

WATERFRONT

VIEW

13TH EDITION

INTO THE BLUE

How to maximise
your property from a
design perspective

HERE & NOW

Expert insight and
inspiration for life by
the water's edge

THE FINEST WATERFRONT PROPERTIES FROM AROUND THE WORLD



BOODLES

1798

A FAMILY STORY

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



Cover image
Designed by architect
Guy Greenfield, Stealth House
is a futuristic waterfront
masterpiece overlooking
Coombe Martin Bay,
in North Devon (p44)
Shot by David Vintiner

Contents

FEATURES

Little Pipe Cay
Your private slice of paradise
4

Spotlight on...
Henley-on-Thames
6

Reflective visions
Understanding waterfront design
9

Less is moor
How to renovate a boathouse
14

Contacts
UK & international enquiries
84

PROPERTY

Riverside
Thameside residential property
19

Coastal
UK residential property
41

International
Global residential property
71

INSIGHT

UK waterfront
UK market research and trends
18

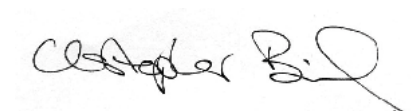
International waterfront
Global market research and trends
70

Connecting people and property, perfectly



WELCOME TO THE 13TH EDITION OF KNIGHT FRANK’S WATERFRONT VIEW

Welcome to the 13th edition of *Waterfront View*, Knight Frank’s annual publication dedicated to showcasing the very finest waterfront properties on the market, not just in the UK, but from around the world. In the past year, the global geopolitical climate has been more complex than ever but this hasn’t dented the market – or people’s enthusiasm – for waterfront property. Today, people are recognising their own mortality, seizing the moment and buying the homes of their dreams. For such people, a waterfront property isn’t just an investable commodity. While a waterside dwelling in the UK can command premiums upwards of 80% in comparison to a similar property further inland, people are buying these homes to live in, to enjoy and to pass down to the family. In this magazine there’s a wealth of fantastic content that will hopefully inspire you to ruminate on life by the water’s edge. From architect Roderick James’ in-depth design philosophies for maximising your property’s ‘interaction’ with the water (p9), to Knight Frank’s Head of Residential Building Consultancy, James Carter-Brown’s practical guide to renovating a boathouse (p14), we cover a spectrum of topics to suit all interests. We really do hope you enjoy the pages of this magazine and that you gain a greater understanding of how Knight Frank can help you buy or sell the perfect waterfront home by using our global network, intimate level of local insight and commitment to putting your happiness above all else.


Christopher Bailey
Head of National Waterfront



Property number RSI180047

ESCAPE TO A PRIVATE ISLAND

For a water view with utter exclusivity and privacy, you need your own island. In the Bahamas, there is a unique opportunity to join their rarefied ranks. Imagine dipping into the crystal clear azure water from your private pontoon, or hopping on to your yacht to explore nearby islands where the only footprints will be your own.

Little Pipe Cay is the kind of idyll that many dream of, but few have the chance to make reality. The freehold private island in the Exumas, 70 miles south east of Nassau, was uninhabited until its current owners acquired it 15 years ago and built five plantation-style houses dotted among the palms, with views over

four private, pristine white sand beaches.

The island has several hundred feet of dock frontage – useful considering the island is only reachable by boat or seaplane from a private terminal in New Providence.

“A private island is the tropical equivalent of being king or queen of the castle – and this is a once-in-a-lifetime opportunity. It’s what dreams are made of,” says Knight Frank’s Edward de Mallet Morgan, who describes Little Pipe Cay as not only one of the best private islands in the Bahamas, but in the Caribbean.

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FRIAR PARK

Friar Park is an extraordinary ornamental Victorian-themed gardens, spread across 62 acres. A 120-room, Grade-II Listed neo-gothic mansion house built in 1889 lies at the heart of the park. Today, visitors are welcome to explore the grounds and its many imaginative caves, underground passages, grottoes and alpine garden – complete with a to-scale version of the Matterhorn.

KENTON THEATRE
The 240-seater Kenton dates back to 1805, making it the fourth-oldest working theatre in the UK. Today it offers a varied programme of comedy, drama, music and art.

PHYLLIS COURT CLUB

Since 1906 the Phyllis Court Club has been a celebrated venue propping up Henley's social scene. Nestled within 18 acres of grounds, the club has sweeping vistas of the Thames from the main mansion house, as well as prime views of the Henley Regatta course. Members can enjoy everything from croquet on the lawns, wine tasting in the orangery or a fitness class in its high-spec fitness centre.



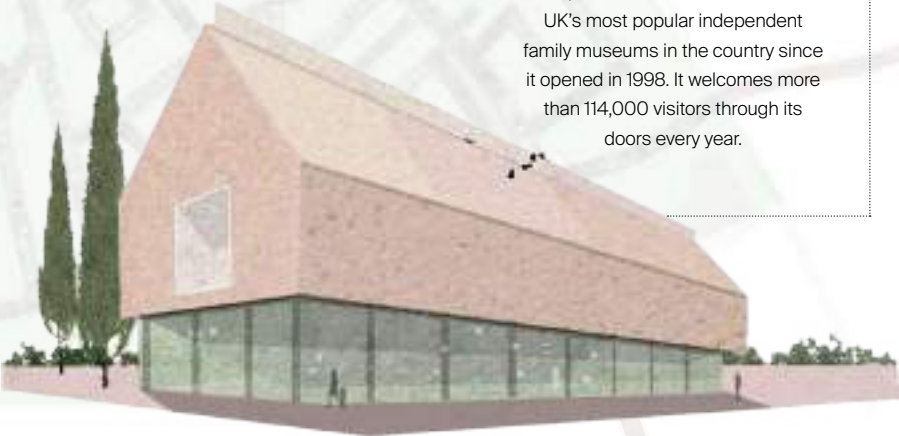
KNIGHT FRANK'S LOCAL OFFICE
Located at 20 Thameside, agents from the Henley-on-Thames office can provide intimate local area insight and the very best property the town has to offer.

HENLEY TRAIN STATION

SHAUN DICKENS AT THE BOATHOUSE
Chef Shaun Dickens has been quietly cooking up a storm at his restaurant, Shaun Dickens at the Boathouse, since 2013. Trained in some of the world's best Michelin-star restaurants, Dickens focuses on serving modern British cuisine in an elegant, contemporary fine-dining atmosphere. While booking ahead is advised, guests can enjoy drinks on the waterfront terrace at any time.

LEANDER CLUB
At 201-years-old, the Leander club is one of the oldest rowing clubs in the world. It has produced more Olympic and World Championship gold medallists than any other rowing club on the planet.

HENLEY RIVER & ROWING MUSEUM
The award-winning River & Rowing Museum may be the only of its kind in town, but has been rated one of the UK's most popular independent family museums in the country since it opened in 1998. It welcomes more than 114,000 visitors through its doors every year.



**SPOTLIGHT ON
HENLEY-ON-THAMES**

Henley-on-Thames is the quintessential English riverside town. Founded in the 12th century, this historic market town is perhaps best known for the Henley Royal Regatta, an annual five-day rowing event held in July and first established in 1839.

Straddling the tripoint of Oxfordshire, Berkshire and Buckinghamshire, the town's proximity to both London and to several main motorways makes it an attractive option for those commuting to work in London, Reading, Oxford and Maidenhead among others.

"Henley-on-Thames is a remarkable prime River Thames market town," says Nick Warner, Knight Frank's Office Head in Henley. "For many, living by the river, in town is a major draw, but I believe its geography matters too, in as much as Henley-on-Thames can be considered the gateway to the Chilterns.

"In one direction you're into very pretty, open countryside quickly, and in the other, it's very commutable for day-to-day life. Along with the plentiful amenities the town has to offer, it really does meet the aspirations of English riverside living."

EXPERTISE IS KEY



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REFLECTIVE *VISIONS*



Image: David Vintiner

A waterfront home represents the zenith in many people's property journey. But realising a home from the ground up represents a bigger, grander challenge. Leading waterfront architect **Roderick James** tells us what must be considered to make such aspirations a reality

Clockwise from right: Frank Lloyd Wright's 'Falling Water'; views down the Sound of Mull; Roderick and wife Amanda



Waterfront View

Take the work of American architect Frank Lloyd Wright for instance, and his steadfast belief that a building should facilitate “harmony between human habitation and the natural world”. His most famous design, the house ‘Fallingwater’ (1935), embodies this philosophy of ‘organic architecture’ perfectly, spreading itself partly over a waterfall on the Bear Run tributary, in the Stewart Township, Pennsylvania.

The house’s delicate flirtation with the river, its banks and the edge of the waterfall made it one of America’s most iconic feats of modern domestic architecture, reflected in the American Institute of Architects’ naming it as the “best all-time work of American architecture” in 1991.

James’ own design philosophies have been influenced by similar principles, with much of his work taking structural cues from the natural environment. Timber features heavily in his work, with some of his most popular designs being built around imposing oak frames.

“There is definitely a romanticism to using materials such as oak,” James explains. “People can get very excited when the oak frame goes ›

“THERE’S SOMETHING WONDERFULLY VARIED
ABOUT LIVING ON THE WATER. NO VIEW IS THE SAME.
IT’S VERY STIMULATING AND YET CALMING”

The relationship between human and water has taken on many forms. Mercantile cities rose on riverbanks, great civilisations fought battles at sea, canals connected industrial cities and navigators crossed oceans to discover new frontiers. Water’s fleeting, powerful drama is captured in Turner and Hokusai’s raging seascapes, its tranquility expressed in the rustic riverside scenery of Constable and Monet.

For millennia, living at the water’s edge was a necessity. Today, water fulfils a deeper, holistic purpose, and offers a tranquil respite from the intensity of modern cities. For those fortunate enough to realise their aspirations, building a home on the edge of a body of water presents an opportunity to connect with the spontaneity of the natural landscape.

“There’s something wonderfully varied about living in a property on the edge of the water,” says Roderick James, a British architect who

has spent a career designing innovative buildings, many against the backdrop of water. “No view is ever the same. It’s not like a field, where grasses and trees move with the wind and the sky will change, but with water, the light reflecting off every ripple is different, the sky and clouds are reflected in the water. It’s very stimulating and yet calming.”

Through his practice, Roderick James Architects LLP, James has spent the past 45 years crafting ambitious – and sometimes outlandish, yet sensitive – designs for a variety of structural types including waterside houses, cabins, boathouses, houseboats and pods.

James estimates that his practice has completed well over 1,500 projects across the UK, many of which have become indelible features in the landscape. For James and his colleagues, the connection between land and water offers a rich seam of inspiration to be mined. In this sense, waterfront design, and the opportunity for subsequent placemaking, has long occupied a special corner of the architect’s imagination.

Images: Laurel Highlands Visitors Bureau & Mark Nicholson





up, despite it actually only being a small part of the house,” he continues. The use of a specific material is something that will underpin any design philosophy, but when it comes to designing a building by the water, James insists placement is just as important. While this may sound obvious, the proximity to the water is something to consider carefully.

Simply building close to the water isn’t always ideal. James believes, height can “amplify” the relationship with the water. “Think about building ‘above’ the water, on a higher piece of ground overlooking a body of water,” he says. “It can really enhance all aspects of your view.”

Height in relation to water maximises peripheral vision too, meaning a structure can still feel “connected” to the water, without the obvious risks associated with actually being in it. “Sometimes building on higher ground amplifies what you can see and lengthens your horizon,” James adds. “From the elevated position of our home, Eagle Rock, for instance, you can see for 20 miles directly down the Sound of Mull.”

Ultimately, a waterfront property is an investment in the future – while the types of stunning property featured on the pages of this magazine

Eagle Rock

Argyll, Scotland

Perched high above the Sound of Mull, Roderick James’ designed Eagle Rock with his wife Amanda as both a personal retreat and the embodiment of a 40-year career in architecture. The 4,300 sq-ft home has stunning 20-mile panoramic views of the Sound, maximised by the structure’s height and elipitital design. Eagle Rock achieves 100% on its environment impact rating and 99% energy efficcency thanks to its clever power solutions, including 15kW photo-voltaic panelling, 450mm of recycled newspaper insulation and two wood stoves, one of which is positioned in the centre of the house.

Image: Woody James

“IN RECENT YEARS, WE’VE NOTICED A FAR GREATER

EMPHASIS ON ENERGY CONSERVATION BUT ALSO THE

LIGHT, TEXTURE AND SPACE WITHIN OUR BUILDINGS”

come at a premium thanks to their individual positioning and general scarcity, finding a plot of land to develop can be a more time-consuming, costly endeavour – supply is finite after all, if not actively protected. That’s why for those taking on such projects, investing in future technologies should also be considered.

James notes that ‘green’ design is no longer a check-box designers tick in an attempt to market the property more effectively, but a mandated requisite before a brief has even been created. And while ‘eco-friendliness’ is something James has been a proponent of since the 1970s, when he was the first director of the Centre for Alternative Technology in Wales, it’s now more than a fashionable buzzword in the world of architecture – it strikes at the core of all contemporary design philosophies.

This, James says, is something that’s become an imperative for his clients: “I think people are becoming more discerning about what they want. In recent years we’ve noticed a move to slightly crisper, cleaner lines and materials, a greater emphasis on energy conservation, and the use of light, texture and space within our buildings.”

This means using materials that are sturdy enough to withstand the abrasiveness of the elements; thin enough to provide insulation without compromising space; textured enough to allow light’s glittery dance with the water to play out on its surfaces. In James’ own house and his

*Roderick James’
Eagle Rock (left);
views of Cherry
Eyot (right, p24)*



other designs, heavy insulation is used to create a lovely warm environment through the use of 450mm of environmentally sound Warmcell recycled paper insulation, heat pumps, underfloor heating and triple glazing.

Eco-consciousness extends to the power sources, too; 15kW photo-voltaic panels capture sunlight to provide a substantial portion of his house’s energy. Such technology, James is keen to point out, has the radical potential to rethink the physical construction of buildings most exposed to the elements.

“They have a huge future as the world turns to electricity,” James posits. “I think spray-on photo-voltaics or thin-membrane photo-voltaics on the surfaces of a building – the walls, roof and so on – will replace the need for conventional surface-mounted panels.”

Such attention to the exterior sometimes comes at the expense of the interior, yet the inner sanctum of a home is naturally the part used for habitation the most. Space can be created using textures that enable light to fill a home or similarly limit it, to make the space more intimate.

James strongly subscribes to the idea that the way space is created internally should suit the utility of the home; if the dwelling will mostly be used in the winter or as a primary residence, maximise the space inside; if it’s primarily a summer house, think about making the connections with the outdoors as seamless as possible.

Achieving a sense of seamlessness with the environment may well be the end goal and is something to encourage. From there you can sit by the water’s edge, relaxed, floating away, lost in thought. It’s time to think about how you’ve built the home of your dreams.

roderickjamesarchitects.com

BUILDING A SANCTUARY

James Carter-Brown from Knight Frank's Building Consultancy tells you all you need to know about renovating a riverside boathouse

Buying a waterfront property can be the culmination of years of hard work, financial prudence and the desire to connect with the natural world in the most intimate of ways. For many, that connection can be enhanced through property features such as jetty, mooring or even a boathouse.

Boathouses can be a multi-function and multi-use, with the obvious being in the name – for storing boats. But today many people are converting them into spaces that help them interact with the water in a more holistic way.

Knight Frank's Head of Residential Building Consultancy, James Carter-Brown, says repurposing these structures isn't without its challenges, but presents a fantastic opportunity to create a recreational space that the whole family can enjoy.

“A boathouse should always be considered ancillary to the main residential structure and I would recommend people think of them like that before undertaking any construction project,” Carter-Brown says. “Think of them as a space you can use to get away from the hustle of daily life, have a coffee in the morning in, and watch the world go by with the river.”

Here are Carter-Brown's top things to consider when undertaking a riverside boathouse renovation.

What are the main challenges of taking on a project such as a boathouse renovation?

The biggest issue, quite simply, is the fact that the sub- and superstructure can start deep within the water, down to the foundations. Challenge wise, you obviously have to weigh up the cost associated with repairing a structure, or part of the structure, that's in water. How do you do that practically? Firstly you've got to retain the structure, drain the water out from a certain area, and then work in and around it safely.





Traditional boathouses are being converted as recreational and living spaces like 'Riverside' below (p24)



Your *marine* specialists.



“Think of a boathouse as a space you can use to get away from the hustle of daily life, have a coffee in, and watch the world go by on the river”

How should I start planning what you can do with a boathouse renovation?

I would determine what you want its use to be. I would recommend thinking about it purely as an secondary structure to the main property. Because of their original design, they're not always practical as a living space – they'll be made from lightweight materials and not be insulated to regulation standard. Besides, making a habitable space under current building regulations can be very tough.

What are the biggest pitfalls?

Well, you have to recognise that many of these structures are very old and probably haven't been shown much love in two to three decades. Unless they're Listed, you have to take its age into consideration as this will likely be a factor towards how much work you'll have to do, and the cost as a result.

If a boathouse is Listed, are you obliged to keep it in good repair?

The owner is the duty holder and is therefore responsible for making sure it is kept in good repair. Owners are required by law to keep any building that is Listed in good repair. We find many of our clients enjoy the conservation and heritage aspects of their property, however, as it's quite a special thing to own.

Are there environmental considerations you have to take into account?

Well it's crucial that you consider how water levels are rising, especially if you're looking at renovating a boathouse that's on a tidal stretch of riverfront – there's the potential that in three or four decades time that some of that structure might actually become totally submerged.

What does this mean for renovations of the interior?

I would recommend the use of any technology in the property to be relatively simple. It's not the place to install air conditioning or heating units, so the basics should suffice; electricity, running water – perhaps WiFi at a push. Remember, this should be a place to get away to, overdoing it could kill the atmosphere.

Are there any macro trends in construction that could affect a renovation?

More and more of our clients are installing sustainable power and renewable energy sources in their homes. With a boathouse – provided it's not Listed – solar panels could be placed on the roof, where they are out of view.

To find out how Knight Frank Building Consultancy can help you realise your construction ambitions, please contact james.carter-brown@knightfrank.com

Our specialist Marine Consultancy Team have over 20 years of experience across all marine property sectors. This means we're perfectly placed to advise you on a wide range of areas, from managing, selling and acquiring marine assets, to development, valuations and compensation. Whatever your needs, speak to us.

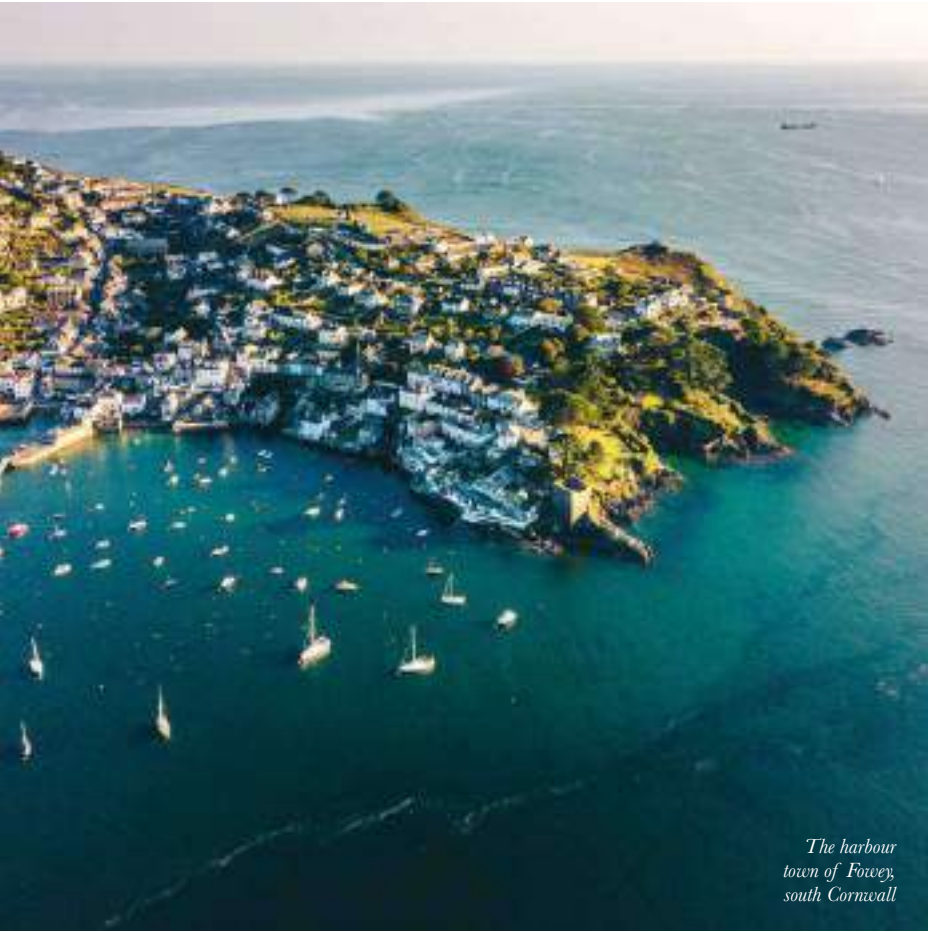
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UK WATERFRONT INSIGHT

By Oliver Knight,
Associate, Residential Research



The harbour town of Fowey, south Cornwall

Liquid assets

Water resources have long played an important role in the pattern of human settlement. Today however, owning a slice of a prime waterfront is less to do with its transport or agricultural value and far more to do with the iconic views and lifestyle it affords.

Such is the demand for frontline property, be it on a beach, river, lake or harbour, there is a clear premium paid by buyers for homes in close proximity to water.

According to the Knight Frank Prime Waterfront Index, compiled by valuations from Knight Frank’s experts across the country, that premium is as much as 80% when compared with similar prime properties located further inland without access to, or a view of, the water.

The lifestyle and additional amenities that a waterfront home offers is a key motivation for many buyers. From private moorings to jetties and quays, waterfront properties offer easy access to numerous watersports along with an ever-changing panorama.

Our data also reveals that position matters; being on an estuary or a harbour generates potential premiums of more than 100%.

UK PREMIUMS

The cliffs, coves and sailing havens of the South West can command the largest premiums at up to 105%, data shows. East Anglia follows with a premium of 51%, and in the South East, 46%. Outside of England, premiums for property on the rugged coastlines and Lochs of Scotland can be as much as 44%, while in Wales it’s 25%.

30%

Is the average premium a property on the banks of the River Thames can achieve over a property of comparable size and finish inland, without a view of the water.



“London riverside presents a fantastic opportunity for investment for both local and international buyers. Riverside property on the East side of London currently offers lower capital value and higher rental yields.”

MATT SMITH, HEAD OF LONDON RIVERSIDE

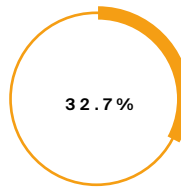
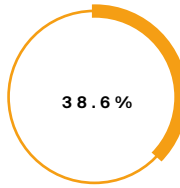
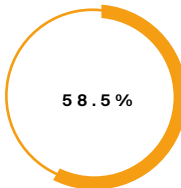
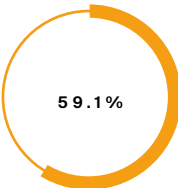
KNIGHT FRANK’S RIVERSIDE AREA – FROM FULHAM TO SOUTHWARK – HAS 13,000 HOMES, COMPRISING 0.4% OF LONDON’S 3.7 MILLION-STRONG HOUSING STOCK.

HARBOUR

BEACH

RIVER

LAKE



Depending on where a property is positioned, these are the premiums that can be achieved.

80%

In the UK, a property that sits by water, or has a waterfront view, can be worth 80% more than a similar property inland.

RIVERSIDE

In the UK there’s a two-tier market on the river at the moment. There’s the existing, established blocks that have been around for the last ten to 20 years, which are perceived to be quite good value for money but are a little bit dated and may be in need of refurbishment. They still present very good value for money. The newer riverside developments that have recently completed and that are being built are a lot more expensive, with the types of amenities offered often way ahead of those found in previous developments. In the year ahead, I expect we’ll see lots of movement on the river in Chelsea and

Battersea, as well as further east in London, which has become increasingly popular among young professionals.

The river now offers such a vast array of styles, there’s a property for every demographic.

Matt Smith, Head of London Riverside

PENTHOUSE WITH A VIEW

Inspired by London's meandering River Thames outside and in, The Corniche on Albert Embankment offers incredible views in every direction as well as extraordinary amenities

This may be central London, almost within touching distance of the Houses of Parliament just across the river – but as you gaze out from the duplex penthouse at The Corniche on Albert Embankment, it feels as if you are on a luxury liner, or the cocktail deck of a particularly elegant and spacious yacht.

Wrapped in curving windows of up to six metres high, the views along the Thames and across the capital from this newly built four-bedroom penthouse are cinematic in their enormity. The 5,520 sq-ft interior offers endless spaces from which to savour them, too, from the formal reception rooms, leisurely living rooms, mezzanine-level office to the spectacular dining room that no guest will want to leave. The penthouse's 1,905 sq-ft roof terrace, meanwhile, is the perfect space to entertain guests with a BBQ, or simply enjoy the sun during the warmer months.

Scale the glass-sided elliptical staircase to the top deck to find a large, private roof terrace whose outdoor kitchen and living area present views over the whole of London – a panorama for your eyes only. Just as the façade of The Corniche, designed by Foster + Partners and built by property developers St James, is inspired by the river itself.

The penthouse's interior, designed by TG Studio, echoes the shapes, tones and motifs of the Thames, which is evident in the specially commissioned furnishings and art pieces.

"This penthouse is extraordinary for its size, its location and amenities, including a pool, spa, cocktail bar and bowling alley," says Matt Smith in Knight Frank's Riverside Office. "But it is all about the unbelievable views in all directions. Every window frames a view, whether it's the river, the City or Chelsea."

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+44 20 3597 7683



RIVERWALK

Riverwalk offers brand new apartments in two elegant buildings developed by award-winning Ronson Capital Partners. The residences rise up from a landscape setting, offering the apartments outstanding panoramic views of the river, Westminster and beyond.

yazmin.murat@knightfrank.com
+44 20 8033 1480

London, United Kingdom

- 2 & 3 bed remaining
- Riverside café on-site
- Furnished apartments available
- 24 hour concierge & security
- Residents' gymnasium overlooking the Thames
- Valet parking & basement car park

Prices from £2,900,000
Property Number KRD130063



THE TOWER

This is an absolutely stunning luxurious apartment on the 40th floor of The Tower, one of Europe's tallest residential towers. One St George Wharf offers unrivalled splendour and prestige, placing it in a class of its own. The apartment benefits from far-reaching views of the river and of London's skyline.

matt.smith@knightfrank.com
+44 20 8033 1376

London, United Kingdom

- 3 bedrooms
- 3 bathrooms
- 2 reception rooms
- Leisure facilities
- Secure parking
- EPC: B

Guide price £3,550,000
Property Number RVR180123



CHERRY EYOT

An exceptional contemporary property set in delightful grounds with extensive river frontage.

edward.welton@knightfrank.com
+44 20 8033 1455
nick.warner@knightfrank.com
+44 1491 738762

Berkshire, United Kingdom

5 bedrooms
3 bathrooms
2 reception rooms
Mature gardens & paddock
Substantial river frontage (approximately 650 ft)
EPC: D

Guide price £2,625,000
Property Number HOT130126



RICHMOND BRIDGE MOORINGS

Mandalay is an exceptional modern house in a gated development on the River Thames. Set over four floors with a wonderful balance of bedroom to living accommodation with volume and light throughout. All principle rooms are to the rear, enjoying the wonderful outlook on to the river.

mathew.hahn@knightfrank.com
+44 20 8033 1483

London, United Kingdom

5 bedrooms
5 bathrooms
Garage & off street parking
Direct river facing
Mooring
EPC: C

Guide price £3,950,000
Property Number RCH190057



ONE BLACKFRIARS

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

donal.mcsharry@knightfrank.com
+44 20 8033 1435

London, United Kingdom

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

Guide price availalbe on request
Property Number KRD130431



CHELSEA CREEK

Inspired by the architecture of Amsterdam and Copenhagen, Chelsea Creek brings a characteristically European style of waterside living to Central London. A stunning location with tree-lined avenues and meandering waterways offer a refreshingly unique urban lifestyle.

donal.mcsharry@knightfrank.com
+44 20 8033 1436

London, United Kingdom

Selection of contemporary 1, 2 & 3 bedroom apartments
Excellent transport links
Residents' only spa & fitness centre
Moments from the King's Road
24 hour concierge
Landscaped gardens offer places to sit & unwind

Prices from £840,000
Property Number KRD100467



HAREFIELD

This beautiful Edwardian home enjoys spectacular views of the River Thames with 180 ft of private river frontage. Complete with self-contained annexe, paddocks, stabling and swimming pool. This is one of the ultimate riverside residences.

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+44 1344 933797
odge.davey@knightfrank.com
+44 20 8033 1219

Buckinghamshire, United Kingdom

6 - 7 bedrooms
5 - 6 bathrooms
4 - 5 reception rooms
Approximately 2.97 acres
Private mooring
EPC: D

Guide price £4,600,000
Property Number ASC170257



ROYAL WHARF

Royal Wharf is at the heart of the Royal Docks £3.5 billion investment zone which is seeing the creation of a completely new neighbourhood. Royal Wharf occupies a prominent position on the banks of the River Thames with half a kilometre of south-facing river frontage.

edward.robinson@knightfrank.com
+44 20 8033 1446

London, United Kingdom

24 hour concierge
Large gym
25m swimming pool
Sauna & steam room
Clipper pier

Prices from £388,000
Property Number KRD140590



PIER HEAD

This wonderful top floor apartment comprises 2,092 sq ft of fully refurbished living space with an additional private landscaped roof terrace both offering views of the River Thames and Pier Head's beautifully maintained gardens.

lee.oneill@knightfrank
+44 20 8033 1443

London, United Kingdom

3 bedrooms
3 bathrooms
Reception room
Kitchen
Office

Guide price £3,500,000
Property Number WAP160121



RIVERSIDE

A spectacular brand new house situated on the banks of the River Thames on Riversdale, a prestigious private road, conveniently located between Cookham and Bourne End.

edward.welton@knightfrank.com
+44 20 8033 1457
oliver.beales@knightfrank.com
+44 1494 912529

Buckinghamshire, United Kingdom

6 bedrooms
6 bathrooms
4 reception rooms
Former boat house
50ft private mooring
EPC: B

Guide price £4,250,000
Property Number HOT170102



Local Authority: Tower Hamlets. Planning permission number reference: PA/15/00316. Completion estimated Q1 2020. 250 year leases.

10 PARK DRIVE

10 Park Drive, designed by world-renowned architects Stanton Williams, is the first of the new residential towers to be built on Canary Wharf's new district, Wood Wharf. The building is positioned close to South Dock; linked to the water by beautifully landscaped gardens and parks.

tom.rundall@knightfrank.com
+44 20 8033 1449

London, United Kingdom

42 storeys of studios, 1, 2 & 3 bedroom apartments
Private residents' club & sky terrace
24 hour security/concierge
Approximately 500 sq ft - 1,500 sq ft

Prices from £870,000
Property Number TGW150131



ALBION RIVERSIDE

Albion Riverside has fast become one of the riverside's most sought-after and prestigious places to live. The building is located on the south bank of the River Thames. It is within easy walking distance of Battersea Park and arguably the most beautiful bridge in London - Albert Bridge.

matt.smith@knightfrank.com
+44 20 8033 1422

London, United Kingdom

4 bedrooms
3 bathrooms
Reception room
Balcony with views
EPC: B

Guide price £3,500,000
Property Number RVR100078



WALTER GREAVES

This beautiful 1,760 sq ft boat has been interior designed and finished by the Chelsea Yacht & Boat Company to the highest standards. The boat has a large double terrace offering incredible views across the Thames.

matt.smith@knightfrank.com
+44 20 8033 1424
robert.french@knightfrank.com
+44 20 8033 1439

London, United Kingdom

2 bedrooms
2 bathrooms
Reception room
Double terrace
No Stamp Duty
New financial product available

Guide price £1,750,000
Property Number RVR170225



ROYAL ARSENAL RIVERSIDE

A prime location on the River Thames, offering spectacular views and luxury riverside living. Residents are served by unrivalled transport links including the Thames Clipper, DLR, London City Airport and the new Crossrail on-site station with bars, restaurants and the forthcoming creative district.

tom.rundall@knightfrank.com
+44 20 8033 1448

London, United Kingdom

Suites, 1, 2 & 3 bedrooms available
State-of-the-art residents' gym
20m swimming pool & vitality spa pool
Sauna & steam rooms
Private high-tech cinema room
24 hour concierge

Prices from £390,000
Property Number IPM130479



KEEPER WHARF

This beautifully refurbished apartment located on Narrow Street in Limehouse offers exceptional accommodation with wonderful south-facing views of the River Thames.

lee.oneill@knightfrank.com
+44 20 8033 1445

London, United Kingdom

2 bedrooms
2 - 3 bathrooms
Reception room
Kitchen
1 car space
EPC: B

Guide price £1,750,000
Property Number CNW170167



BLENHEIM HOUSE

This premium river facing apartment is a part of the prestigious One Tower Bridge development. There is a stunning private spa facility with a beautifully designed pool where residents can relax and unwind, as well as security managed by Harrods Estates.

daniel.woods@knightfrank.com
+44 20 8033 1433

London, United Kingdom

4 bedrooms
4 bathrooms
1 reception room
Residents' gym
Cinematic views
EPC: C

Guide price £6,800,000
Property Number TWB170182



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

SOUTHBANK PLACE

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

james.cohen@knightfrank.com
+44 20 8033 1482

London, United Kingdom

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

Guide price £2,250,000
Property Number KRD140001

S O L D



CHELSEA CRESCENT London, UK
2 bedrooms | 2 bathrooms
Guide price £1,725,000



ENTERPRISE London, UK
3 bedrooms | 3 bathrooms
Guide price £2,250,000



THAMES POINT London, UK
3 bedrooms | 2 bathrooms
Guide price £1,350,000



THE TOWER London, UK
3 bedrooms | 2 bathrooms
Guide price £2,675,000



WATERMANS QUAY London, UK
2 bedrooms | 2 bathrooms
Guide price £925,000



KINGFISHER HOUSE London, UK
2 bedrooms | 2 bathrooms
Guide price £1,350,000

S O L D



COMMODE HOUSE London, UK
2 bedrooms | 2 bathrooms
Guide price £1,000,000



MERCHANT COURT London, UK
2 bedrooms | 2 bathrooms
Guide price £1,535,000



MAURETANIA BUILDING London, UK
3 bedrooms | 2 bathrooms
Guide price £900,000



SURREY HOUSE London, UK
2 bedrooms | 2 bathrooms
Guide price £450,000



TUDOR HOUSE London, UK
1 bedroom | 1 bathroom
Guide price £895,000



TUDOR HOUSE London, UK
2 bedrooms | 1 bathroom
Guide price £1,290,000

C O A S T A L

Coastal properties in 2019 present a steady option for people wanting to invest in a waterfront property. In 2019, the Midlands offers a fertile ground for motivated buyers of waterfront properties and, certainly as far as the West Country goes, is becoming something of an economic powerhouse. It's really exciting. These kind of markets are enjoying the fruits of their hard-earned labours and have become attractive propositions for more metropolitan buyers. Why? It's the ease of access they provide and the difference in lifestyle that they can offer – anywhere from East Anglia, to the West Country, to the South Coast is accessible within just a few hours' drive from Middle England and London.

Christopher Bailey, Head of National Waterfront



*Clockwise from top:
the outdoor space;
the Dart estuary;
the spacious kitchen and
dining room boasting
river views*



Property number EXE180200



LIVE DEVON LIFE

Ideally situated on the banks of the Dart estuary, Lod Cottage is perfect for those looking to enjoy the waterfront lifestyle in one of the country’s most sought-after locations. Its access to the shore and spacious outbuildings make it a natural fit for a yacht-loving family

There is a wonderful romance about a rural waterfront home – and none more so than Lod Cottage on the banks of south Devon’s Dart estuary, where you can live by the cycle of the moon and tides.

Early birds can watch sunrise over breakfast from the large east-facing terrace – and retire later in the day to the west-facing side for a sundown drink. At low tide, and the hours surrounding it, you can drive along the foreshore and up the private slipway into the driveway. At high tide, of course, there’s nowhere better to be than out on the water in one of the country’s most sought-after areas for a waterfront holiday home.

Ideal for a yacht-loving family, Lod Cottage has direct access to the foreshore via a natural slipway and there are three deep-water marinas along the estuary. Its outbuildings include a boat/double car port, workshop and boat store, and a one-bedroom

annexe providing additional self-contained accommodation, whether for a relative or a lucrative Airbnb-style rental.

“The annexe could provide a useful income stream, or you may choose to move into it and rent out the house in high season, which would be a top-end South Hams holiday rental,” says Christopher Bailey, Knight Frank’s Head of National Waterfront and Office Head in Exeter.

It’s a short walk to Dittisham village, with its two pubs and waterfront café. You can take the pedestrian ferry over to Greenway, while the boating and foodie haven of Dartmouth is just seven miles away.

“I sell the lifestyle,” says Bailey, “and Lod Cottage absolutely provides the most fantastic waterfront lifestyle.”

christopher.bailey@knightfrank.com
+44 13929 76288



STEALTH HOUSE

Designed by award-winning architect Guy Greenfield, this cleverly constructed home takes full advantage of its outstanding position with far reaching and uninterrupted sea views. The attention to detail and quality of finish is exceptional throughout.

hamish.humfrey@knightfrank.com
+44 20 8033 1375
christopher.bailey@knightfrank.com
+44 1392 976295

Devon, United Kingdom

5 bedrooms
5 bathrooms
2 - 3 reception rooms
Garaging and private parking
EPC: B

Guide price £2,500,000
Property Number EXE090288



HAYES RALEIGH

A Grade II listed waterfront home in a private position with magical views over the Exe Estuary and access to the water. The exceptional quality of the recent renovation of this former rectory combines the features of a classic period home with a 21st century lifestyle.

hamish.humfrey@knightfrank.com
+44 20 8033 1472
mark.proctor@knightfrank.com
+44 1392 976252

Devon, United Kingdom

6 bedrooms
5 bath/shower rooms
3 reception rooms
Mature gardens & grounds

Guide price £3,000,000
Property Number EXE190132

THE CLIFF HOUSE

Sitting on the edge of the white cliffs of Dover, The Cliff House occupies one of the most glorious positions along the south coast of England. Privately situated in its own 11.4 acres and surrounded by National Trust land, the property is secluded, private and protected.

oliver.rodbourne@knightfrank.com
+44 20 8033 1451
simon.biddulph@knightfrank.com
+44 1892 333817

Kent, United Kingdom

5 bedrooms
Annexe
Cottages
Swimming pool
Garaging
EPC: D

Guide price available on request
Property Number CHO180245



PENCALENICK HOUSE

Set directly into the southern bank of the secluded Pont Pill Creek, Pencalenick House has a stunning view overlooking its own beach and slipway, the Fowey Estuary and the beautiful town of Fowey on the opposite side of the river.

hamish.humfrey@knightfrank.com
+44 20 8033 1464
christopher.bailey@knightfrank.com
+44 1392 976294

Cornwall, United Kingdom

7 - 8 bedrooms
3 reception rooms
6 bathrooms
Slipway
In all about 2.5 acres
EPC: C

Guide price £2,750,000
Property Number EXE180060



THE GOLF HOUSE

An award-winning and immaculately restored family home sitting in a private position with stunning views over Dartmouth, Kingswear and the River Dart, surrounded by National Trust land.

hamish.humfrey@knightfrank.com
+44 20 8033 1467
mark.proctor@knightfrank.com
+44 1392 976250

Devon, United Kingdom

5 - 6 bedrooms
5 bathrooms
Swimming pool
Hot tub
Helipad
EPC: C

Guide price £2,950,000
Property Number EXE180203



WIXELS

A Grade II listed Dutch gabled house with a maritime history on one of the most sought-after roads in Topsham, with an abundance of unique features and outstanding uninterrupted views down the River Exe.

hamish.humfrey@knightfrank.com
+44 20 8033 1473
mark.proctor@knightfrank.com
+44 1392 976297

Devon, United Kingdom

5 bedrooms
4 bathrooms
3 reception rooms
Views over the River Exe
Transferrable mooring leased from the Topsham Mooring Committee

Guide price available on request
Property Number EXE190154



PORT ST CATHERINE

A beautifully presented residence, sheltered and protected by landscaped gardens, with lawns extending down to the foreshore and commanding the most exceptional sea views towards the coastline of France.

clifford@wilsons.je
+44 84 4693 4183
aimee@wilsons.je
+44 84 4693 4166

Jersey, Channel Islands

4 bedrooms
3 bathrooms
Unique beach-front setting
2 bedroom guest cottage
Beautiful gardens and grounds of about 2 acres
Private beach access

Guide price £7,850,000
Property Number A1864



BEACON ROAD, KINGSWEAR

One of the finest waterfront positions in Devon, facing south over the River Dart with views of the estuary and out to sea. Built in circa 1833 and not listed, the house retains much of its original charm.

hamish.humfrey@knightfrank.com
+44 20 8033 1475
mark.proctor@knightfrank.com
+44 1392 976291

Devon, United Kingdom

6 - 7 bedrooms
3 bathrooms
3 reception rooms
Mature gardens
Running mooring
EPC: G

Guide price available on request
Property Number EXE190043



PENBERTH HOUSE

Facing south over Penberth Cove with far reaching views, this wonderful family home is surrounded by beautiful gardens with a river and numerous varieties of trees and shrubs. There is also an annexe and a selection of outbuildings.

hamish.humfrey@knightfrank.com
+44 20 8033 1470
christopher.bailey@knightfrank.com
+44 1392 976296

Cornwall, United Kingdom

8 - 9 bedrooms
4 bathrooms
5 reception rooms
Sea views
In all about 10 acres
EPC: G

Guide price available on request
Property Number EXE180412



MARTINHOE MANOR

Martinhoe Manor is in a spectacular coastal setting in a very private location with superb, panoramic sea views. The main house is currently split up into seven self-contained apartments plus two detached lodges.

christopher.bailey@knightfrank.com
+44 1392 976287

Devon, United Kingdom

10 bedrooms
10 reception rooms
Outbuildings
Games room
Swimming pool
EPC: E

Guide price £1,600,000
Property Number EXE120161



AUX CHENOLLES

With beautiful sea views, this modern luxury property has recently been totally redeveloped to provide a striking contemporary home, offering a range of luxurious and dynamically designed living space.

clifford@wilsons.je
+44 84 4693 8460
aimee@wilsons.je
+44 84 4381 0210

Jersey, Channel Islands

3 bedrooms (adaptable to 4)
2 bathrooms
Superb sea views
Extensive sun terraces
4 car garage
Nearby pedestrian access to Ouaisne Common & beach

Guide price £4,500,000
Property Number A2007



PENARVON HOUSE
Cornwall, United Kingdom

The property is within short walk down to the centre of the village to make the most of the waterfront lifestyle that The Helford Passage offers. The property has a lovely mature garden and privacy.

5 bedrooms
4 bathrooms
2 reception rooms
Outbuilding
EPC: D

christopher.bailey@knightfrank.com
+44 1392 976272

Guide price £1,350,000
Property Number EXE180014



ATLANTIS

Enjoying an outstanding position overlooking one of the country's finest surfing beaches, planning permission has been obtained to create an exceptional waterfront home of exquisite design.

hamish.humfrey@knightfrank.com
+44 20 8033 1463
christopher.bailey@knightfrank.com
+44 1392 976293

Devon, United Kingdom

7 - 8 bedrooms
8 bathrooms
5 - 6 reception rooms
Planning permission in place
EPC: F

Guide price available on request
Property Number EXE120354



POINT PARK COTTAGE
Scotland, United Kingdom

A charming cottage with spectacular loch frontage and direct beach access to Loch Etive.

3 bedrooms
3 bathrooms
2 reception rooms
Approximately 1.02 acres
EPC: F

tom.stewart-moore@knightfrank.com
+44 1312 689067

Offers over £425,000
Property Number EDN190015

KIRKDALE
Devon, United Kingdom

This is a beautifully designed modern residence located in an ideal peaceful location within the village of Thurlestone, only two minutes' walk from the village stores and village inn and overlooks the golf course, to the sea.

6 bedrooms
5 bathrooms
3 reception rooms
Private parking
EPC: C

mark.proctor@knightfrank.com
+44 1392 976283

Guide price £1,750,000
Property Number EXE180315



HEWTON HOUSE
Devon, United Kingdom

A fabulous family home situated in a commanding position on the edge of the small hamlet of Hewton. The property is situated off a quiet rural lane.

5 - 11 bedrooms
3 - 6 bathrooms
4 - 7 reception rooms
3 cottages
Swimming pool
EPC: E

christopher.bailey@knightfrank.com
+44 1392 976289

Guide price £2,100,000
Property Number EXE130405



LIGHTHOUSE
Devon, United Kingdom

A stunning contemporary family home purpose-built to exceptionally high standards to maximise airy living spaces and 180-degree panoramic sea views. making it a lovely home or a potential bed and breakfast property.

4 bedrooms
4 bathrooms
2 reception rooms
Outbuildings
EPC: D

mark.proctor@knightfrank.com
+44 1392 976284

Guide price £1,200,000
Property Number EXE160291



COMMERCIAL ELEMENT
Cornwall, United Kingdom

Lamorna Cove is world-renowned for its unspoilt beauty and the sale includes a one bedroom holiday apartment, a two bedroom holiday apartment, restaurant, gift shop and kayak and boat facility.

1 - 4 bedrooms
1 - 3 bathrooms
1 - 2 reception rooms
Café/restaurant & shop
EPC: C, D & F

christopher.bailey@knightfrank.com
+44 1392 976275

Guide price £930,000
Property Number EXE190067

PENGEGON
Cornwall, United Kingdom

Occupying a fabulous waterside setting on the banks of Pont Pill, Pengegon represents an extraordinarily rare opportunity to purchase a prime estuary location with significant development potential (with existing planning permission).

4 - 7 bedrooms
2 bathrooms
4 reception rooms
Waterside
EPC: E

christopher.bailey@knightfrank.com
01392 976271

Guide price £2,000,000
Property Number EXE090225



SEASTAR
Cornwall, United Kingdom

Seastar is approximately 600 yards from the beach, one of the '7 Bays for 7 days', and is ideal for swimming, surfing and crabbing. Trevose Golf Club and Padstow are close by. This is a stunning six bedroom detached home.

6 bedrooms
4 bathrooms
3 reception rooms
EPC: D

christopher.bailey@knightfrank.com
+44 1392 976280

Guide price £1,250,000
Property Number EXE190008



SEALAND COURT
Devon, United Kingdom

Sealand Court is a fabulous, spacious and airy family home with a light, bright feel. It is situated in a commanding position high and in the centre of the popular village of Newton Ferrers.

5 bedrooms
3 - 4 bathrooms
3 reception rooms
EPC: D

christopher.bailey@knightfrank.com
01392 976248

Guide price £1,250,000
Property Number EXE190188



GALLANTS QUAY
Devon, United Kingdom

This waterfront property has existing planning permission to extend the house further. It has direct water access, a running mooring and its own single garage. The ground floor is currently configured as a self-contained annexe.

4 bedrooms
3 bathrooms
3 reception rooms
Secondary accommodation
EPC: C

mark.proctor@knightfrank.com
+44 1392 976282

Guide price £1,750,000
Property Number EXE140360

DRIFTWOOD LODGE
Devon, United Kingdom

Part of a thriving, all-year round community within Stoke Gabriel. It is immaculate, both inside and out and equally perfect as a main residence as it is as a 'lock-up-and-leave' holiday home, offering the idyllic estuary lifestyle.

4 - 5 bedrooms
3 bathrooms
1 - 2 reception rooms
Private parking
EPC: C

christopher.bailey@knightfrank.com
+44 1392 976277

Guide price £1,000,000
Property Number EXE180380



ADMIRALTY HOUSE
Devon, United Kingdom

The grand Grade II listed Admiralty House is being sympathetically restored to provide a bespoke collection of twelve elegant apartments. Formally the Admiral's private residence at the front of the Mount Wise development.

2 - 3 bedrooms
1 - 2 bathrooms
Reception room
Private parking

christopher.bailey@knightfrank.com
+44 1392 976279

Guide price from £750,000
Property Number EXE180464



FAIRVIEW
Cornwall, United Kingdom

Fairview has been cleverly designed to maximise the light and spacious feel of the living space with estuary views. It has been built to high standards and occupies a commanding position within Salcombe.

6 bedrooms
6 bathrooms
2 reception rooms
Private parking
EPC: A

christopher.bailey@knightfrank.com
+44 1392 976276

Guide price £1,950,000
Property Number EXE180034



WHITSAND BAY HOTEL
Cornwall, United Kingdom

Whitsand Bay Hotel as a whole and in its constituent parts is, without doubt, incredibly special and offers exciting potential as an extremely rare investment or development opportunity.

32 bedrooms
Swimming pool
Outbuildings

christopher.bailey@knightfrank.com
+44 1392 976286

Guide price £3,500,000
Property Number EXE190114



THE BAY APARTMENTS
Cornwall, United Kingdom

A rare opportunity to purchase an outstanding apartment in a frontline waterfront setting. A stylish collection of just nine two, three and four bedroom, luxury, individual apartments overlooking the bay at Cawsand.

2 - 4 bedrooms
2 - 3 bathrooms
1 reception room

christopher.bailey@knightfrank.com
+44 1392 976270

Guide price £575,000 - £695,000
Property Number EXE160121

APARTMENT 29
Devon, United Kingdom

A quiet and private waterfront apartment offering the perfect holiday location for a family in a relatively peaceful and private corner of Burgh Island Causeway complex.

2 bedrooms
2 bathrooms
Reception room
Private parking
Balcony
EPC: D

christopher.bailey@knightfrank.com
+44 1392 976278

Guide price £595,000
Property Number EXE170398



RIVER HOUSE
Cornwall, United Kingdom

A striking contemporary waterfront family home with a spacious, airy feel and situated in a prime estuary position overlooking the River Tamar at the far end of an exclusive gated community.

4 - 5 bedrooms
4 bathrooms
4 - 5 reception rooms
Private parking
EPC: C

christopher.bailey@knightfrank.com
01392 976290

Guide price £1,600,000
Property Number EXE190152



LYNDHURST
Devon, United Kingdom

This listed waterfront home is situated in the centre of Dittisham in the heart of the South Hams. The home has five bedrooms and a spectacular, mature, terraced garden.

4 - 5 bedrooms
2 bathrooms
2 - 3 reception rooms
Garden

christopher.bailey@knightfrank.com
+44 1392 976273

Guide price £860,000
Property Number EXE170342

W I S H L I S T



THURLESTONE Devon, UK
2 bedrooms | 2 bathrooms | EPC: G
Guide price £1,000,000
+44 1392 976268



STRETE Devon, UK
3 bedrooms | 3 bathrooms | Listed
Guide price £600,000
+44 1392 976266



LAMORNA COVE Cornwall, UK
3 bedrooms | Bathroom | EPC: A
Guide price £875,000
+44 1392 976267



SENNEN Cornwall, UK
6 - 7 bedrooms | 4 - 5 bathrooms | EPC: E
Guide price £1,150,000
+44 1392 976257



KINGSWEAR Devon, UK
4 bedrooms | 3 bathrooms | EPC: G
Guide price £595,000
+44 20 8033 1474



SENNEN Cornwall, UK
4 bedrooms | 3 bathrooms | EPC: B
Guide price £695,000
+44 1392 976261

W I S H L I S T



CROYDE Devon, UK
5 - 6 bedrooms | 5 - 6 bathrooms | EPC: E
Guide price £899,000
+44 1392 976265



SOUTH POOL Devon, UK
5 bedrooms | 4 bathrooms | EPC: D
Guide price £995,000
+44 1392 976263



CAWSAND Cornwall, UK
3 bedrooms | 2 bathrooms | EPC: D
Guide price £495,000
+44 1392 423111



CROYDE Devon, UK
6 bedrooms | 4 bathrooms | EPC: E
Guide price £995,000
+44 1392 976264



AVALON Worcestershire, UK
3 bedrooms | 3 bathrooms | EPC: C
Guide price £375,000
+44 1905 946797



PLYMOUTH Devon, UK
2 - 4 bedrooms | 3 - 4 bathrooms
Guide price £495,000 - £1,500,000
+44 1392 976262

S O L D



FOWEY Cornwall, UK
8 - 9 bedrooms | About 31 Acres
Guide price £2,750,000



SOUTH POOL Devon, UK
5 - 6 bedrooms | 3 - 4 bathrooms | About 6 acres
Guide price £1,950,000



STOKE GABRIEL Devon, UK
5 bedrooms | 3 bathrooms
Guide price £2,200,000



CONSTANTINE BAY Cornwall, UK
6 bedrooms | 4 bathrooms
Guide price £2,400,000



SALCOMBE Devon, UK
4 bedrooms | 2 bathrooms
Guide price £1,250,000



TOPSHAM Devon, UK
6 bedrooms | 4 bathrooms
Guide price £2,700,000

S O L D



PLYMOUTH Dorset, UK
3 bedrooms | 2 bathrooms
Guide price £495,000



SALTASH Cornwall, UK
13 bedrooms | 9 bathrooms | About 190 acres
Guide price £7,000,000



NEWTON FERRES Devon, UK
5 bedrooms | 3 - 4 bathrooms
Guide price £1,950,000



SALCOMBE Devon, UK
5 bedrooms | 2 bathrooms
Guide price £995,000



SALCOMBE Devon, UK
4 - 6 bedrooms | 4 bathrooms
Guide price £2,500,000



POLZEATH Cornwall, UK
4 - 5 bedrooms | 3 bathrooms
Guide price £2,695,000

GLOBAL WATERFRONT INSIGHT

By Oliver Knight,
Associate, Residential Research



The ever-expanding skyline of Dubai's Marina, UAE

Waterworld

From the panorama of Sydney Harbour to the serenity of Lake Geneva and from Hong Kong's bustling waterways to the iconic Thames skyline, waterfront addresses are amongst the most desirable in the world. The Knight Frank Global Waterfront Monitor, shows that – similarly to the UK – not all prime waterfront properties are equal. Much like the diverse nature of global property – from luxury apartments in Chelsea to sprawling villas in Dubai and converted warehouses on Berlin's River Spree – premiums vary by location and the type of amenities they're fitted out with. Our data shows that people from all over the world searched for prime waterfront property last year, led by prospective buyers from the UK, US, Canada and Australia. Where water is in abundance – think properties on islands such as Hong Kong, and Singapore – the premium is smaller. Singapore registers the lowest premium (7%) and here our research confirms that sea views command a higher premium than river views.

INTERNATIONAL

On the international arena homes on the water's edge continue to offer investors a one-of-a-kind chance to secure rare and exclusive real estate. This is no more relevant than with the enduring popularity of Mediterranean waterfront where coastal laws prohibit further construction and are subject to draconian planning regulations. Metropolitan waterfront cities in Europe, such as Paris, London, Prague, Berlin and Florence, are safe havens for investment in the long term, thanks in no small part to the exceptional lifestyles they offer. The same can be said of similar property in the US and the Caribbean, where new plots are exceptionally rare and where development is in the mature stage of the cycle. In Australia, waterfront property premiums in Sydney have propelled it into the top ten for most-expensive cities in the world. On a planet where growing wealth is chasing fewer assets, as an investment class, waterfront property can be deemed a truly watertight option.

Mark Harvey, Head of International Department

BE LIKE WATER

Feng Shui (Shui meaning water) is fundamental to Chinese buyers' decision making and this is particularly pertinent when it comes to buying property. With water signifying wealth, good fortune and prosperity, these means the positioning of the house is critical, with a property overlooking – or in – calm, flowing water preferred.

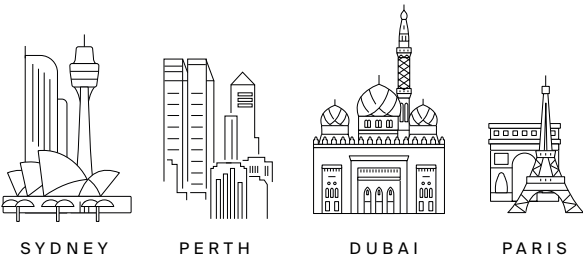
40%

Is the average global uplift in premium for waterfront properties, when compared to similar inland property. This is based on data from 12 major cities.



“Caribbean waterfront homes continues to command high premiums after several years of soft prices. Many of our clients are beginning to recognise the latent value of investing such property, in these dollar-denominated jurisdictions.”
MARK HARVEY, HEAD OF INTERNATIONAL DEPARTMENT

WATERFRONT PROPERTIES ARE AMONG THE MOST LIQUID, DUE TO POSITION AND SCARCITY. A FRONT-LINE PROPERTY WILL ALWAYS BE IN STRONG DEMAND



SYDNEY

PERTH

DUBAI

PARIS

At 89%, Sydney with its harbourside views generates the highest premium for waterfront properties in the world. This is followed by Perth (53%), Dubai (51%) and Paris (48%).

1,839

The number of homes in Monaco (11%) that have a sea view – that's nearly every single property in the 2.02km-sq city state.



One Barangaroo offers six-star opulence as well as the finest views of Sydney Harbour's greatest icons



Property number: OQBI70001



SIX-STAR SYDNEY

Crown Residences at One Barangaroo overlook perhaps the world's most famous harbour and boast the luxurious decor, services and standards of the Australian city's first six-star hotel

Downsizing from large, suburban family homes to centrally-located, new-build apartments surrounded by buzz and culture is a growing trend in many global cities. When that city centre apartment overlooks one of the world's most famous harbours, it's easy to see why you might make the switch.

Crown Residences at One Barangaroo is Australia's first fully integrated branded residences scheme, with 82 apartments on the top floors benefitting from the services and design standards of the six-star Crown hotel on the building's lower floors.

The residences range from two to six bedrooms, each with distinct layouts – but all share a breathtaking view across to the Harbour Bridge and Opera House.

It's not just the views that reflect Crown Residences' perfect

positioning, but the amenities within the building. "It's a lifestyle choice and it suits those who appreciate the lifestyle that living in a branded residence offers, especially those looking to move out of large, expensive-to-run family homes," says Erin van Tuil, Knight Frank's partner and Head of Residential Sales for the project.

A new landmark for the city, Crown Residences is a key part in the regeneration of the Barangaroo neighbourhood, a previously disused container terminal that's fast becoming the city's favourite waterfront playground, with arts events and new restaurants, shops and entertainment around the glistening waters of Sydney Harbour.

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MOLTRASIO

Lake front 1900's villa situated in Como's first basin, with a charming lakeside garden of approximately 1,000 sq m with private pool and mature trees. The villa features a boat house and dock with covered jetty for private boat mooring.

cedric.roul@knightfrank.com
+44 20 8033 1450

Como, Italy

8 bedrooms
6 bathrooms
Secondary accommodation
Gym & sauna
Garage

Guide price €10,000,000
Property Number RSI160063



MARDALUP

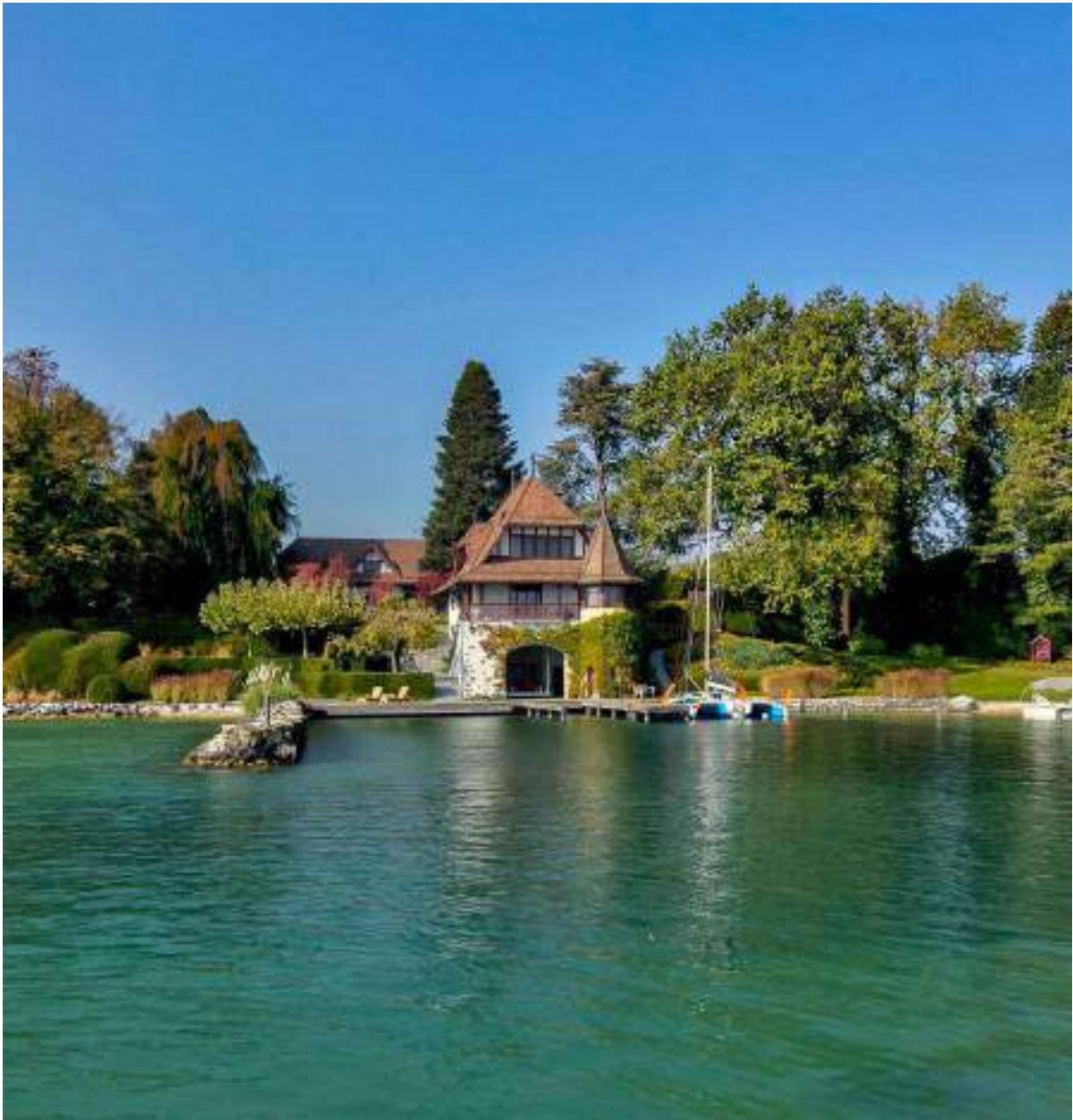
Mardalup provides approximately 1,897 sq m of sheer luxury in this stunning penthouse set over two floors and occupying a prime location overlooking the Swan River. Set in a small boutique development, the penthouse is accessed via a private lift and offers accommodation of the highest standard.

callum.davidson@au.knightfrank.com
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+61 409 125 205
richard.mathlin@au.knightfrank.com

Perth, Australia

6 king size en suite bedrooms with walk-in-robos
Chef's kitchen with Gaggenau appliances
Fully sound-proofed home cinema room
Adjustable fully controlled wine room
Private rooftop pool & entertainment area overlooking the Swan River

Guide price AU \$20,000,000
Property Number 3472398



CRANS-PRÈS-CÉLIGNY

Set in a secluded lakeside position with private port, pontoon and boathouse, is this magnificent fully renovated property. Commanding panoramic views of the lake and Alps beyond, the property comprises charming main house, separate guest house and garage with excellent loft space.

alex.kdeg@knightfrank.com
+44 20 8033 1487

Vaud, Switzerland

6 bedrooms
5 bathrooms
4 reception rooms
Private pontoon & boathouse
Swiss permit restrictions apply

Guide price available on request
Property Number RSI190407



LANDOL PARK

Seldom, if ever, does an oasis of 23 acres with its own ornamental lake and the 'Crystal Brook' come to the market. This rare opportunity has the potential to build a primary lakeside residence or subdivide.

callum.davidson@au.knightfrank.com
+61 891 419 041

Perth, Australia

12.5 acres of landscaped reticulated lawns & gardens
Ornamental lake
2 residences plus staff quarters
Approximately 6 km to Perth International Airport
Approximately 16 km to Perth CBD

Guide price AU \$7,250,000
Property Number 4915326



VILLEFRANCHE SUR MER

Set on the heights of Villefranche, this superb villa enjoys arguably one of the best sea views in Europe with a panorama over the bay of Villefranche and the Cap Ferrat peninsula. An enviable retreat for those looking for a relaxing and stylish home on the French Riviera.

mark.harvey@knightfrank.com
+44 20 8033 1479

Côte d'Azur, France

4 bedrooms
4 bathrooms
Gym, sauna & fitness area
Indoor & outdoor swimming pools
Garage
Approximately 1,000 sq m of land

Guide price €13,900,000
Property Number VAL180090



CAMP DE MAR, ANDRATX

An outstanding contemporary villa located within a short distance from the city centre and all its amenities. The villa offers breathtaking views of the sea and the mountains.

roddy.aris@knightfrank.com
+44 20 8033 1476

Mallorca, Spain

7 bedrooms
7 bathrooms
Open plan reception room
Spacious guest house
Garage & parking

Guide price available on request
Property Number RSI70297



MIAMI BEACH
South Florida, USA

A unique two-storey, duplex located in the prestigious Il Villaggio on Ocean Drive. This spectacular beach house unit is the only one of its kind, featuring unobstructed views of Lummus and the ocean.

3 bedrooms
5 bathrooms
Concierge
Valet parking
Sea view

jason.mansfield@knightfrank.com
+44 20 8033 1459

Guide price US \$6,950,000
Property Number USA10419423

MUSTIQUE
St Vincent & the Grenadines, Caribbean

This enchanting Balinese-style villa overlooks a green tropical landscape, with far-reaching ocean views. The villa has an immediate sense of warmth and tranquility with central Koi pond, internal verandas and spacious reception rooms.

5 bedrooms
5 bathrooms
Swimming pool & sundeck
Soundproof media & games room
Staff accommodation

edward.dmm@knightfrank.com
+44 20 8033 1461

Guide price US \$19,750,000
Property Number RSI170482



PACIFIC COAST HIGHWAY
Malibu, USA

The celebrity-owned sanctuary is available for the first time in 20+ years. Centrally located on La Costa Beach, the serene beach home has been a getaway for many artists and actors.

2 bedrooms
2 bathrooms
Oceanfront view

jason.mansfield@knightfrank.com
+44 20 8033 1460

Guide price US \$7,250,000
Property Number US19418634



LORIENT
St Barts, Caribbean

Located in a private position directly on the beach of Lorient is this exceptional villa. The spacious and luxurious living areas lead out to the wonderful swimming pool area, surrounding terracing and breathtaking sea views.

7 bedrooms
7 bathrooms
Independent guest house
Private terraces
Jacuzzi & cocktail bar

edward.dmm@knightfrank.com
+44 20 8033 1462

Guide price available upon request
Property Number RSI190294



MALAIWANA VILLA

Phuket, Thailand

This villa features an incredible panoramic view over Naithon Beach. The uniqueness of this villa is its enviable position. Being an end plot, on a lush forested slope living here is secure, beautiful and peaceful.

4 bedrooms
4 en suite bathrooms
Master suite opening out on to the swimming pool
Guest suites all with ocean views
25 m infinity pool & roof deck
Built-up area approximately 1,006 sq m

nattha.kahapana@th.knightfrank.com
+66 84 442 7447

Guide price THB 105,000,000
Property Number THRSPSWTH0011

VILLA DEL MAR

Phuket, Thailand

A luxurious villa situated in a prime private setting. This modern, open plan design offers comfortable yet functional living space set across three floors and is approximately 450 m walk to Surin Beach.

4 bedrooms
4 en suite bathrooms
10 m infinity pool featuring a salt chlorination system
Plunge pool with waterfall
Stunning views of the Andaman Sea from each bedroom
Built-up area approximately 600 sq m

nattha.kahapana@th.knightfrank.com
+66 84 442 7447

Guide price US \$3,275,000
Property Number THPHU190003



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