

London on the Move Again?

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Chris Ballantyne,

The temperature weather wise may be cooling but the property market is showing definite signs of warming. Good news too that some mortgage lenders, absent from the

market for the last 12 to 18 months, are beginning to offer some new products. In the last few days, the announcement that a new UK bank is awaiting regulatory clearance and could be launched - initially with two proposed London branches, is an exciting development for this struggling market.

Business interests in London – a pied-a-terre perhaps?

The London property arena, in particular, seems to be on the move again. In view of this increased productivity, I thought the time was right produce a special edition of The Lemon Times to exclusively feature some London properties. Individuals with business interests in the capital, looking for a pied-a-terre for a few nights each week or a couple of times a month, can be pretty sure that their investment will increase in value and, at the very least, they will have something tangible to convert back into cash in the future.

Prime, Prime Locations

Overseas investors are buying in London – Location is everything, whether it's a pure investment property for the vibrant rental market in the capital, or occasional use as a private family home.

At The Lemon Tree Company we are able to provide a complete and first class service for locating, refurbishing, maintaining and renting properties on behalf of non-permanent resident owners. Our "Little Black Book" service includes all types of services – reputable and trustworthy builders, rental agents, cleaners and so on.

Mortgage Services can be arranged for UK and non-UK residents, limited companies and Trusts.

Off Market Properties

The words 'Off Market Properties' are a phrase which seems to mean different things to different people. Generally though, properties in this category can be taken as confidential sales, where the seller is seeking to protect his or her identity (or it's identity in the case of a developer) for one or more of a number of reasons.

Not exclusively the preserve of the top end property market but often the case, and where the seller may not want the very public marketing or viewings through the open market estate agent route. Personal circumstances, often life changing events such as redundancy, divorce or death, are sometimes the reason. Sometimes developers will want to quietly clear stock without the current inevitable price repression caused by a number of properties on the market at the same time.

Whatever the circumstances, most opportunities of significant size and value will either be purchased by corporate funds or other individuals or groups with that magic word relevant these days more than ever – Cash!

Take a Look with the Lemon Tree Team

The team at the Lemon Tree Company, with their access to Off Market and Confidential deals, offer a very private service to investors and home hunters alike looking to benefit from the current property market.

Why not take a look at the London properties and opportunities featured in this edition. We'd like to know what you think and if you would like to be on our special mailing list just email or call with your details.



LONDON SPECIAL

“The London property arena, in particular, seems to be on the move again”



SW1 & SW3:

SW1 and SW3

– Coming shortly, a true Off Market property portfolio in the exclusive London enclaves of Knightsbridge and Belgravia. Mainly freehold one family

homes, some tastefully furnished and some unfurnished to suit their discerning renters. Early indications are that the portfolio may be sold in it's entirety for investment purposes or may be split into individual properties for sale. Contact us for full information which will shortly be available.



NW1, St Johns Wood:

Potential planning opportunity in an established and affluent part of North West London. Freehold building consisting 3 floors at 750 sq.ft each, retail ground floor with current rental income. Well located



building and planning opportunity to add additional floor. Sell now for £1.1m or with planning potential at £1.6m.

W9, Maida Vale: A bright one bedroom flat in Victorian terrace currently undergoing complete refurbishment. High ceilings and wood floors throughout with rear bedroom over-

looking gardens. Leasehold. Offers around £230,000. Rental Income potential at £250 per week. Good communication links to mainline stations and tube lines, West End and City.

W9 Maida Vale:

An unrenovated maisonette in stucco finish building and a prime candidate to split into two individual apartments, subject to planning and building consents, for onward sale or rentals. This property has the added advantage of a garden thus providing the often requested open space area. Offers around £560,000.

W1, Mayfair:

A rarely available unmodernised Grade II listed freehold building (3,000 sq.ft) situated in the heart of Mayfair. Currently arranged as office accommodation on the lower and ground floors, with accommodation upper floors, the property also has a roof terrace and balcony. Application already submitted to convert to full residential usage for large family home but could equally make an excellent small satellite London office with on-site accommodation or rental proposition. Freehold £3,300,000.



INVESTOR REALTY:

Our team specialise in sourcing, re-furbishment, management and onward sale or lettings properties for investors looking to capitalise on the current market availability. Recent projects include:

2 bed flat:	Acquisition, Renovate & Refurb and Sale Costs	£239,547
	Sold for	£387,500
	Profit	£147,953
Large Victoria Terrace:	Acquisition, Renovate & Refurb and Sale Costs	£1,030,930
	Sold for	£1,300,000
	Profit	£269,070

For further information on any of the items in this Newsletter, please contact:

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