



Feature Property:

Stone Hall Gardens - Kensington Green at its very best!

2011 Starts on a high.

A look at what prices have done in our prime developments over a five year period.

Plus a selection of some of our new instructions and stunning riverside feature property.....



2011 STARTS ON A HIGH!

The first few weeks in January usually give us a good indication as to how the market will fair over the coming months. I am pleased to report that we have already agreed some excellent sales this year, which is a very positive start for 2011.

The demand for Kensington Green is high, with a four bedroom house in St Johns Villas having been agreed within a few weeks of marketing, and the prices being achieved in the development still remain the highest ever recorded.

Prices in Montevetro and Albion Riverside have recovered dramatically as interest for these two prime riverside developments is also at an all-time high. At the end of 2010, Jo Webster Properties sold penthouses C72 and D121 in The Montevetro Building. In Albion Riverside we have recently sold a penthouse at asking price, and a three bed apartment at 18% above its listed price. This is excellent news for vendors in these buildings where prices being achieved are significantly higher than they were a year ago.

We are involved with a number of off plan sales which are going well. We have recently sold three properties in a new development just off the King Road in Chelsea, and at Neo Bankside next to Tate Modern, over 85% of the released units have been sold. Pavillion A has now also been completed, and the first residents are taking occupation in this landmark building.

Finally I would like to thank any clients who gave feedback to the Property Ombudsman in their recent survey. I am delighted to report that we have achieved an overall rating of 9.9 out of 10 for our service to both vendors and purchasers which is an excellent testament to the company.

If you are considering selling your property, or purchasing more, we would be delighted to hear from you.



**Feature Property
Kensington Green, W8
First Floor Apartment in
this Handsome Listed
Building.**

A magnificent 1,605 sq ft(149.10 sq m), two bedroom apartment situated on the first floor of this stunning Grade II listed building.

This unique property has retained the original features of high ceilings and lattice style windows, and offers well - proportioned rooms in a contemporary but very comfortable style. Recently interior designed by a leading Dutch designer, it offers the finest quality throughout with superb reception/dining room featuring eight large windows, a new eat-in kitchen, two double bedrooms, two bathrooms and wonderful finishes throughout. It benefits from views over private gardens, use of a gymnasium, 24 hour security, and is being sold with one secure parking space.



STONE HALL, KENSINGTON GREEN, W8. Share of Freehold £3,375,000

Market Overview

2010 has been a tough year for the UK property market. Mortgage funding has been extremely hard to arrange and substantial deposits are now required. Surveyors are also cautiously down valuing properties by around 10%, making purchasing a property in the UK an up-hill battle. Even when vendors are able to find a buyer, if a mortgage is required, there is no guarantee that the deal will actually be concluded, and whether it will be within an acceptable time frame for the vendor.

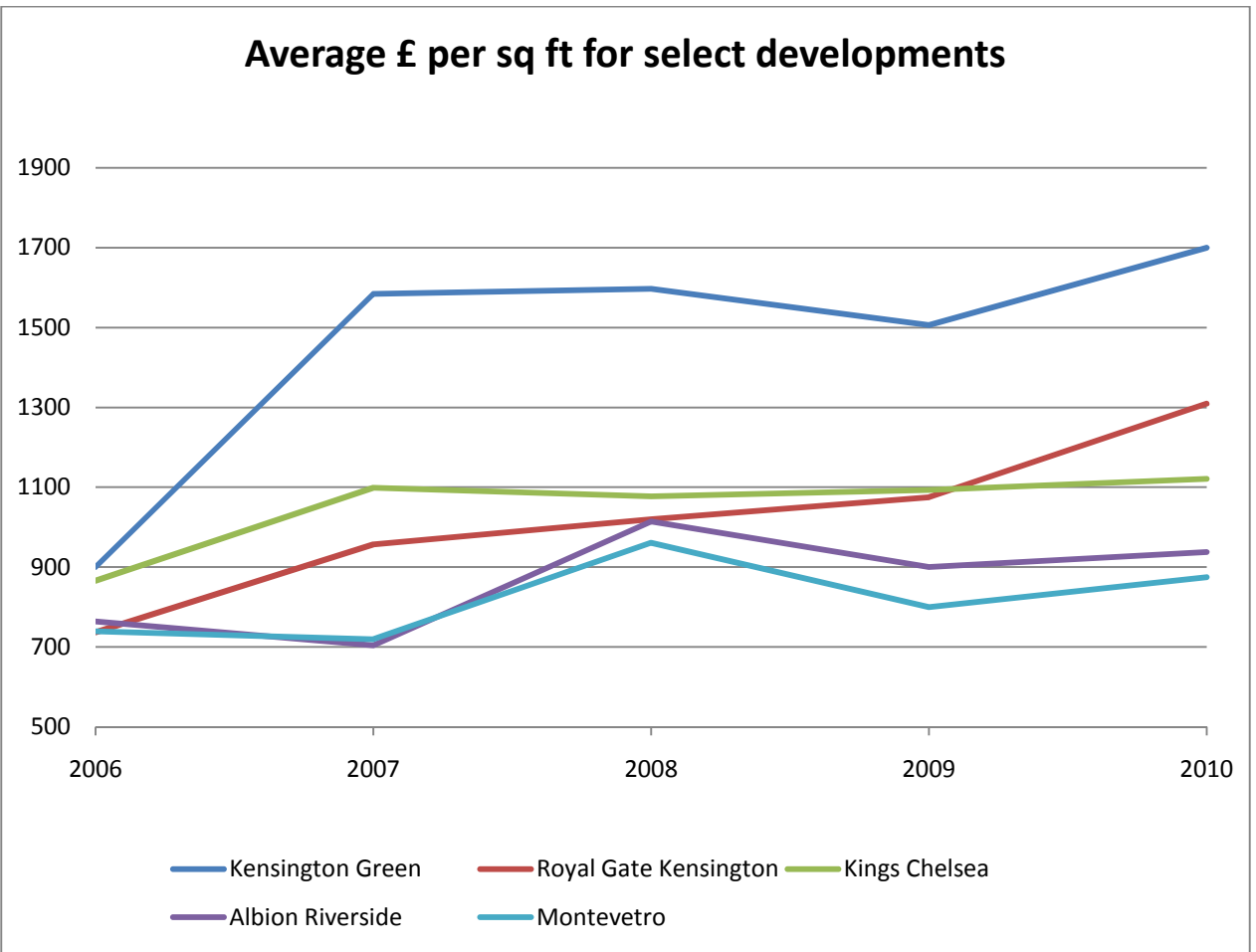
Luckily for the majority of our clients, the top end market focusing on secure new developments, has been relatively unaffected, with the majority of buyers only requiring a small amount of funding if any.

2010 did however, get off to a slow start for us, but already by June we were noticing that our market was improving as confidence was returning. Quality stock in the capital is still in relatively short supply and although demand has dropped off, prices have been sustained, as it is outstripping the supply.

Developments such as Kensington Green are now achieving the highest prices per sq ft ever recorded, and the super prime is selling for record levels as ultra-high net worth individuals continue to be drawn to London.

We have seen a good recovery with our prime riverside developments such as The Montevetro Building and Albion Riverside, which had taken a serious knock the previous year. Prices here had come off by up to 20% in some cases, but you can now see that prices are almost back to where they were some 2 years ago. The number of sales achieved in these developments, and the general enquiry levels have also gone up significantly.

All these statistics certainly substantiate the fact that secure new developments remain a preferred long term investment for many. Going forward we hope that this trend continues.



ROYAL BOROUGH OF KENSINGTON AND CHELSEA



ST JOHNS VILLAS, KENSINGTON GREEN W8
2,446 sq ft (227 sq m) 3 Bathrooms
3 Reception Rooms Cloakroom
Kitchen Two Car Spaces
4 Bedrooms
£4,900,000 Freehold



MAGNOLIA LODGE, KENSINGTON GREEN W8
1,274 sq ft (118 sq m) 2 Bedrooms
Reception Room 2 Bathrooms
Kitchen One Car Space
£2,500,000 Share of Freehold



OAK LODGE, KENSINGTON GREEN W8
565 sq ft (52.4 sq m) Bedroom
Reception Room Bathroom
Kitchen One Car Space
£825,000 Share of Freehold



REGENT COURT, ROYAL GATE KENSINGTON W8
869 sq ft (81 sq m) 2 Bedrooms
Reception Room 2 Bathrooms
Kitchen One Car Space
£1,620,000 Leasehold 983 yrs



BENHAM HOUSE, KINGS CHELSEA SW10
955 sq ft (88 sq m) 2 Bathrooms
Reception Room One Car Space
Kitchen 2 Bedrooms
£1,100,000 Leasehold 989 yrs



LUCAS HOUSE, KINGS CHELSEA SW10
520 sq ft (48 sq m) Bedroom
Reception Room Bathroom
Kitchen One Car Space
£625,000 Leasehold 989 yrs

FEATURE RIVERSIDE PROPERTY – THE MONTEVETRO BUILDING, SW11



This superb two/three bedroom apartment is situated on the 15th floor of the sought after Montevetro Building, with its landmark Richard Rogers design, 24 hour security/concierge services, gymnasium, tennis court, landscaped gardens and underground car parking.

It has remarkable views from three elevations across the river, and as far as Canary Wharf and beyond. Having been interior designed to an exquisite standard it benefits from stone floors with under floor heating, polished plaster walls, electric blinds and other upgrades from the original specification to ensure that this is a truly exceptional property.

Comprising 1,992 sq ft (185 sq m) the apartment offers a spacious reception room with dining area, eat in kitchen leading on to west facing balcony, study, master bedroom with en-suite bathroom, second bedroom currently being used as a dressing room, bedroom 3, second bathroom, and utility room. The apartment is being offered with two secure underground car parking spaces.

£3,325,000 Share of Freehold

A selection of riverside instructions over £1,000,000



ALBION RIVERSIDE SW11

6,240 sq ft (579 sq m)
9th/10th Floor Penthouse
Reception Room
Library
Kitchen
4 Bedrooms
4 Bathrooms
2 Dressing Rooms
Cloakroom
Balcony, Terrace & 2 Car Spaces

Price Upon Application Leasehold 982 yrs



ALBION RIVERSIDE SW11

2,766 sq ft (257 sq m)
4th Floor
Reception Room
Kitchen
4 Bedrooms
3 Bathrooms
Cloakroom
Balcony
2 Car Spaces

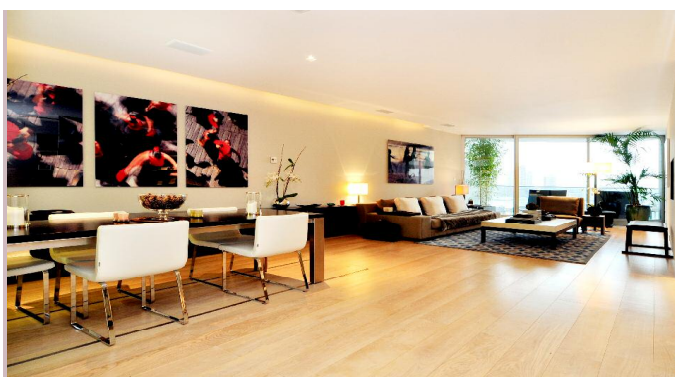
£2,995,000 Leasehold 982 yrs



RIVERSIDE ONE SW11

2,276 sq ft (211 sq m)
6th Floor
Reception Room
Kitchen
2 Bedrooms
2 Bathrooms
Cloakroom
2 Car Spaces

£2,300,000 Leasehold 103 yrs



ALBION RIVERSIDE SW11

1,893 sq ft (175 sq ft)
Reception Room
Study Area
Kitchen
3 Bedrooms
2 Bathrooms
Balcony
1 Car Space

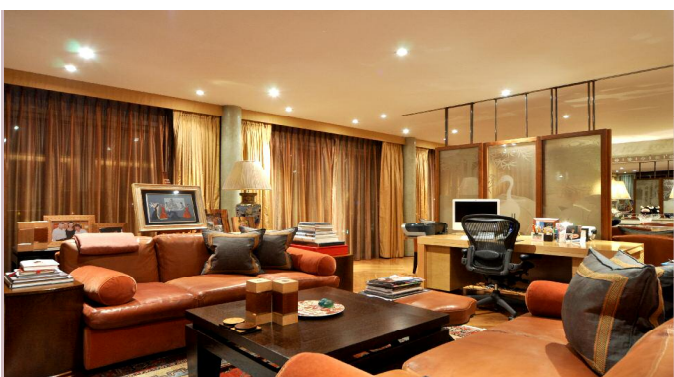
£2,500,000 Leasehold 982 yrs



MONTEVETRO SW11

2,070 sq ft (192 sq m)
5th Floor
Reception Room
Dining Area
3 Bedrooms
3 Bathrooms
Balcony
1 Car Space

£2,250,000 Share of Freehold



MONTEVETRO SW11

1,851 sq ft (172 sq m)
8th Floor
Kitchen
3 Bedrooms
2 Bathrooms
Cloakroom
Balcony
1 Car Space

£2,000,000 Share of Freehold



MONTEVETRO SW11

2,070 (192 sq m)
8th Floor
Reception Room
Kitchen
4 Bedrooms
Bathroom
2 Shower Rooms
Balcony
1 Car Space

£1,950,000 Share of Freehold



MONTEVETRO SW11

1,280 sq ft (119 sq m)
5th Floor
Reception Room
Kitchen
2 Bedrooms
2 Bathrooms
Balcony
1 Car Space

£1,300,000 Share of Freehold



MONTEVETRO SW11

1,570 sq ft (146 sq m)
1st Floor
Reception Room
Kitchen
3 Bedrooms
3 Bathrooms
1 Car Space

£1,300,000 Share of Freehold

For details of other properties we are selling please visit our website at www.jowebster.com

News...

NEW RECRUIT, NEW OFFICES & NEW WEBSITE!

Jo Webster Properties has recently moved to larger offices within Worlds End Studios to accommodate expansion of the business.

We are delighted to introduce you to Charles Davis, who joined the team in the middle of 2010. Charles had previously worked at Hamptons International, Savills and Marsh and Parsons and has brought with him a wealth of experience in the prime central London market and new build schemes within the capital.

We are looking to recruit further as we expand the core business, and also take on further instructions to sell new developments off plan.

Our website is also currently undergoing some upgrades which we hope you will find beneficial.

