

Market Update



London house price forecast tips bounce back for the property market after Britain leaves the EU

Positive economic indicators underpin the optimistic housing outlook contributing to today's housing market forecast, which predicts 14.3 per cent house price growth across the wider Greater London area in the next five years.

The average price of a new-build home in Zones 1 and 2 is expected to jump 17.6 per cent between Brexit and 2023, according to property experts. They have anticipated a 15.3 per cent rise in prices at the luxury end of the market in central London and 14.3 per cent across the wider Greater London area over five years, triggered by Britain finally leaving the EU next year.

Robert Fraser states that "once we have confirmation of a deal and a reasonable transition period, people will start to feel more confident and this will encourage home owners and investors to buy again,"

Why is the outcome looking so positive?

Positive economic indicators underpin the optimistic housing outlook: GDP is forecast to grow by 1.5 per cent next year, followed by two per cent in 2020 and peaking at 2.2 per cent in 2021. Earnings are also expected to rise by as much as four per cent for three consecutive years in 2021, 2022 and 2023, in line with house price growth in Greater London.

House price growth is also being driven by the escalating supply crisis within the capital. Housing starts will remain around 20,000 units a year over the next three years, and begin to rise towards 25,000 a year by 2023, the study predicts. This falls a long way short of the Mayor of London's target of 66,000 new homes per year. ▲

Brexit: What does the draft withdrawal agreement reveal?
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Want to boost your property price?
Read our 10 surprising things that can affect the value of your home
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HOT PROPERTIES



QUARTZ HOUSE, W5
£935,000



CENTRAL ST GILES, WC2H
£950 PER WEEK



TIMBER YARD, B5
FROM £199,000



Brexit: What does the draft withdrawal agreement reveal?

The draft withdrawal agreement is all about how the UK leaves the European Union. It's not about any permanent future relationship. Teresa May states that "this deal which delivers on the vote of the referendum, which brings back control of our money, laws and borders; ends free movement; protects jobs, security and our union; or leave with no deal; or no Brexit at all"

Within the 585-page document there are details of the financial settlement that the two sides agreed some months ago: over time, it means the UK will pay at least £39bn to the EU to cover all its financial obligations.

There's also a long section on citizens' rights after Brexit for EU citizens in the UK and Brits elsewhere in Europe. It maintains their existing residency rights, but big questions remain about a host of issues, including the rights of UK citizens to work across borders elsewhere in the EU.

Transition period

And then there's the legal basis for a transition (or implementation) period,

beginning after Brexit is due to happen on 29 March 2019. It would be 21 months during which the UK would continue to follow all European Union rules (in order to give governments and businesses more time to prepare for long term change). That means that during transition, the UK would remain under the jurisdiction of the European Court of Justice.

The transition period is also designed to allow time for the UK and the EU to reach a trade deal. The draft agreement says both sides will use their "best endeavours" to ensure that a long-term trade deal is in place by the end of 2020. Significantly, if more time is needed, the option of extending the transition appears in the document (although, it is clearly stated that the UK would have to pay for it).

Northern Ireland

If there was no long-term trade agreement and no extension of the transition, that's when the so-called "backstop" would kick in. It's the issue that has dominated negotiations for the last few weeks and months: how to ensure that no hard

border (with checks or physical infrastructure) emerges after Brexit between Northern Ireland and the Republic of Ireland.

Both sides agreed back in December 2017 that there should be a guarantee to avoid a hard border under all circumstances. That guarantee came to be known as the backstop, but agreeing a legal text proved very difficult. The backstop, consisting of "a single customs territory between the Union and the United Kingdom", will apply from the end of the transition period "unless and until ... a subsequent agreement becomes applicable".

The single customs territory would cover all goods except fishery products, the agreement says, and will "include the corresponding level playing field commitments and appropriate enforcement mechanisms to ensure fair competition between the EU27 and the UK".

Immigration

The document lays out the rights for EU nationals living in the UK and vice versa. EU nationals who have lived in the

UK continually for five years, and Brits who have lived in the EU countries, will have the right to stay permanently in the UK, along with their family members.

However, there are limitations on this: the host state will not be obliged to "confer entitlement to social assistance" in certain areas, and it will not be obliged to give student grants or loans to people who do not yet have permanent residence.

The deal also means the end of free movement, though there will be visa-free travel to EU countries. ▲

For Sale

A selection of our current properties available to buy

Paddington



BALMORAL APARTMENTS, W2
£605,000

- 1 bedroom, 1 bathroom+
- 527 SQ FT of internal space
- 24 hour porter



PADDINGTON EXCHANGE, W2
£1,350,000

- 2 bedrooms, 2 bathrooms
- Two terraces
- 848 SQFT of internal space



BALMORAL APARTMENTS, W2
£985,000

- 2 bedrooms, 2 bathrooms
- 832 SQ FT of internal space
- Located on the 3rd floor



WESTCLIFFE APARTMENTS, W2
£1,200,000

- 2 bedrooms, 2 bathrooms
- Locates on the 8th floor
- 841 SQFT of internal space

City



CLAREMONT HOUSE, NW9
£335,000

- 1 bedroom, 1 bathroom
- Fitted open plan kitchen
- Communal gardens



HUDSON BUILDING, SE10
£450,000

- 2 bedroom, 2 bathroom
- Private balcony
- Residents gym & swimming pool



IMPERIAL HALL, EC1V
£750,000

- 2 bedrooms, 2 bathrooms
- 1,010 SQFT of internal space
- Seconds from Old Street Station



EAGLE POINT, EC1V
£575,000

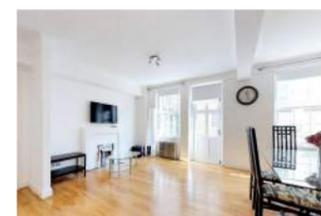
- Studio apartment
- Located on 21st floor
- 24hr concierge service & gym

Baker Street



OGLE STREET, W1W
£1,025,000

- 2 bedrooms, 2 bathrooms
- Large outside area
- Located in the heart of Fitzrovia



IVOR COURT, NW1
£880,000

- 2 bedrooms, 1 bathroom
- 711 SQ FT of internal space
- Private balcony



ARTHOUSE, N1C
£1,199,000

- 2 bedrooms, 2 bathrooms
- Private balcony
- Overlooking Regents Canal



DORSET HOUSE, NW1
£485,000

- 1 bedroom, 1 bathroom
- Excellent transport links
- 24hr concierge & secure entry

Kew Bridge & Brentford



QUARTZ HOUSE, W5
£935,000

- 1 bedroom, 1 bathroom
- Residents private gym
- Private terrace & balcony



COLLEGE HOUSE, SW15
£699,995

- 2 bedrooms, 1 bathroom
- Private balcony
- Residents gym & concierge services.



FITZROY HOUSE, W5
£515,000

- 1 bedroom, 1 bathroom
- Health spa & indoor swimming pool
- 24hr concierge service



GOOCH HOUSE, W6
£499,995

- 1 bedroom, 1 bathroom
- Roof terrace
- 518 SQ FT of internal space



Ways to reduce the amount of plastic you use in daily life

Since the first showing of David Attenborough's series Blue Planet II over a year ago, it has dramatically shined a light on the staggering scale of harm plastic waste has on the environment how much plastic we are pumping into our ecosystem on a daily basis.

On average a truck load of plastic waste enters our oceans every minute. Animals are mistaking this plastic for food and there has been many occasions where whales have washed ashore with their stomachs full of plastic. It's not just life below the water that's affected - studies have shown up to 90% of seabirds have plastic in their digestive systems and microplastics have been found in table salt, beer and even tap water.

Take reusable shopping bags with you to the shops

More than 1 million bags are used across the world every day and annually, about 500 billion plastic bags are produced. However, since the plastic bag charge was introduced in England, there's been a massive 85% drop in their use.

Say no to plastic straws

We use more than 500 million plastic straws every single day.

Get rid of the plastic water bottle

In the UK we use over 35 million plastic bottles every day. A

single person using a reusable, refillable water bottle instead of single-use plastic water bottles can save as much as 170 bottles from being produced each year.

Avoid packaged produce

Buy loose fruit and veg from supermarkets and grocers and meat, fish and cheese from butchers, fishmongers and delis, or from supermarket counters rather than chilled sections. To minimise packaging use your own reusable or compostable bags, or food storage such as stainless containers.

Drink loose tea

Many tea brands use a type of plastic called polypropylene to seal tea bags and – as the vast majority of the 165 million cups of tea drunk in the UK each day are made with bags – that means many of us are imbibing microplastic. Some brands such as PG Tips are now biodegradable while Co-op's Fairtrade bags will be by the end of the year, and other brands are becoming eco-friendlier.

Say no to products containing microbeads

Microbeads – which can be found in exfoliating face wash and toothpaste – are made from a microplastic that gets past water treatment centres, pollutes our oceans and harms sea life. A UK ban came into effect in 2018 but it's still worth checking the ingredients list before buying – polypropylene (PP) and

polyethylene (PE) are just two materials you should avoid.

Bring your own coffee cup to the shop

2.5 billion coffee cups are thrown away every year in the UK – and less than 1 in 400 are recycled. Carry a reusable cup with you – some cafes even offer a small discount if you use your own cup

Make your own food whenever possible

making your own food is not only healthier for you, but healthier for the environment as well and you reduce the amount of processed, packaged foods you buy. Instead of buying plastic containers of salad dressing, ketchup or mayonnaise, make your own!

Buy bar soap instead of body wash

Traditional bar soap uses less processing, plastics and packaging than liquid body wash that comes in those plastic bottles you'll just end up throwing away.

Buy things in bulk

Whether it's lentils or laundry detergent, many basic goods that we use every day can be bought in bulk from stores using your own refillable container. Dry baking ingredients, such as flour, rice, beans or sugar, are obvious examples, but many stores or markets will also have oils and vinegars, or cleaning supplies available in bulk as well.

Get your milk delivered

There are still plenty of places in the UK where you can get milk delivered in glass bottles – which are then collected and reused

Oddbox

This is a family run company that supplies misshapen, ugly fruit and vegetable to the south of London. They started this business on the discovery that the food production industry creates huge amounts of perfectly edible produce, only to have up to 30 to 40 per cent of it turned away by supermarkets because of exacting standards, supposedly based on what the consumer wants. They also deliver all the products without any plastic packaging.

Ways Fraser & Co are reducing their plastic intake in the office

Companies use do much plastic day to day, from the keyboard that I am writing this blog on to the phones that we use daily down to the plastic glasses we use. We at Fraser & Co are trying to make a change by changing our plastic cups and providing branded water bottles to all employers so we eliminate plastic drinking bottles from the office. We are also in the process of changing all our recycling bins across all our offices. We know that all these things are a small change but it's the small changes that build into bigger ones. Stay tuned for more updates on our plastic reduction updates. ▲

To Let

A selection of our current properties available to let

Paddington



WESTCLIFFE APARTMENTS, W2
£465 PW

- 1 bedroom, 1 bathroom
- Views of the canal
- 440 SQ FT internal space



WESTMINSTER PALACE GARDENS, SW1P
£950 PW

- 3 bedrooms, 2 bathrooms
- 1,280 SQFT of internal space
- Two balconies



MERCHANT SQUARE, W2
£600 PW

- 2 bedrooms, 2 bathrooms
- 24h concierge services
- 594 SQ FT internal space



PENINSULA APARTMENTS, W2
£1,895 PW

- 4 bedrooms, 3 bathrooms
- 1,496 SQ FT internal space
- Located on the 14th floor

City



SKY VIEW TOWER, E15
£690 PW

- 3 bedrooms, 2 bathrooms
- Split across 3 floors
- Private roof terrace



AMPHION HOUSE, SE18
£550 PW

- 3 bedrooms, 3 bathrooms
- Top floor apartment
- Private wrap around balcony



ROMAN HOUSE, EC2Y
£1,625 PW

- 3 bedrooms, 2 bathrooms
- 7th floor
- 1,292 SQ FT internal space



AVANT GARDE, E1
£515 PW

- 1 bedroom, 1 bathroom
- 567 SQ FT internal space
- Private balcony

Baker Street



BROCK STREET, NW1
£1,200 PW

- 3 bedrooms, 2 bathrooms
- Large balcony
- Concierge service & secure entry system



CENTRAL ST GILES, WC2H
£950 PW

- 2 bedrooms, 1 bathrooms
- Private balcony
- 24hr concierge service



HANOVER GATE, NW1
£425 PW

- 1 bedroom, 1 bathroom
- Over 453 SQFT internal space
- Located close to Regent's Park



CHILTERN COURT, NW1
£625 PW

- 2 bedrooms, 2 bathrooms
- Located on the 4th floor
- 24hr concierge service

Kew Bridge & Brentford



JESSOP COURT, UB8
£254 PW

- 1 bedroom, 1 bathroom
- Gated development
- Private patio area



BERBERIS HOUSE, TW13
£288 PW

- 2 bedrooms, 2 bathrooms
- London Waterloo within 30 mins
- Resident gym



KEW BRIDGE ROAD, TW8
£877 PW

- 3 bedrooms, 3 bathrooms
- 1,262 SQFT of internal space
- Large private balcony



PORTLAND VILLAS, W6
£950 PW

- 6 bedrooms, 3 bathrooms
- Car parking space
- Private garden



Philip Hammond declares 'era of austerity coming to an end' in final budget before Brexit

Philip Hammond declares 'era of austerity coming to an end' in final budget before Brexit

Philip Hammond declared on the 29th October 2018 that an "era of austerity was coming to an end" as he delivered his last Budget speech before Britain's exits from the EU.

Hammond opened his speech by announcing a budget that paves the way for a bright future for Britain and for hard-working people

who are the "backbone of the economy." Acknowledging that the Budget comes at a pivotal moment in negotiations for Brexit and said the "stakes could not be higher."

Brexit

- Hammond announces an additional £500m for Brexit preparations in government departments
- This comes on top of £2.2bn already announced, and

£1.5bn announced at the spring statement

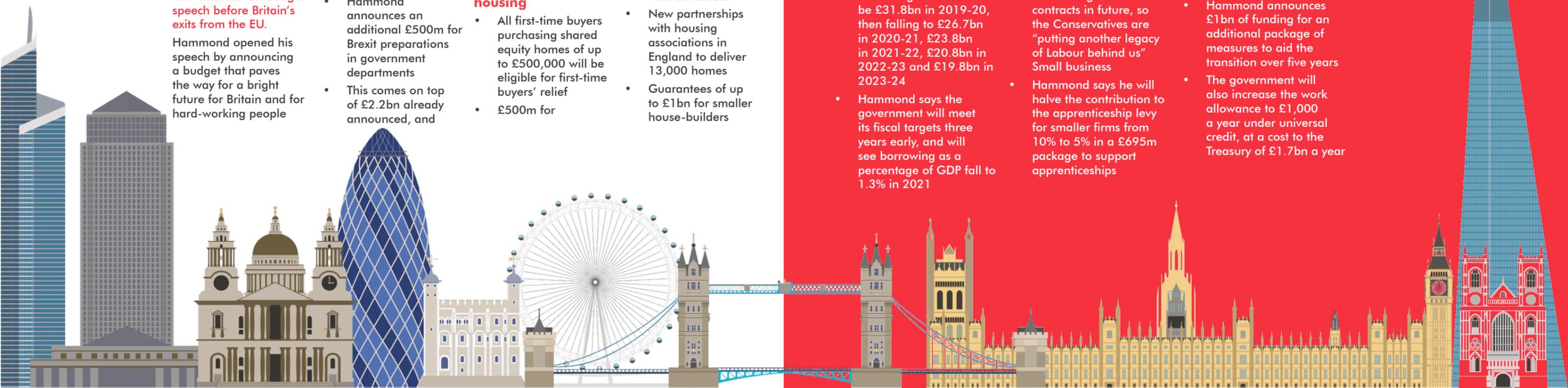
- Hammond says he is prepared to upgrade the spring statement to a "full fiscal event" if necessary

Stamp duty and housing

- All first-time buyers purchasing shared equity homes of up to £500,000 will be eligible for first-time buyers' relief
- £500m for

the Housing Infrastructure Fund, designed to enable a further 650,000 homes to be built

- Lettings relief limited to properties where the owner is in shared occupancy with the tenant
- New partnerships with housing associations in England to deliver 13,000 homes
- Guarantees of up to £1bn for smaller house-builders



Housing

- Hammond says the government will provide a further £500m for its housing infrastructure fund, which will unlock 650,000 homes. The fund now stands at £5.5bn

Plastics tax

- The government will impose a new tax on the manufacture and import of plastic packaging that contains less than 30% of recycled plastic. Hammond says he will consult on the detail and timetable
- There will be no special levy on disposable plastic cups

Growth

- Hammond forecasts growth of 1.3% for 2018
- Then 1.6% in 2019, 1.4% in 2020, 1.4% in 2021, and 1.5% in 2022 and 1.6% in 2023
- In March, growth was forecast at 1.3% for 2019, 1.3% for 2020, 1.4% in 2021, and 1.5% in 2022

Borrowing

- Forecast for borrowing to be £11.6bn lower in 2018-19 than forecast at the spring statement. That is equivalent to 1.2% of GDP
- Borrowing forecast to be £31.8bn in 2019-20, then falling to £26.7bn in 2020-21, £23.8bn in 2021-22, £20.8bn in 2022-23 and £19.8bn in 2023-24
- Hammond says the government will meet its fiscal targets three years early, and will see borrowing as a percentage of GDP fall to 1.3% in 2021

Debt

- Debt is forecast to be 83.7% as a share of GDP in 2018-2019
- As a share of GDP, debt peaked at 85.2%
- Debt as a share of GDP is forecast to fall to 82.8% in 2019-20, 79.7% in 2020-21, 75.7% in 2021-22, 75.0% in 2022-23, and 74.1% in 2023-24

Defence budget

- Hammond announces an additional £1bn for the defence budget for the remainder of this year and next, to boost cyber capabilities and anti-submarine warfare
- The chancellor says the Treasury will donate £10m to the Armed Forces Covenant Fund Trust to support veterans on the centenary of the first world war armistice

Schools

- The chancellor announces £400m extra for schools in this financial year
- He also says this will average £10,000 per primary school and £50,000 per secondary school

PFI

- The chancellor says he will abolish the use of private finance initiatives and will sign no more contracts in future, so the Conservatives are "putting another legacy of Labour behind us" Small business
- Hammond says he will halve the contribution to the apprenticeship levy for smaller firms from 10% to 5% in a £695m package to support apprenticeships

- He will extend the minimum qualifying period for entrepreneurs' relief from 12 months to 2 years

Digital tax

- The government will now introduce a UK digital services tax. Hammond says it will be expected to raise around £400m per year
- Digital tech giants will be taxed 2% on the money they make from UK users
- The chancellor said the tax will be "narrowly targeted" on UK generated revenues of specific firms, rather than UK tech start-ups

High streets

- The government will provide £675m to create a "future high streets fund" that councils can access to redevelop their high streets
- The chancellor says for the next two years, up to a business rates valuation, for all companies with rateable value of £51,000 or less the government will cut their business rates bill by one third. A saving for 90% of shops, restaurants and cafes
- There will also be mandatory business rates relief for public lavatories

Universal credit

- Hammond announces £1bn of funding for an additional package of measures to aid the transition over five years
- The government will also increase the work allowance to £1,000 a year under universal credit, at a cost to the Treasury of £1.7bn a year

Income tax

- Hammond says the government will meet its manifesto commitment to raise the personal allowance to £12,500 (currently £11,850) and the higher rate taxpayers' threshold to £50,000 (currently £46,351) one year earlier than planned: April 2019
- The chancellor says this is because the OBR estimates for the public finances are better than expected
- The minimum wage will also rise by 4.9% from £7.83 to £8.21 ▲



The advantages of buying a new build property

If you're tired of moving into fixer-uppers, or purchasing older properties that turn out to have problems hidden beneath their period charm, why not consider a new residential development? Buying new comes with a number of specific advantages, including:

No seller chain

Buying a new home means you eliminate at least one element of uncertainty: you won't have to worry about the seller's end of the deal falling through. As well as being convenient for you, this can also be an attractive hook for buyers of your own property.

Be aware that there is a timetable to completion when buying a residential development. Typically, a buyer will pay a reservation fee, and then a further 10 per cent 28 days on exchange of contracts. The balance will be due on completion of the build.

Incentives

Many new build properties can be bought using government schemes, such as Help to Buy and Shared Ownership, both of which are designed to help first-time buyers get on the property ladder. Some developers also have offers such as paying the

stamp duty.

10 year warranty

All new homes in the UK are covered by a 10 year home warranty and insurance guarantee. The warranty protection provides a very comprehensive cover against a range of potential problems, including any issues with the construction of the home itself. The warranty is free to the homebuyer - the housebuilder takes out the warranty.

Blank canvas

The idea of moving into a home that is entirely new is very appealing to many people. If you are purchasing off-plan, some housebuilders will give you the opportunity to choose your own fittings and furnishings to personalise your new home. A new build property gives you the chance to put your own stamp on your home, and you won't need to worry about renovations.

Energy efficient

The high standard of new build homes, and the good insulation means that new build homes are much more energy efficient than old properties, which tend to be draughty and cost more to heat.

More certainty

Buying and selling your home can be one of the most stressful life situations, with the cancellation rate for second-hand homes as high as 20 per cent. There are a number of reasons why a private buyer or seller may change their minds, including a change in circumstances, a bad survey, a chain falling through or being gazumped.

However, the cancellation rate drops to low single figures when buying a new home. As this is a business transaction for the developers, they are much less likely to change their minds half way through a sale.

When you buy a new home you pay a reservation fee which holds the property for a period of time and prevents the developer from accepting a higher offer if you exchange within the time parameters agreed. Equally, there are no survey issues to contend with.

Developers also have to accord to the House Builders Code of Conduct, which sets out stringent rules to which the developer must adhere - a private vendor does not have to accord to such rules.

Energy efficiency

Modern properties tend to be designed with energy performance in mind, including insulation and high-efficiency central heating, so you can expect to pay less for your heating bills - as well as reducing your impact on the environment. ▲

Contact our New Homes team now for exclusive offers & discounts on all our developments

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New Homes

A selection of our brand new properties available to buy

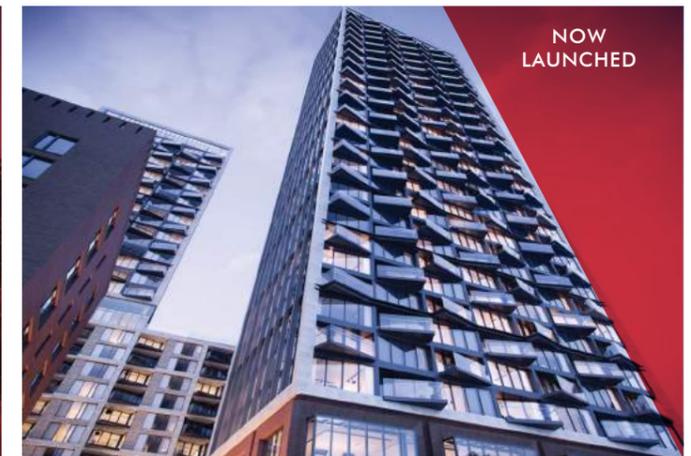


NOW LAUNCHED

TIMBER YARD
PERSHORE STREET, BIRMINGHAM, B5
PRICES FROM £199,000

Timber Yard is a n all private development offering brand new luxury apartments into the heart of Birmingham, the new growth capital in the UK, with unrivalled connectivity, culture, economy and investment potentials. The communal areas of Timber Yard include a 24 hour concierge with communal foyer, fully equipped gymnasium, residential club and lounge, and undercroft parking. There is also secure cycle storage, landscape communal gardens and carpeted lift lobbies, stairs and common corridor. The courtyard is private for residents only.

Estimated completion Date: Q4 2020/Q1 2021



NOW LAUNCHED

ONE WEST POINT
PORTAL WAY, ACTON, LONDON, W3
PRICES FROM £556,000

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.

Estimated Completion Date: Q4 2021



NOW LAUNCHED

APT LIVING
KEW BRIDGE, BRENTFORD, MIDDLESEX, TW8
PRICES FROM £285,000

Apt Living is located in Middlesex area with London living in mind. The Apts are designed to maximise living. Well-considered, multi-purposed smart space, with floor to ceiling views onto 180 acres of Gunnersbury Park. Apt Kew Bridge are big on the little things, as this apartment complex comes with concierge, gym, a cinema, residents roof terrace and bike storage and parking. Each apartment is equipped with comfort cooling and ventilation, bespoke cloakroom and shoe rack, services, washer dryer and storage, floor to ceiling windows and high level exposed storage.

Estimated Completion Date: Q2 2020



LAUNCHING IN THE NEW YEAR

THE LOFTS AT ORDNANCE
DOCK STREET, WHITECHAPEL, LONDON, E1
PRICES TO BE RELEASED IN THE NEW YEAR

This tranquil collection of loft style apartments resides within the E1 postcode. These spacious and immaculately designed apartments transport you from the busy city life into a calm and serene environment.

For more information about this development, please contact a member of our New Homes team on 020 7723 1284.

More information, discounts and incentives will be released on our website & social media platforms in the new year so give us a follow and keep your eyes peeled.



Want to boost your property price? Read our 10 surprising things that can affect the value of your home

There are many factors in play when it comes to valuing a property, some much more obvious than others. From the quality of your nearest drinking hole to the toys strewn on a kid's bedroom floor, issues that may seem insignificant can have a shocking impact on a buyer's price. Whether you're looking to sell or moving to a new area, it's important to be aware of anything that could have a negative impact on your property's market value and impede a future sale.

Your address plays a key role

Research by Zoopla found Warrens are the priciest types of road – with houses fetching up to £607,267 more than double the national average of £282,978. Streets are much cheaper, at an average of £184,722. As for the other half of the name, Kings are 20 per cent costlier than Queens. Rude names sell for less, too, simply because of the embarrassment.

Counting the cost

Numbers, too, have a surprising influence. A Zoopla study revealed that, on average, odd-numbered houses fetched £538 more than even-numbered equivalents.

As a nation of superstitious so-and-sos. If you own a number 13 (deliberately missed out on Downing Street and others) your home is likely to sell for £6,500 less than its neighbours.

In China, numbers with an 8 are considered lucky and are a

sign of prosperity. However, the number 4 is extremely unlucky for the Chinese as it sounds like the word for death in their language.

Supermarkets

Your local M&S can increase prices by 9 per cent, but it's not just high-end supermarkets that can add value to your home. Having an Aldi close by can add £5,000 to a property too.

However, the 'Big W' remains king, with a local Waitrose pushing house prices up by nearly £40,000 in some instances this is known as the 'Waitrose Effect' & has been well-documented.

Good pubs have a positive effect on property prices

A recent survey showed that 23 per cent of buyers thought having a good local was an important part of their decision-making process. Add to that the fact that close proximity to a popular pub could add as much as 10 per cent to property prices and it's easy to see why having one within walking distance is beneficial.

Names beat numbers

Cheltenham and Gloucester Building Society found that 88 per cent of people they surveyed would rather have a house with a name than one with a number. Not only that, houses with names can fetch up to 5 per cent more than those with digits.

Parking

In central parts of London, the

ability to park right outside your front door makes any house/flat anywhere in the UK more saleable. On average having parking space available can add between £10,000 - £70,000 on top of the value of the house, depending on the area.

Clever Storage

Good storage is a massive plus point for potential buyers, especially if you're competing for sales against other houses of a similar style and layout. Make the most of the space under the stairs or next to the chimney breasts – put in shelves or cupboards. And if you do have lovely big storage, make sure it's tidy for viewings. Buyers can't resist a peep behind closed doors.

Sporting venues up the competition

Living close to one of the country's globally-recognised sporting venues can make a big difference to how much your property will fetch when it hits the market. Areas in London such as Wimbledon, Twickenham, Wembley and, more recently, Stratford, can perform up to 10 per cent better than neighbouring boroughs simply because they have great arenas nearby.

Furthermore, having a popular sporting venue close to your home could bring in some extra income while you live there. If you have a driveway, renting out your parking space when there are big events on. Short-term lets in places such

as Wimbledon during the two-week tennis extravaganza can fetch as much as £7,000 per week.

Everybody needs good neighbours

No matter how well-heeled an area, how good the schools and how lovely the local pub, disputes with neighbours can have a terrifying impact on prices.

An estimated one in five homeowners will encounter serious problems with neighbours, whether it's arguments over noise and territory or just living next door to people with anti-social habits or behaviour. A survey by Halifax Home Insurance suggested this can shave up to £31,000 off the price of the average property. Before exchanging, talk to the seller about the neighbours and try to get a feel for the area. You can also contact the local council to see if any disputes have been recorded.

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Winter pop ups you must visit this Christmas

Ice skate around Somerset House

Head down to London's most festive ice rinks with the glorious backdrop of the 18th-century Somerset House. No matter how unimpressive your skating skills a trip to this 900-square-metre outdoor rink will be the very definition of festive fun. There are lots of tempting extras too: the Fortnum's Lodge offers champagne, mulled wine and winter dining; and Skate Lates will feature top-notch DJs and music nights, including Total Refreshment Centre, Five Miles and Balamii.

Winter Wonderland

Is returning to Hyde Park on the 22nd November. With a 150-vendor-strong market, festive food stalls, a fairground with a huge observation wheel boasting stunning views of the illuminated park and the city, the UK's largest outdoor ice rink (which is actually set to be even bigger this year), an ice bar, shows and family-friendly performances, and even Santa himself.

Coppa Club's Riverside Christmas Igloos

The igloos have been transformed once again to welcome in the winter months with sheepskin rugs, fluffy blankets and twinkling lights for Christmas. Aside from the simply

stunning views, they also come fully equipped with blankets, sofas, and winter gin cocktails.

John Lewis Roof Garden

John Lewis Oxford Street have announced they will launch their first Frost Fair on the roof of their store, featuring a seasonal ice rink. As well as skyline skating, the rooftop will offer winter warmers such as hot gin and tonic, mulled sloe gin and a gingerbread sour, as well as a selection of freshly baked pies.

The bar, located five storeys up, will take inspiration from the 17th century frost fairs that used to take place on the frozen River Thames, where shop owners would set up stalls selling hot gin. In tribute to the old English tradition, the department store is offering gin masterclasses on the roof throughout the season, offering guests the chance to try their hand at seasonal juniper-laced cocktails.

The Winter Forest in Liverpool Street

Broadgate Circle will once again go Christmas tree crazy, creating an entire forest of the firs. 300 snow-covered trees, twinkling lights, and food-filled cabins will make this corner of the city a snowy dreamland.

Winterland in Fulham

Winterland is coming back to Fulham as a retro alpine chalet,

filled with fire pits, igloos, and gondolas perfect for posing in. Curling, beer pong, and prosecco pong will keep you entertained, whilst Jimmy's Lodge and The Pizza Shed will take care of any hunger pangs.

The White forest at Madison

Of all the winter pop-ups, this one may just have the greatest views. Hot drinks, comfy blankets, and stunning views were the hallmarks of the Madison rooftop last year, so fingers crossed it comes back.

The Churchill Bar Terrace in Marylebone

Last year, The Churchill hotel transformed their alfresco terrace into a quintessentially English winter wonderland. This year, they've gone a little further north, with a Highlands-inspired terrace, draped with tartan blankets and featuring Scottish nibbles.

Jimmy's Lodge at South Bank

London has added yet another set of igloos to suppress London's love for them. Jimmy's lodge is back and offers the perfect place to soak up the festive atmosphere. Jimmy who used to tour Courchevel working as a chef throughout the winter months have now brought part of it back with them to London.

The cosy Refuge restaurant is a homage to the huts and sharing with friends, serving a delicious set menu of winter favourites to start, followed by a traditional fondue or stone steak followed by dessert.

Winterville at Clapham Common

This pop up is located in the middle of Clapham Common and is one not to be missed. With a buzzing festive feel to the festival it also has an amazing line-up of activities, from ice skating, live performances by bands, comedians etc and roller discos, to street food and crazy golf.

Cinema in the Snow, Hackney

Peripatetic cinema club Pop Up Screens launches a season of festive films, screened in a snow-filled grotto that you reach by walking through a magic wardrobe. There'll be Christmas trees, mulled wine, hot chocolate, and up to three screenings a day, with daytime films suitable for children and evening events ideal for adults. Films include 'The Muppet Christmas Carol', 'Love Actually', 'Elf' and 'The Holiday'. ▲

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