

LOCAL VIEW

Battersea | Fulham | Richmond
Wandsworth | Wimbledon



WELCOME TO THE SPRING/SUMMER EDITION OF LOCAL VIEW 2013

In the following pages, we provide an insight into the unique London property market and showcase a selection of the most impressive London properties currently for sale and to rent with Knight Frank.

The prime London property market continues to outperform, despite continued economic uncertainty. The clarity provided by December's draft finance bill around the taxing of £2m+ properties owned through companies, resulted in a surge in activity in the early part of the year after months of uncertainty in the wake of the March 2012 budget.

Activity levels are robust across all price bands in the market, and prices are still increasing, with levels already more than 20% higher than the previous peak in prices back in March 2008.

However, it is interesting to note that growth at different price levels is moving at slightly different speeds. Since stamp duty for £2m+ purchases was raised from 5% to 7% in March last year, prices for properties under this threshold are advancing more quickly than those above the threshold. The exception is for properties worth £5m+, where prices are also climbing more steadily.

London retains its reputation as a leading global hub and international demand remains a key factor driving price growth. Overseas buyers continue to view London property as a safe haven to invest in.

Over the past 12 months, Knight Frank has expanded its global network, both in London and overseas, attracting more buyers and tenants from around the world. Our relationships with our overseas offices have never been stronger. Not only do all offices share a central database, but we have established teams looking after Russian, South Asian and Chinese buyers. We have also developed associations with leading real estate agents across Europe and America.

Our acquisition of additional premises in Lower Belgrave Street means that we are the only national agent with dedicated sales and lettings offices in Belgravia. All our offices are supported by our continued investment in technology, allowing people to view Knight Frank properties from wherever they are in the world in one of 16 languages, including Russian and Mandarin. Moreover, our global website receives over one million web visits a month, giving our clients' properties maximum exposure.

I trust you will enjoy reading the articles contained within this edition of Local View and leafing through the many pages of wonderful properties that our clients have asked us to find buyers or tenants for.

If you see any properties that interest you, or if you would like advice on any property matter then please do not hesitate to get in touch with any one of our offices.



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This Local View is one of a series of five publications covering the London area.

To view and download a PDF or request a hard copy please visit KnightFrank.com/publications



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SALES MARKET IN NUMBERS

Prime London price change
in April 2013

0.7%

Annual price change,
to April 2013

7.7%

Three month price change
to April 2013

2.5%

LONDON SALES MARKET

Prime central London residential property prices have continued their strong growth over the last 12 months. Prices are now more than 57% higher than the post-crisis market low in March 2009 and are around 20% higher than the previous market peak in March 2008.

In April, property values in prime central London rose by 0.7%, taking the annual growth to 7.7%. Prices for London's best homes have risen 2.9% in 2013 to date.

Interest among buyers for prime central London homes remains strong. The number of new buyers entering the market rose by 22% in the first four months of the year compared to the same period in 2012. Property viewings were also up by 47% over this time.

The market has faced some headwinds over the last year, however.

The increase in Stamp Duty last March to 7% had a noticeable impact, with the price growth for properties valued at under £2m and over £5m outperforming houses between these price bands. Our view is that the long term impact of the higher rate will be to reduce transactions in the £2m-£3m bracket by around 5% below the level they would otherwise have been.

The changes to the tax regime for £2m+ properties owned through a company announced by the Chancellor last March also led to buyers adopting a more cautious approach. However, clarification regarding the tax environment in December resulted in 'pent up' demand returning to the market, leading to higher levels of activity in the early months of 2013.

International demand for the very best London homes remains strong with overseas buyers viewing property in London as a safe haven investment. Over the 12 months to April 2013, overseas buyers accounted for 52% of all £2m+ prime central London sales.

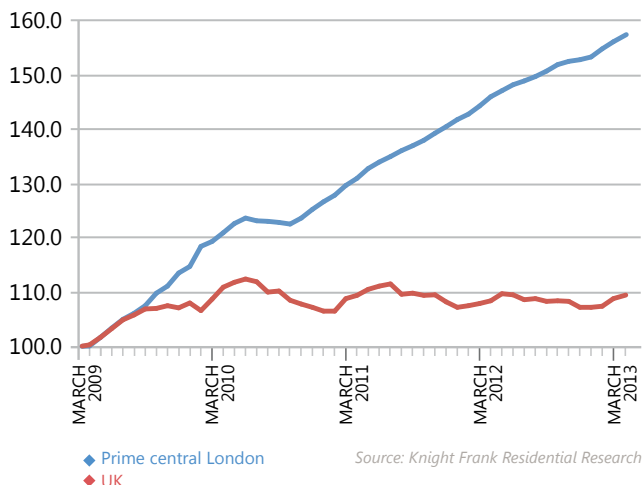
In addition, the fall in value of the pound against rival currencies has made the prospect of owning luxury homes in the capital even more appealing to international buyers who can benefit from the effective discount of buying a London property in their own currency.

Who is buying? Top 20 nationalities buying £2m+ homes in prime central London, Q1 2012 to Q1 2013					
1	United Kingdom	47.8%	11	Italy	1.7%
2	Russia	8.5%	12	South Africa	1.1%
3	France	3.1%	13	Greece	1.1%
4	United States of America	2.8%	14	Sweden	1.1%
5	China	2.8%	15	Switzerland	1.1%
6	United Arab Emirates	2.8%	16	Singapore	1.1%
7	India	2.6%	17	Saudi Arabia	1.1%
8	Nigeria	2.0%	18	Germany	0.9%
9	Turkey	1.8%	19	Ireland	0.9%
10	Hong Kong	1.8%	20	Australia	0.9%

Source: Knight Frank Residential Research

A sharp divide

Residential price change, indexed from March 2009



Source: Knight Frank Residential Research

RENTAL MARKET IN NUMBERS

Prime London rental change in
April 2013

-0.1%

Annual rental change,
to April 2013

-3.2%

Year-on-year growth
in new lettings volumes,
January to April 2013

30%

LONDON RENTAL MARKET

Rents in prime central London have been falling for the last ten months. Despite this, they remain 22% higher than the trough of the market in the second quarter of 2009.

In April, rents declined by 0.1% taking the annual fall to 3.2%. Underpinning this trend is the weakness of the financial sector employment market which continues to bear the brunt of weak economic activity in the UK and Europe.

Indeed, while the headline figures confirm that rents in prime central London continue to fall, it is worth noting the differing performance across areas.

High stock volumes combined with low applicant levels means rents in St John's Wood have declined by 5.2% so far this year, while in Notting Hill and Mayfair average rents have declined since January by 1.8% and 1.2% respectively.

In contrast, prime rents in Kensington and Marylebone bucked the overall trend and increased over the first

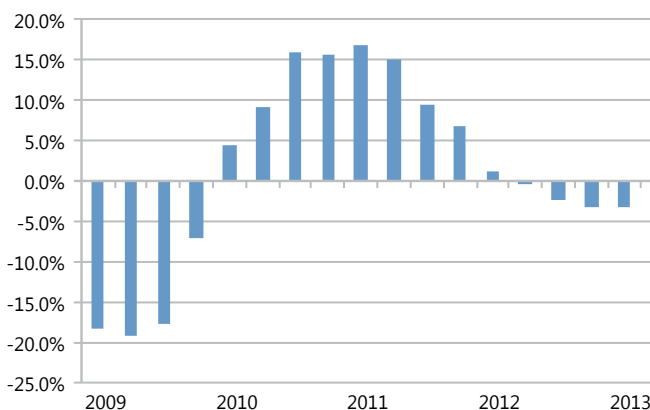
four months of 2013 and are up by 2.5% and 1.9% respectively. Other areas which have seen rents climb include Belgravia and Knightsbridge, although by a more modest 0.3% and 0.2%.

Activity levels suggest a healthier picture is emerging across the prime central London market. The number of new tenancies agreed in prime central London is up 30% since January compared to the same period in 2012. Additionally, the number of applicant viewings is up in the first four months of the year, albeit by just 2%.

Our view, informed by a positive outlook for employment and business sentiment, is that rents in prime central London will increase by 1% this year, before posting growth of 3%, 5%, 3.9% and 3.9% in the years to 2017.

London rental growth

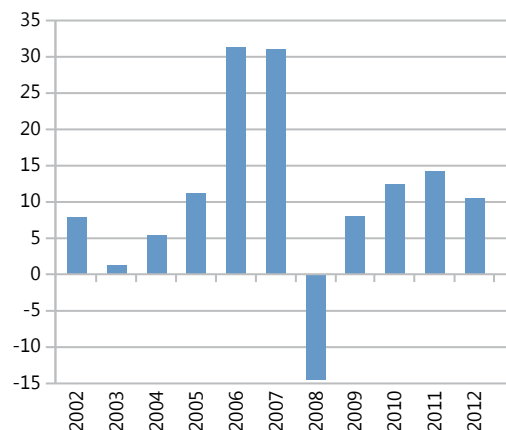
Annual growth in prime central London rents



Source: Knight Frank Residential Research

Total investment returns

Annual total returns on prime central London property, capital growth and net income return



Source: Knight Frank Residential Research



BATTERSEA

AREA COVERED

SW11

Best known for: Its pretty tree-lined streets with Victorian terraced houses, turn of the century mansion blocks with views of Battersea Park, grand Victorian terraces and semi-detached houses with views of Clapham Common, as well as riverside developments with concierge facilities.

Borough: Wandsworth

Area: Battersea is dominated in the north by Battersea Park, with its well kept and beautiful gardens, running track, art gallery and many public events, as well as being surrounded by the picturesque and highly desirable mansion blocks. The Shaftesbury Estate offers chocolate box cottages in tree-lined streets and great value for money, while Northcote Road offers a buzzing community, local restaurants, shops and larger Victorian terraced houses. The Lavender Hill area, heading south to Clapham Common, is where you will find larger houses and detached villas with Clapham Common views.

Social and cultural attractions: The redevelopment of Nine Elms, Battersea Power Station and New Covent Garden Market will create exceptional public spaces and amenities over the next decade, as well as creating a new Embassy Quarter with the US already committed and the possibility of the Dutch and Chinese embassies following suit.

Sports and leisure facilities: Battersea Park is a major attraction and offers formal and informal gardens, a boating lake, sports facilities, as well as an art gallery. Clapham Common in the south offers extensive green spaces that meet up further south with Wandsworth Common.

Our favourite places: The Prince Albert gastropub; Whole Foods organic food; Street Kitchen for home style lunches; Bunga Bunga, trendy bar; Northcote Road food market; Banana Tree, Thai restaurant; and the Duke of Cambridge gastropub.

Getting around:

⇒ Clapham Junction, Battersea Park, Queenstown Road



SALES OVERVIEW

The market: The market in Battersea is buoyant with high demand for houses between £1m and £2m north of Lavender Hill and near the park. Competitive bidding is the norm and prices are rising. The mansion blocks on Prince of Wales Drive remain one of our very best addresses.

Our outlook: We expect great things from SW11 this year and intend to assist our clients to achieve record prices for their assets by introducing them to our exceptional database of buyers.

Who buys here: A strong demographic of professionals and young families from London and the UK with an increasing number of Europeans, especially French and Italian and a small increase in demand from Russians.



OUR TEAM IN ACTION:

Sunday evening is not the usual time for viewings, but when a buyer flies in for only 12 hours, it's the agent who makes the effort that gets the sale. Many of the team live locally and are happy to accommodate out of hours. We recently sold a beautiful flat on Prince of Wales Drive over our joint agent as a result of the team's willingness to go the extra mile.

SALES BY NUMBERS

On average we have achieved

97%

of the guide price on sales in the past six months

In the last six months alone, potential buyers from

45

different countries have viewed properties for sale through Knight Frank Battersea

100% of our sales in the last six months were priced under

£1.5M

SALES INSIGHT

“The biggest new trend in my market is property owners digging into the basement, to create extra space for a family room and entertainment area or, dare we say it, 'man cave'.”

Matthew Smith Head of Sales





BATTERSEA BRIDGE ROAD

Three bedroom house for sale in Battersea

A beautiful house recently renovated to a high standard and immaculately presented. The bedrooms are all generous sizes and the house is bright and welcoming.

3 bedrooms, 2 bathrooms, reception room, kitchen, garden. EPC rating D.

Approximately 119 sq m (1,281 sq ft)

BATTERSEA SW11

Freehold

Guide price: £1,300,000



CINNAMON ROW

House on the River Thames in Plantation Wharf



This fantastic three bedroom house for sale adjacent to the river in Battersea has excellent living space and flexible accommodation.

3 to 4 bedrooms, 2 bathrooms, 2 reception rooms, kitchen, patio garden, parking. EPC rating C.

Approximately 245 sq m (2,418 sq ft)

BATTERSEA SW11

Leasehold

Guide price: £1,150,000

CRANBOURNE COURT

Three bedroom flat opposite Battersea Park



A charming and well-presented ground floor flat situated in this popular mansion block. The property benefits from high ceilings, a double reception room and is opposite Battersea Park and walking distance to King's Road. There is sole access to a non demised patio garden to the side and rear of the property.

3 bedrooms, 2 bathrooms, 2 reception rooms, kitchen. EPC rating D.

Approximately 100 sq m (1,076 sq ft)

BATTERSEA SW11

Share of freehold

Guide price: £1,200,000

ALTENBURG GARDENS

Newly refurbished four bedroom period home



This superb property offers spacious and flexible accommodation and has recently been refurbished to an extremely high standard throughout, whilst still retaining many original features.

4 bedrooms, 3 bathrooms,
2 reception rooms, kitchen, garden.
EPC rating D.

Approximately 196 sq m (2,111 sq ft)

BATTERSEA SW11

Freehold

Guide price: £1,700,000

OBERSTEIN ROAD

Three bedroom flat for sale in Battersea



This beautiful and stylish maisonette has been recently renovated and has a high-end finish throughout, with a contemporary feel while retaining period features.

3 bedrooms, 2 bathrooms,
reception room, kitchen. EPC Rating D.

Approximately 106 sq m (1,141 sq ft)

BATTERSEA SW11

Leasehold

Guide price: £725,000

LETTINGS OVERVIEW

The market: The market in Battersea goes from strength to strength fuelled by regeneration and an increasing demand from tenants north of the River looking for better value. We are also coming into our busiest six months of the lettings calendar and so expect a busy time.

Our outlook: The outlook for the Battersea market is very good. Although SW11 spans a large and diverse area, the regeneration along the river and proposed transport improvements will, long term, transform the overall area for the better.

Who rents here: In Battersea there is a large variety of tenants that are attracted to the area. There is a thriving family market due to the sought after schools in various Battersea locations. There is also the young professional market who like the area due to transport links to the City via Clapham Junction Station. In 2012, Knight Frank rented and sold to 86 different nationalities!



OUR TEAM IN ACTION:

We were instructed on a large family house in Vardens Road, Battersea. The client was moving abroad and a timely, smooth transaction was important to him. Within a week of receiving the keys we had rented the house to a local family and the client was able to go away with peace of mind.

LETTINGS BY NUMBERS

On average we achieved

97%

of the asking price in the last 12 months

In the past six months our site was visited from people in

217

countries

57%

of our applicants registered in the past 12 months are looking to spend over £1,000 per week

LETTINGS INSIGHT

“Affordability is still a big issue in the wider market and although tenants may be able, they may not be willing to stretch if property levels remain high.”

Giles Barrett Head of Lettings



BRYNMAER ROAD

Attractive period family home



An attractive period family home benefiting from a stunning roof terrace, large kitchen and dining room and original features such as parquet flooring.

5 bedrooms, 3 bathrooms, open plan kitchen and dining area, reception room, garden, terrace, cellar. EPC rating E.

Approximately 175 sq m (1,895 sq ft)

BATTERSEA SW11

Available unfurnished

Guide price: £1,095 per week

WATERSIDE POINT

Spacious accommodation with direct river views



A stunning three double bedroom lateral apartment offering fantastic living and entertaining space with direct views of the river and Albert Bridge.

3 bedrooms, 3 bathrooms, open plan kitchen and dining room, reception room, 2 balconies, parking by negotiation, 24-hour concierge. EPC rating B.

Approximately 211 sq m (2,268 sq ft)

BATTERSEA SW11

Available unfurnished

Guide price: £1,500 per week

PRINCE OF WALES DRIVE

Immaculate family home with beautiful park views



An immaculate lateral apartment available for a short let in this sought after location in Park Mansions. This property benefits from lovely views over Battersea Park and has been finished to a high specification throughout.

3 bedrooms, 2 bathrooms, reception room, kitchen. EPC rating D.

Approximately 107 sq m (1,149 sq ft)

BATTERSEA SW11

Available furnished
Guide price: £895 per week

WESTBRIDGE ROAD

Fantastic living and entertaining space



A beautifully presented, five bedroom semi-detached house in a superb location in Battersea. This property offers a wealth of character features, large garden and off street parking for two cars.

5 bedrooms, 3 bathrooms, 2 reception rooms, kitchen and dining area, terrace, split level garden, 2 parking spaces. EPC rating E.

Approximately 219 sq m (2,353 sq ft)

BATTERSEA SW11

Available furnished
Guide price: £1,500 per week

WATERFRONT HOUSE

Spacious accommodation with direct river views



A well-presented two bedroom apartment benefiting from unusually high ceilings and direct views over the river.

2 bedrooms, 2 bathrooms, open plan kitchen and reception room, terrace. EPC rating D.

Approximately 92 sq m (986 sq ft)

BATTERSEA SW11

Available furnished or unfurnished
Guide price: £595 per week

WARRINER GARDENS

Period property in an enviable location



A two bedroom, ground floor flat to rent in an enviable position close to Battersea Park. This apartment is well-presented and has been recently refurbished throughout.

2 bedrooms, modern bathroom, kitchen, reception room, patio garden. EPC rating C.

Approximately 74 sq m (793 sq ft)

BATTERSEA PARK SW11

Available unfurnished
Guide price: £475 per week

PRIMROSE MANSIONS

BATTERSEA PARK SW11

Guide price: £410,000



SOLD

THE QUAD

BATTERSEA SW11

Guide price: £1,250,000



SOLD

ALBERT BRIDGE HOUSE

BATTERSEA PARK SW11

Guide price: £1,980,000



SOLD

PRINCE OF WALES MANSIONS

BATTERSEA PARK SW11

Guide price: £729,000



SOLD

ALBERT PALACE MANSIONS

BATTERSEA SW11

Guide price: £525,000



SOLD

ABERCROMBIE STREET

BATTERSEA SW11

Guide price: £595,000



SOLD

PRINCE OF WALES DRIVE

BATTERSEA PARK SW11 Guide price: £750 per week



LET

VARDENS ROAD

BATTERSEA SW11 Guide price: £1,850 per week



LET

ELAND ROAD

SHAFTESBURY ESTATE SW11 Guide price: £900 per week



LET

MONTEVETRO

BATTERSEA SW11 Guide price: £1,600 per week



LET

ALBION RIVERSIDE

BATTERSEA SW11 Guide price: £2,000 per week



LET

BALTIMORE HOUSE

BATTERSEA SW11 Guide price: £850 per week



LET



FULHAM

AREA COVERED

SW6

Best known for: A choice of wonderful parks and green spaces including Hurlingham Park, South Park, Eel Brook Common, the Thames Walk and the newly renovated Bishops Park, along with two Premiership football clubs – Fulham FC and Chelsea FC.

Borough: Hammersmith and Fulham

Area: Cupped by the River Thames, Fulham sits to the west of Chelsea and is particularly popular with young families due to its strong sense of community, fantastic schools and abundance of green spaces and yet it is only a short distance from central London.

Social and cultural attractions: The world-famous private Hurlingham Club is host to various public events such as the BNP Paribas pre-Wimbledon tennis classic tournament and the Concours d'Elégance featuring priceless vintage cars.

Sports and leisure facilities: South Park and Bishops Park are great for keen runners and cyclists and Hurlingham Park hosts an annual polo competition in June. The renowned Oxford and Cambridge Boat Race starts at nearby Putney Bridge.

Our favourite places: The Harwood Arms, a Michelin-star gastropub; The Brown Cow, a brasserie-style restaurant; White Horse Pub, renowned for its summer barbecues; Del Aziz restaurant, for Mediterranean food; North End Road market, open six days a week; the Farmers' Market on Sundays on New Kings Road. Parsons Green is also developing a coffee shop culture with recent new additions such as Pain Quotidien and Margo and Julia's next door to our office.

Getting around:

🚶 Putney Bridge, Parsons Green, Fulham Broadway

🚶 Imperial Wharf, West Brompton

London River Services leave from Putney Pier and passengers can now use their Oyster card to obtain a fares discount.



SALES OVERVIEW

The market: As predicted, our market has been busy since the end of last year with record prices being achieved across all price ranges. The increase in Stamp Duty at the £2m mark has done little to dampen enthusiasm for purchasing larger houses in Fulham, where prices still seem reasonable in comparison to Kensington and Chelsea.

Our outlook: The second quarter of the year usually represents a busy buying period before the inevitable slow down during the long summer holidays. Stock levels continue to be small, which will mean that prices will remain steady.

Who buys here: Families moving from more central locations in search of good schools for their children and more of a village atmosphere. The summer weeks will often see investment buyers looking for flats for their portfolio or as starter homes for their student children.



OUR TEAM IN ACTION:

Competitive bidding has meant frequent cases of persuading buyers to pay more than they originally planned. Some will run away whilst others will listen to what we calmly advise, safe in the knowledge that the alternative is to lose the property and maybe pay even more next time another suitable property comes on the market. One such case is a house in Irene Road, which was the first to achieve in excess of £1,000 sq ft in that location.

SALES BY NUMBERS

88%

of our buyers
already live in London

55%

of our buyers move from
Kensington and Chelsea

41%

of our buyers spend between
£1.5m and £2.5m

SALES INSIGHT

“We are starting to see Chinese families looking for properties in Fulham, not just as investments, but because they are moving to London. Their requirement is specifically for newly refurbished properties. European and British buyers are happy to take on properties that need refurbishment or extending.”

Anne Soutry Head of Sales



BOWERDEAN STREET

A Nichols 'Lion' house



A lovely five bedroom Nichols 'Lion' house on the sought after Peterborough Estate. The house was extensively refurbished some three years ago and benefits from a good size garden. The house is arranged over 2,513 sq ft.

Master bedroom suite, 4 further bedrooms, double reception room, kitchen/breakfast room, family room, utility room, guest WC, garden. EPC rating D.

Approximately 233.5 sq m (2,513 sq ft)

FULHAM SW6

Freehold

Guide price: £2,500,000

ELLERBY STREET

Family home near Bishops Park



A beautifully presented house that has just been impeccably extended and refurbished. Located on one of the prime Bishops Park streets, this semi-detached house provides perfect family accommodation.

Master bedroom suite, 4 further bedrooms all with en suite bathrooms, double reception room, kitchen/dining room, family room, cinema, study, guest WC, balcony, garden. EPC rating C.

Approximately 332 sq m (3,574 sq ft)

FULHAM SW6

Freehold

Guide price: £3,750,000

FULHAM ROAD

Five bedroom house with parking and garage



A rare and substantial period villa with off street parking, a private garage and a large south facing garden. The house is particularly wide and has well-proportioned rooms throughout.

Master bedroom suite, 4 further bedrooms, family bathroom, 4/5 reception rooms, kitchen/breakfast room, utility room, guest WC, study, garden, balcony, off street parking, garage. EPC rating D.

Approximately 276.9 sq m (2,980 sq ft)

FULHAM SW6

Freehold

Guide price: £2,850,000

RYECROFT STREET

Four bedroom family home



A beautifully presented Nichols 'Lion' house which has a large 41' garden that is not overlooked and feels very open and green at the back. It has four good size bedrooms and a large family room in the basement.

Master bedroom with en suite, 3 further bedrooms, bathroom, shower room, double reception room, kitchen/breakfast room, family room, guest WC, balcony, garden. EPC rating D.

Approximately 212 sq m (2,282 sq ft)

FULHAM SW6

Share of freehold

Guide price: £2,300,000

THE PIPER BUILDING

Two bedroom apartment with parking



A beautifully presented warehouse style two bedroom apartment finished to a high specification and with the accent on entertaining space.

Master bedroom with en suite shower room, walk-in wardrobe, further bedroom, further bathroom, huge reception room, open plan kitchen, storage room, balcony, parking. EPC rating C.

Approximately 141.2 sq m (1,520 sq ft)

FULHAM SW6

Leasehold

Guide price: £950,000

WATERFORD ROAD

Upper maisonette in a good location



A beautifully presented maisonette occupying the upper three floors of a period house in a popular tree-lined street on the Moore Park Estate and benefiting from a west facing terrace.

Master bedroom with en suite bathroom, 2 further bedrooms, double reception room, kitchen/breakfast room, guest shower room, roof terrace. EPC rating F.

Approximately 120.3 sq m (1,295 sq ft)

FULHAM SW6

Leasehold

Guide price: £1,395,000

LETTINGS OVERVIEW

The market: The market is starting to heat up, after a slower pace at the start of this year, which is typical for lettings. Applicant numbers and the number of available properties are increasing and although rental levels saw a minimal decline at the start of the year, we expect this to be reversed in the coming months.

Our outlook: We expect to see a similar trend to 2012 and from May onwards there will be a very active market through until September, with a large proportion of this activity coming from families relocating to the area.

Who rents here: Families who are keen to be close to the excellent schools and young professional couples looking for good value, as well as easy access into London and the City.



OUR TEAM IN ACTION:

We were approached by a Landlord who was struggling to find a tenant for his house on Hurlingham Road. After liaising with our Corporate Services department we found the perfect tenant within a week, and were able to negotiate a great rental level and long contract length – creating a satisfied client very quickly!

LETTINGS BY NUMBERS

100%

of our team in the office live or have lived in Fulham

85%

of our lets are to corporate tenants

43%

of our tenants are in their 30s

LETTINGS INSIGHT

“ We have seen a surge in demand for two bedroom garden flats and tenants are increasingly looking for more space, which has fuelled a continual trend of the shift from Kensington and Chelsea to Fulham. ”

Nicola Miller Head of Lettings



MIMOSA STREET

An exceptionally stylish house



The property benefits from high specification fixtures throughout with an Alno Kitchen with Gaggenau and Miele appliances and stunning bespoke bathroom suites.

Master bedroom suite, dressing room, 2 further bedrooms, en suite shower room, family bathroom, guest WC, west facing garden and roof terrace. EPC rating C.

Approximately 178 sq m (1,916 sq ft)

FULHAM SW6

Available unfurnished
Guide price: £1,600 per week

WANDSWORTH BRIDGE ROAD

A beautifully renovated four bedroom family house



A beautifully renovated four bedroom, four bathroom family house with stunning living space and an exceptional finish throughout, available to rent in Fulham.

4 bedrooms, 4 bathrooms, double reception room, large eat-in kitchen, spacious garden, high ceilings. EPC rating D.

Approximately 236.87 sq m (2,550 sq ft)

FULHAM SW6

Available unfurnished
Guide price: £1,425 per week

BROOMHOUSE DOCK

A stunning two bedroom flat with river views



A stunning two bedroom, two bathroom apartment with westerly views over the river.

2 bedrooms, 2 bathrooms, large reception room, modern kitchen, balcony, river views, parking. EPC rating B.

Approximately 97 sq m (1,044 sq ft)

FULHAM SW6

Available furnished or unfurnished
Guide price: £595 per week

HARBLEDOWN ROAD

A charming one bedroom garden flat



A beautifully presented ground floor flat to rent in Fulham very close to the shops, restaurants and Parsons Green tube station.

Bedroom, bathroom, living room, galley kitchen, patio garden. EPC rating E.

Approximately 31 sq m (338 sq ft)

FULHAM SW6

Available furnished
Guide price: £350 per week

ROSAVILLE ROAD

A fantastic three bedroom family house



A fantastic three bedroom family house to rent in the sought after 'Villes' in Fulham.

3 double bedrooms, modern bathroom, double reception room, eat-in kitchen, feature fireplace, patio garden. EPC rating E.

Approximately 103 sq m (1,110 sq ft)

FULHAM SW6

Available unfurnished
Guide price: £675 per week

RANELAGH GARDENS MANSIONS

A well-presented two bedroom flat



A well-presented ground floor flat available to rent in this popular block situated moments from Putney Bridge underground station.

2 double bedrooms, modern bathroom with separate shower, reception room, well-equipped kitchen. EPC rating C.

Approximately 59.08 sq m (636 sq ft)

FULHAM SW6

Available furnished or unfurnished
Guide price: £425 per week

RIVERMEAD COURT

FULHAM SW6

Guide price: £1,350,000



SOLD

THE PIPER BUILDING

FULHAM SW6

Guide price: £1,195,000



SOLD

WATERFORD ROAD

FULHAM SW6

Guide price: £1,700,000



SOLD

GUION ROAD

FULHAM SW6

Guide price: £2,175,000



SOLD

MOORE PARK ROAD

FULHAM SW6

Guide price: £3,100,000



SOLD

BARCLAY ROAD

FULHAM SW6

Guide price: £1,995,000



SOLD

RYLSTON ROAD

FULHAM SW6

Guide price: £350 per week



LET

ROSAVILLE ROAD

FULHAM SW6

Guide price: £825 per week



LET

ASHLONE RD

PUTNEY SW15

Guide price: £690 per week



LET

GUION ROAD

FULHAM SW6

Guide price: £1,550 per week



LET

WOODLAWN ROAD

FULHAM SW6

Guide price: £895 per week



LET

LILYVILLE ROAD

FULHAM SW6

Guide price: £1,600 per week



LET



RICHMOND

AREAS COVERED

TW1 TW9 TW10

Best known for: Fabulous Royal parks, riverside pursuits, beautiful architecture, superb schools, Kew Gardens, rugby and many other sporting opportunities.

Borough: Richmond upon Thames

Area: Richmond offers a haven from the hustle and bustle of city life while being just 15 minutes from central London on the fast Waterloo train. The area is characterised by fantastic green open spaces, beautiful houses and a welcoming atmosphere. Steeped in history, it has numerous intellectual, artistic, musical and literary associations, from Lord Tennyson to Charles Dickens. The borough is also home to first-class schooling opportunities.

Social and cultural attractions: As well as having a theatre and two cinemas, the area is home to the National Trust's Ham House and Marble Hill House, owned by English Heritage. For evening entertainment, Richmond has a range of popular pubs, bars, and restaurants, with some situated on the picturesque riverside.

Sports and leisure facilities: Richmond has a rich sporting heritage, with Ham Polo, rugby at Twickenham Stadium, golf courses and numerous open spaces ideal for horse riding, polo, golf, rugby, cricket, walking, running and rowing, including the royal parks and the River Thames.

Our favourite places: Petersham Nurseries; A Cena, an excellent Italian restaurant; Gaucho, the well-known Argentinian steak house; and The Bingham, a stylish hotel with an award-winning restaurant.

Getting around:

⊖ Richmond

➡ Richmond, Twickenham, St. Margarets, Teddington, Richmond Silverlink



SALES OVERVIEW

The market: Richmond is an extremely attractive destination for families relocating from overseas and Central London in search of a relaxing lifestyle within reach of Central London. Demand is very high for the best family houses and the market is extremely busy in the £1m to £3m price range; there is never a surplus of stock in our best locations.

Our outlook: Sensibly priced property will continue to attract significant interest with buyers competing for the best properties. A number of obstacles to a buyer's decision-making process have been removed such as budget, finance bill and concern over a mansion tax and we appear to have a good "clear run" at the market over the coming months. There are very real reasons for a buyer to commit to a purchase at the moment, none more relevant than the continued low-cost mortgage environment.

Who buys here: Richmond is attractive to a wide and diverse audience ranging from young professionals to large families, from overseas and London, in all professions.



OUR TEAM IN ACTION:

We were instructed on an Onslow Avenue house that had been languishing in the market for a considerable time. We launched the property "dressed" and within a week received three offers, securing the guide price from a cash buyer who deposited a non-refundable deposit. The client was thrilled and we sold the property for the price we quoted.

SALES BY NUMBERS

Every day Knight Frank Richmond properties are viewed

801

times through our award-winning website

In the last six months alone potential buyers from

156

different countries have viewed our properties for sale

65%

of our sales in the last six months were priced under £1.5m

SALES INSIGHT

“The best thing to happen to the market would be for a complete end to the discussions over a mansion tax and a reduction in the levels of stamp duty. Wishful thinking!”

Luke Ellwood Head of Sales



CLARENCE HOUSE, THE VINEYARD

Elegant house in South West London



One of the finest and most elegant houses in South West London where the traditional William and Mary architecture exists in harmony with the more recent contemporary design.

7/8 bedrooms, 5 bath/shower rooms, 6/7 reception rooms, guest cottage, indoor pool, gym, wine cellar, laundry, landscaped gardens, artist studio, extensive secure parking. EPC rating C.

Approximately 1,119 sq m (12,050 sq ft)

RICHMOND TW10

Freehold

Guide price: £14,500,000

BUTE LODGE

Superb family house



A detached Regency villa standing in landscaped gardens moments from Richmond Bridge.

6/8 bedrooms, 5 bathrooms, 4 receptions, kitchen, swimming pool, billiard room, media room, large gym, staff flat, gated driveway, double garage. EPC rating F.

Approximately 882 sq m (9,498 sq ft)

TWICKENHAM TW1

Freehold

Guide price: £6,950,000

MONTPELIER ROW

Magnificent Grade II* Listed Georgian house



A grand family house on the highly sought after and well-renowned Montpelier Row overlooking Marble Hill Park.

5/6 bedrooms, 2 bathrooms, 4/5 reception rooms, kitchen/family room, utility, 2 cloakrooms, 130 ft garden, separate cottage, double garage available by separate negotiation, parking.

Approximately 398 sq m (4,281 sq ft)

TWICKENHAM TW1

Freehold

Guide prices from: £3,500,000

DENBIGH GARDENS

Detached family house on Richmond Hill



A spacious and versatile house on this highly sought after residential road.

6 bedrooms, 3 bath/shower rooms, reception room, dining room, kitchen/breakfast room, garden room, utility, cloakroom, garage, gardens, off street parking. EPC rating D.

Approximately 371 sq m (3,989 sq ft)

RICHMOND TW10

Freehold

Guide price: £3,000,000

KEW ROAD



A superb double fronted detached Victorian residence standing prominently on a large plot close to Kew Village.

6 bedrooms, 3 bathrooms, 2 reception rooms, kitchen/family room, study/library, utility, cloakroom, garden, garage, off street parking, cellars, sound-proofed studio. EPC rating E.

Approximately 410 sq m (4,411 sq ft)

RICHMOND TW9

Freehold

Guide price: £3,950,000

THE VINEYARD



An exceptional family house positioned in one of Richmond's most favoured locations.

5 bedrooms, 3 bathrooms, 2 receptions, kitchen/family room, utility, 2 cloakrooms, conservatory, mature gardens, garage, parking, potential for extension (STPP). EPC rating E.

Approximately 266 sq m (2,859 sq ft)

RICHMOND TW10

Freehold

Guide price: £2,800,000

MOUNT ARARAT ROAD



This substantial family home is situated on the slopes of Richmond Hill.

5 bedrooms, 2 bath/shower rooms, 2 cloakrooms, reception room, kitchen, dining room, garden, off street parking. EPC rating E.

Approximately 255 sq m (2,750 sq ft)

RICHMOND TW10

Freehold

Guide price: £2,550,000

MONTPELIER ROW



A simply exquisite and rarely available house with separate coach house overlooking Marble Hill Park.

4/5 bedrooms, 2 bathrooms, 2 reception rooms, kitchen/dining room, study, large gardens, two parking spaces. Grade II* Listed.

Approximately 288 sq m (3,103 sq ft)

TWICKENHAM TW1

Freehold

Guide price: £2,795,000

THE VINEYARD



Exceptionally well located end of terrace house on Richmond Hill.

5/6 bedrooms, study, 2 bathrooms, 2 cloakrooms, 2 reception rooms, kitchen/breakfast room, utility, conservatory, 140ft garden, parking. EPC rating D.

Approximately 224 sq m (2,413 sq ft)

RICHMOND TW10

Freehold

Guide price: £2,250,000

POMEROY CLOSE



An immaculate and extremely impressive house positioned in the secure Richmond Lock development.

6 bedrooms, 3 bathrooms, reception hall, reception room, media room, kitchen/family room, garden, garage. EPC rating C.

Approximately 330 sq m (3,553 sq ft)

RICHMOND LOCK TW1

Freehold

Guide price: £2,400,000

DENBIGH GARDENS



A spacious and very well-proportioned house in a desirable Richmond Hill location.

5/6 bedrooms, study, 2 bathrooms, 3 reception rooms, kitchen/breakfast room, utility, cloakroom, loft room, garage, off street parking, gardens. EPC rating E.

Approximately 312 sq m (3,361 sq ft)

RICHMOND TW10

Freehold

Guide price: £2,350,000

ONSLOW ROAD



A superb family house conveniently located on the lower slopes of Richmond Hill.

5 bedrooms, 3 bathrooms, 3 reception rooms, kitchen/dining room, sauna, roof terrace, garden, off street parking. EPC rating E.

Approximately 231 sq m (2,482 sq ft)

RICHMOND TW10

Freehold

Guide price: £2,500,000

LANCASTER PARK

RICHMOND TW10

Guide price: £999,950



SOLD

THE PAVILION

HAMPTON COURT KT8

Guide price: £8,950,000



SOLD

ONSLow AVENUE

RICHMOND TW10

Guide price: £1,995,000



SOLD

KEW ROAD

RICHMOND TW9

Guide price: £4,250,000



SOLD

SHEEN ROAD

RICHMOND TW9

Guide price: £2,495,000



SOLD

MOUNT ARARAT ROAD

RICHMOND TW10

Guide price: £2,300,000



SOLD



WANDSWORTH

AREAS COVERED

SW4 SW11 SW12 SW16 SW17 SW18

Best known for: The open spaces of Wandsworth, Clapham and Tooting Common.

Boroughs: Wandsworth, Lambeth

Area: From our office in the heart of Bellevue Village, we cover Wandsworth, Balham, Battersea, The Heaver Estate and Clapham. Residents are attracted to the many excellent state and private schools, expansive green spaces and easy commutes to both the City and the West End.

Social and cultural attractions: Situated between Wandsworth and Clapham Common, Northcote Road is a popular destination for its independent shops, market, galleries, cafés and bars. The many open spaces offer a wide range of children's activities. Restaurants in the area range from the Michelin-starred Chez Bruce to family-run establishments.

Sports and leisure facilities: The area offers plenty of open space for picnics, running, cycling and ball sports. There are tennis courts, cricket pitches and children's playgrounds throughout the area.

Our favourite places: Bellevue Road, for its pretty views over the Common; Northcote Road, for its bustling market; Abbeville Village, for its quaint parade of shops; Clapham Old Town, for its fine restaurants and extensive choice of bars and pubs; and Tooting Lido, which is one of the largest outdoor pools in Europe.

Getting around:

🚶 Balham, Tooting Bec, Clapham South, Clapham North, Clapham Common

🚆 Wandsworth Town, Wandsworth Common, Balham, Clapham Junction



SALES OVERVIEW

The market: The Wandsworth office has enjoyed a fantastic start to the year, having sold many properties from the first week of January and we move into the spring/summer with enthusiasm. Properties between £500,000 and £1,500,00 have been seeing the most activity, but there has been a notable increase in activity above the £2,000,000 range.

Our outlook: We expect a strong spring market and quality houses correctly priced will continue to sell well. The local market is strengthened by the continued migration of north-of-the-river buyers. We have seen the usual demand from young families wanting to upsize, older families wanting to downsize and some of our clients in larger houses relocating but purchasing a pied-à-terre for the future.

Who buys here: Wandsworth and Clapham attract families looking for excellent schools, green spaces, better value houses and bigger gardens. Areas such as Northcote Road provide a draw as a place to socialise and have an excellent range of boutique shops and independent retailers. Similarly, The Bellevue and Abbeville villages provide a charming atmosphere to live in.



Wandsworth Common

OUR TEAM IN ACTION:

We have undertaken a number of 'off-market' transactions this year. Clients often like us to discreetly "place a buyer" without the exposure of the internet and advertising. With our contacts and buyers, we are well placed to deliver this option if requested.

SALES INSIGHT

“My concern for the market is overvaluing. There are lots of agents operating around Wandsworth and Clapham with many struggling for stock. Overvaluing is the oldest form of buying business to the detriment of good advice.”

Sam Sproston Office Head

SALES BY NUMBERS

123

different countries have viewed properties for sale through [Knightfrank.co.uk/wandsworth](https://www.knightfrank.co.uk/wandsworth)

Our average local buyer spends

1.3M

66%

of our sales in the last nine months were priced under £1.5m



CLAPHAM COMMON WEST SIDE

Great views



An impressive Victorian family house situated adjacent to Clapham Common.

4/5 bedrooms, 2/3 reception rooms, 3 bathrooms (2 en suite), kitchen, cloakroom, garden, garage. EPC rating E.

Approximately 296 sq m (3,186 sq ft)

CLAPHAM SW4

Freehold

Asking price: £2,550,000

HERONDALE AVENUE

Wide garden



The property offers well-balanced family accommodation with generous living space.

5 bedrooms, 2 bathrooms (1 en suite), kitchen/dining/family room, reception room, playroom/study, utility room, downstairs cloakroom, large garden, off street parking. EPC rating D.

Approximately 246 sq m (2,648 sq ft)

WANDSWORTH SW18

Freehold

Asking price: £2,450,000

RYDAL ROAD

Country feel



A semi-detached family home of substantial proportions set back from the road.

6 bedrooms, 2 bathrooms (1 en suite), 2 reception rooms, kitchen/dining/family room, downstairs cloakroom, south-facing garden. EPC rating E.

Approximately 274 sq m (2,949 sq ft)

**BY TOOTING COMMON
SW16**

Freehold

Asking price: £1,525,000

MAGDALEN ROAD

Large south-facing garden



A beautifully presented family house with off street parking.

3 bedrooms, bathroom, reception room, kitchen/dining/family space, off street parking, south-facing 74 ft garden. EPC rating C.

Approximately 131 sq m (1,410 sq ft)

WANDSWORTH SW18

Freehold

Asking price: £1,150,000

HENDHAM ROAD

Close to Wandsworth Common



A handsome detached family house benefiting from off street parking and a large mature garden.

5 bedrooms, 3 bathrooms (2 en suite), 2 reception rooms, kitchen/family room, downstairs cloakroom, utility, off street parking, 80 ft garden. EPC rating F.

Approximately 225 sq m (2,427 sq ft)

WANDSWORTH SW17

Freehold

Asking price: £1,650,000

TANTALLON ROAD

Corner plot



A recently refurbished Victorian end of terrace family house with useful side access to the back garden.

4 bedrooms, 2 bathrooms (1 en suite), reception room, kitchen/dining/family room, utility room, downstairs cloakroom, cellar, garden. EPC rating C.

Approximately 209 sq m (2,250 sq ft)

BALHAM SW12

Freehold

Asking price: £1,200,000

ELLERTON ROAD

Fabulous kitchen



A superbly presented house set with a large south west-facing garden and off street parking for two cars.

5 bedrooms, 3 bathrooms (1 en suite), kitchen/dining/family room, reception room, playroom/study, utility room, downstairs cloakroom, south west-facing garden, off street parking. EPC rating D.

Approximately 222 sq m (2,390 sq ft)

WANDSWORTH SW18

Freehold

Asking price: £1,695,000

WANDLE ROAD

Substantial proportions



This family house has been refurbished to an exceptional standard whilst retaining many original features.

5 bedrooms, 3 bathrooms (2 en suite), 2 reception rooms, study, kitchen/dining/family room, playroom, utility room, downstairs cloakroom, wine store, 70ft garden. EPC rating D.

Approximately 284 sq m (3,057 sq ft)

WANDSWORTH SW17

Freehold

Asking price: £2,450,000

MAYFORD ROAD

WANDSWORTH SW12

Asking price: £995,000



SARSFELD ROAD

WANDSWORTH SW12

Asking price: £1,275,000



HEATHFIELD ROAD

WANDSWORTH SW18

Asking price: £799,000



HURON ROAD

HEAVER ESTATE SW17

Asking price: £1,390,000



APPLEDORE CLOSE

WANDSWORTH SW17

Asking price: £850,000



BALHAM PARK ROAD

BALHAM SW12

Asking price: £1,600,000





WIMBLEDON

AREAS COVERED

SW19 SW20 KT2 SW15

Best known for: Tennis, Wimbledon Common and the classic animated children's show *The Wombles*.

Borough: Merton Borough Council

Area: Wimbledon has two distinct residential areas. 'The village' is part of the original medieval village and surrounds the high street, while 'the town' is the area that was developed following the introduction of a railway station in 1838. Popular with young professionals and families, the area benefits from a strong sense of community.

Social and cultural attractions: The area has a number of bars, restaurants and boutique shops, as well as art galleries, a craft market, a cinema, and three theatres, including the New Wimbledon Theatre. The Buddhapadipa Buddhist Temple features an ornamental lake, small grove, flower garden and an orchard.

Sports and leisure facilities: Being further away from the city means residents benefit from more open spaces, including Wimbledon Common, one of the largest areas of common land in London and a perfect setting for picnics, joggers and cyclists. The area boasts a large number of gyms, riding schools, golf clubs and leisure centres. As the home of the world renowned Wimbledon Tennis Championship, tennis clubs are in abundance here.

Our favourite places: The Fox & Grapes, a fantastic gastropub; The Wimbledon Tandoori, for great curries; Maison St Cassien, a superb café; The Lighthouse restaurant, for modern international cuisine; and Aubaine, a welcome new edition to the Village.

Getting around:

🚶 Wimbledon, Wimbledon Park, South Wimbledon, East Putney, Putney Bridge

🚆 Wimbledon, Wimbledon Chase, Raynes Park, Putney



SALES OVERVIEW

The market: The autumn and early spring market has been incredibly busy with houses priced between £600,000 and £2m selling very quickly – often with multiple buyers bidding. Demand for these houses is strong and we foresee this demand continuing. It is also pleasing to note that the upper end of the market has noticeably improved since the turn of the year.

Our outlook: As market confidence continues to rise, we expect continued strong demand for flats and family houses in all price ranges. If market demand continues apace, then we foresee prices increasing by some 5% this year.

Who buys here: Families and professional couples. There is also a large Norwegian community because of the Norwegian school in Wimbledon.



OUR TEAM IN ACTION:

We have recently sold three houses in Cecil Road, Russell Road and Garfield Road where we sold all three on the first day of viewings – one for the asking price and the other two up to 5% over the guide prices. All three houses had multiple viewings on that first day and all had multiple offers, which resulted in record prices achieved for each house.

SALES BY NUMBERS

Every day Knight Frank Wimbledon properties are viewed

671

times through our award-winning website

43%

of our sales in the last 12 months were priced under £1.5m

On average we have achieved

98%

of the guide price on sales in the past 12 months

SALES INSIGHT

“The biggest new trend in my market is that buyers are wanting ever bigger kitchen/dining/family rooms and indoor pools are once again becoming popular.”

Dominic Pasqua Head of Sales



DOVER PARK DRIVE

Detached family house



A charming house with good lateral space which is ideal for family living, located close to Putney Heath.

Master bedroom suite, 3 further bedrooms, family bathroom, drawing room, dining room, family room, study, kitchen/breakfast room, utility room, cloakroom, parking, garden. EPC rating F.

Approximately 258 sq m (2,777 sq ft)

PUTNEY SW15

Freehold

Guide price: £1,995,000

CRESCENT ROAD

Detached Victorian house



A beautifully presented period detached house located in this sought after cul de sac, convenient for Wimbledon Town.

Master bedroom with en suite, 4 further bedrooms, 2 family bathrooms, drawing room, dining room, family room, kitchen/breakfast room, cloakroom, garden, parking. EPC rating F.

Approximately 263 sq m (2,830 sq ft)

WIMBLEDON SW20

Freehold

Guide price: £1,950,000

ARTHUR ROAD

Panoramic views



Spacious flat on the second floor of an attractive building only 0.1 miles from Wimbledon park tube.

Master bedroom with en suite, further bedroom, further bathroom, reception room, kitchen, study, communal gardens, private parking. EPC rating E.

Approximately 88 sq m (952 sq ft)

WIMBLEDON SW19

Leasehold
Guide price: £585,000

LINGFIELD ROAD

Newly renovated townhouse



A well-presented townhouse located on one of Wimbledon Village's most desirable roads.

4 bedrooms, 2 bath/shower rooms, reception room, kitchen/breakfast room, guest cloakroom, garden, garage, off street parking. EPC rating C.

Approximately 143 sq m (1,540 sq ft)

WIMBLEDON SW19

Freehold
Guide price: £1,365,000

COTTENHAM PARK ROAD

Stunning ground floor flat



Located on one of West Wimbledon's most sought after roads, this is a beautifully presented and spacious flat within an attractive converted house.

2 bedrooms with en suites, open plan reception/kitchen/dining room, study, direct access to communal gardens, private parking. EPC rating D.

Approximately 89 sq m (960 sq ft)

WIMBLEDON SW20

Leasehold

Guide price: £635,000

CHAPMAN SQUARE

Spacious townhouse



A beautifully presented family townhouse offering excellent entertaining space and flexible living accommodation with the added benefit of 24-hour portage.

Master bedroom with en suite, 4 further bedrooms (1 en suite), drawing room, dining room, kitchen/breakfast room, utility, cloakroom, garden, garage, parking. EPC rating D.

Approximately 242 sq m (2,612 sq ft)

WIMBLEDON SW19

Freehold

Guide price: £1,625,000

LETTINGS OVERVIEW

The market: The rental market remains buoyant with properties being rented to a good mix of corporate and private tenants. Wimbledon is ideal for families with the excellent schools in the area, the fast transport links into London and the stunning Common, giving Wimbledon the country living feel.

Our outlook: SW19 remains very popular but SW20 offers tenants more value for their money with fast access into Waterloo from Raynes Park station. The new state-of-the-art Medical Centre is a flagship new development.

Who rents here: A lot of Scandinavians flock to Wimbledon because of the Norwegian school. Oil companies such as Exxon Mobil, Statoil, BP and Seadrill are some of our biggest providers of corporate income as well as a number of employees from Unilever and British American Tobacco.



Haygarth Place | SW19

OUR TEAM IN ACTION:
The Landlord bought this property through our sales department in July 2011 as a buy-to-let investment and it has been rented ever since. Knight Frank have recently let the cottage to a professional relocating from Switzerland.

LETTINGS BY NUMBERS

26%

of our applicants want to spend between £3,000–£4,500 per month

66%

of our tenants are sourced via the internet

44%

of the deals done last year were rented between £1,500–£3,000 per month

LETTINGS INSIGHT

“As well as Raynes Park, one of the most exciting emerging hotspots is The Vineyards, which is a really popular area close to Wimbledon Park and tube station.”

Ruth Barr Head of Lettings



LINGFIELD ROAD



A beautiful apartment situated on the lower ground floor and located in the very heart of Wimbledon Village.

4 bedrooms, 2 bathrooms, reception room, kitchen, study/bedroom 4, communal garden and off street parking. EPC rating E.

Approximately 105 sq m (1,130 sq ft)

WIMBLEDON SW19

Available unfurnished

Guide price: £2,950 per calendar month

BELVEDERE GROVE



A lovely, detached family house located in the very heart of Wimbledon Village.

5 bedrooms, 2 bathrooms, 2 reception rooms, kitchen/breakfast room, garden, garage and off street parking. EPC rating E.

Approximately 197 sq m (2,115 sq ft)

WIMBLEDON SW19

Available unfurnished

Guide price: £5,000 per calendar month

ARTHUR ROAD



Stunning and stylishly converted ground floor apartment in a popular Wimbledon location.

3 bedrooms, 2 bathrooms, 2 reception rooms, kitchen with dining space, balcony, garden and off street parking. EPC rating E.

Approximately 123 sq m (2,293 sq ft)

WIMBLEDON SW19

Available unfurnished

Guide price: £4,000 per calendar month

NB All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.

LINGFIELD ROAD



A well-presented family house in the heart of Wimbledon Village.

4 bedrooms, 2 bathrooms, large reception room, kitchen/breakfast room, cloakroom, garden, garage and off street parking. EPC rating C.

Approximately 143 sq m (1,540 sq ft)

WIMBLEDON SW19

Available unfurnished

Guide price: £4,500 per calendar month

LANSDOWNE ROAD



An immaculate top floor apartment situated a short distance to the amenities of Wimbledon Village and Raynes Park.

2 bedrooms, 2 bathrooms, 2 reception rooms, galley style kitchen, communal gardens and off street parking for 2 cars. EPC rating D.

Approximately 137 sq m (1,475 sq ft)

WEST WIMBLEDON SW20

Available unfurnished

Guide price: £2,200 per calendar month

MELVILLE AVENUE



Modern family house located within this quiet cul de sac off Copse Hill.

5 bedrooms, 3 bathrooms, reception room, kitchen, garden with paved area, garage and off street parking. EPC rating D.

Approximately 167 sq m (1,805 sq ft)

WEST WIMBLEDON SW20

Available unfurnished

Guide price: £3,950 per calendar month

SOMERSET ROAD



A stylish apartment located in the fantastic Wimbledon location with panoramic views over London.

2 bedrooms, 2 bathrooms, reception room, kitchen with breakfast bar and allocated underground parking for 1 car. EPC rating C.

Approximately 121.6 sq m (1,309 sq ft)

WIMBLEDON SW19

Available unfurnished

Guide price: £2,500 per calendar month

WIMBLEDON HILL ROAD



A spacious and well-presented apartment situated on the ground floor on Wimbledon Hill.

2 bedrooms, 2 bathrooms, reception room, open plan kitchen, communal garden and off street parking. EPC rating C.

Approximately 110 sq m (1,190 sq ft)

WIMBLEDON SW19

Available unfurnished

Guide price: £2,750 per calendar month

ROYAL CLOSE



Well-presented second floor apartment located a short distance from Wimbledon Village.

2 bedrooms, 2 bathrooms, reception room, kitchen, cloakroom, balcony, communal garden and off street parking. EPC rating D.

Approximately 116 sq m (1,258 sq ft)

WIMBLEDON SW19

Available furnished or unfurnished
Guide price: £2,975 per calendar month

WORPLE ROAD



A bright, second floor flat situated in a central Wimbledon location.

2 bedrooms, 2 bathrooms, reception room, modern kitchen, communal garden and underground parking for 1 car. EPC rating C.

Approximately 74 sq m (797 sq ft)

WIMBLEDON SW20

Available furnished or unfurnished
Guide price: £1,725 per calendar month

OLD MALDEN LANE



A spacious coach house situated within a short drive of Worcester Park train station.

5 bedrooms, 3 bathrooms, 4 reception rooms, kitchen, walled garden, 2 garages and off street parking. EPC rating F.

Approximately 283 sq m (3,055 sq ft)

OLD MALDEN KT4

Available unfurnished
Guide price: £3,500 per calendar month

NB All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.

PARKSIDE GARDENS



Beautiful second floor apartment within this attractive converted house in Wimbledon.

3 bedrooms, 2 bathrooms, 2 reception rooms and fully fitted kitchen. EPC rating F.

Approximately 144 sq m (1,558 sq ft)

WIMBLEDON SW19

Available unfurnished
Guide price: £2,950 per calendar month

GARFIELD ROAD

WIMBLEDON SW19

Guide price: £625,000



PARKSIDE GARDENS

WIMBLEDON SW19

Guide price: £715,000



BERNARD GARDENS

WIMBLEDON SW19

Guide price: £1,995,000



WOODHAYES ROAD

WIMBLEDON SW19

Guide price: £1,850,000



MERTON HALL ROAD

WIMBLEDON SW19

Guide price: £1,300,000



LORDELL PLACE

WIMBLEDON SW19

Guide price: £1,995,000



HAYGARTH PLACE

WIMBLEDON SW19 Guide price: £2,575 per calendar month



LET

CHURCH ROAD

WIMBLEDON SW19 Guide price: £3,250 per calendar month



LET

QUINTIN AVENUE

WIMBLEDON SW19 Guide price: £2,300 per calendar month



LET

THE GRANGE

WIMBLEDON SW19 Guide price: £2,200 per calendar month



LET

WELFORD PLACE

WIMBLEDON SW19 Guide price: £3,500 per calendar month



LET

WESTSIDE COMMON

WIMBLEDON SW19 Guide price: £1,550 per calendar month



LET

HOME COUNTIES LETTINGS

AREAS COVERED
BERKSHIRE, BUCKINGHAMSHIRE, OXFORDSHIRE AND SURREY



LETTINGS BY NUMBERS

51%

of tenancies completed in the Home Counties were under £3,000 pcm

40's

is the age of the majority of our tenants

44%

of our tenants in the Home Counties are from overseas, therefore Knight Frank's global network can offer maximum exposure to let your property



LETTINGS OVERVIEW

Best known for: Commutable distances to central London, yet lush green leafy towns and villages provide a perfectly peaceful setting in which to live. Being close to the airports of Heathrow and Gatwick, accessible for those who need to travel internationally. With excellent state and private schools, fine restaurants, boutiques, shops and gastro pubs, it is easy to see why the Home Counties are a popular residential hotspot for commuters and tenants moving out from London.

Area: Knight Frank's lettings offices at Ascot, Cobham, Esher and Henley, cover the very best parts of the Home Counties in Berkshire, parts of Buckinghamshire, Oxfordshire and Surrey.

The market: Our Spring-Summer lettings market sees many families searching for a rental property in the Home Counties in order to secure a home and school places. Many will rent in the area whilst they are relocated here for work, with others renting in the area before buying.

Our outlook: This time of year is when we see the market increase in general activity through until September. There is a great window of opportunity if you are looking to rent your own home to secure a tenant whilst there is the usual increase in demand.

Who rents here: Knight Frank handle the letting and management of modern one bedroom apartments, right through the market to large country estates – the tenant base is equally as varied. There are single professionals, couples and families all searching for their next rental property.

Social and cultural attractions: With International Schools; ACS (Egham and Cobham), TASIS at Thorpe and ISL at Woking, to name a few, our market draws in many international families. There are many countryside walks and outdoor activities including Royal Bushy Park, Hampton Court, RHS Wisley and Claremont Landscaped Gardens.

Sports and leisure facilities: Whether it's the decadence of Royal Week at Ascot Race course, boating and Pimms at Henley or enjoying the numerous highly renowned golf courses in the area, there is a wealth of local attractions happening year round in the Home Counties.

Our favourite places: Walks along the River Thames or through the Savill Gardens and Virginia Water Lakes, followed by lunch at a great country pub.

LETTINGS INSIGHT

“

The current rental market is extremely responsive to economic performance and there continues to be a high demand for properties at all levels from £1,000 per calendar month for a one bedroom apartment to in excess of £10,000 per calendar month for executive homes. The area remains ever popular, with corporate families relocating from overseas due to the excellent rail services to London, both Heathrow and Gatwick airports and the choice of international schools located in Cobham, Woking, Egham and Thorpe.”

Amanda Driver
Department Head –
Cobham & Esher



“

The market continues to see good demand for all types of rental property and therefore budgets vary too, from £1,000 per calendar month to tens of thousands of pounds. We attract a mix of corporate and private tenants, locally and from across the world. Many are attracted to the area to educate their children at the excellent schools in the area.”

Gordon Hood
Department Head –
Ascot & Henley



MILL LANE



Close to Windsor Great Park and moments from Ascot High Street; a character property to rent in Ascot. EPC rating F.

ASCOT

Guide price: £8,500 per calendar month

Knightfrank.co.uk/ascot

T. +1344 299399 ♦ ascotlettings@knightfrank.com

CALLOW HILL



A recently refurbished two bedroom ground floor apartment to rent with a large private garden. EPC rating F.

VIRGINIA WATER

Guide price: £2,000 per calendar month

Knightfrank.co.uk/virginiawater

T. +1344 299399 ♦ ascotlettings@knightfrank.com

CHRISTMAS COMMON



A substantial Grade II Listed converted barn to rent in the Chilterns with a separate cottage providing secondary accommodation. EPC rating F.

NEAR HENLEY

Guide price: £3,250 per calendar month

Knightfrank.co.uk/henley

T. +1491 844911 ♦ henleylettings@knightfrank.com

WRENS HILL



Five bedroom detached house located within a gated development in Oxshott. EPC rating C.

OXSHOTT

Guide price: £6,400 per calendar month

Knightfrank.co.uk/cobham

T. +1932 591606 ♦ cobhamlettings@knightfrank.com

ONslow ROAD



A beautifully presented five bedroom detached family home on the exclusive Burwood Park Estate. EPC rating D.

WALTON ON THAMES

Guide price: £7,950 per calendar month

Knightfrank.co.uk/eshel

T. +1372 464009 ♦ eshellettings@knightfrank.com

BIRCH VALE



Five bedroom family home ideally situated in a popular residential location. EPC rating C.

COBHAM

Guide price: £5,950 per calendar month

Knightfrank.co.uk/cobham

T. +1932 591606 ♦ cobhamlettings@knightfrank.com

SHRUBBS HILL LANE



LET

A three bedroom cottage to rent in a pretty private lane within a short distance from Sunningdale village centre. EPC rating B.

SUNNINGDALE

Guide price: £2,500 per calendar month

Knightfrank.co.uk/ascot

T. +1344 299399 ♦ ascotlettings@knightfrank.com

SOVEREIGN MEWS



LET

A brand new five bedroom town house to rent in a gated development within a short level walk of Ascot High Street. EPC rating B.

ASCOT

Guide price: £5,500 per calendar month

Knightfrank.co.uk/ascot

T. +44 1344 299399 ♦ ascotlettings@knightfrank.com

MARKET PLACE



LET

With fabulous views over the town and having been completely renovated to provide excellent accommodation. EPC rating E.

HENLEY

Guide price: £2,500 per calendar month

Knightfrank.co.uk/henley

T. +1491 844911 ♦ henleylettings@knightfrank.com

LITTLEWORTH ROAD



LET

A beautifully presented modern detached five bedroom family home within walking distance of station. EPC rating D.

ESHER

Guide price: £6,750 per calendar month

Knightfrank.co.uk/esher

T. +1372 464009 ♦ esherlettings@knightfrank.com

FAIRBOURNE



LET

A detached family home built to a high specification with vaulted ceiling and underfloor heating. EPC rating C.

COBHAM

Guide price: £10,500 per calendar month

Knightfrank.co.uk/cobham

T. +1932 591606 ♦ cobhamlettings@knightfrank.com

ROUNDHILL WAY



LET

A family home built to a high specification and providing spacious accommodation throughout. EPC rating C.

COBHAM

Guide price: £5,500 per calendar month

Knightfrank.co.uk/cobham

T. +1932 591606 ♦ cobhamlettings@knightfrank.com

WHY KNIGHT FRANK

Whether you are buying a beautiful house for personal enjoyment or want to invest in a portfolio of rental properties, we can help.

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

Below is an overview of our specialist teams and how they can help. If you can't find what you are looking for here, please visit KnightFrank.co.uk/residential

Buying and selling residential property

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

Property in Central London
please contact
Noel Flint on +44 20 7861 5020

UK property outside of London
please contact
David Peters on +44 1488 682 726

UK farms and estates please contact
Clive Hopkins on +44 20 7861 1064

International Property please contact
Paddy Dring on + 44 20 7861 1061

Knight Frank's property search service,
The Buying Solution contact
Philip Selway on +44 20 7591 2647

For more information about financing
and mortgage options with Knight
Frank Finance, please contact **Simon
Gammon** on +44 20 7268 2581 or
visit KnightFrankFinance.co.uk

Renting, letting and managing residential property

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

For more information on renting,
letting and property management with
Knight Frank please contact **Tim Hyatt**
on +44 20 7861 5044 or visit
KnightFrank.co.uk/lettings

Consulting and property research

- Valuations
- Leasehold reform
- Rural consultancy
- Country house consultancy
- Renewables and sustainability
- Rural consultancy
- Property research

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

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

To find out more about our
research contact **Liam Bailey**
on +44 20 7861 5133

Other areas of expertise

- New Homes
- Residential Development

For more information about our
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