



40th
ANNIVERSARY
BEAUCHAMP
ESTATES



Celebrating 40 years of success



Founded by Gary Hershman in 1979, Beauchamp Estates is now a market leader in the prime central London and international luxury property market. Providing clients with a worldwide service, the group has offices in Mayfair, Marylebone, Cannes and Mykonos and an associate office in New York.

The agency has the highest number of instructions and contracts conducted in London and the Home Counties, worth over £10 million. To celebrate this success in this brochure there is a selection of some of the most memorable transactions completed in London and the Home Counties over the last 40 years.

One deal from each consecutive year is showcased, providing a list of 40 ultra-prime properties worth £3.4 billion at current values. To celebrate the firm's international expansion, there is a list of overseas deals, 12 transactions, one for each of the last 12 years, with a combined value of £359.3 million.

The diversity of properties and deals is telling. Alongside London mansions, townhouses and penthouses, there are Surrey mansions, trophy commercial buildings, American houses and oceanfront condos, Monaco's grandest penthouse, Cannes and Greek beachfront villas and ski chalets.

As a result of these deals Beauchamp Estates has been listed as London's No.1 Boutique Estate Agency by PrimeResi for 2017, 2018 and 2019 and has won previous accolades for being a market leader provided by Spear's Wealth Management, egi: Estates Gazette and Property Week.

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Year	Property	Sold / Let	Est Equivalent 2019*	Page
1979	Upper Brook Street, W1	£120,000	£3,500,000	7
1980	17 Eaton Place, SW1	£900,000	£60,000,000	9
1981	19 Upper Grosvenor Street, W1	£1,200,000	£90,000,000	10
1983	Crown Agents Building 4-5 Millbank, SW1	£11,000,000	£150,000,000	11
1984	Park House, SW1	£4,350,000	£40,000,000	12
1985	35 Warwick Gardens House, W1	£495,000	£7,000,000	13
1989	Britannic House, EC2	£198,000,000	£850,000,000	14
1990	Blundell House & Little Blundell House, W8	£10,000,000	£60,000,000	17
1991	Norwich House, Croydon, CR0	£6,000,000	£40,000,000	18
1992	Hertsmere House, Canary Wharf, E14	£10,000,000		19
		£23,000,000 (2005)	£100,000,000	
1993	16 Cadogan Square Ground and 1st Floor, SW1	£2,500,000	£25,000,000	20
1994	52 Queens Gardens, W2	£1,250,000	£11,000,000	21
1995	79-81 Eaton Place, SW1	£6,000,000	£40,000,000	22
1996	2 South Audley Street, W1	£5,400,000	£40,000,000	23
1997	19 Upper Brook Street, W1	£10,500,000	£50,000,000	24
1998	22 Weymouth Street, W1	£2,000,000	£12,000,000	25
1999	52-58 Seymour Street, W1	£7,500,000	£25,000,000	26
2000	Eagle Wharf, Grosvenor Road, SW1	£50,000,000	£200,000,000	29
2001	Kensington Palace Gardens, W8	£57,000,000	£200,000,000	30
2002	Braemar Mansions, Cornwall Gardens, SW7	£8,750,000	£16,000,000	31
2003	Royal Mail Sorting Office, Almeida Street, Islington, N1	£74,000,000	£20,000,000	32
2004	Glebe Place, SW3	£25,000,000		33
		£75,000,000 (2011)	£100,000,000	
2005	Sloane House, SW1	£26,500,000	£150,000,000	34
2006	Akinson Morley Hospital, SW20	£29,000,000	£75,000,000	35
2006	Audley Square Car Park, W1 & Ascott Serviced Apartments, W1	£123,000,000	£150,000,000	36
2007	11 Wilton Crescent, SW1	£17,000,000		37
		£60,000,000 (2010)	£70,000,000	
2008	The Palladio Residence, N6	£34,000,000	£45,000,000	38

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Year	Property	Sold / Let	Est Equivalent 2019*	Page
2009	Beechwood, N6	£48,000,000	£100,000,000	39
2010	16 Holland Park, W11	£48,000,000	£60,000,000	41
2011	One Hyde Park, SW1	£60,000,000	£70,000,000	42
2012	Caroline Terrace, SW1 **	£60,000,000	£70,000,000	43
2013	11-15 Grosvenor Crescent, SW1***	£100,000,000	£150,000,000	44
2014	60 Addison Road, W14	£22,985,000	£35,000,000	45
2015	40 Avenue Road, NW8 ***	£40,000,000	£44,000,000	46
2015	Thomas Goode, Mayfair, W1****	£85,000,000	£115,000,000	47
2016	100 Hamilton Terrace, NW8 - <i>Let for one year</i>	£1,350,000	£1,500,000	48
2017	Lambourne Hall, Sunningdale, SL5	£21,400,000	£22,500,000	49
2018	Stanhope Gate, W1	£39,000,000	£40,000,000	50
2018	Belgrave Square, SW1	£50,000,000	£51,000,000	51
2019	Wilton Mews, SW1 - <i>Let for one year</i>	£1,040,000	£1,040,000	52
		Total	£1,456,240,000	£3,414,540,000
Overseas				
2008	Villa Narcissus, Mykonos - <i>Let for three weeks</i>	£185,000	£210,000	55
2009	La Belle Epoque, Monaco	£143,217,000	£217,000,000	56
2013	The Cape, Mykonos	£6,076,000	£6,909,000	57
2014	Villa Alang Alang, Cannes - <i>Let for two months</i>	£304,000	£317,000	58
2014	Chalet Anemone, Courchevel - <i>Let for one week</i>	£187,000	£207,600	59
2015	Villa Délicieux Séjour, Cannes - <i>Let for one month</i>	£1,740,000	£1,810,000	60
2016	West Brickell and Edgewater, Miami****	£69,687,000	£73,807,000	61
2017	Villa WRV, Mykonos - <i>Let for one week</i>	£100,000	£103,000	62
2018	Chain Bridge Road, Washington DC	£53,427,000	£54,085,000	63
2018	Villa Satori, Mykonos - <i>Let for one week</i>	£108,000	£109,000	64
2018	Villa Julia, Cannes - <i>Let for one month</i>	£234,000	£236,000	65
2018	Villa Ammoudi, Mykonos	£4,513,000	£4,549,000	66
		Total	£279,778,000	£359,342,600

*calculations based on average rates of inflation and recent comparable sales
 **asking price

***sold in excess of
 ****acquired on behalf of our client

1970's



UPPER BROOK STREET, W1

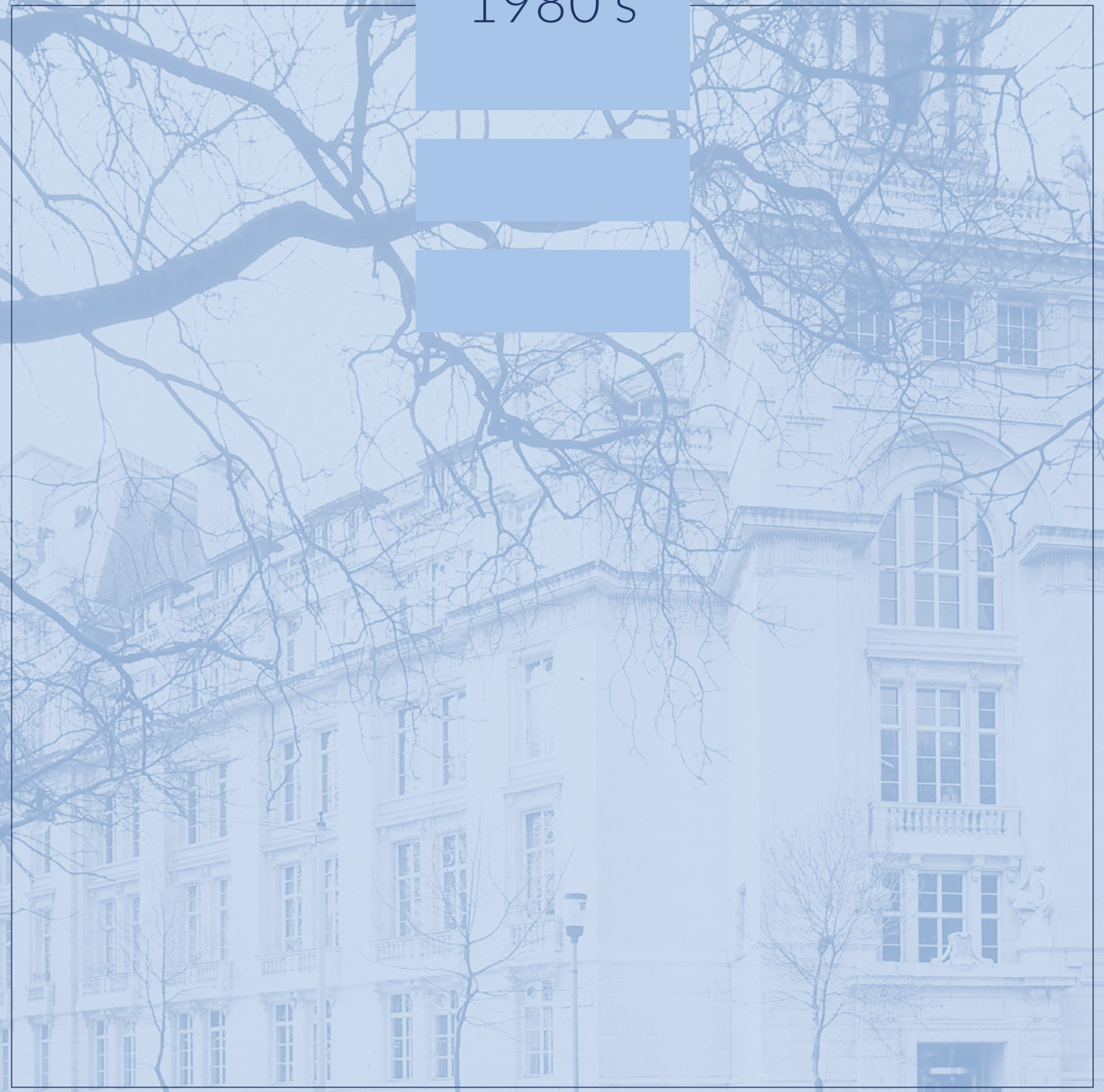


Sold £120,000

Est. equivalent 2019* £3,500,000

One of the first properties sold by Beauchamp Estates

1980's



17 EATON PLACE, SW1



Sold £900,000

Est. equivalent 2019* £60,000,000

19 UPPER GROSVENOR STREET, W1



Sold £1,200,000

Est. equivalent 2019* £90,000,000

CROWN AGENTS BUILDING, SW1



Sold £11,000,000

Est. equivalent 2019* £150,000,000

PARK HOUSE, SW1



Sold £4,350,000

Est. equivalent 2019* £40,000,000

35 WARWICK GARDENS, W14



Sold £495,000

Est. equivalent 2019* £7,000,000

BRITANNIC HOUSE, EC2

Sold £198,000,000

Est. equivalent 2019* £850,000,000

Known today as Citypoint, Britannic House was not only the largest deal completed that year, but a career highlight for Beauchamp Estates' Founder, Gary Hershman.

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1990's



BLUNDELL HOUSE & LITTLE BLUNDELL HOUSE, W8



Sold £10,000,000
Est. equivalent 2019* £60,000,000

NORWICH HOUSE, CROYDON, CR0



Sold £6,000,000

Est. equivalent 2019* £40,000,000

HERTSMERE HOUSE, CANARY WHARF, E14



Sold c. £10,000,000

Est. equivalent 2019* £100,000,000

*Beauchamp Estates sold Hertsmeare House for a second time in 2005 for £23,000,000.
Recently sold for £100,000,000.*

16 CADOGAN SQUARE GROUND AND 1ST FLOOR, SW1



Sold £2,500,000

Est. equivalent 2019* £25,000,000

52 QUEENS GARDENS, W2



Sold £1,250,000

Est. equivalent 2019* £11,000,000

Now eleven apartments

79-81 EATON PLACE, SW1



Sold £6,000,000

Est. equivalent 2019* £40,000,000

2 SOUTH AUDLEY STREET, W1



Sold £5,400,000

Est. equivalent 2019* £40,000,000

19 UPPER BROOK STREET, W1



Sold £10,500,000

Est. equivalent 2019* £50,000,000

22 WEYMOUTH STREET, W1



Sold £2,000,000

Est. equivalent 2019* £12,000,000

One of Beauchamp Estates' quickest sales, exchanging contracts within an impressive four hours following the first viewing!

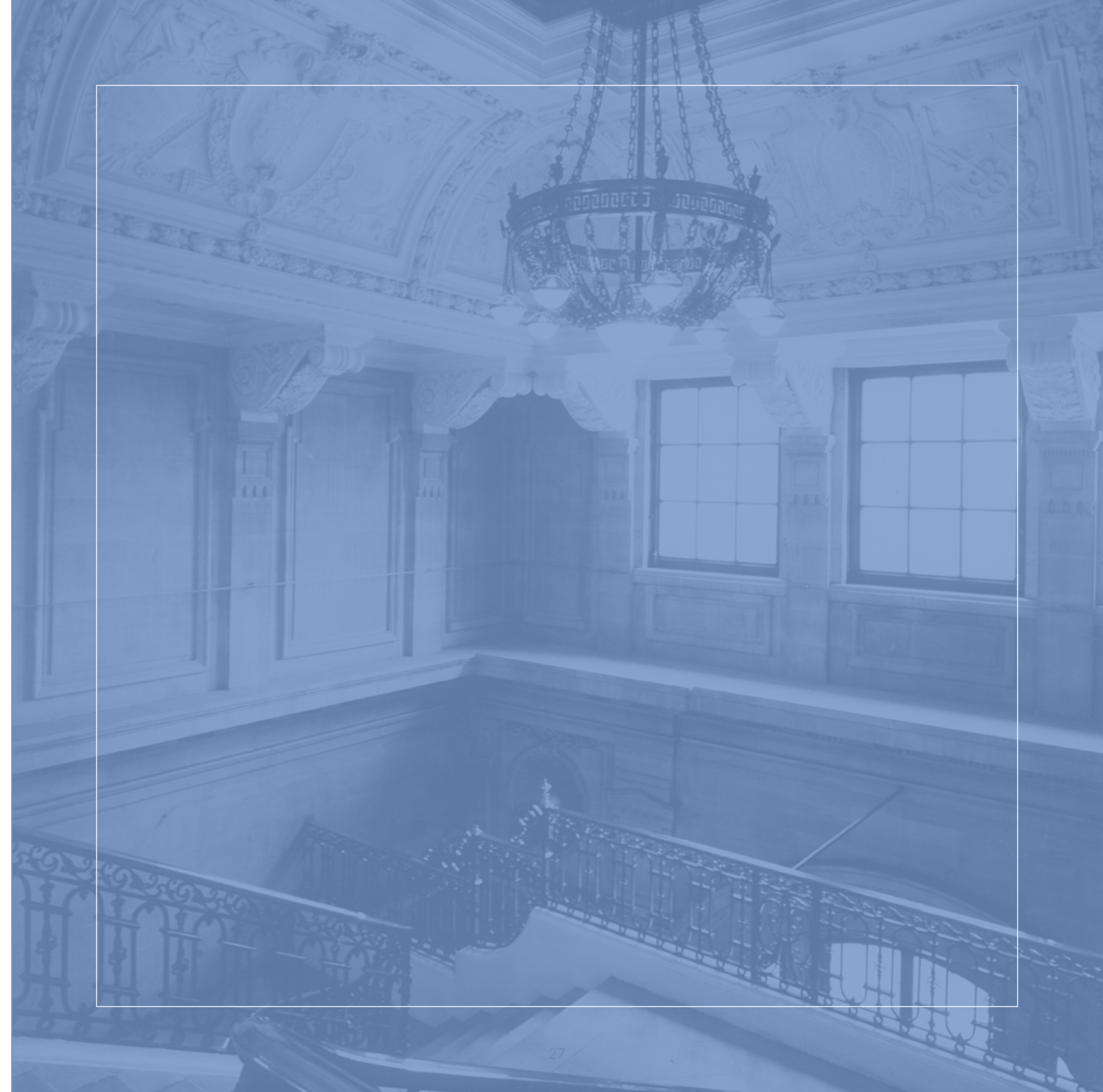
52-58 SEYMOUR STREET, W1



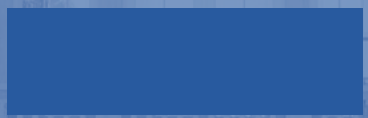
Sold £7,500,000

Est. equivalent 2019* £25,000,000

Twenty-two apartments



2000's



EAGLE WHARF, GROSVENOR ROAD, SW1

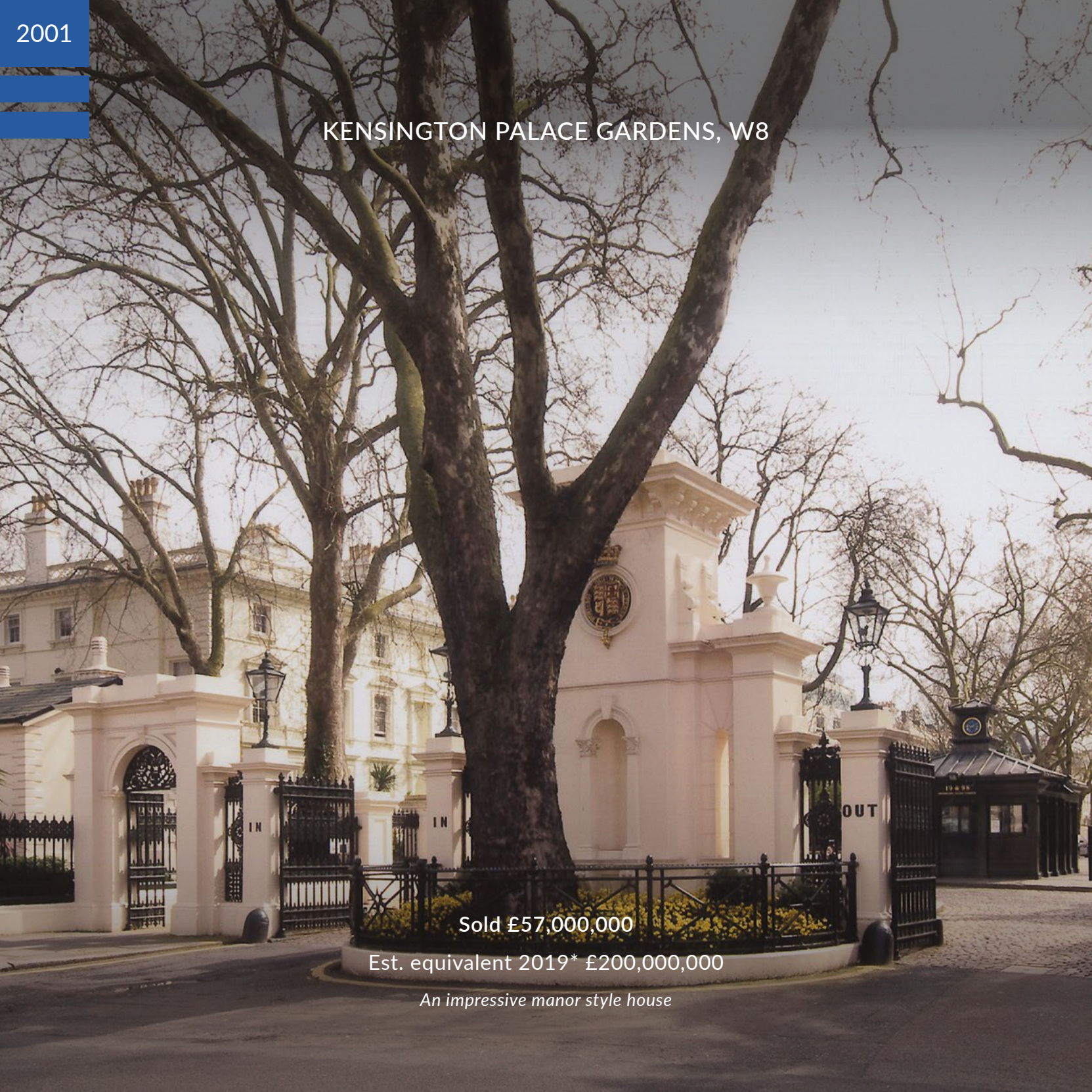


Sold £50,000,000

Est. equivalent 2019* £200,000,000

*Planning permission was granted for forty-one units offering some 75,000 sq ft.
All units were successfully sold by Beauchamp Estates.*

KENSINGTON PALACE GARDENS, W8



Sold £57,000,000

Est. equivalent 2019* £200,000,000

An impressive manor style house

BRAEMAR MANSIONS, CORNWALL GARDENS, SW7



Sold £8,750,000

Est. equivalent 2019* £16,000,000

An unmodernised block converted to six impressive lateral apartments all sold by Beauchamp Estates between 2006-2007 for £22,000,000.

ROYAL MAIL SORTING OFFICE.
ALMEIDA STREET, ISLINGTON, N1



Sold £74,000,000

Est. equivalent 2019* £200,000,000

Now known as Islington Square, this impressive development consists of 169 private residences. To date Beauchamp Estates have successfully exchanged on over 100 units.

GLEBE PLACE, SW3



Sold £25,000,000

Beauchamp Estates sold Glebe place for a second time 2011 for £75,000,000 (Est. equivalent 2019 £100,000,000) with planning permission for ten units.*

SLOANE HOUSE, SW1



Sold £26,500,000

Est. equivalent 2019* £150,000,000

AKINSON MORLEY HOSPITAL, SW20



Sold £29,000,000

Est. equivalent 2019* £75,000,000

Now home to the Wimbledon Hill Park development Beauchamp Estates are appointed as Sole Agents. Phase one & two are sold out. Phase three to be released summer 2019.

AUDLEY SQUARE CAR PARK, W1 & ASCOTT SERVICED APARTMENTS, W1

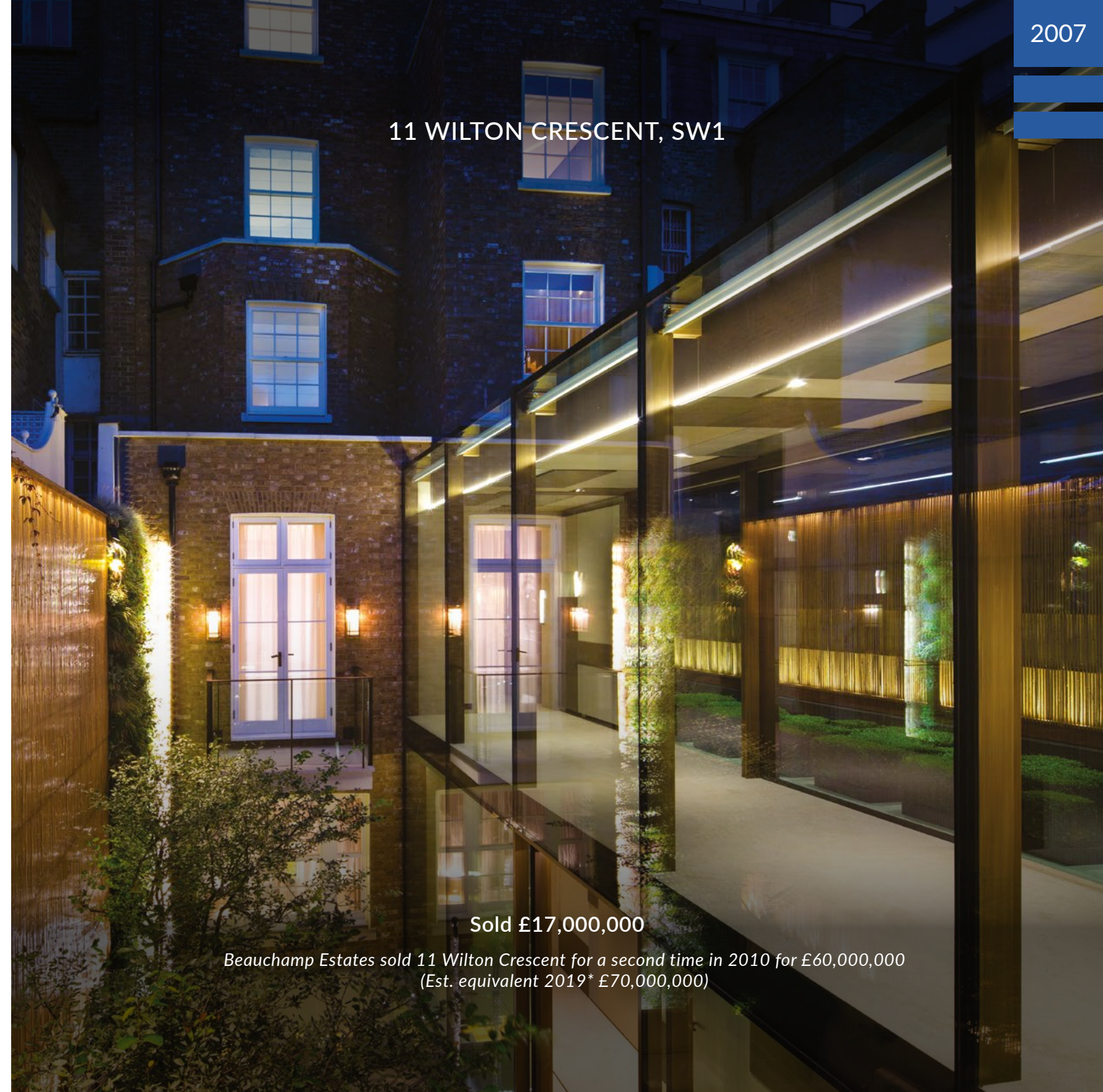


Sold £123,000,000

Est. equivalent 2019* £150,000,000

This 200,000 sq ft project is currently being developed into a set of thirty apartments and townhouses.

11 WILTON CRESCENT, SW1



Sold £17,000,000

Beauchamp Estates sold 11 Wilton Crescent for a second time in 2010 for £60,000,000 (Est. equivalent 2019 £70,000,000)*

THE PALLADIO RESIDENCE, N6



Sold £34,000,000

Est. equivalent 2019* £45,000,000

The highest price paid for a newly built home in UK at the time.

BEECHWOOD, N6



Sold £48,000,000

Est. equivalent 2019* £100,000,000

An impressive residence set within thirteen acres of land.

2010's



16 HOLLAND PARK, W11



Sold £48,000,000

Est. equivalent 2019* £60,000,000

A record price to date for Holland Park.

ONE HYDE PARK, SW1



Sold £60,000,000

Est. equivalent 2019* £70,000,000

CAROLINE TERRACE, SW1



Sold £60,000,000**

Est. equivalent 2019* £70,000,000

11-15 GROSVENOR CRESCENT, SW1



Sold in excess of £100,000,000***
Est. equivalent 2019* £150,000,000

ADDISON ROAD, W14



Sold £22,985,000
Est. equivalent 2019* £35,000,000
An unmodernised house sold with planning permission to extend.

40 AVENUE ROAD, NW8



Sold £40,000,000***

Est. equivalent 2019* £44,000,000

THOMAS GOODE, MAYFAIR, W1



Sold £85,000,000

Est. equivalent 2019* £115,000,000

Acquired on behalf of our client.

100 HAMILTON TERRACE, NW8



Let for one year **£1,350,000**
Est. equivalent 2019* **£1,500,000**

LAMBOURNE HALL, SUNNINGDALE, SL5



Sold **£21,400,000**
Est. equivalent 2019* **£22,500,000**
A record price to date in Sunningdale.

STANHOPE GATE, W1



Sold £39,000,000

Est. equivalent 2019* £40,000,000

Change of use from an office building to an exceptional, interior designed residence.

BELGRAVE SQUARE, SW1



Sold £50,000,000

Est. equivalent 2019* £51,000,000

WILTON MEWS, SW1



Let for one year £1,040,000**

Highest lettings price achieved on Wilton Mews to date.

Beauchamp Estates have been listed as London's No.1 Boutique Estate Agency by PrimeResi for 2017, 2018 and 2019 and has won previous accolades for being a market leader provided by Spear's Wealth Management, egi: Estates Gazette and Property Week.

OVERSEAS



VILLA NARCISSUS, MYKONOS



Let for three weeks £185,000 (€213,000)

Est. equivalent 2019* £210,000 (€243,000)

The first rental deal completed by Beauchamp Estates Mykonos upon opening that year.

BELLE EPOQUE, MONACO



Sold £143,217,000 (€165,000,000)

Est. equivalent 2019* £217,000,000 (€250,000,000)

THE CAPE, MYKONOS



Sold £6,076,000 (€7,000,000)

Est. equivalent 2019* £6,909,000 (€7,960,000)

One of the most expensive villas sold to date on the island.

VILLA ALANG ALANG, CANNES



Let for two months **£304,000 (€350,000)**
 Est. equivalent 2019* **€365,000 (£317,000)**

CHALET ANEMONE, COURCHEVEL



Let for one week **£187,000**
 Est. equivalent 2019* **£208,000**

VILLA DÉLICIEUX SÉJOUR, CANNES



Let for one month £174,000 (€200,000)
 Est. equivalent 2019* £181,000 (€208,600)

WEST BRICKELL AND EDGEWATER, MIAMI



Four mainly waterfront development sites acquired by Beauchamp Estates on behalf of our client, for residential development, £69,687,000 (\$90,000,000). Developed value in excess of £1,161,645,000 (\$1,500,000,000).

VILLA WRV, MYKONOS



Let for 1 week £100,000 (€116,000)

Est. equivalent 2019* £103,000 (€119,000)

CHAIN BRIDGE ROAD, WASHINGTON DC



Sold £53,427,000 (\$69,000,000)

Est. equivalent 2019* £54,085,000 (\$69,850,000)

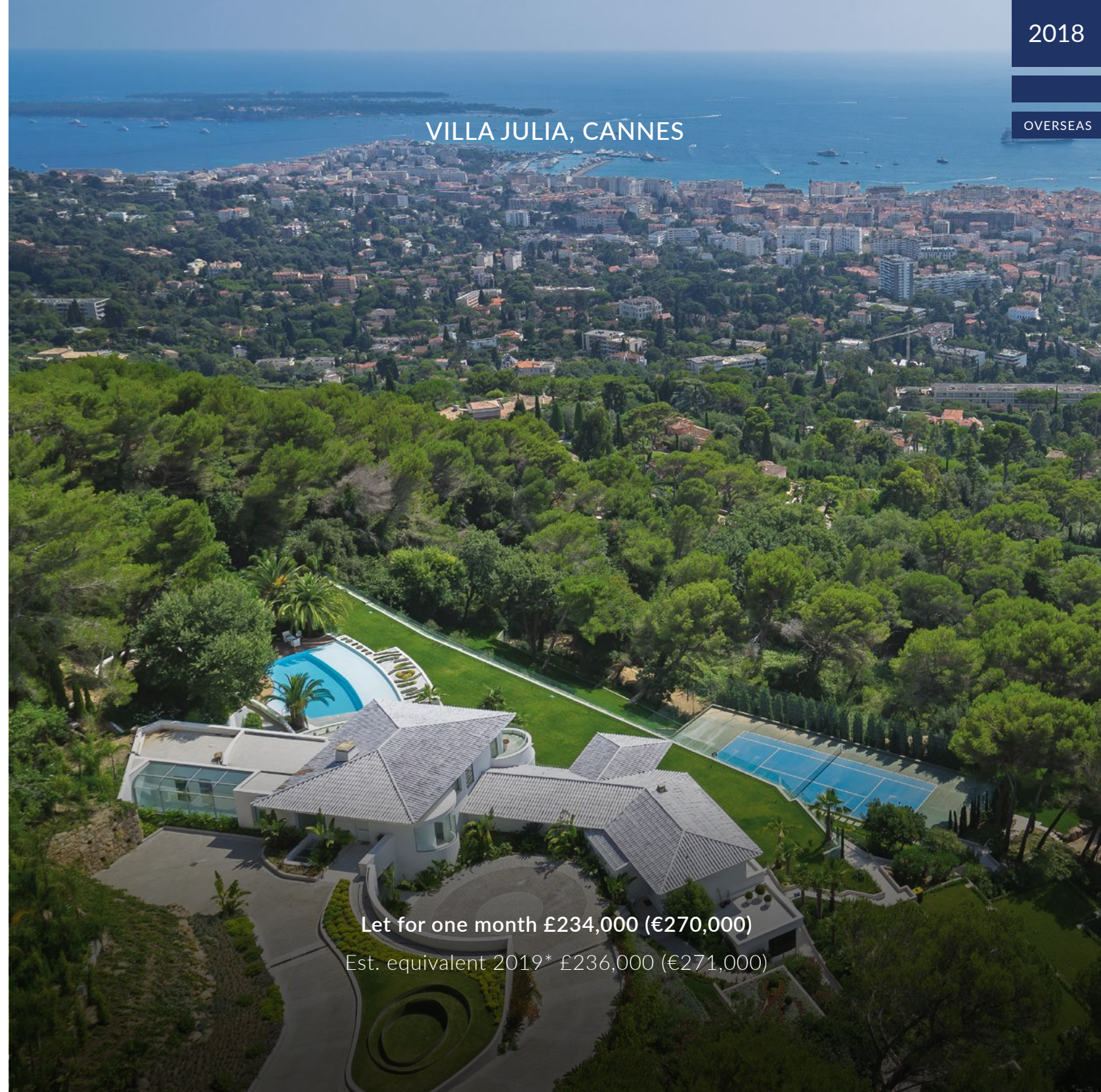
*This impressive house was sold with three adjacent properties.
Total sold value achieved was a record transaction for the area.*

VILLA SATORI, MYKONOS



Let for 1 week **£108,000 (€125,000)**
 Est. equivalent 2019* **£109,000 (€126,000)**

VILLA JULIA, CANNES



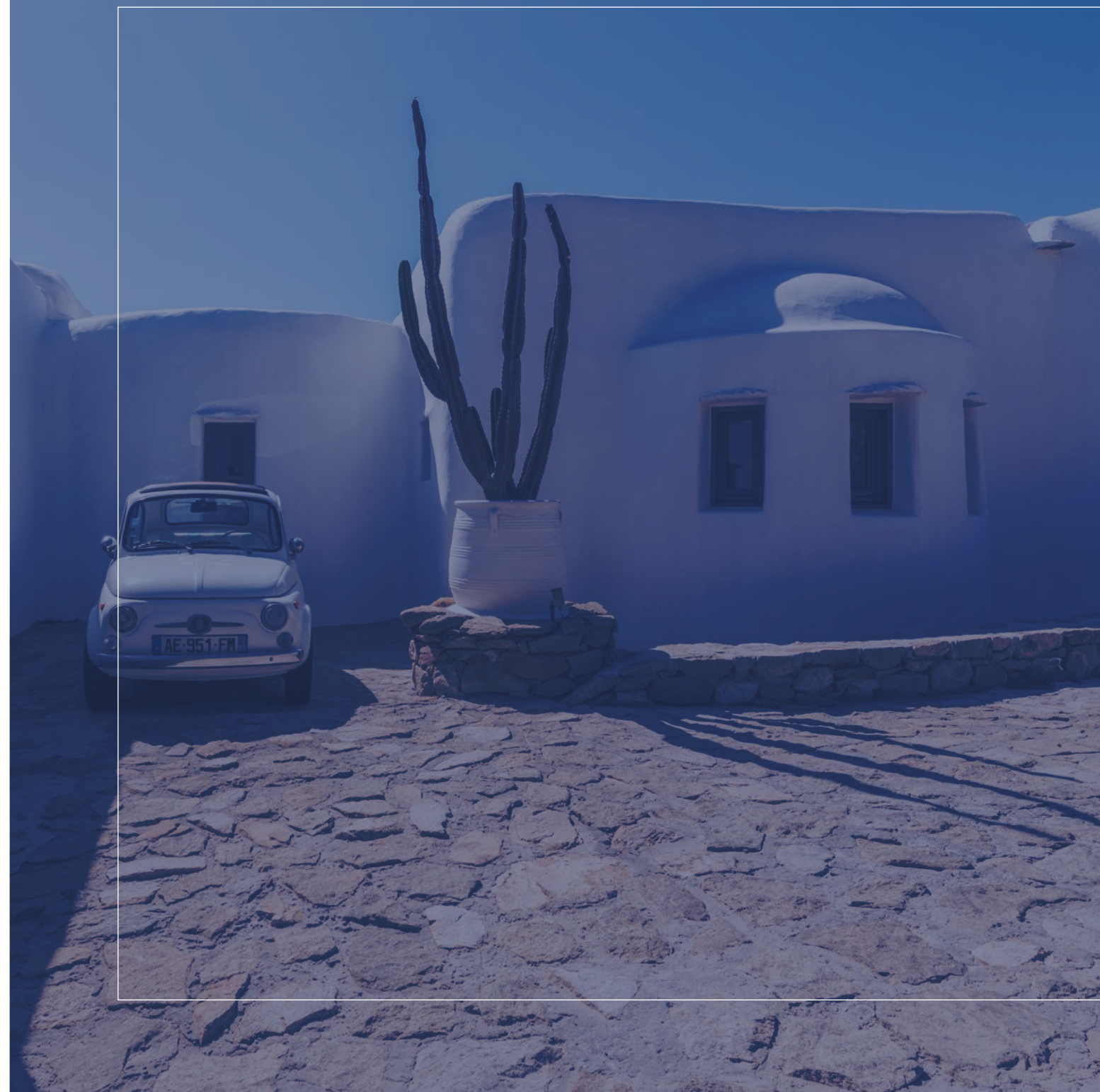
Let for one month **£234,000 (€270,000)**
 Est. equivalent 2019* **£236,000 (€271,000)**

VILLA AMMOUDI, MYKONOS



Sold £4,513,000 (€5,200,000)

Est. equivalent 2019* £4,549,000 (€5,241,000)



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