

THE VIEW

ISSUE 03 — *from* KNIGHT FRANK — WINTER 2024

PROPERTY

38 exceptional homes
from around the world

DESIGN

Little Greene's must-try
paint colours for 2025

FORESIGHT

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Knight Frank client, Jennifer Marar, pictured at home in Kent, England, by photographer Ash James, p.84

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Welcome

Welcome to the third edition of *The View*, our annual publication that explores the people, places and properties shaping the world.

The past 12 months have brought a number of challenges for all of us, but property markets have always moved in cycles and I write this just a few short months into the current UK government's term. With the renewed momentum of a significant parliamentary majority and a new housing minister in place, we can only hope for the stability required to reignite the property market.

The View reflects this optimism. In London, we examine the opportunities that have emerged from the rise of the 'accidental landlord' (p.27) - those owners who, for a variety of reasons, choose to rent out rather than sell their homes. And we speak with Yazmin Murat, one of the talented individuals in our Prime Central London Developments team, about the branded residences that are enticing more domestic and international buyers to the capital (p.38).

Design inspiration abounds in our interviews with the founders of family-run, five-star hotel brands (p.113), and in our visit to Little Greene (p.34), whose paints have become the height of fashion.

Of course, there are plenty of unique properties to admire (p.57), as we showcase a mix of grand designs and contemporary triumphs from around the world. Closer to home, this year's Special Report explores everything that modern countryside living has to offer, as a new generation of buyers move from city to country (p.40).

Alongside our other flagship publication, *The Wealth Report*, with its focus on research and insight, *The View* aims to provide a compelling take on all aspects of the property landscape - part-inspiration, part-advice. I hope this edition makes for enjoyable reading and a break from the busy goings-on of life. I also hope *The View* reminds you that no matter the ask, our teams stand ready to assist with all your property requirements. We look forward to delivering on our promise - to be your partners in property.

Tim Hyatt is Knight Frank's Head of Residential. Subscribe to his newsletter at knightfrank.com/theview/subscribe



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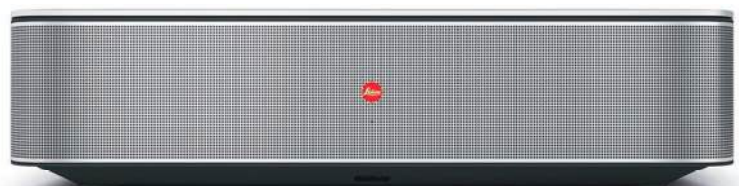
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Objects of desire

Goldmund's Theia speakers, named after the ancient Greek goddess of heavenly light, are as much sculptures for the home as they are cutting-edge wireless tech

BY Rhodri Marsden

The protagonist in Hermann Hesse's book, *Narcissus and Goldmund*, ultimately channels his hedonistic experiences into sublime works of sculpture. The Swiss audio firm, Goldmund, named after Hesse's character, is known for bringing a similarly visceral artistic vision into the sterile world of high-end audio. This was first recognised in 1987, when its Apologue speaker was selected for exhibition at MoMa in New York.

More recently, its extraordinary five-speaker Gaia system was conceived of as an ode to nature, representing "the Earth, mother of life and divine creatures". And it's from that flagship product that Theia, this wireless speaker, takes its inspiration.

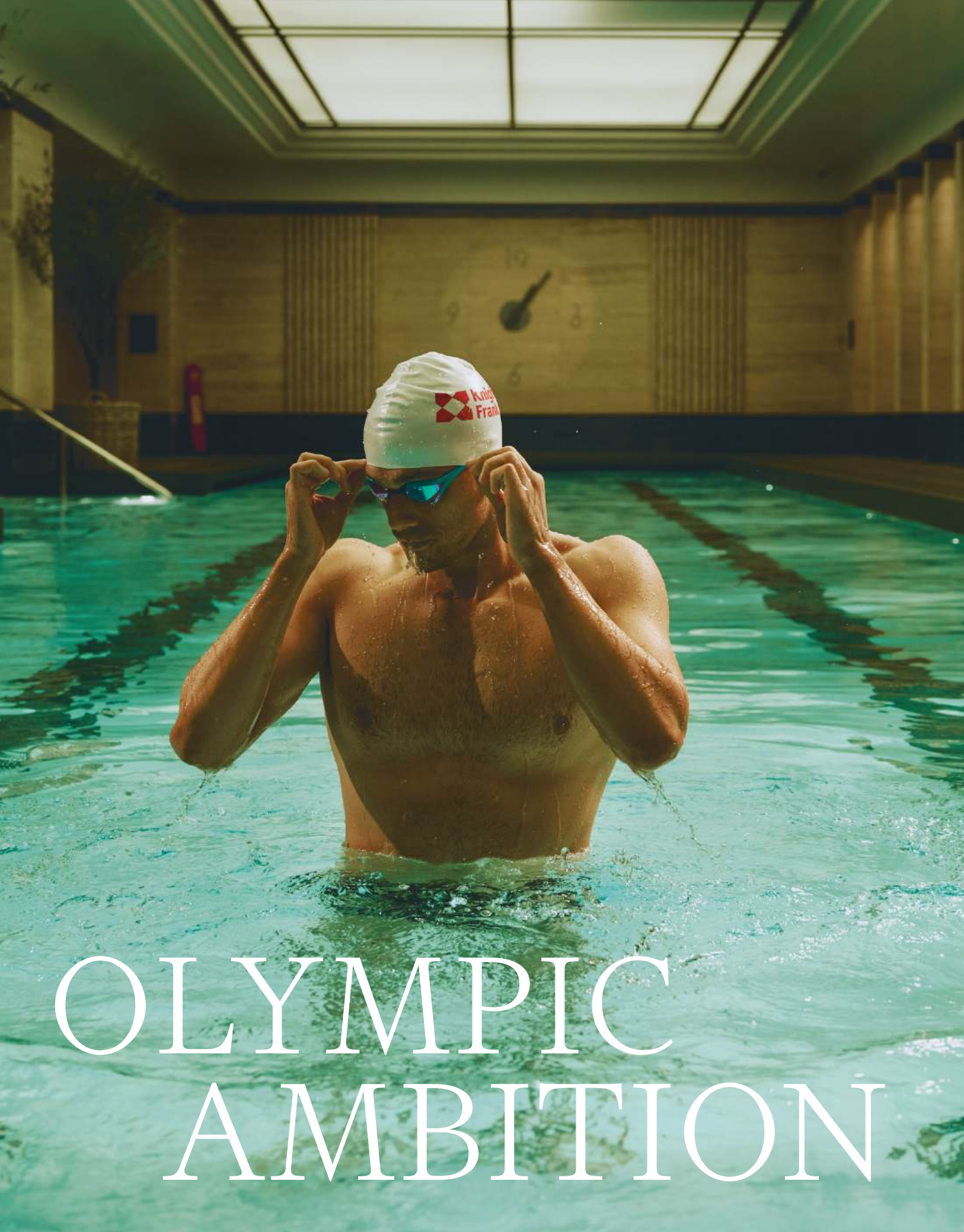
Audiophiles are dubious about wireless. Bluetooth suffers from compression, while Wi-Fi audio can't maintain a perfect stereo image. So Goldmund use a dedicated Wi-Fi band, with communication between the speakers and a USB dongle, which you plug into a computer. So much for practicalities; more important is its colossal frequency range, coupled with striking aluminium housing that most certainly befits the name of Theia, the Greek goddess of heavenly light.

For all this wonderment, the cost to own a pair of Theia speakers is perhaps the stuff of dreams. But we can all dream, can't we?

Rhodri Marsden is contributing editor for FT HTSI magazine. goldmund.com







OLYMPIC AMBITION

Team GB swimmer James Guy has won six Olympic medals, including gold at the 2024 Paris Olympics. He's also worked in two Knight Frank offices. Here, he explores how an Olympian's mindset can be applied to the world of property

BY Aleks Cvetkovic
PHOTOGRAPHY Greg Funnell

There's a quiet intensity to James Guy, the 28-year-old Olympian, born in Bury, north of Manchester. When he arrives for our interview at Chelsea Barracks in central London, I'm struck by his height - and his energy. He's charming and debonair, but laser-focused at the same time. But what else should you expect of a Team GB athlete who's won three gold and three silver Olympic medals over the course of an eight-year swimming career?

Guy's record is extraordinary, as was his performance at the 2024 Paris Olympics. He made history as part of Team GB's first-ever quartet to defend their Olympic title in the men's 4x200m freestyle.

However swimming isn't Guy's only focus. While he has no plans to retire just yet, a career after sport is on his mind and property is a contender. What can an Olympian bring to the world of real estate? Discipline, a competitive streak and a desire to excel, he says.

BELOW
James Guy's gold medal from the 2024 Paris Olympics



I've always had an interest in the world of property.

I remember watching property shows on TV as a teenager. The listings, the valuations, the fees; everything about them fascinated me. I also remember thinking to myself, "I could get into this when I'm older" and the thought's always been there. I've worked in Knight Frank's Knightsbridge and Bath offices and both experiences have been really fascinating.

My earliest swimming memory is taking part in the Young Olympians Gala.

I was nine at the time and I swam in the 50 metres butterfly. That's when my love for the sport really kicked in. I won my race and started to really believe that I could push my body and become exceptional. The memory, and the nine-year-old James Guy, just never really left me.

Winning my first Olympic medal at the Rio Games in 2016 was something I had always wanted to achieve.

When we dived into the pool our team was fourth and I brought us up to second place. The USA

won with Michael Phelps in the last leg. I'd like to think that if we had gotten past him, I'd have gotten past him, but we were too far behind at the end of the day. But, to win silver at the Olympics aged 20 was a dream. I'd been dreaming of that moment since I was a kid.

In the Olympics or the World Championships, you never try to win a medal.

If you perform at your best, it will always come to you. You never tell yourself "go out there and win this" because then it doesn't happen. Instead, it's about chasing your personal best. I ask myself "what can I do on the day to get the best time?" It's about training, conditioning and making sure you're in peak form. If you can do that, then the medal will come afterwards.

The World Championships in 2017 was the most challenging competition I've been in.

I swam 13 times in one week and the twelfth swim was a relay race. Pacing yourself for something like that is really hard - in every race you want to be firing on all cylinders for your teammates.



“You never try to win a medal. If you perform at your best, it will always come to you”

And you know that if you don't do your bit, they're not going to get a medal. That was all about maximising performance through each round. You need to make sure that you do enough, but not too much.

What we do as athletes isn't normal - training every day and being so disciplined.

You're pushing yourself morning and night, so you want to make sure that you're getting the mental health support that you need. Competitions like the Olympics are so big, when they're

over you can feel quite empty. I had 'Olympic blues' after Rio. You come back from the Games and you're drained. You've been preparing for so long, you stop and then you've got nothing planned. I see a psychologist and a sports psychologist who help me to stay healthy - I find having a routine is helpful for me too.

The whole team went to Paris confident that we'd perform.

Personally, I was seeing good results in training and doing things in the pool that I'd never done before. I was also where



The sports desk at Knight Frank

The sports desk is a specialist team at Knight Frank, established by Alexander McLean in 2018. McLean's team provide an expert, single contact point for professional athletes and sports people to support them with the specifics of all of their property requirements.

"Often, we'll first work with athletes who are moving to the UK to train or join a new club and in need of a rental property," McLean explains. "With professional footballers, for example, we often start to work with them on their property needs during the annual transfer window."

With a new client on board, the next step is often to assist with a purchase, or to work with clients to find appropriate property investments to provide long-term income. "Sports people often have a very short timeframe in which to invest, because a professional athlete's career can end in their early 30s," McLean says. "There also aren't a huge amount of options for lending. Most sports people can only borrow finance for the duration of their contract, which might only be a few years' long, so specialist support with this is valuable too."

Clients with such unique needs benefit from The sports desk's dedicated focus - and its international reach. "We now handle around 70 transactions a year for athletes," adds McLean. "While we offer a single point of contact, we can also bring to bear the whole of Knight Frank's global network for our clients."

To speak with the sports desk, please contact alexander.mclean@knightfrank.com

I wanted to be in terms of my front crawl - and I'm a former world champion in that event - so I knew I had a shot.

I can't swim for fun, any more.

As soon as I'm in the water, I'm 'on' - even on holiday. I might hop in the pool to cool off a bit, but that's it.

Before a race I always try to stay relaxed.

I listen to music - it keeps me calm. The more relaxed I am, the better I swim. When I get tense and nervous, it doesn't work.

Preparation helps a lot too; you don't want to dive in with no plan in your head.

In training, I rehearse exactly what I'm going to do.

I think about how I'm going to breathe, kick, turn, how many strokes I'm going to take and so on. If I know what I'm going to do beforehand, I can be confident that I'm going to swim well. It's the best way to cope with the pressure, especially if you're swimming in a team and your teammates are depending on you to play your part.

Being an athlete is about commitment and working at the highest level.

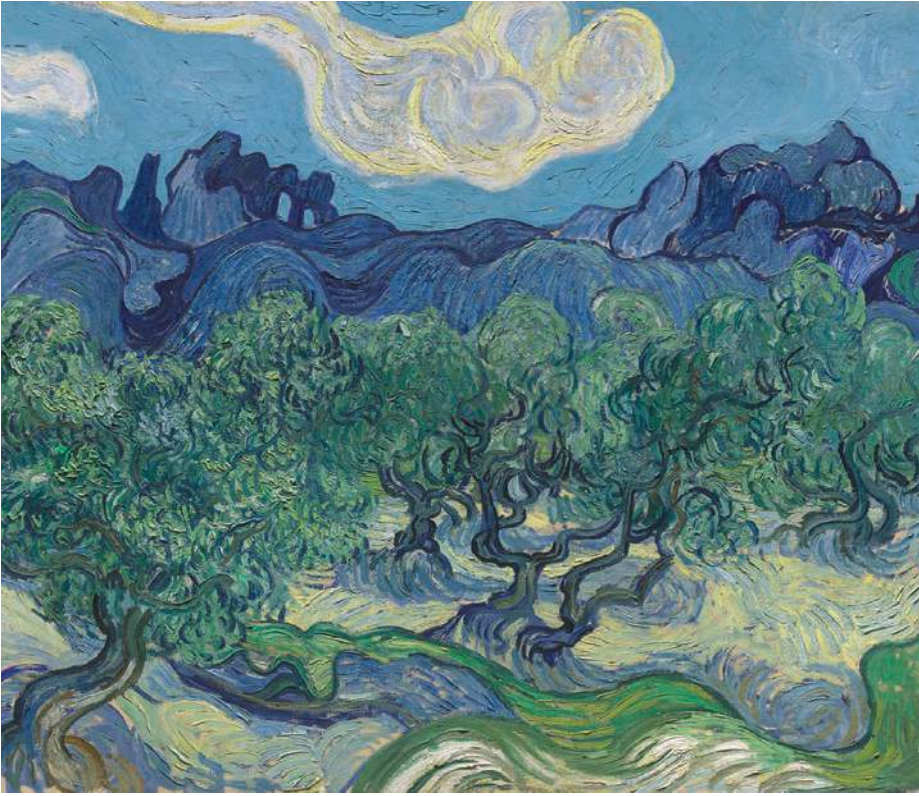
In property, you have to do the same, especially when the market or the situation changes. I work in a competitive environment every single day, so when I do eventually decide to hang up the goggles and the swimsuit, I'd like to use these skills in a similarly competitive environment. In property, getting good results for your clients is what counts. I'd like to be the best agent in the office while I'm at it. That's just how my brain works.

OPPOSITE

James Guy in conversation with Knight Frank's COO of Estate Agency, Andrew Grocock, in an apartment at Chelsea Barracks

ABOVE

Five of Guy's Olympic medals on show in Chelsea Barracks



With the National Gallery’s first dedicated Van Gogh exhibition now open, we reflect on the enduring appeal of his favourite subject matter

Van Gogh, whose visionary talent is currently showcased in an exhibition at London’s National Gallery, was the first major artist to highlight the beauty of Provence. The great Impressionist painter left the grey skies of Paris in the winter of 1888 searching for a brilliant light that would wash out detail and simplify forms. In his brief 15-month stay in south western France, he produced

more than 200 paintings and 100 drawings, including - *Irises*, *Sunflowers*, *Road with Cypresses* and *Wheat Field* - creating an indelible impression of a region that has inspired property buyers ever since.

Why does Provence continue to impress, even today? Painterly though it is, it doesn’t take an artist to appreciate this region’s sun-drenched, peaceful and picturesque appeal.

Beauty

Van Gogh’s passion for the landscape is shared by most buyers, with interest focused on two golden triangles: Gordes, Bonnieux and Ménerbes, and St-Rémy-de-Provence, Eygalières and Maussane-Les-Alpilles. “Protected countryside is a big pull,” says Nicola Christinger, an Associate in Knight Frank’s international residential team, “with the Luberon and Les Alpilles providing an inviting natural backdrop.” Another draw is the picture-perfect stone farmhouses the painter made famous, often with pleasing views over the region’s iconic sunflowers.

Connectivity

Van Gogh arrived by train from Paris, and while Marseilles Airport is the gateway to the region, there’s also the no-fly option of Eurostar to Avignon. For those whose livelihood is not dependent on a paintbrush and easel, high-speed broadband is now available in most villages in the Luberon and Les Alpilles, with plans to expand elsewhere.

Investment

Space, greenery and pace of life has made Provence a favourite with international buyers, who account for over half of luxury purchasers. These buyers also enjoy the peace of mind of a sound investment. “During the pandemic, Provence was the busiest market across Europe, and prices increased 22 per cent,” says Kate Everett-Allen, Knight Frank’s Head of European Residential Research. The frenzy has subsided, yet prices rose again last year by five per cent.

‘Van Gogh, Poets and Lovers’ is showing at the National Gallery until 19th January 2025, nationalgallery.org.uk

BY Lisa Freedman

A place in Provence

Two Provençal properties available right now

St-Rémy-De-Provence, €6,725,000

Dating back to the 19th century, a 3.9-hectare park of ancient plane trees is the backdrop to an expansive main house full of historic charm. The grand entrance hall sets the scene for spacious living spaces, a large kitchen-dining area and well-appointed bedrooms with en suite bathrooms, while a separate guest house and caretaker's cottage complete this stunning estate. *Please contact nicola.christinger@knightfrank.com*



Domaine de Bajolle, Aix-en-Provence, €17,750,000

From one artist to another: With views out to Mont Sainte-Victoire, famously painted by Provençal artist Paul Cezanne, Domaine de Bajolle is an exceptional estate. Refashioned by acclaimed husband-and-wife architecture duo Bruno and Dominique Lafourcade, the three-house estate comes complete with leafy olive groves, azure swimming pools and sun-drenched terraces. *Please contact mark.harvey@knightfrank.com*



NEW HEIGHTS

Super-prime developments are raising the bar on refined living in London. *Lisa Freedman* and *Aleks Cvetkovic* explore three standout schemes



The Shard Residences, Southbank

Located over 200m above street level, with extraordinary views out across the British capital, sit the collective jewels in The Shard's crown. These 10 exceptional private residences, available for long-term let, are the highest private residences in Western Europe - and some of the most intelligently designed for modern, luxury living.

Each full-floor residence is unique, designed to speak to potential residents with individual, discerning tastes. Some conjure a feeling of simple sophistication, with neutral and calming interiors, while others are more dramatic and vibrant. All benefit from full-height glazed façades, palatial kitchens, dining rooms, studies, living rooms and dressing rooms. Three of the residences are duplexes with spectacular entertaining space.

A pair of high-profile design studios created five interiors each. The first is State of Craft, headed by Daniel Goldberg, whose work includes the interior design of one of the largest contemporary country homes in the UK, alongside Australia's two most prestigious residential developments, One Sydney Harbour and One Circular Quay. The other studio, MAWD, is a multi-award-winning practice, co-founded in 2010 by Elliot March and James White. MAWD has offices in London, New York, Los Angeles and Dubai, and brings a global outlook to The Shard Residences' design.

Alongside sumptuous interiors, the residences are serviced by Shangri-La The Shard, London. Residents will benefit from 24-hour hotel concierge and access to the full suite of services available to Shangri-La guests, including room service, and use of the hotel's restaurants, swimming pool, sauna and gym.

To request more information, please contact tom.smith@knightfrank.com with any enquiries

PICTURED BELOW

The Shard's private residences benefit from full-height glazed façades

OPPOSITE

Living in The Shard offers soaring views





9 Mulberry Square at Chelsea Barracks, Chelsea

Chelsea Barracks has been a long time in the making, but then you can't rush perfection. This new London quarter - as the name suggests - originated as the British Army barracks on Chelsea Bridge Road, built in 1862 to house members of the infantry. When the site was sold in 2008, its redevelopment became one of the most significant projects in the capital this century. The masterplan - by Squire and Partners, Dixon Jones and Kim Wilkie - envisioned the 12.8 acre estate as a contemporary take on traditional Belgravia, creating a new piece of the city inspired by elegant Georgian architecture, with residences grouped around seven public garden squares.

“Chelsea Barracks is a contemporary take on traditional Belgravia, a new piece of the city inspired by elegant Georgian architecture”

Since it opened in 2019, Chelsea Barracks has evolved into a lively and distinctive neighbourhood, with retail, an art gallery and restaurant. But it's the 32,749 sq ft Garrison Club at Grenadier Gardens, which really sets it apart. Exclusively available to residents, membership of the club gives access to exceptional facilities and services, including a multi-use sports hall that can be used as a Championship Tennis Court, state-of-the-art gym, 25m swimming pool, spa, club lounge and children's playroom. Operators AMP provide an extensive programme of fitness classes, as well as tennis coaching, personal training and other bespoke services.

“Chelsea Barracks has now matured with a character of its own and facilities taken to the next level,” says Rupert des Forges, Knight Frank's Head of Prime Central London Developments. “It's a real addition to London.”

The Garrison Club is part of the latest residential address at Chelsea Barracks, 9 Mulberry Square, comprising 46 apartments and two penthouses, offering one-to-five bedroom homes from £3.4m. With exceptional amenities and spacious floorplans to enjoy, these are destined to become some of the capital's most coveted residences.

Please contact rupert.desforges@knightfrank.com with any enquiries, or search 'Knight Frank Chelsea Barracks' online

One Carrington, Mayfair

For those in search of a uniquely central location, One Carrington is a key new development. Tucked away in a quiet corner of Mayfair's rapidly evolving Piccadilly Estate, minutes from Green Park, its Georgian-inspired façade fronts 28 chic, contemporary residences.

Centred round a tranquil courtyard garden, the large and light one-to-four-bedroom apartments are competitively priced for this in-demand, central location - from between £2.95m and £12.95m - and accompanied by 24-hour concierge and security, a residents' library and meeting room, and underground parking. Some, too, have breathtaking 'Mary Poppins' views across the London rooftops.

Equally important, however, One Carrington is perfectly positioned to take advantage of everything this rapidly evolving neighbourhood has to offer, in particular Robin Birley's adventurous new project, The Carrington, a private members' business club, just across the road.

"Mayfair is home to a broad range of financial service businesses, who are happy to manage without the steep overheads

of an office in the City or Canary Wharf, but still want somewhere they can entertain and meet with clients," says Tom Rundall, Partner in Knight Frank's Prime Central London Developments team. The ultimate workspace, The Carrington will have drawing rooms and meeting rooms, IT specialists, secretaries and financial analysts, but, perhaps most significantly for residents of One Carrington, it will have a spa, swimming pool and gym to which all purchasers get a free three-year pass.

Nor is The Carrington club the area's only exciting new arrival. Nearby Shepherd's Market - home to Birley's celebrated 5 Hertford Street - will soon welcome Cambridge House, an Auberge Resorts Collection Hotel created from the former In and Out Military Club, and a new, green and pleasant landscape, making the area the ideal backdrop for both work and play.

Please contact tom.rundall@knightfrank.com with any enquiries, or search 'Knight Frank One Carrington' online

"One Carrington is perfectly positioned to take advantage of everything this rapidly evolving neighbourhood has to offer"



OnePlate for all

Craving culinary inspiration? Look no further than *Brunch in London*, a new charity cookbook from OnePlate, sponsored by Knight Frank

BY *Johanna Derry Hall*

“London’s got one of the best food scenes in the world,” enthuses Thérèse Nichols, founder of OnePlate, a charity that partners with restaurants, food lovers and chefs to fund sustainable food projects, and which Knight Frank is proud to support. “Food brings people together. It’s so important to the fabric of our society.”

Ten years ago, Thérèse witnessed the flipside to this. Volunteering with a charitable foundation in Manila, she saw the impact of abandonment and poverty on children first-hand on the city’s streets. “Around 143 million children globally are orphaned,” she explains. But she also witnessed the healing power of food. Every Saturday the foundation set tables, laid plates, arranged flowers and cutlery, and gave 500 children a well-plated, wholesome and nutritious meal.

Returning to her native Melbourne, she fundraised to create a roof garden where the foundation could grow ingredients. From there, OnePlate came into being and now the charity supports 33 sustainable food projects across the Philippines, Cambodia, Tanzania, Kenya and Uganda.

Brunch in London, the charity’s second cookbook, launched earlier this year and encapsulates OnePlate’s work. A hundred



chefs, food lovers and food writers from across the capital contributed recipes, and the profits all go towards not just feeding children, but giving them the joy of food. Inspired by the commitment, passion and creativity of the OnePlate team, Knight Frank was pleased to become a founding sponsor of the project.

“It’s been incredible to see London open its doors to OnePlate,” says Thérèse. “Not just the hospitality industry, but also the philanthropic side of business in the city. Knight Frank has been brilliant, supporting the project from the beginning.”

Learn more about OnePlate and order your own copy of Brunch in London at oneplate.co

Where to go for brunch in London

PHOTOGRAPHY *Juan Trujillo Andrades*



Philip Khoury
Head pastry chef, Harrods

“As a Canary Wharf resident, my local favourite is Roe, a restaurant from the founders of Fallow. They serve delicious food with a nice, varied menu, and they do a fabulous brunch especially when their beautiful terrace is open in the summer with its waterfront view. As an Australian, a taste for good coffee runs through my veins, so I couldn’t have been more delighted when WatchHouse coffee opened in my neighbourhood.

“I do think brunch is a bit of a treat, something for extra enjoyment. When I’m making brunch I like to make my five-ingredient banana bread. I toast it so it’s warm and serve it with lashings of almond butter, some more fresh banana and some crushed honeycomb on top.”





PICTURED
The distinctive green interiors of WatchHouse in Cabot Place (below left) and Roe on Park Drive (above)

Ollie Dabbous
Head chef, Hide

“I love Holland Park. There are loads of independent delis and restaurants that put their heart into what they do. Six Portland Road and Belvedere are both great at the weekend for a leisurely bite, and Wild in Notting Hill has a great breakfast menu. When I moved out of the West End, I was a bit apprehensive to move out of Zone One, but now I couldn’t imagine living anywhere else.

“I never have more than vitamins and a coffee to start the day when I’m working, so breakfast of any kind feels like a treat. On days off, my go-to, make for myself brunch at home is a ricotta pancake with some lemon zest and maple syrup on top, fried in salted butter.”



PICTURED
Six Portland Road (below) has a relaxed weekend vibe while Wild serves a great breakfast menu





Opportunity knocks

BY *Johanna Derry Hall*

Investors take note, Scotland offers unique opportunities for carbon sequestration and environmental renewal. Knight Frank's rural team explain all

"Whether we're selling an island or an estate, the buyer profile has changed dramatically over the past 10 years." So says Tom Stewart-Moore, Knight Frank's Head of Rural Agency in Scotland.

Country estates, pieces of wilderness and remote Hebridean islands used to be of interest as playgrounds for sport. But growing engagement with the issue of climate change from individuals, along with an impetus for businesses of all kinds to demonstrate their ESG (environmental, social and governance) credentials, have shifted interest towards wilderness protection and carbon offsetting. "There's a much broader spectrum of buyer types for these places when they become available," he says.

Take the isle of Sanda, for example. A 453-acre island in the Kintyre estuary, a half-hour boat ride away from the historic whisky

hub of Campbeltown, it has seven residential properties, all newly renovated, two boat slipways, a helipad and a free-roaming flock of 55 Blackface sheep.

"For the current owner it's been a bolthole on the coast," says Stewart-Moore, "a place he could use privately with family and friends. His predecessors set up a tavern where, pre-pandemic, a lot of sailors would drop anchor for lunch. There are definitely people who'd look at a place like this and think 'Yes, I can lock myself away there during the summer months and that would be great'. But we also have substantial interest on the environmental side now too."

The island includes colonies of puffin, storm petrel, Manx shearwater, kittiwake and guillemot, to name a few bird species that call Sanda home. "It's an important breeding station for many seabirds and is part of the Clyde Sea Sill Marine Protected Area - a site of special scientific interest. It'll be important that whoever takes it on looks after that," Stewart-Moore adds.

The environmental opportunity offered by the island is that of protecting the geology, flora and fauna. But there are other places where the opportunities extend beyond eco-tourism and private boltholes.



PICTURED

Nature comes first at Far Ralia, in the Cairngorms National Park, and the Isle of Sanda (right)



Some 160 miles north-east of Sanda, in the heart of the Cairngorms National Park, sits another Scottish gem, Far Ralia. The 3,500-acre estate is striking because its entire purpose has been given over to nature recovery. The estate was the first, both in Scotland and the UK, to attain fully approved grant funding for 1,200,000 native trees, planted across 2,500 acres. The Woodland Carbon Code estimates that around 346,000 tonnes of CO₂ equivalent will be sequestered by the estate. This first-to-the-market opportunity is rare as purchasers have complete control of the scheme.

“It has massive appeal to a really wide range of buyers,” explains Claire Whitfield, a Partner in Knight Frank’s rural team. “High-net-worth individuals, corporates, institutions, investment funds, pension funds – it’s an ESG opportunity because not only is it a potential carbon offset, but it also

brings biodiversity enhancement because of the work that’s being done. It’s quite rare.”

Whereas a lot of woodland projects create monocultures, this has the potential to bring back and rejuvenate protected species such as otters and golden eagles. Its position on the protected watercourse of the River Spey also makes it important as a salmon spawning ground.

Not everyone realises the potential of opportunities such as these at this moment in time. But, says Whitfield, “those who are entering this market see the potential, have put investment into understanding it and can see the wider benefits ownership of land like this offers beyond the financial numerics”.

Knight Frank has been an early adopter in this arena and is well-placed to support landowners with optimising this potential. “In spite of the economic challenges of recent times, all we’ve seen is a growing demand,”

“Whether we’re selling an island or an estate, the buyer profile has changed dramatically over the past 10 years”

Whitfield adds. “There are still people looking at natural capital for lifestyle reasons and for financial purposes. The environmental investor has added another layer, demanding different skills and knowledge. To be able to provide the answers that buyers of all kinds are looking for, that’s really exciting for us.”

The Isle of Sanda (now sold) was for sale for offers in excess of £2,500,000. Far Ralia is for sale with a guide price of £12,000,000. Please contact claire.whitfield@knightfrank.com and tom.stewart-moore@knightfrank.com

Personal paradise: two other private islands for sale



Clove Cay, The Exumas, Bahamas, \$22,500,000

With over two miles of oceanfront, 30-foot elevations, three beaches and 144 acres, Clove Cay is a secluded island paradise in the azure seas of The Exumas. Nevertheless, it’s eminently accessible – the island is a short drive and boat ride from the new terminal at Great Exuma International Airport. The 3,000 sq ft residence along with outbuildings is in need of renovation, making Clove Cay a blank canvas for a tailor-made private retreat.



Rogers Island, Connecticut, \$35,000,000

Enveloped by the tranquil waters of Long Island Sound, this 7.65-acre haven features an exquisite 8,746 sq ft renovated main residence, complemented by a four-bedroom waterfront guest house.

Here, every aspect of refined living is meticulously curated to offer a serene escape. The island also offers an artistic studio, a stunning seaside pool and pool house, a tennis court, a putting green,

three private beaches, two docks, staff quarters and a greenhouse.

From sunlit afternoons by the pool to enchanting evenings under the stars, Rogers Island beckons as the ultimate symbol of achievement, awaiting its discerning new owner to continue its legacy.

To enquire about Clove Cay or Rogers Island, contact jason.mansfield@knightfrank.com



PICTURED
John Humphris, Head of
Corporate and Relocation
Services at Knight Frank

How to be an ‘accidental landlord’

BY *Patrick Gower*
PHOTOGRAPHY *Tom Griffiths*

The steepest cycle of interest rate hikes in living memory sent a chill wind through the country’s property market. Values softened, which, over the past 18 months, prompted many would-be sellers to rent their homes while they wait for conditions to improve.

It’s a trend still underway. Across London, the number of new listings of homes to rent was 14 per cent higher in the first six months of this year compared to the same period in 2023, Rightmove data shows. That rise can, in part, be attributed to an increase in ‘accidental landlords’. Such a description

of these new players in the market may suggest reluctant participation, but attractive returns have coaxed some to adopt long-term strategies: Average yields stood at 4.24 per cent in Prime Central London during July 2024, the highest figure since March 2007.

It’s competitive, but the right approach can ensure a speedy let at attractive rates, producing stable income for years. Here, some of Knight Frank’s most experienced agents share how landlords can make a success of their first property and gear up to build a portfolio.

Letting a property that you planned to sell? Welcome to the world of the ‘accidental landlord’. Thankfully, help is at hand. Here, we explain how to maximise your returns in a competitive market

Invest in exceptional design

White walls, laminate flooring, inoffensive fixtures. ‘Rental specification’ was once the norm, but times have changed.

“The quality of rental stock in prime London is incredibly strong. If you’re going to get someone to pay a premium, it has to be turnkey, beautifully presented throughout,” says David Mumby, Regional Partner of Prime Central London Lettings. “You’ve got to get it right because the killer of rental investments is void and vacancy periods.”

In super prime markets (with rents of £5,000-plus per week) in particular, people are often renting a lifestyle, not just a property. They might be in London temporarily for work, or would rather not, for example, pay the equivalent of two or three years’ worth of rent in stamp duty on a property purchase.

“It’s important to recognise that these tenants have the financial capability to buy,” says Tom Smith, Head of Super Prime Lettings. “Their expectations are the same as if they were purchasing.”

Deliver the highest service standards

Four years on from the pandemic the latest ONS figures show people are still spending more time at home, particularly for work, making tenants more discerning about what they seek in a property, says Anna Czaban, Head of Property Management. “A new landlord needs to make sure their property is managed efficiently (whether that’s managing repairs or promptly resolving issues for tenants) and really think about what the tenant wants. Their home needs to work harder for them than it used to.”

That extends not just to the speed of how queries are addressed, but the way they’re addressed. It was once common



property markets are constantly in flux. Understanding which areas are on the up or down in terms of rental demand is vital for investing in a new property, and for understanding where to set the rental level of an existing property.

London's super prime footprint is expanding outside the traditional enclaves of Mayfair and Knightsbridge as fierce competition for top schools in Richmond and Barnes drives demand in the south west of the capital, according to Smith. Meanwhile, the opening of The Whiteley, consisting of 139 private residences and London's first Six Senses hotel and spa, also puts Bayswater on the map as a neighbourhood to watch.

Create homes with star quality

For many, London is the centre of the business, sporting and cultural worlds, meaning landlords with the right property could host the capital's next financial titan, the next Premier League star, or the lead actor in a blockbuster movie.

Short-term lets can prove very lucrative, but these tenants apply the same standards to their home as they do to their craft, says John Humphris, Head of Corporate and Relocation Services.

Even if your property isn't intended for the rich and famous, the principle still applies. In a market where supply is on a level playing field with demand, having a property that stands out for its quality will offer any landlord a competitive advantage.

"Properties need to be best-in-class," he adds. "Everything must work seamlessly. If it's a new-build the appliances should be tested, cleaning must be meticulous, and any technology needs to be up and running, ready for when your tenants walk in."

for problems to be fixed while tenants were out working, but these days they're more likely to be at home. "A tenant's experience of, and interaction with, third-party contractors needs to encompass a high level of professionalism that we'd all expect from a top brand - from the way contractors are presented to how thoroughly issues are resolved," Czaban adds.

Tune into the markets

Schools, regeneration projects or changes in government ensure that London's



Edwardes Square, Holland Park

Situated on the western side of a sought-after Holland Park garden square - the largest in London - this Grade-II listed, five-bedroom house excels in grandeur: high ceilings on every floor, views over both the Square Gardens and the rear gardens of Earls Terrace from the first-floor drawing room, and a striking central staircase leading upwards from the main entrance hallway.

A spacious kitchen-diner and two reception rooms make up the ground floor, with access to the property's own garden.

Available to rent for £6,000 per week. Please contact mags.ogrady@knightfrank.com

Moles Hill, Oxshott

Set in the popular and exclusive Crown Estate, Oxshott, surrounded by mature landscaped gardens of around half an acre, is this detached five-bedroom family home. Extensively refurbished recently it boasts a brand new kitchen, new flooring throughout and new bathrooms.

The downstairs living areas include an open plan kitchen-living area, a formal drawing and dining room, a family room, study and grand entrance hall with sweeping marble staircase.

Available to rent for £30,000 per month. Contact jamie-leigh.harvey@knightfrank.com with any enquiries



PICTURED

Anna Czaban, Head of Property Management, and Huy Le, Head of Landlord Finance (opposite), and Tom Smith, Head of Super Prime Lettings (left)

Crunch your numbers

Higher interest rates have altered the business model. Four years ago, landlords carried leverage at rates of around two per cent, but as mortgage rates have climbed, many investors are either lowering their loan-to-value ratio to maximise returns or investing in properties with multiple renters known as a 'Houses in Multiple Occupation' (HMOs). Either strategy requires detailed business plans before lenders will advance capital.

Investing in HMOs isn't for beginners - understanding bridging finance and compliance is a must - but it's the fastest route to growth while mortgage rates sit above five per cent. Moves to professionalise the sector through stricter rules and regulations have cross-party support, says Huy Le, Head of Landlord Finance.

"You have to know your numbers," he adds. "That means having a tried and tested model in place that proves you know what you're doing. Both the government and lenders want to see professional landlords who have high-quality properties and are able to run a solvent business."

If you have property to let, contact the lettings team at knightfrank.co.uk/let-my-property



The world's leading cities have seen more private members' clubs open in the past 10 years than at any other time. Knight Frank's research team speak to five industry insiders to uncover the secrets of their success

Private members' clubs – an insider's guide

BY *Liam Bailey and Patrick Gower*

“One of the things I really appreciate is that at the Groucho there's always someone behaving even worse than me.”

That was chef Anthony Bourdain speaking to *The Independent* in 2005. The hedonism of one of the world's most famous private members' clubs is the stuff of lore, but the opening of the Groucho was about more than celebrity tittle-tattle. It was the beginning of a cultural movement, generating a new era of private members' institutions from the gentlemen's clubs that first emerged in the 18th century – and which still dominated London's scene well after their original political, cultural and social power had ebbed away.

This fracturing is still in motion. In the past decade, more clubs have opened than at any time in history. Many still promote their fair share of hedonism, but the industry has moved with the times, focusing on wellness and impact, for example. Despite the many successes, closures are common. It takes more than a brand, a building or a great chef to make a successful club, as some wealthy property developers and hoteliers are learning.

The selling point

A beautiful building, sleek design, amazing food and a stellar programme are no guarantee of success. Clubs are selling access to a community, or more specifically, to a group others want to join.

“There's an old adage about clubs. You join for the facilities; you stay for the people,” says Jamie Caring, Founder at Sevengage, a lifestyle and hospitality marketing consultancy.

The wealth trap

Clubs aimed almost solely at the wealthy are proliferating. After all, what owner doesn't want packed tables spending thousands of pounds on wine? Membership fees of five figures a month exist, but this approach comes with big risks.

“People think the property itself and how much they've spent on the fittings is why people will join,” says Martin Raymond, co-founder at The Future Laboratory and founding member of the Groucho. “But these are loyalty clubs masquerading as members' clubs, boltholes for the elite without a reason for the elite to bolt there.”

Caring agrees. “Set the fees too high and you lose that coterie who are less wealthy but are younger and more cultured, charismatic and social. The business crowd wants proximity to the dynamic, buzzy, vibrant crowd that could otherwise be priced out.”



Sell memberships, but don't sell memberships

To nurture community many clubs use an ambassador system to get movers and shakers to bring friends through the doors. The Arts Club retained Gwyneth Paltrow as a shareholder and Mark Ronson as music director, recalls Marcus Watson, an Arts Club non-executive director and co-founder of the London network club, Adoreum. “We got that celebrity element right early on, then we were able to attract high-net-worth business leaders.”

But organic growth through word of mouth doesn't come via celebrities. A membership committee formed from a core group in the club's target industry or neighbourhood gives members a stake in the kind of environment and social atmosphere the club is creating. That sense of ownership, in turn, provides a powerful incentive to spread the word.

“Clubs don't sell memberships,” Caring says. “That's what workspaces and gyms do. Clubs are based on a model where you create something amazing, you drive huge desire around being a member, people flock to you, and you choose the people you want.”

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PICTURED

The Arts Club (above) and The Century Club (below) tailor content to attract a like-minded membership



Nail the programme

“One of our biggest expenses is programming and it is the single biggest source of conversion for new members,” says Nick Hamilton, Co-Founder of The Conduit. “Members bring guests for the programme. When those guest comes they see who’s at the club and they get it.”

Indeed, good programming often explores a niche or has a distinctly local feel. For example, The Conduit is focused on positive impact, with challenging events that often include journalists fresh from reporting in conflict zones. That’s The Conduit’s audience’s requirement, and the owners know how to cater to it.

Meanwhile, The Century Club in Soho offered members lessons in Japanese bondage, Shibari, in the run-up to Valentine’s Day. Director of membership Suzette Field explains: “You can’t be completely square and be a club in Soho - it doesn’t make sense. My advice to members’ clubs is to put something on that people aren’t going to find anywhere else.”

Be a club, not a hotel

Members’ clubs occupy a unique place in hospitality - where some members will visit their club almost every day.

“Hotels are transient places, where you see people intermittently,” says Caring. “Clubs are places where you see the same people every day. Obsequious, grovelling, ‘yes sir, no sir, absolutely sir,’ is not what people want. A club is supposed to be a home away from home.”

Interested to know more? The Private Members Clubs Report is available to read in full at knightfrank.com/theview/luxury

As one of the UK's foremost paint manufacturers, Little Greene owes its success both to an appreciation of the past and an eye to the future. We explore how these artisanal paints made in north Wales have garnered their global reputation

BY *Riya Patel*



Greene and pleasant



When it comes to interior renovation, making the right colour choices is notoriously difficult. It's no wonder, then, that people turn to historic hues for guidance. Little Greene is one of a handful of British manufacturers that's become known for cleverly reinventing colours popular in the past to suit the contemporary home. Although it draws on 300 years of decorative history, the brand itself is relatively young. Founded in 2001 by David Mottershead, a chemist by trade with a coatings business, Little Greene's story began with the purchase of a paint factory in north Wales and a pivot to the interiors market.

Now in its second generation, the Manchester-based company has nine showrooms and sells through thousands of shops in the UK and America, as well as online. As a family business manufacturing

only in the UK, it keeps its success close at hand. Daughter Ruth Mottershead and son Ben joined the business in 2010, when it became clear Little Greene had something special worth uprooting themselves for. Ruth, originally a landscape architect, is the brand's creative director. Ben, a former police detective, now turns his exacting eye to business operations. "With my creative background and Ben being very much about manufacturing and science, we work well as a team," Ruth says.

The company's offering is strongly associated with history, drawing on a partnership with the National Trust to access its archive of paint colours and wallpapers. "We work closely with the National Trust to visit its collection of historic homes to do colour analysis," she says. "The old colours are some of the most popular and some of the



Five colours for 2025

Little Greene's Creative Director, Ruth Mottershead shares her palette for the coming year.



HOPPER

Colour confidence is growing and we are seeing people move away from a more typical, traditional use of colour in a design scheme.



SMALT

Stronger 'mid tone' and deeper colours are coming to the fore, being used alongside brighter, fresher highlight colours on window frames and doors.



HELLEBORE

This more confident palette of colours will be embraced in 2025, increasing the popularity of bold greens, vibrant blues and deep, dusky pinks.



SCULLERY

Brown-based colours will continue their renaissance, and will be used to create warm and inviting interiors.



LIGHT GOLD

Meanwhile, joyful warm yellows will be used to bring a burst of energy.



PICTURED
Little Greene founder David Mottershead (left) with his daughter, Ruth, and son, Ben

"Innovation in terms of quality is important to us. It is expected that we have a great quality product"

brightest too, which you wouldn't necessarily think." Calm and neutral French Grey, which dates back to the Victorian era, is one of the brand's bestsellers. The palette of 200 colours is also shaped by all manner of cultural influences floating around in the zeitgeist - from what's been on the catwalks to landmark fine art exhibitions. The Covid pandemic led to greens being in vogue as people longed for the outdoors, for example, and also an increased demand for warmer, comforting tones. "Part of this

is intuitive, too," Ruth says. "Working with colour every day you start to understand what's coming next."

Little Greene's name comes from an 18th-century dye works that was close to the company's Manchester base. While the science of producing colour has moved on since then, the art remains mostly the same. Ruth says the company uses "no substitutes, only really great quality raw materials". They use a higher percentage of titanium dioxide, for example, to give the paint superior

“Old colours are some of the most popular and some of the brightest colours too”



Another way the company has been working to reduce waste is through its Re:Mix innovation, an ‘upcycled’ paint made from return orders. “It’s prevented 60,000 litres of paint from going to waste every year,” she says. “We barely have any waste paint now. It’s a huge industry problem that we’ve taken the step to solve within our own company.” The range is created by grouping similar shades, mixing and tinting them to make a new collection of 20 colours.

The company is also particularly proud of its Intelligent paint formula, introduced to cater to the desire for water- rather than oil-based products. “We’ve tried to make the Intelligent paints as good as the oil-based paint: protecting from mould and making sure that it doesn’t fall or flake.” Self-priming products that work on multiple surfaces are another development that’s been welcomed for saving customers’ time.

Next on the agenda for Little Greene? “We are experimenting with making the paints more scuff-resistant and durable. We’ve got a team of scientists working on that,” Ruth says. While this commitment to improving the product is impressive, it’s also vital for Little Greene not to lose sight of what has made it top of the shelf. “Innovation is critical to us, because at the price point that we’re selling at, it is expected that we have a great quality product.”

Explore Little Greene’s paints at littlegreene.com

Three other principled paint-makers to know

COAT

Started by a pair of friends, this Surrey-based B Corp was founded in a bid to make choosing paint colours easier. Its range is made to order and divided into schemes depending on which direction the room faces - it recommends warm undertones for cool north light and rich undertones for strong southerly light. Claypaint, its odour-free, matte finish product, is made with natural minerals and suited to surfaces that need to ‘breathe’.

coatpaints.com

PAINT & PAPER LIBRARY

With a selection of 180 colours, this London-based manufacturer has become a go-to for interior designers and architects. Each colour comes in a range of tones, meaning choices can be tailored to a room’s particular quality of light. Its Slate range is sought after by interior designers looking for the perfect ‘off-white’, while the more saturated jewel-like colours of Mockingbird and Pollen are chosen to give interior schemes a sumptuous feel.

paintandpaperlibrary.com

MYLANDS

Established in 1884, Mylands is the grandfather of the British paint scene, now in its sixth generation and still manufacturing in south London. For most of its history Mylands was a trade supplier for TV, film and theatre, until its commercially available Colours of London range was released in 2012. Natural earth pigments give this paint a deep hue.

mylands.com



opacity and the need for fewer coats, while each colour’s complex pigment profile is another point of difference compared to lower quality paint. “In French Grey, for example, you might find seven different pigments: blue, red, a little bit of green and amber in there as well,” Ruth explains. “Another paint might look like a close match but have only one or two pigments. It’s never going to react with the daylight in the room the same way.”

Ten types of base paint are made in the Welsh factory, while the tinting and finishing is done to order in Manchester. “Depending on the colour, you need a specific base,” explains Ruth. “You can’t tint a dark colour like black into a high-white base, because it would turn out grey.” This approach reduces the need for the business to keep lots of different paint in stock.

With state-of-the-art branded residences, village-like neighbourhoods and 'supercity' status, the British capital remains the place to be, says Knight Frank's Yazmin Murat

BY Aleks Cvetkovic
PHOTOGRAPHY Tom Griffiths

London calling

London born and raised, Yazmin Murat joined Knight Frank as a graduate 10 years ago - and having risen through the ranks - is now a Partner in the Prime Central London Developments team. Responsible for the positioning, pricing and selling of the city's swishest residential developments, this is her take on the Prime Central London market.

Yazmin, tell us about your role.

My primary role is to look after our clients - the developers or the funders behind high-end developments. My role involves pitching for the sales instruction of some of the most luxurious prime buildings that have planning permission to be converted into residential schemes. I work on the consultancy side, with the end goal and vision of the building in mind. I advise on sales strategy and pricing. The other part of my role is looking after prospective buyers. I introduce them to the best schemes in the market and guide them through the process of buying.

Are you feeling optimistic about the Prime Central London market?

Absolutely. London is a supercity. It attracts buyers from all over the world and it's a long-standing wealth creation hub. Plus, the city appeals to a growing pool of millennial wealth. Entrepreneurs want to locate here, students want to study here, families want to settle here. London's other calling cards are its 'urban villages'. There are now 33 neighbourhoods classed as villages in central London - all with access to green space and exceptional, self-contained amenities like schools, shops and leisure facilities. It's a place that people want to call home.

What changes are you seeing in prime residential development?

The past 18 months have been interesting. We've seen strong demand for branded residences that are managed by luxury hospitality groups. At Knight Frank we're marketing The Old War Office with its Raffles Hotel and residences - The Whiteley, with residences that have access to the first Six Senses Hotel in the UK - and Mandarin Oriental Residences at Hanover Square, among others.

What are buyers asking for in terms of a lifestyle proposition?

The amenities attached to new developments just get better and better. Most super prime developments that we're seeing come to the market have services like a concierge, luxury gym and spa. Then, there are breakout areas, cinema rooms and meeting rooms where residents can work comfortably from home. The Whiteley, for example, will have padel courts, a recording studio and all the wellbeing facilities offered by Six Senses. Then, there's the Garrison Club in Chelsea Barracks (see p.18). It has a 32,000 sq ft amenity space, including a sports arena, personal training, pools, sleep clinic, and dedicated fitness and medical teams on site.

And what are buyers looking for when considering a location in London?

London's 'villages' are a key differentiator to other global cities. Buyers want access to a vibrant community, green spaces, a high street with great retail and restaurants, and good schools. We're lucky that there are so many pockets of central London now

that don't feel like they're in the thick of it. Whether that's Marylebone, Islington, Kensington, or Bayswater and Queensway - which will be the next hotspot thanks to its huge regeneration scheme.

What challenges are developers facing?

Apartment sizes are getting smaller and we're seeing a depleting pipeline of large residences. There is now a restriction on the sizes of lateral apartments and penthouses across the capital, especially in boroughs like the City of Westminster, to a maximum of 200 sq m. There are still wonderful schemes coming through, but going forward we won't see so many developments in London with such substantially sized spaces.

So, buyers need to be aware that if they want a really sizeable apartment in Prime Central London, then they're running out of time to find it?

Absolutely, but that's our job. We're here to advise buyers and handhold you through a competitive market. We will always inform buyers of new regulations coming into play.

What do you enjoy most about your role as an advisor?

Meeting people from different cultures is fascinating. Working in prime and super prime property, I'm there to guide clients for extended periods of time - so it's always rewarding to help them find their dream home. Really, what we do is all about people.

Please contact yazmin.murat@knightfrank.com to explore available properties in Prime Central London developments



PICTURED
Knight Frank's Yazmin Murat,
photographed at new Mayfair
development, 60 Curzon



COUNTRY LIVING TRANSFORMED



PICTURED
Ancient Woodland House
by Tom Turner Architects

The green hills and rolling meadows of the English countryside have always conjured fairytale images for homeowners looking to create their own rural idyll. Today, in search of a refined work-life balance, green space and sophisticated living, a new generation of buyers and tenants is reinventing what the country house can be

The countryside's 'in crowd'

Contemporary homes with city-style amenities on the doorstep are wooing a new, younger generation of country house buyers and tenants

BY *Cathy Hawker*

To many, the English countryside represents a pastoral dream - at once timeless and yet nostalgic. But this is changing. The appeal today is less about living in the sticks and more about padel courts, Pilates classes and premium organic produce.

As Peter Edwards, Partner in Knight Frank's country department points out, in-demand rural areas like the Cotswolds now provide enough stimulation to satisfy even the most demanding relocating urbanite (Find more Cotswolds inspiration on p.50). "People like Julian Dunkerton of Superdry,

the Bamford family at Daylesford, Matthew Freud and Jeremy Clarkson have opened top-quality shops, pubs and businesses that have moved the dial for everyone."

Francesca Leighton-Scott, Head of Knight Frank's Bath and Somerset Country Sales, agrees, adding super-smart hotels to the list of magnets for buyers. "Anywhere close to The Newt in Somerset [pictured] - an exceptionally well received country hotel and members' club - is especially hot."

Consequently, country house buyers have become younger. Knight Frank's own

research in April 2014, found that clients aged under 50 represented 31 per cent of all country buyers. Fast forward a decade to April 2024 and that figure had risen to 58 per cent. These buyers aspire to a picturesque country lifestyle and require good schooling too, letting their first choice of school determine the area of their search.

They're also more varied in what they do, says Oliver Rodbourne, Head of the country team in the south-east. "We're seeing more entrepreneurs and business owners, as well as more overseas buyers. A significant focus is sustainability. Younger buyers in particular - even those spending £10m upwards on a property - are concerned about efficiency and running costs."

This means clients will routinely examine EPC ratings and investigate installing environmentally sound options such as ground source heating. "There's little appetite for major renovations," says Rodbourne. "Buyers want to put their stamp on a property, construct an office pod in the garden perhaps, but not take on a big project. Owning a country house today is about moving in and settling in."





“Quality shops, pubs and businesses have moved the dial for everyone”

OPPOSITE
Country hotels, like The Newt in Somerset, are a compelling draw for country buyers

THIS PAGE
The Newt’s gym with a view (above) and its cocktail bar

Fresh perspective: Those who’ve made the move have no regrets

From London to Tunbridge Wells, Kent

“I grew up in Tunbridge Wells and with primary school applications looming, we knew it was time to move. We’re now within the catchment of the school we wanted our daughters to go to, and close to family. We’re also only 10 minutes’ walk to the station. Tunbridge Wells has a fantastic balance – while not rural, it feels in touch with the natural world.”

From London to Nash, Buckinghamshire

“Our driver for leaving London was space, both for the children to grow up in and for us to enjoy. Our house in Nash ticked more boxes than we could find in other locations. We’re on the edge of the village with a very strong community, yet close to Milton Keynes. We’re also only 11 minutes from the train station. The balance to our lives was instant. We haven’t regretted it for a minute.”

From London to the Cotswolds

“I knew I’d always come back to the country – but we moved earlier than expected. Since Soho Farmhouse opened there have been so many amazing clubs and restaurants popping up, attracting like-minded young people. Living here, we’re much happier, less stressed and the quality of life for our children is unbeatable.”

The new standard

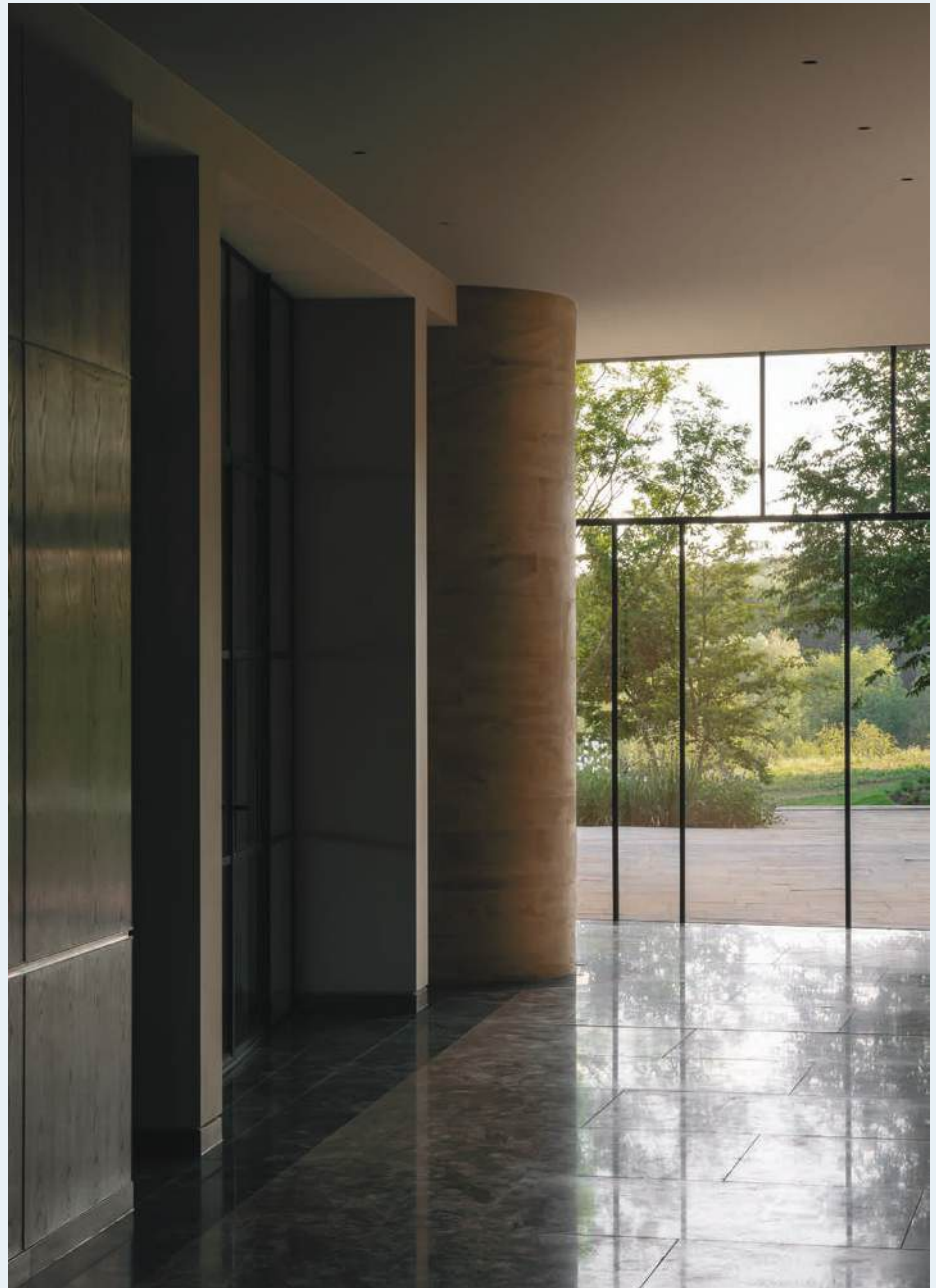
Today's finest country houses combine craftsmanship, wow factor and all the comforts of metropolitan prime property

BY *Sonia Zhuravlyova*

Whether it's a reimagined farmhouse, a sensitive restoration of a grand, manor house or a contemporary, new-build nestled into a rural landscape, there's rarely been such appetite for reviving and building homes in the English countryside.

Of course, there's always been a romance associated with the pastoral ideal, but as technology has increasingly allowed people to work from their homes, "the distance between town and country has narrowed significantly," says architect Richard Parr, who works in London and the Cotswolds. "There was once a big dislocation between cities and the countryside, but I think that that boundary has been completely blurred."

Luxury country house hotels, excellent country pubs and improved retail have lured people away from urban centres. "There's been a reinvention and re-appreciation of the countryside; a complete rethinking of how people enjoy the landscape, nature and not being in the city," he adds.



Those seeking to make their permanent home in the country expect more - better views, more light, larger rooms, no draughts or leaks, and technology that allows them to economically heat and run their houses for decades to come. Although architects' responses to this challenge have different expressions, they're all passionate about the possibilities that building, expanding or rethinking an English country house offers.

Parr and his colleagues specialise in melding craft traditions with contemporary design and technology. Paradise Farm for instance, is a spectacular family home, in six hectares of equestrian farmland in Oxfordshire. Influenced by the site's landscape and the local vernacular, it uses traditional building materials such as Norfolk thatch, English oak and ironstone for the structure and detailing.

**PICTURED**

Paradise Farm in Oxfordshire (photographed by Rich Stapleton) was transformed by Richard Parr Architects from a rundown Cotswolds cottage into a statement country home

“There has been a reinvention and re-appreciation of the countryside; a complete rethinking of how people enjoy the landscape”

The brief was to bring the experience of the surrounding countryside into the house to create a backdrop in the communal living spaces. Hence, the building is formed of two connected wings positioned around a top-lit glazed gallery. “Most people live in the present and love the past,” says Parr. “Being able to fuse those two together means you’ve got all the benefits of the now and the future, as well as the materials, proportions and connection to the landscape. It’s a reinvention of vernaculars into contemporary architecture.”

This approach means homes like these sit within local building traditions without dominating. “I believe that architecture should always relate to where it is,” says Robert Cox, one of the design directors at Adam Architecture, a practice that works on a wide range of property styles, from classical manor houses and country villas to the restoration of historic buildings. “It can’t be solely what happened in the past. It needs to take inspiration from that and apply a language current to contemporary culture, trends and technologies.”



He notes a new appreciation for Regency architecture. “The idea with Regency was that the windows have longer and larger panes, so more light was introduced into rooms. The connection between house and garden is something we feel is a recurring theme,” he says. He also recognises a turn towards informal living, even in grander properties. “A lot less formal entertaining is happening within country houses,” he says. “Clients often want an open-plan, living-kitchen-sitting room and everybody lives in that central hub.”

The culture of the country has also changed, says Cox. Homes are becoming much more self-sufficient and easier to manage, with technology that can be easily upgraded as it evolves, making them easier to heat and run. Environmental considerations are, of course, also important: the practice has a fabric-first approach when it comes to historic restorations, while new builds can accommodate solar panels and ground or air-source heat pumps. Each project attracts a high level of craftsmanship, which also means that introducing modern amenities

such as a contemporary kitchen needn't seem incongruous.

Paying particular attention to materials, local crafts and building types is something that Sussex-based architect Tom Turner also excels at. Turner, who takes inspiration from vernacular farmhouses, Jacobean manors and Georgian townhouses, works on refurbishments, extensions and new builds across the southeast, bringing with him a deep understanding of how historic properties can be sustainably adapted for contemporary life.

“A lot of the farmhouses in the area have very small windows, low ceilings and cellular spaces. Our challenge is to create something that feels spatially generous, has more light and better connection to the landscape,” he says. “Then we ask, can it be built in a sustainable way? Can you insulate it properly and run it off a heat pump? Then we challenge the traditional ways of building to make all these things work.”

Working with the material palette and tried-and-tested building forms of the area means that Turner's projects are sustainably

“Country homes want to be born out of the land that they're built on”

built and well suited to local conditions. “There's a lot about a vernacular building that is a great starting point. These building forms come from their timber framing, which has far lower embodied energy than steel or concrete. So, working with timber makes it visually well suited to the place and grounded in the area.”

Richard Parr feels the same. “Country homes want to be born out of the land they're built on,” he says. “The more this happens, the more timeless and enduring they'll be.”

*To explore more of Knight Frank's country properties, visit knightfrank.co.uk/country
Sonia Zhuravlyova is a design and architecture writer for Monocle, Icon and others*

Five country postcodes to watch in the next five years



When you know exactly the kind of country property you're looking for, The Buying Solution exists not just to find it, but to better it. *Lisa Freedman* finds out how and shares five postcodes to consider

PICTURED

Harry Gladwin, The Buying Solution (left) and the Piet Oudolf garden at Hauser & Wirth in Bruton, Somerset



You know where you want to live, your budget is set, and you can picture the house you're looking for. Then reality kicks in. All too often your requirements seem to be everyone else's and that renovated five-bedroom Georgian rectory, on the edge of a village with countryside views, secluded, but not isolated, a short walk from the pub... well, frankly there aren't enough to go round.

This is where The Buying Solution can help. Knight Frank's private buying service, the team specialises in securing properties (on- and off-market) worth over £2m for clients with exacting requirements. "Our job is to understand the market - where it's

at and where it's going - and appreciate the unique situation of each vendor," says Harry Gladwin, a Cotswolds specialist. "We're then able to say to our clients, 'if we just hold off you may get it at a better price', or, alternatively, 'act now to get it off the market immediately'."

The Buying Solution can help you sift the wheat from the chaff, draw out hesitant sellers, steer you to locations you may not have otherwise considered, and will make sure the price you pay is right. In fact, they do everything they can to ensure the home you buy matches - or even exceeds - the home of your dreams.

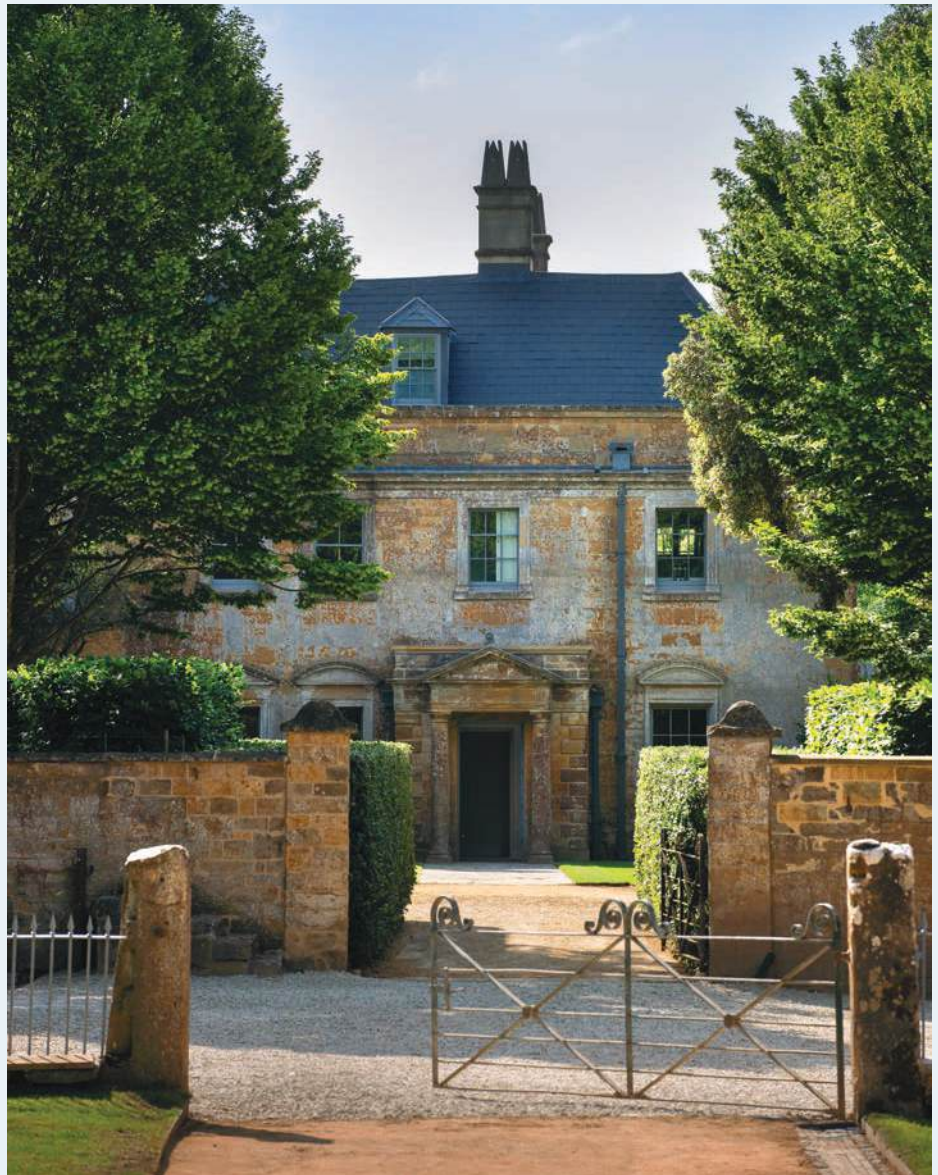
Bruton, Somerset, BA10

For The Buying Solution’s Jake Civardi, Partner in the Southern Counties, “Bruton has become a real hub, with a lot of money being invested in it.” The “Notting Hill of the southwest” is low-key but cool, with sophisticated art, culture, restaurants - including Michelin-starred Osip - and celebs. Hauser & Wirth’s gallery draws a crowd too. Practically, there are good schools and a train service that whizzes you to Central London in under two hours.



Naunton, Gloucestershire, GL54

“Stow-on-the-Wold, Charlbury and Great Tew continue to be the Cotswolds’ triangle of hotspots,” says Gladwin, “but buyers are willing to look further west and north.” That search is putting Naunton on the map. A picturesque ancient settlement which sits in a National Landscape (formerly an area of outstanding natural beauty). True, it has no shops, but it does have a pub and coveted Cheltenham schools within a comfortable commute.



Goodwood, West Sussex, PO18

For buyers moving south, Theo James-Wright, Partner in the Southern Home Counties, recommends Goodwood village. “The key landmark, of course, is Goodwood House, with its motor circuit and racecourse, hotel and sculpture park, as well as renowned clubhouse, The Kennels.” Equally attractive is the local lifestyle: the beaches of West Wittering, the antique shops of Petworth, nearby Chichester and well-regarded schools.

“Bruton is low-key but cool, with a sophisticated art scene, restaurants and celebrity residents”

Tisbury, Wiltshire, SP3

“The USP of Tisbury,” says Civardi, who considers the village one to watch, “is that it’s located in the Cranbourne Chase and West Wiltshire Downs National Landscape, so there’s no threat of development.” A bit eco, a bit off-grid, with picture-perfect parkland on the nearby Fonthill estate, Tisbury also benefits from immediate access to top pubs, top grub, top-of-the-range culture and good schools. Transport, too, is a dream, with a mainline station straight into Waterloo.

Goring, Oxfordshire and
Streatley, Berkshire, RG8

Jemma Scott, Partner in the North Home Counties, recommends Goring and Streatley, two villages that straddle the ‘Goring Gap’ between the Chiltern Hills and the Berkshire Downs, as up-and-coming. With a direct train into Paddington from Goring, “they’re vibrant, characterful villages that don’t make you feel you’re in the commuter belt, while being easily commutable”.



OPPOSITE

The Roth Bar & Grill, The Newt and tempura from Michelin-starred Osip, all near Bruton

THIS PAGE

The Bake Barn at the Fonthill Estate near Tisbury in Wiltshire and The Buying Solution’s Jemma Scott

“A bit eco, a bit off-grid, with picture-perfect parkland on the nearby Fonthill estate, Tisbury is a village to watch”

To contact The Buying Solution, please email tbs@thebuyingsolution.co.uk



Cottage industry

In a quiet corner of the Cotswolds, developer and designer Vitruvius & Co. is creating homes that are perfect for a new generation of style-conscious buyers

BY *Johanna Derry Hall* PHOTOGRAPHY *Tom Griffiths*

“A question I get asked a lot,” says Guy Wengraf, founder of boutique developer Vitruvius & Co, “is if we have any regrets about moving to the Cotswolds. None at all. It’s a good life out here and I can’t imagine moving anywhere else.”

There was a time when a home in the Cotswolds was a weekend bolthole or a second home, says Harry Sheppard, a Partner in Knight Frank’s Oxford office who’s seen a “450 per cent growth in interest” in properties in the region since the Covid pandemic. “With the rise of flexible working,

people now want something pretty special in a very desirable area as their primary home.”

One of Vitruvius & Co’s transformation projects, now for sale with Knight Frank, is a case in point. Hidden in the small village of Swerford, Lansdowne Cottage was a small, dated limestone cottage that hadn’t been updated in decades. Today, though, it’s a substantial three-to-four-bed house, with three bathrooms, three sitting rooms, a greenhouse, vegetable garden and separate guest annex-cum-studio. With its contemporary interiors and designer

furniture, it could be an offshoot of Soho House – and that’s the point.

“Younger buyers are looking for property that’s altogether more stylish,” Sheppard says, “and we’re seeing many more metropolitan buyers looking in this part of the world.” This is perhaps unsurprising, with Soho Farmhouse just five minutes away, Bamford a mere 20 minutes, and five-star country hotel and members’ club Estelle Manor less than 25 minutes’ drive. “It’s not just that they’re here,” adds Wengraf, “it’s what they bring. You bump into friends there, you have space to work and relax, it’s a different kind of proposition.”

But Sheppard says people often underestimate the investment of time, money and energy that goes into transforming, for example, an historic Cotswolds cottage into a well-appointed, contemporary family home. This is where Vitruvius & Co’s offering comes into play.

“We’re full-service: a developer, an interior designer and a project management company,” explains Wengraf. “From a client’s perspective, we’re turnkey. We can do all that’s needed, whether it’s for a client

PICTURED
Guy Wengraf, founder
of Vitruvius & Co, at
the kitchen table in
Lansdowne Cottage



“Younger buyers are looking for property that’s altogether more stylish and we’re seeing many more metropolitan buyers looking in this part of the world”

or buying it ourselves, designing, building and finishing, from heavy works through to fittings and furnishings.”

The added value for buyers, says Sheppard, is that where complex planning application processes can put people off, Vitruvius makes it simple. “Guy can come in and say ‘I know how to deal with that and I can do it. I know what the end goal can be, and can see it’”

Lansdowne Cottage is a case in point. “The plot appealed to us initially,” Wengraf says. “It was a relatively small house, but it enjoyed a large plot with fantastic views across the valley. An added advantage was that it wasn’t listed. We recognised the opportunity to significantly remodel and extend the house, and that gave us the confidence to be able to do it.”



PICTURED

Knight Frank's Harry Sheppard (left) with Guy Wengraf in his design studio



There will always be those who dream of creating their own unique Grand Design in the countryside, but, says Sheppard, “more people are buying houses that are completely ready because they’re not just buying a house, they’re buying a life. When someone like Guy has come along and delivered it, all I have to do is give them the key.”

Lansdowne Cottage is for sale with a guide price of £2,000,000. For more information, please contact harry.sheppard@knightfrank.com. Learn more about Vitruvius & Co's work at [instagram.com/vitruviusandco](https://www.instagram.com/vitruviusandco)

A practical guide to country home ‘prop tech’

Designing your dream pad in the countryside? Technology should enable greater safety, comfort and quality of life – not become a barrier to enjoyment – says *Steve Moore*



Only connect

When everything is a computer in disguise, connected to the internet – thermostat, burglar alarm, TV and music system, and even the kids’ games – reliable connectivity is critical. Today’s satellite and mesh Wi-Fi technologies should ensure coverage throughout your home, even with the challenges often posed by country homes of thick stone, brick walls and intermittent rural broadband.

PICTURED

All the necessary electrics and routers needn’t be on show. At this Cotswolds manor house they’re cleverly concealed in the walls’ wood panelling

To get it right:

1. Commission a Wi-Fi survey and make a plan early.
2. Allow for a secondary, slower internet connection in case the main one fails.
3. Give key entertainment and security devices ‘their own lane on the motorway’ with separate cables.
4. Invest in a service contract with someone to call who can connect remotely to fix any problems.

Living it large

Buyers typically find they have more space at their country retreat than in their main residence, affording the opportunity to install the cinema or music room of their dreams. But the real action takes place outside. Even with the vagaries of a British summer, it's possible to bring exceptional AV outdoors; whether the beautiful TV/music Cineair units from Matthew Hill Bespoke, or enormous, eye-wateringly expensive weatherproof pop-up screens from CSeed.



To get it right:

1. More items than you realise need Wi-Fi and power, so plan ahead. External-grade cable routed underneath the garden will give you future options.
2. Get the sound right. You can carry a TV or iPad outside occasionally, but good sound needs thought. Tiny, discreet speakers with an underground subwoofer, like the Garden series from Sonance, will make the difference.



Secure the asset

Doubtless you'll want to keep an eye on your property when you're not there. If your boundary is a long way from the main house, think carefully about access control and perimeter security. In town, you might benefit from Police response if your alarm goes off, but in the country, you might be an hour or more from support.

To get it right:

1. Invest in name-brand cameras and an alarm that can be monitored securely when you're away. As well as reassuring you on security they're useful for keeping tabs on deliveries.
2. Focus on practical solutions: if you have valuables, keep a little cash and some paste jewellery in an easy-to-find hotel safe, and stash the real treasure in a proper safe that's discreetly tucked away somewhere less obvious.
3. If you have genuine concerns, work with an NSI-Gold company that can produce a 'Secure by Design' scheme. There's reliable technology to tell the difference between a fox and a human heading across your lawn, for example



Keep it simple

You didn't buy your country home to clutter it with lots of technology. Keep visible elements to a minimum and make sure you can operate what you need - the heating, the cameras, the music - from your phone, wherever you are. Think about the cost too. You might not want to heat up every room in the winter if you're just there with your partner, but you'll want to make sure it is warm when you arrive.

Steve Moore, founder of the UK's leading systems integrator, SMC, has spent 40 years looking after the technology needs of high-net-worth clients in London and around the world



To get it right:

1. Have a clear view of what is important to you and stick to it. You only want to do the work once.
2. Keep things consistent so they work the same way in both town and country.
3. Don't settle for plastic - you can get period switches and sockets from Focus, Lutron or Meljac.
4. Pay your specialist to create a blindingly simple user guide, so that guests can use the place too when they stay.



Five interior design trends for 2025

Statement ceilings

Turn your gaze upward. Statement ceilings adorned with bold colours, intricate patterns and decorative elements are set to become the focal point of any room adding visual interest and imbuing a space with both warmth and depth.



Biophilic design

Transform interiors into inviting sanctuaries. By integrating plants into indoor spaces, connecting a home's interiors with its garden, maximising natural light and incorporating organic shapes, biophilic design creates serene environments that foster a soothing connection to nature.

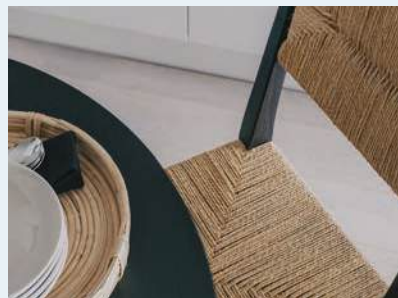


Thinking about a refresh? Here, Knight Frank Interiors' Group Design Director, Rhian Barker, unpacks the need-to-know design trends of the next 12 months



Multifunctional spaces

Modern living necessitates versatile and adaptable spaces. Multifunctional furniture, like sofa beds, work-from-home console spaces and bespoke furniture with built-in storage, as well as flexible layout designs, ensure every square foot is optimised.



Sustainable and natural materials

Knight Frank Interiors is powered by Accouter Group. They're the first B Corp-accredited interior design studio in the UK.

Using recycled and eco-friendly materials, sourcing locally and recycling or reusing clients' existing furniture not only benefit the environment but also give interiors a characterful and conscientious quality.



Minimalism with warmth

The concept of minimalism is evolving. Clean, pared-back aesthetics are being enriched with warmth and texture, by incorporating natural materials and soft textiles. This trend emphasises quality over quantity, with each piece selected to enhance tranquillity and comfort.

Explore Knight Frank Interiors' suite of services at knightfrankinteriors.com

PROPERTIES

Explore some of the most storied properties marketed through Knight Frank and meet the owners who've brought them to life. From dramatic castles and sumptuous ocean-front villas, to historic estates and contemporary mews living, this edition caters to every discerning taste





THE ART OF CURATION

Gallerist Rebecca Willer's elegant Kensington home, now for sale, is the perfectly considered backdrop to her extraordinary collection of fine art and objects

BY *Ruth Bloomfield* PHOTOGRAPHY *Ash James*

Rebecca Willer has elegantly dedicated her professional life to curating modern art and design, so it should come as no surprise that she took the same exacting approach to the aesthetic of her own home.

Rebecca, who runs the Willer art gallery, has sympathetically modernised and enlarged a 300-year-old Georgian home in Holland Street, Kensington, creating an elegant backdrop for her collection of furnishings and art.

But now she and her husband, Robert, a retired barrister, have decided that "age and stage" means they need to bid farewell

to the 4,000 sq ft house they share with their Italian Spinone dog, Gina.

When they bought the Holland Street house in 2002, they saw it as the perfect space to share with their university age children. "I was looking for somewhere we could all have our own private spaces but still get together as a family," Rebecca explains.

A basement level with its own private entrance for one son, a garden annexe for the other, and a main house where they could be together - Holland Street ticked many boxes.

"We had brilliant spaces to be together when wanted - mostly revolving around food

- but could be very private when wanted too," says Rebecca.

The house was in good condition when the Willers moved in, but Rebecca always knew its layout and design could be improved. After living in and getting to know the house the couple embarked on obtaining permission to make changes.

An "aberration of a pastiche Victorian conservatory" was replaced with a more elegant glass and Corten steel extension which opens out on to the courtyard garden. A stainless steel, brass and microcement kitchen continues the luxe industrial theme.





THE VIEW

from

KNIGHT FRANK



“The house features a carefully chosen palette of materials - reclaimed floorboards, hardware, rare marble, bespoke metal lights and bare plaster walls”

On the top floor, the roof space was exposed. “This added many feet to the height of the rooms and turned a dark rabbit warren of spaces, where my tall sons had to stoop, into a very light and airy series of rooms.”

The basement was reconfigured to add plenty of storage and service areas, including a second kitchen and a stunning wine cellar.

Beyond the main house was a 1970s-built annexe, which family members derisively referred to as ‘the shed’. It was replaced by a stylish three-storey annexe with a library and home cinema in a new basement level, an open-plan kitchen and reception room, and a bedroom with en suite.

As a design expert, Rebecca wanted the house’s interiors to act as a simple backdrop. This meant using a restricted, but carefully chosen palette of materials - reclaimed floorboards and hardware, rare marble, bespoke metal lights and bare plaster walls. “Paramount throughout was the choice of materials that would patinate and age over time,” she says.

The spaces Rebecca loves most in her home include the light, airy and “beautifully proportioned” drawing room, with its mix of modern and vintage furniture, as well as the dramatically high ceilings and rusted steel shelves of books in the library.

Having completed the work to her satisfaction Rebecca is sad at the prospect of moving on, but confident the decision is the right one. “After having spent a short but lovely time in the house we’ve come to realise that what we created was in fact perfect for the previous phase of our lives,” she says.

“I’m sure there are aspects we’ll miss, but I hope to compensate for those with other new attractions in our next homes - including, I hope, a donkey in the country.”

18 Holland Street is for sale with a guide price of £9,750,000. For further information please contact james.pace@knightfrank.com

Keepers of the castle

Grand proportions belie the homely ambience and modern comforts of this impeccably-restored, Grade II listed treasure in North Yorkshire

BY Leigh Robertson
PHOTOGRAPHY Ash James

For all the romance that accompanies ideas of residing in an old castle, the concern that one might end up rattling around in, rather than lording over, its draughty rooms can quickly put paid to such fanciful notions.

But the owners of this surprisingly cosy, Grade II listed castle were undeterred. Built in the 13th century, the grandiose structure towering over 65 acres of land and with sweeping views of North Yorkshire's dales was, at core, in "a complete state of disrepair" before they restored it. Today, one would never know, to look at its immaculate stone floors, gleaming woodwork, and a central three-storey open staircase reinstated after a fire destroyed the original, and many other features, in the 1500s.

The castle's history is peppered with attempts to refashion it: under Sir Thomas Rokeby's ownership, it was supposedly a

regular haunt of Mary Queen of Scots. Its current look, with the guidance of English Heritage, was a four-year-long labour of love to introduce a layer of contemporised luxury and utility to the property - from lavish en suites (two featuring boutique hotel-style waterfall showers) to a gym with adjacent steam room, no detail was left unconsidered.

Swathed in natural light from massive roof windows and decorated in a calming palette of pale greys and creamy neutrals, with occasional crimson pops and flashes of gilt, an easy elegance pervades the living spaces. But it's the kitchen that's the castle's heart and soul, designed around a generous island complete with an Aga - and nooks for easy congregation and family meals.

Summer and clear autumn days invite alfresco cook-ups in the covered barbecue kitchen on the front terrace, or a chance to

soak up the scenery beside the tranquil koi pond. Meanwhile, parties year-round have the benefit of the views wherever you happen to host them, barring the old cellar. There, a substantial wine vault, games room and plush eight-seater cinema find their natural home in the property.

Open fires and biomass heating make the castle a snug and unusually toasty place to be in the cooler months of the year, an inviting option come October. Just minutes away are charming country pubs and the delights of browsing the markets and independent stores in Kirby Knowle and Thirsk, welcoming communities worth exploring in themselves.

Kirby Knowle Castle is for sale with a guide price of £6,950,000. For more information please contact melissa.lines@knightfrank.com



THE VIEW



from



KNIGHT FRANK



Island

BY *Liz Rowlinson*

Four islands – four reasons to bank on the Balearics this year

appeal



Easy to reach with miles of stunning coastlines, come the summer months the Balearics are top of many people's 'escape' list. Between the four main islands of Mallorca, Ibiza, Menorca and Formentera, there's great diversity on offer for both tourists and home hunters. What's more, Partido Popular's recent victory in the regional government polling means a cap on overseas second home purchases looks unlikely – for the next three years, at least. Here are four other reasons to invest.

Property prices are on the up – with room to grow

For the past few years, the Balearics performed strongly yet in many ways remain relatively good value against certain other prime markets in southern Europe, says Kate Everett-Allen, Knight Frank's Head of European Residential Research. Despite economic headwinds and higher borrowing costs, its appeal has remained strong: foreign buyers accounted for 34.3 per cent of purchases in the Balearics in Q1 2023, compared to an average of 19.5 per cent throughout Spain, according to Spain's National Statistics Office. Also, according to Knight Frank's Prime International

Residential Index (PIRI) this year, which ranks prime locations by price growth, Ibiza was sixth highest at +12 per cent over 2023, with Mallorca at seven per cent.

Tempting taxation

Tax has never been the tail that wags the dog when a growing number of HNWIs consider the Balearic Islands (in fact it's sometimes been a deterrent), yet a recent change might be an added inducement. The Balearic regional government overhauled its Wealth Tax rules in early 2024, including a change to the threshold at which the wealth tax applies, rising from €700,000 to €3 million. "This change puts it on more of an equal footing with Andalucía and Madrid, which both provide 100 per cent tax-free relief," Everett-Allen says.

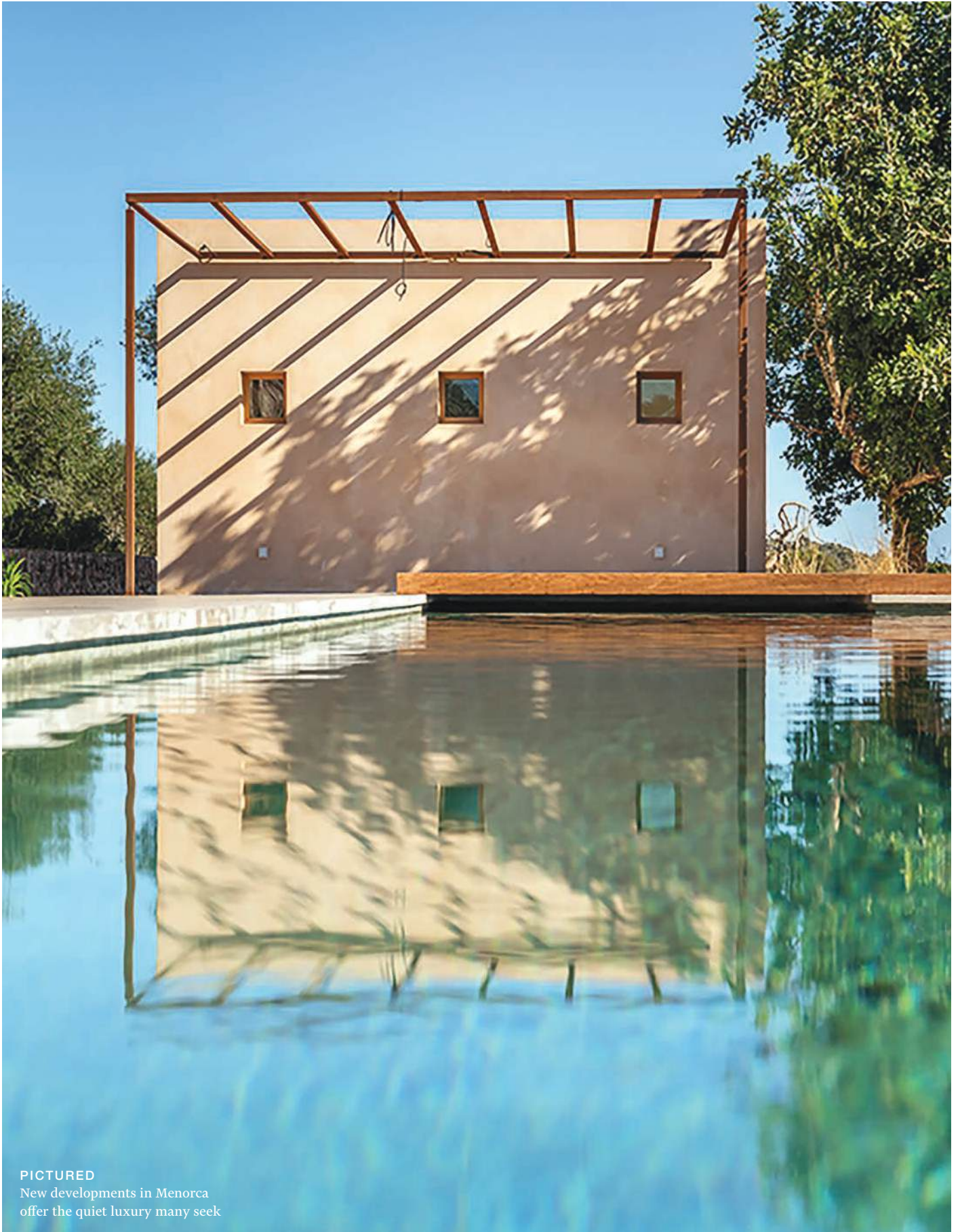
Four-season appeal

To catch up with Mallorca, Ibiza has also been focusing its efforts on evolving towards a year-round destination, according to Jack Harris, who oversees Knight Frank's Ibiza market. He points to the popularity of international schools like Morna International College and Lycée Français International d'Ibiza. There are also increased winter flight

options to the island from European cities, to help cater for a growing number of remote workers relocating on Spain's popular digital nomad visa. Its applicants can apply for the Beckham Law tax regime (24 per cent flat tax). "Ibiza now has global appeal. We've seen a noticeable increase in US buyers in recent months," adds Harris.

Places to feel good

Whether it's tennis, cycling or yoga, the Balearics have a reputation for world-class sport and wellness holidays. Rafael Nadal's Tennis Academy is a big draw and Mallorca's Tramuntana switchbacks attract around 200,000 road cyclists a year, including many who end up renting or buying a home there. The Mallorca 312 endurance race is the island's answer to the Tour de France, Menorca has the Camí de Cavalls, a path that circles the island's coast, and Ibiza has the most routes of all, according to the Balearics Tourist Board. Ibiza has firmly established its reputation as a wellness destination with yoga and meditation retreats. Perhaps this is why residents of Southern European countries will become the longest-lived, according to recent research by the University of Washington.



PICTURED
New developments in Menorca
offer the quiet luxury many seek

Three Balearic boltholes to consider



Mallorcan finca, €8.5m

For a private retreat nestled in lush landscape, this historic finca in Manacor, southeast Mallorca, is hard to beat. Near the birthplace of Rafael Nadal and offering the combination most requested by buyers of meticulous restoration with modern comforts, it has a three-bedroom main

home, plus a two-bedroom pool house with scope to configure a wellness hub or a home office. A wine bodega, pizza oven surrounded by olive trees and an orchard complete the picture, making this tranquil estate both a hideaway and a place ideal for entertaining.





Ibizan estate, €18.5m

Located in the centre of Ibiza near Santa Gertrudis, this wonderful estate is perfectly situated to enjoy complete privacy or to dip into Ibiza Town or the beach clubs of the southwest coast. Surrounded by lemon, orange and pomegranate trees, the nine-bedroom property is spread across three houses and a staff house, along with a private pool and tennis court. In traditional Ibizcan style with thick stone walls and wood beams, it's ideal for year-round living.



New for North Menorca, from €900,000

New build is rare for Menorca, a highly protected island of sleepy villages, unspoilt coves and rural tranquillity that offers the 'quiet luxury' that many now seek. Nevertheless, located in the seaside village of Fornells, in the north - within reach of Cuitadella or Mahon -

this boutique development has 23 three-bedroom townhouses with large terraces and sea views, with completion of the site due in 2025.

For more properties in the Balearic Islands, please contact jack.harris@knightfrank.com

This handsome four-storey home, nestled on an historic mews in the heart of Notting Hill, benefits from a complete rebuild and vibrant interior design. Its owners are looking for buyers who will enjoy the strong sense of community on the street

THE MEWS NEXT DOOR

BY *Alexandra Goss*
PHOTOGRAPHY *Francesca Jones*

The mews houses of Notting Hill feature on many an Instagram feed. Built during the Victorian era as stables for west London's grand houses, with rooms upstairs for coachmen and other staff, they have become some of the capital's most desirable - and storied - homes.

Hidden in the heart of Notting Hill, a stone's throw from the iconic Portobello Road and the area's many restaurants and cafés, is Codrington Mews, built in the 1860s to service the houses on Blenheim and Elgin Crescents. This tranquil, L-shaped street has just 12 properties, one of which is the muralled headquarters of XL Recordings, where Adele made her second album, *21*. Two others are owned by Sophie Jane Masson and Mark Holdsworth.

The couple bought their home here in 2013, renovated it in 2018, then, three years later, bought the mews house next door.

"Every mews house has its own unique challenges in terms of space," says Mark, the owner of a real estate investment company. "Next door was almost the first run of how I learned how to maximise the qualities and the characteristics of our original house. This house was take two - we implemented all the learnings here."

He and Sophie needed that expertise as the property, which took 15 months to overhaul, was quite the project. Owned since the 1940s by the same family, the ground floor still had its original cobbles and tie rings for horses on the walls. There was no internal staircase, only the external one, which led up to the groom's flat.

Working with their architect, Urban Mesh, the couple carved out a basement - digging down more than four metres to create a generous ceiling height on the lower

ground floor, took the whole house back to its brickwork and added a second storey; no mean feat in such a constrained plot.

"We changed the window heights, all the windows and doors - everything is brand new," Mark explains. "It's not a refurbishment - it's a complete rebuild."

Natural light now floods the 1,800 sq ft, south-facing house through the bifold doors into the open-plan, bespoke kitchen and shines down through the cutout in the floor into the basement reception room. Perfect for entertaining, this space has a cinema system with a drop-down screen in the ceiling and surround-sound Sonos speakers, plus a wine cellar next door.

There's underfloor heating, air conditioning in the three bedrooms, and every detail of the serene décor has been carefully considered by Sophie, who previously worked in events and finance and then pivoted in her career to interior design, buying and renovating houses.

"Everything you look at should have layers," she explains. "Notting Hill is famous for colour, vibrancy and music. We wanted to bring in colour, but also not to overwhelm whoever's going to buy the property."

The couple hope the buyers will embrace the strong sense of community in Codrington Mews - the residents socialise together, host street parties, have a WhatsApp group and take in each other's parcels.

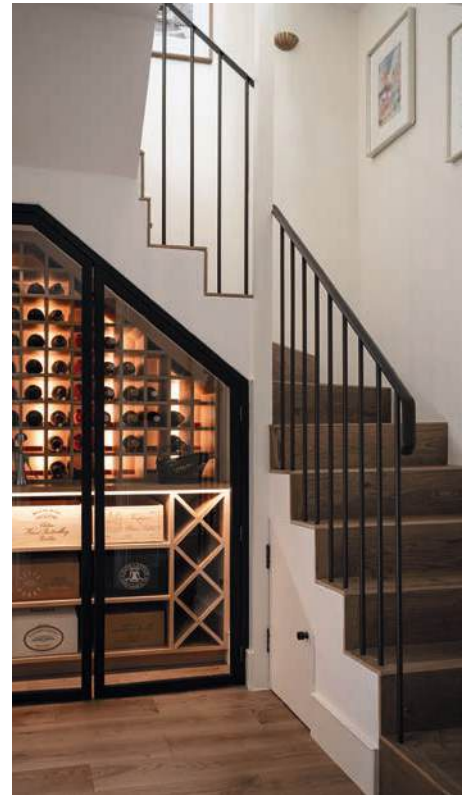
"I was really surprised by how quiet and charming the Mews is but, when you step outside, you get the beat of life," says Sophie. "There's nowhere else quite like it."

5 Codrington Mews is for sale with a guide price of £3,485,000. For more information please contact jack.thomas@knightfrank.com





“Notting Hill is famous for colour, vibrancy, and music. We wanted to bring in colour, but not to overwhelm the property”



With its own private access to one of the most famous gallops in France, La Ferme des Aigles is an expansive, one-of-a-kind equestrian property with impeccable racing history

BY Aleks Cvetkovic PHOTOGRAPHY Tom Griffiths



Racing pedigree

Location, so they say, is everything. For readers with a passion for all things equine, La Ferme des Aigles proves the point. This exceptional estate in Chantilly neighbours a racing icon - Les Aigles gallops - and does so in fine style.

"The property has a huge amount of history and it's a unique location within Chantilly," says owner and former racehorse trainer, John Hammond. "There are 65 boxes throughout the property and we have eight acres of land here, so while we're in the middle of the town you feel like you're in the French countryside."

The Belle Epoque stable yard and principal house were built by the Rothschilds in the late 1800s in their distinctive Normandy style. Other owners of yesteryear include Texan oil magnate Nelson Bunker Hunt and a Taiwanese millionaire - from whom John

bought the property in 2000. musingly, she kept her Rolls-Royce in the stable block.

The house has seven bedrooms, five bathrooms, six reception rooms and two cellars, while the stable yard features a three-bedroom duplex apartment, six staff flats and office space. Additional equestrian facilities - most were added by Hammond - include three further stable barns, a six-bay covered horse walker, a lunge ring, secure tack room, feed room, railed paddocks and staff canteen.

John's own career is interwoven with the story of the property; he's trained GI winners in France, England, Ireland, America, Canada and Hong Kong, including Montjeu, the only French horse to win the Prix du Jockey Club, the Prix de l'Arc de Triomphe, and the King George VI and Queen Elizabeth Stakes at Ascot.





“We’ve got a private entrance and exit to the gallops and the training grounds. Together with our own paddocks, it’s been the perfect location to prepare for big races over the years,” he says.

As well as the hub for his career, the house at La Ferme des Aigles was for many years home to John’s family and the place where his four children all grew up. “There’s a huge amount of room in the house, with space to be together, but also for a large family to all enjoy their own personal space,” he says. The floor plan is distinctive, with three substantial staircases up to the first floor in different parts of the property. “The house very much lends itself to raising kids, that’s for sure,” John adds.

A cavernous ground-floor chamber with towering windows and a substantial fireplace is his favourite, which functions as the family living room. “We call it the ‘big room,’” explains John. “It’s got huge windows facing east, south and west. It’s at the end of the house so it gets tremendous sunlight the whole way through the day. It used to be part of a double-garage and concierge flat, but we transformed it when we moved in, and put in the windows. There’s a great symmetry to the room now and you can follow the light throughout the day.”

With La Ferme des Aigles’ pedigree as a substantial stables and racing hub, there’s huge potential for new owners to transform the property - and write a new chapter in its story. “You’ve got options to utilise space in the house and the stable block, or to further expand the stables and add more boxes,” says John. “It’s ready and waiting for someone to put their own stamp on the place.”

La Ferme des Aigles is for sale with a guide price of €4,900,000. For more information please contact mark.harvey@knightfrank.com



“The property has a huge amount of history and it’s a unique location within Chantilly”



London is a city with many brilliant facets. No matter the life you crave – family-friendly, fun-packed urban village, or a luxury pad in the heart of the action – the British capital has you covered. *Ruth Bloomfield* speaks to three of Knight Frank’s specialists about the places to watch

PHOTOGRAPHY *Juan Trujillo Andrades*

Where to live next in London

Dulwich, south east London

The presence of three of London’s top-performing independent schools has turned this pretty and peaceful corner of Zone Two into a serious property hotspot, with buyers looking to move here often hoping for a place at James Allen’s Girls’ School (JAGS), Alleyn’s School or Dulwich College.

Georgia Jakstys, Associate Partner at Knight Frank’s Dulwich office, points out that Dulwich also has a range of excellent local state schools all rated “outstanding” too. “The schools in Dulwich aren’t just good, they’re exceptional,” she says.

If people come for the schools, they stay for the lifestyle – the average resident lives in the area for 19 years. What they enjoy, says Jakstys, is the plentiful green space, the half-hour commute to the City, the Victorian houses (better value than more famous London villages, like Hampstead or Wimbledon) and the vibe. “It’s a close-knit community and it feels very safe.”

Buyers should expect to pay circa £1m to £1.5m for a three-to-four-bedroom house and up to £2m for a four-to-five-bedroom property. At the top end, large (4,000 to 5,000 sq ft) detached houses can sell for around £5m.

Demand currently outstrips supply. Jakstys recently put a four-bedroom home on Trossachs Road, East Dulwich, on sale for £1.7m. The property received six offers and sold rapidly for almost £130,000 above its guide price.

“Buyers need to keep their ears to the ground and move fast in this market,” Jakstys advises. “Almost half the homes sold by Knight Frank in the area are gone before they can be listed online.”



OPPOSITE AND BELOW
Dulwich Village's Redemption
Roasters is a local coffee hotspot;
Knight Frank's Georgia Jakstys



Georgia's local gems:

"On Saturdays North Cross Road is closed to traffic for the weekly market, filled with stalls featuring vintage treasures, bric-a-brac, organic foods and crafts.

"Redemption Roasters in Dulwich Village is the place to power up with a speciality coffee and one of their hard-to-resist, freshly baked pastries.

"Then Lordship Lane is an absolute must for foodies. Start with picking up delicious cheeses at Mons Cheesemongers, fruit at Bora & Sons, and join the queue for quality meat from William Rose butchers."



PICTURED

Mons Cheesemongers (left) is heaven for dairy-loving foodies, while Bora & Sons on Lordship Lane (above) is Dulwich's local deli

Gilkes Crescent, Dulwich

One of the last remaining properties in a boutique development in the heart of Dulwich Village, this serene and spacious four-bedroom property is thoughtfully designed, with oak flooring, generous ceiling height and Crittall-style French doors that open on to a south-facing terrace garden.

Turn-key ready, it has a generous living and dining area on to the garden. Upstairs are three family bedrooms, and up another storey again, there's a generous master suite, complete with en suite with a freestanding bath, which commands spectacular top-floor views of the area.

Gilkes Crescent is for sale with a guide price of £2,650,000. Please contact camilla.heywood@knightfrank.com with any enquiries





Islington, north London

Quick train links to the City make Islington a magnet for professional families who want a short commute to work, plus plenty to do with their downtime.

Most prospective buyers who come to Sophie McCarthy, a Partner in Knight Frank's Islington office, in search of a home are British-based and appreciate the area's relative value for money compared to west London. "We also see demand from people who are currently living out in the countryside but want a base to be close to the family," she adds.

Islington's big draw is its de facto high street, Upper Street. "It's really transformed since we opened here in 2012," McCarthy says. "There are great boutique shops and restaurants, the Everyman Cinema and the Almeida Theatre, with Sadler's Wells just down the road."

A two-bedroom flat in Islington costs around £750,000 and buyers can pick up a three-bedroom townhouse for around £1.8m to £2m, or a larger, circa 2,500 sq ft house from £2.5m. Prices for exceptional homes can be higher; McCarthy recently sold a large family house just off Upper Street for almost £6m. Islington's smartest micro markets, Canonbury and Barnsbury, both have gorgeous Georgian and Victorian houses, garden squares, and - thanks to smart local traffic planning - very quiet, calm streets.

Demand is strong and buyers may need to be patient. "People don't move very often," says McCarthy. "When we do sell here it is often off market."

After a record year for sales in 2023, the Islington market has settled, but continues to be busy. "When it comes to £3m-plus houses, buyers are very selective and often cautious," McCarthy explains. "But Islington is very resilient. Whatever happens - political change, interest rate rises - we always bounce back quickly."



"Islington is a magnet for professional families who want a short commute to work, plus plenty to do with their downtime"



PICTURED
 Frederick's (right) serves modern European cuisine, while 69 Colebrooke Row (above) is the bar of choice for the famous

Sophie's local gems:

"Frederick's is a long-standing Islington institution; a family-run modern European restaurant with a charming conservatory dining room and garden.

"For a real local pub, The Albion is hidden away on Thornhill Street and comes complete with a wisteria-smothered façade and roaring log fires in winter.

"69 Colebrooke Row is a decadent cocktail bar with live music and a celebrity clientele - actors Natalie Portman and Paul Mescal were recently spotted there."



Wilmington Square, Islington

Period charm meets contemporary living in this five-storey, five-bedroom Georgian townhouse in Clerkenwell. With a lower ground floor opening onto a mature, south-west facing garden, and a raised ground floor featuring an expansive open-plan kitchen and dining area, it's a house with plenty of space for both family and friends.

The first floor boasts a double reception space at the front, with a smaller study at the back which is ideal as a reading nook or home office. Natural light, wooden flooring, high ceilings and fireplaces all add to the period character.

Wilmington Square is for sale with a guide price of £3,250,000. Contact sophie.mccarthy@knightfrank.com with any enquiries

Belgravia, Prime Central London

The Grosvenor Estate, which owns much of the area, has quietly been at work shaping the neighbourhood of Belgravia for 300 years, beginning by building elegant homes fit for politicians and captains of industry in the days of Queen Victoria, and today introducing smarter shops, and more opportunities for eating and drinking.

In 2019, it opened Eccleston Yards, a complex of shops, restaurants, gyms, and offices set in a former power station which has become a destination for locals and tourists alike. These upgrades, in turn, have changed the face of the local community, which is now more global - and more youthful.

“In the past, people who lived in Belgravia were upper class British,” explains Natasha Efstathiou, Associate Manager of Knight Frank’s Belgravia office. “But there’s been a huge amount of modernisation and that’s brought a variety of new buyers from the Middle East, Eastern Europe and China.”

What all buyers love is Belgravia’s characteristic white stucco architecture, its central location and the kudos of living in a storied neighbourhood which is also considered more peaceful and residential than other Prime Central London locations. The average price for a home in Belgravia stands at £2,007 per square foot, according to property analyst LonRes. Nevertheless, at the top end of the market, homes sell for far more.

The five-star redevelopment of Chelsea Barracks brings new choices - in the form of contemporary townhouses and apartments - to Belgravia. With exceptional amenities including the Garrison Club fitness and wellness complex, a private members’ club and spa, these sell for around £5,000 per square foot.



“Buyers love Belgravia’s characteristic white stucco architecture, its central location and the kudos of living in a storied neighbourhood”



PICTURED
Peggy Porschen’s cakes (above) have global renown, while Wild by Tart’s double-height dining space (bottom left) adds glamour to lunch





Natasha's local gems:

“Love a traditional British local? Even in the heart of London, Belgravia’s pubs have a cosy feel – try historic watering holes like The Grenadier on Wilton Row or The Thomas Cubitt on Elizabeth Street.

“Wild by Tart, a modern European restaurant housed in a dramatic, double-height space, is a favourite at Eccleston Yards.

“Surely the most Instagrammed bakery in London, Peggy Porschen, is a pastel pink paradise of patisserie, with an all-day brunch menu.”



PICTURED
The Thomas Cubitt (above) and The Grenadier (left) are two of the area’s best-loved pubs. Both offer cosy atmosphere in a classic setting

Eccleston Square, Belgravia

Laterally arranged across one floor, this handsome two-bedroom apartment is on the fourth floor of a classic white stucco-fronted building typical of Belgravia and Pimlico. Six large sash windows overlook the communal gardens, filling the newly renovated property with light.

All new underfloor heating beneath the marble flooring, brand-new water pipes and Lutron lighting throughout make the property both elegant and comfortable. Tastefully furnished in a leafy but relatively central location, the apartment is available to rent and can be moved into straight away.

Eccleston Square is available to rent for £2,500 per week. Please contact sam.canning-birtles@knightfrank.com with any enquiries





THE VIEW

from

KNIGHT FRANK

FRUIT OF THE VINE

This medieval estate in Umbria, Italy, is an enchanting opportunity for buyers in search of both a stylish escape and a boutique winemaking enterprise

BY *Ruth Bloomfield*

Many buyers come to Italy in search of *la dolce vita* - settling down in a glorious, historic home to relax in the sunshine and watch their grapes ripen on the vine.

The reality, says Andrew Blandford-Newson, an Associate in Knight Frank's international residential team, can be significantly more taxing. "Setting up one of these places can be quite complicated. You need the right soil, there are regulations, it takes quite a lot of time."

Hence why this spectacularly-located estate, set just outside the historic city of Perugia (which is already set up as a boutique vineyard capable of producing up to 7,500 bottles per year), presents buyers with a unique opportunity.

The main five-bedroom farmhouse and adjacent tower date from the 12th century. Its current owners, Andrew and Karin Jackson, bought the place in 1999, as they explain. "It was not at all our plan to fall in love with a virtual ruin on the top of an Umbrian hill. But it has given us huge joy to convert the property into a family home and a producer of fine oil and wine."

The stone-built main house is a calming mix of traditional features and modern comforts, with airy rooms and spectacular panoramic views of the surrounding countryside from the tower. The estate also includes a guest house, pool house, fully-operational cantina, tennis courts, a pizza oven and barbecue area, plus some 66 acres of land.

"In 2004 Andrew and Karin decided they would like to make some wine,"

Blandford-Newson explains. "They identified a perfect site of around two acres and it was planted in 2005. Their first harvest was in 2007 and they now sell to mainly private customers, local restaurants and farm shops."

There's also an olive grove at the property and two staff members who manage this small business on behalf of the owners. "The fact that everything is there to build on is a huge benefit," says Blandford-Newson.

He suspects that the future owner of the property will be either British or American - both nationalities are well-represented in this part of Italy. Perugia, with its international airport, is a 15-minute drive away and buyers will find that they get more for their money in Umbria (which remains relatively undiscovered, yet incredibly beautiful) than they would do across the border in vogueish Tuscany with its premium prices.

"Something of this size would probably cost €5m to €6m in Tuscany - more if you want to be in Chianti," Blandford-Newson adds.

Tenuta Corvento is for sale with a guide price €3,950,000. For further information contact andrew.blandford-newson@knightfrank.com





THE VIEW

from

KNIGHT FRANK

A picture-postcard of a country house, nestled in 25 acres of gardens and grounds, Dunmore in Kent is an idyllic family home

BY *Ruth Bloomfield* PHOTOGRAPHY *Ash James*

A PRIVATE RETREAT

Having spent most of her life in one of the most crowded cities on earth, when Jennifer Marar moved to the UK with her young family she wanted to experience something completely different.

In 2014, she and her husband, Nayef, exchanged the frenetic energy of Shanghai for the peace of a rambling country house in Four Elms, near Sevenoaks, Kent.

“Before I even went into the house I liked it,” says Jennifer. “The garden is amazing, and it looks very traditional from the outside, with columns by the front door but when you go inside it is quite modern and I liked that mix.”

Now, with an empty nest on the horizon, Jennifer and Nayef have decided to sell the property, Dunmore, and relocate once more, this time to the South of France. The five-bedroom, four-bathroom, 8,191 sq ft house, set in 25 acres with an indoor swimming pool, tennis court, equestrian facilities, and three-bedroom cottage.

Jennifer and Nayef moved to the UK in 2013. At about the same time Nayef sold his fashion company, leaving them with plenty of time to devote themselves to their two children Malek, now aged 20, and Julia, who is 18.

“As we got more settled, we started to update some of the rooms and then the pool was looking quite dated, so we renovated that too,”



Jennifer says. “It was 23m long and we reduced it to 20m so that we could have space for a seating area, a Jacuzzi and a sauna.”

Although the couple are both keen swimmers, Dunmore’s tennis court and equestrian facilities have been less well used. Jennifer gamely took tennis lessons after moving in but didn’t take to the game. “I would be too embarrassed to hold a tennis party or anything like that,” she says. Horses were also out of the question – too dangerous and unpredictable. “I am a city girl,” adds Jennifer.

What the whole family really relished about the house was its space and privacy. “For the first couple of years I would hear the children saying to each other: ‘Is this really our house?’ she recalls. “They thought it must be a dream, they couldn’t believe the space.”

The house has also proved perfect for entertaining, either in the dining room or outdoors in the shady barbecue area. “It is like an Italian courtyard and you can easily host 20 to 30 people.”

With Malek already studying classics at Cambridge, and Julia hoping to move to Paris to study fashion management, Jennifer and Nayef plan to move to France next year. What will Jennifer miss most about life at Dunmore? The glorious gardens, its orchard and its vegetable patch.

“Our gardener has worked here longer than we have owned the house,” Jennifer says, wistfully. “She has been here for almost 24 years; before that she worked at Hever Castle. She loves this garden like it’s a baby and throughout the year it gives you continuous surprises as different things flower. It is just so beautiful.”

For more details of country homes available in Kent and Sussex, please contact edward.rook@knightfrank.com



“The house looks very traditional from the outside, but when you go inside it’s quite modern and I liked that mix”







THREE WAYS TO LIVE IN SINGAPORE

BY Cathy Hawker

A pro-business environment, superb infrastructure and a green ethos make the city state's lifestyle appealing, despite last year's stamp duty increase, says Nicholas Keong

The reasons to live in Singapore make for compelling reading. The city state is a leading financial centre and a global business hub. It consistently scores highly in international rankings for its low crime and high personal safety - securing sixth place in the latest Quality of Living City Ranking from international consultancy Mercer - and has been voted the most liveable city in East Asia for expats by global mobility experts ECA International every year since 2005.

Knight Frank's own research (see *Rise of the Super Wealth Hub Series, Singapore Edition* at apac.knightfrank.com/singapore) points to the island's role as a luxury living hub - with an estimated 46 five-star hotels, 51 Michelin-star restaurants and more than 200 shopping malls, island-wide. This calling card is just one reason why high-net-worth individuals gravitate there, says Nicholas Keong, Head of Residential and Private Office for Knight Frank Singapore.

"Singapore offers world-class healthcare and a superb English-based education system," he says. "The island is a pioneer in desalination and has a top 20 global ranking for carbon efficiency."

Moreover, Singapore's outstanding infrastructure is continually improving. Currently, a new terminal is being added to Changi, the Land Transport Authority is expanding the MRT rail network and over the next decade, the Great Southern Waterfront masterplan will transform 30 km of coastline into a mixed-use destination.

Since April 2023 however, the island's property market has been subdued by an adjustment to the Additional Buyer's Stamp Duty (ABSD) rate, doubling it to 60 per cent for most foreigners. So, while sales values of luxury non-landed homes (apartments) in the first half of 2024 saw a 28.2 percent increase from the same period in 2023, there's been a fall in demand from foreign buyers.

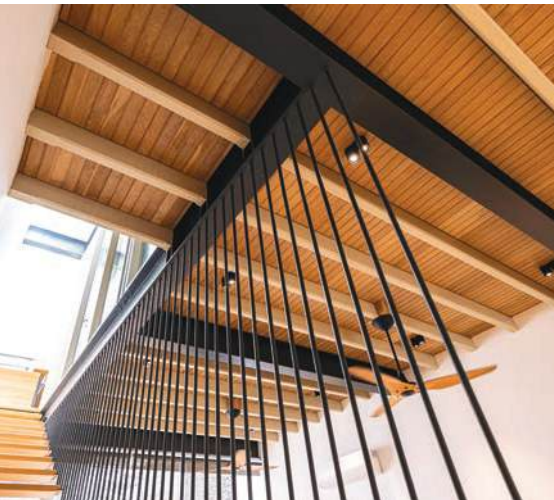
"What's not well known is that higher ABSD costs don't apply to home buyers from the USA, Switzerland, Iceland, Norway and Liechtenstein on their first residential property purchase," says Keong. "These five countries have trade agreements with Singapore meaning their citizens pay only six per cent Basic Stamp Duty (BSD), and we have seen them become more active."



Cairnhill Road

Cairnhill is one of Singapore's highly prized conservation areas where elegant homes from the 1900s offer history and calm just a short walk from vibrant Orchard Road, the city's premier shopping destination. This landed terraced house - with two storeys plus an attic - is itself a piece of art, a carefully restored pre-war home with interior courtyard that won the URA Architectural Heritage Award in 2008. Further enhanced more recently to maximise functionality, it has the perfect pairing of a heritage façade and contemporary interiors with four bedrooms, a roof terrace swimming pool and the rarity of a secure private garage.

GUIDE PRICE, SGD\$13,888,000



Goodwood Residence

For high-net-worth families, the location of this generously-sized, three-bedroom freehold apartment close to numerous highly rated schools and colleges will be instantly appealing, and to go with the education options, there's swift access to Singapore's central business district (CBD) with Newton MRT within five minutes' walk. Goodwood Residence, backing on to the green setting of Goodwood Hills, is low density, with just 210 apartments sharing communal facilities that include gardens, gymnasium, a swimming pool, tennis court and clubhouse. The apartment is on the ground floor with the benefit of its own private pool and large terrace, ideal for entertaining at home.

GUIDE PRICE, SGD\$8,500,000



Mountbatten Road

There's history galore in this grand east coast property, one of only 15 conservation bungalows on Mountbatten Road and an estimated 85 bungalows owned privately, island wide. It was once owned by the family of Thomas Dunman, Singapore's first Superintendent and Commissioner of Police. The current owners' family purchased it in 1926, and the property has been with them ever since. The seven-bedroom house is 10 minutes to the CBD, 20 minutes to Changi Airport and close to East Coast Park and the ocean.

To enquire about these properties, please contact nicholas.keong@sg.knightfrank.com

GUIDE PRICE SGD\$54,500,000



Blaze of glory

BY *Alexandra Goss* PHOTOGRAPHY *Tom Griffiths*

Thanks to painstaking craftsmanship, this expansive terraced townhouse near Parsons Green in London has been sensitively transformed for modern living

OPPOSITE AND BELOW
Arabella Gurney, Creative Director of Blaze & Co, who carefully rebuilt and refurbished Chipstead Street



About halfway down Chipstead Street, in Fulham's Peterborough Estate, is a handsome terraced house that, on first glance, looks very similar to its neighbours. It has the same mellow red brick, arched porch and a squat lion statue that gazes down from the gables. This leafy area is known for these lions, the trademark of the Victorian builder, James Nicholls. Legend has it that when he placed the order, a mistake was made so he took delivery of 1,000 instead of 100 and needed to find a way to use them up.

Yet, 30 Chipstead Street is no ordinary Lion House. Although the six-bedroom property originally dates from the late 19th century, it has been meticulously stripped back to the brickwork, restored and had a huge lower-ground floor added that runs the entire length of the property. In fact, it's the last 'long back' house in the Peterborough Estate to have this feature - a recent planning change has now restricted the size of basement extensions in the area.

Moreover, the property has been comprehensively rebuilt and refurbished by boutique property developer Blaze & Co.

“Natural light and natural air are both Blaze & Co signatures”

This London company specialises in Georgian and Victorian properties, reconfiguring them for modern lifestyles and preserving them for the future. Wherever possible, Blaze & Co will conserve original features such as tiling, cornicing and fireplaces; if these have been lost, they will reinstate them. “It always fits into the locality,” says Creative Director Arabella Gurney. “[It's about] classic bones, which will last the test of time, but updated for modern living.”

The finished version of 30 Chipstead Street is typical of her approach. The house is flooded with light - “natural light and natural air are both Blaze & Co signatures,” says Gurney. There are huge amounts of intelligently hidden storage to fill and a generous sense of space throughout - with

almost an entire floor devoted to the principal bedroom suite.

The goal is always for “clients to be able to unpack, with all the storage and amenities they need in place, and instantly feel at home,” she adds. “We pay a huge amount of attention to details that will make a house liveable for its new owners - more so than other developers.” Blaze & Co also often work with buyers to adapt houses to their specific requirements after purchase - whether that's adding a home gym, wine cellar or a substantial laundry and utility area.

In the case of 30 Chipstead Street, everything - from the position of light switches to the way the cupboards open - flows seamlessly from room to room, and floor to floor. “I do love ergonomics, so we make everything as practical as possible,” says Gurney. “Life is frenetic. As far as we can, we like to make the house work for its owners, so they can get on and enjoy life.”

30 Chipstead Street is for sale with a guide price of £5,950,000. For more information please contact arabella.howardevans@knightfrank.com



Cap Martin's Villa White is a Belle Époque marvel on the sea, with soul-stirring views of the Mediterranean

BY Ian Phillips

Your own private ocean

Few locations are as exclusive as the Cap Martin - a luxuriant peninsula dotted with grand houses dating from the early part of the 20th century to the east of Monaco. The first person to take up residence there was France's last empress, Eugénie. Coco Chanel, meanwhile, owned the Villa Pausa, where Winston Churchill was a regular guest. "There's a great architectural heritage and a romantic atmosphere that transports you back to another era," notes French interior designer Damien Langlois-Meurinne, who has featured several times in *AD France's* list of the world's top 100 decorators.

One of the Cap's most exceptional properties is the 1,170 sq m, seven-bedroom Villa White, which was built around 1905 and is one of only a handful of residences located directly on the Mediterranean. Its renovation by Langlois-Meurinne included the installation of a grand staircase to link all four floors and the reconfiguration of the upper floors, most notably to create a luxurious 150 sq m primary suite. He also integrated a whole host of new functions, from a wine cellar and billiard room to

a home cinema and gym, as well as a seven-metre deep underground garage with a pair of elevators to transport cars up and down.

Langlois-Meurinne's goal for the interiors was to keep them fresh and light. He also wanted to respect the Belle Époque style of the house. "I worked in references to the early part of the 20th century", he explains. Take the black and white primary bathroom, which is an elegant homage to the Art Deco period. Particular attention was placed on linking the house to its spectacular surroundings too. As soon as you step inside the front door, you are met by a stunning vista of the sea through the living room. To magnify its effect, Langlois-Meurinne added pocket French doors onto the terrace. The decoration also provides numerous nods to the nautical world. Among them, the custom dining table with its wave-like edge and the rug in the living room, whose motif replicates an image of sunrays reverberating on the surface of water.

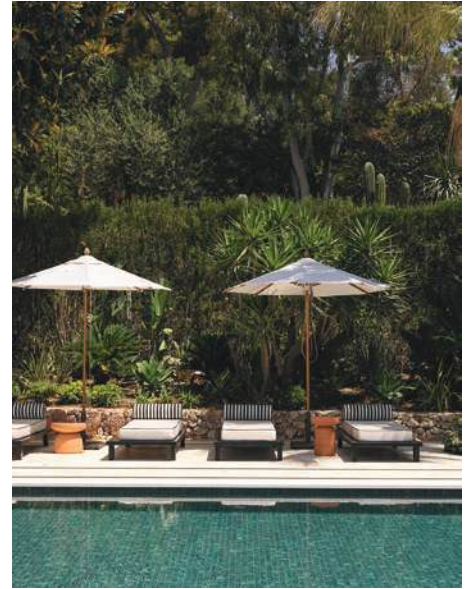
Outdoors, the black-edged swimming pool exudes classical old-school glamour, while the nearly one-acre grounds, which tumble down to the sea, are densely planted with both pines and a magnificent cactus garden. "You feel really protected by the vegetation and you can hear the Mediterranean from everywhere in the house," says Langlois-Meurinne. "There really is an incredible proximity to the water."

Villa White is for sale with a guide price of €69,000,000. Please contact mark.harvey@knightfrank.com to request further information





“As soon as you step inside the front door, you are met by a stunning vista of the sea”



With rolling hills, pretty villages, good schools and easy access to London, Surrey continues to attract buyers and tenants in search of exceptional countryside property

Style and substance

BY *Alexandra Goss*



Surrey is England's most wooded county and its most affluent, with the highest GDP per capita of anywhere in the country. Home to vibrant towns, immaculate villages and cricket pitches, set against a backdrop of rolling hills, it has been attracting London commuters seeking a slice of green and pleasant land ever since the arrival of the railways in the 19th century. And its appeal remains strong today.

Edward Rook, Head of Knight Frank's country department, says Surrey is a key market because it fulfils so many criteria for buyers. "The rail and road links are excellent, Heathrow and Gatwick airports are nearby and the county has an abundance of great private and state schools," he explains. "The scenery is stunning and the wealth in the area supports Michelin-starred restaurants and high-quality gastropubs."

Despite 2024's backdrop of higher interest rates and election uncertainty, there's still good demand from buyers and tenants for best-in-class homes in the county, says Jamie-Leigh Harvey, Head of Knight Frank's Super Prime Lettings in south west London and the Home Counties. She adds that a landmark rental was recently agreed in Surrey at almost £80,000 a month.

"Tenants and buyers are more discerning, but they will pay a premium for the best properties," Harvey explains. "People are looking for turnkey homes with stylish interior design and often want features such as tennis courts and swimming pools. They're seeking the kind of lifestyle amenities offered by prestigious clubs such as Beaverbrook and Wentworth. When it comes to property, Surrey offers all of this in abundance."

Period charm with modern comforts

When looking to leave London for the countryside in 2020, it was schooling for her children that brought the interior designer Ana Engelhorn to Surrey. With Lower Farm, in the village of Effingham, between Guildford and Leatherhead, it was love at first sight.

“I knew it the moment I saw it,” she says. “The garden was relaxing and beautiful. I love the English country house aesthetic. All I had to do was inherit it because it had been so well-tended.”

The house itself, which started life as a 17th century farmhouse and had been extended several times over many years, needed more work. Engelhorn had the entire plumbing system and the electrics overhauled, moved the kitchen to overlook the garden and set to work unveiling heritage elements that had been hidden, uncovering the original tiles in the entrance hall and lifting ceilings in the principal bedroom and living room.

She decorated in chic, contemporary colours: robin egg blue in the kitchen; turquoise in the sitting room; and heather in the principal bedroom. The vibrant carmine in the dining room was specially mixed to emulate a Porsche red.

Everything feels authentic, celebrating the irregularities of natural building materials such as timber and plaster. “This is key to my design ethos, which follows the Japanese concept of wabi-sabi, largely meaning ‘beauty in imperfection,’” says Engelhorn, who is moving to Switzerland and so is letting her home.

Lower Farm has an outdoor swimming pool with a pool house, a hot tub, a sauna and a tennis court - as well as a cottage that can be used for staff or guest accommodation. “There’s a hidden music system and the house is perfect for entertaining,” Engelhorn adds. “We have had some amazing gatherings with friends here.”

Lower Farm is available to rent for £22,500 per month. Please contact jamie-leigh.harvey@knightfrank.com with any enquiries



OPPOSITE AND BELOW

Ana Engelhorn photographed by Alun Callender; interiors of Lower Farm by John Massey





Private, yet connected

It's all about the arrival at the 17 beautifully landscaped acres of Charles Hill Court. Through the electric gates is a long, sweeping drive, lined with giant sequoia trees and flanked by manicured lawns, with distant views of the Surrey Hills. "It would be hard to find a more impressive driveway," Edward Rook says.

And the house itself is an elegant delight, a striking combination of British, French and Dutch design. Built in 1908 for Elizabeth Antrobus, of the Coutts banking family, it is the work of two famous architects: Detmar Blow, a British Arts and Crafts architect who worked mostly for the aristocracy; and the French-born Fernand Billerey, whose primary client was the Duke of Westminster.

Inside, the five-bedroom, unlisted house has a wealth of intricate details, from wall panelling to plaster moulding, plus impressive entertaining spaces. There's a full-length stone terrace, a long, light-filled drawing room apparently modelled on that of Clarence House and a show-stopping library, with a cupola-domed ceiling.

"When you walk in, you're hit by two things: first, the view of the hills you can see straight through the hallway; and then you're

struck by how immaculate everything is," Rook says. "The owner bought a house in good condition and then took it to another level, refurbishing the bathrooms, rewiring and installing a new security system. All this goes unseen, but it's comforting to know it is set up for the next 50 years or more."

There are also all the luxuries one would expect of a house on the market for £10 million: a gym and wine cellar; a two-bedroom gate lodge; a 20-metre outdoor swimming pool and pool house; and a tennis court and walled garden.

Charles Hill Court sits between the villages of Tilford and Elstead, which between them have cricket and tennis clubs and a selection of pubs and cafés. It's also only 3.4 miles from the attractive market town of Farnham.

"Finally, in addition to the views, it offers the other crucial attraction for high-end buyers," says Rook: "privacy."

Charles Hill Court, Tilford, is for sale with a guide price of £10,000,000. Please contact edward.rook@knightfrank.com with any enquiries



Why a five-star high life brings high prices

The “golden halo” effect of high-end hotels in the Alps

BY Liz Rowlinson

Since the pandemic, the Alps have blossomed into a dual-season destination. The spruce-clad massifs and crystalline lakes offer refreshing relief from southern European heatwaves, persuading second homeowners from the Mediterranean, Asia and the Middle East to pivot northwards.

According to the 2024 Knight Frank *Ski Report*, the average price of a luxury ski chalet has increased by 17.4 per cent since the start of the pandemic, with the transition to hybrid working, the rise of the co-primary residence, and health and wellness all playing their part.

But high-end hospitality is another factor. Facing the challenges of climate change and competition from emerging destinations, the classic Alpine resorts have invested and improved to attract wealthy buyers. This means a flurry of new five-star hotels that might catch the eye of a Moncler-clad arrival into Courchevel Altiport or Verbier.

Knight Frank’s Roddy Aris looks after Paris and the French Alps. “We’ve seen a knock-on effect across pockets of the Alps – a sort of golden ripple – when a new stand-out hotel opens that offers a new level of refinement,” he says. “In a pattern repeated across locations like Ibiza or Mykonos, this leads to a visitor deciding they want to rent a luxury chalet (or villa) next time they visit, at which point they then decide to buy one of their own.”

He points to Courchevel 1850, with five Palace (exceptional five-star) hotels, 16 five-star hotels, seven Michelin-starred restaurants and more designer shops than you can shake a ski pole at.

The price of a ski chalet in a prime location at the resort is a heady €29,000 to €30,500 per sq m, according to the *Ski Report*, though can hit €50,000. Many of the best chalets are fully staffed bijou hotels with swimming pools, nightclubs and wellness suites.

Other examples of this trend are Megève – now home to the Four Seasons Hotel – and Val d’Isère, the high-altitude resort with five-star hotels including Airelles, the Hotel Le Blizzard and Le K2 Chogori. “Lots of Courchevel 1850 buyers are now heading to Val d’Isère,” adds Aris. “Prices have increased so much over 10 years they are now also achieving €50,000 per sq m.” Note, the average for prime chalets is between €22,000 to €23,100.

In the Swiss Alps, this ripple effect is also at play, says Alex Koch de Gooreynd of Knight Frank’s Swiss desk. He points to the revival of Villars with the newly renovated Palace hotel, and the smartened-up Victoria and VIU four-star hotels. “We attribute the popularity of apartments at the Hedonia Residence Alpine to the fact that buyers felt confident to invest in a resort visibly being upgraded.” In Villars, prime chalets cost from €14,800 to €15,600 per sq m.



PICTURED

The Cheval Blanc Courchevel

While the arrival of the hip W brand to Verbier reinforced its reputation as the ‘ski-hard, party-harder’ resort, the fortunes of Crans-Montana and Andermatt have also been transformed. The Crans Ambassador, the Chetzeron and the Six Senses uber-luxury hotels have all given confidence to buyers in Crans-Montana; a feeling further affirmed by its acquisition by North American operator, Vail Resorts. Expect to pay €14,300 to €15,100 per sq m for a chalet here.

Meanwhile in Andermatt, the arrival of the five-star Chedi Hotel – alongside other investments by Orascom Development and also Vail Resorts – has similarly put the small mountain village near Zurich on the radar of international buyers seeking a Swiss bolthole. Prices have edged past Méribel and Chamonix in the Ski Property Index, with an average price of €18,700 per sq m.

Courchevel 1850

GUIDE PRICE, €10,500,000

A charming five-bedroom chalet, situated in a quiet and sought-after area of Courchevel, close to the slopes. The chalet benefits from breathtaking views of the valley that can be enjoyed from the terrace and a contemporary design scheme. The spa is perfect for relaxation after a day spent in the mountains, complete with a Jacuzzi and a hammam. *Please contact roddy.aris@knightfrank.com.*



Crans-Montana

GUIDE PRICE, CHF28,000,000

This 12-bedroom chalet spread over four floors really does feel like one's own boutique hotel. Enjoying superb mountain views it's in a prime location in the south-facing Valais resort. Enjoy the luxurious wellness suite, which includes an indoor pool and massage room, or the bar, games room, home cinema and even a wine tasting room. *Please contact alex.kdeg@knightfrank.com.*



BY *Alexandra Goss*
PHOTOGRAPHY *James Furman*

Overlooking Aspen Mountain in Colorado, USA, this unique house combines breathtaking views, a private location and easy access to Aspen

PICTURED
Roaring Fork Road's
uninterrupted views of
Aspen Mountain (below);
Owner Steve Farish (right)

A home for all seasons



On the curve of Aspen's Roaring Fork Road is a house so private, you could easily miss it. Yet walk through the yellow front door and into the living room of the elegant stone property and you're met with natural views that will take your breath away.

"You can't see Aspen Mountain and the 26-acre Hallam Lake nature preserve until you enter the house, so there's a real 'ah ha' moment. It's much more than it appears from the street," says Steve Farish, a retired interior designer who, together with his brother and sister, inherited this property when their mother passed away a decade ago.

His widowed mother had long wanted a holiday home with a protected view and bought a house on the plot in 1977. "She sat on it for about 20 years and that gave her time to think about the design," says Steve. The immaculate 5,126 sq ft property, which has four spacious bedroom suites, was completed in 2001 in collaboration with the Houston-based decorator Herbert Wells.

"The house has a very neutral palette, which interplays really well with the gigantic natural setting outside," Steve explains. The view is best admired with a coffee from the cast-iron table in the living room - in the spring and summer, it's a sea of glorious greenery where you can spot wildlife ranging from bears to deer, moose to wild turkeys. In winter, it's a dramatic carpet of white snow.

Yet Steve's favourite season is autumn, when the trees turn a brilliant yellow - this is when he goes horseback riding in the forest. Indeed, as well as the skiing for which the area is famous, Aspen offers many outdoor activities, including hiking and biking.

It's easy to exercise the mind, too. In addition to the designer shops and excellent restaurants, this cultured, well-heeled place is home to the Aspen Institute and the Aspen Music Festival, founded in 1949 by Walter and Elizabeth Paepcke, who created 'the Aspen Idea' and turned this post-mining town into a place where the mind, body

and spirit could flourish. The Aspen Ideas Festival now runs each June, featuring top thinkers from around the globe.

Steve says his family's house on Roaring Fork Road is the perfect place to take advantage of Aspen without having to drive into it; the siblings, who are now in or approaching their seventies, are selling up so they can buy a holiday home elsewhere.

"We get wonderful stars because we don't have any ambient light," Steve says. "We also have the privilege of watching the New Year's Eve fireworks from our living room without the crowds, while we can walk a block to the music festival to hear some of the world's best performers.

"It's very tranquil and private here - people who have the means to live any place they want have been drawn to this location."

844 Roaring Fork Road is for sale with a guide price of \$37,000,000. For further information contact jason.mansfield@knightfrank.com



At Paunton Court buyers have a unique opportunity to shape their own rural idyll, with an historic farmhouse, 50 acres of land and vineyard to enjoy

BY Aleks Cvetkovic PHOTOGRAPHY Tom Griffiths

A courtly romance

Drive through the gates of Paunton Court, a Grade II listed country house and winery set against the banks of the River Frome, and you step into another world. The property's central courtyard is charming; framed by medieval timber barns, the historic house on one side and an independent winery in a stone longhouse on another. Sheltered from the wider world it's a pastoral tableau - and a comforting place to be.

"To live in a courtyard that's enclosed has been fantastic", says the owner, Jeanie Falconer, who with her husband and three children, moved from Paris into Paunton Court in 2005. "We were looking for somewhere to live in the West Country because my husband is from around here and I largely grew up in Devon," she explains.

The house itself is a quirky mix of architectural styles and spaces. The original structure with its timber frame dates to the 16th century, with subsequent additions ranging from the 18th century to the present day. The floor plan is a distinctive 'H' shape, with different wings extending outwards. There are eight bedrooms, multiple sitting rooms and studies, as well as a handsome dining room. The quintessential country kitchen boasts a substantial range and breakfast table. Meanwhile, the family cat rotates between cosy spots in front of the working fireplaces.

The property's centrepiece is a grand hall with a first-floor gallery, which has become the focal point for family gatherings and entertaining. "We've had a lot of great parties and concerts here," Jeanie says. The Falconers also expanded the house when they moved in, adding a new wing by connecting the neighbouring hop kiln to the rest of the property through a two-storey gallery with tall windows that overlook the garden.







Alongside 50 acres of land comprising woodlands, pasture, a mature orchard with more than 20 different fruit trees and an expansive vegetable garden - “during the summer we more or less live off what we grow,” says Jeanie - Paunton Court is also home to Frome Valley Vineyard, a winery that was established in the 1990s and which Jeanie has run since moving in.

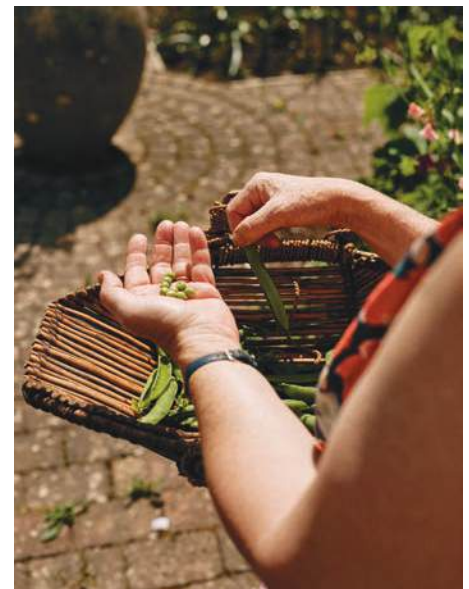
“We grow six varieties, most of which are now classed as heritage grapes”, she explains. These include rarities like Huxelrebe, Reichensteiner and Madeleine Angevine - some of the earliest, medieval-era grape varieties to be grown in the UK. “It depends on the weather, but normally we make somewhere between 4,000 and 7,000 bottles a year.”

With vines and vegetables alike to attend to, alongside the property’s acreage of land, the Falconers have created their own rural idyll; a bustling family home where opportunities to connect with nature are never very far away.

“The house has a lovely character - it feels like a lot of happy people have lived here over the years,” Jeanie reflects. She’ll be sad to leave, though the Falconers plan to stay in the local area.

“Another thing I really enjoy about being here are that it’s so peaceful - the property is banded by the river on one side and by country lanes on the other. We are self-contained, seemingly in the middle of the countryside, but you can reach Ledbury, Malvern or Hereford in 20 minutes,” she adds. “Herefordshire is the most beautiful county, but still quite unknown as well.”

Paunton Court is for sale with a guide price of £3,250,000. Please contact christopher.dewe@knightfrank.com with any enquiries





“The house has a lovely character.
It feels like a lot of happy people
have lived here over the years”





BY Johanna Derry Hall

This secluded mews house sits just off London's Sloane Street. In the thick of the action, it's a stylish sanctuary that benefits from truly distinctive design

True character

Running parallel to Sloane Street, Pavilion Road is a haven, a secluded street of mews houses. By virtue of their history - in a former era, they were stables for the grand houses they back on to - they have a tucked away feel which makes them close to the hustle and bustle without being right in the centre of it. Though self-effacing at first glance, this house is one of the street's largest.

"It's obviously beautiful from the front," says Arya Salari, Head of Lettings at Knight Frank's Knightsbridge office. "Then when you go in it's unique in style." The living area opens expansively in front of you as you enter the house, with a set of steps leading down into an inviting sunken sitting and dining area. By the entranceway is a clean-lined kitchen, which can be left open for parties and gatherings, or closed off for a greater sense of intimacy when entertaining.

A light well runs from top to bottom, infusing every floor with natural daylight which is complemented by pale wood floors and bright walls. Down the stairs into the newly created basement is an atmospheric pool, gym and yoga area, cinema room and a Zen garden. Upstairs are three comfortable

bedrooms, two on the first floor, and the third on a newly added second floor suite at the top of the house. "It's a very impressive house that's quite unique in terms of its design and offering," says Salari.

"Though it's a house, it's not traditional or formal in style," he continues. A micro-neighbourhood within the wider area of Chelsea, Pavilion Road boasts foodie hotspots like Bread Ahead Bakery and London Cheesemongers, shops like Kate Spade and Heidi Klein, and restaurants like Granger and Co, only two blocks over from the house. And when what's on the doorstep isn't quite enough, the house also has flexible storage that can accommodate bikes or a small car.

Its central location and contemporary style, combined with peace and privacy, means previous tenants have included A-list models as well as those based in the city for international business. As Salari says: "It's perfect for someone who wants a London pad with its own true character."

This property has been let. For more available properties in the local area, please contact arya.salari@knightfrank.com







THE VIEW

from

KNIGHT FRANK



BY *Johanna Derry Hall* PHOTOGRAPHY *Francesca Jones*

The de la Heys had always wanted to live in the Scottish Borders. This handsome six-bedroom house was a dream come true. Now, Mertoun Glebe needs a new owner to fall for its charms

Heartlands

The Scottish Borders are a true heartland for William and Rosamund de la Hey. Hailing from rural Somerset and Ayrshire respectively, they met at a party in the Borders. So, just over 21 years ago, married and with a new and growing family, it was the rolling landscape around the River Tweed that called them to move from London.

“As soon as we walked into the garden we knew,” says Rosamund. “I really think houses have a heart and when it’s the right one, there’s a feeling you get.” Mertoun Glebe, less than an hour from Edinburgh and within easy reach of the East Coast mainline, yet tucked away in the quiet hamlet of Clintmains near St Boswells, was the one.

A Georgian house “at core”, the listed former manse forms a C-shape around a courtyard, with a Victorian-era study and 1920s-era attic rooms. The evolution of the six-bedroom house continued gently under the couple’s ownership with the creation of a master suite with dressing room and en suite, demolition of a 1970s conservatory to create an airy sunroom, renovation of a former coach house into a multi-purpose studio and office space onto the courtyard, and merging two rooms to make a larger kitchen.

The most striking addition was the transformation of a tired three-door garage

into a contemporary summer house facing the main house across a Piet Oudolf-inspired meadow. “In the summer until about mid-September we turn off the Aga and apart from breakfast, everything happens here,” says William. The triple-glazed doors open onto the garden, making it adaptable to the vagaries of the Scottish weather, and the solar-panelled roof makes the property energy neutral in the summer.

“I love curling up with a book in here,” says Rosamund, for whom books play a central role. Her pre-Borders career was bookended by the arrival of JK Rowling’s *Harry Potter* series on her desk, and the move allowed her to realise, together with William, the ambition of running a bookstore and delicatessen, The Mainstreet Trading Company in nearby St Boswells.

The couple’s three children are now adults and that has prompted their move. “It’s going to be a very big wrench to leave what has been the most wonderful family house for us,” says Rosamund. “It’s been fully lived in and it’s time for someone else to see it through its next evolution.”

Mertoun Glebe is for sale for offers over £1,175,000. For more information contact edward.douglas-home@knightfrank.com





This late Georgian townhouse in St John's Wood, north London, boasts period charm, free-flowing living space and a garden to lose yourself in

BY *Johanna Derry Hall*
PHOTOGRAPHY *Ash James*

Love at first site

"As soon as I walked in, I was enamoured," says award-winning American interior designer Michelle Pabarcus, who moved to London over 30 years ago along with her husband who came from the US for a job in the financial sector. A two-and-a-half-year long search for a home had led her finally to Langford Place in St John's Wood, a late Georgian house, once owned by the sculptor, John Adams-Acton.

"You could see the early Victorian influence in architectural features like the stained glass," says Michelle. In the orangery at the front of the house a well-established grapevine forms a canopy over the ceiling. "As soon as I walked into the house, it felt immediately romantic. I loved the building's beautiful proportions, architectural features and leafy views out of all the windows. When my husband came to see it after me, he was also able to see the potential."

Nevertheless, there was work to be done, from basic rewiring and replumbing, to transforming the flow of the space to make it compatible with family life. The original parquet flooring was uncovered and painstakingly recreated, and 160 years' worth of paint removed in the hallway to reveal the intricate corning. "I love the patina of the past and wanted to honour that."

The result on the ground floor is an expansive, free-flowing living space; with a kitchen, two sitting areas, a dining room and the atmospheric sunroom at the front. It's not open plan as such; each room can be either self-contained, or open to the others to increase the sense of light and space. "I love contemporary design, but we are living in beautiful history, so I wanted to appreciate it and move it forward to meet our needs."

In later years, the garden flat was also incorporated into the rest of the house, giving Michelle a studio space, as well as a small wine cellar, a study, utility room and two bedrooms in addition to the





“As soon as I walked into the house it felt immediately romantic. I loved the building’s beautiful proportions”

five upstairs. Though this part of the house had been modernised, Michelle reintroduced metalwork and other elements from the original design to create a coherent whole.

While architecturally striking - both the large, arched gothic window spilling light into the dining room and the library on the first floor boast striking stained glass - the house is not listed, though several of the trees surrounding it are. A 135 ft long garden contains a small, wooded area with a treehouse at the bottom of it - “Our gardener once commented we have the only woodland in St John’s Wood,” laughs Michelle - creating a sense of seclusion.

Michelle and her husband came to the house with a toddler in tow expecting to stay at most five years. Now their children are adults in their late twenties it’s finally time to say goodbye. “We’ve been in England for over 30 years,” she says. “It’s been our life, and we have loved it, but know it is time to try something different. Now it’s time for someone else to be able to enjoy all the interesting features this house has to offer.”

Langford Place is available for sale with a guide price of £10,950,000. Please contact declan.selbo@knightfrank.com with any enquiries



FAMILY VALUES

BY *Cathy Hawker*



From the age-old art of compromise to the uncanny ability to read your partner's mind, here's what it's like to build a high-profile hospitality business in partnership with your nearest and dearest

PICTURED

Family is a "powerful force in any business" say the Rocco Fortes

What makes a hotel memorable? Comfort, of course. A true sense of place and inspirational design features are both on the list, as is impeccable service. But perhaps the most memorable quality of all is the personal touch. And, when they get it right, family-run hotels can be the most personal - and personable - of all.

Here, three close-knit family units - the Rocco Fortes, Firmdale Hotels owners Kit and Tim Kemp, and The Pig Hotels' Judy and Robin Hutson - reflect on what it means to work with siblings, spouses and children. From the shared values to the shared disagreements, one thing is for sure - there's nothing quite like working with loved ones.

A partnership of distinctive styles.
Sir Rocco Forte and Lady Olga Polizzi, Rocco Forte Hotels

Family, says Sir Rocco Forte, is “a powerful force in any business”. He is owner of one of hospitality’s most celebrated surnames; a third-generation entrepreneur who, with his sister Lady Olga Polizzi, co-founded Rocco Forte Hotels in 1996. Hospitality is threaded through the Forte gene pool, with Rocco’s three children and Olga’s daughter, Alex Polizzi - aka Channel 4’s *The Hotel Inspector* - all involved in the industry.

“We all share a passion for hospitality and a love of looking after others,” says Lady Olga, Rocco Forte Hotels’ Director of Design. “Now the younger generation have come in, I’m finding we have something fresh to offer.”

In January 2024, the group launched Rocco Forte Private Villas at its Verdura

Resort, Sicily’s first branded residences, for sale through Knight Frank. Projects in the pipeline to add to their existing 15 European hotels include Rocco Forte House Milan, 11 private one and two-bedroom apartments in a restored 19th century palazzo on Via della Spiga, with full concierge services, gym and roof terrace. Five-star hotels are also set to open in Porto Cervo, Sardinia, Milan and Naples. How, though, has the family’s working relationship changed as they’ve shaped their portfolio?

“We’ve always had a clear idea of what we want to do, but anyone who works with us knows that we each have our own distinctive style,” says Sir Rocco. “My enduring focus is to drive the business forward, while Olga’s

goal has always been to create the best physical product for guests. Over time, we realised how much our roles intersect. I wanted to create a luxury group that acts as a representation of all the major European city centres and this requires the design of each property to persuasively tell the story of its location, which is a passion of Olga’s.”

For Sir Rocco, sharing his passion with his family is “wonderful,” while working with his sister is one of his life’s “great pleasures”. Rocco’s son, Charles, has his eye firmly on the future as the company’s Director of Development. What’s his next-gen take on working for the family firm?

“Looking ahead, our mission is quality growth,” says Charles. “We want a global reach for Rocco Forte Hotels. Choosing the destination is easy - the challenge comes in finding locations that meet our standards. Choosing buildings that offer our guests history and intrigue as well as convenience and luxury - that’s the real mission”.

“We’ve always had a clear idea of what we want to do, but anyone who works with us knows we each have our own distinctive style”





PICTURED
Rocco Forte House
Via Manzoni Milan
exemplifies the family's
sophisticated style





Autonomous working, instinctive trust.
Kit and Tim Kemp, Firmdale Hotels

Kit and Tim Kemp met over three decades ago when she was working in graphic design and he organised accommodation in London for American students. When his property in Dorset Square required updating, they set out to create a boutique hotel – a rarity in mid-90s London – and their signature colourful style was born. That property was their first hotel together.

Roll forward to the present day, when in February 2024 their eleventh property, The Warren Street Hotel, opened in New York. In May 2024, Crosby Street Hotel and The Whitby Hotel were awarded three Michelin Keys in their first-ever list of ‘outstanding’ hotels in the US, two of only four to achieve this highest rating in NYC, and two of only 11 hotels in the USA to achieve the rating.

“I don’t remember Tim ever asking me to work with him at Dorset Square, but wild horses couldn’t stop me getting involved and we’ve worked together ever since,” says Kit. “For a while I worked in a cupboard, then I got a room, then a floor and then a whole building in South Kensington for the Design

Studio. Tim and I work in separate buildings now but talk continually about so many aspects of our industry and roles.”

The couple work autonomously with distinct specialisms; Tim focusing on property and finance, and Kit on interiors, furniture design, art installations and commissions. Kit believes collaboration is key, whether with Tim, two of their three daughters, Willow and Minnie, who work with them, or with their wider team and the craftspeople she commissions.

“There’s something unique about working with family,” says Kit. “It comes down to trust. We have shared goals for the business and trust each other way beyond any typical working relationship to make decisions in our own areas of expertise. I don’t ask Tim about design, but if he says he doesn’t like something I listen as he usually has a point. We’re a bit like Sumo wrestlers circling around and occasionally coming in for the skirmish. We have lines of demarcation and unwritten guidelines. It’s an intuitive style of working together.”

PICTURED

Kit Kemp works alongside her daughters (opposite left) to create vibrant design schemes for the group’s hotels, including the Ham Yard Hotel (above) and Warren Street Hotel (opposite)

Despite opening 11 hotels together, hospitality is an ever-changing business in an ever-changing world, says Kit, and every day, like every room she designs, is different. Some things however, never change. “I like the dynamic of a working and living relationship,” she says. “It’s a way of life that suits me. I can’t imagine having created what we have with anyone else. We’re still talking, arguing and loving what we do.”

PICTURED

The Pig Hotels' Robin and Judy Hutson, photographed for *The View* at The Pig in the Cotswolds







Compartmentalised collaboration.
Judy and Robin Hutson, The Pig Hotels

“A hotel is like a mistress,” says Judy Hutson, one half of the husband-and-wife team that shape The Pig Hotels. “It requires constant attention - 24 hours a day, seven days a week - taking your time and energy. If we didn’t work together, we wouldn’t see much of each other.”

Judy has worked with her husband, Robin, for 30 years as he established some of the most highly rated hotels in England. He started with the Hotel du Vin group before moving on to Lime Wood in the New Forest and, since 2011, The Pig Hotels, which he founded and now manages as Chairman. The group’s latest acquisition is Barnsley House, a 17th century Cotswolds hotel with gardens designed by Rosemary Verey, where Judy is overseeing the redesign.

“Compartmentalised collaboration,” is how the Hutsons describe their working life. “I don’t get involved in the business side but we do come together on design and development projects,” says Judy, whose title is Creative Designer. Robin focuses on the more architectural aspects - “hard surfaces and furniture” - while Judy leads on colour schemes, fabrics and soft furnishings.

“We can’t avoid working together because, more often than not, fabric samples are everywhere at home,” says Robin. “Last week I cooked a meal for friends, but every surface in the kitchen, even the floor, was covered with fabrics.”

The couple celebrate their 40th wedding anniversary this year and while their relationship is at the heart of their success, Judy insists that they are complementary partners more like Yin and Yang - she the more pedantic one while Robin is generally easy-going, happy to “wing it”. “We’ve created 20-odd hotels, so know what works and what doesn’t,” he says.

Compromise is still key, though. “Robin bought a weird figurehead and put it in a room at The Pig at Harlyn Bay where I was sure it would frighten guests,” says Judy. “In the end we agreed to place it outside on the bar at The Lobster Shed and stuck a quirky hat on him.” They both laugh at the memory.

“We trade wins,” agrees Robin. “I couldn’t imagine working with anyone else.”

To book a stay, visit roccofortehotels.com, firmdalehotels.com or thepighotel.com



PICTURED
The Pig at Bridge Place, Canterbury (overleaf, opposite and below) - one of the Hutson’s distinctive hotels



Could your next property purchase hold the key to living a longer, healthier life? It might do, if you buy in a 'blue zone'

BY Lisa Freedman

Where to live forever (or at least 'til 100)

Dave Asprey, 51-year-old bestselling author, podcast host and one of the internet's favourite biohackers, hopes to live to 180. He'll endure regular ice baths and take more than 150 supplements to do so. Most of us would be satisfied with a more modest target, but 'longevity' is also a buzzword for wealthy property buyers, who take where to live a long (and healthy) life seriously when it comes to their purchasing decisions.

Dan Buettner, *National Geographic* fellow, explorer and author of *The Blue Zones Secrets for Living Longer: Lessons from the Healthiest Places on Earth*, has spent the

past two decades investigating the world's longest-lived locations. Inspired by the findings of demographers Giovanni Pes and Michel Poulain, he initially identified five 'blue zones' - Barbagia in Sardinia; Ikaria in Greece; the Nicoya Peninsula in Costa Rica; Loma Linda in California; and Okinawa in Japan - whose residents were fit, active and engaged into their 90s and hundreds.

Twin studies have established that only about 20 per cent of our lifespan is determined by genes, the rest is down to lifestyle, and Buettner concluded that most of us could make it healthily well into our

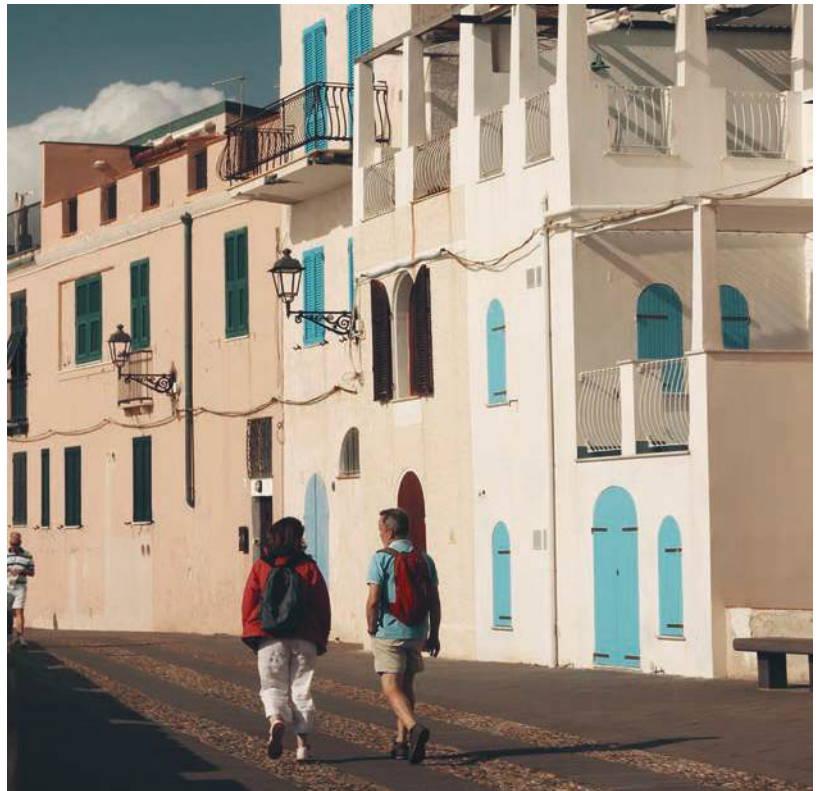
90s by mirroring the habits shared by blue zone inhabitants: eating a diet dominated by plants, drinking moderately, having strong social and family networks, and incorporating exercise and ways to de-stress into our daily routine.

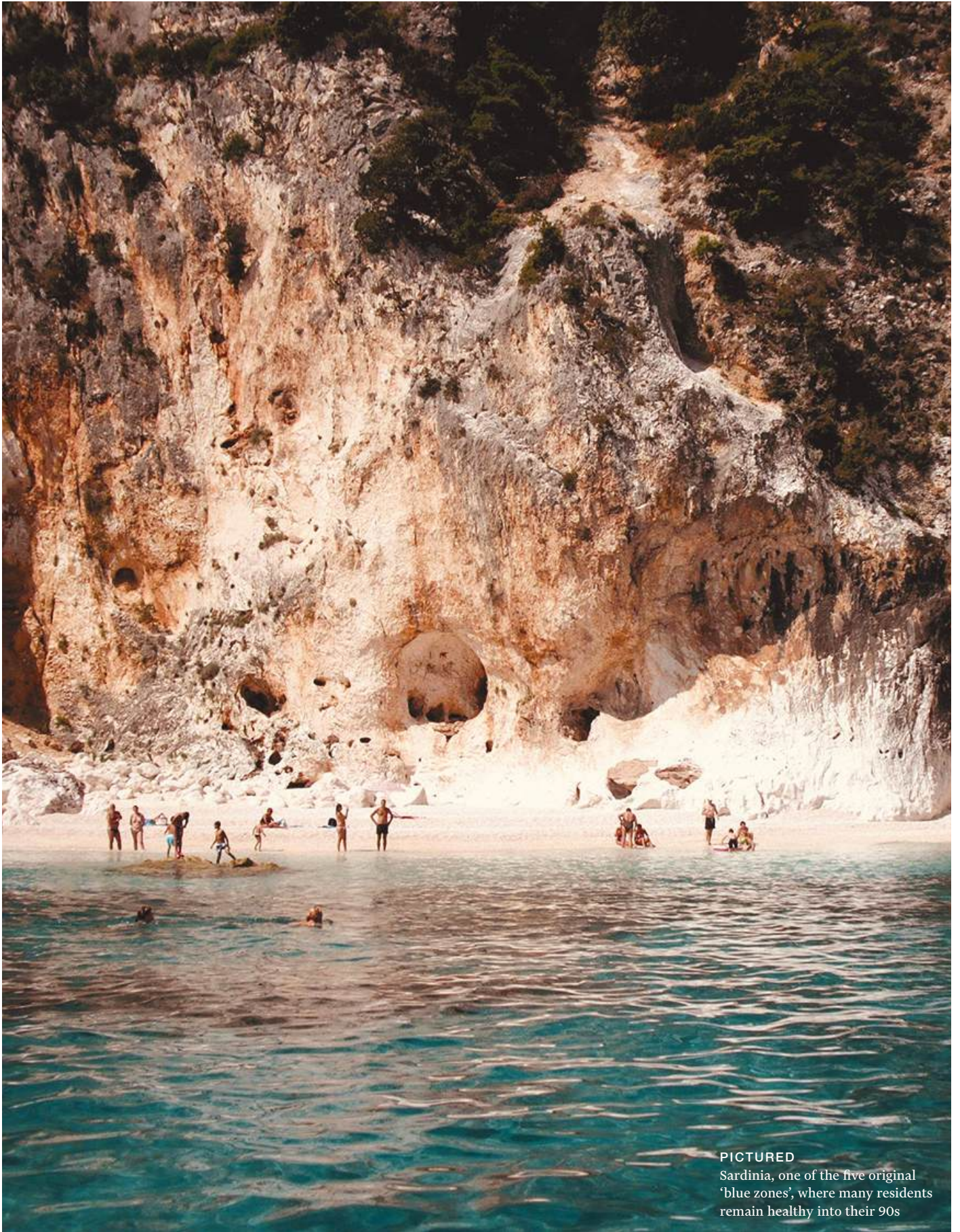
The original blue zones were relatively small and isolated communities whose way of life had been established naturally over centuries. But, Buettner has recently added a sixth, Singapore, which has consciously improved life expectancy by 20 years since the 1960s and now has one of the world's longest-living and healthiest populations.

Longevity, step by step

This revolution has been achieved through policies encouraging inhabitants to eat healthily, remain more intergenerationally engaged and keep moving. Pedestrians have priority over motorists, with an underground system that allows most residents to live no more than a few hundred metres from a station, while the 'National Steps Challenge' encourages them to log 10,000 steps a day by offering points to redeem at restaurants and shops. Singaporeans also get a tax break if their ageing parents live with them or nearby and, equally significantly, hospitals in the thriving island state are top of the range - four feature on *Newsweek's* list of *The World's 250 best Hospitals*, no doubt contributing to Singapore's emergence as one of the world's top wealth management hubs.

"Many high-net-worth individuals and families, particularly those from China, Indonesia and Malaysia, are drawn to the city state not only for business and education, but also for healthcare, and will pursue residency to purchase homes," says Nicholas Keong, Knight Frank's Head of Residential and Private Office in Singapore.





PICTURED
Sardinia, one of the five original
'blue zones', where many residents
remain healthy into their 90s

Health is wealth

According to the latest edition of *The View's* sister publication, *The Wealth Report* - which conducts an annual survey of its readers' priorities - healthcare provision is now a key factor in their real-estate decision-making. So it's unsurprising that two of the world's other favoured locations for wealthy buyers are Switzerland and Monaco. The latter, *The Wealth Report* demonstrates, continues to have the most expensive property per square metre in the world.

Switzerland, which spends a higher percentage of GDP on healthcare than any other European country, places a particularly strong emphasis on preventative medicine and healthy ageing, which has helped put it regularly near the top of most longevity tables. Meanwhile the tiny principality of Monaco, which the World Health Organisation contends has the world's longest-lived residents, enjoys an equally renowned reputation for its healthcare. So much so that it has developed a one-day VIP check-up service for 'health tourists' at its top public hospital, the Princess Grace.

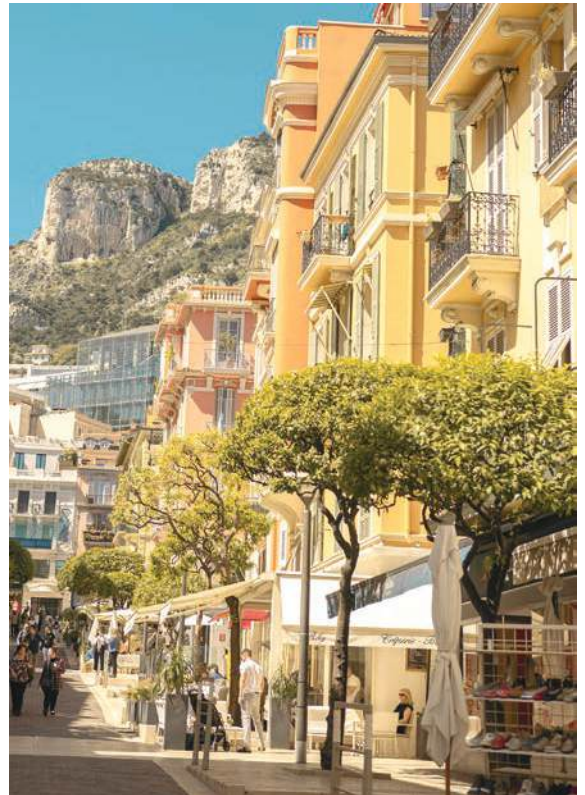
"Buyers in Switzerland and Monaco are increasingly drawn to the countries' exceptional health and wellness facilities," says Kate Everett-Allen, Knight Frank's Head of European Residential Research. "Switzerland boasts pristine environments, holistic spas and renowned healthcare, while Monaco offers a luxurious lifestyle and exclusive wellness retreats. Both destinations prioritise premium medical services, attracting health-conscious individuals seeking a high quality of life."

"Buyers in Switzerland and Monaco are increasingly drawn to their exceptional health and wellness facilities. Both destinations attract health-conscious individuals"





“Only about 20 per cent of our lifespan is determined by genes, the rest is down to lifestyle”



LEFT, ABOVE LEFT AND BELOW
Switzerland's pristine environments and renowned healthcare are attracting new residents

ABOVE RIGHT
Monaco offers a luxurious lifestyle and cutting-edge wellness retreats





Destinations for the diet-conscious

Monaco's inhabitants, like those in other long-lived nations such as Japan, Italy and Spain, also boast an impressively healthy diet. Okinawa in south-west Japan made it into the initial blue zone edit, but Japan as a whole regularly tops most longevity tables, its traditional low-calorie, low-fat diet considered a major contributory factor. In Europe, gerontologists are more likely to prescribe the 'Mediterranean diet', traditional foods dominated by unrefined cereals, fruit, vegetables, legumes and olive oil, with only a moderate amount of dairy, meat and alcohol.

As *The Times's* food writer Giulia Crouch puts it: "These communities have a distinctly happy relationship with food. There are no regimes or hacks. Instead, there's an easy, joyful attitude towards diet."

Three technologies to transform your health at home

"Over the past 10-to-15 years people have become more attuned to the ways in which technology can help them live longer," says Max Beard, Senior PropTech Analyst at Knight Frank. Whether it's through data and insight or simply making it easier to take care of our wellbeing, in-home technology is helping keep us healthy.

IMMERSIVE WORKOUTS

The rise of businesses like Peloton have transformed at-home fitness, and companies like imersU are transforming the experience further, providing 220-degree wraparound walls that will set your rowing machine in a lakeland landscape, for example, or give your at-home yoga practice a studio feel.

EARLY DETECTION

Researchers have developed a way of using Doppler radar for gait analysis. Changes in gait can be clinical markers for dementia diagnosis, and some later life developments such as Birchgrove are already incorporating this technology into the skirting boards of their properties to safeguard residents and provide early interventions when needed.

HOLISTIC WELLBEING

Companies like Lutron have been designing lighting systems to acclimatise newborns in neonatal intensive care units to the world, and this human-centric approach can now be installed in homes. Ketra uses advanced technology to produce high-quality, dynamic natural light in line with research on how light affects wellbeing.

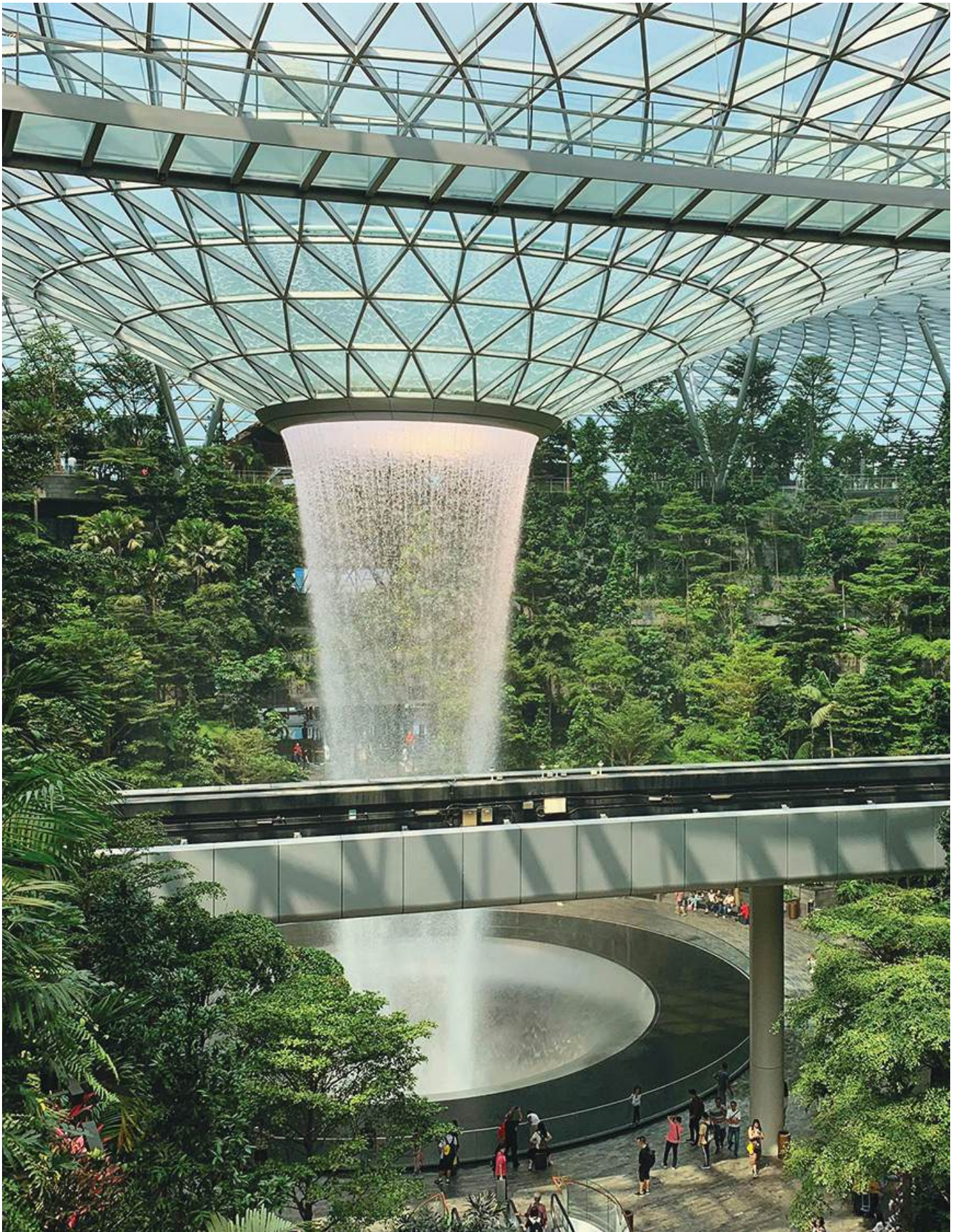


THIS PAGE AND OPPOSITE Japan (left and below) regularly tops longevity tables, while Singapore (above and right) has become a green hub, thanks to its Landscaping for Urban Spaces and High Rises programme



Green living

Limiting stress is also considered to be life-prolonging, and a close connection with greenery and nature is known to be an effective antidote to stress. As Professor Jason Pomeroy, Founding Principal of Singapore-based sustainable design firm Pomeroy Studio, told *The Wealth Report*: "There's a wealth of literature that shows a correlation between urban greenery and health and wellbeing, as it can reduce ambient temperature, absorb water and provide many physiological and psychological benefits leading to greater opportunities to live longer lives." In Singapore, this understanding has informed planning, and its Landscaping for Urban Spaces and High Rises programme has encouraged developers to appreciate how the inclusion of (expensive) greenery can, in fact, increase property values.



PICTURED

Even in densely populated cities like London, wellbeing and longevity increasingly plays a role in urban planning





Staying stronger together

Strong social networks are generally harder to achieve in big cities, often making them unwelcoming and isolating places for older residents. In London, however, developers, architects and consultants are working together to address the problem of life-shortening loneliness with better design and urban planning, suggesting ‘village housing models’ and the introduction in new-build developments of wide ‘conversational corridors’, where seating is provided in public areas for neighbours to sit and chat.

Ekkist, an urban design consultancy specialising in health and wellbeing in the built environment, is an advocate of in-house solutions. “The data tells us that the average person is now spending around 70 per cent of their time in their home,” notes Jade Leighton, Head of Thought Leadership, “and the incorporation of communal areas plays a role in promoting relaxation and social interaction.” Ekkist, to give an example, has been involved with The Bryanston, a luxury development overlooking Hyde Park, whose two floors of communal amenities include a spa, gym, cinema and playroom, where parents - and grandparents - can come together with the next generation.

Age may be just a number, but every positive step takes us nearer to 180.

Lisa Freedman is a freelance property journalist who writes regularly for the Financial Times



London's restaurants and retailers are transforming our appreciation of art. *Tom Howells* explores what happens when art escapes its traditional bounds

In good taste



PICTURED
The walls of Artfarm's Mount St Restaurant (above) are filled with art, including Keith Tyson's *Still Life with Carbs* (opposite)

8am on a Monday morning and it's devilled kidneys for breakfast. Nothing to see there. What's more unusual is tucking into the cayenne-flecked morass with a self-portrait of Lucian Freud looming over the plate. Not to mention Turner Prize-winner Keith Tyson's *Still Life with Carbs* sitting proud on the wall opposite, a bounteous Dutch still life reimagined in white bread. Or emigré German painter Frank Auerbach's abstract image of Primrose Hill in bloom to the left. Or American conceptual artist Rashid Johnson's fragmented, room-spanning mosaic floor underfoot. It's a bona fide panoply; I don't know whether to swallow or gasp.

A bit of both, it seems. Welcome to Mount St: the hyper-chic Mayfair restaurant owned by Artfarm, hospitality offshoot of global gallery behemoth Hauser & Wirth. Though beloved for its throwback

British cooking, Mount St. is also feted for the provision of fine art dotted around its rooms. There are Warhol Polaroids of lobsters. A dinky, dreamlike Giorgio De Chirico. An actual Matisse. Even the cruets, brushed silver in the shape of a rounded tree - or something rather more prurient - were created by the transgressive American artist, Paul McCarthy. The insurance must be insane.

Rather than brazen showboating, the point, explains Artfarm CEO Ewan Venters, is in changing expectations about what a restaurant can be, and imbuing these sometimes homogeneous spaces with narrative and character.

"Art sparks conversations," Venters says. "Restaurants and bars give people a space to have those conversations, away from their daily lives. We can appreciate art in a museum or gallery, but having



“Art sparks conversations. Having the opportunity to sit among some extraordinary works alongside delicious food and drink is an entirely different experience”

PICTURED

Matisse prints adorn the walls of The Beaumont Hotel (left), while a Wolfgang Tillmans photograph takes centre stage at Toklas (above)

OPPOSITE

Andre Fu’s interiors for The Emory reflect London’s colours, textures and atmosphere

the opportunity to sit among some extraordinary works alongside delicious food and drink, is an entirely different experience.”

In any case, Mount St. Restaurant is just one of a crop of high-end London names embracing art as a way of bolstering cultural capital, bringing a hitherto unheralded level of cachet to their brands.

In food alone, the examples are copious. Take Toklas, just off The Strand; a restaurant/bakery from Amanda Sharp and Matthew Slotover - and the folks behind *Frieze* magazine and its art fairs - with a huge Wolfgang Tillmans photograph as a dining room centrepiece. And while once associated with self-serve cafés hawking insipid sandwiches, the capital’s new wave of gallery restaurants now provide some of its finest eating. There’s José Pizarro’s tapas bar at the Royal Academy; the modern British jewel, Townsend, at the Whitechapel;

Irish chef Richard Corrigan’s *The Portrait* at the National Portrait Gallery; Skye Gyngell’s seasonal classic, *Spring*, at Somerset House. A slight inversion - the food coming to the art - but feasts for the belly and eyes both.

On a larger scale, Mayfair’s recently revamped Beaumont hotel is a five-star gem, its radiant interiors in thrall to the Art Deco hotels of the 1920s. The past few years have seen the owners build an art trove of incredible heft: its walls festooned with works by titans like surrealist Joan Miró, Orphist artist Sonia Delaunay, and op art pioneer Bridget Riley. There’s an original Magritte outside the bar and an entire suite designed by Anthony Gormley; the space propped up by a three-storey, cuboid reinterpretation of the artist’s crouching body, clad in steel. The hotel’s art inventory spans 600





“A brand should have something to say within culture at large, not just within the tighter remit of what it’s selling”

OPPOSITE

Stockholm-based tailor Atelier Saman Amel’s London showroom showcases contemporary works

BELOW

Saman Amel and Dag Granath are inspired by the Swedish Grace design movement



pieces in multiple media, “each capturing 100 years of artistic, social and cultural change, inspiring both nostalgia and excitement for the new”, proclaims the hotel.

Over to Belgravia, and The Emory - Richard Rogers and Ivan Harbour’s glass-plated modernist marvel. Here, French architect and designer Rémi Tessier has filled the hotel’s bijou communal spaces with a score of works by Damien Hirst: from the cod-Grecian, gilded gold Head of Gorgon and an oversized cerulean statute of an anthropomorphised fly (inspired by Ovid’s *Metamorphoses*), to a smattering of the man’s splattered Secret Garden Paintings. (Those less enamoured by the one-time enfant terrible of British art might be more sated by the serene stained glass installation by Sir Brian Clarke in the courtyard.)

Even luxury retail brands are getting in on the action. Atelier Saman Amel - the Stockholm-based, made-to-measure tailor founded by Saman Amel and Dag Granath in 2015 - has decked out its new London showroom with a rotating selection of contemporary works, placed in juxtaposition with the atelier’s tranquil interiors (themselves inspired by the early 20th century Swedish Grace design movement).

The pieces - a printed paper suit on a hanger, by Swedish-Cantonese artist Lap-See Lam, say, or a patinated bronze female sculpture by the Finnish sculptor Mauno Oittinen - transcend mere decoration. “With all of our physical spaces, we really think about them as a *gesamtkunstwerk*, a total work of art,” Granath explains. The collection bolsters the duo’s belief that a brand should have something to say within culture at large, not just within the tighter remit of what it’s selling.

“You might start talking with a customer about clothes,” he says. “But once you get to know them you will also have conversations about aesthetics and culture on a wider spectrum, in an environment that stimulates those conversations. It makes the relationship deeper, and more honest.”

Invariably, this kind of curatorial nous is a cottage industry unto itself. Patrick McCrae is the CEO and co-founder of Artiq - a London-based agency that curates art collections for hospitality clients, including Raffles at the OWO in Whitehall and The Whiteley in Bayswater. By harnessing art, explains McCrae, his clients are embracing their ascendent roles as cultural hubs, as well as taking a steadier foothold in the creative scenes of their locations, fostering “a deeper connection beyond the buildings, reflecting a broader cultural and historical context”.

It’s a symbiotic relationship, too. In showcasing the works of both established and emerging artists, the brands Artiq work with are creating a stable ecosystem for expression: “It’s about creating opportunities. Brands with established platforms recognise the importance of paying it forward, and the hospitality industry, especially within the luxury sector, provides the perfect stage: expertly designed spaces with a continuous flow of new people. Together, we support an emerging generation of artists by providing the space and opportunity to share their work with the world.”

OK: there’s no avoiding the rarefied status of this cross-pollination. It doesn’t come cheap - a night in the Beaumont’s Gormley suite starts at £630, while Mount St’s signature lobster pie is a cool £110 (though one can eyeball a ceiling mural by Phyllida Barlow in the pub downstairs for the price of a pint). But the effect is irresistibly cosmopolitan. By employing a mindset as holistic as it is aesthetic, the merging of art and hospitality has created a world of sparkling taste that money really can buy. With the right eye, that is.

Tom Howells is a freelance journalist and editor. He has written for Vogue, the Financial Times, The Fence, and World of Interiors among others

WHATEVER HAPPENED TO MR RUTLEY?

From a trailblazing auctioneer to a juvenile hippo, the name of Knight Frank's mysterious third founder has travelled further than you might think



BY Johanna Derry Hall

If you had opened *The Times* newspaper on Saturday April 11, 1896, you'd have found an impressive advertisement offering the services of "Messrs Knight, Frank & Rutley, Auctioneers, Surveyors and Valuers".

How the trio - John Frederick Horace Knight, 38, auctioneer; Howard George Frank, 25, estate agent; and William Rutley, 42, expert in antique valuation - met is lost to history, though the story is they spent fishing holidays together on the River Teign.

The original articles of partnership, agreed on October 3, 1895, named the firm as Rutley Frank & Knight. Had the name remained so, perhaps we might be asking what happened to Mr Knight today, instead.

Of the three partners, Rutley's membership was the shortest. He died of a heart attack aged 55 in 1909, having been on the rostrum of a jewellery sale only the day before. He was generously praised in the *Estates Gazette* for his "wide culture and exceptionally fine taste" and his "quiet and unassuming nature".

Nevertheless, as the decades rolled on, so did Rutley's enduring name. Knight Frank & Rutley became an international business and wherever the firm had an office, the names of local partners were added to the mix. So, in 1983 when Knight Frank & Rutley joined with a leading Hong Kong surveyor they formed Knight Frank Kan & Baillieu.

A hundred years after the company was founded, with offices all over the world, a simpler approach and a united identity was needed. Knight Frank were the two names every office had in common, and so, inevitably, that was what the business's name became.

To mark the moment, the firm made a donation to a wildlife charity in Botswana working to protect the hippopotamus from extinction. In return, Knight Frank named a hippo: Rutley. Though Mr Rutley's life may have been shorter than it should have been, his legacy stretched far beyond what he could have imagined - in business, in geography, and, as it turned out, in zoology.



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