

Knight Frank

LOCAL VIEW

Hyde Park | Marylebone
Fitzrovia & Bloomsbury | Mayfair & St James's

Spring/Summer
2013

WELCOME TO THE SPRING/SUMMER EDITION OF LOCAL VIEW 2013

In the following pages, we provide an insight into the unique London property market and showcase a selection of the most impressive London properties currently for sale and to rent with Knight Frank.

The prime London property market continues to outperform, despite continued economic uncertainty. The clarity provided by December's draft finance bill around the taxing of £2m+ properties owned through companies, resulted in a surge in activity in the early part of the year after months of uncertainty in the wake of the March 2012 budget.

Activity levels are robust across all price bands in the market, and prices are still increasing, with levels already more than 20% higher than the previous peak in prices back in March 2008.

However, it is interesting to note that growth at different price levels is moving at slightly different speeds. Since stamp duty for £2m+ purchases was raised from 5% to 7% in March last year, prices for properties under this threshold are advancing more quickly than those above the threshold. The exception is for properties worth £5m+, where prices are also climbing more steadily.

London retains its reputation as a leading global hub and international demand remains a key factor driving price growth. Overseas buyers continue to view London property as a safe haven to invest in.

Over the past 12 months, Knight Frank has expanded its global network, both in London and overseas, attracting more buyers and tenants from around the world. Our relationships with our overseas offices have never been stronger. Not only do all offices share a central database, but we have established teams looking after Russian, South Asian and Chinese buyers. We have also developed associations with leading real estate agents across Europe and America.

Our acquisition of additional premises in Lower Belgrave Street means that we are the only national agent with dedicated sales and lettings offices in Belgravia. All our offices are supported by our continued investment in technology, allowing people to view Knight Frank properties from wherever they are in the world in one of 16 languages, including Russian and Mandarin. Moreover, our global website receives over one million web visits a month, giving our clients' properties maximum exposure.

I trust you will enjoy reading the articles contained within this edition of Local View and leafing through the many pages of wonderful properties that our clients have asked us to find buyers or tenants for.

If you see any properties that interest you, or if you would like advice on any property matter then please do not hesitate to get in touch with any one of our offices.



Noel Flint
Head of London Residential
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This Local View is one of a series of five publications covering the London area.
To view and download a PDF or request a hard copy please visit **KnightFrank.com/publications**

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SALES MARKET IN NUMBERS

Prime London price change in April 2013

0.7%

Annual price change, to April 2013

7.7%

Three month price change to April 2013

2.5%

LONDON SALES MARKET

Prime central London residential property prices have continued their strong growth over the last 12 months. Prices are now more than 57% higher than the post-crisis market low in March 2009 and are around 20% higher than the previous market peak in March 2008.

In April, property values in prime central London rose by 0.7%, taking the annual growth to 7.7%. Prices for London's best homes have risen 2.9% in 2013 to date.

Interest among buyers for prime central London homes remains strong. The number of new buyers entering the market rose by 22% in the first four months of the year compared to the same period in 2012. Property viewings were also up by 47% over this time.

The market has faced some headwinds over the last year, however.

The increase in Stamp Duty last March to 7% had a noticeable impact, with the price growth for properties valued at under £2m and over £5m outperforming houses between these price bands. Our view is that the long term impact of the higher rate will be to reduce transactions in the £2m-£3m bracket by around 5% below the level they would otherwise have been.

The changes to the tax regime for £2m+ properties owned through a company announced by the Chancellor last March also led to buyers adopting a more cautious approach. However, clarification regarding the tax environment in December resulted in 'pent up' demand returning to the market, leading to higher levels of activity in the early months of 2013.

International demand for the very best London homes remains strong with overseas buyers viewing property in London as a safe haven investment. Over the 12 months to April 2013, overseas buyers accounted for 52% of all £2m+ prime central London sales.

In addition, the fall in value of the pound against rival currencies has made the prospect of owning luxury homes in the capital even more appealing to international buyers who can benefit from the effective discount of buying a London property in their own currency.

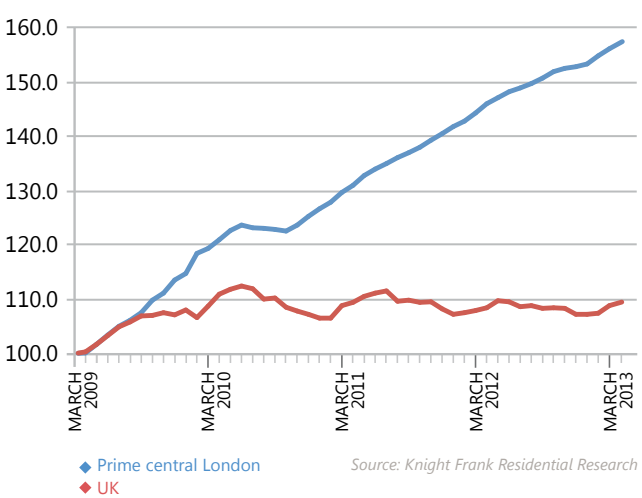
Who is buying? Top 20 nationalities buying £2m+ homes in prime central London, Q1 2012 to Q1 2013

1	United Kingdom	47.8%	11	Italy	1.7%
2	Russia	8.5%	12	South Africa	1.1%
3	France	3.1%	13	Greece	1.1%
4	United States of America	2.8%	14	Sweden	1.1%
5	China	2.8%	15	Switzerland	1.1%
6	United Arab Emirates	2.8%	16	Singapore	1.1%
7	India	2.6%	17	Saudi Arabia	1.1%
8	Nigeria	2.0%	18	Germany	0.9%
9	Turkey	1.8%	19	Ireland	0.9%
10	Hong Kong	1.8%	20	Australia	0.9%

Source: Knight Frank Residential Research

A sharp divide

Residential price change, indexed from March 2009



Source: Knight Frank Residential Research

LONDON RENTAL MARKET

Rents in prime central London have been falling for the last ten months. Despite this, they remain 22% higher than the trough of the market in the second quarter of 2009.

RENTAL MARKET IN NUMBERS

Prime London rental change in April 2013

-0.1%

Annual rental change, to April 2013

-3.2%

Year-on-year growth in new lettings volumes, January to April 2013

30%

In April, rents declined by 0.1% taking the annual fall to 3.2%. Underpinning this trend is the weakness of the financial sector employment market which continues to bear the brunt of week economic activity in the UK and Europe.

Indeed, while the headline figures confirm that rents in prime central London continue to fall, it is worth noting the differing performance across areas.

High stock volumes combined with low applicant levels means rents in St John's Wood have declined by 5.2% so far this year, while in Notting Hill and Mayfair average rents have declined since January by 1.8% and 1.2% respectively.

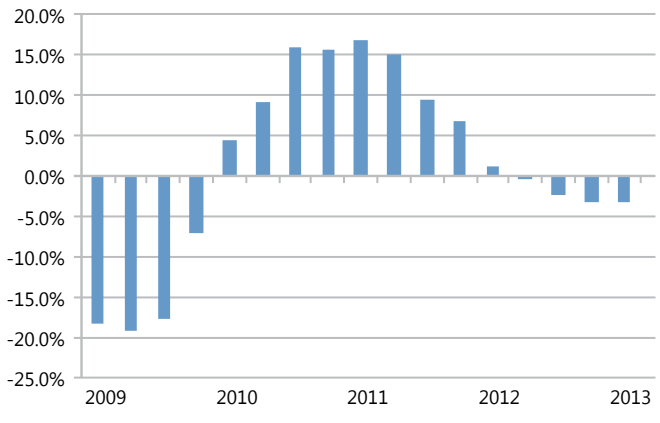
In contrast, prime rents in Kensington and Marylebone bucked the overall trend and increased over the first four months of 2013 and are up by 2.5% and 1.9% respectively. Other areas which have seen rents climb include Belgravia and Knightsbridge, although by a more modest 0.3% and 0.2%.

Activity levels suggest a healthier picture is emerging across the prime central London market. The number of new tenancies agreed in prime central London is up 30% since January compared to the same period in 2012. Additionally, the number of applicant viewings is up in the first four months of the year, albeit by just 2%.

Our view, informed by a positive outlook for employment and business sentiment, is that rents in prime central London will increase by 1% this year, before posting growth of 3%, 5%, 3.9% and 3.9% in the years to 2017.

London rental growth

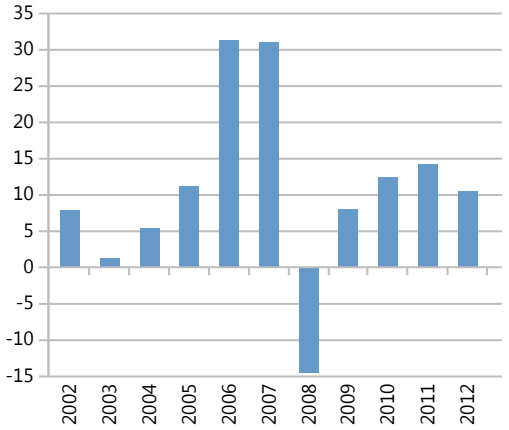
Annual growth in prime central London rents



Source: Knight Frank Residential Research

Total investment returns

Annual total returns on prime central London property, capital growth and net income return



Source: Knight Frank Residential Research






HYDE PARK
SQUARE W2
CITY OF WESTMINSTER





HYDE PARK

AREA COVERED

W2

Best known for: Hyde Park, British Summer Time Music Festival, Speakers' Corner, Marble Arch, Oxford Street and Connaught Village.

Borough: City of Westminster

Area: Hyde Park's distinctive Georgian and Victorian architecture with spacious townhouses and apartments located on pretty garden squares offer homeowners a great community atmosphere with families attracted by the excellent schools, which include Wetherby Prep and Hampden Gurney. The village atmosphere is juxtaposed by the buzz of the Bayswater Road and Queensway.

Social and cultural attractions: There is easy access to the excellent shopping in the world renowned streets of the West End, which include Selfridges, named as the world's best department store for the second year running, and Marks & Spencer's flag ship store at Marble Arch. Connaught Village and the emerging Lancaster Village offer a range of local boutique shops and eateries. Hyde Park is home to the Diana Fountain, the 7th July Memorial Fountain and Speakers' Corner.

Sports and leisure facilities: Hyde Park has 350 acres of parkland, the focal point being the Serpentine lake, with its outdoor swimming club and boating activities. The park is a peaceful place to relax and is popular for picnics, cycling, jogging, tennis, bowling and horse riding. It also hosts big events throughout the year, from Winter Wonderland to open-air concerts in the summer.

Our favourite places: The Boutique Flower Stall run by Matthew at Craven Hill – making the most beautiful bouquets; Taormina Italian Restaurant at 19 Craven Terrace for fine dining; Old Mary's Speakeasy also on Craven Terrace for delicious cocktails; Coco Maya Coffee Shop for amazing coffee and chocolates and Nancy's Dry Cleaners in Connaught Village.



Getting around:

Marble Arch, Lancaster Gate, Bayswater, Queensway, Royal Oak

Paddington

SALES OVERVIEW

The market: Over the past six months Hyde Park has continued to be one of the top performing markets within Prime Central London outperforming the more popular areas of Notting Hill, Kensington, Chelsea and Belgravia, with wealthy overseas buyers continuing to search for a sheltered haven in which to store their wealth.

Our outlook: The building of Crossrail, due to open in 2018, continues to have a huge impact on the Hyde Park area with properties within a 10-minute walk of Paddington Station forecast to have an additional uplift per year of 1%. The excellent local schools of Hampden Gurney, Wetherby Preparatory School and Connaught House School continue to attract families to the area and there is also a high demand for apartments priced under £2m with buyers looking to avoid the additional stamp duty.

Who buys here: Russians, Asians, Americans and families.


Craven Hill Gardens, Bayswater W2

OUR TEAM IN ACTION:

We were instructed as sole agents on two apartments in the same block in Craven Hill Gardens, both sold above the asking price. We were then instructed on two further flats in the same building and found buyers for both, achieving excellent prices. These clients then recommended us to their friends whose flats had been sitting on the market with other agents for a long time, which we also subsequently sold.

SALES BY NUMBERS

On average we have achieved

96%

of the guide price on sales in the past 12 months

Every day Knight Frank Hyde Park's properties are viewed

432

times through our award-winning website

In the last 12 months alone, potential buyers from

158

different countries have viewed properties for sale through Knight Frank

SALES INSIGHT

"This year I expect to see a further increase in international buyers looking for good investment properties and the increase of exclusivity agreements as buyers are becoming nervous about gazumping."

Fenella Freeland Head of Sales



LANCASTER GATE

Magnificent apartment



A grand first floor apartment in a Grade II listed white stucco-fronted building, situated within close proximity to the open spaces of Hyde Park.

Master bedroom suite with dressing room and bathroom, 2 further bedrooms (1 en suite), bathroom, reception room, kitchen/breakfast room, direct lift access.

Approximately 235 sq m (2,540 sq ft)

HYDE PARK W2

Leasehold
Guide price: £4,250,000

CONNAUGHT SQUARE

Wonderful garden square location



An impressive Grade II listed Georgian town house on the northern side of Connaught Square with access to the communal gardens.

Master bedroom with en suite dressing room and bathroom, 4 further bedrooms, 2 further bathrooms, shower room/steam room, 2 reception rooms, dining room, sitting room, TV room, 2 kitchens, cloakroom, terrace, 3 storage vaults.

Approximately 321 sq m (3,465 sq ft)

HYDE PARK W2

Leasehold
Guide price: £5,350,000

THE LANCASTERS



A stunning, David Linley interior designed apartment in The Lancasters, W2's most desirable address.

3/4 bedrooms, dressing room, 4 bathrooms, reception room, kitchen/dining room, family room/bedroom 4, terrace, comfort cooling, porter, valet parking, swimming pool, gym.

Approximately 251 sq m (2,709 sq ft)

HYDE PARK W2
Leasehold
Guide price: £6,350,000

HYDE PARK STREET



A spacious, interior designed townhouse located within close proximity to Hyde Park.

4 bedrooms, 2 bathrooms, reception room, family room, kitchen, 2 cloakrooms, 2 storage vaults, 2 patios, parking for 1 car. EPC rating D.

Approximately 202 sq m (2,183 sq ft)

HYDE PARK W2
Freehold
Guide price: £3,250,000

CLEVELAND GARDENS



A spacious duplex apartment in a Grade II listed building on one of London's finest garden squares.

Master bedroom suite, bedroom 2, bathroom, reception room, kitchen/dining room, mezzanine study, cloakroom, access to communal gardens.

Approximately 156 sq m (1,680 sq ft)

BAYSWATER W2
Share of freehold
Guide price: £2,250,000

QUEENS GARDENS



A beautifully refurbished duplex apartment in a lovely Grade II listed white stucco building.

Master bedroom with en suite bathroom, 2nd en suite bedroom, bedroom 3, reception room, media room, kitchen, cloakroom, terrace.

Approximately 148 sq m (1,600 sq ft)

BAYSWATER W2
Share of freehold
Guide price: £1,850,000

ALBION STREET



A beautiful Grade II listed townhouse, which was formally the home of William Makepeace Thackeray.

5 bedrooms, 2 bathrooms, shower room, reception room, study, kitchen/breakfast room, utility room, conservatory, garden, roof terrace, storage vault.

Approximately 240 sq m (2,584 sq ft)

HYDE PARK W2
Freehold
Guide price: £4,100,000

DEVONSHIRE TERRACE



A truly stunning maisonette in a Grade II listed building, moments from Hyde Park.

Master bedroom with en suite bathroom, 2 further bedrooms, bathroom, reception room, kitchen/breakfast room, cloakroom.

Approximately 119 sq m (1,290 sq ft)

BAYSWATER W2
Share of freehold
Guide price: £1,650,000

WESTCLIFFE APARTMENTS



A contemporary first floor apartment in this modern, waterside development.

Master bedroom suite, bedroom 2, bathroom, reception room, open plan kitchen, study area, balcony, lift, 24 hour porter, private parking. EPC rating C.

Approximately 106 sq m (1,145 sq ft)

PADDINGTON W2
Leasehold
Guide price: £1,250,000

HYDE PARK GARDENS MEWS



A substantial house in a quiet cobbled mews within close proximity to Hyde Park.

Master bedroom with en suite bathroom, 2 further bedrooms, shower room, 2 reception rooms, kitchen, 2 utility rooms, cloakroom, study area, garage. EPC rating C.

Approximately 244 sq m (2,627 sq ft)

HYDE PARK W2
Freehold
Offers in Excess of £3,600,000

LETTINGS OVERVIEW

The market: We have been very busy in Hyde Park and Bayswater with our one and two bedroom properties on the Hyde Park Estate moving well. Tenancies agreed are up 119%.

Our outlook: We anticipate volume to continue to increase but prices to remain stable.

Who rents here: Young professionals love the proximity to the Central Line and West End and families love the garden squares and village feel. Demand is high for all types of properties, be it a one bedroom apartment or a 5 bedroom house. Applicants, whether International or local, are keen to see a variety of properties before deciding on the correct home to suit their needs.



OUR TEAM IN ACTION:

One of our tenants loved our thorough approach when he was a Residential Corporate Services applicant that upon buying an investment property around the corner, instructed Knight Frank Hyde Park as sole agents to find him a tenant. We received a full asking price offer within weeks with a corporate tenant.

LETTINGS BY NUMBERS

Viewings increased by

38%

in 2012

54%

of our tenants found us on our website

44%

of our tenants are home grown

LETTINGS INSIGHT

"Newbuild portered apartments have been particularly popular this year offering the peace of mind of a well maintained building, clean and modern with the security of a porter/concierge."

Erin van Tuil Head of Lettings





SUSSEX GARDENS

Stylish apartment

A stunning first floor apartment, recently refurbished in a contemporary style.

Master bedroom with en suite bathroom, bedroom 2, bathroom, reception room, kitchen/dining room, balcony, lift access. EPC rating D.

Approximately 126 sq m (1,356 sq ft)

HYDE PARK W2

Available furnished
Guide price: £1,100 per week





NB All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.

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THE LANCASTERS

Interior designed apartment



An amazing, interior designed second floor apartment, with wonderful views of Hyde Park, in The Lancasters, W2's most desirable address.

3 bedrooms, 3 en suite Fantini bathrooms, reception room, dining area, fully integrated contemporary kitchen, mezzanine study area, utility area, guest cloakroom, underfloor heating to bathrooms, feature lighting, comfort cooling system, access to gym, sauna and swimming pool, 24 hour concierge, valet parking for 1 car. EPC rating F.

Approximately 252 sq m (2,713 sq ft)

HYDE PARK W2

Available furnished
Guide price: £5,500 per week

HYDE PARK SQUARE

Immaculately presented



A wonderful raised ground floor apartment in a Grade II listed building featuring high ceilings and period features.

Master bedroom with en suite bathroom, bedroom 2, reception room, open plan kitchen, guest cloakroom.

Approximately 113 sq m (1,216 sq ft)

HYDE PARK W2

Available furnished or unfurnished
Guide price: £900 per week

RADNOR PLACE

Stylish apartment



A charming third floor apartment that offers spacious room sizes and good storage.

Master bedroom with en suite bathroom, 2 further bedrooms, bathroom, reception room, fully integrated kitchen. EPC rating C.

Approximately 94 sq m (1,013 sq ft)

HYDE PARK W2

Available furnished or unfurnished
Guide price: £825 per week

WESTBOURNE TERRACE

Contemporary period apartment



A contemporary first floor apartment in a stucco-fronted building, which cleverly combines period features with a modern finish.

2 bedrooms, 2 shower rooms, reception room, kitchen, mezzanine study area, balcony. EPC rating D.

Approximately 104 sq m (1,119 sq ft)

BAYSWATER W2

Available furnished
Guide price: £995 per week

NB All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.

QUEENS GARDENS

BAYSWATER W2 Guide price: £1,775,000



ALBION CLOSE

HYDE PARK W2 Guide price: £2,775,000



LANCASTER MEWS

LANCASTER GATE W2 Guide price: £3,500,000



CONNAUGHT SQUARE

HYDE PARK W2 Guide price: £5,500,000



SOUTHWICK PLACE

HYDE PARK W2 Guide price: £5,999,000



THE LANCASTERS

BAYSWATER W2 Guide price: £8,600,000



CONNAUGHT STREET

HYDE PARK W2 Guide price: £475 per week



RADNOR MEWS

HYDE PARK W2 Guide price: £850 per week



PENINSULA APARTMENTS

PADDINGTON W2 Guide price: £950 per week



CONNAUGHT SQUARE

HYDE PARK W2 Guide price: £2,750 per week



THE BRASSWORKS

HYDE PARK W2 Guide price: £3,250 per week



THE LANCASTERS

HYDE PARK W2 Guide price: £5,500 per week




PAUL
PAUL
PAUL


70


The Marylebone







MARYLEBONE

AREAS COVERED
W1B W1G W1H W1U

Best known for: Its village feel and cosmopolitan café culture, being one of the four stations on the monopoly board and Baker Street – home to the most famous fictional detective, Sherlock Holmes.

Borough: City of Westminster

Area: Marylebone sits on a grid pattern roughly defined as bordered by Oxford Street to the south, Marylebone Road to the north, Edgware Road to the west and Great Portland Street to the east. The area offers huge variety in property from the traditional cobbled mews to the grand boulevard of Portland Place, beautiful garden squares to grand townhouses, Marylebone has it all.

Social and cultural attractions: Marylebone's biggest social event is the annual summer Fayre which attracts over 30,000 visitors each year. It is also home to the Wallace Collection, a superb collection of eighteenth-century French art, and Europe's leading chamber music venue Wigmore Hall.

Sports and leisure facilities: Marylebone is abutted by the green open spaces of two royal parks, Regent's Park in the north, the largest grass area for sports in central London, and Hyde Park in the south. Go for a jog or take a stroll along the lakes or through the landscaped gardens and stop off for a snack at one of the park's cafés. Marylebone is also the home of the original Lord's Cricket Ground.

Our favourite places: Galvin Bistrot de Luxe for fantastic French cuisine; The Golden Hind for possibly the best fish and chips; The Royal China club for unbeatable dim sum; The Marylebone Farmers Market, one of the best selections of farm grown produce in London.

Getting around:
Marylebone, Bond Street, Baker Street, Oxford Circus, Regent's Park, Marble Arch
Marylebone

SALES OVERVIEW

The market: The market over the last year has been extremely varied and exciting, with the most obvious change in the market being the 2% increase on Stamp Duty Land Tax on properties over £2m. This has caused a ripple effect in the market increasing the demand of properties under the threshold and making those above it less appealing. However, with a year now passing since the change we have seen the market adjust and activity levels above £2m showing signs of an uptick.

Our outlook: We see 2013 as having the potential to be one of the strongest years in recent London residential history. While we do not believe there will be a vast increase in prices, the number of transactions has already increased on the same time last year, with people having a real desire to become part of or expand their share in the London residential property market.

Who buys here: A mix of UK residents and overseas nationals looking for family homes, pieds-à-terre or rental investments.


Maybury Court, W1

OUR TEAM IN ACTION:

We were lucky enough to be instructed on a fantastic apartment just off the highly sought-after area of the High Street. Within hours of being instructed we got it under offer at asking price. The applicant purchased it as a rental investment and has now instructed the lettings team to find a tenant.

SALES BY NUMBERS

Every day Knight Frank Marylebone properties are viewed

344

times through our award-winning website

47%

of our sales in the last six months were priced under £1.5m

On average we have achieved

92%

of the guide price on sales in the past six months

SALES INSIGHT

"Marylebone is now fully established as a super prime residential address. The draw of its central location, architecture, and vibrant High Street, combined with the upgrading of many prime apartment blocks has seen an increase in buyers who may have previously lived (or been looking in) other parts of town such as Belgravia, Knightsbridge or Mayfair. Marylebone's growth is now flowing into Fitzrovia and Bloomsbury."

Christian Lock-Necrews Head of Sales



MONTAGU SQUARE

Garden square finery



An elegant split level apartment on one of Marylebone's finest garden squares.

Master bedroom suite, 2 further bedroom suites, reception room, dining room, fully fitted kitchen, guest cloakroom, patio terrace.

Approximately 172 sq m (1,851 sq ft)

MARYLEBONE W1

Leasehold
Guide price: £2,550,000

DORSET SQUARE

Period conversion



A charming three bedroom duplex apartment arranged over the top two floors (with lift) of one of Dorset Square's most sought-after buildings.

Master bedroom suite, 2 further double bedrooms, shower room with WC, open plan living space with fitted kitchen, attic.

Approximately 108 sq m (1,163 sq ft)

MARYLEBONE W1

Share of freehold
Guide price: £1,599,950

BRYANSTON PLACE



A beautiful third floor apartment laterally converted over two Georgian houses.

Master bedroom suite, 2 further bedrooms, family bathroom, reception room with dining area, kitchen, direct lift access into apartment.

Approximately 149 sq m (1,609 sq ft)

MARYLEBONE W1
Leasehold
Guide price: £1,950,000

DEVONSHIRE PLACE



A spacious lateral apartment with private courtyard close to Marylebone High Street.

3 bedrooms, 2 bathrooms, open plan living space with fitted kitchen and utility area, private entrance plus direct lift access into apartment.

Approximately 162 sq m (1,744 sq ft)

MARYLEBONE W1
Leasehold
Guide price: £1,895,000

IVOR COURT



A fantastic two bedroom flat on the eighth floor (with lift) of a purpose-built block close to Regent's Park.

2 bedrooms, bathroom, open plan living space with dining area, kitchen, guest cloakroom, balcony, secure 24 hour porterage. EPC rating D.

Approximately 65 sq m (704 sq ft)

MARYLEBONE W1
Leasehold
Guide price: £750,000

MANSFIELD STREET



A superbly presented fifth floor lateral apartment occupying an enviable corner position.

2 bedroom suites, reception room with interconnecting dining room, kitchen, entrance hall, guest cloakroom, lift, secure 24 hour porterage. EPC rating C.

Approximately 158 sq m (1,705 sq ft)

MARYLEBONE W1
Leasehold
Guide price: £3,250,000

WIMPOLE STREET

Beautifully finished duplex



A stunning two bedroom duplex apartment located in the heart of Marylebone Village

Master bedroom with en suite shower room and dressing room, 2nd bedroom with en suite bathroom, reception room, open plan kitchen and dining area, study, guest cloakroom. EPC rating E.

Approximately 146 sq m (1,571 sq ft)

MARYLEBONE W1
Leasehold
Guide price: £2,500,000

WEYMOUTH STREET

Exceptional penthouse apartment



A stylish lateral penthouse apartment benefiting from a large south and east facing terrace.

3 bedroom suites, spacious open plan living and entertaining space with kitchen and dining areas, separate family/TV area. EPC rating C.

Approximately 262 sq m (2,820 sq ft)

MARYLEBONE W1
Leasehold
Guide price: £6,500,000

LETTINGS OVERVIEW

The market: We have had a very active 2012 and expect this to continue into 2013. New applicants registering and new properties to the market have both increased significantly over the past 12 months.

Our outlook: We anticipate the increase in volume to continue but prices will be stable.

Who rents here: We rent to all sections of the market from wealthy students to professional families relocating from abroad – there is something for everyone in Marylebone.



Merchant Square W1

OUR TEAM IN ACTION:

A current tenant originally rented a large apartment through Knight Frank in Merchant Square for more than a year before downsizing to Marylebone. She remained here for less than a year before seeing the fantastic new Fitzrovia Apartments on our website. She subsequently increased her budget and is very happy in her new home.

LETTINGS BY NUMBERS

On average

6,200

people view Marylebone property details online each month

39%

of our tenants are British

12%

from the United States

New tenancies agreed are up

159%

in Marylebone

LETTINGS INSIGHT

"My concern for the market is that landlord and tenant expectations are not matching and, with this, void periods are lengthening."

Erin van Tuil Head of Lettings





MONTAGU SQUARE

Elegant Regency house with self-contained apartment

A beautifully presented house, which includes a self-contained basement flat, located on one of London's finest garden squares.

House: Master bedroom with en suite dressing room and bathroom, 4 further bedrooms, 2 reception rooms, dining room, kitchen, cloakroom.
Basement flat: Bedroom, 2 shower rooms, reception room, kitchen, dressing room, cloakroom, garden, storage vault.
EPC rating E.

Approximately 452 sq m (4,865 sq ft)

MARYLEBONE W1

Available unfurnished
Prices from: £7,950 per week





NB All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.

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GLOUCESTER PLACE

Contemporary apartment



A recently refurbished lateral apartment finished to a high specification.

Master bedroom with en suite bathroom, bedroom 2, guest shower room, reception room, open plan kitchen, utility room. EPC rating C.

Approximately 73 sq m (785 sq ft)

MARYLEBONE W1

Available furnished
Guide price: £690 per week

JAMES STREET

Impressive apartment



A beautifully refurbished apartment located on the 2nd floor of this centrally located corner block.

Master bedroom with en suite bathroom, bedroom 2, bathroom, reception room, open plan kitchen. EPC rating C.

Approximately 79 sq m (850 sq ft)

MARYLEBONE W1

Available furnished
Guide price: £995 per week

MAYBURY COURT

Attractive apartment



A bright and airy apartment in a popular purpose-built block in the heart of Marylebone Village.

2 bedrooms, bathroom, reception room/dining room, kitchen, on-site caretaker, residents' communal gardens. EPC rating D.

Approximately 63 sq m (678 sq ft)

MARYLEBONE W1

Available furnished
Guide price: £595 per week

MONTAGU SQUARE

Immaculately presented



A lovely first and second floor apartment located in a wonderful period building in the heart of Marylebone.

Master bedroom with en suite bathroom, bedroom 2, shower room, reception room, kitchen/dining room, balcony. EPC rating D.

Approximately 111 sq m (1,195 sq ft)

MARYLEBONE W1

Available furnished
Guide price: £1,250 per week

NB All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.

MARYLEBONE STREET

MARYLEBONE W1 Guide price: £715,000



HARROWBY STREET

MARYLEBONE W1 Guide price: £1,650,000



BRYANSTON PLACE

MARYLEBONE W1 Guide price: £2,200,000



QUEEN ANNE STREET

MARYLEBONE W1 Guide price: £2,600,000



MONTAGU SQUARE

MARYLEBONE W1 Guide price: £3,050,000



HALLAM STREET

MARYLEBONE W1 Guide price: £7,500,000



GREAT PORTLAND STREET

MARYLEBONE W1 Guide price: £525 per week



UPPER BERKELEY STREET

MARYLEBONE W1 Guide price: £550 per week



MARKET PLACE

MARYLEBONE W1H Guide price: £820 per week



BRYANSTON SQUARE

MARYLEBONE W1 Guide price: £1,200 per week



GLOUCESTER PLACE

MARYLEBONE W1 Guide price: £1,650 per week



WIMPOLE STREET

MARYLEBONE W1 Guide price: £5,750 per week




39-45
ITZROY ST.











FITZROVIA & BLOOMSBURY

AREAS COVERED
W1T W1W WC1

Best known for: Its arty and bohemiam feel. Fitzroy Tavern became the meeting place for many of London's artists, intellectuals and bohemians, while the writer Virginia Woolf, along with various other writers and artists, lived and met in Bloomsbury and passed into history as the Bloomsbury set.

Borough: City of Westminster, London Borough of Camden

Area: This two square mile area is bounded by Oxford Street in the south, Euston Road in the north, Great Portland Street to the west and Gray's Inn Road to the East. Both areas roughly date from the 1800s with Fitzrovia offering a warren of small and irregular streets and Bloomsbury playing host to a number of grand garden squares.

Social and cultural attractions: Both Fitzrovia and Bloomsbury are synonymous with literature and the arts, more than 30 galleries have opened in Fitzrovia over the past year alone. Bloomsbury is also home to the iconic British Museum.

Sports and leisure facilities: Coram's Fields is a children's playground with an animal farm where adults are only admitted if they are accompanied by a child. The amenities of Regent's Park are also nearby as well as the area's ten garden squares, with the majority open to the public.

Our favourite places: The Charlotte Street Hotel's private cinema for a movie and afternoon tea; Hakkasan for opulent chinese food, Newman Street Tavern for elegant British cuisine. Bea's of Bloomsbury for the most fantastic cakes; All Star Lanes for a classic American style bowling night.

Getting around:
Goodge Street, Tottenham Court Road, Russell Square
Euston, Kings Cross, St Pancras

SALES OVERVIEW

The market: There continues to be demand from both international and domestic buyers looking for both pieds-à-terre and family homes. With close access to the City and King's Cross and with Crossrail due to be completed in 2018, the area remains in high demand. Record prices continue to be set for best in class properties and we expect this trend to continue.

Our outlook: The area has seen a significant growth in prices over last 18 months, with a huge amount more still expected. There are many exciting newbuild developments and refurbishment projects being completed within the next year which will further enhance its desirability and demand to both domestic and international buyers.

Who buys here: There is a strong international presence in Fitzrovia and Bloomsbury, in particular, in recent months, we have noted an increase in buyers from Italy and France looking for buy to let investments.


Great James Street, WC1

OUR TEAM IN ACTION:

We sold this unmodernised Georgian terrace town house, with commercial use, to a family looking close to King's Cross. The house was sold off market, in a sealed bid and contracts exchanged within 48 hours of agreeing terms. Due to the resulting interest, the team then acquired the property next door for the under bidder, once again in a competitive sealed bid situation.

SALES BY NUMBERS

Knight Frank's market share in Fitzrovia & Bloomsbury has increased by

80%

in the past six months

Deals agreed within the last six months were within

1.6%

of the guide price

We have

294

potential buyers on our books looking to spend a collective total of £1.56bn

SALES INSIGHT

"We have seen a surge in demand for Georgian properties and large family houses that are in need of renovation. We have also seen a rise in buyers purchasing commercial buildings to convert back to residential use to create their family home, particularly within Camden where they are encouraging this change of use."

Jeremy James Fitzrovia and Bloomsbury sales



JUDD STREET

Luxury studio living



A well-proportioned studio apartment ideally located for both the City and the West End.

Open plan living space with separate shower room. Specifications include a host of features for modern living. Additional benefits include a long lease, concierge service and residents gym. EPC rating C.

Approximately 24 sq m (267 sq ft)

BLOOMSBURY WC1
Leasehold
Guide price: £340,000

GOODGE PLACE

Period conversion



A contemporary one bedroom split level apartment in the heart of Fitzrovia.

Double bedroom with built in storage, shower room and WC, open plan living space with kitchen and dining areas, patio. Potential to create a second bedroom subject to planning.
EPC rating D.

Approximately 55 sq m (592 sq ft)

FITZROVIA W1
Share of freehold
Guide price: £725,000



CRABTREE PLACE

Tranquil living in the heart of the capital

FITZROVIA W1

Leasehold
Guide price: £2,695,000

A selection of luxury three bedroom triplex homes in a private gated mews.

Beautifully designed to exacting standards with a host of features for modern living these contemporary houses comprise 3 bedrooms, 3 bathrooms, 2 reception rooms, kitchen, guest cloakroom, patio terrace, parking by separate negotiation.
EPC rating B.

Approximately 170 sq m (1,830 sq ft)







DOUGHTY STREET

Magnificent Georgian townhouse

BLOOMSBURY WC1

Freehold
Guide price: £3,795,000

A recently refurbished townhouse situated on one of the finest streets in Bloomsbury.

4/5 bedrooms, 3 bathrooms, drawing room, dining room, media room, further reception room, study/5th bedroom, kitchen and breakfast room, laundry room, guest cloakroom, terrace.

Approximately 390 sq m (4,198 sq ft)





LETTINGS OVERVIEW

The market: The market in Fitzrovia and Bloomsbury is buoyant. We are clearly seeing a move towards this area with our young professionals looking for good value for money and a trendy understated area. We have a number of new developments due to be released in 2013 so are expecting the area to be firmly stamped on the map!

Our outlook: Growth, growth, growth!

Who rents here: The new digital-savvy entrepreneurs wanting somewhere well connected but less traditional. There is still value for money available and some fantastic newbuild one and two bedrooms coming to the market this year so certainly a singles/couples area. Additionally we have some fantastic family homes and the space available for the price is still well below PCL. There are some lovely garden squares and of course with great links to the City, it certainly appeals to families looking for a change of scene.


Fitzrovia Apartments, W1

OUR TEAM IN ACTION:

A new investor to the market, our client met with three Knight Frank offices and purchased three apartments that have all subsequently been let by the respective Knight Frank office. The client made a great long-term investment by purchasing a three bedroom apartment in Fitzrovia, which we achieved full asking price for.

LETTINGS BY NUMBERS

32%
of properties coming to the market are between £500 and £750 per week

50%
of our applicants looking in this area are in their 20s

Recommendation has been the source of

25%
of our tenants

LETTINGS INSIGHT

"The location itself is a trend, more and more people are asking for properties available in Fitzrovia and Bloomsbury. Newbuild apartments have been very popular throughout the area and will continue to be so."

Erin van Tuil Head of Lettings



FITZROY SQUARE

Elegant town house

A majestic, Grade I listed townhouse which has been fully restored to the highest specification.

Master bedroom with en suite bathroom, 5 further bedrooms, dressing room, 2 further en suite bathrooms, 4 reception rooms, library, Smallbone kitchen/breakfast room, 2nd kitchen, cinema/media room/gym, 3 cloakrooms, lift, wine cellar, scullery, laundry room, 3 vaults, roof terrace, balcony, 2 external garages.

Approximately 755 sq m (8,126 sq ft)

FITZROVIA W1

Available part furnished
Guide price: £6,000 per week





NB All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.

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HOLBEACH HOUSE

Finished to the highest standard



A newly refurbished apartment which has been finished to the highest specification, situated in a prestigious period block in a central location in the heart of Fitzrovia.

3 bedrooms, 2 en suite bathrooms, shower room, reception room, kitchen, lift. EPC rating C.

Approximately 111 sq m (1,200 sq ft)

FITZROVIA W1

Available furnished or unfurnished
Guide price: £1,000 per week

THEOBALDS ROAD

Wonderful apartment



A well-presented second floor apartment set in this portered block close to Chancery Lane and Holborn underground stations.

Master bedroom with en suite bathroom, bedroom 2, shower room, reception room, open plan kitchen, interior designed furniture package, wood flooring. EPC rating B.

Approximately 78 sq m (844 sq ft)

BLOOMSBURY WC1

Available furnished
Guide price: £750 per week



JOHN STREET

Magnificent family house

BLOOMSBURY WC1

Available furnished
Guide price: £4,950 per week

An impressive interior designed Grade II listed house on one of Bloomsbury's most prestigious streets.

6 en suite bedrooms, reception room, kitchen/dining room, family room, study, garden, roof terrace, underfloor heating, Lutron lighting, Sonos integrated music system.

Approximately 588 sq m (6,329 sq ft)





NB All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.

GRAYS INN ROAD

BLOOMSBURY WC1 Guide price: £425,000



BOLSOVER STREET

FITZROVIA W1 Guide price: £1,450,000



GREAT RUSSELL STREET

BLOOMSBURY WC1 Guide price: £1,550,000



GREAT JAMES STREET

BLOOMSBURY WC1 Guide price: £2,450,000



GORDON SQUARE

FITZROVIA W1 Guide price: £5,500,000



FITZROY SQUARE

FITZROVIA W1 Guide price: £6,500,000



HOLBEACH HOUSE

FITZROVIA WC1 Guide price: £520 per week



RIDGMOUNT STREET

BLOOMSBURY WC1 Guide price: £650 per week



FITZROVIA APARTMENTS

FITZROVIA W1 Guide price: £950 per week



LITTLE RUSSELL STREET

BLOOMSBURY WC1 Guide price: £1,100 per week



BEDFORD COURT MANSIONS

FITZROVIA WC1 Guide price: £1,200 per week



FITZROVIA APARTMENTS

FITZROVIA W1 Guide price: £1,400 per week






THE
RITZ









MAYFAIR & ST JAMES'S

AREAS COVERED

W1B W1D W1F W1J W1K W1S WC2 SW1A SW1Y

Best known for: Being the most expensive square on the Monopoly board and Mount Street which is at the heart of what is often referred to as 'Mayfair Village' with its world famous luxury hotels, restaurants and high fashion boutiques.

Borough: City of Westminster

Area: Stretching from Oxford Street in the north to Piccadilly in the south, and from Regent Street in the east to Park Lane in the west, Mayfair is characterised by its distinctive period buildings and picturesque garden squares which have housed prime ministers, international royalty and celebrities for decades.

Social and cultural attractions: Some of London's best restaurants are here, including the world-renowned Claridges, Nobu (one Michelin star), Le Gavroche (two stars), and Alain Ducasse at The Dorchester (three stars). It is also home to a number of nightspots and private members' clubs, including Mortons, George, 5 Hertford Street, Little Mayfair and Mahiki – a haunt of Princes William and Harry. The Grosvenor Estate and The Residents Society of Mayfair & St James's host fantastic community events such as Summer in the Square (Grosvenor Square) and the Mount Street Garden Party.

Sports and leisure facilities: As well as having the gardens at Berkeley Square and Grosvenor Square, large parks including Green Park and Hyde Park are a short walk away. Hyde Park is a great spot for picnics, running, cycling and horse riding, and in the summer months the Serpentine is popular for boating and open-air swimming. The Royal Automobile Club on Pall Mall offers exclusive facilities for tennis, squash and swimming in the heart of St James's.

Our favourite places: Restaurant 34 on South Audley Street for mouth-watering steaks, The Luggage Room on the corner of Grosvenor Square for fantastic cocktails, Oscar de la Renta on the corner of Berkeley Square for dresses that look like works of art; Locke & Co in St James's for the most stylish hats around, Turnbull and Asser on Jermyn Street for tailoring fit for James Bond himself. Mount Street Deli for coffee, bustling Shepherd Market for independent shops and restaurants along with Hedonism, probably the most stylish bottle shop in London on Davies Street.

Getting around:

Green Park, Marble Arch, Bond Street, Oxford Circus, Hyde Park Corner, Piccadilly Circus, Leicester Square, Covent Garden, Holborn

SALES OVERVIEW

The market: Mayfair has been among the top performing markets within prime central London. Demand for turnkey lateral apartments remains strong within the international market and we are also seeing an increasing number of British buyers looking to purchase their family home in Mayfair and St James's as they are seen more and more as residential addresses.

Our outlook: We believe prices will continue to rise. Mayfair and St James's offer purchasers a home and a secure investment as London's super prime residential property is seen as a gold standard and will therefore continue to attract investment. There are a number of developments coming to the market over the next few years, which will generate a great deal of interest and further cement the area's position.

Who buys here: The purchaser demographic is very broad both in terms of age, nationality and business sector. They are looking for permanent residences, pieds-à-terre and investment properties. As one moves up through the price ranges purchasers are more likely to come from overseas.


Mount Street, Mayfair W1K

OUR TEAM IN ACTION:

We were instructed on a beautifully refurbished lateral apartment on highly sought-after Mount Street. Within seven days of launching the property we had exchanged on the apartment and achieved a record-breaking price of £3,554 per sq ft. The buyer was already registered with Knight Frank and had been hand matched to the property by our dedicated team.

SALES BY NUMBERS

On average over the last financial year we achieved

101%

of the guide price, often exceeding vendor expectations

Our online properties are viewed on average

702

times a day through our award-winning website

Our average local buyer spends

£5.4M

SALES INSIGHT

"Vendors should not overprice their property as buyers are increasingly product-savvy and commercially minded. Overpriced properties often achieve less than those correctly priced at the outset."

Harvey Cyzer Head of Sales





UPPER GROSVENOR STREET

An apartment of exquisite proportions

Spanning over 2,000 sq ft with volumetric ceilings, a grand south-facing reception room stretching four windows wide and with the added benefit of a study and terrace, this property epitomises style and elegance.

Bedroom suite with dressing room, double reception room, study/library, kitchen, guest WC, terrace, direct lift access. EPC rating D.

Approximately 190 sq m (2,045 sq ft)

MAYFAIR W1K

Leasehold approximately
115 years remaining
Guide price: £6,000,000





RYDER STREET

Well-appointed lateral apartment



An immaculate two/three bedroom apartment on the top floor of this highly regarded classic St James's building, flooded with natural light and with the added benefit of a caretaker and lift access.

2 bedrooms, 2 bathrooms,
2 reception rooms,
study/3rd bedroom, kitchen,
lift, caretaker. EPC rating E.

Approximately 183 sq m (1,967 sq ft)

ST JAMES'S SW1

Leasehold approximately
92 years remaining
Guide price: £4,250,000

ORMOND YARD

Unashamedly modern mews house



This rare freehold mews is beautifully finished to complement its modern style and architecture.

2 bedrooms, 2 bathrooms,
open plan reception room/kitchen,
observatory/3rd (gallery) bedroom,
guest WC, utility room. EPC rating D.

Approximately 164 sq m (1,763 sq ft)

ST JAMES'S SW1

Freehold
Guide price: £2,625,000

PARK LANE

A stunning and beautifully finished residence



A balcony spans the length of the apartment and there are wonderful views across Hyde Park from the 38' reception room on the third floor of this Park Lane apartment building.

3 bedrooms, 3 bathrooms,
double reception room, kitchen,
guest WC, balcony, lift, porter.
EPC rating D.

Approximately 205 sq m (2,201 sq ft)

MAYFAIR W1K

Leasehold approximately
87 years remaining
Guide price: £8,000,000

GREEN STREET

Exceptionally modernised duplex with rare outside space



Located on one of Mayfair's premier streets is this superbly appointed and extremely rare apartment with direct access to the coveted private gardens of Green Street.

3 bedrooms, 3 bathrooms,
reception room, kitchen,
guest cloakroom, sunken courtyard,
lift. EPC rating D.

Approximately 226 sq m (2,432 sq ft)

MAYFAIR W1K

Leasehold approximately
114 years remaining
Guide price: £6,450,000

LETTINGS OVERVIEW

The market: It has been a changeable market with the Olympic effect and the level of building work in our area. Mayfair is an area associated with luxury and entertainment so we have still seen good activity in the pied-à-terre market over the last six months.

Our outlook: Prices will remain static throughout the spring/summer market; however, with the onset of new developments, this will help draw applicants from other postcodes looking to live in new turnkey developments.

Who rents here: Internationals – students and applicants looking for pieds-à-terre that own properties in other countries.


Wardour Street W1D

OUR TEAM IN ACTION:

We pitched to a Middle Eastern investor who had 11 apartments with another agent. We showed our track record of wins and marketing ideas resulting in us winning the instruction as sole agency against one of our leading competitors. We let the first apartment on the first day of marketing at the full asking price.

LETTINGS BY NUMBERS

82%
of our applicants are international

55%
of our enquiries come from the web

45%
of tenancies agreed in the last 12 months were above £1,500 per week

LETTINGS INSIGHT

"When renting your property seek advice from a reputable agent, as properties that are not correctly priced or furnished will result in longer void periods."

Rahim Najak Head of Lettings





GREEN STREET

Attractive three bedroom split level apartment

A beautifully presented three bedroom split level apartment, located on one of Mayfair's most desirable residential streets.

Master bedroom with en suite, 2 further bedrooms, further family bathroom, reception room with bay window, open plan kitchen/dining room, guest WC. EPC rating C.

Approximately 181 sq m (1,948 sq ft)

MAYFAIR W1K

Available unfurnished
Guide price: £2,850 per week





NB All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.

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PICCADILLY

Modern one bedroom apartment



Located in the heart of Piccadilly, is this fabulous one bedroom apartment finished to a high standard.

Bedroom, bathroom, reception room with dining area, separate kitchen, entrance hall, porter, lift. EPC rating C.

Approximately 73 sq m (795 sq ft)

MAYFAIR W1J

Available furnished
Guide price: £675 per week

ST GEORGE STREET

Two bedroom duplex apartment



A contemporary two bedroom duplex apartment (with lift), on the sixth and seventh floors in a prime Mayfair location.

2 double bedrooms, en suite bathroom, shower room, reception room, modern kitchen, air conditioning, excellent storage, balcony, 1 secure underground parking space. EPC rating C.

Approximately 126 sq m (1,355 sq ft)

MAYFAIR W1S

Available furnished
Guide price: £1,750 per week



MOUNT STREET

Outstanding two bedroom apartment

MAYFAIR W1K

Available furnished
Guide price: £4,000 per week

Situated in a beautiful period building with a unique aspect over both bustling Mount Street and the greenery of Berkeley Square.

2 double bedrooms, 2 bathrooms, 2 reception rooms, modern high specification fitted kitchen, guest WC, surround sound, lift. EPC rating C.

Approximately 179 sq m (1,927 sq ft)





NB All potential tenants should be advised that, as well as rent, administration fees will apply when renting a property. Please ask for details of our charges.

ALBANY, PICCADILLY

MAYFAIR W1J Guide price: £2,550,000



MOUNT STREET

MAYFAIR W1K Guide price: £6,250,000



SOUTH AUDLEY STREET

MAYFAIR W1K Guide price: £6,500,000



CARLTON GARDENS

ST JAMES'S SW1 Guide price: £9,250,000



FARM STREET

MAYFAIR W1K Guide price: £9,250,000



SOUTH AUDLEY STREET

MAYFAIR W1K Guide price: £10,000,000



MADDOX STREET

MAYFAIR W1S Guide price: £595 per week



DERING STREET

MAYFAIR W1S Guide price: £750 per week



CURZON STREET

MAYFAIR W1J Guide price: £995 per week



PICCADILLY

MAYFAIR W1J Guide price: £1,400 per week



WARDOUR STREET

SOHO W1D Guide price: £2,500 per week



PARK LANE

MAYFAIR W1K Guide price: £12,000 per week



WHY KNIGHT FRANK

Whether you are buying a beautiful house for personal enjoyment or want to invest in a portfolio of rental properties, we can help.

We put clients at the heart of what we do and our service levels are driven by our clients' needs. As a result, we have created an environment that nurtures the best people in the business and genuinely allows us to give the best advice – the sort of advice you'd give your family. What can be a life-changing process for many people – buying, selling, renting, or letting a property – is handled with care, discretion, service, and professionalism at all times.

Below is an overview of our specialist teams and how they can help. If you can't find what you are looking for here, please visit **KnightFrank.co.uk/residential**

Buying and selling residential property

- Finding a property to buy
- Financing your purchase
- Property search and acquisition
- Services for international buyers
- Investing in property portfolios
- Valuations

Property in Central London please contact **Noel Flint** on +44 20 7861 5020

UK property outside of London please contact **David Peters** on +44 1488 682 726

UK farms and estates please contact **Clive Hopkins** on +44 20 7861 1064

International Property please contact **Paddy Dring** on + 44 20 7861 1061

Knight Frank's property search service, The Buying Solution contact **Philip Selway** on +44 20 7591 2647

For more information about financing and mortgage options with Knight Frank Finance, please contact **Simon Gammon** on +44 20 7268 2581 or visit **KnightFrankFinance.co.uk**

Renting, letting and managing residential property

- Finding a property to rent
- Arranging a tenancy
- Rental property for corporates
- Relocation services
- Valuations
- Services for landlords
- Letting your property
- Relocation services
- Property management
- Lettings management

For more information on renting, letting and property management with Knight Frank please contact **Tim Hyatt** on +44 20 7861 5044 or visit **KnightFrank.co.uk/lettings**

Consulting and property research

- Valuations
- Leasehold reform
- Rural consultancy
- Country house consultancy
- Renewables and sustainability
- Rural consultancy
- Property research

To find out more about Knight Frank's consultancy services contact **David Peters** on +44 20 7861 1067

Our world-class research team ensures that we lead the field in understanding the key drivers of the residential property market. This means that we price and market property to deliver a sale or rental in the most effective way.

To find out more about our research contact **Liam Bailey** on +44 20 7861 5133

Other areas of expertise

- New Homes
- Residential Development

For more information about our residential development team please contact **Stephan Miles-Brown** on +44 20 7861 5403

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