

# Market Update

## Why Brexit could be good news for London property prices

Brexit has created an abundance of negative headlines over the last two years, with the finance and property markets at the forefront of many. Even before the UK voted to leave the European Union, former Chancellor George Osborne warned that house prices would plummet by 10%, to 18% if such an outcome were to occur.

However, the foundations that the London market has been built upon are strong and many well not change in a post Brexit world, in fact, for some, Brexit may even make the London property market more appealing.

There is no escaping that Brexit has contributed to the recent cooling of the top end of London housing market, with figures from the Office for National Statistics showing London property fell by 1% during 2017.

As Brexit negotiations start to take shape however and the changes to Stamp Duty are absorbed into the cost of buying, a cautious confidence is returning to the market and the expected fallout from Brexit has not yet come to fruition.

According to recent report, employment in the capital is rising and in the year to October 2017, 128,000 new jobs were created in the capital.

While most major banks and insurers have announced plans to move a small number of jobs to offices in the EU, the report shows this has been much lower than previously expected. A survey by Reuters of over 120 UK and international banks

and insurers had suggested 10,000 jobs could relocate as a result of Brexit – which even if it were to happen, is the equivalent of just 0.5% of total office stock in central London.

Government figures also show the number of people in London employed in the technology, media and telecoms sector overtook those working in finance and insurance in 2013 and this sector has continued to recruit and expand in London since the referendum to leave the EU.

### Foreign Investment

Change always creates opportunity and as far as London property is concerned, there is one clear winner in all the Brexit uncertainty – foreign buyers.

According to research, a US buyer moving to prime central London would have benefited from an effective discount of 22% since the referendum given currency and house price movements.

The discount was similar for an Indian, Hong Kong and Middle Eastern buyer, while the figure was 17% for a Chinese buyer and 28% for a Russian.

Sterling was at its weakest against the dollar on 16 January 2017 when it ended the day at \$1.21, the equivalent of a -17.75% decline since the referendum.

The pound may be bouncing back since the referendum but London is still a huge draw for international buyers. ▲

### HOT PROPERTIES



P6

TIMBER YARD - FROM £184,995



P3

THE LOFTS £885,000



P5

BALMORAL £1,250 PER WEEK



P6

WESTCLIFFE £1,200,000



## UK Housing Market Update

What the lead indicators tell us about Q3

**+0.6%**  
Property price increase

House prices rose 0.6% in July, according to Nationwide. This is the second month in a row with relatively strong growth, taking year to date (YTD) growth to 1.3%. This is less than last year, when growth was 1.8% over the same period. In contrast, three-month house price change entered negative territory in May for the first time since 2012, according to the ONS index.

The upbeat tone from Nationwide is echoed in the latest RICS survey. More surveyors reported rising numbers of homes coming to market in June than at any time since Aug-13, and almost as many surveyors reported rising numbers of buyer enquires as falling. This may translate into rising market activity in time, but transaction numbers in May showed that nearly all regions are still around 10% down on this time last year.

Despite falling transactions, other signs of strength in the economy have led the MPC to keep its word and hike the

base rate by 25 basis points to 0.75%. We expect this rise to be passed on to borrowers in due course, although the large number of homeowners on fixed rate mortgages will lessen the short-term impact of the rise. We estimate the rise will eventually increase annual mortgage costs by £137 for the average household. This will increase the pressure on many who have seen negligible growth in earnings over the past couple of years. There are signs that wages may at last be increasing faster than inflation, providing an offset to rising mortgage costs.

At a local level, the areas having seen the strongest price growth remain in the midlands, although rates of growth have slowed over recent months. The areas to show the strongest annual price growth were the Forest of Dean, Burnley and Edinburgh, which all up about 10% on May-17. The biggest falls remain in London, with house prices in Kensington

& Chelsea dropping 7.5%. Westminster and Islington also saw significant falls of around 5%.

Annual rental growth remained at 0.1%, according to the ONS. The East Midlands continued to show the strongest annual growth at 2.8%, followed by the South West at 2.1%. London has been the weakest performer, with rents 0.2% lower than this time last year.

## For Sale

A selection of our current properties available to buy

### City



**EAGLE POINT, EC1V**  
£595,000

- Studio apartment
- 21st floor
- 24-hour concierge & residents gym



**THE LOFTS, E1**  
£885,000

- 3 bedrooms, 2 bathrooms
- 936 sqft of internal space
- Concierge service & gym



**HUDSON BUILDING, SE10**  
£460,000

- 2 bedrooms, 2 bathrooms
- Private balcony
- 24 hour concierge service



**ASTON HOUSE, EC4A**  
£785,000

- 1 bedroom, 1 bathroom
- Concierge service
- Moments from Chancery Lane Station

### Kew Bridge & Brentford



**FITZROY HOUSE, W5**  
£515,000

- 1 bedroom, 1 bathroom
- 1st floor
- 24 hour concierge



**GOOCH HOUSE, W6**  
£479,995

- 1 bedroom, 1 bathroom
- 3rd floor
- Close to Hammersmith tube station



**KEW BRIDGE ROAD, TW8**  
£395,000

- 1 bedroom, 1 bathroom
- 2nd floor
- Close to the Royal Botanic Gardens



**HOLLAND GARDENS, TW8**  
£675,000

- 3 bedrooms, 2 bathrooms
- 3 x balconies / Juliet balconies
- Underground parking space, concierge and residents' gymnasium

### Paddington



**WESTCLIFFE APARTMENTS, W2**  
£1,200,000

- 2 bedrooms, 2 bathrooms (duplex)
- 2 x private balcony
- Close to Paddington station (Crossrail)



**MERCHANT SQUARE EAST, W2**  
£920,000

- 2 bedrooms, 2 bathrooms
- 732 sqft of internal space
- 24-hour concierge



**PADDINGTON EXCHANGE, W2**  
£2,450,000

- 3 bedrooms, 2 bathrooms
- 2 x private balcony
- 1,352 sqft of internal space



**PADDINGTON GARDENS, W2**  
£1,500,000

- 2 bedrooms, 2 bathrooms
- 24-hour concierge
- Residents gym & cinema room

### Baker Street



**WATERDALE MANOR, NW1**  
£880,000

- 2 bedrooms, 2 bathrooms
- Concierge services
- Private balcony



**IVOR COURT, NW1**  
£880,000

- 2 bedrooms, 1 bathroom
- Private balcony
- 24 hour concierge service



**WATERDALE MANOR, NW1**  
£599,999

- 1 bedroom, 1 bathroom
- 24 hour concierge
- Next to Marylebone Station



**ROSSMORE COURT, NW1**  
£650,000

- 2 bedrooms, 2 bathrooms
- Next to Regents Park
- 24 hour concierge & video entry

# House price predictions: What's next for the UK property market?



# 23%

Estimated rise between now and 2022

National house prices are now 16% above the peak of 2007, and new research has predicted that over the next 5 years we will see house prices accelerate by a cumulative of 18%.

Over the first three months of this year, country's house prices have increased by 2.5% compared to the last quarter of 2017, according to figures from Nationwide, although London suffered a 1.1% slowdown. The top performer in England was the West Midlands with 4.8% growth, while Wales achieved a 6% increase and Northern Ireland prices rose by 7.9%.

Over the next two years, the latest predictions from external reports have forecast a property price rise across the UK of 2.5% per year, reaching 18% cumulatively by 2022, despite the cautious sentiment currently affecting the housing market.

However, the analysis forecasts that house price growth in prime central London will fall well below the national average, with between -5% and 0% growth by the end of this year, although the figures will pick up with a cumulative value rise of 23% between now and 2022.

A specialist in the field has

stated that "Whilst Brexit negotiations continue and political and economic conditions remain uncertain, we have held our residential house price forecasts for sales. We maintain that from 2019 onwards it is extremely difficult to forecast the housing market with any certainty, but we would expect some bounce back and a return to growth once more stability has returned to UK politics and the economy."

Predictions for the lettings market in prime central London, reports have shown that rental prices are expected to remain flat for the rest of this year, with some growth returning to the market next year, after the first quarter results revealed that there had been an 11% drop in new tenancies in the capital compared to Q1 2017.

As property investors begin to divest their London stock, opportunities elsewhere across the country in the emerging markets of the north-west and the midlands are becoming more prominent, particularly for those who invest in off-plan developments and remain ahead of the market.

UK still top choice for investors

Foreign investors faith is returning to the UK property market with the proportion of properties sold to foreign buyers increased to 13% during the first half of this year, which is a markedly stronger performance than last year's 10%.

part of the reason behind the rise could be the weaker pound attracting investors from overseas to the UK's cheaper shores, with a further fall this month of 0.8% against the euro, bringing the pound's trading price to around \$1.110 against the euro.

However, the UK still has one of Europe's strongest property markets overall, and is still a popular choice among many overseas investors, while overall investment in the UK from abroad continues to rise at a steady pace according to the Office for National Statistics, up by 4% at the end of 2017.

With the prospect of a no-deal Brexit still on the cards, time will tell how it will continue to impact investor confidence, but so far the UK's property market seems to be holding onto its strength and resilience in the face of the uncertainty. ▲

## To Let

A selection of our current properties available to let

### City



**RAVENSCROFT COURT, E1**  
£360 PW

- 1 bedroom, 1 bathroom
- Balcony
- Close to Stepney Green station



**AVANT GARDE, E1**  
£535PW

- 1 bedroom, 1 bathroom
- Private balcony
- Private roof terrace & residents gym



**SKY VIEW TOWER, E15**  
£427PW

- 2 bedrooms, 2 bathrooms
- Concierge service & private gym
- 25th floor



**GRAPHITE APARTMENTS, N1**  
£525 PW

- 2 bedrooms, 1 bathroom
- Private balcony
- Close to Old Street Underground

### Kew Bridge & Brentford



**KEW BRIDGE COURT, W4**  
£400 PW

- 2 bedrooms, 1 bathroom
- Private balcony & terrace
- Residents roof terrace



**SESAME APARTMENTS, SW11**  
£440 PW

- 2 bedrooms, 2 bathrooms
- 8th floor
- Day time concierge service



**GOOCH HOUSE, W6**  
£375 PW

- 1 bedroom, 1 bathroom
- Private balcony
- Close to Hammersmith station



**WESTWORTH HOUSE, W6**  
£399 PW

- 1 bedroom, 1 bathroom
- Daytime concierge
- 475 sqft of internal space

### Paddington



**CLANRICARDE GARDENS, W2**  
£600 PW

- 1 bedroom, 1 bathroom
- Residents gym & concierge service
- Comes with a car parking space



**CARVELL HOUSE, NW9**  
£385PW

- 2 bedrooms, 2 bathrooms
- Private balcony
- On-site gym



**BALMORAL APARTMENTS, W2**  
£1,250 PW

- 3 bedrooms, 2 bathrooms
- Private balcony
- Views over the canal



**BALMORAL APARTMENTS, W2**  
£415 PW

- Studio apartment
- 572 sqft of internal space
- 2h hour porter

### Baker Street



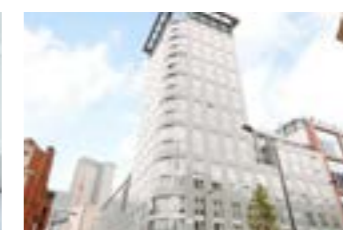
**WATERDALE HOUSE, NW1**  
£599 PW

- 1 bedroom, 1 bathroom
- 24 hour concierge service
- Private balcony



**MARATHON HOUSE, NW1**  
£650 PW

- 1 bedroom, 1 bathroom
- 655 sqft of internal space
- 24 hour concierge & residents gym



**OSNABURGH STREET, NW1**  
£560 PW

- 1 bedroom, 1 bathroom
- 14th floor
- Concierge service



**TRITON BUILDING, NW1**  
£900 PW

- 2 bedrooms, 2 bathrooms
- Private balcony
- Close to Euston Square, Warren Street & Great Portland Street Station

## Birmingham property investment: Why is it a good reason to invest in the second largest City outside London

**£24.8BN**

Contribution to the UK's economy each year, second largest outside London.

Birmingham is the youngest and one of the fastest growing cities in Europe with a population of over 1.1 million, 45% of which is estimated to be under the age of 30. Between 2006 and 2016 Birmingham's population grew by more than 100,000. And with £billions in investment Currently pouring into the city's retail, Commercial sectors and infrastructure, this trend is set to surge.

- Projected 20% Capital Growth Birmingham Off-Plan Developments
- £24.8 billion economy, the strongest outside London
- UK's second city ranking higher than London as one of the most popular places in Europe to invest
- Proud hosts of the Commonwealth Games 2022 The largest sporting event in the UK since the 2012 London Olympics

With more foreign investment schemes than any other English city in the region, Birmingham is a throbbing economic centre on the rise and certainly the number

one destination right now for investing outside of London. According to the 2017 Crane Survey, Birmingham is seeing the highest level of development for 15 years, with a huge focus on creating office, retail, leisure and residential areas in major city hubs including Digbeth, Jewellery Quarter and Edgbaston. In 2016, around 1.45m sq. ft. of office space was under construction, compared to 969,000 sq. ft. back in 2015, whilst residential schemes have seen a ten-fold increase.

Partner at Deloitte Real Estate, Edwin Bray, confidently posed: "Developer confidence is reinforced by the growth in financial services business choosing to headquarter here," as well as activity stimulated by the excitement for a new high-speed railway.

No doubt these regenerative plans tie in well with the city's ever-increasing population. In total, the West Midlands houses roughly 5.6m residents, making it one of the biggest and most

densely populated counties in the UK, losing out only to Greater London and coming in ahead of Greater Manchester. A £900m Renewal for HS2 at Curzon Street

Curzon Street station is at the centre of one of the largest regeneration projects in Britain, whereby the Grade I listed building will be rejuvenated to house the new HS2 station. From here commuters will be able to reach London in just 49 minutes in 2026 when the line fully opens, compared to the current journey time of one hour and 21 minutes.

Birmingham City Council's director of planning and regeneration, Waheed Nazir, stated: "The former Curzon Street station building is one of the oldest railway terminus buildings in the world and a monumental piece of architecture. Sitting in the heart of Birmingham Eastside, which will be home to HS2, this building symbolises an exciting future, as well as celebrating the city's important rail heritage." ▲

## 5 reasons why new homes make the best rentals



Want to save time, money and hassle? Opt for a new build home when you're renting a property in London. High in style, low on running costs and you won't need to shell out for kitchen appliances.

### 1. It's brand new!

Forget the idea that many London lettings are supplied in a questionable condition. New build homes in London released to tenants are let in pretty much immaculate condition. You can move in, unpack your belongings and enjoy a fresh lifestyle without any decor or DIY

distractions.

### 2. Save on energy bills

Utility bills add up but when renting a flat in London, choose a new build and save hundreds of pounds. In fact, the House Builders Federation report that average new-build occupants save £629 a year, thanks to new technology, building materials and better insulation.

### 3. Designed for modern life

The builders of new homes in London are in tune with the way we live

today so if you're looking for open plan layouts, integrated technology, low maintenance living and a high level of security, look no further than a let in a new development.

### 4. Ready-made communities

One of the best aspects about new developments in London is their ability to create an instant community. Fraser & Co frequently rents properties where there are super social aspects - think communal gardens and roof terraces, on-site leisure facilities, such as gyms and

even shared spaces where residents are encouraged to start movie nights and book clubs.

### 5. Forget forking out for fittings and appliances

Want to keep money in your pocket? Opt for a new home in London. Expect integrated appliances (no need to go out and buy your own fridge-freezer or washing machine), built-in bathroom storage and, potentially, fitted wardrobes. What's more, many house builders offer furniture packs so ask Fraser & Co about fully-furnished new homes in London, which allow you to rent with minimal effort! ▲



## 21 reasons why London is the world's best city to live in

For many Londoners, living in the capital means working hard and counting down the days until the weekend, so sometimes it's easy to forget why London is so great. Here are 21 reasons why London is the best place to live in the world:

1. London is one of the most multicultural cities in the world, with over a third of its population born in a foreign country. You can find restaurants serving national dishes from almost every country on the planet, which means you never have to go to the same place twice.
2. It has history going way back. There's evidence to show that there were settlements in London as far back as 4500 BC. However, London officially began life as a city after the Romans invaded England in 43 AD, which they called Londinium at the time.
3. It's one of the four main fashion capitals of the world, with London Fashion Week happening twice a year in February and September. LFW began in 1983 and now has over 5,000 attendees each week. Plus, London is the birthplace of some of the world's biggest models, including Kate Moss who is from Croydon, Naomi Campbell from Streatham and Jordan Dunn, who was spotted in Hammersmith Primark.
4. Built in 1890, the underground is the oldest metro system in the world and the 3rd largest by length of track, after Beijing and Shanghai. The combined distance of the tracks is a whopping 402km and there are 270 stops, which serve 1.379 billion passengers a year.
5. They serve afternoon tea everywhere! If you're a fan of finger sandwiches and unlimited tea – who isn't? – London is where you'll find it. The most traditional spread can be found at The Ritz and the most imaginative at The Sanderson or Sketch.
6. It's home to the Queen's residence, Buckingham Palace, which we estimate to be valued at around £2.2 billion. One of 12 royal families in Europe, the British Monarchy can be traced back to the Anglo-Saxons in around 900 AD and is one of the most famous royal families in the world.
7. London is the second most popular tourist city in the world based on the number of visitors annually, which means there's always a buzz that makes the capital a great place to live. Whether it's walking along South Bank at the weekend to watch the buskers, or navigating the crowds on Oxford Street, London's atmosphere is addictive.
8. There's the perfect property for everyone! From grand Georgian town houses to sleek contemporary penthouses, London's architecture is wide ranging and you're sure to find the right property for your style and needs wherever you're looking. Visit our properties for sale & to rent
9. Over 40% of London is parkland, which means you're never far from somewhere to sunbathe or kick a ball about in the summer.
10. It's a work hard, play hard city, with many of the world's biggest companies located in London. It's a great place to find a job, but it's also one of the best cities in the world to kick back and relax. There's a total of around 3,600 bars... and pubs across the capital, according to the ONS. If you are search for a new job or a new career path then take a look at our current openings at Fraser & Co.
11. It seems that us Londoners are culture vultures, with the highest percentage of residents of any city on the planet visiting our capital's museums and art galleries. And London's theatres put on the second highest number of performances in the world each year, only behind New York.
12. It's one of the top 20 most safe cities in the world to live in.
13. London's residents have good taste, with 87 Michelin star restaurants across the capital. Only three of these are lucky enough to have the top accolade of 3 Michelin stars – The Araki, Restaurant Gordon Ramsay and Alain Ducasse at the Dorchester.
14. It has some of most beautiful buildings on the planet, both old and new, which make walking around the city an awe-inspiring experience.
15. One of the world's first department stores, Harding Howell & Co's Grand Fashionable Magazine, was opened in London in 1796 on Pall Mall and the capital is currently home to the largest department store in Europe, Harrods.
16. According to the Globe Shopper City Index, London has the best range of shops in Europe, even ahead of fashion-conscious Paris. This is down to the number of shopping areas and the vast variety of stores, which means you can pick up whatever you desire.
17. London is ranked the best university in the world. Having an impressive 15 universities in the top 500. Read our blog about it here
18. Heathrow is the third largest airport in the world by the number of passengers and plans for a 3rd runway is underway. This means that us Londoners are lucky enough to be able to fly directly to most destinations across the globe.
19. Some of the world's most influential literary figures were born in London or found their way to the capital in search of fame and fortune – William Blake, Beatrix Potter and Lord Byron are just a few big names that were born here.
20. If you're a football fan, then London is definitely the place to live. It has the most football clubs of any city in Europe, with 10 teams in the top two English leagues.
21. The Beatles are the biggest selling musicians of all time and it is in London at Abbey Road Studios that they recorded their bestselling albums, Abbey Road and Sgt. Pepper's Lonely-Hearts Club Band. London is also the hometown of Elton John, who is the fifth bestselling music artist of all time – behind Elvis Presley, Michael Jackson and Madonna.



**Fraser & Co are proud to reveal;  
'Timber Yard' in Birmingham**

**379**  
new apartments

**THE DEVELOPMENT  
IN PERSHORE STREET,  
BIRMINGHAM.**

Timber Yard, a joint venture partnership between Galliard Homes and Apsley House Capital, has submitted plans to develop the Pershore Street car park site within the Gooch Street Estate in Birmingham city centre. Pershore Street is yet another substantial acquisition by the pair in Birmingham, whose investment in the UK's second city now stands at over £500 million Gross Development Value.

Permission has been granted for a mixed-use scheme, comprising 379 residential units, street level perimeter commercial units and ground floor covered car park and ancillary uses, will be considered by Birmingham City Council planners.

The development, designed by Claridge Architects, will also include a large landscaped courtyard garden for residents, concierge service, sheltered bicycle storage and access to landscaped pocket parks. Called The Timber Yard in tribute to its

historical use, the development aims to complement and enhance the area's character. We are due to take Timber Yard to the foreign investment market on the 27th & 28th October this year where we will be offering 5% on exchange for all pre-sale deals as well as no legal fees and free furniture pack on a limited number of units. ▲

**Fraser & Co Hong Kong  
Exhibition Details:**

**Date:** 27th & 28th October

**Time:** 11:00AM - 19:00PM

**Location:** Victoria Room,  
2/F, Mandarin Oriental  
Hotel, 5 Connaught Road  
Central, Central, Hong  
Kong

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**£25.3BN**

SIZE OF BIRMINGHAM'S  
ECONOMY IN 2018

**12,108**

NEW BUSINESS SET UP IN  
BIRMINGHAM LAST YEAR  
SECOND ONLY TO LONDON

**1st**

THE MOST POPULAR CITY  
DESTINATION FOR THOSE  
MIGRATING FROM LONDON  
IN 2017

**1.3M**

FORECAST POPULATION OF  
BIRMINGHAM BY 2039

**New Homes**

A selection of our brand new properties available to buy



NOW  
AVAILABLE

**ONE WEST POINT**  
PORTAL WAY, ACTON, LONDON, W3  
PRICES FROM £485,000

One West Point is a landmark development that is aiming to transform the landscape of the surrounding area, together with the regeneration of Park Royal and the redevelopment of Carphone Warehouse.

The development will have 378 units comprising of 1, 2 and 3 bedroom apartments. Block A will be a 42-storey tower, with the remaining units spread across the other three buildings that will make up Portal West. One West Point will stand as the tallest building in West London, offering unparalleled views right across the city.

Portal West has excellent transport links, allowing residents to have easy access to the City. There will also be access to the highly anticipated Crossrail (fully operational from December 2019).

Est Completion Date: Q4 2021



NOW  
AVAILABLE

**ASPIRE**  
HERSCHEL STREET, SLOUGH, SL1  
PRICES FROM £271,700

Aspire, a new development in Slough will offer a perfectly balanced home environment of vibrancy, rural beauty and tranquility. Aspire is situated within catchment of a great choice of schools for families.

Slough is already one of the UK's fastest growing regeneration hotspots and has been ranked as the youngest town in the UK by the 'Centre of Cities', and has also been labelled as the top place to work in the UK.

Due to its close proximity to the Capital and excellent travel links, Slough has been branded as a hub of opportunity for investors, first time buyers and London commuters. The Queen Elizabeth Line (Cross Rail) will also provide a high speed connection from Slough, right across London when it launches in 2019.

Estimated Completion: Q4 2019



PRE-SELLING NOW  
LAUNCHES ON THE  
15TH & 16TH  
SEPT

**THE ARC**  
NETHER STREET, FINCHLEY CENTRAL, LONDON, N3  
PRICES FROM £420,000

The Arc is a brand new collection of 34 apartments and a fresh addition to an increasingly delightful local area. It is distinct, well designed and finished to a superb standard. Replete with a range of modern amenities, conscientious architectural design and an eye for detail these brand new apartments provides for calm and spacious suburban living on the edge of central London.

The Arc is located 0.08 miles\* from Finchley Central underground station, 0.56 miles\* from West Finchley station and 0.83 miles\* from Mill Hill East Station. All provide access to the Northern line Train services.

Estimated completion Q1 2019



NOW  
AVAILABLE

**NEW WILLOW HOUSE**  
PLAISTOW, LONDON, E13  
PRICES FROM £350,000

HELP TO BUY AVAILABLE!

New Willow House is an exciting development of 33 private completed luxury apartments located directly opposite Plaistow Underground Station. Each apartment benefits from a Relaxing Garden Room with many offering breathtaking views across the City and beyond.

Estimated Completion: July 2018



## London has been ranked as the best university city in the world in 2018

# 1st

UK holds 15 universities in the top 500

Times Higher Education (THE) has released their global rankings of universities around the world and it comes as no surprise that London is holding top spot, with an impressive 15 universities in the top 500.

Previously, metropolitan hubs Montreal and Paris had been voted the number one city for students to live in, but the British capital's range of top-ranking universities, cultural highlights and diversity have seen it surge to the top of the list.

London is world-renowned as a popular destination for British and international students looking to benefit from a high-quality university education. Additionally, the close proximity of its institutions, and the University of London system, means that students attending these universities are able to utilise facilities across the city.

The ranking is based on six factors including the local jobs

market, the student culture and academic performance. The survey asked students about the quality of experience in a city and whether they would stay there after graduating.

Ben Sowter, research director at QS, said: "The 2018 ranking highlights the enduring quality of the student experience available in London. The city benefits from outstanding employment prospects, more world-class universities than any other city, and enviable lifestyle opportunities."

For students in London there is a higher concentration of world-class institutions than in any other city, including Imperial College, University College London, the London School of Economics and King's College.

Students also have access to the cultural life of museums, theatres, cinemas and restaurants. London achieved a high rating for being a very

international city, with high levels of tolerance and diversity, so that overseas students would not feel isolated or excluded.

London's success in the poll is likely to raise questions about student visa requirements, following on from a study this year from the Higher Education Policy Institute which found overseas students contributed £20billion to the UK economy. ▲

# THE LOFTS

## AT ORDNANCE E1

THE LOFTS IS PRESENTED BY

# FRASER & Co

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## Sleep Out is back! Fraser & Co staff will be sleeping rough on the 15th November

Its that time of year again... Sleep out is back. This will be Fraser & Co's fifth year of swapping their beds for sleeping bags to raise money and awareness for homeless young people.

Centrepoint provides housing and support for young people in London, Manchester, Yorkshire and the North East and through partnerships all over the UK.

Their main aim is to give homeless young people a future and ultimately aim to end youth homelessness.

Homelessness is still a massive issue in the UK and new research confirms how shocking it actually is. In 2016/2017 research revealed that an estimated 86,000 young people approached their local authority because they were homeless or at risk of homelessness.

Head over to our JustGiving page where any donations towards this charity will be greatly appreciated. ▲

**We have recently partnered with Centrepoint and launch a campaign where Fraser & Co will donate £150 for every property successfully let within a selected time period. Give us the keys & sit back, we will do the rest.**

**Keep your eyes peeled to our social platforms where all the information will be released. ▲**



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### New Homes

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