

## Prime Central London's Boutique Estate Agency

T: 020 7589 2000

Sales Department Newsletter

Spring 2010



The first quarter of 2010 has kept us very busy with a consistent level of agreed sales coming from some great new clients discovering the Bodens brand and the dedicated, professional service we offer in what is (probably) most people's biggest asset—their house or flat!

The start of spring has been slightly affected by erupting volcanoes, stranded planes and the flush of bank holidays, but our diverse international market has left us with plenty to work with (albeit the usual problem of lack of available quality properties) and we are orchestrating competitive bidding on most of our clients properties and so achieving excellent prices for them.

With the election behind us and the spring market off to a good start, we are optimistic for a year of steady growth and a sales market continuing to flourish. London is still regarded as one of the safest places in which to invest and we have also seen an increase in the number of investors coming to us largely seeking 'something good', which will provide decent capital growth over time rather than a stellar yield. Although there are some interesting products arriving on the mortgage market, most of our buyers continue to be 100% cash purchasers.

✉ [sales@bodensresidential.com](mailto:sales@bodensresidential.com)  
☎ 020 7589 2000

Simon Barnes  
Associate Director  
[s.barnes@bodensresidential.com](mailto:s.barnes@bodensresidential.com)

### A selection of properties recently sold:



#### CHEYNE WALK, SW3

- Leasehold
- 1 Bedroom
- Guide Price: £550,000
- **SOLD in excess of asking price**



#### BEAUFORT STREET, SW3

- Leasehold
- 2 Bedrooms
- Asking Price: £715,000
- **SOLD in excess of asking price**

### A selection of properties for sale:



#### BOSCOBEL PLACE, SW1

- Leasehold
- 2 Receptions
- 4 Bedrooms
- 3 Bathrooms
- Asking Price: £2,500,000



#### ONSLow GARDENS, SW7

- Freehold
- 2 Receptions
- 5 Bedrooms
- 5 Bathrooms
- Asking Price: £6,250,000

Go straight to the top and contact Nick Boden direct on 020 7589 2000  
[n.boden@bodensresidential.com](mailto:n.boden@bodensresidential.com)

## Prime Central London's Boutique Estate Agency

T: 020 7225 0433

Lettings Department Newsletter

Spring 2010

The rental market was very buoyant from the beginning of March through to April, but the Easter period is always quieter with families making the most of the holidays and getting out of the city. This Easter was a little strange, though, with the combination of the election and the recent flight chaos.

We are seeing a healthy level of enquiries from families relocating to London; they require family accommodation in the Kensington and Chelsea area close to the good local schools and the French Lycee, many of whom are starting their searches early to secure a home before the start of the September term. There has also been a strong demand for good one bedrooms in the area, close to the tube for single professionals with good budgets.

My advice to any prospective tenants is that if you see a property that you like, do not wait to see another dozen or so before making a decision as you will still like the first property and it will be gone. To Landlords: make sure the property is presented in the best condition to beat the competition and be flexible.

Lizzie Young  
Manager Lettings Department  
l.young@bodensresidential.com

✉ [lettings@bodensresidential.com](mailto:lettings@bodensresidential.com)  
☎ 020 7225 0433



### A selection of properties recently let:



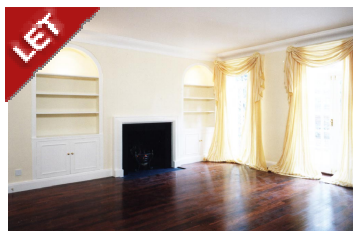
#### SLOANE AVENUE, SW3

- Studio Room
- Porter
- Asking Price: £325 per week



#### EGERTON GARDENS, SW3

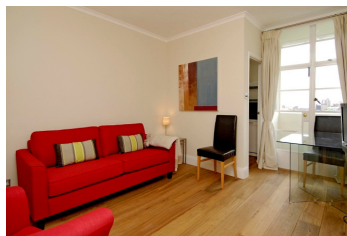
- 1 Reception
- 2 Bedrooms
- Beautiful Period Building
- Asking Price: £650 per week



#### FLOOD STREET, SW3

- 4 Bedrooms
- Private Garden
- Garage
- Asking Price: £1,800 per week

### A selection of properties to let:



#### SLOANE AVENUE, SW3

- 1 Reception
- 1 Bedroom
- £395 per week



#### CAMPDEN STREET, W8

- 1 Reception
- 3 Bedrooms
- £1,500 per week



#### CHALFONT HOUSE, SW1

- 1 Reception
- 5 Bedrooms
- £4,500 per week

Go straight to the top and contact Nick Boden direct on 020 7589 2000  
[n.boden@bodensresidential.com](mailto:n.boden@bodensresidential.com)