

PROJECTS CATALOG · 2026 EDITION

The Projects Catalog. Ten signature UK developments.

£5.2Bn portfolio of 134 projects, not including 28,000+ investors

Prepared for institutional investors, partners and private clients.

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THE PORTFOLIO

Ten signature UK developments.

This catalog presents the active and completed developments in the Crestmark Estates portfolio. Each project is profiled with its overview, location, unit mix, indicative pricing, amenities, investment yields and structured payment plan — at the institutional standard expected by international investors and family offices.

#	Project	City	Type	Status	From
01	The Kensington Residences	London	Luxury Residential Apartments	Completed	£1.4M
02	Mayfair Crown	London	Ultra Luxury Residences	Completed	£3.8M
03	Riverstone Wharf	London	Mixed-Use Residential & Commercial	Completed	£920K
04	Royal Gardens Manchester	Manchester	Luxury Residential Community	Completed	£480K
05	Bristol Heights	Bristol	Modern Residential Towers	Completed	£520K
06	Chelsea Horizon	London	Luxury Residential Towers	Active · 69%	£1.9M
07	Thames Bay Residences	London	Waterfront Residential Development	Active · 57%	£1.2M
08	Westbridge Square	Birmingham	Commercial & Administrative Complex	Active · 73%	£780K
09	Northgate Living	Leeds	Modern Residential Community	Active · 62%	£420K
10	Crown Harbour Resort	Liverpool	Luxury Hospitality & Serviced Residences	Active · 48%	£890K

The Kensington Residences

Stuccoed elegance reimagined for modern London life.

Kensington, London	Luxury Residential Apartments	Completed	From £1.4M
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PROJECT OVERVIEW

A collection of 78 residences arranged across four restored white-stucco buildings on a quiet Kensington garden square. Designed in collaboration with a heritage-led architecture practice, every apartment is tuned for light, privacy and longevity.

DEVELOPER VISION

We approached Kensington as a custodian, not a developer — preserving the proportion and craftsmanship of the original facades while embedding a fully smart, low-energy building behind them.

UNIT MIX & PRICING

INVESTMENT SNAPSHOT

PRICE RANGE

£1.4M – £5.8M

NET YIELD

4.2% – 5.1% net

HORIZON

Long-term

PRICE / SQFT

£1,850 – £3,400

10YR APPREC.

+38% projected (10 yr)

STATUS

Completed

Unit Type	Size	Price Range	Available
1 Bedroom	640 – 820 sqft	£1.4M – £2.1M	6
2 Bedroom	1,050 – 1,420 sqft	£2.4M – £3.6M	9
3 Bedroom	1,650 – 2,300 sqft	£3.8M – £4.9M	4
Penthouse	3,100 – 4,200 sqft	£5.2M – £5.8M	2

FEATURES & AMENITIES

NEARBY

Concierge & Doorman · Residents-Only Wellness Spa · **Hyde Park** — 6 min walk
 Rooftop Garden Lounge · Wine Cellar & Tasting Room · **Harrods** — 9 min walk
 Private Cinema · EV Underground Parking · Smart-Home **South Kensington Tube** — 5 min walk
 Integration · Secure Cycle Store **V&A; Museum** — 8 min walk

MARKET POSITIONING & ADVANTAGES

· Premium Residences	· 24-Hour Concierge	· Rooftop Lounge
· Wellness Suite	· Private Spa	· Underground Parking

STRUCTURED PAYMENT PLAN

Stage	Percentage	Schedule
Reservation	5%	On reservation
Exchange of contracts	15%	Within 21 days
Stage payment	10%	12 months
Completion	70%	On handover

Mayfair Crown

An address with a coronet. A residence with a soul.

Mayfair, London	Ultra Luxury Residences	Completed	From £3.8M
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PROJECT OVERVIEW

Twenty-six residences and four duplex penthouses behind a restored Georgian facade, two streets from Berkeley Square. Mayfair Crown is curated for principal-residence buyers and discreet international families.

DEVELOPER VISION

Mayfair Crown is a private commission disguised as a development — every layout, finish and service was designed around a single buyer profile in mind.

UNIT MIX & PRICING

INVESTMENT SNAPSHOT

PRICE RANGE

£3.8M – £12M

PRICE / SQFT

£2,900 – £5,100

NET YIELD

3.6% – 4.4% net

10YR APPREC.

+44% projected (10 yr)

HORIZON

Generational

STATUS

Completed

Unit Type	Size	Price Range	Available
Lateral Apartment	1,800 – 2,400 sqft	£3.8M – £5.6M	4
Duplex	3,200 – 4,100 sqft	£6.8M – £8.9M	3
Penthouse	5,400 – 6,800 sqft	£10.4M – £12M	2

FEATURES & AMENITIES

Private In-Residence Elevators · 24-Hour Lifestyle Concierge
 · Chauffeur & Car Service · Treatment Suites & Hammam
 Private Dining Room with Chef Service · Boardroom & Library
 · Secured Parking with Valet

NEARBY

Berkeley Square — 2 min walk
Bond Street — 5 min walk
Green Park — 7 min walk
The Connaught — 4 min walk

MARKET POSITIONING & ADVANTAGES

· Penthouses	· Private Elevators	· Chauffeur Lounge
· Wellness Suites	· Hand-finished Joinery	· Pied-à-Terre Service

STRUCTURED PAYMENT PLAN

Stage	Percentage	Schedule
Reservation	10%	On reservation
Exchange	20%	Within 21 days
Completion	70%	On handover

Riverstone Wharf

A waterfront quarter where capital meets calm.

Canary Wharf, London	Mixed-Use Residential & Commercial	Completed	From £920K
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PROJECT OVERVIEW

A 380-residence mixed-use scheme on the dockside, integrated with a Grade A office building, retail boulevard and public realm. The masterplan delivers institutional-grade rental stock alongside long-let commercial income.

DEVELOPER VISION

Riverstone Wharf was designed as a single ecosystem — homes, workplaces, retail and waterfront, all governed by one operating standard.

UNIT MIX & PRICING

INVESTMENT SNAPSHOT

PRICE RANGE

£920K – £4.4M

NET YIELD

5.0% – 6.2% net

HORIZON

Income-led

PRICE / SQFT

£1,400 – £2,800

10YR APPREC.

+32% projected (10 yr)

STATUS

Completed

Unit Type	Size	Price Range	Available
Studio	440 – 560 sqft	£920K – £1.1M	12
1 Bedroom	640 – 780 sqft	£1.2M – £1.6M	22
2 Bedroom	950 – 1,250 sqft	£1.8M – £2.6M	18
Waterfront Penthouse	2,400 – 3,100 sqft	£3.6M – £4.4M	3

FEATURES & AMENITIES

Sky Lounge · Co-working Suite · Residents Gym · Concierge · Retail Boulevard · Riverside Promenade · Underground Parking

NEARBY

Canary Wharf Tube — 4 min walk
Crossrail Place — 6 min walk
One Canada Square — 5 min walk
Greenwich (DLR) — 12 min

MARKET POSITIONING & ADVANTAGES

· Luxury Apartments	· Grade A Offices	· Retail Boulevard
· Smart Building Systems	· Waterfront Views	· Marina Access

STRUCTURED PAYMENT PLAN

Stage	Percentage	Schedule
Reservation	5%	On reservation
Exchange	15%	21 days
Completion	80%	On handover

Royal Gardens Manchester

Family living with the discipline of a London standard.

Manchester	Luxury Residential Community	Completed	From £480K
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PROJECT OVERVIEW

A 260-home master-planned community south of Manchester city centre. Royal Gardens combines low-rise family residences, mews houses and apartment courts, all set within a landscape-led plan.

DEVELOPER VISION

We brought central-London amenity standards to a regional family community — concierge, wellness and managed landscape, all under a single estate operator.

INVESTMENT SNAPSHOT

PRICE RANGE

£480K – £1.8M

NET YIELD

5.4% – 6.5% net

HORIZON

Owner-occupier

PRICE / SQFT

£780 – £1,450

10YR APPREC.

+34% projected (10 yr)

STATUS

Completed

UNIT MIX & PRICING

Unit Type	Size	Price Range	Available
2 Bed Apartment	850 – 1,100 sqft	£480K – £640K	18
3 Bed Townhouse	1,400 – 1,800 sqft	£780K – £1.1M	9
4 Bed Family Home	2,100 – 2,800 sqft	£1.3M – £1.8M	4

FEATURES & AMENITIES

Estate Concierge · Wellness & Pool · Clubhouse · Children's Pavilion · Landscape Maintenance · Private Parking

NEARBY

Manchester City Centre — 12 min drive
MediaCityUK — 18 min drive
Manchester Airport — 20 min drive
Tatton Park — 15 min drive

MARKET POSITIONING & ADVANTAGES

· Family Residences	· Landscaped Parks	· Wellness Pavilion
· Community Clubhouse	· Smart Home Systems	· Private Schools Nearby

STRUCTURED PAYMENT PLAN

Stage	Percentage	Schedule
Reservation	5%	On reservation
Exchange	10%	28 days
Completion	85%	On handover

Bristol Heights

Two towers, one of the strongest yields in the south-west.

Bristol

Modern Residential Towers

Completed

From £520K



PROJECT OVERVIEW

Twin 28-storey residential towers in Bristol's central enterprise zone, completed in 2024. Designed for working professionals, the scheme combines premium apartments with a managed amenity floor and co-working lounge.

DEVELOPER VISION

A direct-to-renter product engineered for institutional ownership — uniform layouts, durable materials and a single operating brand across both towers.

UNIT MIX & PRICING

INVESTMENT SNAPSHOT

PRICE RANGE

£520K – £2.6M

NET YIELD

5.6% – 6.8% net

HORIZON

Income-led

PRICE / SQFT

£950 – £1,950

10YR APPREC.

+30% projected (10 yr)

STATUS

Completed

Unit Type	Size	Price Range	Available
1 Bedroom	560 – 680 sqft	£520K – £680K	24
2 Bedroom	880 – 1,150 sqft	£780K – £1.4M	16
3 Bedroom	1,400 – 1,750 sqft	£1.6M – £2.1M	6
Sky Penthouse	2,200 – 2,600 sqft	£2.4M – £2.6M	2

FEATURES & AMENITIES

Sky Lounge · Fitness Centre · Co-working Lounge
Concierge · Bike Store · EV Parking

NEARBY

Bristol Temple Meads — 8 min walk
Cabot Circus — 10 min walk
University of Bristol — 14 min walk
Bristol Harbourside — 12 min walk

MARKET POSITIONING & ADVANTAGES

· Premium Apartments	· Skyline Views	· Rooftop Terraces
· Fitness Centre	· Co-working Lounges	· Smart Access

STRUCTURED PAYMENT PLAN

Stage	Percentage	Schedule
Reservation	5%	On reservation
Exchange	10%	21 days
Completion	85%	On handover

Chelsea Horizon

Twin towers above the King's Road, anchored by a private members club.

Chelsea, London

Luxury Residential Towers

Active · 69%

From £1.9M



PROJECT OVERVIEW

Two slender residential towers rising above a restored low-rise plinth on the western edge of Chelsea. The scheme delivers 312 residences, a private members club and a wellness floor with infinity lounges on the 28th storey.

DEVELOPER VISION

Chelsea Horizon was conceived as a vertical neighbourhood — a private club at its heart, with residences arranged above as quiet retreats from the city.

UNIT MIX & PRICING

INVESTMENT SNAPSHOT

PRICE RANGE

From £1.9M

PRICE / SQFT

£2,100 – £4,400

NET YIELD

4.0% – 5.0% net

10YR APPREC.

+42% projected (10 yr)

HORIZON

Long-term

STATUS

Active · 69%

Unit Type	Size	Price Range	Available
1 Bedroom	650 – 820 sqft	£1.9M – £2.4M	28
2 Bedroom	1,050 – 1,400 sqft	£2.8M – £3.9M	31
3 Bedroom	1,650 – 2,200 sqft	£4.2M – £5.6M	14
Penthouse	3,400 – 4,800 sqft	£8.4M – £12.8M	4

FEATURES & AMENITIES

Private Members Club · 28th Floor Sky Lounge · Wellness & Spa · 25m Pool · Cinema & Screening Room · Boardroom Suite · Valet Parking

NEARBY

King's Road — 3 min walk
Sloane Square — 9 min walk
Saatchi Gallery — 5 min walk
Battersea Park — 10 min walk

MARKET POSITIONING & ADVANTAGES

· Twin Residential Towers	· Smart Residences	· Rooftop Infinity Lounges
· Wellness Centre	· Private Members Club	· Green Terraces

STRUCTURED PAYMENT PLAN

Stage	Percentage	Schedule
Reservation	5%	On reservation
Exchange	15%	21 days
Stage 1	10%	Q1 2026
Completion	70%	On handover

Thames Bay Residences

A waterfront address shaped by light, water and craft.

Docklands, London	Waterfront Residential Development	Active · 57%	From £1.2M
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PROJECT OVERVIEW

A 264-residence waterfront development with a sheltered marina, retail promenade and direct river-bus connection to the City. Apartments are organised around a sequence of water-facing courtyards.

DEVELOPER VISION

Every residence at Thames Bay frames the river. The masterplan inverts the classic dockside formula — public realm at the water, private courts behind, retail tucked into the plinth.

UNIT MIX & PRICING

INVESTMENT SNAPSHOT

PRICE RANGE

From £1.2M

PRICE / SQFT

£1,700 – £3,600

NET YIELD

4.8% – 5.8% net

10YR APPREC.

+36% projected (10 yr)

HORIZON

Long-term

STATUS

Active · 57%

Unit Type	Size	Price Range	Available
Studio	440 – 540 sqft	£1.2M – £1.4M	16
1 Bedroom	640 – 780 sqft	£1.5M – £1.9M	22
2 Bedroom	980 – 1,300 sqft	£2.2M – £3.1M	18
Waterfront Penthouse	2,600 – 3,400 sqft	£5.8M – £7.4M	4

FEATURES & AMENITIES

Marina Concierge · Sky Lounge · Wellness Suite · River-Bus Pier · Retail Promenade · Underground Parking

NEARBY

Canary Wharf — 8 min DLR
Greenwich — 12 min
City Airport — 14 min
The O2 — 10 min

MARKET POSITIONING & ADVANTAGES

· Waterfront Apartments	· Sky Lounges	· Marina-Inspired Design
· Smart Systems	· Retail Promenade	· River-Bus Pier

STRUCTURED PAYMENT PLAN

Stage	Percentage	Schedule
Reservation	5%	On reservation
Exchange	15%	21 days
Stage payments	20%	2025 – 2026
Completion	60%	On handover

Westbridge Square

Birmingham's next institutional commercial address.

Birmingham	Commercial & Administrative Complex	Active · 73%	From £780K
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PROJECT OVERVIEW

A 540,000 sqft Grade A office and innovation campus in central Birmingham, anchored by an executive lounge, retail boulevard and a sub-grade parking deck. Designed to BREEAM Outstanding and NABERS UK 5★.

DEVELOPER VISION

Westbridge is a workplace strategy expressed as architecture — a quiet base, a generous public realm and an interior built around concentration and service.

UNIT MIX & PRICING

INVESTMENT SNAPSHOT

PRICE RANGE

From £780K

PRICE / SQFT

£1,050 – £2,400

NET YIELD

6.2% – 7.4% net

10YR APPREC.

+28% projected (10 yr)

HORIZON

Income-led

STATUS

Active · 73%

Unit Type	Size	Price Range	Available
Office Suite	1,200 – 3,500 sqft	£780K – £2.1M	14
Executive Floor	8,000 – 14,000 sqft	£6.4M – £12M	4
Retail Unit	900 – 2,400 sqft	£1.4M – £3.8M	6

FEATURES & AMENITIES

Executive Lounge · Concierge & Reception · Retail Boulevard
 · End-of-trip Facilities · Auditorium · Secure Parking

NEARBY

Birmingham New Street — 5 min walk
Bullring — 7 min walk
Symphony Hall — 10 min walk
HS2 Curzon Street — 9 min walk

MARKET POSITIONING & ADVANTAGES

· Grade A Offices	· Innovation Hub	· Executive Lounges
· Retail Boulevard	· Underground Parking	· BREEAM Outstanding

STRUCTURED PAYMENT PLAN

Stage	Percentage	Schedule
Reservation	10%	On reservation
Exchange	20%	21 days
Completion	70%	On handover

Northgate Living

A landscape-first community at the edge of the city.

Leeds	Modern Residential Community	Active · 62%	From £420K
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PROJECT OVERVIEW

A 410-home neighbourhood at the northern edge of Leeds, built around a central green and clubhouse. Northgate combines apartments, duplex units and family homes in a single estate-managed plan.

DEVELOPER VISION

Northgate is a long-hold income product — built durable, managed institutionally, designed so the landscape matures into the most valuable asset on site.

UNIT MIX & PRICING

INVESTMENT SNAPSHOT

PRICE RANGE

From £420K

PRICE / SQFT

£820 – £1,650

NET YIELD

5.8% – 7.0% net

10YR APPREC.

+32% projected (10 yr)

HORIZON

Income + growth

STATUS

Active · 62%

Unit Type	Size	Price Range	Available
1 Bed Apartment	550 – 680 sqft	£420K – £520K	32
2 Bed Apartment	820 – 1,050 sqft	£560K – £760K	28
Duplex	1,200 – 1,500 sqft	£820K – £1.1M	12
Family Residence	1,800 – 2,400 sqft	£1.3M – £1.7M	8

FEATURES & AMENITIES

Clubhouse · Wellness Pavilion · Co-working Suite · Children's Garden · Estate Concierge · EV Parking

NEARBY

Leeds City Centre — 10 min drive
Leeds Bradford Airport — 18 min drive
University of Leeds — 12 min
Roundhay Park — 8 min drive

MARKET POSITIONING & ADVANTAGES

· Family Residences	· Smart Apartments	· Green Parks
· Wellness Facilities	· Community Clubhouse	· Estate Management

STRUCTURED PAYMENT PLAN

Stage	Percentage	Schedule
Reservation	5%	On reservation
Exchange	10%	28 days
Completion	85%	On handover

Crown Harbour Resort

A resort-grade waterfront asset, operated as a single hospitality estate.

Liverpool Waterfront	Luxury Hospitality & Serviced Residences Active · 48%	From £890K
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PROJECT OVERVIEW

A 196-key luxury hotel with 124 serviced residences and four restaurants on Liverpool's waterfront. Operated under a long-form management agreement with an internationally branded hospitality partner.

DEVELOPER VISION

Crown Harbour is a hospitality-first asset — design, operations and resident services are choreographed by a single luxury operator, with investor units on a managed rental programme.

UNIT MIX & PRICING

INVESTMENT SNAPSHOT

PRICE RANGE

From £890K

NET YIELD

6.0% – 7.5% blended

HORIZON

Hospitality

PRICE / SQFT

£1,200 – £2,950

10YR APPREC.

+30% projected (10 yr)

STATUS

Active · 48%

Unit Type	Size	Price Range	Available
Hotel Suite	520 – 720 sqft	£890K – £1.3M	42
Serviced Residence	850 – 1,400 sqft	£1.4M – £2.4M	36
Marina Penthouse	2,400 – 3,200 sqft	£3.6M – £4.8M	6

FEATURES & AMENITIES

24/7 Hotel Service · Spa & Wellness Retreat · Rooftop Restaurants · Marina Access · Private Cinema · Valet Parking

NEARBY

Royal Albert Dock — 3 min walk
Liverpool ONE — 7 min walk
Lime Street Station — 12 min
John Lennon Airport — 20 min drive

MARKET POSITIONING & ADVANTAGES

· Luxury Serviced Apartments	· Hotel Suites	· Wellness Retreat
· Rooftop Restaurants	· Marina Views	· Branded Operations

STRUCTURED PAYMENT PLAN

Stage	Percentage	Schedule
Reservation	10%	On reservation
Exchange	20%	21 days
Stage payments	30%	2025 – 2026
Completion	40%	On handover

Begin the conversation.

To request a reservation pack, due-diligence file or a private viewing for any development in this catalog, contact the Crestmark Investor Desk. Reservations are processed under SPV structures with bespoke payment plans available for principals, family offices and institutional partners.

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