

Looking Forward...

International buyers focusing on London

Feature Property: Montevetro Penthouse

Also inside: Completing on Schedule - Bishops Square Apartments, Stamp Duty - Too little too late? Far East Visit.

+ New Instructions

Main image: The Ultimate London Pad

Jo Webster



No one can deny that the London housing market is currently going through a period of change. The impact of the credit crunch has left many potential buyers unable to get the mortgage funding that they would have previously secured on a purchase.

This has led to a considerable slowdown in the number of sales and therefore a much greater choice of property. There are in addition forced sellers who have added to the increase in supply. These two factors have put buyers back into the driving seat. Cash buyers or those with financing securely in place are in an excellent position, with a good choice of stock and a strong opportunity to negotiate on price.

It is not all doom and gloom for vendors, however. On a more positive note, the super-prime market above £10 million is very busy and activity is still on the increase. This is largely due to international buyers who still consider London as a safe investment for their money. Sales within Kensington Green have remained very active, and riverside developments still rated very highly. With the summer period now over we are already seeing an increase in the number of new buyers.

Being a small focused team working on a niche market, Jo Webster Properties is in a much less vulnerable position than many of the larger high street estate agencies who are having to make serious cutbacks and changes. We are well on schedule to exceed our targets set for 2008.

Jo Webster

Stamp Duty Update

Stamp duty costs the average London homebuyer almost £9,000. Last year the government raised about £6.5bn from stamp duty on residential property.

When Alasdair Darling hinted of a stamp duty "holiday" to try and alleviate the current housing crisis, many potential buyers put their search on hold until a decision was made.

It has now been announced that stamp duty will be axed on all properties below £175,000 (for one year) to kick start the housing market. First time buyers are also being offered "free" loans of up to 30% of the purchase price, and households earning less than £60,000 will be offered interest free loans for 5 years on new build properties. This is great news for first time buyers, but is it too little too late? Time will tell.

Feature Property



Riverside Penthouse Living, SW11

We are delighted to be selling this superb penthouse that has recently been refurbished to an excellent standard. Situated across the seventh, eight and ninth floors of this stunning Montevetro building. It comprises 2,950 sq ft (274 sq m). The reception room provides a double height space with sloping ceilings that reach a height of over 27ft (8.5 m) at the apex. There is a stunning American black walnut floor and glazing to two elevations giving the room a feeling of immense space and light. The newly designed kitchen from Pedini UK benefits from 3 Gaggenau ovens, river views and direct access to a west facing balcony. Two impressive glass and stainless steel staircases link the three floors of the apartment.

On the lower level the apartment benefits from Black Irish limestone flooring throughout. The master bedroom suite with river views, has a superb Dornbracht Rainsky shower and Bisazza tiling. There are two further bedrooms, a second bathroom and a separate shower room. Two additional west facing terraces and the benefit of parking for two cars complete the package.

With a secure keypad entry system to the apartment, 24 hour security, a leisure centre including gymnasium and tennis court this makes this apartment the ultimate London pad.



Share of Freehold £3,500,000

Completing soon, Bishops Square apartments, London E1.



Contractors, Crispin and Borst are making excellent progress with the construction works at Bishops Square. Practical completion is scheduled for early October. The terracotta cladding to the building is now also complete. The internal fit out has also commenced with all the bathrooms now in situ and the majority of the kitchens now also installed. The construction on the glazed link between St Botolph's Hall and the apartments is also underway.

Design practice, Chapter Studio, has been commissioned to design and fit out the second floor, two-bedroom show apartment and

this will be available for viewing at the end of September. The brief has been to design a residence that will reflect the lifestyles of the city professional. This apartment is fully available for sale so please contact us on the dedicated Native Land sales line if you would like further information on this property, or would like to arrange a viewing on 020 7349 7228 or by email to sales@native-land.com

A number of the apartments have been purchased for rental investment, and these are expected to come onto the market during October 2008.

Kensington & Chelsea



DEVONSHIRE PLACE, KENSINGTON GREEN

W8

Mews house with private garden and underground parking.

- 1808 sq ft (108 sq m)
- Double Reception Room
- Dining Room
- Eat in Kitchen
- Four Bedrooms
- Three Bathrooms
- Private Garden
- Two Secure Underground Car Parking Spaces

£2,850,000 Freehold



OAK LODGE, KENSINGTON GREEN

W8

Superb fourth floor west facing apartment.

- 995 sq ft (92 sq m)
- Reception Room
- Kitchen
- Two Bedrooms
- Two Bathrooms
- Secure Underground Car Parking Space

£1,650,000 Share of Freehold



WALNUT COURT, KENSINGTON GREEN

W8

Bright south and east facing, third floor apartment.

- 942 sq ft (87 sq m)
- Reception Room
- Kitchen
- Two Bedrooms
- Two Bathrooms
- Two Secure Underground Car Parking Spaces

£1,400,000 Share of Freehold



MAGNOLIA LODGE, KENSINGTON GREEN

W8

First floor, south facing one bedroom apartment.

- 541 sq ft (56 sq m)
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- One Secure Underground Car Parking Space

£850,000 Share of Freehold



REDWOOD MANSIONS, KENSINGTON GREEN

W8

A fourth floor one bedroom apartment overlooking Chantry Square.

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

£795,000 Share of Freehold



CARRIAGE LODGE, KENSINGTON

W8

First floor one bedroom apartment close to Holland Park.

- 462 sq ft (43 sq m)
- Reception Room
- Kitchen
- Bedroom
- Bathroom

£450,000 Leasehold approx 100 years remaining

Riverside



ALBION RIVERSIDE

SW11

A superb lateral flat with spectacular river views.

- 4002 sq ft (371 sq m)
- Reception Room
- Kitchen
- Cloakroom
- Four Bedrooms
- Three Bathrooms
- Balcony
- Four Secure Underground Car Parking Spaces.

£POA Leasehold approx 988 years remaining



MONTEVETRO

SW11

Stunning ninth floor apartment with far reaching views.

- 1991 sq ft (185 sq m)
- Reception Room
- Kitchen
- Study
- Two Bedrooms
- Walk in Dressing Room
- Two Bathrooms
- Utility Room
- Balcony
- Two Secure Underground Car Parking Spaces

£2.795,000 Share of Freehold



MONTEVETRO

SW11

Superb second floor, three bedroom apartment with excellent river views.

- 1991 sq ft (185 sq m)
- Reception Room
- Kitchen
- Study
- Three Bedrooms
- Two Bathrooms
- Shower Room
- Balcony
- One Secure Underground Car Parking Space

£2,250,000 Share of Freehold



ALBION RIVERSIDE

SW11

A superior 2 bedroom apartment with outstanding living space.

- 1679 sq ft (156 sq m)
Reception Room
Kitchen
Study
Media Room/Bedroom Two
Master Bedroom
- Cloakroom
Bathroom
Balcony
One Secure Underground
Car Parking Space

£1,950.00 Leasehold approx 988 years remaining



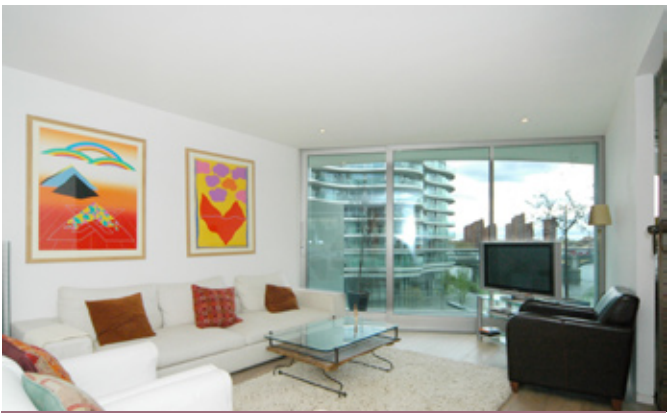
MONTEVETRO

SW11

A stunning ninth floor west facing apartment.

- 1442 sq ft (134 sq m)
Reception Room
Kitchen
Two Bedrooms
Two Bathrooms
West Facing Balcony
Two Secure Car Parking Spaces.

£1,450,000 Share of Freehold



ALBION RIVERSIDE

SW11

Third floor apartment in this ever popular Lord Foster building.

- 1387 sq ft (128 sq m)
Reception Room
Open Plan Kitchen
Two Bedrooms
Two Bathrooms
Balcony
Secure Underground Car Parking Space

£1,350,000 Leasehold approx 988 years remaining



ALBION RIVERSIDE

SW11

Immaculate third floor two bedroom apartment.

- 1294 sq ft (120 sq m)
Reception Room
Kitchen
Two Bedrooms
Two Bathrooms
Laundry Room
Balcony
Secure Underground Car Parking Space

£1,200,000 Leasehold approx 988 years remaining



ALBION RIVERSIDE

SW11

Amazing architect designed one bedroom apartment.

- 807 sq ft (75 sq m)
Open Plan Living Space
Kitchen Area
Bedroom Area
Bathroom
Secure Underground Car Parking Space

£675,000 Leasehold approx 988 years remaining.



GROSVENOR WATERSIDE

SW1

Second floor one bedroom apartment with two balconies.

- 581 sq ft (54 sq m)
Reception Room
Kitchen Area
Bedroom
Bathroom

£465,000 Leasehold approx 993 years remaining.

News...



ASIA VISIT

Jo Webster Properties are pleased to advise that they will be visiting Hong Kong and Singapore from 30th October to 4th November 2008. Part of the visit will be dedicated to assisting developers Native Land and Grosvenor who are holding a series of invitation only briefings on London's South Bank and previewing their forthcoming 'Project Bankside' scheme, which will be formally launched in 2009.

'Project Bankside', designed by Richard Rogers will be the South Bank's first truly world class development, located immediately adjacent to the Tate Modern Gallery and the Millennium Bridge, providing river views, first class amenities and immediate access to the City of London, is London's newest prime location.

Jo Webster Properties will also be available to meet with existing clients and applicants to discuss their London property requirements during this visit, so please contact us if you would like to arrange a meeting.

020 7349 7055. adrian.johnson@jowebster.com

