

The Leaves Turn...

...but will the market?

Featured Property: Devonshire Place, Kensington
Green, Montevetro, Battersea

Also inside: Residential PAs and latest instructions



Jo Webster

Slow down?

Welcome to our Autumn newsletter, which I am sure you will agree is showing a more healthy number of properties than over the previous few months!

In particular, we have seen a steady flow of Kensington Green properties being offered for sale. The prices seem to be holding well in our specialist market despite the media reports, and in some instances within Kensington Green we have seen increases of up to 60% over the last year.

The implementation of HIPS for properties with three or more bedrooms after 1st September, also meant a flurry of new instructions prior to this date.

The apartments that we launched in Bishops Square, Spitalfields, which are being sold off plan, have been selling very well. The first ten released onto the market in June all sold, and the remaining four have now also been launched, there is already serious interest in a number of these. This is a great achievement for Native Land Sales, our new venture with Native Land.

We’re always happy to share our views on the state of the market and to help anyone who requires an up-to-date valuation on their property.

The Residential PAs

Bespoke Property Management

Time, it seems, is becoming an increasingly precious commodity and the ongoing upkeep of property can be a hugely time consuming exercise, particularly if you are based overseas, your property is let or you are refurbishing your home.

We have recently joined forces with the Residential PA’s, a company that provides a premium management service for property owners, whether they be embarking upon a major refurbishment or trying to manage a buy to let portfolio.

Managing Director, Alix Robertson (left), previously served in the armed forces and has extensive experience in residential property in central London, she has her very own army of associates and trades’ people who under the guidance of a specifically assigned PA can take care of any job, however large or small.



Residential PAs are already working for a number of our clients and if you would like any further information please give us a call.

Call 020 7349 7055 for more information.



Featured Property

Devonshire Place, Kensington Green W8

Set in the secure and tranquil environment of Kensington Green, the houses in Devonshire Place rarely come on to the market. This superb four bedroom town house is located in a pretty cobbled mews and benefits from it’s own private garden and underground parking for two cars. Providing 1808 sq ft (168 sq m) over four floors, it comprises

entrance hall, two interconnecting reception rooms, eat-in kitchen, separate dining room, four bedrooms, two with bathrooms en-suite, separate family bathroom, cloakroom and 33’ west facing garden.

Call 020 7349 7055 to arrange a viewing.



Offers in Excess of £3,000,000.

Montevetro, Battersea SW11

This breathtaking two bedroom apartment has been superbly fitted out by its current owners showing impeccable attention to detail.

The apartment has wonderful west facing views across The Thames, and offers both excellent entertaining and superb bedroom accommodation.

Comprising 1,216sqft (113sqm) the apartment offers open plan living space, two bedrooms, one currently being used as a study/second bedroom and two glass panelled bathrooms.

The apartment is being offered with one secure car parking space, however further parking and

storage are available by separate negotiation. Early viewing is highly recommended!

Call 020 7349 7055 to arrange a viewing.



Share of Freehold £1,150,000.

Kensington & Chelsea

UNDER OFFER



ROWAN LODGE, KENSINGTON GREEN W8

Immaculate second floor apartment with garden views.

- 1,130 sq ft (105 sq m)
- Reception Room
- Kitchen
- Three Bedrooms
- Two Bathrooms
- Secure Underground Parking Space

£1,925,000 Share of Freehold

UNDER OFFER



MAGNOLIA LODGE, KENSINGTON GREEN W8

Second floor south facing three bedroom apartment.

- 1,207 sq ft (112 sq m)
- Reception Room
- Kitchen
- Three Bedrooms
- Two Bathrooms
- Secure underground Parking Space

£1,875,000 Share of Freehold



MAGNOLIA LODGE, KENSINGTON GREEN W8

Spacious, south facing ground floor two bedroom apartment.

- 1,277 sq ft (118 sq m)
- Reception Room
- Kitchen
- Two Bedrooms
- Two Bathrooms Ensuite
- Secure Underground Parking Space

£1,850,000 Share of Freehold



CHESTNUT COURT, KENSINGTON GREEN W8

South facing first floor apartment overlooking gardens.

- 597 sq ft (55 sq m)
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Secure Underground
- Parking Space

£950,000 Share of Freehold

UNDER OFFER



JUNIPER COURT, KENSINGTON GREEN W8

First floor one bedroom tenanted investment opportunity.

- 520 sq ft (48 sq m)
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Secure Underground Parking Space

£675,000 Share of Freehold



BREDIN HOUSE, KINGS CHELSEA SW10

Second floor one bedroom apartment overlooking gardens.

- 506 sq ft (47 sq m)
- Reception Room
- Kitchen Area
- Bedroom
- Bathroom
- Secure Underground Parking Space

£570,000 Leasehold approx 993 years remaining

Riverside

UNDER OFFER



JUNIPER COURT, KENSINGTON GREEN W8

Ground floor studio apartment – the ideal pied a terre!

- 411 sq ft (38.2 sqm)
- Studio Room
- Kitchen
- Bathroom
- Secure Underground Parking Space

£525,000 Share of Freehold



ALBION RIVERSIDE SW11

Superb lateral space with stunning river views.

- 4,002 sq ft (371 sq m)
- 65' Reception Room
- Kitchen
- Four Bedrooms
- Three Bathrooms
- Cloakroom
- Balcony
- Three Secure Underground Parking Spaces

£5,000,000 Leasehold approx 988 years remaining



ALBION RIVERSIDE SW11

Seventh floor apartment with balcony and river views.

- 1,442 sq ft (134 sq m)
- Reception Room
- Kitchen
- Two Bedrooms
- Two Bathrooms
- Utility Room
- Balcony
- Secure Underground Parking Space

£1,300,000 Leasehold approx 988 years remaining

Riverside



MONTEVETRO

SW11

Third floor two bedroom apartment in this prestigious building.

- 1,230 sq ft (114 sq m)
- Reception Room
- Kitchen
- Two Bedrooms
- Two Bathrooms
- Balcony
- Secure Underground Parking Space

£1,300,000 Share of Freehold



ALBION RIVERSIDE

SW11

Eighth floor two bedroom apartment in this prestigious building.

- 1,442 sq ft (134 sq m)
- Reception Room
- Kitchen
- Two Bedrooms
- Two Bathrooms
- Utility Room
- Balcony
- Secure Underground Parking Space

£1,200,000 Leasehold approx 988 years remaining



MONTEVETRO

SW11

First floor two bedroom apartment with superb views.

- 986 sq ft (92 sq m)
- Reception Room
- Kitchen
- Two Bedrooms
- Two Bathrooms
- Secure underground Parking Space

£715,000 Share of Freehold



FOUNTAIN HOUSE, IMPERIAL WHARF

SW6

A selection of two bedroom apartments within this popular development.

- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom
- Shower Room
- Balconies
- Secure Underground Parking Space

From £750,000 Leasehold approx 991 years remaining



REGAL HOUSE, IMPERIAL WHARF

SW6

A fourth floor two bedroom apartment with river views.

- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom
- Shower Room
- Balcony
- Secure Underground Parking Space

£650,000 Leasehold approx 991 years remaining



FALCON WHARF

SW11

A selection of one and two bedroom apartments in this newly completed building.

- Reception Room
- Kitchen
- One/Two Bedrooms
- One/Two Bathrooms
- Winter Garden
- Secure Underground Parking Spaces

£350,000- £620,000 L/holds approx 123 yrs remaining



MONTEVETRO

SW11

Beautifully presented ground floor one bedroom apartment with terrace.

- 732 sq ft (68 sq m)
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Terrace
- Secure Underground Parking Space

£550,000 Share of Freehold



MONTEVETRO

SW11

First floor one bedroom apartment with west facing balcony.

- 615 sq ft (57 sq m)
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Balcony
- Secure Underground Parking Space

£500,000 Share of Freehold



MONTEVETRO

SW11

Superb second floor apartment with west facing balcony.

- 657 sq ft (61 sq m)
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Balcony
- Secure Underground Parking Space

£495,000 Share of Freehold