

Market Update



Fraser & Co is Expanding

Fraser & Co (Hong Kong) are pleased to announce that as of the 1st August 2019, they have merged with One Global Property Services. From this effective date, we will be trading under the One Global Property Services corporate brand & will be known as OGPS in association with Fraser & Co and will continue to maintain strong links with Fraser & Co in the United Kingdom (UK).

This merger shall enable both firms to maintain and continue providing a comprehensive service to all their clients with all of their UK property requirements, whether it's to buy, sell or rent out their investment property or find a property to rent.

Introduction to One Global Property Services (OGPS)

OGPS is a boutique real estate agency headquartered in Singapore with regional offices located in Hong Kong and Shanghai. Priding itself in being able to provide a high quality turn key service & a solution to all of your property needs, whether seeking to invest in the UK, or a range of other global real estate markets. Across its office network, OGPS

offers an established & experienced team of experts benefiting from an extensive network of strategic partners able to provide a range of property related services.

Moving Forward

We are excited about the future and our team would be delighted to have a discussion with you about how we can assist moving forward as well as keeping you updated with any communications that we will be sending out. Our consultants in Hong Kong are expanding and we will be bringing many new and exciting projects from the UK and other exciting global centres to the market in the months ahead.

As always, stay up to date with our periodical communications, and please spread the good word! Thank you and we sincerely appreciate your many years of continuous support! ▲

HOT PROPERTIES



P2

PADDINGTON £1,225,000



P4

FITZROVIA £900 PER WEEK



P4

Paddington £850 PER WEEK



P6

SOUTH BANK FROM £860,000

Sales Update

P1 ▶

Lettings Update

NEW LANDLORD FEES P3 ▶



Britains New Prime Minister: The Results Are In

On the 23rd July 2019, parliament announced the new Prime Minister of the UK and the new leader of the Tory Party. Since Theresa May announced her resignation on 24th May 2019, the debate for the leadership has had been between Boris Johnson and Jeremy Hunt. After the votes were counted and verified, the Prime Minister was announced as Boris Johnson. The former Mayor of London and former Foreign Secretary, who has long cherished an ambition to lead the country won by 66% of the votes. Which means 66% of Tory members agreed with what he was saying. His opponent Hunt proposes to leave the EU with no deal, but this is not his preferred option. He also want to change Irish backstop and proposes sending a new negotiation team to Brussel's, and wants to make changes to the Withdrawal Agreement and thinks it's possible to get them done by 31st October but has not ruled out an extension.

Johnson on the other hand, wants to leave the EU on the 31st October. Due to the deadline for Brexit being set by the EU with or without a deal. He says he wants to leave on the basis of a new withdrawal agreement negotiated with the EU, with the backstop removed and replaced with "alternative agreements". If this is not possible, he says he would ask the EU to agree to a "standstill period" during which the UK could negotiate a free trade deal with the bloc. Failing this, the UK must leave on World Trade Organization (WTO) terms if required and the country would get ready for that outcome according to Mr Johnson. He has also stated he would demonstrate creative ambiguity over when the UK will pay the £39 billion "divorce" payment it is due to give the EU as part of

the negotiated deal.

The general public have reacted to this in numerous ways. Some people think that things will more uncertain than they already are. Many see Johnson as willing to say anything to get to the top, but will his actions match, especially in regards to Brexit. Although speaking of Brexit, Johnson will continue to face the same problems that Theresa May had faced. The next three month will be the most critical the UK has faced with the pressures to leave the EU, with a clear mandate from the British people. The progress to finding a clear exit with the third deadline for a deal cannot be missed yet again. The Conservative Party owns Brexit and as a result need to deliver it as promised and insure the ties with the EU does not see the UK hasn't fully broken free. Those who are pro Brexit want something that gives a direct connection to those who make laws and allows for more trade deals with other countries and not a watered down version which will see us with ties that do not allow the UK the full freedom which has been voted on.

With Boris Johnson only being Prime Minister for a few weeks, we will have to see how he does. ▲

For Sale

A selection of our current properties available to buy

Chiswick



THE BOULEVARD, SW6
£925,000

- 2 bedrooms, 2 bathrooms
- Private Balcony
- Resident Gym



STOKE ROAD, SL2
£285,000

- 1 bedrooms, 1 bathrooms
- Secure underground parking
- Large reception room



PUTNEY HILL, SW15
£655,000

- 2 bedrooms, 1 bathrooms
- Concierge
- Communal gardens



DICKENS YARD, W5
£799,995

- 2 bedrooms, 2 bathrooms
- Private balcony
- Rooftop gardens and gym

Paddington



ST MARYS MANSIONS, W2
£1,225,000

- 3 bedrooms, 2 bathrooms
- Resident Parking
- High ceilings



PRAED STREET, W2
£1,525,000

- 3 bedroom, 2 bathroom
- Spacious double bedrooms
- Floor to ceiling windows



PRAED STREET, W2
£1,275,000

- 2 bedrooms, 2 bathrooms
- Large private balcony
- Concierge



MERCHANT SQUARE, W2
£940,000

- 1 bedrooms, 1 bathroom
- Waterside new development
- 6th floor

Baker Street



HAREWOOD AVENUE, NW1
£880,000

- 2 bedrooms, 2 bathrooms
- Private balcony
- Secure Parking



MARYLEBONE RD, NW1
£710,000

- 1 bedrooms, 1 bathrooms
- Residents gym
- Concierge



BICKENHALL STREET, W1U
£1,000,000

- 2 bedrooms, 2 bathroom
- Share of freehold
- Spacious double beds



PARSONS SQUARE, W1T
£1,050,000

- 1 bedroom, 1 bathroom
- Residents gym and cinema
- Generous sized garden

City



EBENEZER STREET, N1
£850,000

- 2 bedrooms, 2 bathrooms
- Floor to ceiling window
- Resident Parking



EARLS WAY, SE1
£1,250,000

- 2 bedrooms, 2 bathrooms
- Secure Parking
- Modern stylish kitchen



AMELIA STREET, SE17
£395,000

- 1 bedrooms, 1 bathrooms
- Private Balcony
- 6th Floor



ALIE STREET, E1
£800,000

- 2 bedrooms, 2 bathrooms
- Concierge
- 11th Floor

To Let

A selection of our current properties available to let

Chiswick



REED PLACE, SW4
£475 PW

- 2 bedrooms, 1 bathrooms
- Spacious Reception
- Communal gardens



HOLMAN ROAD, SW11
£450 PW

- 2 bedroom, 2 bathroom
- Master bedroom with en suite
- Private balcony



CHARTFIELD AVENUE, SW15
£450 PW

- 2 bedrooms, 2 bathrooms
- Open plan living and dining rooms
- Underground parking



LOMBARD ROAD, SW11
£435 PW

- 2 bedrooms, 2 bathrooms
- Riverview private balcony
- Communal garden

Paddington



MERCHANT SQAURE, W2
£850 PW

- 2 bedrooms, 2 bathrooms
- New build
- Concierge



AMBERLEY ROAD, W9
£650 PW

- 2 bedrooms, 2 bathrooms
- Underfloor heating
- Private balcony



SOUTH WHARF ROAD, W2
£475 PW

- 1 bedrooms, 1 bathroom
- Private balcony
- Concierge



PRINCE'S SQUARE, W2
£495 PW

- 1 bedrooms, 1 bathroom
- Concierge
- Private access to resident gardens

Baker Street



HAREWOOD AVENUE, NW1
£450 PW

- 1 bedrooms, 1 bathroom
- Concierge
- Private terrace



BROCK STREET, NW1
£900 PW

- 2 bedrooms, 2 bathrooms
- 18th floor, views of London's skyline
- Private balcony



BELL STREET, NW1
£600 PW

- 2 bedrooms, 2 bathrooms
- 3rd Floor
- Modern open plan living



BOLSOVER STREET, W1W
£725 PW

- 1 bedrooms, 1 bathroom
- 3rd Floor
- Spacious balcony

City



WESTFERRY ROAD, E14
£400 PW

- 2 bedrooms, 2 bathrooms
- 4th Floor
- Master bedroom with en suite



CITY ROAD, EC1V
£575 PW

- 1 bedrooms, 1 bathroom
- Views across London skyline
- Residents swimming pool and gym



TERRY SPINKS PLACE, E16
£550 PW

- 3 bedrooms, 2 Bathrooms
- 13th Floor with lift
- Resident Parking



DOCK STREET, E1
£450 PW

- 1 bedroom, 1 bathroom
- New Build, fully furnished
- Wrap around balcony



Who's knocking on our front door?

London remains top destination for property investors

Still sitting on its real estate throne, London continues to reign as the world's top destination for property investment. Even with the ongoing Brexit uncertainty London still holds confidence of international buyers and has had over £16 billion of central London investment in the past year. The role of overseas investors for residential development are platform to help start and speed up a development. In the United Kingdom the buying enquiries from China for residential property has tripled since March 2018. Interest from Dubai investors has also seen an increase with a steady rise for property investment focused on new build developments. And it's not just London seeing this surge of overseas residential property investment Manchester,

Birmingham, Liverpool and Edinburgh have all been a part of the ongoing attraction for overseas investors.

In comparison to previous years 2018 saw a 4% increase from 2017 which as a result is one of the best annual performances in a decade. The familiarity with London as a property goldmine has kept investors comfortable to continue to buy outside of their own property markets. This is likely to be on going trend throughout 2019 as developers are now focusing on a wider variety of housing options including family homes, student accommodation and senior living.

Investment from China in particular has seen a surge to become the dominant

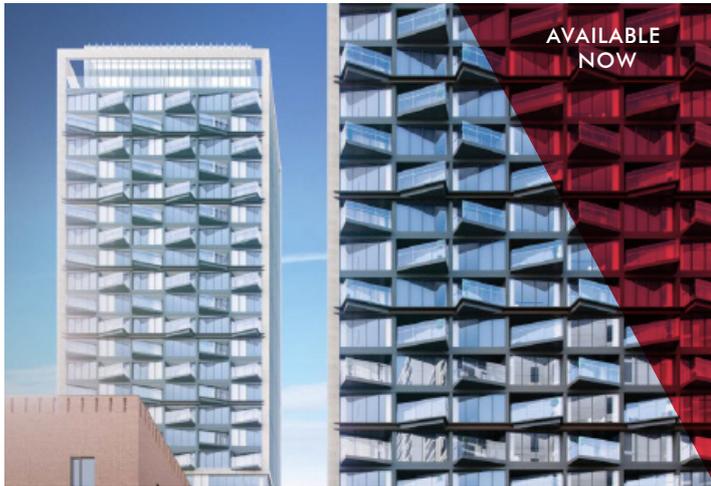
buyers and even with Brexit concerns £2.56 billion was spend with investment into central London alone. This comes from an ongoing increase in rental and rising house prices as well as Chinese buyer looking for property opportunities which make it easier for their children when coming to the UK to study internationally.

Although foreign investment is nothing new, especially in the London property market, the uncertainty of the pending Brexit decision has not deterred from international investors who still look to London as hot spot for buying. Thus, a surprise to on going Brexit predictions that had foreshadowed an extravagant decline for international investment, although there has been

slower movement within the property market due to Brexit and its ongoing discussions, this has not been to the level as what was predicted. London's ongoing expansion for growth has seen the ever-changing skyline to stand proudly tall and continue to welcome international investors. ▲

New Homes

A selection of our brand new properties available to buy



AVAILABLE
NOW

ONE WEST POINT
PORTAL WAY, 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. 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. With 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).

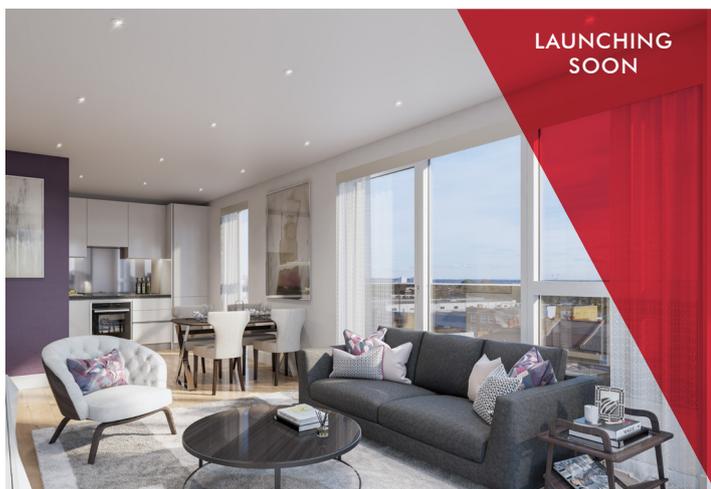
Est Completion Date: Q4 2021



AVAILABLE
NOW

REGENCY HEIGHTS
LAKESIDE DRIVE, PARK ROYAL NW10
PRICES FROM £355,000

Be prepared to embrace a lifestyle that's out of the ordinary. Regency Heights stands tall and proud in the heart of London's most significant new district. Young aspiring Londoners, professionals and entrepreneurs alike will find the stunning collection of apartments, many of which enjoy wonderful views across London's cityscape, an inspiration. Regency Heights will be served by the most technologically advanced rail network and transport hub in the entirety of the UK. And this is where those searching for the perfect balance of city life and the great outdoors will love to call home. Sophisticated spaces with Studio, 1, 2 & 3 Bedroom Apartments all with private balcony or terrace.

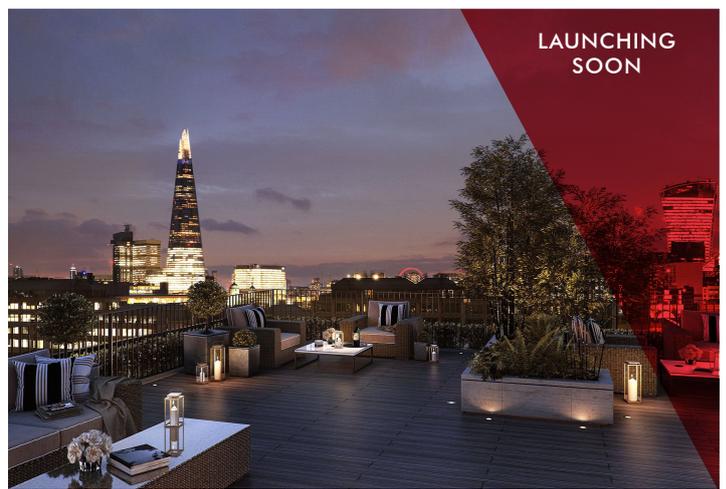


LAUNCHING
SOON

HIGH STREET QUARTER
HOUNSLOW, LONDON TW3
PRICES FROM £409,000

High Street Quarter is an exciting new development, located in Hounslow town centre. With Built around a public square with shops, restaurants, cafes and a cineworld, will offer a wealth of amenities. This pristine new development will extend to the town's main high street and improve and add to local amenities. A wide-ranging regeneration programme will be ongoing in the area, helping to transform it into a diverse, cosmopolitan town centre community. Situated in the London Borough of Hounslow, just a stone's throw away from, public transport links to central London and Heathrow Airport.

Estimated Completion Date - 2021



LAUNCHING
SOON

THE LOFTS
DOCK STREET, WHITECHAPEL E1
PRICES FROM £550,000

These spacious and immaculately designed apartments transport you from the busy city life into a calm and serene environment. Fraser & Co is pleased to exclusively launch The Ordnance Building- a stunning collection of Manhattan, 1, 2, and 3 bedroom loft style apartments. Residing within central London's E1 postcode, The Ordnance is a stunning residential oasis offering 89 apartments set across three buildings with stunning vistas across London's skyline. This is how London living should be.



Introducing Eight Casson Square

Located in one of London's most desirable and world-renowned riverside locations, Southbank Place lies within the South Bank area of central London on the banks of the River Thames adjacent to Westminster, Jubilee Gardens and The London Eye. Surrounded by an area steeped in history, heritage and culture, Southbank Place provides a complimentary mix of design led architectural buildings that provide a perfect setting with open squares and gardens by the River Thames in this landmark development. Eight Casson Square is one

of five residential towers that form Southbank Place, a new development in a highly desirable location on the bank of the river Thames. This Luxury development provides a selection of high quality designed 1 Bed Suites, Lofts, 1, 2, 3 Bedroom Apartments and Penthouses in a 30 storey Tower designed by Patel Taylor, with a new ticket hall and a brand new Waterloo Underground Station entrance a ground floor level.

Finished to an exceptional level of specification, the apartments at 8 Casson Square provide sophisticated living within

one of central London's most desirable locations. Southbank Place is a 5.7 acre (2.3 hectares) Estate to comprise The Shell Tower, One Southbank and Two Southbank Place office buildings (occupied by Shell Oil UK and Wework) and residential buildings of Belvedere Gardens, The Belvedere, Thirty Casson Square, One Casson Square and 8 Casson Square.

Estimated Completion Q4 2019 / Q1 2020*



Sales and Lettings update July 2019



Kelly Holroyd
Branch Manager



Arun Lul
Sales Manager

The London rental market has remained very positive since the beginning of 2019. Central London is following its usual seasonal pattern, with demand being at its highest from June through to September, largely enhanced by the arrival of international students at this time.

New build properties in more affordable areas such as Harrow on the Hill, Slough and Poplar have a steady, consistent demand with families and professionals alike talking tenancies in many of the new developments on offer.

Prices are slowly rising throughout London with most renewals achieving

a rental increase from the previous year.

The introduction of the tenant fee ban act will surely encourage more tenants to the market and make it easier for tenants to move as the initial outlay of cash is not as high.

While there is redevelopment, the London private housing sector and its demand will continue to rise and we remain optimistic for the future. ▲

The Prime Central London sales market during the summer has continued to show signs of stabilisation at Fraser & Co, particularly in our Paddington Office. In the sub £1m price bracket, have been successful, while in the £2.5m-3.5m range we have seen a slight pickup. That said, for those with a plan of living in London more permanently, it is business as usual, and many investors keen to take advantage of the weak pound despite UK leaving the EU. Also, recent price drops mean it's becoming even more attractive. ▲





London Family Living

How London development are attracting young families to stay in the city

The tradition of a young family looking to get into their first home set amongst the suburbs with the average Victorian terrace house and garden is something of a novelty in 2019 London. Sky-high prices and the development of apartment blocks rather than standalone homes has changed what the ideal and affordable home is for a family in London. First time buyers looking to stay in the Capital are now finding themselves looking for the best alternative to accommodate their family needs which doesn't mean emptying their pockets just to achieve comfortable and affordable living.

London's growing skyline apartment blocks becoming the future path of London living has seen a drive-in residential

development with a strong focus on community lifestyle. New home buyers are being drawn to the communal aspect which includes shared garden spaces. A concept that was seen within developments, some time ago, for wealthy overseas buyers has now become a vital part for new development planning for all levels of investment. The community spaces are introducing a fresh approach that is being very much welcome into the buyer market. Offering new opportunities, that don't feel like your in a closed of apartment building, modern development are allowing home buyers who are looking to have more options to be available to buy them at more affordable prices and offering so much more

than just an open plan living but the chance to feel connected to their surrounding space and community. As a result, this is changing the way the traditional suburban family lifestyle is being looked at through better living environments that can accommodate the high demand for new developments.

With Brexit being still at the top of everyone's mind when it comes to stepping their foot into the property door, new home buyers are looking for that something special including the easy access that even if it is a shared space it still offers that sense of freedom right outside your door. Especially as London is not only growing taller but focus on the outer areas of London outside of

zone one and two for new developments are ensuring the option is available to any new home buyer. The focus for communal living is attractive as it is highlighting the desires for anyone to achieve high living standards especially in London's competitive and high price market.





give homeless young people a future

Making a difference in our community

Working in property, we know more than most how important it is to have a place to call home. At Fraser & Co we are proud to be partners with the incredible charity, Centrepoint, a charity which provides a safe place to live for more than 2,900 young people aged 16-25 in London and the north east of England, helping them to get back on their feet and start rebuilding their lives. 83,000 young people experience homelessness each year which is an issue that needs drastic attention. Centrepoint aim to get these young people off the streets and provide the necessary support to give them the best chance at rebuilding their lives and their futures. As a charity

the support of donations and volunteers for such a great cause can mean all the difference in providing a young person that is either homeless or without significant safe and reliable shelter, the hope and opportunity to get back on their feet and provide not just accommodation but also services and programmes that help provide the step in the right direction to lead into working opportunities. Centrepoint focuses on providing a service that guides and supports young people to be ambitious and the foundations a better future.

So how can you get involved?

Volunteers have given more than 11,000 hours of their

own time to support young people with the essential care and guidance to help them into accommodation and motivation to build ambition for a better future. Time can be precious when it comes to offering a helping hand however any little help goes a long way and Centrepoint offers those who wish to help ways to do so aside from volunteering. Fundraising and sponsoring a room are a vital part of providing the necessary stepping stones to making a huge impact into a young persons life.

Take part in an event

Every year Centrepoint and Fraser & Co take part in key events that aim to raise funds and awareness of the charity. These events bring hundreds of people

together to show their support in helping out a great cause that is to provide all young people a chance to have safe and reliable shelter and the opportunity to get ahead in life. Something that we, here at Fraser & Co believe is essential for all.

For more up and coming events or for more information head to our website. ▲

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LOCAL PRESENCE, GLOBAL REPUTATION

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