LONDON

An impressive three bedroom penthouse with some of the best views the building has to offer, incorporating Albert Bridge and also the river westwards. In excellent condition and very well presented.

matthew.smith@knightfrank.com
+44 20 3597 7683

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- 2 reception rooms
- 24-hour concierge
- Leisure facilities & swimming pool
- 2 parking spaces

GUIDE PRICE
£7,000,000 EPC: E



Neo Bankside

SOUTHBANK, LONDON

A very desirable apartment in NEO Bankside with three generous bedrooms and stunning views of St Paul's Cathedral, Tate Modern gallery and the River Thames. A very beautiful interior in all rooms offering contemporary stylish living.

matthew.smith@knightfrank.com
+44 20 3597 7683

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Winter garden
- 24-hour concierge
- Leisure facilities
- Private parking

GUIDE PRICE
£4,350,000 EPC: C





The Belvedere

CHELSEA HARBOUR, LONDON

A beautiful 15th floor apartment, currently arranged with two bedroom suites, the master with a very generous dressing room. Recently renovated to a high standard and offering sensational views of the river and the capital.

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 3 bathrooms
- Spacious reception/dining room
- 24-hour concierge
- 2 balconies
- 2 parking spaces

matthew.smith@knightfrank.com
+44 20 3597 7683

GUIDE PRICE
£4,200,000 EPC: C



Riverside One

BATTERSEA PARK, LONDON

A sensational riverside apartment overlooking the River Thames. The bedrooms each have an en-suite and overlook Battersea and Ransomes Dock. This desirable corner unit with generous accommodation is in an enviable location in the building.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Spacious reception/dining room
- 24-hour concierge
- Leisure facilities
- Private parking

matthew.smith@knightfrank.com
+44 20 3597 7683

GUIDE PRICE
£4,000,000 EPC: C

Chiswick Quay



CHISWICK, LONDON

This beautifully presented townhouse is offered in excellent condition throughout. Chiswick Quay is a highly regarded development on the banks of the River Thames which incorporates an internal marina.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 bathrooms
- Reception room
- Garden & roof terrace with river views
- Garage & off street parking

andrew.wilkins@knightfrank.com
+44 20 8022 4422

GUIDE PRICE
£2,200,000 EPC: D

Montevetro



BATTERSEA PARK, LONDON

An exceptional opportunity to acquire one of the river's most exciting properties. The jewel in the crown of Montevetro, incorporating the top three floors of the building, with triple aspect views over London.

ACCOMMODATION INCLUDES:

- 5-6 bedrooms
- 3 bathrooms
- 3-4 reception rooms
- 24-hour concierge
- Leisure facilities
- 6 parking spaces

matthew.smith@knightfrank.com
+44 20 3597 7683

GUIDE PRICE
£9,500,000 EPC: B

Holland Gardens



BRENTFORD, LONDON

A stunning duplex penthouse apartment with panoramic river views of the Thames and Kew Gardens, a short walk from Kew Bridge Mainline Station.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- Open plan reception/kitchen/dining room
- 2 roof terraces
- 2 balconies

andrew.wilkins@knightfrank.com
+44 20 8022 4422

GUIDE PRICE
£1,095,000 EPC: F

Albion Riverside



BATTERSEA PARK, LONDON

This property is unique within this iconic building by Norman Foster, who arranged the internal layout for the current owner. Four flats were joined together to create an apartment that sits within the most desirable position in this modern and unusually shaped building.

ACCOMMODATION INCLUDES:

- 6-8 bedrooms
- 7 bathrooms
- 3 reception rooms
- 24-hour concierge
- Leisure facilities & swimming pool
- 4 parking spaces

matthew.smith@knightfrank.com
+44 20 8022 4422

GUIDE PRICE
£10,000,000 EPC: F

ESCAPE TO THE SUN

From Venetian palazzos to Miami penthouses, Sydney harbourside homes to private Caribbean islands, there are so many ways to indulge the dream of a waterfront escape. With an international network of 418 offices working together, Knight Frank has an exceptionally well-connected team on hand to help you find the one that meets your lifestyle and investment needs exactly.



Cannes

COTE D'AZUR, FRANCE

Exceptional apartment ideally located close to the Old Port of Cannes as well as the world renowned Croisette. South-facing panoramic views over the Mediterranean.

jack.harris@knightfrank.com
+44 20 7861 1139

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- 2 reception rooms
- Spacious terraces
- Garage

GUIDE PRICE
€2,700,000



Le Trayas

COTE D'AZUR, FRANCE

A stunning waterfront villa set within approximately 1.24 acres of mature gardens with a guest house, guardian's house and staff accommodation. Offering private access to the beach and impressive views of the sea.

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

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 8 bathrooms
- Open plan reception room
- Heated swimming pool
- Pool house with summer kitchen
- Fitness room & double garage

GUIDE PRICE
€13,900,000

No. 1 Charlottenburg



BERLIN, GERMANY

No. 1 Charlottenburg is a truly exceptional residential complex in the heart of the vibrant city of Berlin. Its central location, a few minutes walk from the busy Straße des 17. Juni, is peaceful and calm with spacious gardens on the banks of the River Spree.

DEVELOPMENT INCLUDES:

- 1-3 bedrooms
- En-suite bathroom & guest bathroom
- 272 apartments in 2 waterfront towers & 13 traditional townhouses
- Direct access to the waterfront
- Balconies, loggias or private gardens
- Elevator & secure parking spaces

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

PRICES FROM
€293,770

Upside Berlin



BERLIN, GERMANY

In full view of the River Spree, an entirely new city quarter is emerging. Upside Berlin consists of two high-rise building ensembles and is a landmark, a home, and an architectural statement with a few extras. Responsible for the buildings is the renowned office of Nöfer Architekten, which made its name through the development of many sophisticated clusters of architecture in Berlin and beyond.

DEVELOPMENT INCLUDES:

- 1-3 bedroom apartments from 60 to 136 sq m
- Unobstructed water views
- 184 units on 22 storeys
- Concierge services & spacious lobby
- Underground parking
- Roof terrace & landscaped roof garden

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

PRICES FROM
€350,000

Cala di Volpe



SARDINIA, ITALY

A typical Sardinian property, located in the quiet residential area of La Celia, just a few minutes away from Porto Cervo and the popular beaches of La Celia and Capriccioli. The villa is surrounded by a beautiful Mediterranean garden with various terraces and the swimming pool overlooks the sea on to Porto Rotondo.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Swimming pool
- Mediterranean garden
- Approximately 300 sq m

rupert.fawcett@knightfrank.com
+44 20 7861 1058

GUIDE PRICE
€9,100,000

Palazzo Da Mula



VENICE, ITALY

Noble Floor in Palazzo da Mula – a palace of significant historical significance, built in the 1400s by the Da Mula Family, one of the founding families of Venice. The palace directly overlooks the Grand Canal, with nine windows and a private balcony. The interiors are of significant note, featuring historical frescoes and original upholstery.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Mooring/berthing
- Balcony
- Approximately 840 sq m

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

GUIDE PRICE
€12,500,000



Sol de Mallorca

MALLORCA, SPAIN

A spectacular luxury waterfront villa offering bright and spacious contemporary living accommodation and breathtaking views of the sea. Set in a well presented Mediterranean garden with open and covered terraces.

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

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 2 reception rooms
- 1 bedroom guest apartment
- Infinity swimming pool
- Summer kitchen with BBQ area

GUIDE PRICE
€8,200,000

New Golden Mile

MARBELLA, SPAIN

One of the finest frontline beach homes on the coast, ideally located within a short distance to Puerto Banús. Newly built and designed with every feature required to integrate comfort and leisure.

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

ACCOMMODATION INCLUDES:

- 12 bedrooms
- 3 reception rooms
- Indoor & outdoor swimming pools
- First floor sundeck with lounge bar
- Fully fitted gym with sea views
- Cinema & entertainment areas

Price on application



Computer generated images for indicative purposes only



Eighty Seven Park

MIAMI BEACH, USA

Eighty Seven Park is a selection of private, oceanfront homes designed to seamlessly embrace both park and ocean. Located in Miami Beach's newest neighbourhood, it is the first residential project by Pritzker prize-winning architect Renzo Piano in the USA.

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

DEVELOPMENT INCLUDES:

- 70 residences featuring 1-5 bedrooms
- Expansive open plan layouts
- Interiors designed by RDAI
- 10ft ceiling heights
- Generous sun-decks
- Designated "resident's key" for private park

PRICES FROM
US \$2,450,000



Computer generated images for indicative purposes only



Four Seasons Fort Lauderdale

FLORIDA, USA

Introducing Four Seasons Private Residences, where luxury and legendary service combine to create a new oceanfront destination for Four Seasons living. The striking interiors and exteriors are designed by an international team of visionaries including Tara Bernerd, Kobi Karp, Martin Brudnizki, Fernando Wong and developed by Nadim Ashi.

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

DEVELOPMENT INCLUDES:

- 1-4 bedroom residences
- Fully furnished & appointed & unfurnished options available
- Residences from approximately 780-6,000 sq ft
- Legendary Four Seasons services & amenities
- Expansive indoor living & outdoor terraces
- Panoramas of Atlantic Ocean & Intracoastal Waterway

PRICES FROM
US \$2,000,000



Coral Gables

MIAMI, USA

Located in a very prestigious gated community, this stunning home features nearly 43 metres of waterfront, a fully equipped outdoor kitchen and integrated Lutron and Sonos systems.

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

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 5 bathrooms
- Outdoor shower
- Wine cellar
- Infinity swimming pool
- Approximately 910 sq m

GUIDE PRICE
US \$7,995,000



Shelter Island

THE HAMPTONS, USA

Tucked away on a very private and secluded area of Shelter Island, this quaint, traditional home was custom-built in 2009 and situated perfectly on the property. The interior rooms never lack light or a water view.

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

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Swimming pool
- Private dock
- Approximately 393 sq m

GUIDE PRICE
US \$4,150,000





CASTLE COTTAGE – Dartmouth, Devon
GUIDE PRICE £795,000 | +44 1392 423111 | 3 bedrooms | EPC: E



EGREMONT TERRACE – Salcombe, Devon
GUIDE PRICE £1,295,000 | +44 1392 423111 | 4 bedrooms | EPC: E



TREVETH, PORTHCURNO – Penzance, Cornwall
GUIDE PRICE £595,000 | +44 1392 423111 | 4 bedrooms | EPC: E



TYWARDALE – Wadebridge, Cornwall
GUIDE PRICE £650,000 | +44 1392 423111 | 5 bedrooms | EPC: G



ROYAL WILLIAM YARD – Plymouth, Devon
GUIDE PRICE £550,000 | +44 1392 423111 | 3 bedrooms | Listed



SANDWOOD – Kingsbridge, Devon
GUIDE PRICE £2,200,000 | +44 1392 423111 | 4 bedrooms | EPC: E



CORNEY REACH WAY – Chiswick
GUIDE PRICE £975 per week | +44 20 3435 6454 | 5 bedrooms | EPC: D



THAMES QUAY – Chelsea Harbour
GUIDE PRICE £2,700 per week | +44 20 3597 7680 | 5 bedrooms | EPC: E



ARMILLARY HOUSE – Fowey, Cornwall
GUIDE PRICE £725,000 | +44 1392 423111 | 4 bedrooms | EPC: E



THE PENTHOUSE, 15 ESTURA – Salcombe
GUIDE PRICE £1,300,000 | +44 1392 423111 | 3 bedrooms | EPC: C



PIAZZA CAVOUR – Lake Como, Italy
GUIDE PRICE €2,380,000 | +44 20 7861 1057 | 3 bedrooms



ATTICO ZOAGLI – Genoa, Italy
GUIDE PRICE €1,500,000 | +44 20 7861 1058 | 4 bedrooms



MONTEVETRO – Battersea Park
GUIDE PRICE £3,250,000 | +44 20 3597 7670 | 2 bedrooms | EPC: C



CROWN REACH – Pimlico
GUIDE PRICE £2,150,000 | +44 20 3597 7670 | 2 bedrooms | EPC: C



WOOD COTTAGE – St Ives, Cornwall
GUIDE PRICE £1,250,000 | +44 1392 423111 | 5 bedrooms | EPC: E



KIRK HOUSE – Polperro, Cornwall
GUIDE PRICE £479,000 | +44 1392 423111 | 5 bedrooms | Listed



HIRST COURT – Grosvenor Waterside, Belgravia
GUIDE PRICE £1,985,000 | +44 20 3597 7670 | 2 bedrooms | EPC: C



NEO BANKSIDE – Southbank
GUIDE PRICE £1,680,000 | +44 20 3597 7670 | 2 bedrooms | EPC: C



TREFELIX – Trebetherick, Cornwall
GUIDE PRICE £3,500,000 | +44 20 7861 1717 | 7 bedrooms | EPC: E



WESTCLIFFE – Talland Bay, Cornwall
GUIDE PRICE £1,750,000 | +44 1392 423111 | 6 bedrooms | EPC: E



LE TRAYAS – Cote D'azur, France
GUIDE PRICE €3,750,000 | +44 20 7861 5034 | 8 bedrooms



OUTSET – Salcombe, Devon
GUIDE PRICE £1,150,000 | +44 1392 423111 | 6 bedrooms | EPC: D



LILLEBY – Salcombe, Devon
GUIDE PRICE £1,950,000 | +44 1392 423111 | 6 bedrooms | EPC: E



TREE TOPS – Helford, Cornwall
GUIDE PRICE £995,000 | +44 1392 423111 | 5 bedrooms | EPC: F

OUR EXPERTISE

INDEPENDENT, INTERNATIONAL, COMMERCIAL, RESIDENTIAL.
Local expert, globally connected.

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

WORLDWIDE OFFICES

Knight Frank knows the world. With over 122 years' experience, we provide our clients with global coverage via 418 offices and more than 15,000 property professionals throughout Europe, Asia-Pacific, Africa, the Middle East and the Americas, focusing on all the prime residential and commercial property markets of the world. For a full listing of our international offices, visit knightfrank.com.

GLOBAL PROPERTY WEALTH

Ours is a fully integrated residential and commercial real-estate advisory service focusing on the needs of high-net-worth clients, family offices and wealth advisors. Based in London, we work closely with all Knight Frank offices around the globe, providing a single point of contact for the firm's services, including sales, acquisitions, leasing, valuations, and asset and property management.

Commercial: **DEBORAH WATT**

on +44 20 7861 1678

Residential: **PADDY DRING**

on +44 20 7861 1061

PRIME CENTRAL LONDON

The Prime Central London team is based at Knight Frank's global headquarters on Baker Street. We focus our attentions purely on the property requirements of ultra-high-net-worth individuals in the capital's super prime market.

DANIEL DAGGERS on +44 20 7861 1758

LONDON PROPERTY SALES

Our London network of 30 strategically placed offices ensures that we offer comprehensive coverage of the capital's foremost property hotspots. The network is constantly evolving in tandem with the ongoing growth and development of London, and agents from each office work together to ensure clients benefit from a joined-up approach, no matter where in London they're buying or selling.

NOEL FLINT on +44 20 7861 5020

PRIME INTERNATIONAL SALES

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

PADDY DRING on +44 20 7861 1061

NEW HOME SALES

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

RUPERT DAWES on +44 20 7861 5445

INTERNATIONAL PROJECT MARKETING

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

SEB WARNER on +44 20 7861 5426

RENTING, LETTING AND MANAGING RESIDENTIAL PROPERTY

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

TIM HYATT on +44 20 7861 5044

COUNTRY PROPERTY SALES

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

EDWARD ROOK on +44 20 7861 5115

CUSTOMER CARE

Our dedicated Customer Care team links overseas buyers of UK apartments with Knight Frank's award-winning residential services. Comprehensive and bespoke to each buyer, the experienced Customer Care team will guide buyers through the purchase process from original commitment, to practical completion.

FREDDIE HILLS on +44 20 7861 1732

KNIGHT FRANK FINANCE

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

SIMON GAMMON on +44 20 7268 2580

INTELLIGENCE

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

LIAM BAILEY on +44 20 7861 5133

RURAL ASSET MANAGEMENT

Our highly qualified and experienced valuers work closely with our agency and research teams to offer professional valuations – whether for lending, legal requirements, taxation or private purposes – on property across the UK and Europe. A full range of consultancy services is also provided across the complete property spectrum.

London: **JAMES THOMPSON**

on +44 20 7861 1075

Country & International: **TOM BARROW**

on + 44 1285 886684

ACQUISITION

The Buying Solution is the independent buying consultancy of Knight Frank, providing a personal and confidential property search and acquisition service in London and across the country. Our clients benefit from the expertise of our experienced, professional buying agents, who introduce them to properties that are for sale both by estate agents and private individuals, often before they come onto the open market.

London: **PHILIP EASTWOOD** on +44 20 7591 2641

Country: **JONATHAN BRAMWELL** and

MARK LAWSON on +44 1488 657912

MARINE CONSULTANCY

Marine property is an extremely diverse assets class, encompassing estuaries, ports, marinas, cliff tops and beaches. Knight Frank's Marine Consultancy team are specialists in marine property and have experience across all areas of land and property, within the UK and throughout the world.

STEPHEN BUTTERFIELD on +44 1489 667842

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