

— THE —
LONDON
— COLLECTION —

STRUTT
& PARKER



52

WELCOME

The London Collection showcases some of the most aspirational residential properties within the prime central London market, both in sales and lettings. This selection of our listings are merely a sample of what you will find on our website, which also opens up a thrilling world of residential property opportunities globally, through our affiliation with Christie's International Real Estate.

What I have come to learn in over 20 years of residential agency is that there is no perfect property – just a desire to find one that fulfils as many of your needs and wants as possible, within a set budget and timeframe. Even through uncertain markets, we are here to provide certainty; helping with this often challenging and emotional process, working hand in hand with other professionals and experts to make your experiences as rewarding as they possibly can be.

Catering for a diversity of domestic and international client requirements, our advisors work hard to provide confidence that we have the best knowledge of our unique, localised marketplaces; where experience and hands-on knowledge cannot be beaten by computer diagnostics. With the ability to unlock opportunities, with both on- and off-market solutions, we aim to add value wherever possible by creating the best strategies to achieve clients' desired outcomes, enabling timely results by using experience, skill and a bespoke approach.

We are incredibly proud to have been recently named both 'UK Sales Agency of the Year' at the RESI Awards 2016 and Christie's International Real Estate's 'Affiliate of the Year' at the annual conference.

I hope that you enjoy leafing through the following pages and that we can also help you with your future property endeavours.



Charlie Willis

CHARLIE WILLIS

PARTNER
HEAD OF LONDON RESIDENTIAL
STRUTT & PARKER

[STRUTTANDPARKER.COM](http://struttandparker.com)



**UK SALES AGENCY
OF THE YEAR**



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A photograph of the Albert Bridge in Chelsea, London, at night. The bridge is illuminated with warm yellow lights, highlighting its ornate Victorian-era architecture, including the two large towers and the intricate steelwork. The bridge spans the River Thames, and its reflection is visible in the water below. A semi-transparent blue rectangular box is overlaid in the center of the image, containing the title and descriptive text.

CHelsea

Bordered to the south by the River Thames, and with continental-style shops and upmarket restaurants, Chelsea remains ever popular with international and local audiences alike. The area offers true historical charm as well as boasting the world-famous King's Road, with its fashionable boutiques, restaurants and bars. With street after crescent of grand, stucco-fronted properties, garden squares and elegant townhouses, as well as large waterfront developments, Chelsea is home to some of the most impressive and sought-after property in London, and has something for everyone.

ALBERT BRIDGE, CHELSEA





CHEYNE WALK

This spectacular property on Cheyne Walk is one of the oldest houses in Chelsea and one of the most outstandingly beautiful and important residences to come to the market in London in recent years. Located in Chelsea's most iconic address and overlooking the River Thames, this exquisite property is steeped in history and had been in the same ownership for nearly 40 years.

This substantial seven-bedroom house is Grade II* Listed, having been built in 1715 in the Queen Anne style. Extending to some 6,266 sq ft, the property is four bays wide, benefiting from its original floor plate of 300 years ago, with a dramatic and sweeping staircase, and stunning reception rooms, which remain exactly as they were in the early 18th century. It also features an incredibly rare 92 foot garden, and garaging for two to three cars.

Probably designed for its first owner, William Morrison, this special house is set well back from the street, approached via a stone path leading from the original gate and railings. The house has a beautiful red-brick front which is virtually untouched apart from the addition of a third storey and the modern 'battlements' placed on the parapet. On entering, one is met with a double-height entrance hall with grand staircase in stone and marble, which rises gracefully to the first floor drawing room and library.

The hall's breathtaking ceiling was painted by the English artist James Thornhill and his apprentices. The subject is Venus rising out of the sea and, where she walks, flowers grow. Given the aspect of the house overlooking the Thames, the scene has striking relevance. On the walls in the entrance hall are landscapes painted by John Davoto, an Italian baroque artist working in Britain at that time.

Over its illustrious history, it has been home to many notable inhabitants, including the organist, composer and teacher Sir John Goss, the Scottish artist and educator William Dyce (1806-1864), the Irish artist Daniel Maclise (1806-1870), who was a friend of Charles Dickens, and the antiquary William Sandys Wright Vaux (1818-1885) who, among other offices held, was the President of the Society of Antiquaries and Keeper of Coins and Medals at the British Museum.

The house was then occupied by Mary Ann Evans, otherwise known as George Eliot. With her new husband, John Walter Cross, Eliot leased the house in the spring of 1880, commissioning a 'Mr Armitage of Manchester' to supervise the redecoration and furnishing. Eliot, who by this time was one of the most revered authors in Britain, wanted the house to be comfortable with her 'wallings of books' and 'old things.' Unfortunately, she occupied the house for only 19 days, dying there on 22 December 1880, and is commemorated by a blue plaque that now adorns the house.



Cheyne Walk

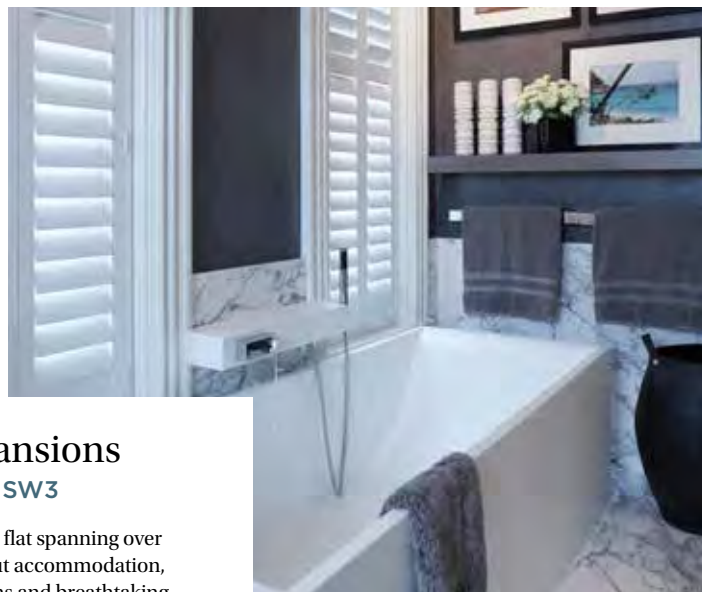
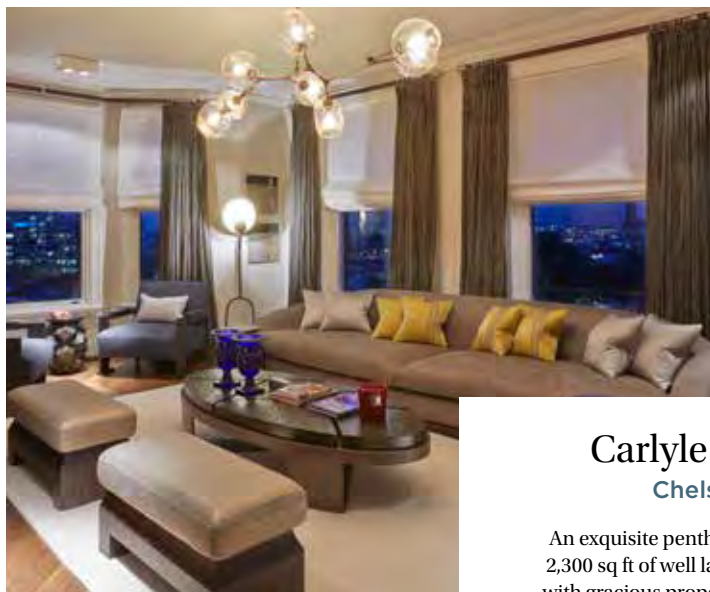
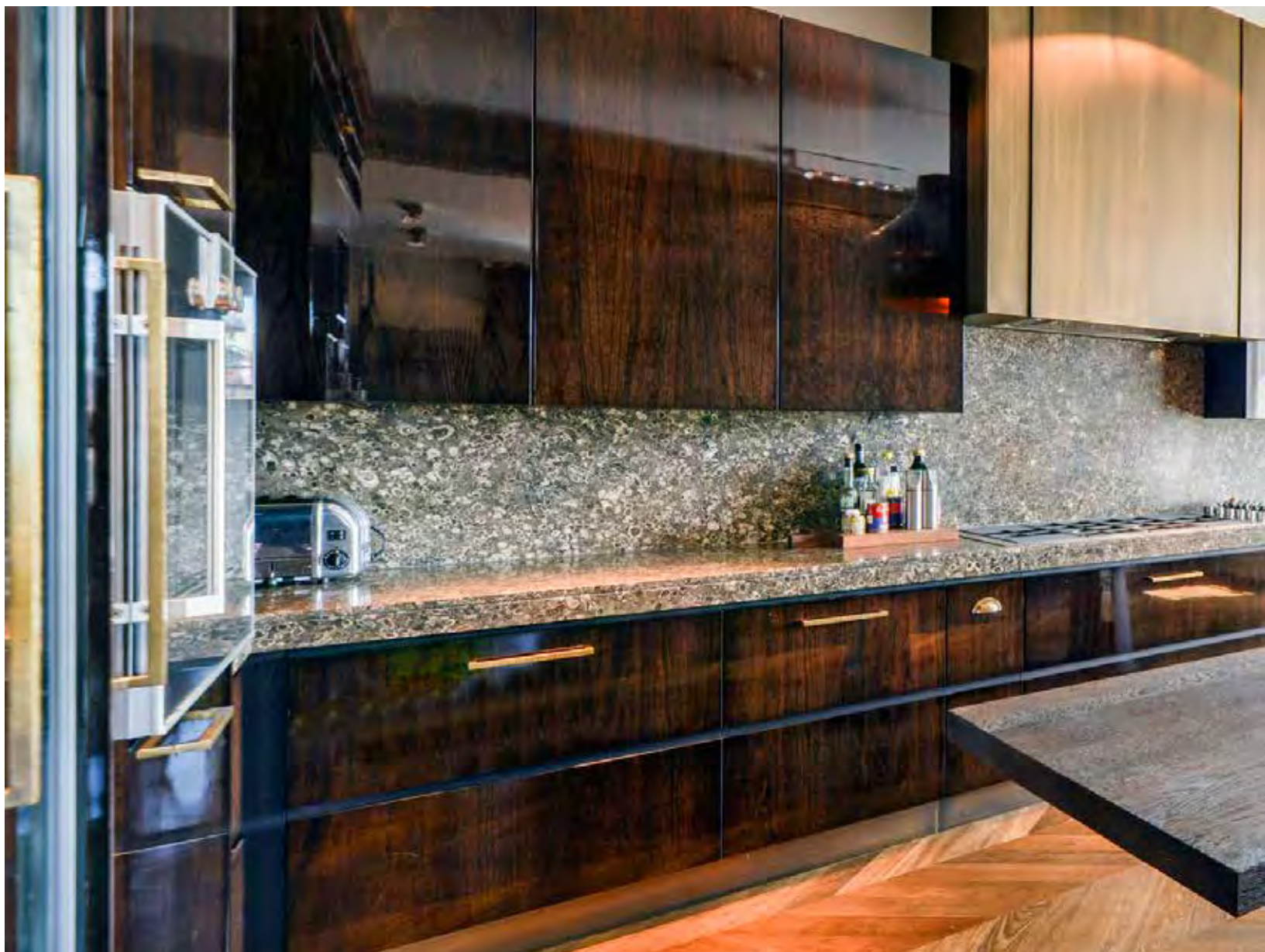
Chelsea, SW3

This Grade II* Listed seven-bedroom house with stunning garden is one of the most outstandingly beautiful houses to come to the market in recent years.

Price £15,000,000

020 7225 3866





Carlyle Mansions

Chelsea, SW3

An exquisite penthouse flat spanning over 2,300 sq ft of well laid out accommodation, with gracious proportions and breathtaking views over the River Thames.

Price £6,495,000

020 7225 3866





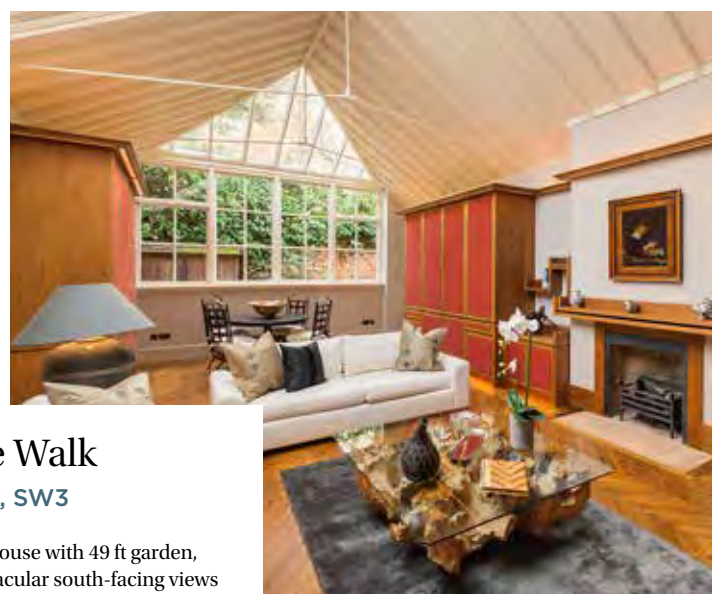
Ovington Street

Chelsea, SW3

An exceptional refurbished Grade II Listed freehold house, situated on the favoured side of this popular and quiet Chelsea Street.

Price £2,000 per week

020 7589 9966

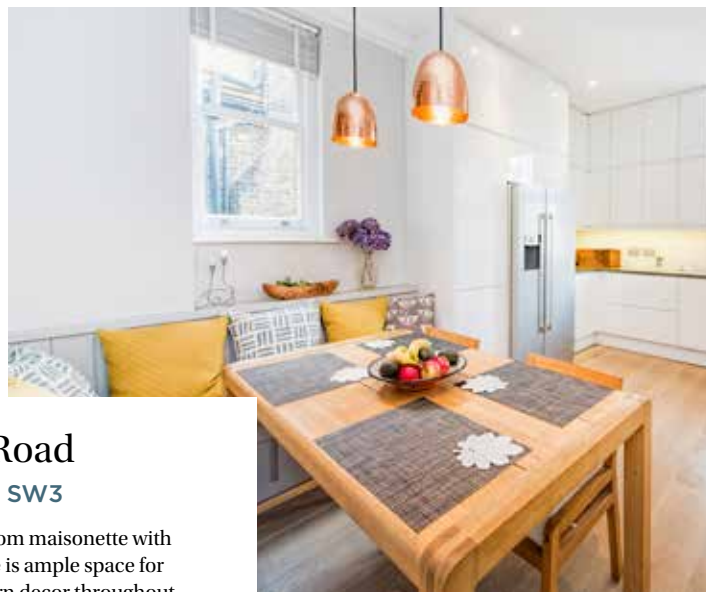
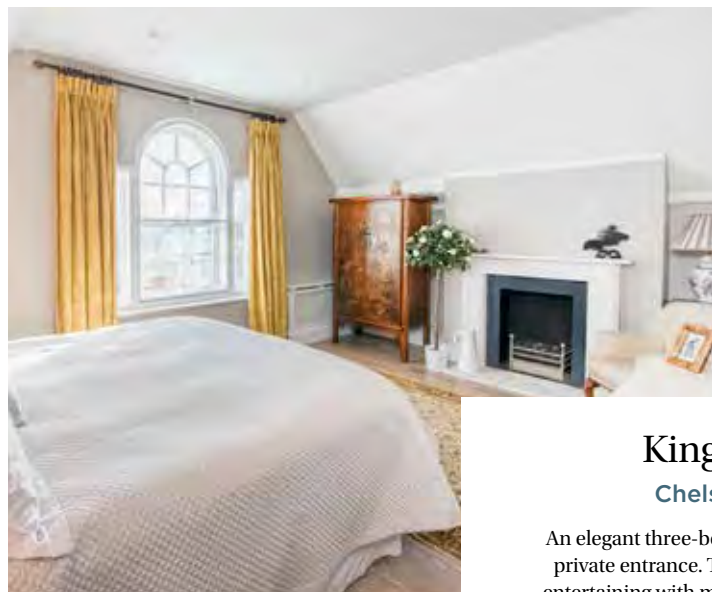


Cheyne Walk

Chelsea, SW3

A beautifully presented house with 49 ft garden, leasehold garage and spectacular south-facing views over the Thames and Albert Bridge.

Sale price £9,700,000 | **Let price** £4,600 per week
020 7225 3866 | 020 7589 9966



Kings Road

Chelsea, SW3

An elegant three-bedroom maisonette with private entrance. There is ample space for entertaining with modern decor throughout and plenty of storage and natural light.

Price £1,950 per week

020 7589 9966



Egerton Gardens

Chelsea, SW3

An exceptional two-bedroom flat boasting wonderful full height ceilings. Ideally located for South Kensington and Knightsbridge, with access to pretty gardens.

Price £1,700 per week

020 7589 9966



Durham Place

Chelsea, SW3

An impressive seven-bedroom double house, impeccably decorated to the highest standard, with fabulous views across Burton Court.

Price £12,950 per week

020 7589 9966





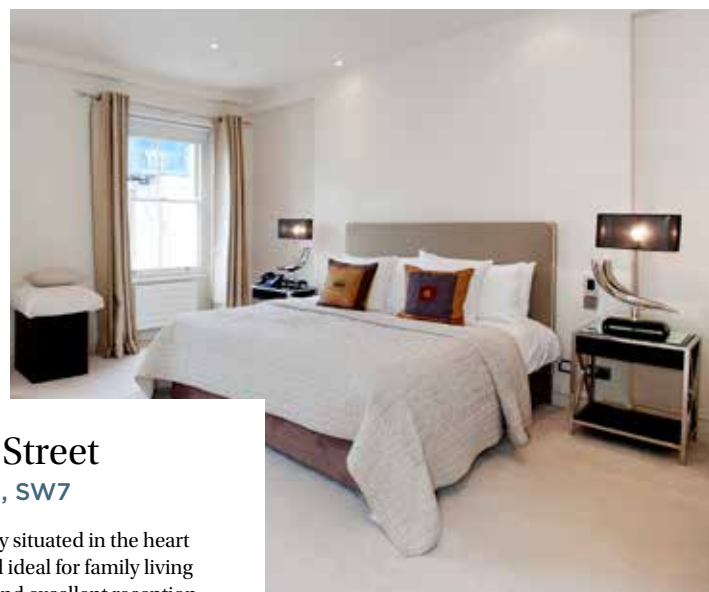
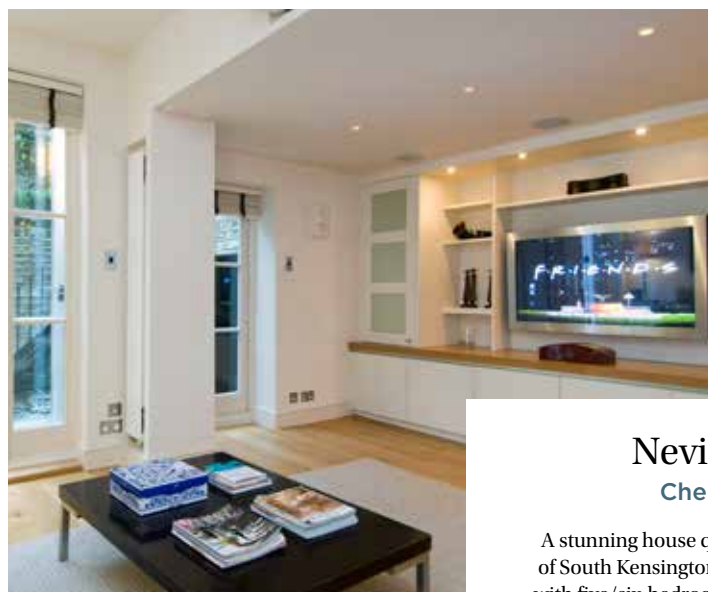
Markham Street

Chelsea, SW3

A stunning five-bedroom family home, perfectly located for the King's Road. The house boasts a flexible layout with good proportions and a light and airy feel.

Price £2,750 per week

020 7589 9966

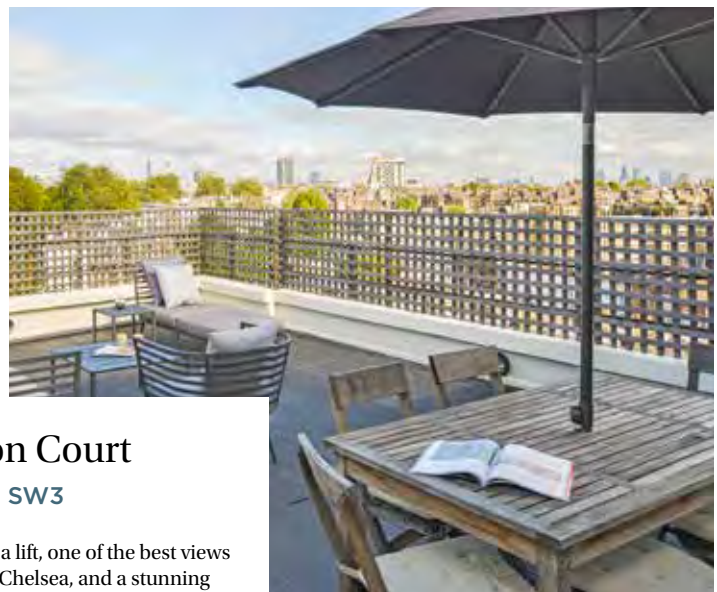
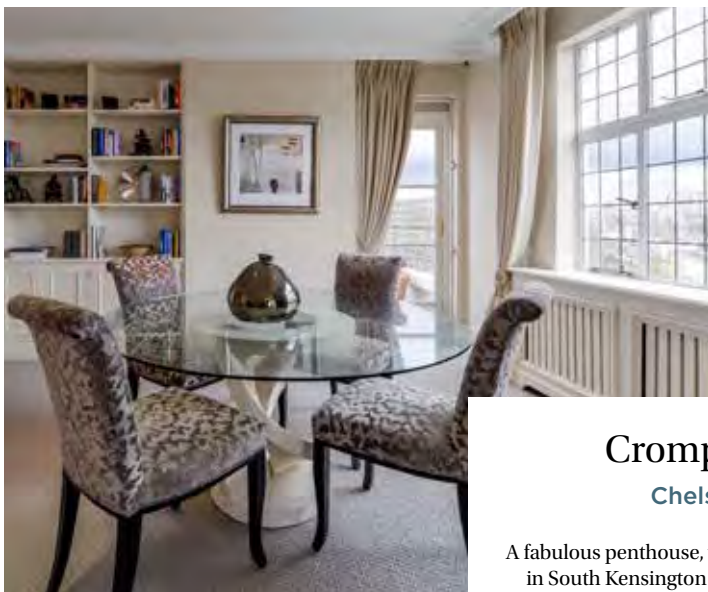


Neville Street Chelsea, SW7

A stunning house quietly situated in the heart of South Kensington and ideal for family living with five/six-bedrooms and excellent reception rooms for both formal and informal living.

Price £4,750 per week

020 7589 9966



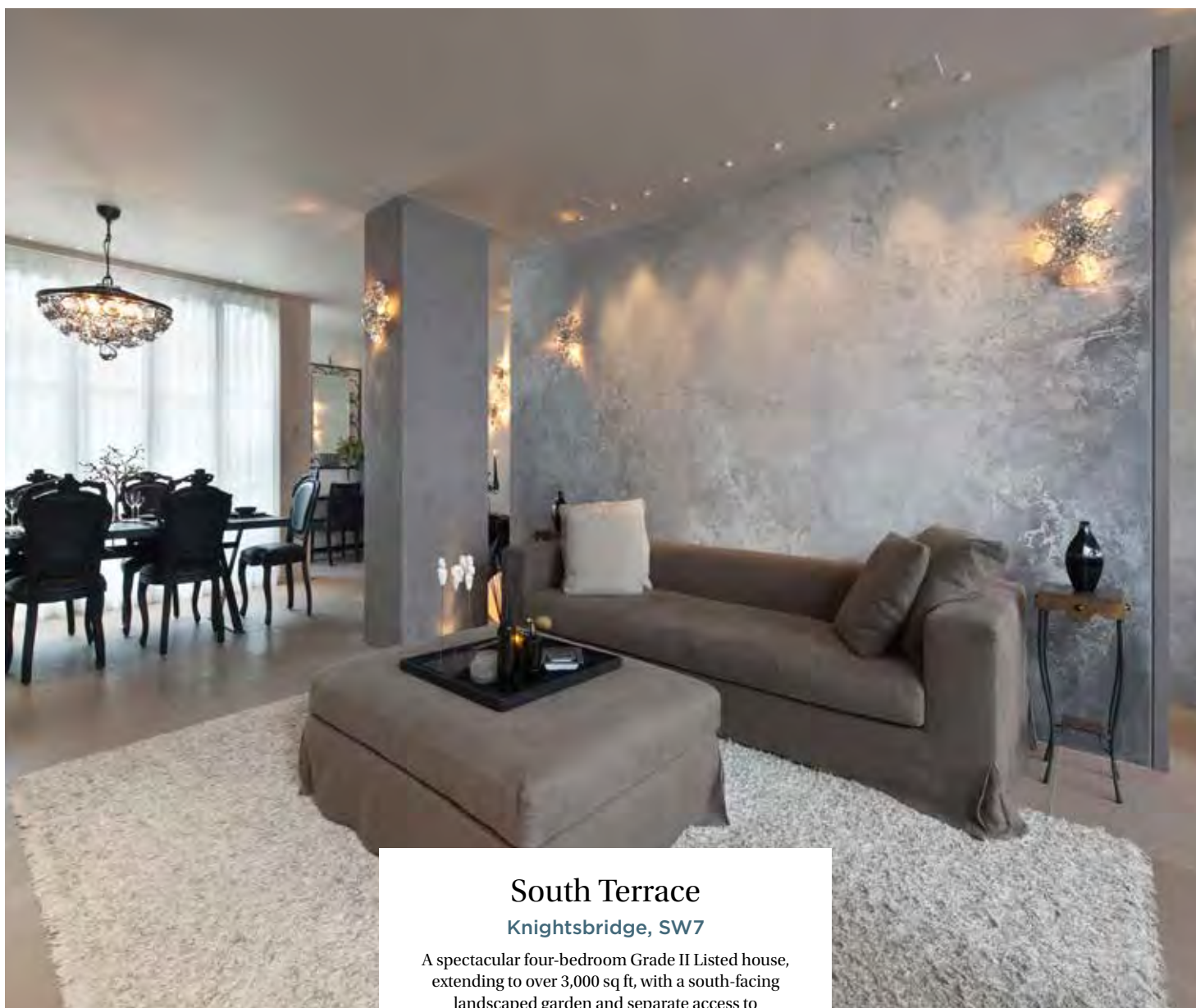
Crompton Court

Chelsea, SW3

A fabulous penthouse, with a lift, one of the best views in South Kensington and Chelsea, and a stunning 616 sq ft south-facing decked roof terrace.

Price £2,995,000

020 7225 3866



South Terrace

Knightsbridge, SW7

A spectacular four-bedroom Grade II Listed house, extending to over 3,000 sq ft, with a south-facing landscaped garden and separate access to Thurloe Square.

Price £7,950,000

020 7225 3866



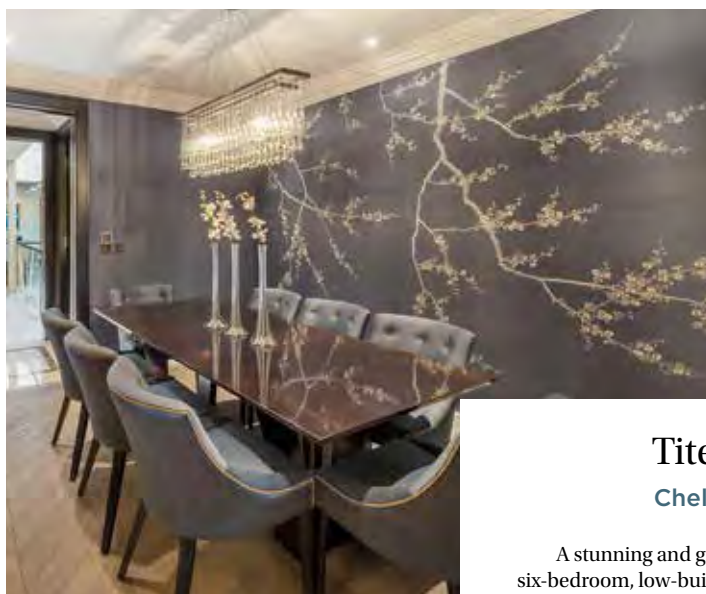
Durham Place

Chelsea, SW3

This wonderful family home benefits from a great sense of volume, a lift, a west-facing garden and off-street parking.

Price £10,950,000

020 7225 3866



Tite Street

Chelsea, SW3

A stunning and generously proportioned six-bedroom, low-built family house, extending to 4,247 sq ft with the benefit of a leasehold garage.

Price £10,950,000

020 7225 3866



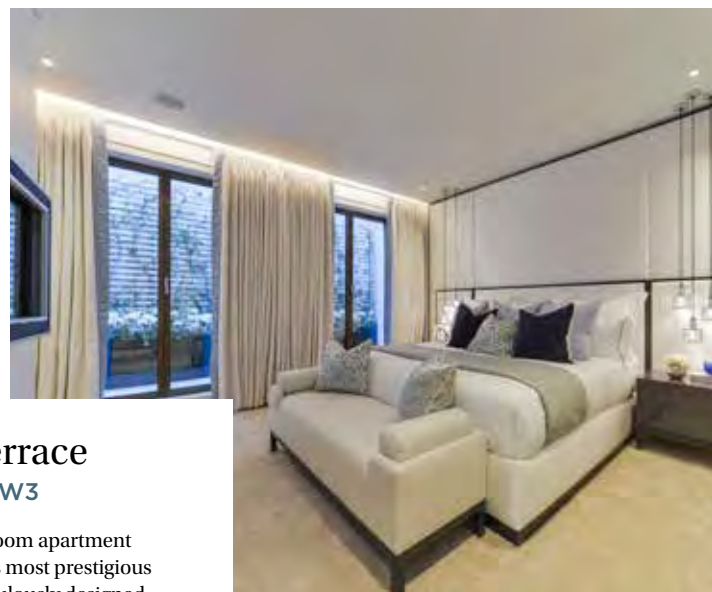
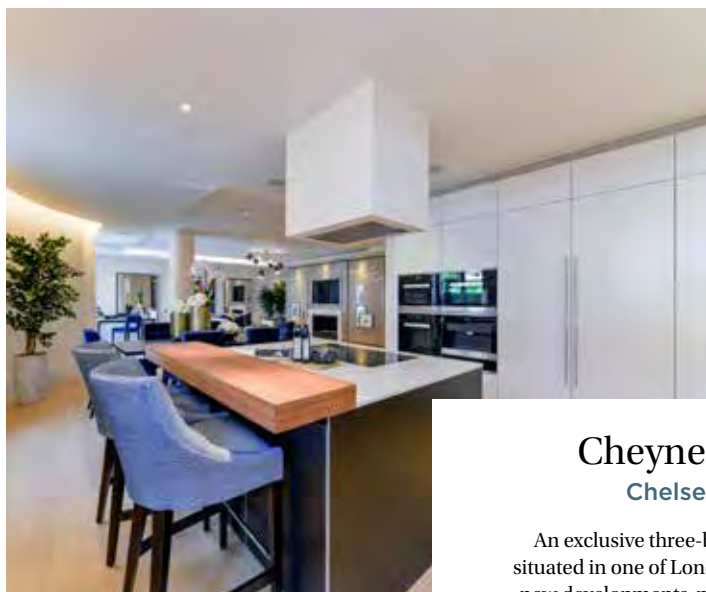
Old Chelsea

Chelsea, SW3

Built around a central courtyard garden, this sensational home of 8,725 sq ft provides a unique "Old Chelsea" atmosphere throughout the incredible rooms, gardens and roof terraces.

Price £20,000,000

020 7225 3866



Cheyne Terrace

Chelsea, SW3

An exclusive three-bedroom apartment situated in one of London's most prestigious new developments, meticulously designed and developed.

Price £3,850 per week

020 7589 9966

DRAYTON GARDENS

Occupying the entire third floor of a very smart mansion block, this elegant and classically presented family apartment extends to some 4,300 sq ft. Arranged on one floor, this apartment is the result of a thoughtful and seamless amalgamation of two separate residences.

The interior is traditional in style, and was designed in its entirety by interior designer Christophe Gollut, who has created a warm and inviting space through the use of rich colours and detailed textures.

Most impressive is the reception area at the front of the building, consisting of four adjoining rooms and forming the perfect setting for large-scale entertaining. This truly exceptional space also has wonderful views of the steeple of St Mary The Boltons church, and a large west-facing balcony running along the full length of the room.

In addition to the generous living space, there are five double bedrooms (of which one boasts a walk-in wardrobe), an additional family room and a designated gym with an amazing marble steam room and shower room. A well-designed layout and impressive halls mean that this expansive apartment flows extremely well, allowing for uncompromised living.

This is truly one of most outstanding homes to come to the market in some time, and was picked up by the media, featuring in House & Garden, World of Interiors and Homes of London.

Drayton Gardens is a well-regarded and highly sought-after address, which sits on the border of South Kensington and Chelsea, and is situated between Old Brompton Road and the Fulham Road - an ideal position within this revered pocket of SW10.







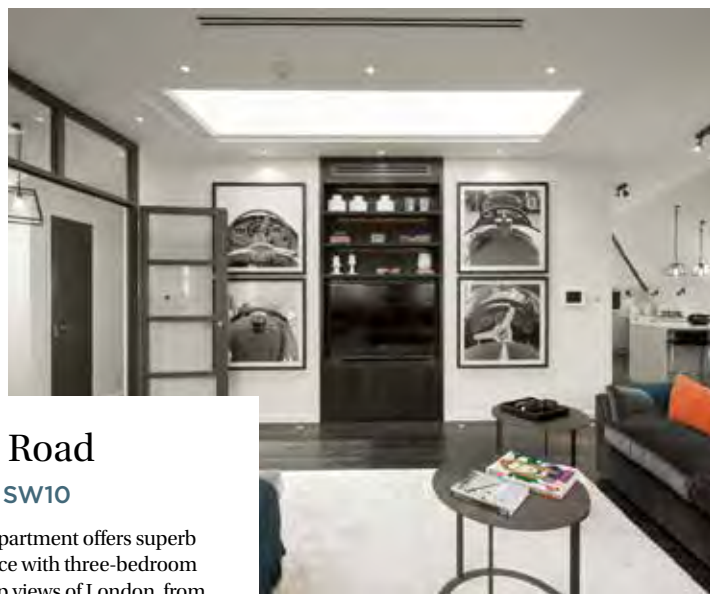
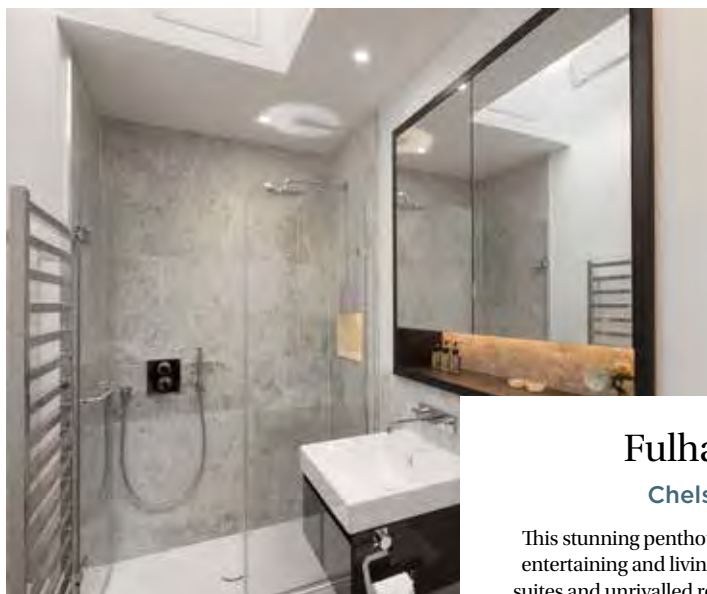
Drayton Gardens

Chelsea, SW10

An elegant and classically presented family apartment, extending to 4,317 sq ft of accommodation, occupying the entire third floor of this very smart mansion block.

Price £11,950,000

020 7373 1010



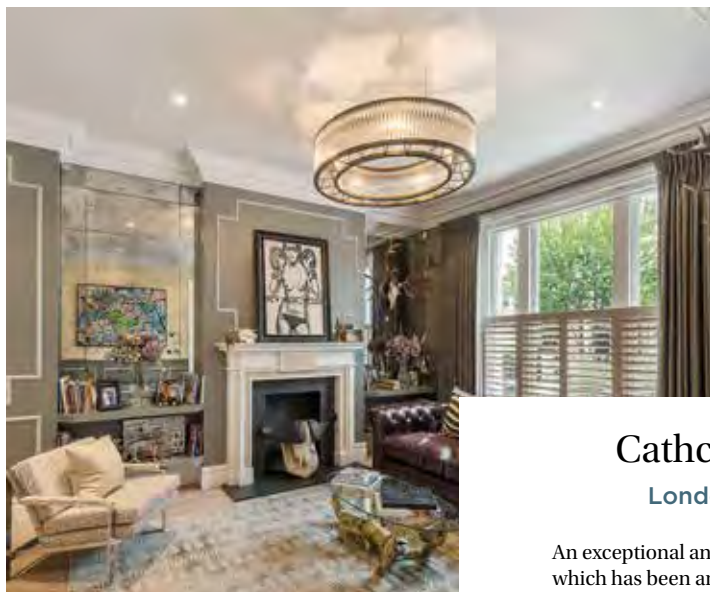
Fulham Road

Chelsea, SW10

This stunning penthouse apartment offers superb entertaining and living space with three-bedroom suites and unrivalled rooftop views of London, from the Wembley Arch in the west to the Shard in the east.

Price £2,500,000

020 7373 1010



Cathcart Road

London, SW10

An exceptional and bespoke family home which has been architecturally renovated to the highest level throughout.

Price £4,950 per week

020 7373 1010



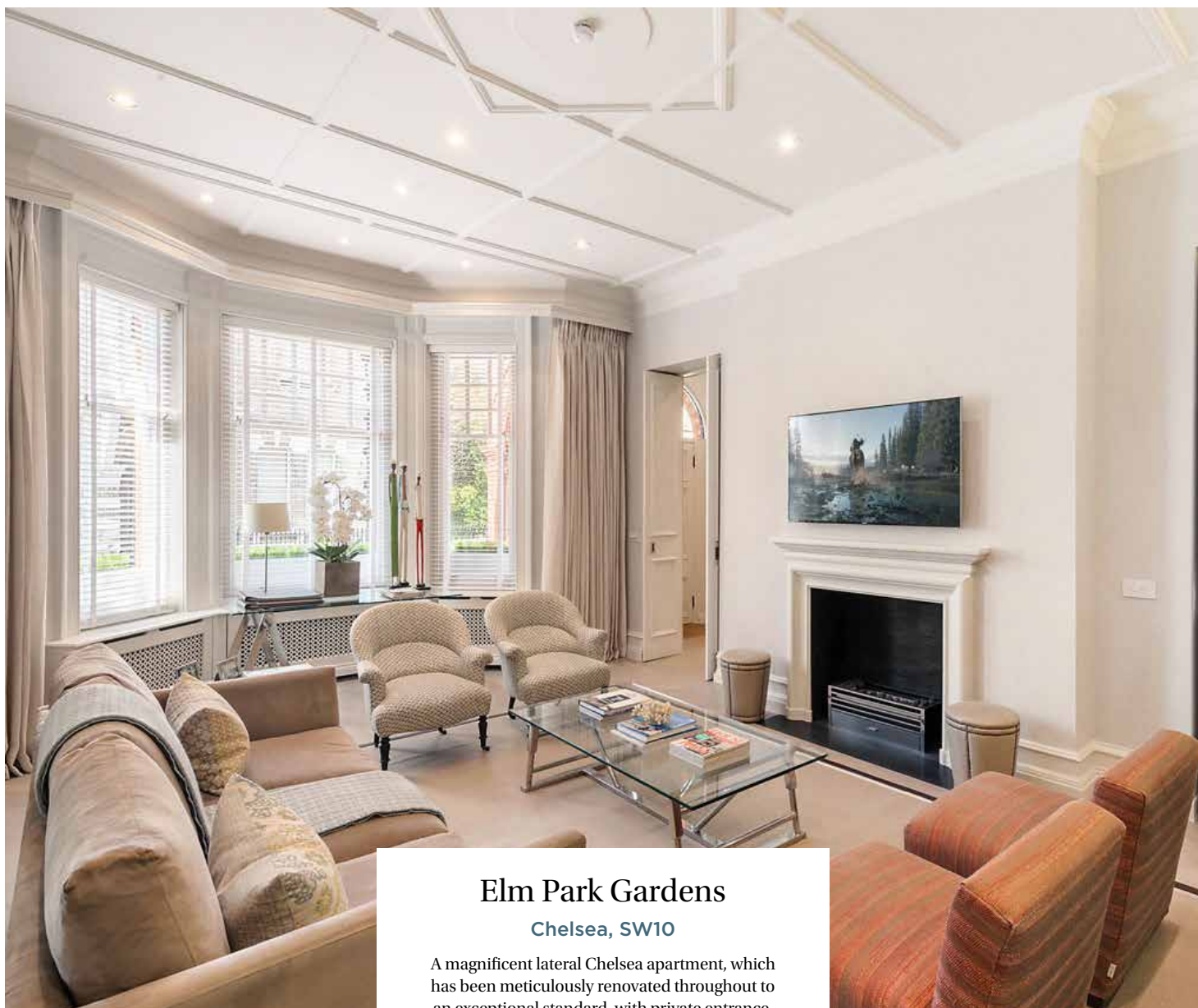
Cathcart Road

London, SW10

A superb family house offering five well-proportioned bedrooms and three bathrooms (one en-suite with sauna), providing generous accommodation over five floors.

Price £4,500 per week

020 7373 1010



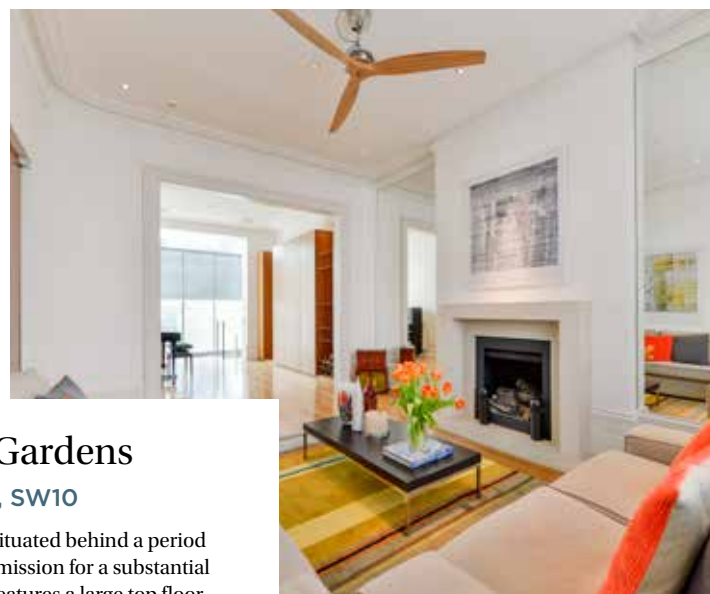
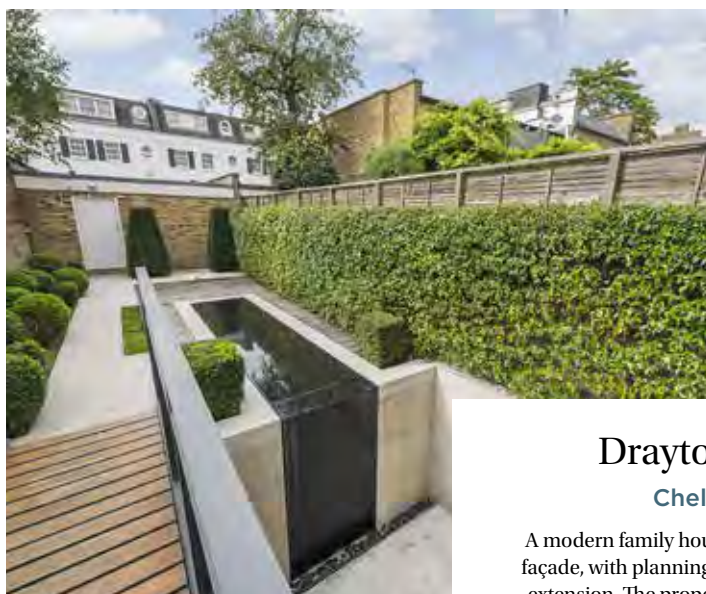
Elm Park Gardens

Chelsea, SW10

A magnificent lateral Chelsea apartment, which has been meticulously renovated throughout to an exceptional standard, with private entrance, high ceilings and period features.

Price £2,650 per week

020 7373 1010



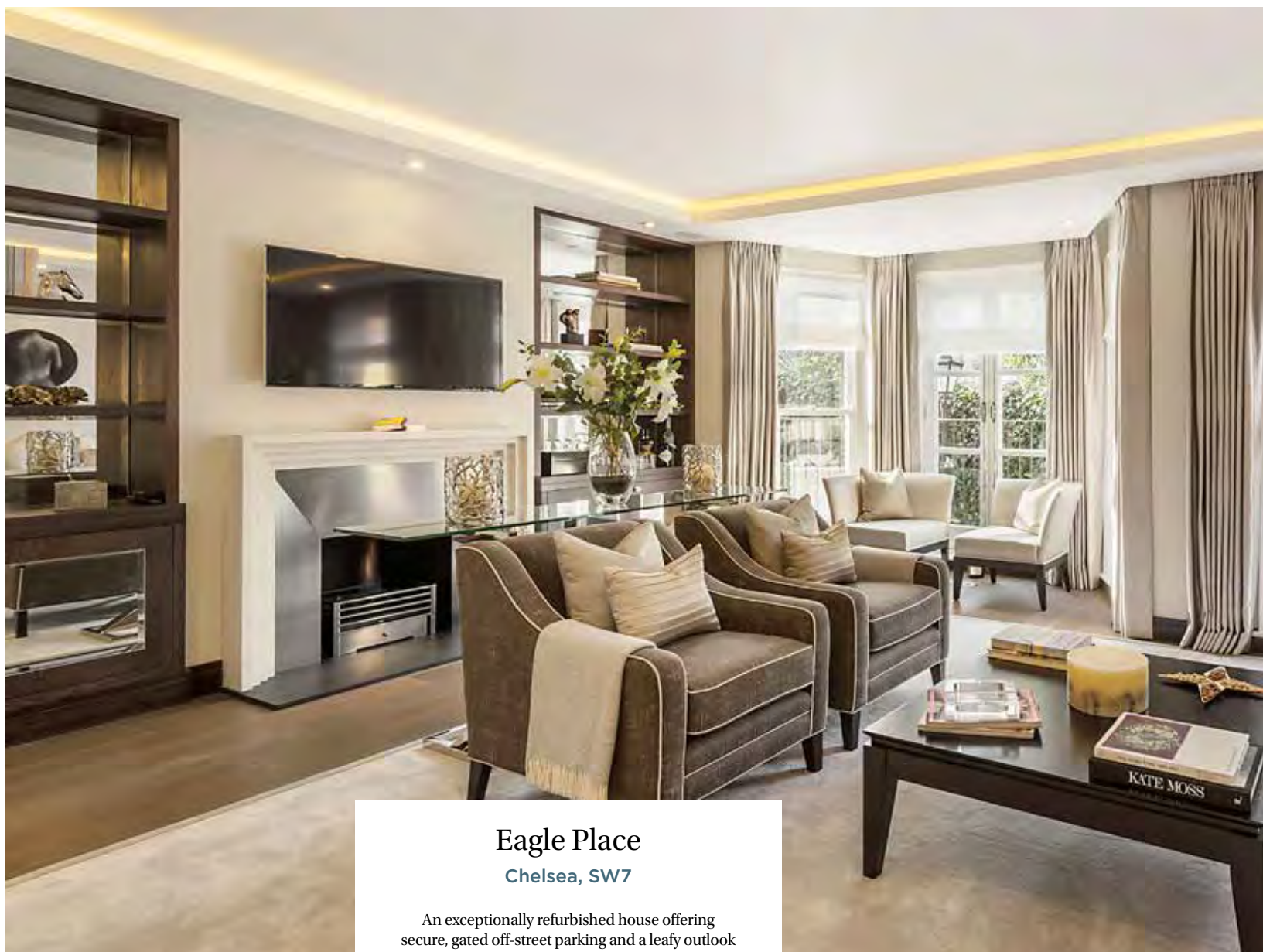
Drayton Gardens

Chelsea, SW10

A modern family house, situated behind a period façade, with planning permission for a substantial extension. The property features a large top floor room which could be used for a variety of purposes.

Price £6,250,000

020 7373 1010



Eagle Place

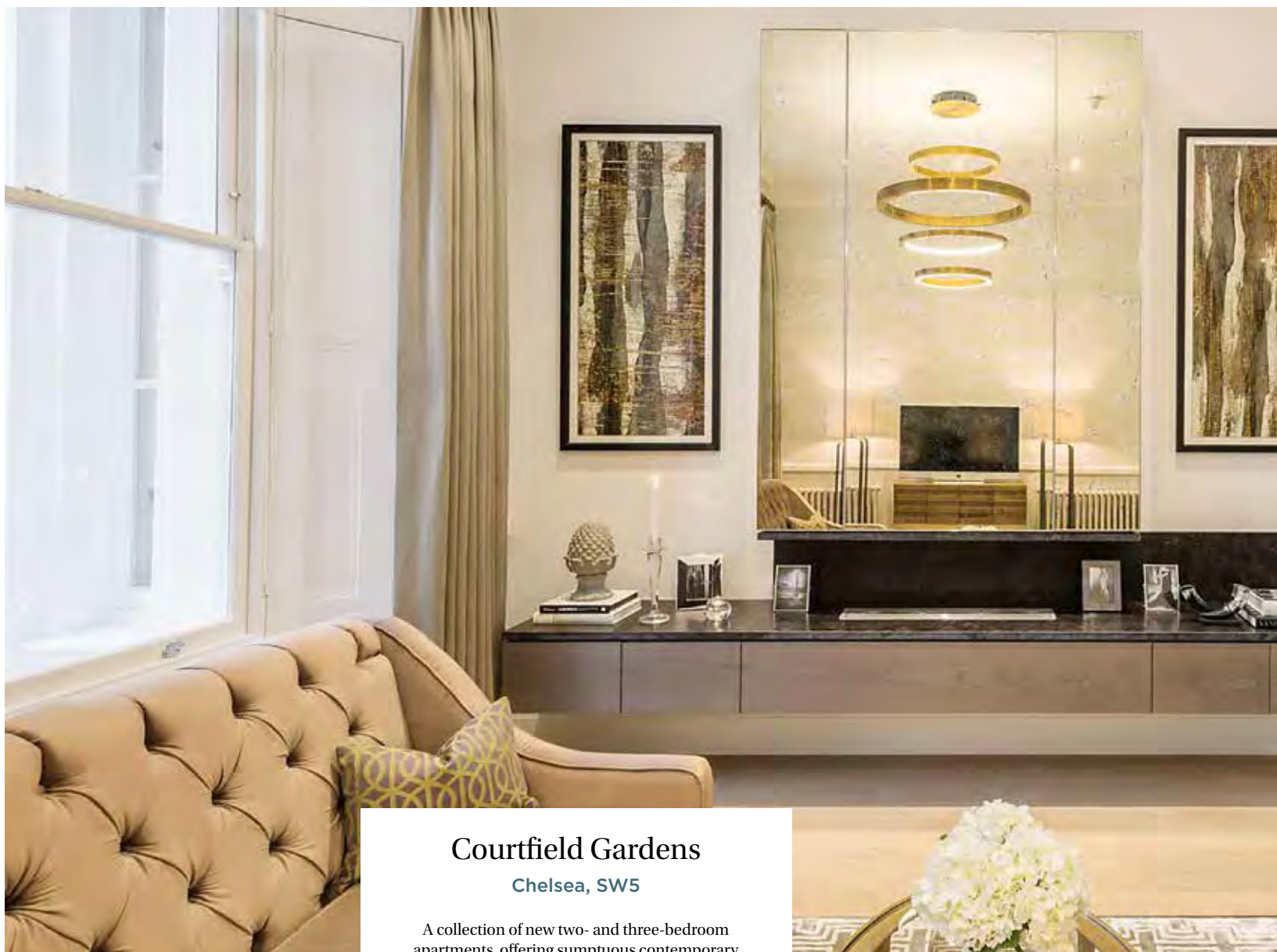
Chelsea, SW7

An exceptionally refurbished house offering secure, gated off-street parking and a leafy outlook over the private gardens of Thistle Grove.

Price £3,995,000

020 7373 1010





Courtfield Gardens

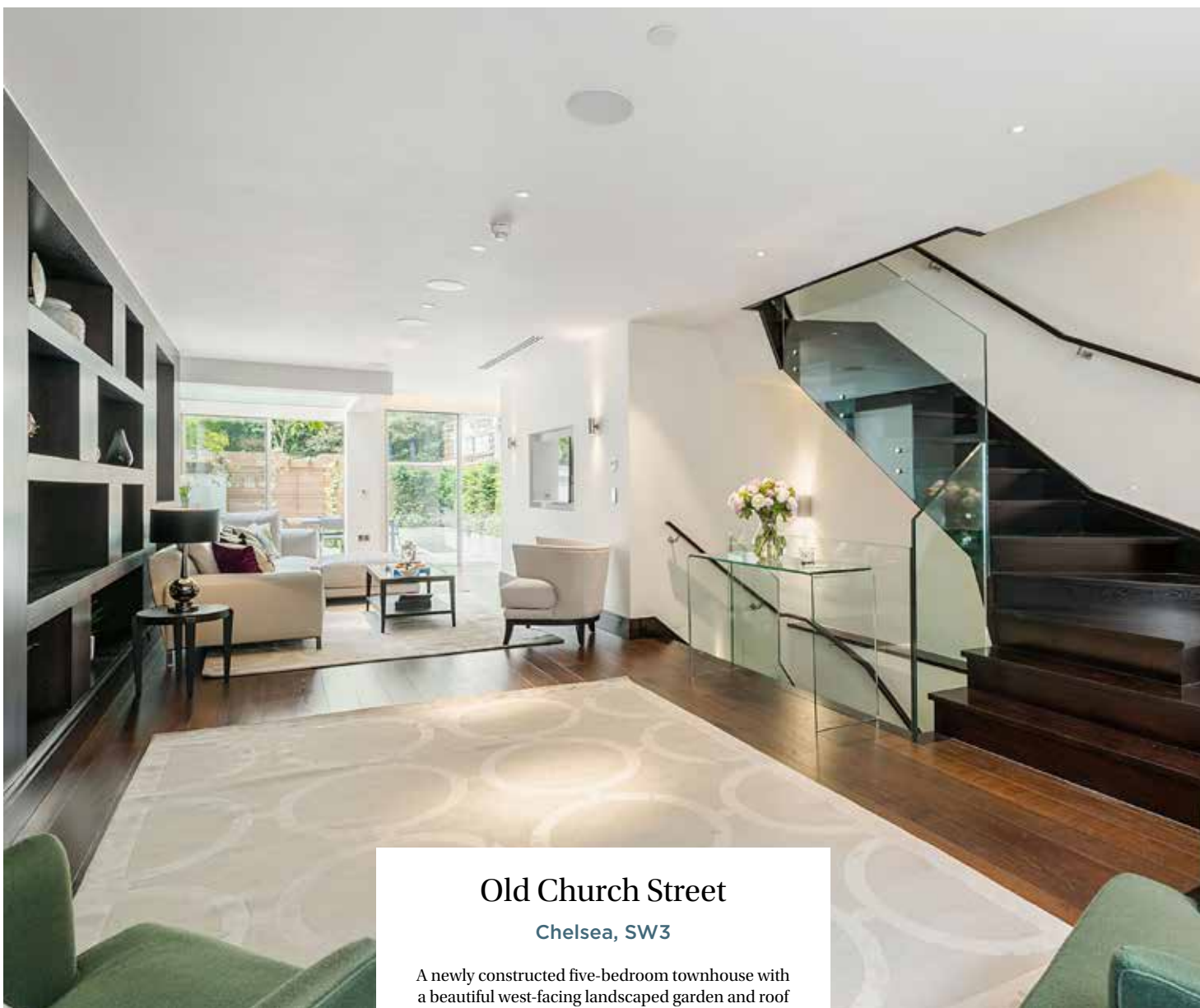
Chelsea, SW5

A collection of new two- and three-bedroom apartments, offering sumptuous contemporary living, set behind an elegant period façade.

Price £2,350,000 - £4,650,000

020 7373 1010





Old Church Street

Chelsea, SW3

A newly constructed five-bedroom townhouse with a beautiful west-facing landscaped garden and roof terrace, situated in the heart of Old Chelsea.

Price £6,950,000

020 7373 1010





Elm Park Gardens

London, SW10

A magnificent lateral apartment spanning three buildings, with principal rooms enjoying wonderful views over private communal gardens.

Price £3,750 per week

020 7373 1010



& FULHAM

Offering a peaceful, village-like atmosphere within very easy reach of Central London, Fulham has the best of both worlds. With its numerous cafés, bars and green open spaces, the area appeals to young professionals and families. From townhouses to cottages, and with a fantastic mix of traditional and modern, Fulham offers a wide range of styles of property.

LION HOUSES, FULHAM

DWIGHT HOUSE

Dwight House is a unique and historically significant Grade II Listed property on Burlington Road, the heart of Fulham. A double-fronted Georgian gem of a house, it was built around 1720 for the prestigious Dwight family, who were the owners of the famous Fulham Pottery.

Fulham Pottery was founded by John Dwight in 1672, and became a noted manufacturer of salt glaze pottery and one of the most successful manufacturers of stoneware in England. Its original kiln, the only remaining part of the pottery, still stands tall close to the entrance to Burlington Road. Dwight's Fulham Pottery occupied the site alongside Dwight House right up until 1986, ending its reign as one of London's oldest industrial sites.

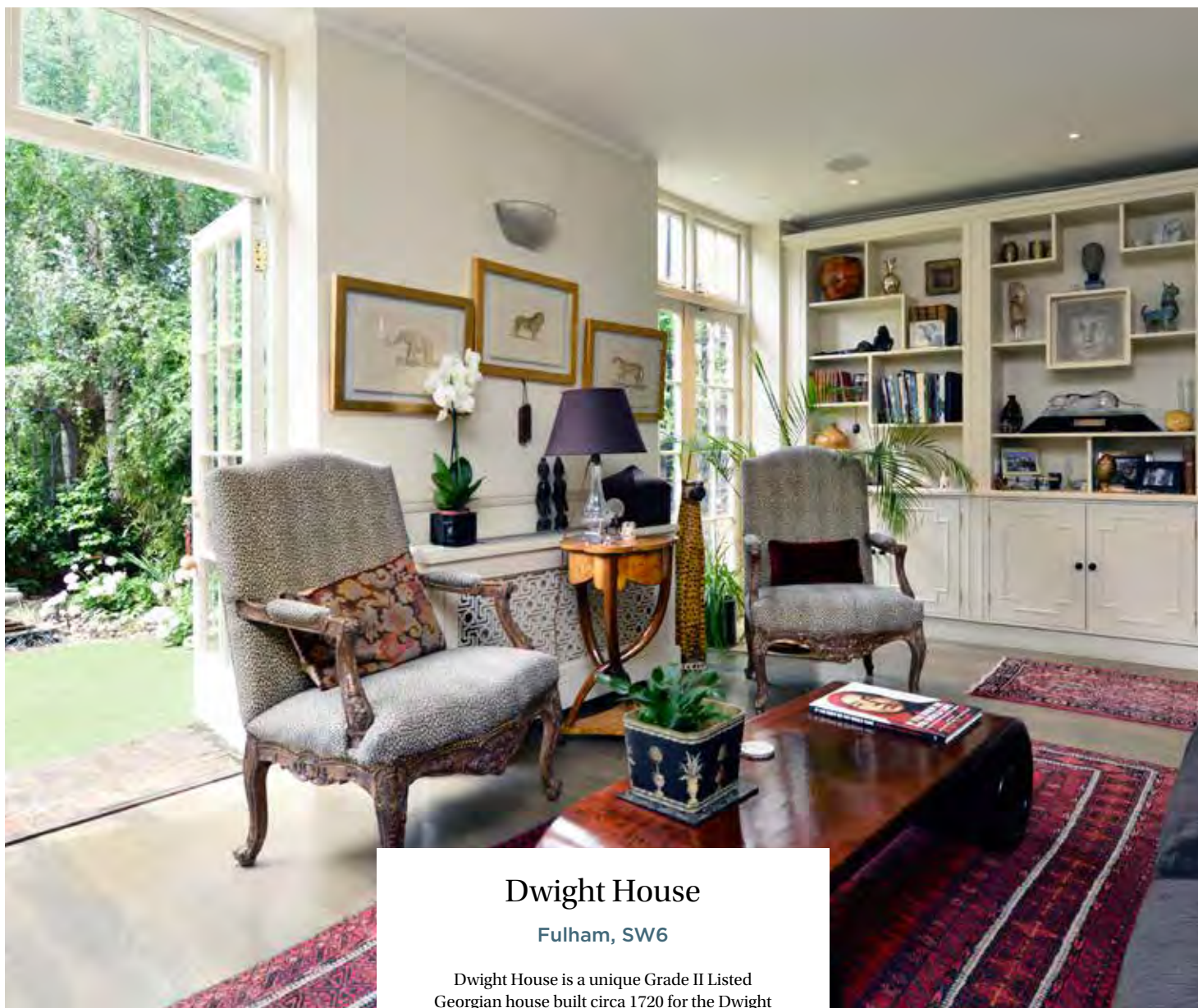
Dwight House has been beautifully restored in recent years to maximise both light and storage, as well as the historic nature of the building. Arranged over four floors, this six-bedroom house has over 2,454 sq ft of accommodation. The ground floor features a particularly charming drawing room with ornate fireplaces and stained oak floors, as well as three sets of doors opening out into a tranquil enclosed garden.

A splendid property for entertaining, Dwight House has a Boffi kitchen with a smart slate floor and a French style 'Palace of Versailles' dining room, with gilded cupboards and distressed-glass mirror panels to the walls. Upstairs, the bathrooms are marble, the master en-suite features a steam room, and there is air conditioning throughout. There is also a media room/study, utility room, cloakroom and a spacious garage with in-roof storage.

Burlington Road is a quiet street which runs between Fulham Road and New Kings Road. The open spaces of Bishops Park and Hurlingham Park are nearby and The Hurlingham Club is a five minute walk away.







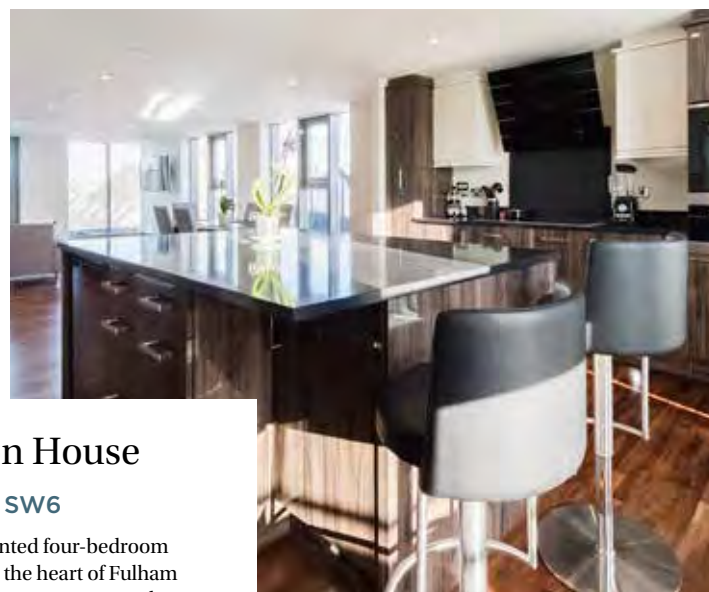
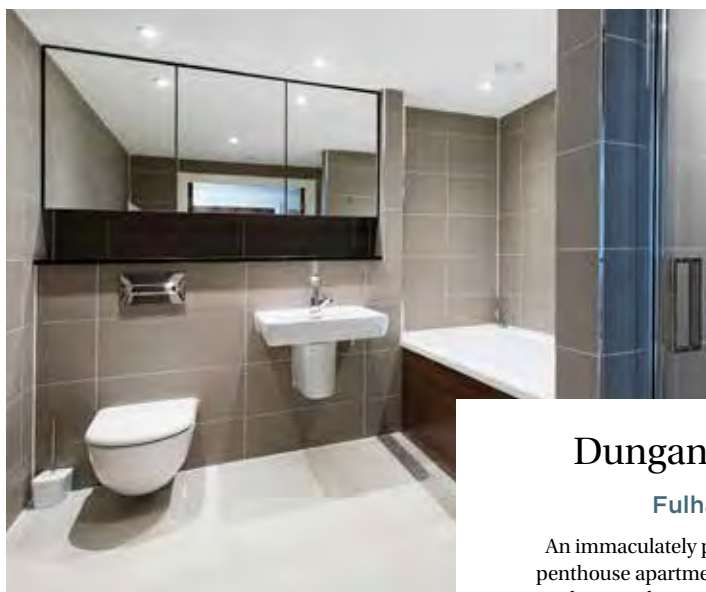
Dwight House

Fulham, SW6

Dwight House is a unique Grade II Listed Georgian house built circa 1720 for the Dwight family, owners of the famous Fulham Pottery.

Price £3,250,000

020 7731 7100



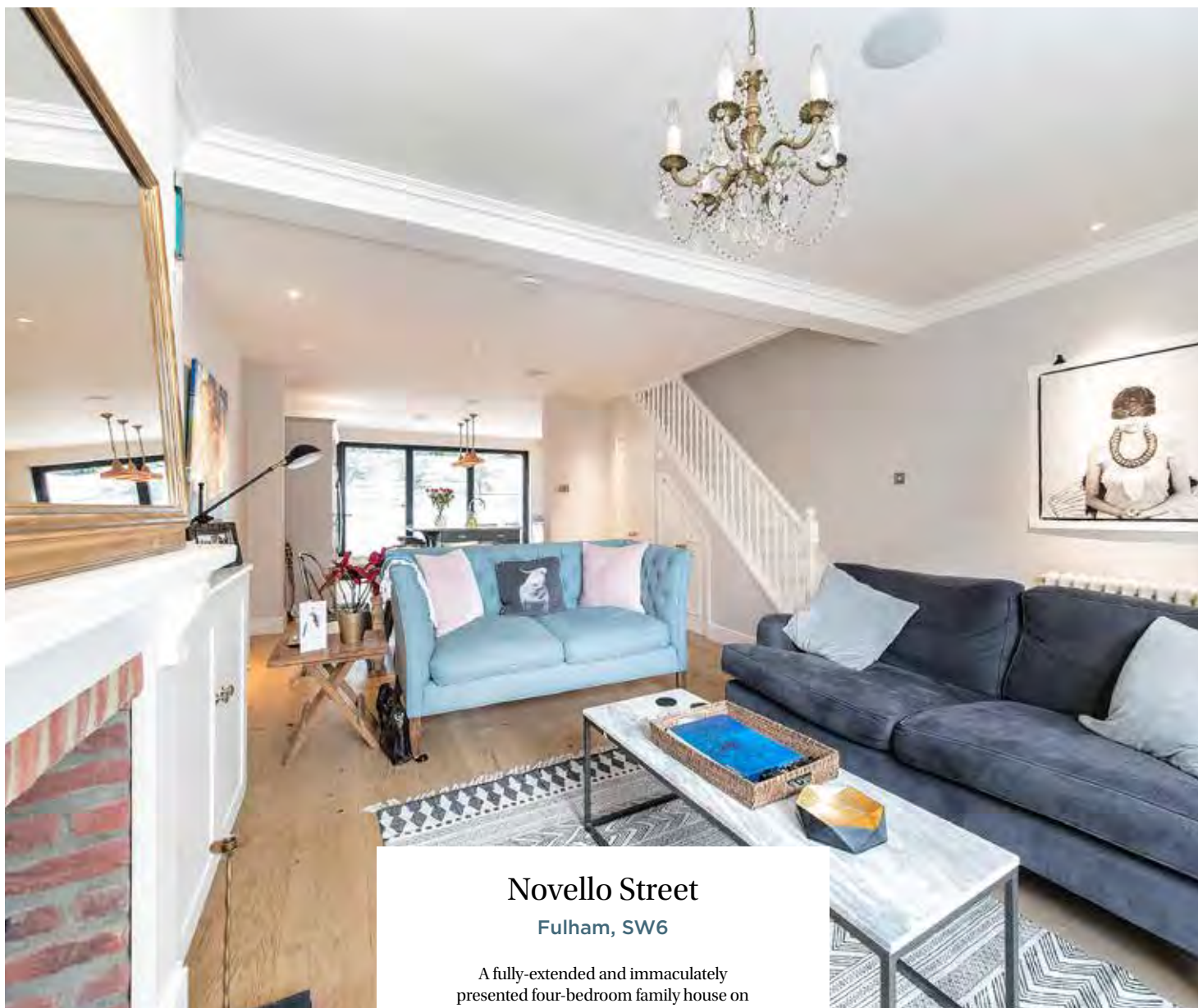
Dungannon House

Fulham, SW6

An immaculately presented four-bedroom penthouse apartment in the heart of Fulham Broadway, with concierge, two terraces and two off-street parking spaces.

Price £1,300 per week

020 7731 7100



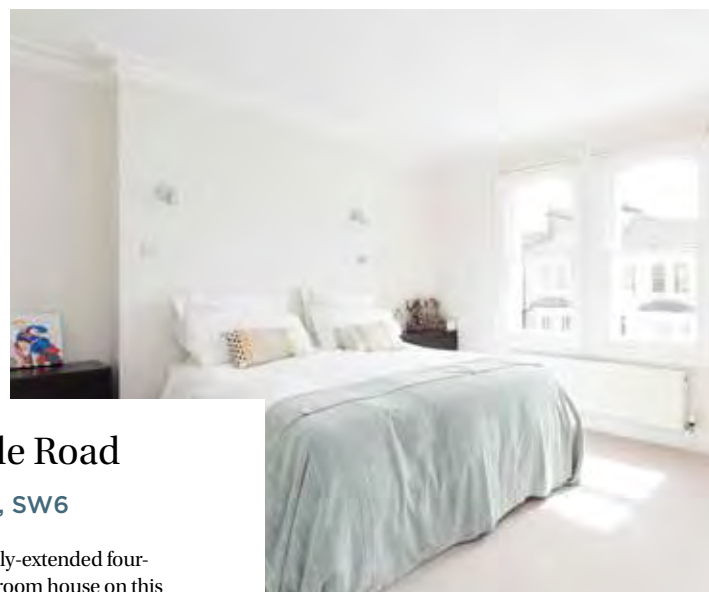
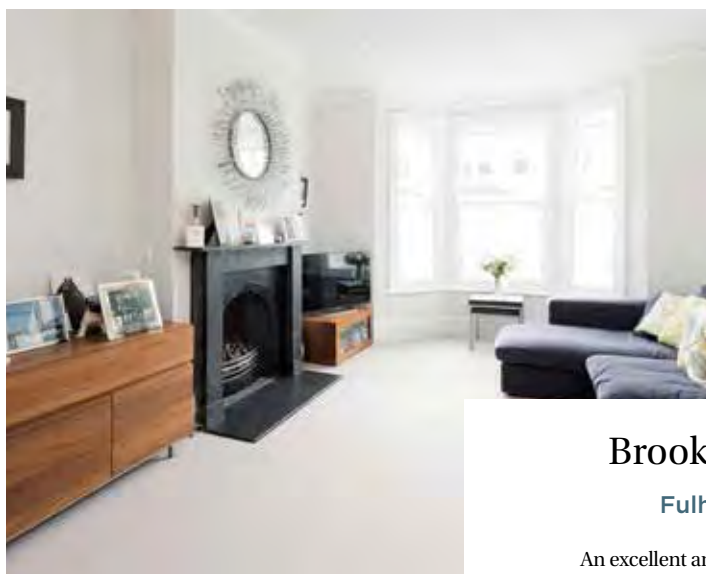
Novello Street

Fulham, SW6

A fully-extended and immaculately presented four-bedroom family house on this sought-after street in Parsons Green.

Price £895 per week

020 7731 7100



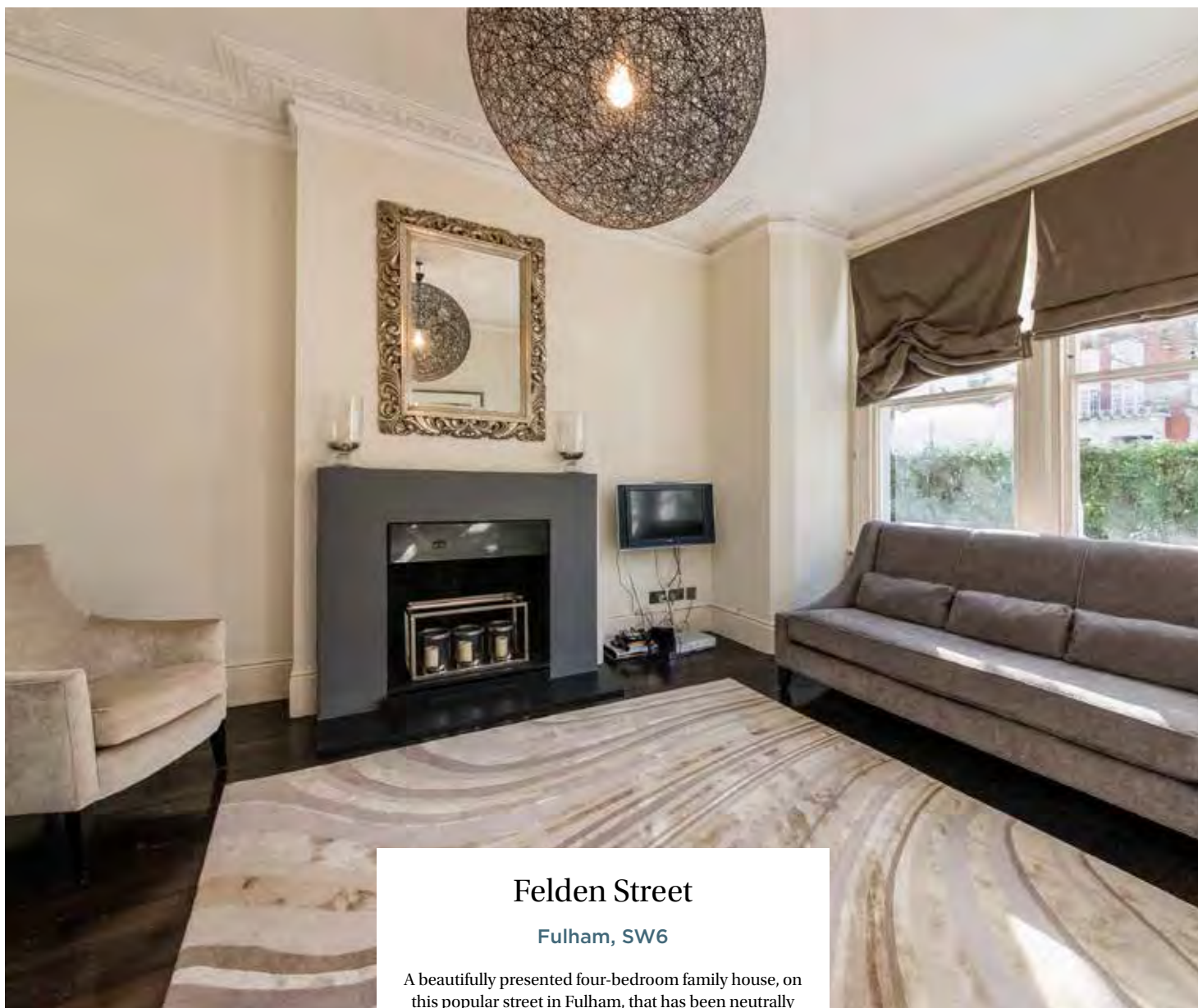
Brookville Road

Fulham, SW6

An excellent and fully-extended four-bedroom, three-bathroom house on this prime road in Parsons Green.

Price £995 per week

020 7731 7100



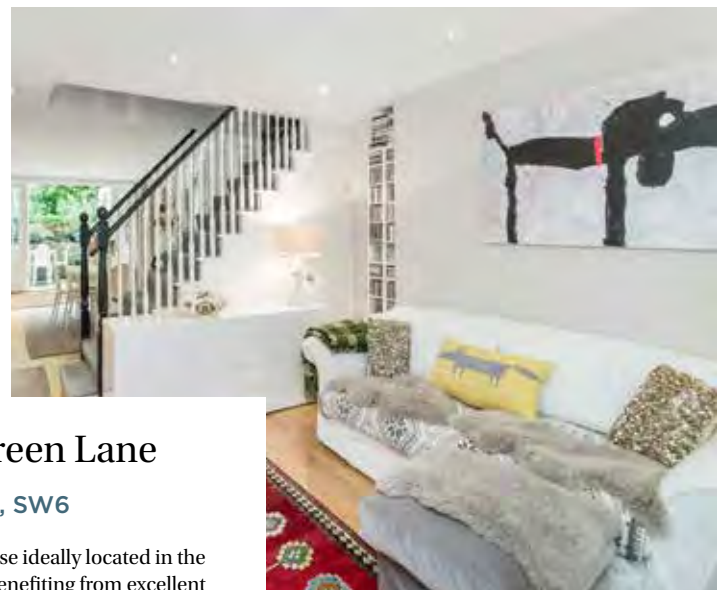
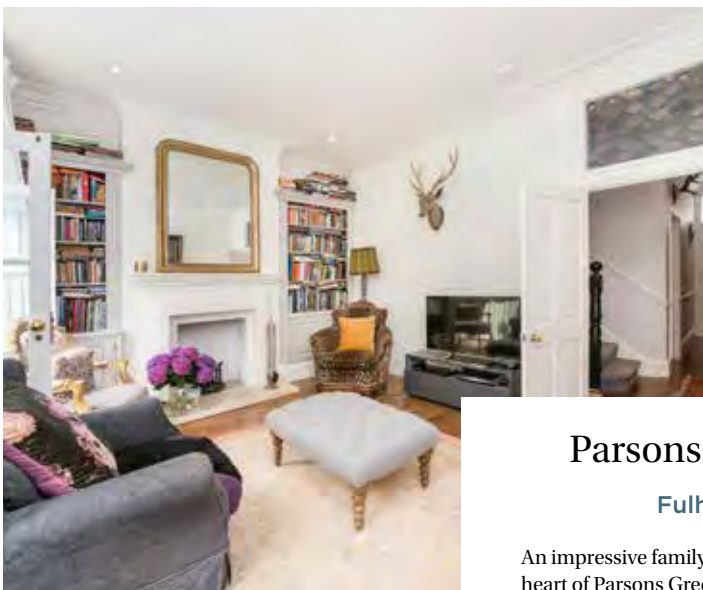
Felden Street

Fulham, SW6

A beautifully presented four-bedroom family house, on this popular street in Fulham, that has been neutrally refurbished and presented in a contemporary style.

Price £1,400 per week

020 7731 7100



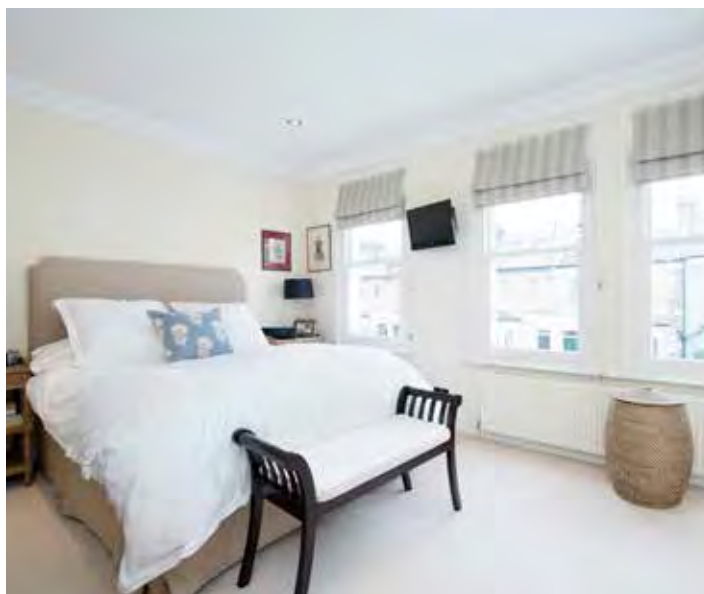
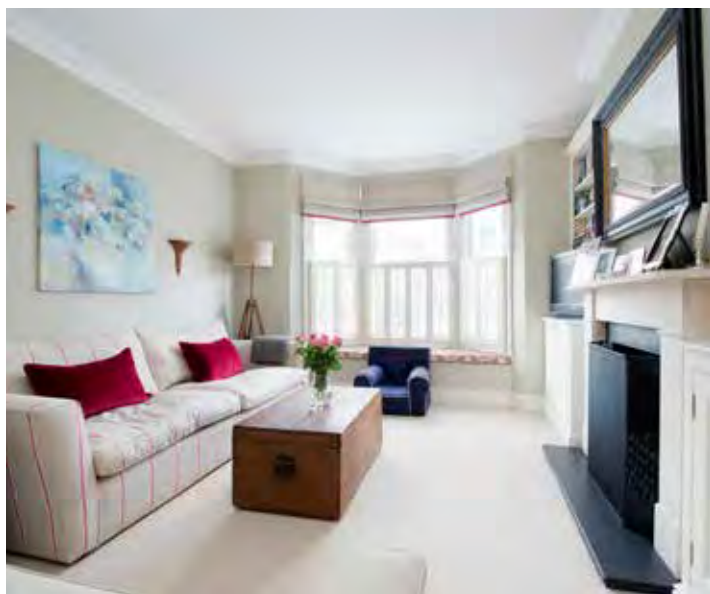
Parsons Green Lane

Fulham, SW6

An impressive family house ideally located in the heart of Parsons Green, benefiting from excellent entertaining space and good storage throughout.

Price £1,300 per week

020 7731 7100



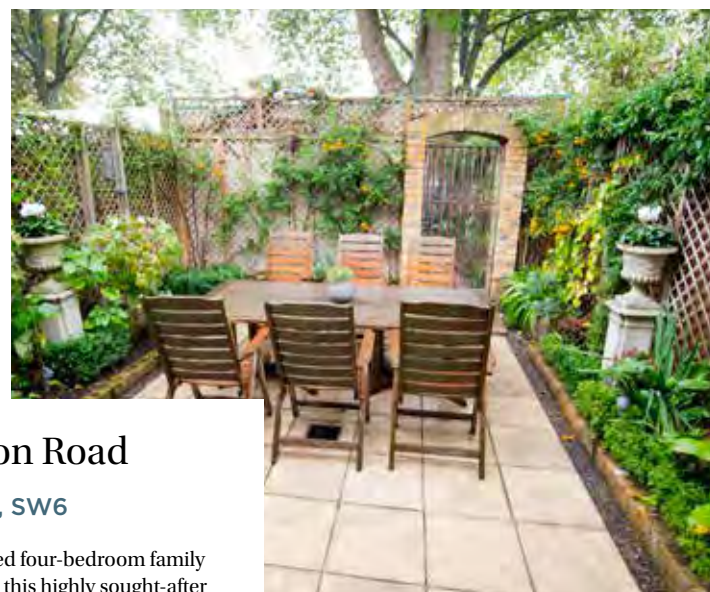
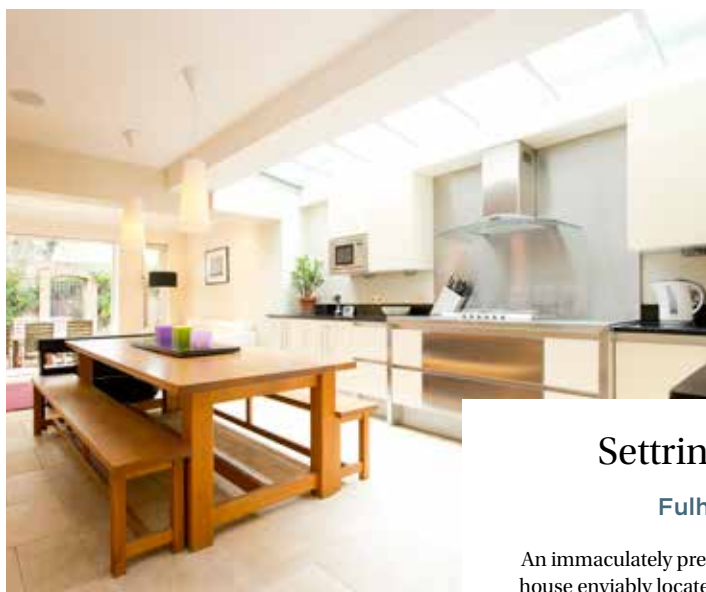
Brookville Road

Fulham, SW6

A beautifully presented four-bedroom family house with a south west-facing garden, located on this popular road within the area known locally as 'The Villes'.

Price £985 per week

020 7731 7100



Settrington Road

Fulham, SW6

An immaculately presented four-bedroom family house enviably located on this highly sought-after street backing directly onto South Park.

Price £1,195 per week

020 7731 7100



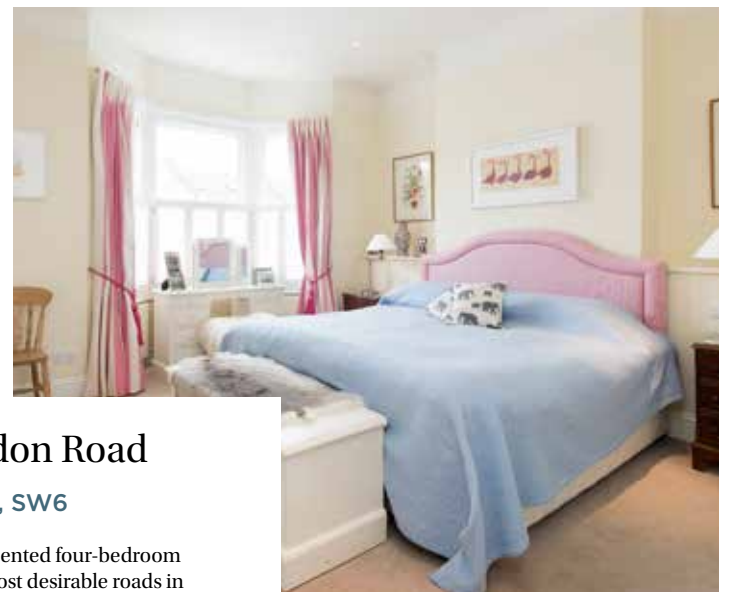
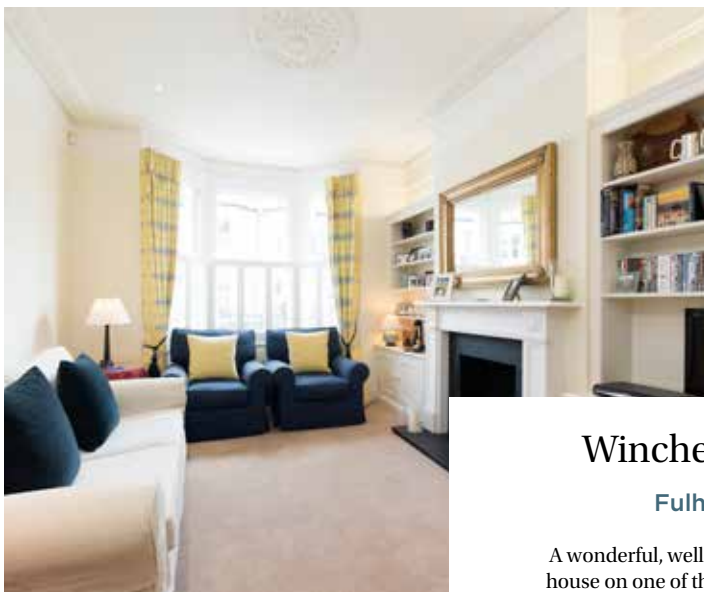
Hurlingham Road

Fulham, SW6

A newly renovated three-bedroom terraced house on this attractive tree-lined street, moments from the prestigious Hurlingham Club.

Price £595 per week

020 7731 7100



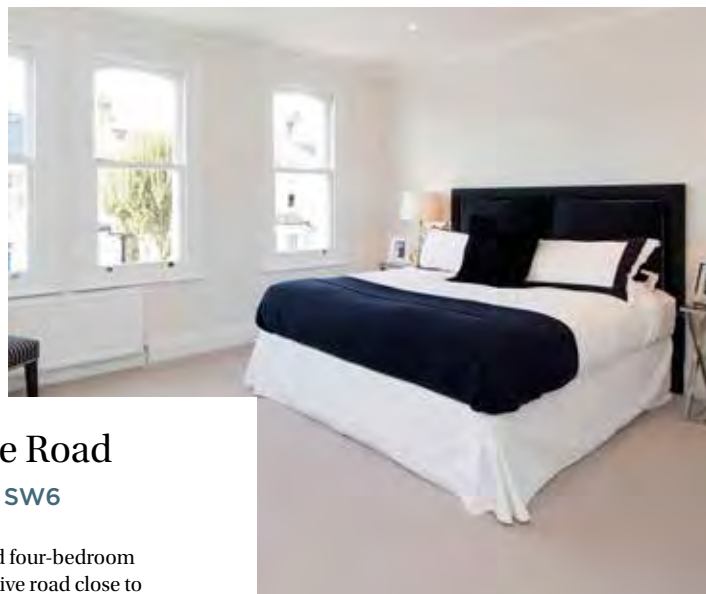
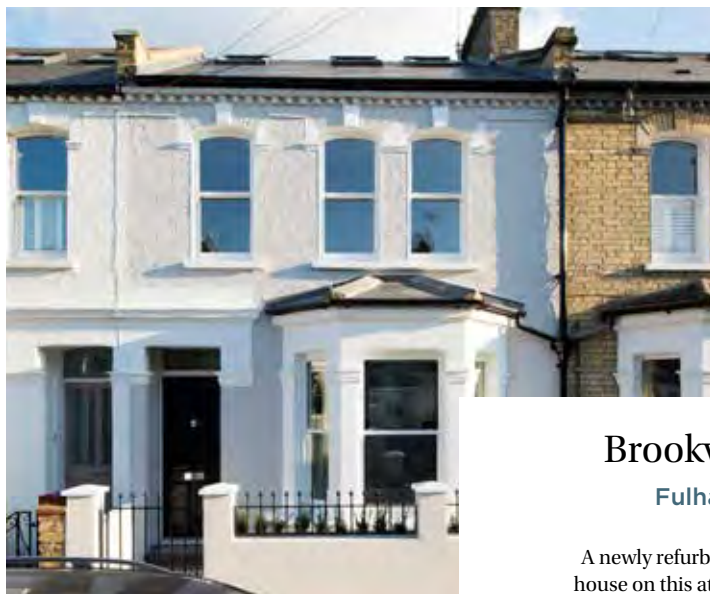
Winchendon Road

Fulham, SW6

A wonderful, well presented four-bedroom house on one of the most desirable roads in Fulham, moments from Parsons Green.

Price £2,395,000

020 7731 7100



Brookville Road

Fulham, SW6

A newly refurbished four-bedroom house on this attractive road close to Parsons Green.

Price £1,895,000

020 7731 7100



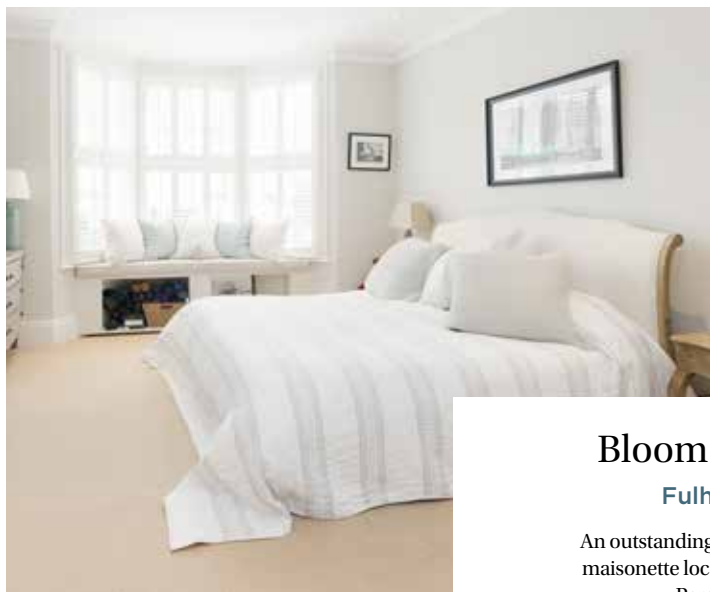
Walham Grove

Fulham, SW6

A very well-presented five-bedroom family home on an attractive tree-lined street, with off-street parking.

Price £2,850,000

020 7731 7100



Bloom Park Road

Fulham, SW6

An outstanding two-bedroom garden
maisonette located a short walk from
Parsons Green.

Price £1,250,000

020 7731 7100



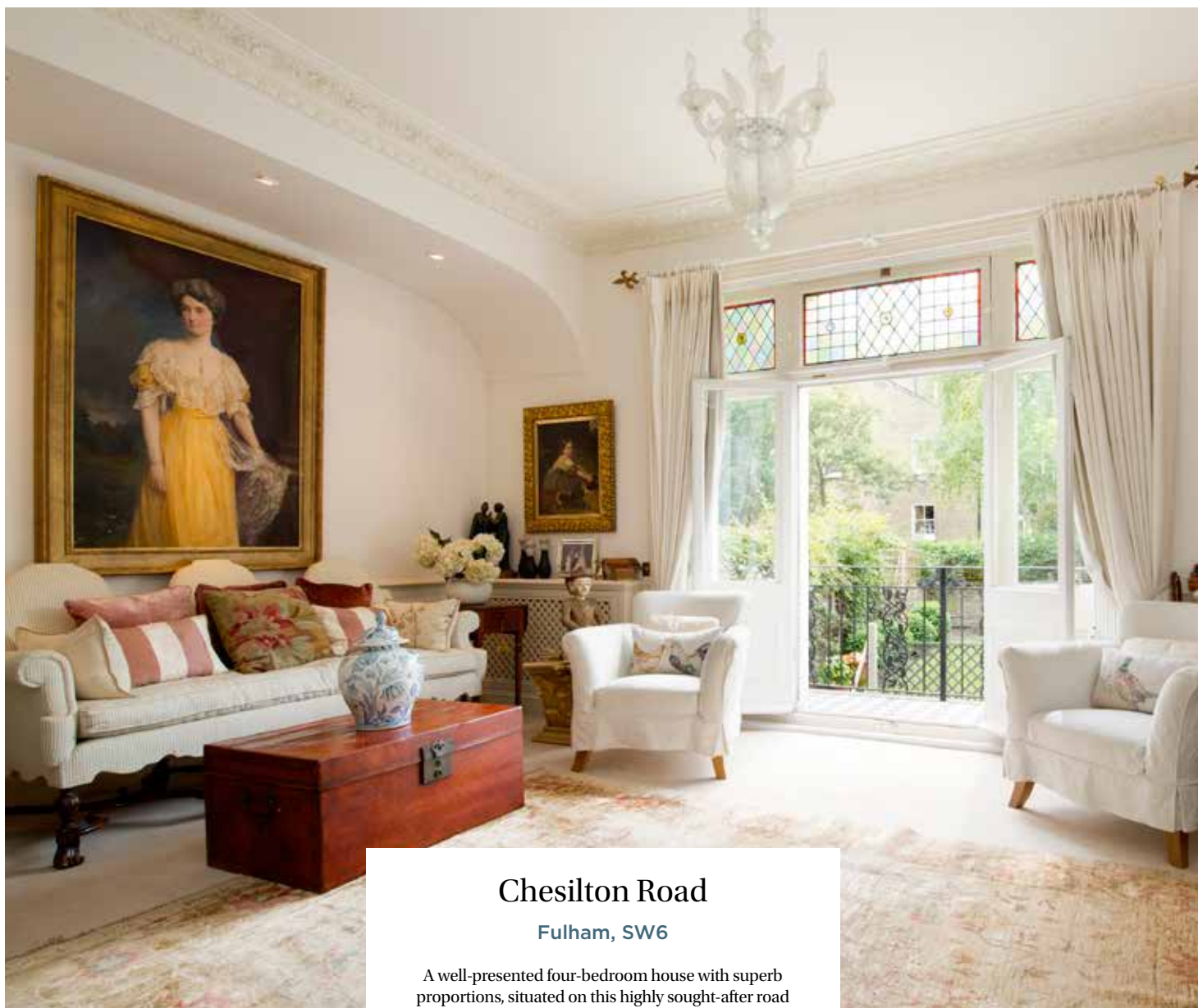
Hurlingham Road

Fulham, SW6

An extremely elegant and wonderfully spacious family home forming part of this highly desirable park-facing terrace. Properties in this section of the street rarely come to the market.

Price £3,250,000

020 7731 7100



Chesilton Road

Fulham, SW6

A well-presented four-bedroom house with superb proportions, situated on this highly sought-after road off Fulham Road, moments from Parsons Green.

Price £2,350,000

020 7731 7100

A photograph of the Royal Albert Hall in Kensington, London. The image shows the circular building with its red facade and a large white statue of Queen Victoria on the right. In the foreground, there is a golden ornate fence and a paved area with a geometric pattern. A semi-transparent blue rectangle is overlaid in the center, containing the title and descriptive text.

& KENSINGTON

With its regal splendour, green open spaces and popular high street, Kensington is one of the most sought-after areas in London. Famous for its garden squares, the area contains some of the most beautiful streets in the capital. From stucco-fronted townhouses to mansion flats, Kensington has enduring appeal.

ROYAL ALBERT HALL, KENSINGTON

UPPER PHILLIMORE GARDENS

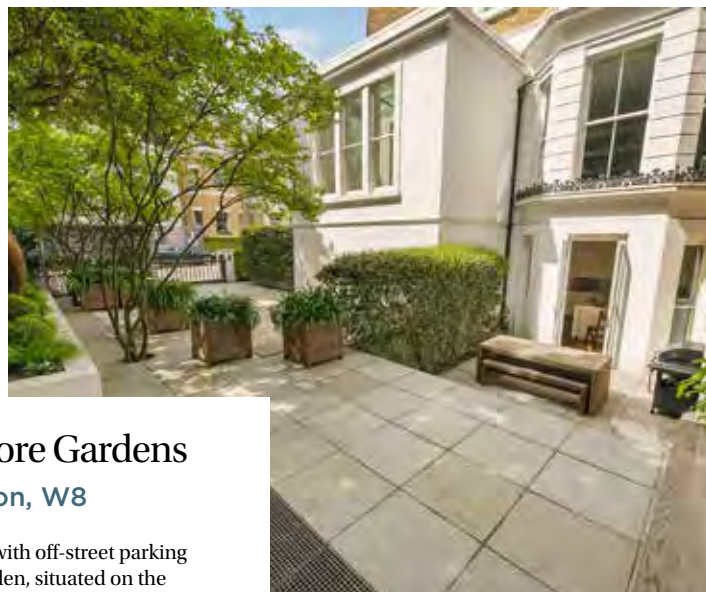
A very special seven-bedroom corner house situated in the heart of the prestigious Phillimore Estate. This impressive and unusually wide family house occupies approximately 5,754 sq ft, cleverly arranged over five floors, and also benefits from a lovely south-facing garden and off-street parking for two cars.

The spacious lower ground floor of this fine house comprises an open-plan kitchen and breakfast room, two-bedrooms and an impressive wine cellar. On the raised ground-floor level there is an entrance hall, grand drawing room and separate dining room. The first floor is home to a large master bedroom with two en-suite bathrooms and a study, whilst a further four bedrooms and two bathrooms are arranged across the second and third floors. As well as having excellent entertaining space, the house has an abundance of natural light enjoying a triple-aspect with windows on three sides.

The house, which has only had five families in residence since it was built circa 1861 by Henry Burton, is ideally positioned in a prime spot on the corner of Upper Phillimore Gardens and Phillimore Gardens.







Upper Phillimore Gardens Kensington, W8

A fabulous family house with off-street parking and a south-facing garden, situated on the much sought-after Phillimore Estate.

Guide Price £19,000,000

020 7938 3666



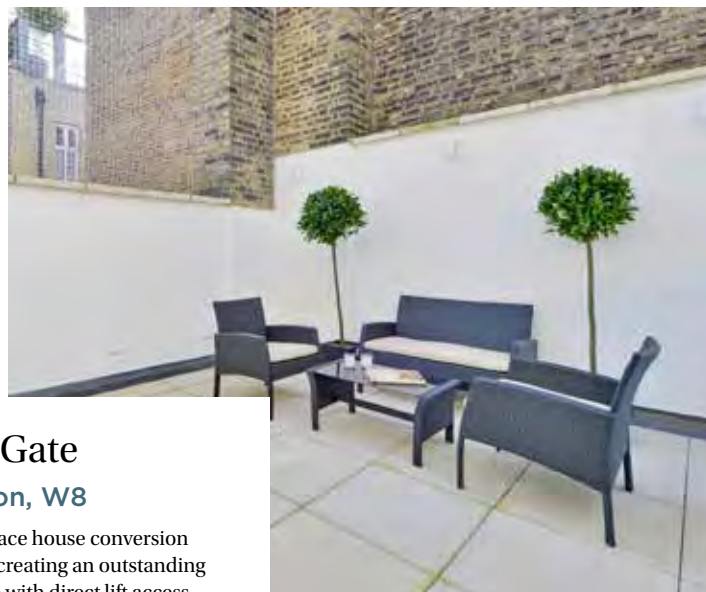
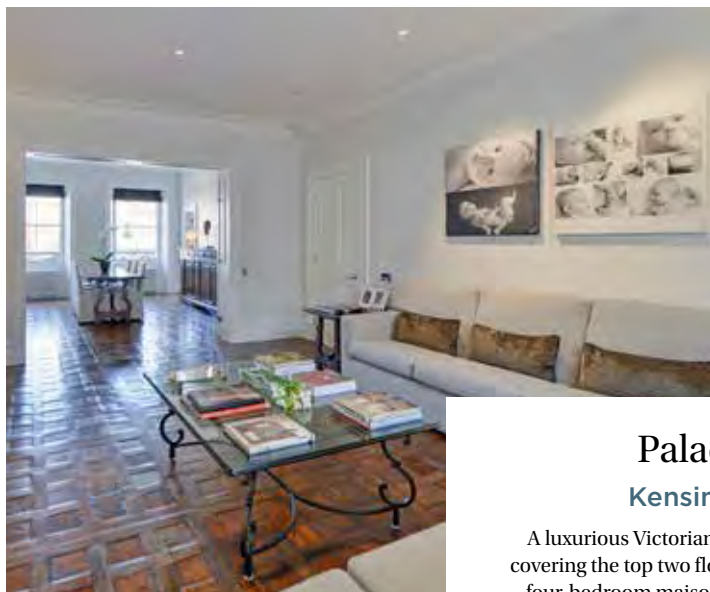
Campden Hill Road

Kensington, W8

A fabulous five-bedroom family house, renovated to a very high standard, occupying 2,322 sq ft over four floors, with a stunning 59 ft west-facing garden.

Price £2,950 per week

020 7938 3866



Palace Gate

Kensington, W8

A luxurious Victorian terrace house conversion covering the top two floors creating an outstanding four-bedroom maisonette with direct lift access and a stunning private terrace.

Price £3,100 per week

020 7938 3866



Campden Hill Court

Kensington, W8

An impressive four-bedroom flat, occupying approximately 2,079 sq ft on the second floor of this well maintained portered mansion block. The flat benefits from having a lift, excellent entertaining space and impressive views.

Price £4,250,000

020 7938 3666



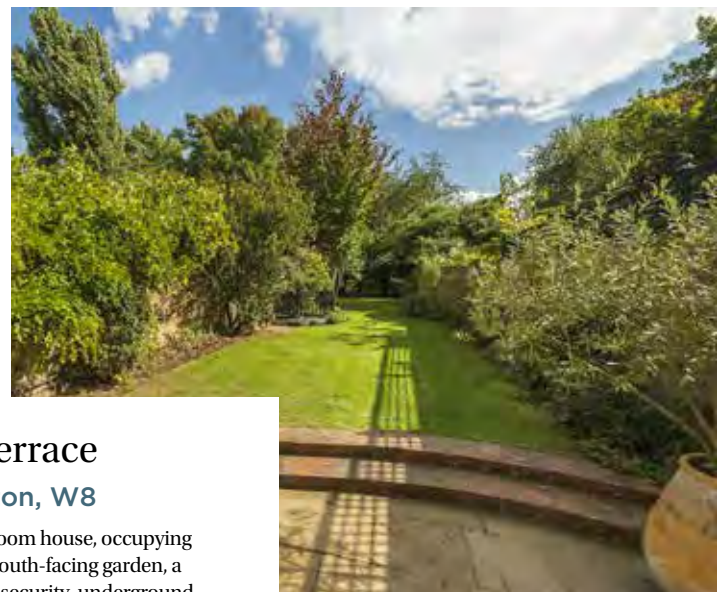
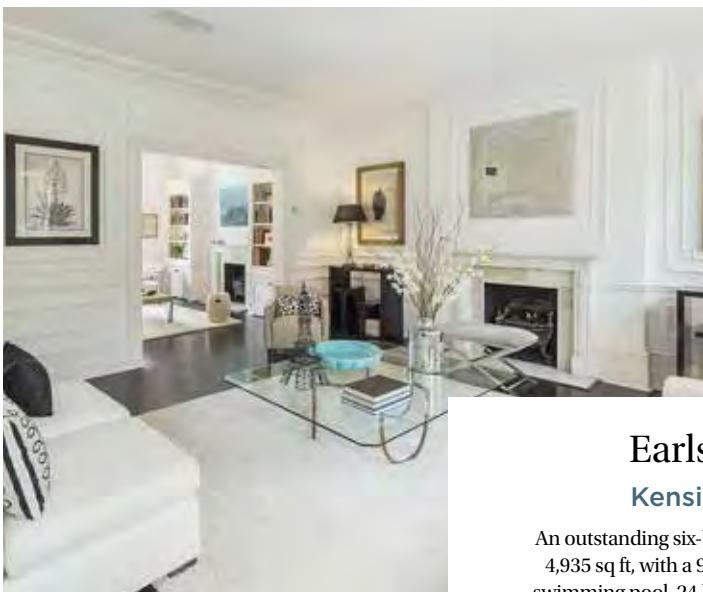
Pembroke Square

Kensington, W8

An exceptional and very special nine-bedroom double-fronted house, which has been in the same family since the 1920s, arranged over four floors, with a wonderful west-facing garden and separate parking space.

Price £8,250,000

020 7938 3666



Earls Terrace

Kensington, W8

An outstanding six-bedroom house, occupying 4,935 sq ft, with a 93 ft south-facing garden, a swimming pool, 24 hour security, underground parking and access to Edwardes Square Gardens.

Price on application

020 7938 3666



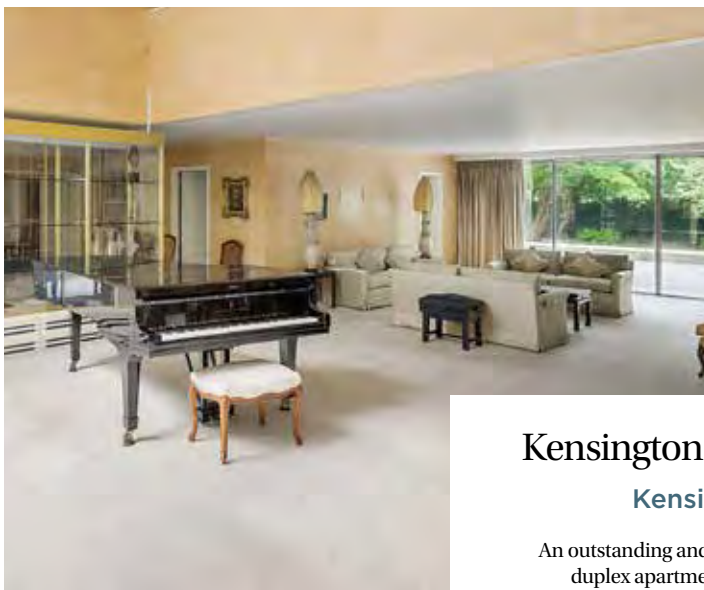
Lower Addison Gardens

Holland Park, W14

An immaculately presented family home occupying 4,040 sq ft, with direct access to stunning communal gardens.

Price £4,950 per week

020 7938 3866

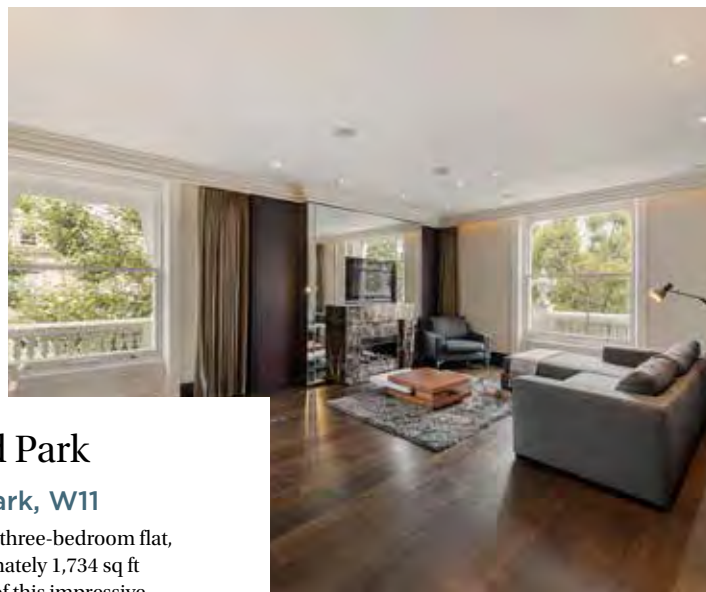
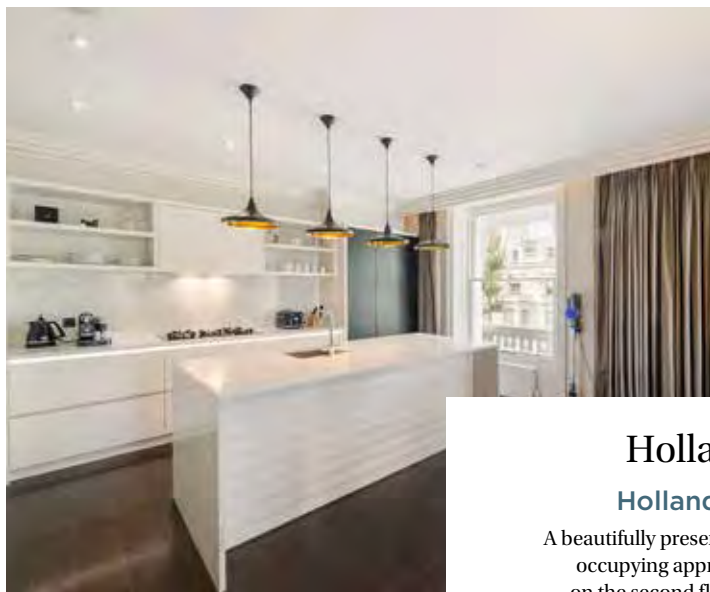


Kensington Palace Gardens Kensington, W8

An outstanding and very special five-bedroom duplex apartment in arguably the most exclusive address in prime central London.

Guide Price £19,750,000

020 7938 3666



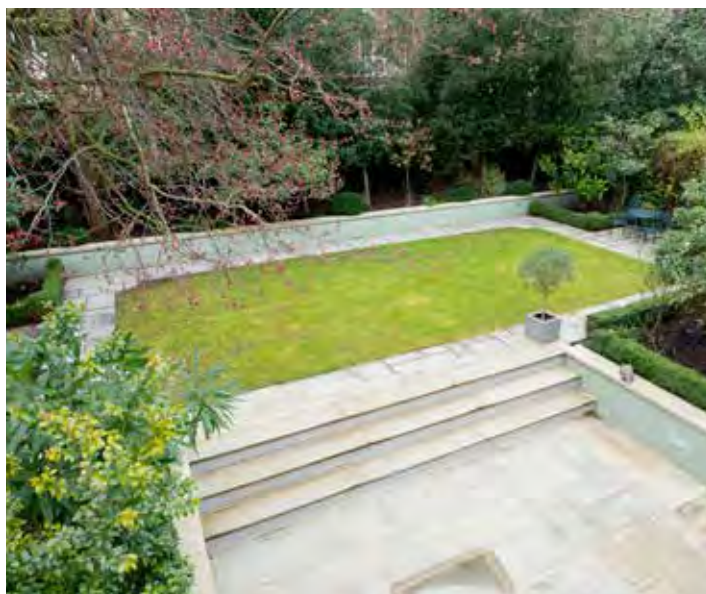
Holland Park

Holland Park, W11

A beautifully presented three-bedroom flat, occupying approximately 1,734 sq ft on the second floor of this impressive detached Holland Park villa.

Price £3,500,000

020 7938 3666



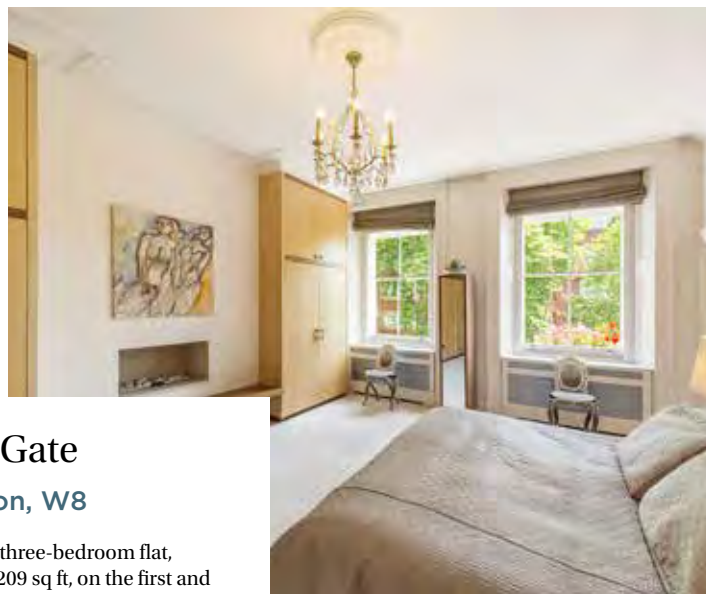
Holland Villas Road

Holland Park, W14

An outstanding seven-bedroom double fronted Victorian villa, set behind a gated carriage driveway, with a west-facing garden, swimming pool, garage and further off-street parking for four cars.

Price £16,250,000

020 7938 3666



Palace Gate

Kensington, W8

A beautifully presented three-bedroom flat, occupying approximately 2,209 sq ft, on the first and second floors of an attractive stucco-fronted house.

Price £4,725,000

020 7938 3666



KNIGHTSBRIDGE & BELGRAVIA

With its central location and luxurious surroundings, Knightsbridge & Belgravia are two of the most exclusive areas in London. This prestigious and desirable location is especially popular with international audiences who are drawn here by the exquisite boutiques, world-famous department stores and celebrated restaurants. From quintessential townhouses on elegant garden squares, to super-prime new developments, Knightsbridge and Belgravia offer opulent charm.

HARRODS, KNIGHTSBRIDGE

CHESTER SQUARE

This Chester Square house is an outstanding and rare-to-the-market townhouse in one of Belgravia's most prestigious addresses, designed by Wilben Developments.

Totalling an impressive 7,761 sq ft, the house is one of the largest on the square, with a passenger lift to all floors. Its hugely spacious accommodation includes eight bedrooms, eight bathrooms, drawing room, dining room, family media room, terraced garden, chef's kitchen, treatment room, yoga room with glass atrium above, home cinema and a self-contained staff flat with separate entrance.

The property truly exudes British sophistication, style and elegance. Exceptional quality is evident at every turn from the hand-picked Italian marble found in the kitchens and bathrooms, through to the 1.2 metre diameter crystal chandelier in the drawing room. The Grade II Listed original features, such as the cornices, fireplaces and staircase, have all been skilfully restored.

By connecting the property to the mews house behind, an extra 1,050 sq ft has been added to the floorplate of the house, adding two extra levels of accommodation to the mews and a larger double garage. The house also features a stunning atrium at its centre which runs from the basement to the first floor, featuring a green planted surface covering one entire wall. A skylight at roof height allows natural light to shine through internal windows and down to the yoga room below.

The property has been cleverly designed with family living in mind for the back of the house, and the formal living for the front. The mews addition contains a bespoke Italian kitchen with professional chef's appliances and a breakfast bar carved entirely from marble. A media/family room sits above, with a folding glass wall which leads out onto a beautiful terrace and across to the formal drawing room in the main house.

Other notable interior features include a custom-made overflowing stone bath in the master bedroom, a fabric silk wall covering which runs throughout the hall, staircase and formal living room, and bespoke stained oak joinery with a satin lacquer finish.







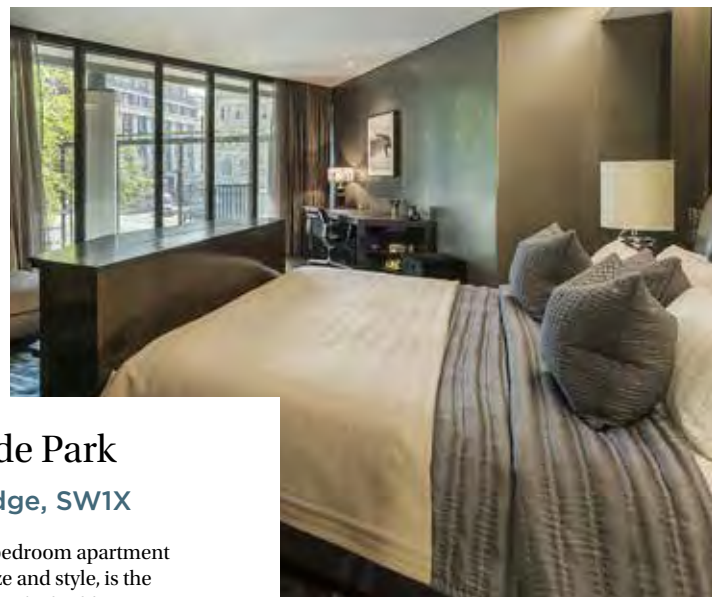
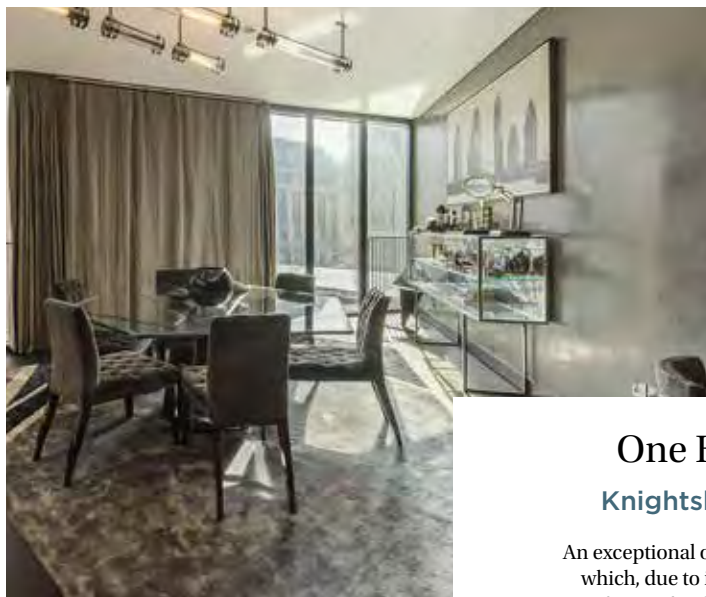
Chester Square

Belgravia, SW1W

One of the most impressive newly refurbished houses in prime Belgravia, with mews, garaging, lift and roof garden.

Price £29,500,000

020 7235 9959

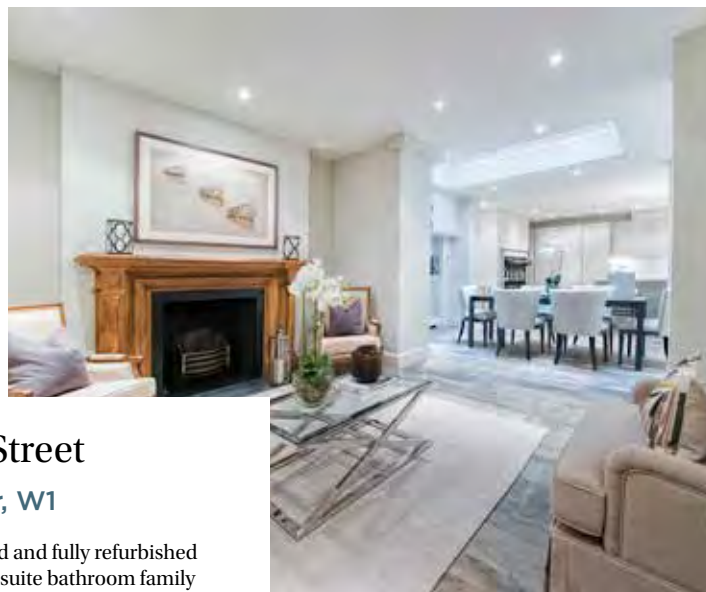
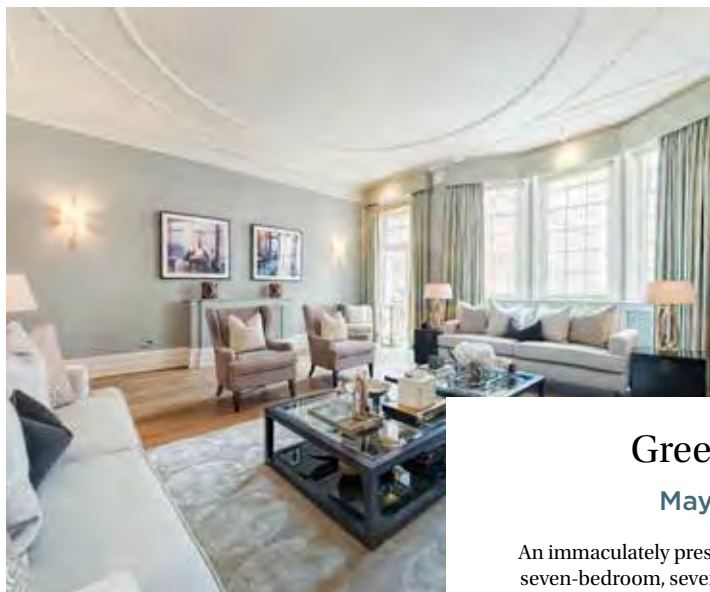


One Hyde Park

Knightsbridge, SW1X

An exceptional one-bedroom apartment which, due to its size and style, is the finest of its kind in the building.

Price £5,250 per week
020 7235 9996



Green Street Mayfair, W1

An immaculately presented and fully refurbished seven-bedroom, seven en-suite bathroom family home of over 6,000 sq ft in the heart of Mayfair.

Price £6,950 per week
020 7235 9996

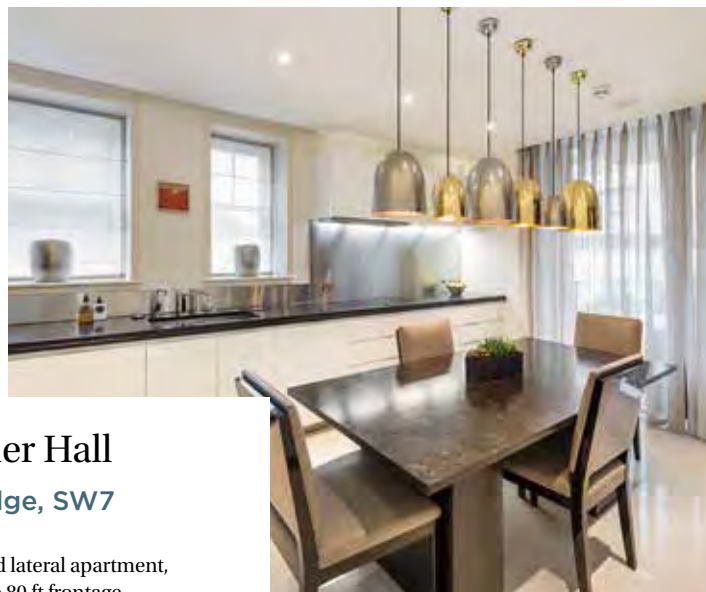
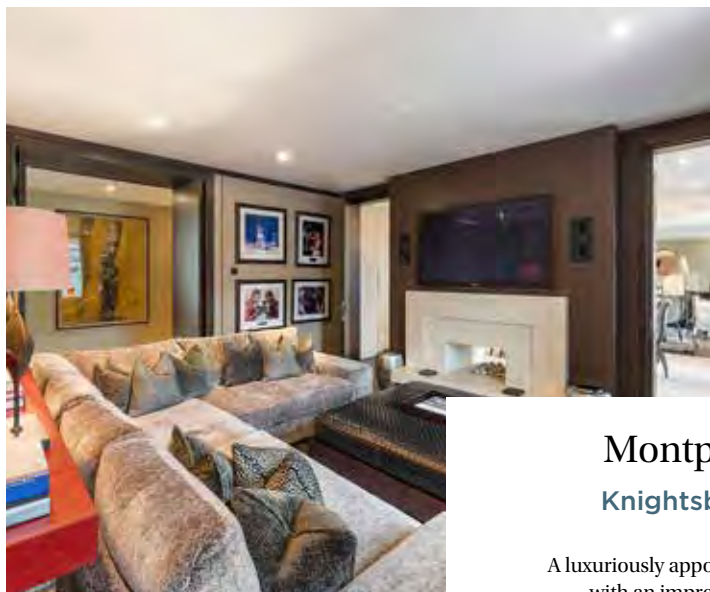


Rutland Gate

Knightsbridge, SW7

A superb newly refurbished third floor lateral apartment with direct lift access, finished to exacting standards.

Price £3,250 per week
020 7235 9996



Montpelier Hall

Knightsbridge, SW7

A luxuriously appointed lateral apartment,
with an impressive 80 ft frontage.

Price £15,950,000

020 7235 9959

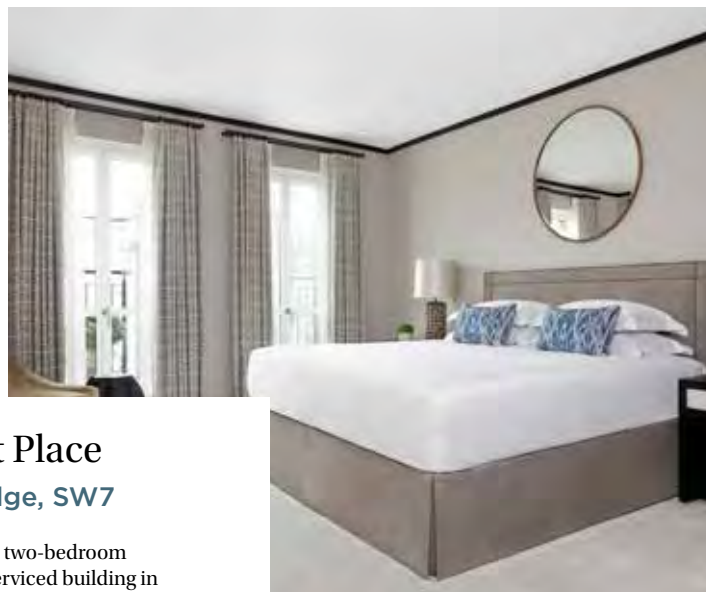
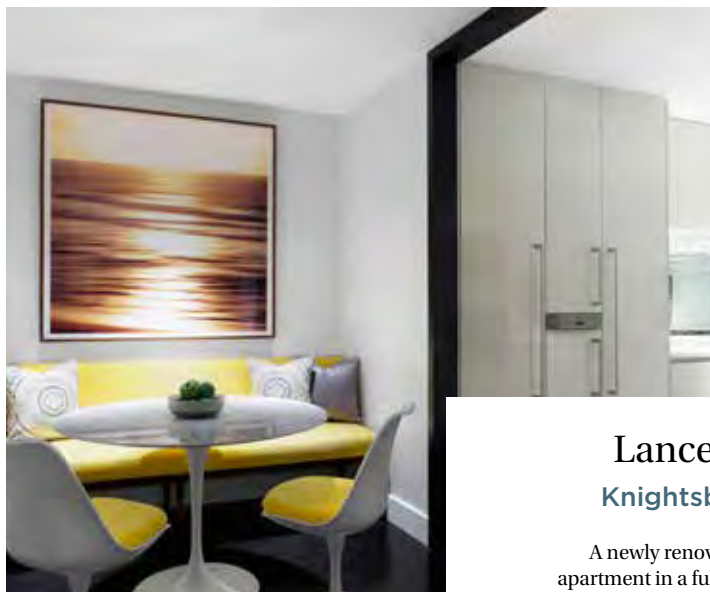


Wilbraham Place

Knightsbridge, SW1X

A superb first floor, lateral four-bedroom apartment
in a prestigious Knightsbridge mansion block.

Price £8,950,000
020 7235 9959



Lancelot Place Knightsbridge, SW7

A newly renovated two-bedroom
apartment in a fully-serviced building in
the heart of Knightsbridge.

Price £7,950,000

020 7235 9959

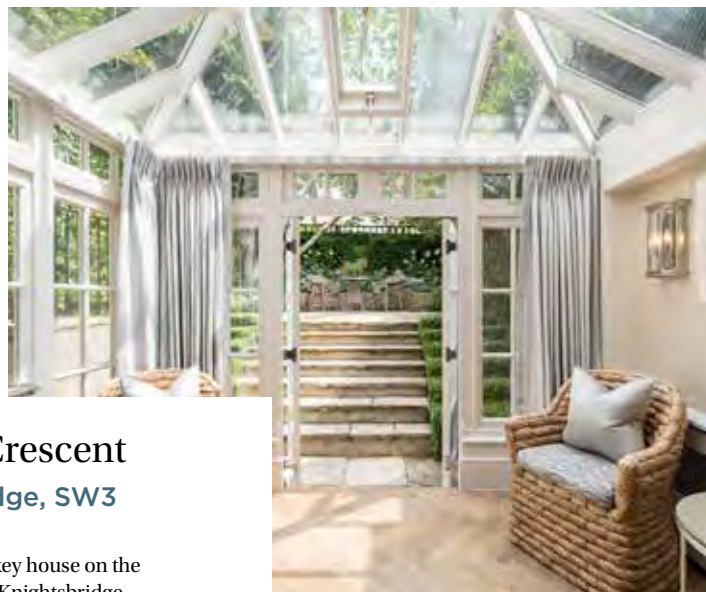


Lowndes Square Knightsbridge, SW1

Situated on the top floor of a 24 hour portered, purpose-built building, this four/five-bedroom property has been meticulously modernised to an exceptional standard.

Price £14,250,000

020 7235 9959



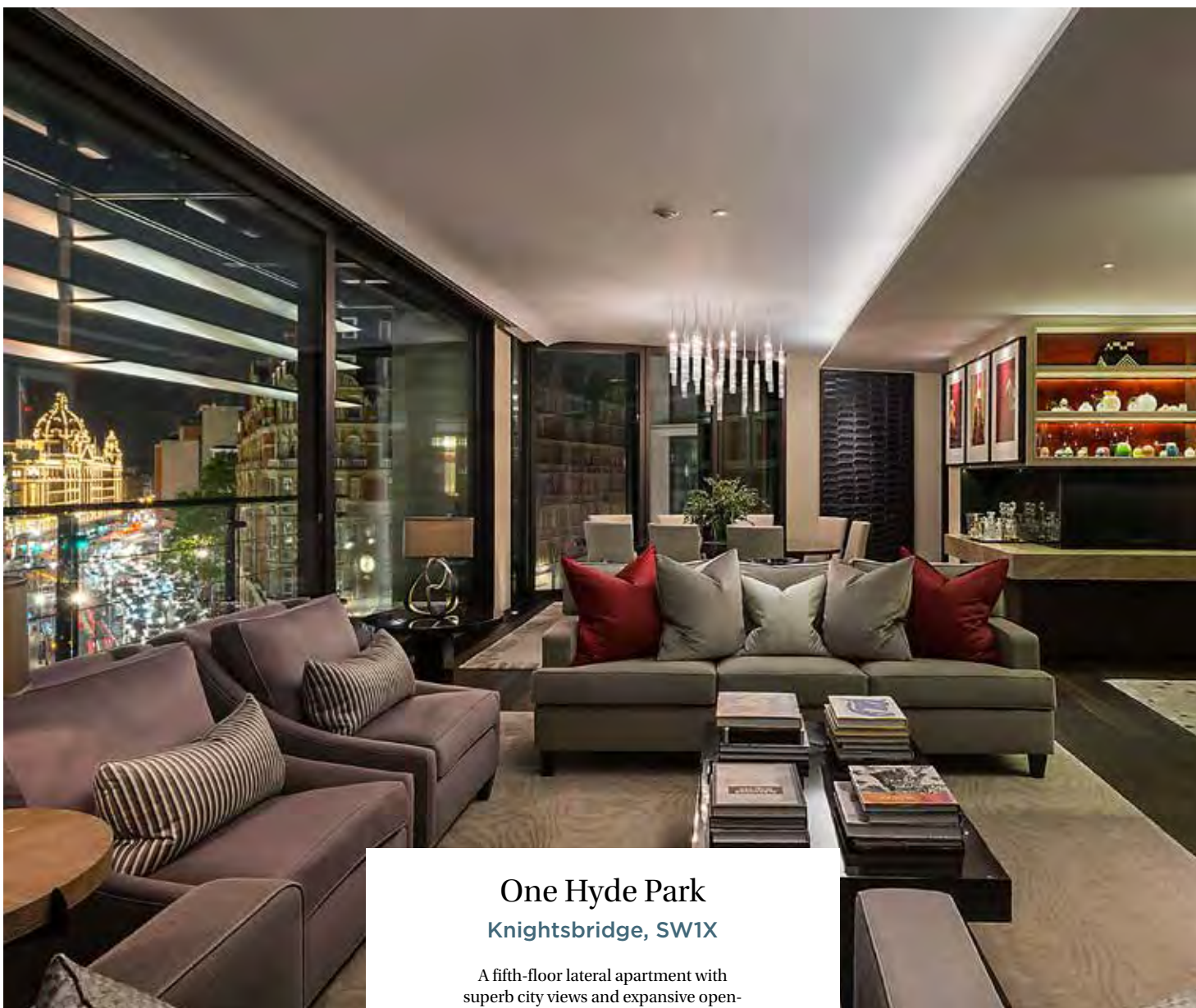
Egerton Crescent Knightsbridge, SW3

A magnificent turnkey house on the
foremost street in Knightsbridge.

Price £17,950,000

020 7235 9959





One Hyde Park Knightsbridge, SW1X

A fifth-floor lateral apartment with superb city views and expansive open-plan entertaining space.

Price £18,950,000

020 7235 9959

A vibrant display of various flowers and plants at a market stall. The stall is filled with numerous potted plants, including yellow chrysanthemums, purple hydrangeas, and pink phloxes. Price tags are visible, such as "Hydrangeas £3.50 stem", "Phlox £1.00", "Alstro £7.00", "White spider £5.00", "Veronica £1.00", and "Dahlia £4.00". A large, semi-transparent blue rectangle is overlaid on the center of the image, containing the text "NOTTING HILL" and a paragraph of descriptive text.

NOTTING HILL

Offering an inimitable charm, Notting Hill is one of the capital's most stylish and desirable areas. Home to the mile-long, picturesque Portobello Road Market, the area has a real buzz and sees many flocking to this iconic urban idyll. Along with its cobblestoned streets, Notting Hill is famous for its grand stucco-fronted houses and pretty mews houses and cottages.

PORTOBELLO ROAD MARKET, NOTTING HILL

LEINSTER CORNER

Leinster Corner is the former home of world-renowned Scottish-born novelist and playwright J. M. Barrie. Positioned at 100 Bayswater Road, this very special house overlooks Kensington Gardens and has rich history, as it is the property in which he wrote *Peter Pan*.

The house is Grade II* Listed, late Georgian and was built around 1820. It is now one of the two last remaining properties of its type; there were originally four pairs, known as St Agnes Villas. When the houses were first built, they stood in open fields and it is believed that they were built originally for members of the household of Kensington Palace. A low-built, double-fronted villa, the house occupies approximately 4,857 square feet over just three floors, with excellent entertaining space, and has a large garden to both the front and the rear.

J. M. Barrie moved to the house in 1900 with his then new wife, the actress Mary Ansell who was the daughter of a Bayswater merchant, when Queen Victoria was still on the throne. *Peter Pan*, the play, was first performed in London in 1904 and was an instant runaway hit – it had gone global within a year. It was in the dining room at Leinster Corner that Barrie made the actor who first played Nana observe his own dog, Porthos, a Newfoundland nearly as big as himself, and learn from its ways.

Mary Barrie was an actress, but also had a real interest in interior decoration, and much of the present interior of the house is due to her. She knocked together two reception rooms to create a grand entertaining space on the ground floor and added one of London's first ever conservatories to the rear of the house. Other features include a Glaswegian gas fireplace (cutting edge for the time), an unusual banister to the stairs best described as Edwardian Chinese Chippendale, and painted panelling to the drawing room and the dining room. Door handles are decorated in thistles, the Scottish emblem.

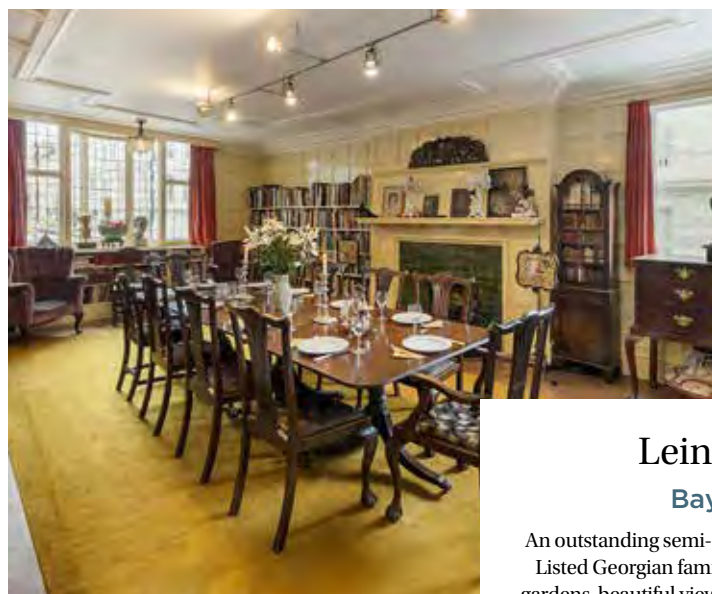
Upstairs, the rooms are many, small and charming. As *The Sunday Times* described in an article about the house in 2015: "There's a corner room on the first floor with a curved window opening onto a little balcony – it doesn't take much imagination to see the youthful Peter hovering there still."

J. M. Barrie was close friends with Captain Robert Scott of the Antarctic, and godfather to his son, the naturalist Peter. After the Barries divorced, Scott's widow, the sculptress Kathleen Bruce, bought the house with her second husband, the writer and Liberal politician Hilton Young, moving in with their two year old son, Wayland Young, and the teenage Peter in 1925.

The house has stayed in the same family for nearly ninety years, over five generations, and remains largely unchanged since then. The only real change that Kathleen Bruce made was to embed tiny pieces of mirror into the house's brick façade to catch the light, twinkling like fairies, in homage to Tinkerbell.







Leinster Corner

Bayswater, W2

An outstanding semi-detached, double fronted Grade II* Listed Georgian family home, with large front and rear gardens, beautiful views overlooking Kensington Gardens and a separate underground parking space.

Price £6,950,000

020 7221 1111



Westbourne Grove

Notting Hill, W11

A beautifully presented, semi-detached, five-bedroom Victorian stucco-fronted family house in Notting Hill.

Price £10,000 per week

020 7221 1111



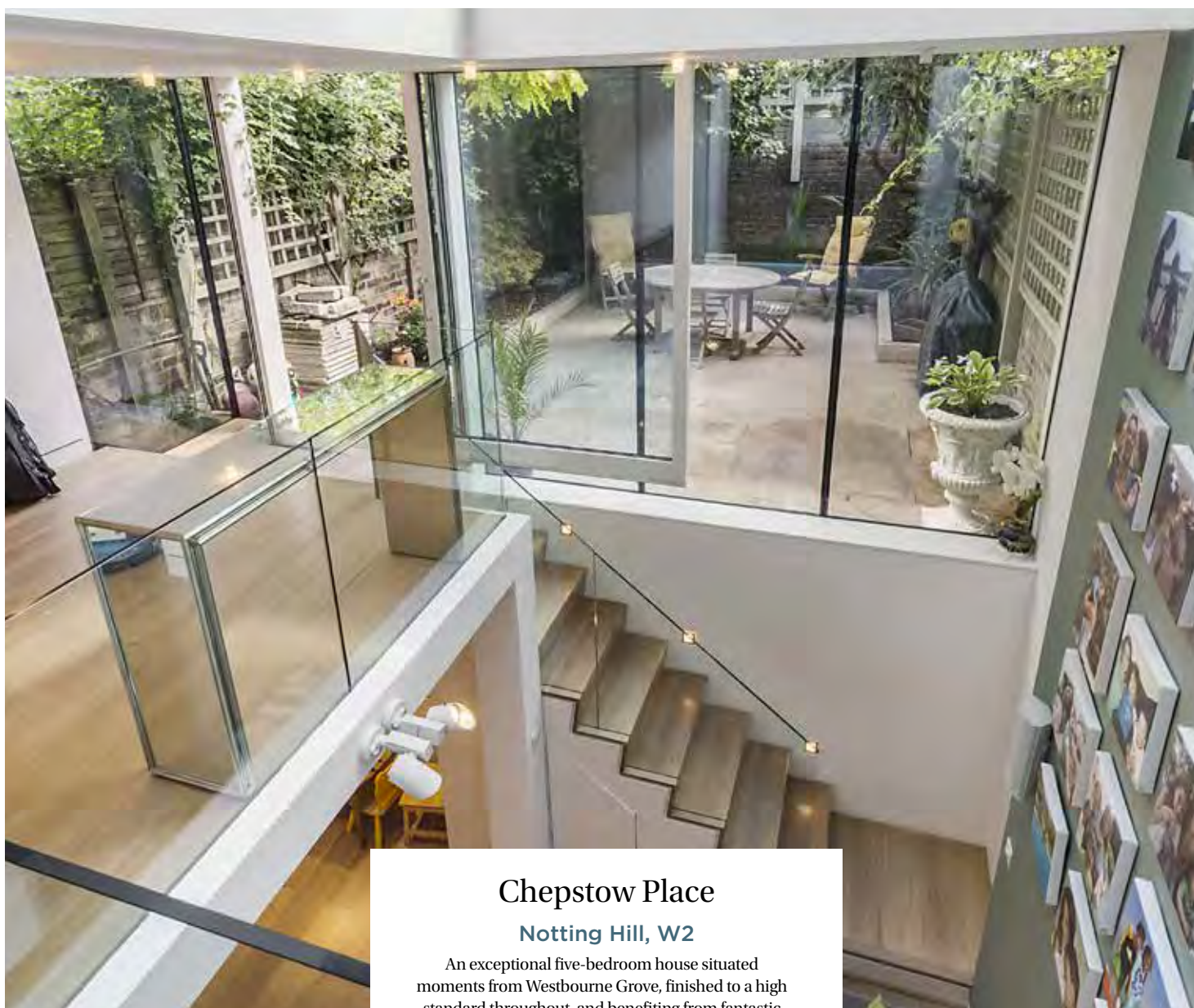
Courtnell Street

Notting Hill, W2

A stunning and spacious four-bedroom period house, ideally situated in the heart of Notting Hill, and immaculately presented throughout.

Price £2,250 per week

020 7221 1111



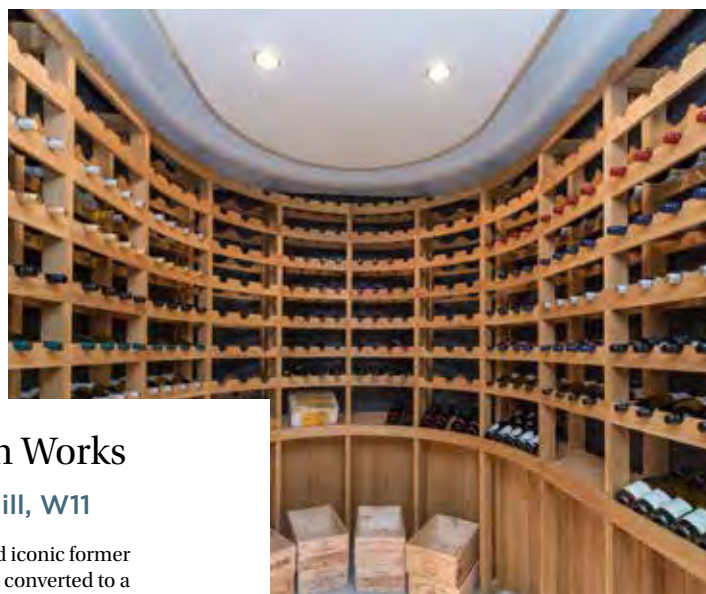
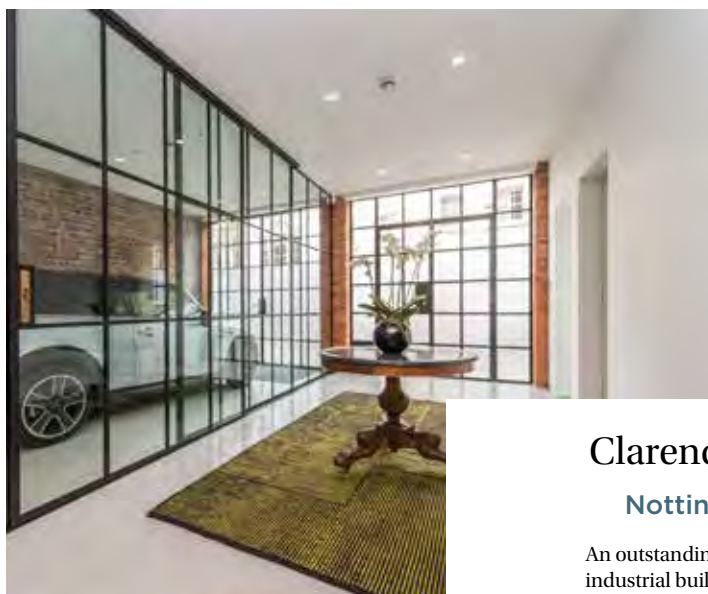
Chepstow Place

Notting Hill, W2

An exceptional five-bedroom house situated moments from Westbourne Grove, finished to a high standard throughout, and benefiting from fantastic entertaining space and a large private patio.

Price £2,950 per week

020 7221 1111



Clarendon Works

Notting Hill, W11

An outstanding and iconic former industrial building, converted to a unique freehold house.

Price £8,500,000

020 7221 1111



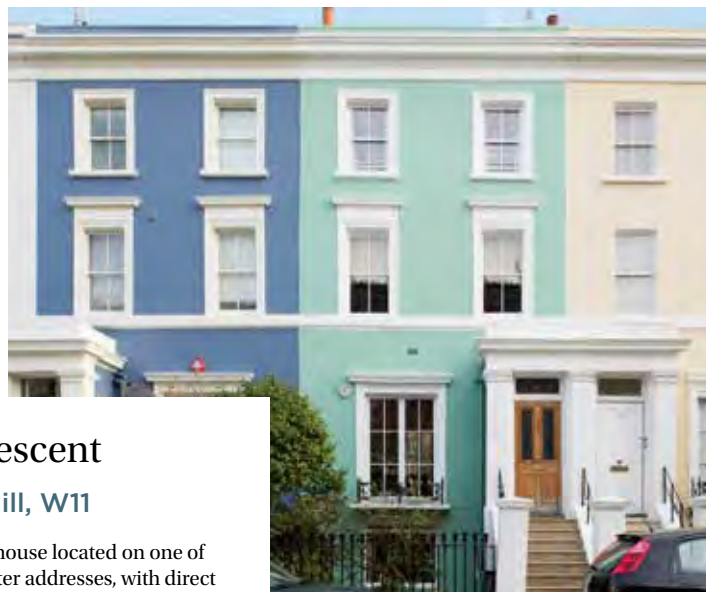
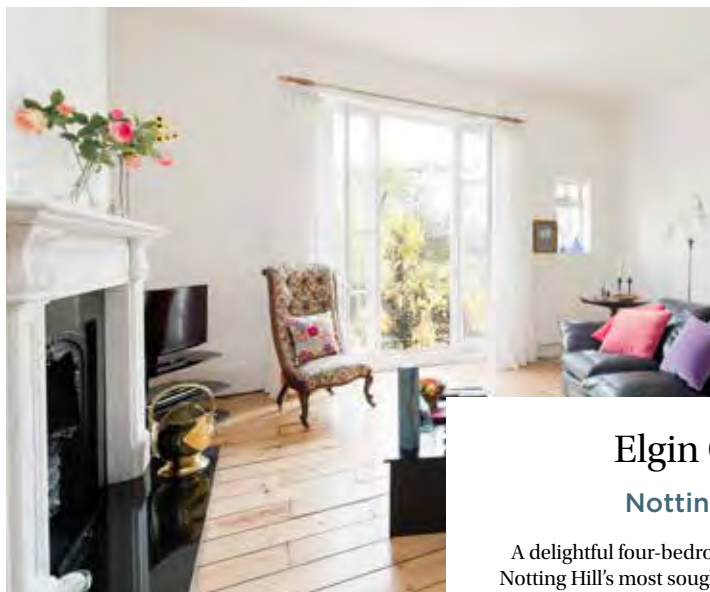
Princesdale Road

Holland Park, W11

An outstanding and beautifully presented, non-basement three-bedroom house in this ever popular Holland Park address.

Price £2,650,000

020 7221 1111



Elgin Crescent

Notting Hill, W11

A delightful four-bedroom house located on one of Notting Hill's most sought-after addresses, with direct access to Montpelier communal garden.

Price £3,650,000

020 7221 1111



Lansdowne Crescent

Notting Hill, W11

A wonderful seven-bedroom semi-detached family house laid out over four floors, with off-street parking, garage, and direct access to beautiful communal gardens.

Price £11,500,000

020 7221 1111



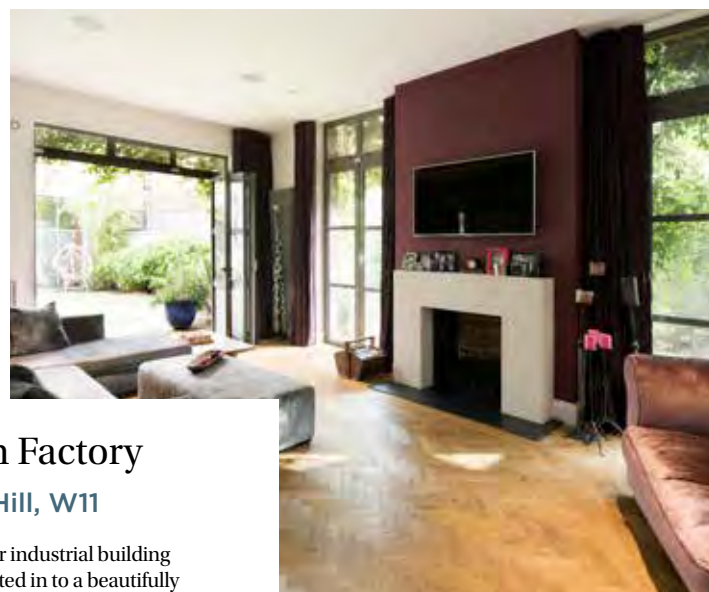
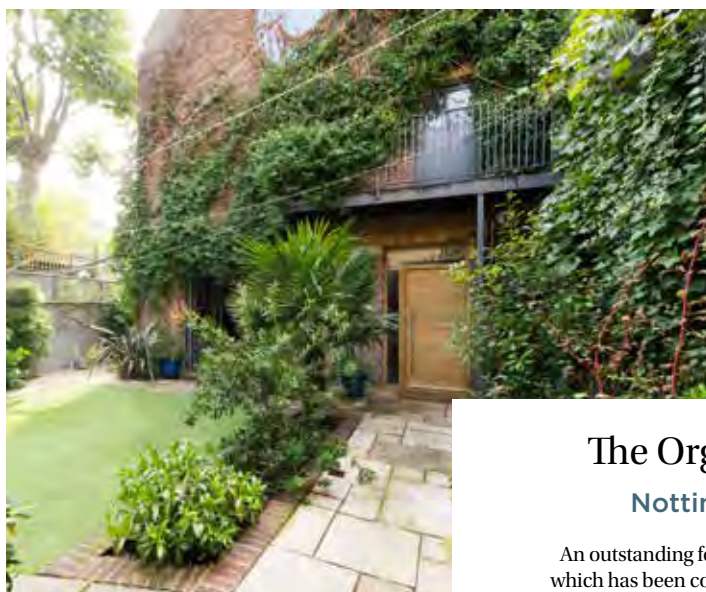
Lansdowne Road

Notting Hill, W11

An outstanding five/six-bedroom end of terrace house on one of Notting Hill's finest roads, presented in immaculate condition with communal garden access.

Price £11,500,000

020 7221 1111



The Organ Factory

Notting Hill, W11

An outstanding former industrial building which has been converted in to a beautifully presented five-bedroom family home.

Price £5,700,000

020 7221 1111



Kensington Park Gardens

Notting Hill, W11

A substantial eight-bedroom house comprising approximately 11,660 sq ft, with lift, off-street parking, south-facing garden and direct access to Ladbroke Square.

Price £24,000,000

020 7221 1111

A photograph of the Natural History Museum in South Kensington, London. The image shows the grand, ornate facade of the museum, featuring multiple levels of arched windows and intricate stonework. The building is partially framed by green trees in the foreground and background. A semi-transparent dark blue rectangular box is overlaid on the center of the image, containing the title and a paragraph of text. The sky is a clear, bright blue with some light clouds.

SOUTH & KENSINGTON

With its rich cultural heritage, South Kensington is world-famous and deservedly so. The area particularly appeals to French citizens living in the capital giving the area true continental flair. South Kensington is home to some of the most beautiful properties in London, from white stucco-fronted townhouses to red brick period properties.

NATURAL HISTORY MUSEUM, SOUTH KENSINGTON

CORNWALL MEWS WEST

Cornwall Mews West is an imaginatively renovated, modern mews house which has been newly developed by Joseph Properties. Tucked away at the end of an idyllic South Kensington mews, this discreet and neat property is misleadingly unassuming from the outside.

Nothing short of a tardis, the house is amazingly spacious inside with 2,216 square feet of space arranged over four floors. The accommodation includes an effortlessly stylish sitting room, an open-plan kitchen and dining room, three bedrooms, three bathrooms, a media room, utility room and a private, south-facing roof terrace. The garage, featuring a polished concrete floor, has been dressed as another more informal reception room to emphasise the flexibility of the living space.

Before Joseph Properties began work on the house it was very tired and featured only two storeys, and the developer immediately recognised the potential to add a basement and a new top floor, without compromising on the property's bijou character and charm.

Alma-nac, a young practice with a track record in transforming small sites into eye-catching homes, were appointed as the architects to mastermind the transformation. The result is an elegant house with a very clever design, which maximises space, whilst allowing light to flood into every corner.

The ground floor sitting room has an internal balcony which overlooks the open-plan dining space on the lower-ground floor below. Light streams down from the glass roof at the top of the house, whilst the rear wall has been rendered in polished plaster to softly reflect the light. Ceiling heights to the basement floor are impressive and the four floors are linked by a bespoke central staircase, designed by contemporary staircase specialists Diapo. It has been made with extra-thin floating oak treads to allow views through the house.

The house's chic interiors have been created by Shoreditch-based designers Alexander Waterworth, whose clients include Soho House. They have put together a beautifully judged mix of new and mid-century pieces, some of which were sourced at Sunbury Antiques Market – a Mecca for design aficionados. Along with vintage Danish pieces and Ercol chairs, there are bespoke timber tables commissioned from British furniture maker Rough Living and light fittings from Montreal design studio Lambert & Fils, and Cedar & Moss in Oregon. The overall effect is cool, fresh and modern.

Cornwall Mews West is positioned quietly at the north-western end of Cornwall Gardens, which is situated just off Gloucester Road and is an extremely well-regarded residential address in South Kensington.





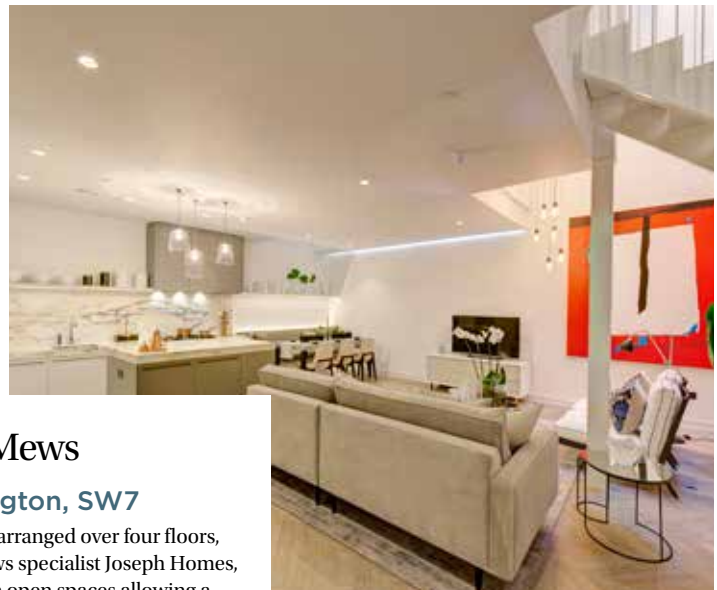
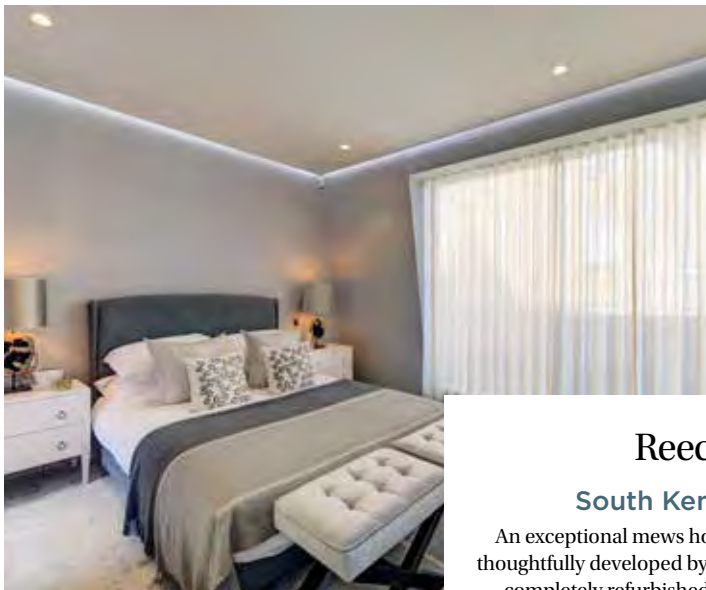
Cornwall Mews West

South Kensington, SW7

A three-bedroom property boasting exceptional attention to detail, coupled with a high quality of design. Benefits include comfort cooling, a media room and an internal garage.

Price £4,950,000

020 7581 7000



Reece Mews

South Kensington, SW7

An exceptional mews house arranged over four floors, thoughtfully developed by mews specialist Joseph Homes, completely refurbished with open spaces allowing a wealth of light to travel throughout the property.

Price £3,750,000

020 7581 7000



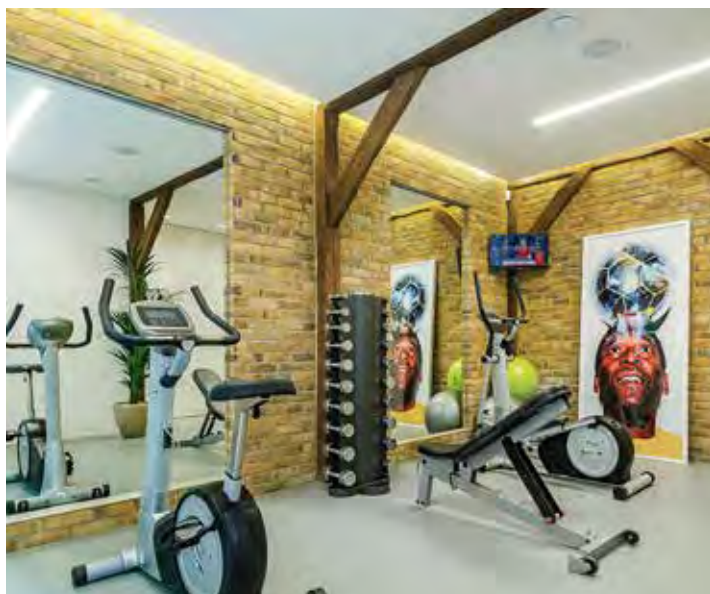
Onslow Gardens

South Kensington, SW7

An extremely rare opportunity to acquire a sumptuous three-bedroom maisonette with the benefit of its own street entrance.

Price £4,950,000

020 7581 7000



Queen's Gate Place Mews

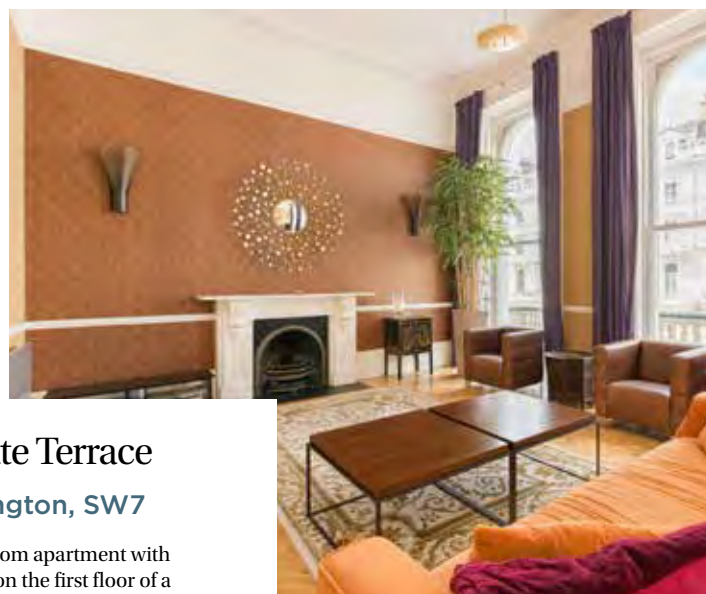
South Kensington, SW7

Queen's Gate Place Mews has been meticulously refurbished, incorporating design which reflects various architectural features and key materials reminiscent of its history and heritage.

Price £4,500 per week

020 7581 7000





Queen's Gate Terrace

South Kensington, SW7

A stunning two-bedroom apartment with high ceilings, located on the first floor of a gorgeous period building with porter.

Price £1,650 per week

020 7581 7000



NEW & DEVELOPMENTS

*For some of the world's most stylish and opulent living,
London is home to many impressive new developments.
With views across the city's most famous and historic
landmarks, state-of-the-art specifications, stunning interior
design and on-site services provided by five-star hotel groups,
it's easy to aspire to this sophisticated style of living.*

ONE NINE ELMS, NINE ELMS

THE PENTHOUSE COLLECTION AT KINGS GATE

Kings Gate on Victoria Street, SW1 is a state-of-the-art development project created by Residential by Land Securities, positioned in the heart of Victoria's thriving £2.2bn regeneration zone.

Four exclusive penthouses crown this remarkable building – The Penthouse Collection – featuring grand, light-filled living areas with floor-to-ceiling windows, private bedroom quarters and show-stopping roof terraces with far-reaching views over the Royal Parks and the capital beyond. The properties are one of a kind – built over three floors with an elegant urban design which offers the ultimate in London skyline living and appreciation of the impressive panoramas.

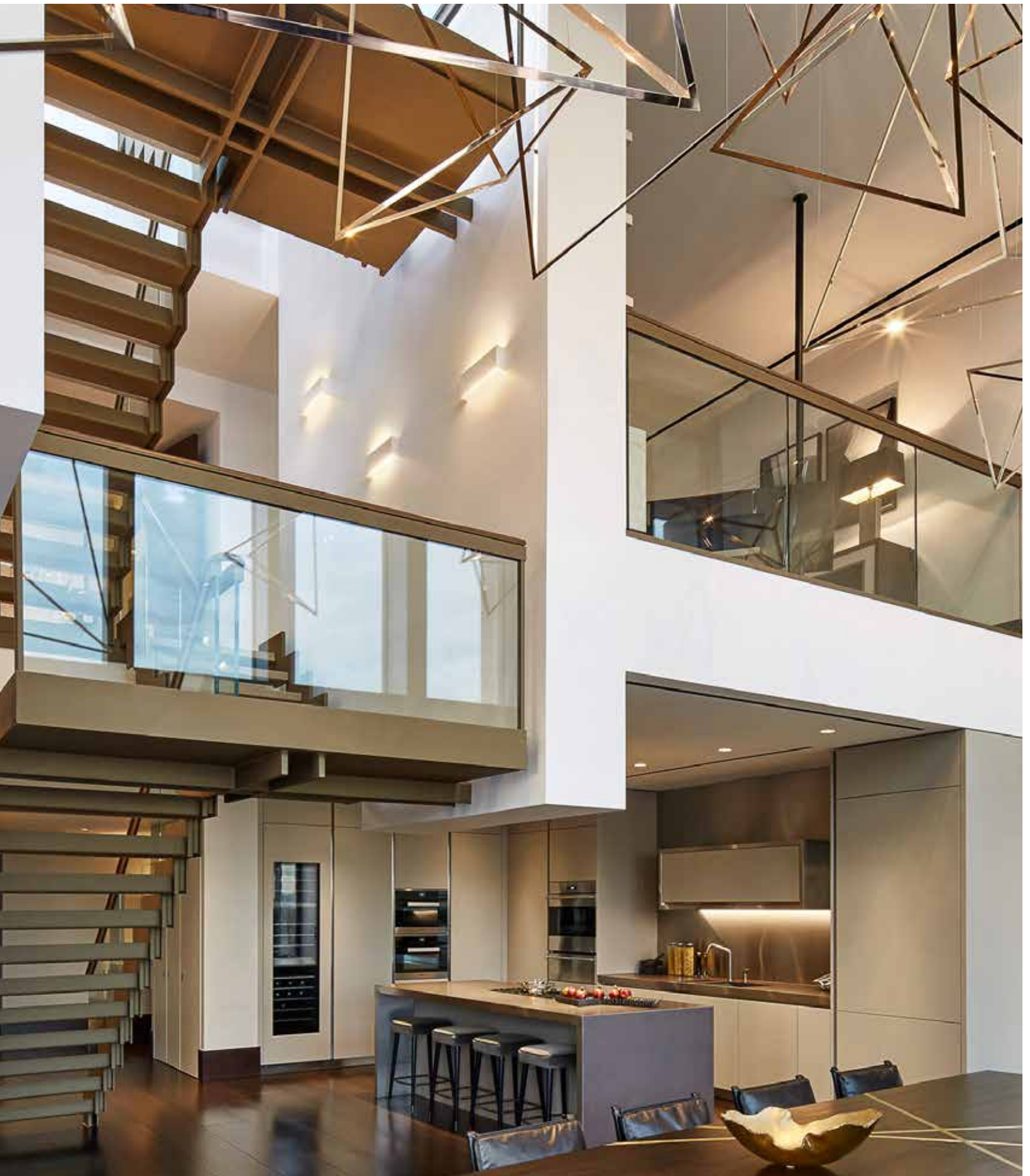
Offering a modern design with a sophisticated British feel, Kings Gate is the work of renowned architect Patrick Lynch, who has taken inspiration from nearby iconic London landmarks such as Buckingham Palace and the Houses of Parliament, as well as influences from the Italian Renaissance.

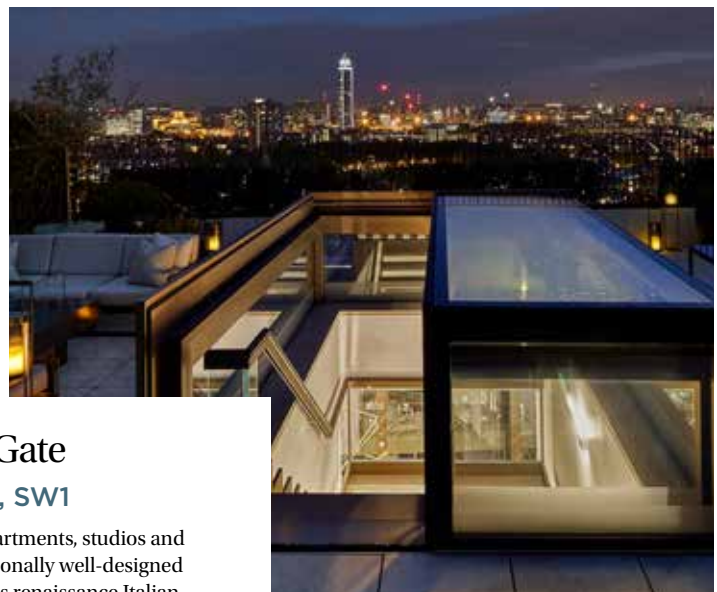
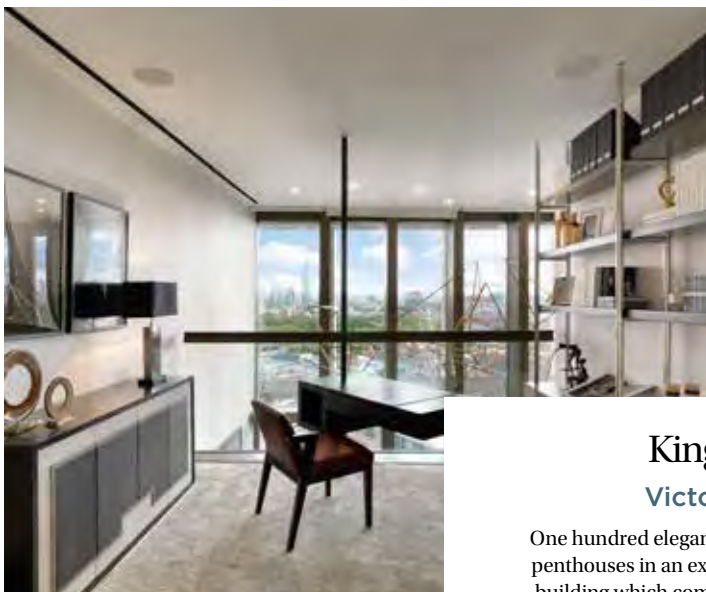
To bring to life the British elegance of the penthouse design, Patrick has used traditional box hedging in the gardens, large leaning marble mantle pieces in the living areas and a show-stopping Georgian style staircase leading up to the outside space.

Two penthouses feature an interior design scheme by Spinocchia Freud which uses a rich palette of natural materials and refined finishes in warm, earthy tones that create a luxurious, welcoming feel.

With a 24-hour concierge, secure underground parking and access to a large park behind the building, Kings Gate sits in close proximity to London's prime district of St James's and is set to become the new address for those who want to live in one of Prime Central London's exciting new hotspots.







Kings Gate Victoria, SW1

One hundred elegant apartments, studios and penthouses in an exceptionally well-designed building which combines renaissance Italian influences with understated British elegance.

Price from £2,900,000

020 7318 4677



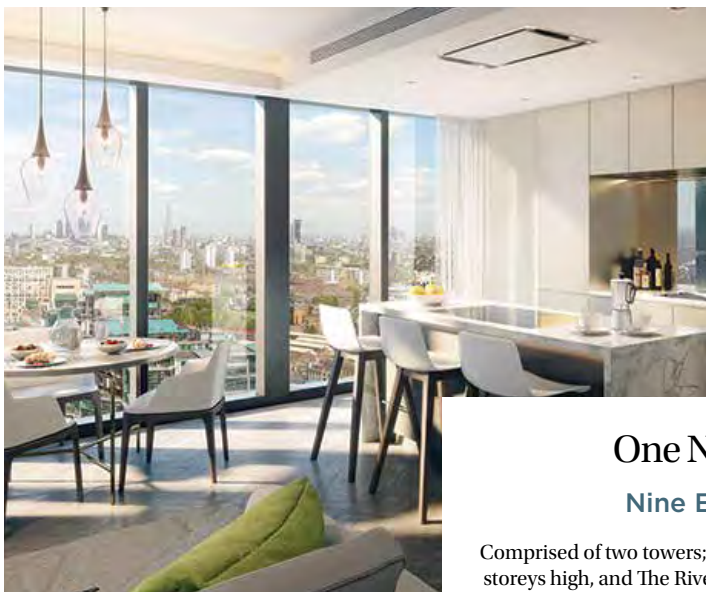
One Kensington Gardens

Kensington, W8

One Kensington Gardens is an exquisite collection of one, two, three, four and five-bedroom private residences, designed by Sir David Chipperfield, situated opposite Kensington Palace and Gardens.

Price from £2,000,000

020 7318 4677



One Nine Elms

Nine Elms, SW8

Comprised of two towers; The City Tower, which soars 56 storeys high, and The River Tower, central London's only residential tower to be fully-serviced by a five-star hotel.

Price from £1,200,000

020 7318 4677



Burlington Gate

Mayfair, W1

Designed by Rogers Stirk Harbour + Partners, Burlington Gate will be finished to the highest of standards, comprising 42 apartments and truly exceptional duplex penthouses.

Price on application

020 7318 4677



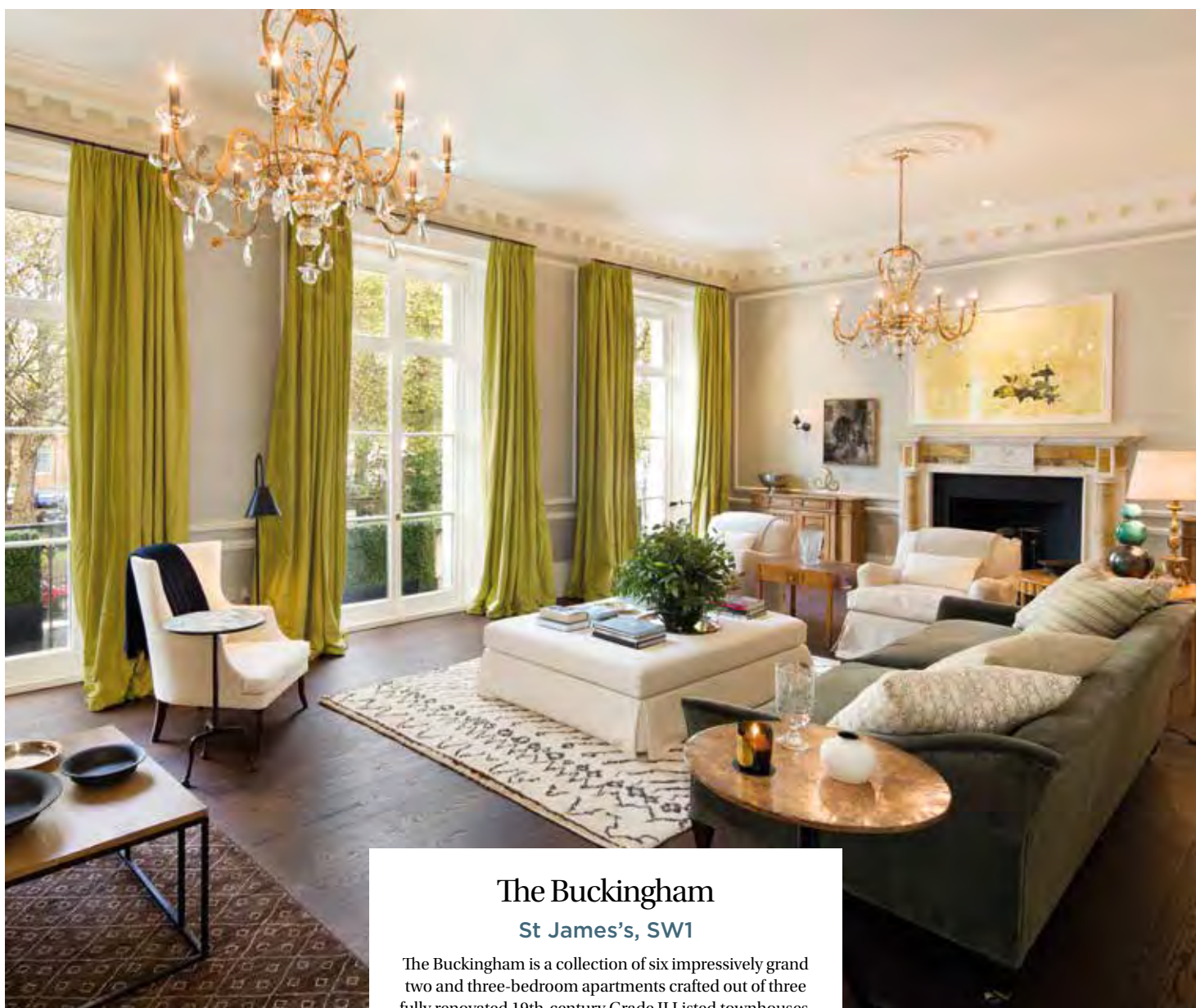
Television Centre

White City, W12

The redevelopment of this historic West London landmark will provide up to 950 new homes, benefiting from a range of amenities including a health club, 24-hour concierge, screening and meeting rooms, and residents' lounge.

Price from £700,000

020 7318 4677



The Buckingham

St James's, SW1

The Buckingham is a collection of six impressively grand two and three-bedroom apartments crafted out of three fully renovated 19th-century Grade II Listed townhouses, uniquely located next to Buckingham Palace.

Price from £3,250,000

020 7318 4677



STEPHANIE McMAHON

HEAD OF RESEARCH,
STRUTT & PARKER.

If the term 'property research' conjures up images of analysts in a darkened room poring over spreadsheets, then a discussion with Stephanie McMahon may change your view.

Not that McMahon is whimsical about the work her five-strong team undertakes in Strutt & Parker's Mayfair base. But she is keen that it does not conform to the caricature of researchers writing big reports on tiny subjects that gather dust and go unread.

"We want to harness insights into property issues that other researchers miss by being too specific. Each member of the team works across all sectors - residential, retail, offices, industrial and so on - to offer a holistic explanation of how areas interact," she says.

Some of her team's key projects illustrate the point.

Housing Futures, for example, is an annual survey of the residential market aimed at the wider public, with infographics and case studies as important as figures and graphs.

It does not confine itself to the 'same old, same old' prices and predictions. Instead it assesses changes in our daily lives, from the impact of migration and an older population, to generational differences towards transport and technology. It then explains how these trends determine where we want to live and what we want to buy - or, increasingly, rent.

"For example, one emerging trend is redefining urbanisation. We're moving to urban areas but that no longer means only big cities. Small towns and even large villages can these days be 'amenity-rich' places - and it's our job to explain that," suggests McMahon.

Another key report from her department is Property Futures, aimed at business readers. It looks at interrelated activities in the commercial retail and office sectors and is currently assessing what space and which locations are critical to businesses in South East England.

That mythical researchers' darkened room is left behind when McMahon's team go on the road to present to leading business, political and property figures on a frequent basis.

The annual Prospects For Property event, for example, looks at domestic and global markets, in association with the Volterra economic consultancy. The yearly Lease Events presentation is in conjunction with the MSCI business consultancy, and assesses lease expiries, tenant break options and tenant defaults.

Then there are one-to-one presentations with Strutt & Parker clients, bringing them up to date with developments in the property market - UK and international - which affect them.

"One-to-ones are a favourite of mine," admits McMahon. "They can be densely industrial or totally consumer-facing. They're always tailored to the client and you know they inform decision-making, so really do make a difference."

Her team also offers considered views on of-the-moment issues, briefing clients and the media on breaking news such as, for example, recent stamp duty and buy-to-let tax changes.

"Our view is that these will reduce buy-to-let yield so should persuade investors even more than before to buy where there will be capital appreciation," says McMahon.

That seems to exemplify McMahon's approach: an authoritative understanding of the issues and their effects.

So much better than a spreadsheet, surely?



PATRICIA LUCK-HILLE

HEAD OF LONDON RESIDENTIAL VALUATION,
STRUTT & PARKER.

On any given day Patricia Luck-Hille could be casting her professional eye over an exquisite Knightsbridge superhouse, a stately home, or a modest new build flat in the further reaches of Zone Five.

As Strutt & Parker's head of London Residential Valuation, her role is behind the scenes but could hardly be more important.

She is the woman who decides what homes are really worth.

This kind of responsibility means that valuation is not done by gut instinct. Patricia had ten years' experience in the property industry and a degree in estate management under her belt before she even began the rigorous training programme required to become a Royal Institution of Chartered Surveyors registered valuer.

When she is called in to assess a home – she acts for mortgage companies deciding how much to lend on a property, or buyers anxious to ensure they are not paying over the odds – her first step is research.

This means studying title deeds and documentation, and exploring Land Registry records to see what nearby property has sold for.

"There is also a value judgement when you see a property - and that is an experience thing," added Patricia. "You have to understand buyer requirements, and those can differ depending on the location.

"In super-prime London, buyers will expect a particular calibre of finish, design and security which they might not in other areas. It is about understanding those requirements."

In prime central London, for example, wealthy buyers will pay a premium for a home in immaculate condition – "even if the new owner then goes in and tears everything out".

In more suburban neighbourhoods, buyers are likely to be more interested in floorspace and potential - a great finish will add to a property's saleability, but not necessarily to its actual price which means it is important not to overspend.

"If a flat is worth £250,000 and you put in a £50,000 kitchen, air conditioning and electric blinds, a buyer is not going to pay you what it probably cost you," said Patricia. "Buyers are very, very price sensitive at the moment."

Owners regularly detract from the value of their property, most often with eccentric ideas in interior design. Patricia warns that a "very particular" décor can be a huge turn off, as buyers will factor in the cost of redecorating when considering an offer. The smart option is to keep the main palette of your home "non-contentious" and add personality with furnishings which will be removed when the property is sold.

"We have come across some beautiful flats where they have turned two bedrooms into one very indulgent bedroom," added Patricia. "This is out of balance with the amount of living space and will reduce the potential number of buyers."

It is important to understand that a valuer's judgement on a property is not necessarily the same as its market value. Patricia's job is to set a price which is realistically achievable, but some buyers like to test the market by putting it on for a higher price in the hopes that a wealthy buyer will fall in love with it.

Others deliberately price low in order to spark a frenzy of interest and, hopefully, a bidding war.

Patricia has seen both of these strategies work – but getting a fabulous offer on your home might not be the triumph it first seems.

Mortgage companies will generally only lend up to the value of a property as decided by a valuer, which could mean a sale falling through if finance is required and they feel the buyer is paying too much.

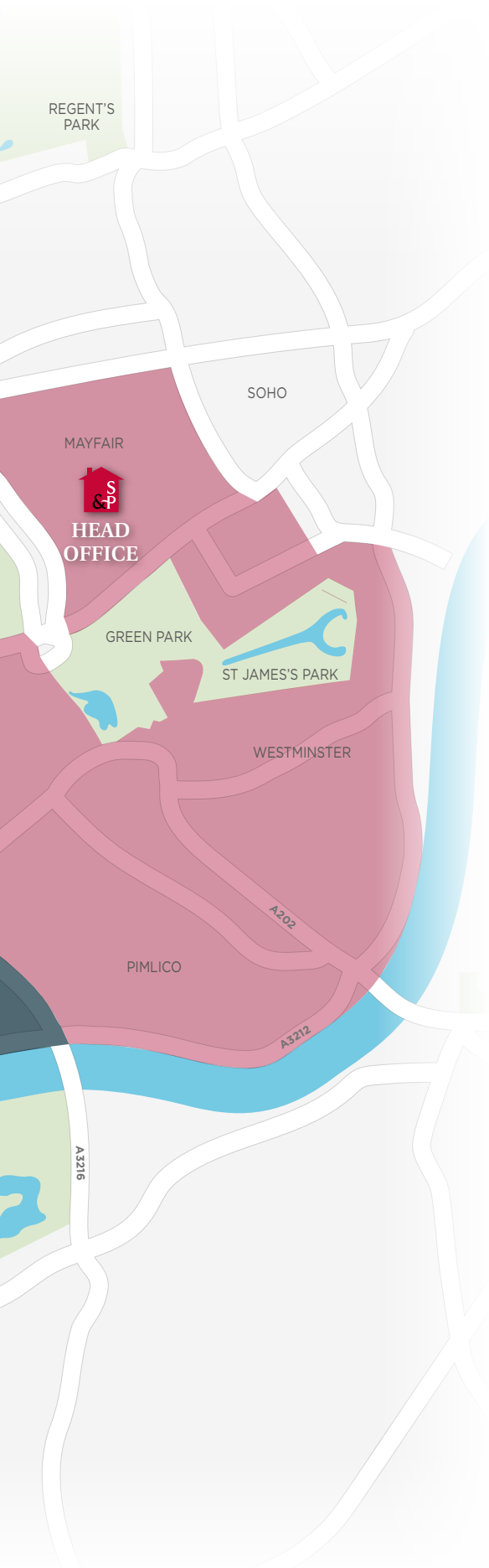
Naturally, Patricia takes a keen interest in the fluctuations of the property market; over the last 12 months she has witnessed the stagnation of Prime Central London and a boom in the outer suburbs.

Having lived through plenty of recessions and recoveries she knows that, while the property market runs on a cycle, the price trajectory tends always to be upwards.

She said: "There is a finite amount of property in London despite new building, and I think people are always going to want to settle in London."

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If you wish to discuss any property requirements, or find out more about any of the featured properties please don't hesitate to contact your local office.





