102 Draycott Avenue, Chelsea, London SW3 3AD

BODENS

bodensresidential.com

Prime Central London's Best Boutique Estate Agency

Newsletter Number 2

June 2009

Established in 1994 and originally operating independently under a license to a National Brand Estate Agency, Bodens was established by re-branding the business in June 2009.

The company is headed by Nick Boden, who first entered the Chelsea Estate Agency market in 1981 specialising in the sale of both flats and houses within the Royal Borough of Kensington & Chelsea. His longstanding team consists of dedicated professionals specialising in the sales and lettings markets within Prime Central London.

Nick's mission is to offer levels of service that outshine the competition and deliver discretion, trust and outstanding reliability.

Bodens is proud of our large Rental Property Portfolio that we have built up for our clients since 1994; offering our Landlords a bespoke Lettings and Management service tailored to their specific needs. We also have a motivated and experienced Sales team who can help sell your property for the best possible price.

Residential Sales
Residential Lettings and Management
Residential Short Lets (2-6 months)
Property Search Services
Property Search for Investment
Internet Marketing through our web site and international property search portals

SLOANE AVENUE SW3 £4.5M F/H

EATON PLACE SW1 £2.95M L/H

MARLBOROUGH SW3 £550,000 L/H

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Unbelievably, it is June already - time certainly flies when you are having fun! March and April were incredibly busy months with a large number of lettings agreed from Studios at £200 per week to a seven- bedroom house at £7000 per week, which we let to a well-known investment bank! We have even had several Premium Leases as well as the usual Company Lets and individual tenancies. The lettings market has certainly turned for the better, regardless of the negative reports in the media. The number of people looking has definitely increased, whether it is single person looking for a pied-a-terre or a European family looking for a four-bedroom house and the calibre of the tenants certainly hasn't changed at all. Rents have stabilised and demand remains strong throughout the market as we approach the summer – traditionally the busiest time of the year.

We have seen the supply of properties on the market increase over the last few months so tenants have larger selections of properties to view when looking for their new home. We are therefore advising Landlords that, in order to be one step ahead of the game, properties need to be in top condition.

As we approach the summer months and hopefully the sun comes out to shine, we usually see an increase in demand for the larger properties suitable for families – from three-bedroom flats up to the larger houses - as the new school term starts in September. Families like to be settled in their new homes well before the start of term and their annual summer holiday. Demand also increases for properties with gardens or roof-terraces as everyone wants to be out enjoying the English summer!

Charlotte Mellor
Associate Director

A selection of this month's top properties available to let

Cranley Place

£525 PER WEEK

Donne Place

£1400 PER WEEK

Marlborough

£450 PER WEEK

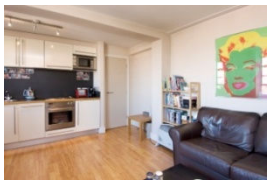
Cranley Gardens

£1250 PER WEEK

Onslow Gardens

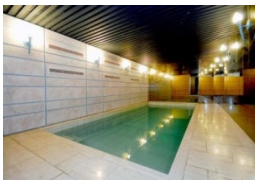
£1500 PER WEEK

Nell Gwynn House



£450 PER WEEK

Donne Place



£2000 PER WEEK

Sloane Avenue

£3500 PER WEEK