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Letter from the Editor

Dear Reader,

The post-election property market appears calmer than it was in the build up to polling day, when nervousness over policies led to a slump in sales and uncertainty over the future but **Graham Norwood** says long term investors are favouring London's post-election property market and as such the market is on even firmer ground (page 9) and in 'Tips for texture'. **Peter Mead** urges you to be bold when you mix the rough with the smooth and says you'll be pleasantly surprised by the simultaneously chic and gritty results in **Homing In** (pages 12-13).

We've **Question Time** with **Marc Von Grundherr**, Lettings Director, **Benham and Reeves Residential Lettings**, and **Paul Bent**, Sales Manager, London Bridge branch, **Kinleigh Folkard & Hayward** on page 20, then **Moving On** features three properties that have recently been sold or let, this month featuring **Benham and Reeves Residential Lettings**, **daa Residential** and **Hugh Grover Associates** (page 8).

In 'Well-executed conversion' our **Property of the Month** from **Savills**, we feature a wonderful Wapping warehouse which provides a terrific location for views of the river and access to business centres – and it's a great place to enjoy your down-time. **Catherine Golding** reports (pages 30-31).

We've a feature on Shoreditch. Nestled in the heart of London's vibrant and eclectic City Fringe, the area has grown up over the past 20 years driven by a new generation of young techies, creatives, foodies and artists. With a plethora of new bars, restaurants, art galleries and hipster markets springing up over the last few years, Shoreditch is undergoing the next stage of its transformation in the form of stunning new apartments dotted around the neighbourhood's coolest hotspots. Turn to page 65 to find out more...

And finally in Mirror, Mirror on the wall... **Vanessa Brady** reflects on different ways to use mirrors to add light and increase the feeling of space within your home (page 18).

Yours sincerely,
Alastair J. Moxey

EDITOR

New offices for Benham & Reeves Residential Lettings

BENHAM REEVES RESIDENTIAL LETTINGS Est. 1956

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Benham and Reeves Residential Lettings is poised to become London's largest independent letting agency with the opening of two new offices.

Its 13th office in Wapping is located in London Dock, News International's former headquarters and one of the latest developments by St George. In addition to servicing the local area, the new office will serve investors and tenants at the flagship development with 1,800 homes.

They have also launched a Hammersmith branch – an on-site office at the Fulham Reach development. Located on one of the most covetable stretches of the Thames, developer St George has just launched Fulham Reach's latest phase Faulkner House. With a growing number of investors snapping up properties at the development, this newest outpost will enable Benham & Reeves Residential Lettings to better serve both tenants and landlords at the development and in the surrounding areas.

This is part of an overall expansion plan by the company who will also be opening its Marine Wharf office in Surrey Quays to serve the extraordinary tenant demand in Surrey Quays and Rotherhithe areas.

Also planned is a new Kew Bridge branch, solidifying Benham and Reeves Residential Lettings' presence on the river. The mix of apartments and penthouses adjacent to the iconic bridge provides a luxurious lifestyle, complete with 24-hour concierge service. Benham and Reeves Residential Lettings is already being instructed on apartments at the landmark development and at other properties in the area.

"While some of our competitors are closing offices and just operating through a website, we feel there is nothing like a face-to-face contact and a handshake," comments managing director Anita Mehra. "These new offices will allow us to ensure customer service is always at the forefront. Many of these new offices are also located on site at large St George developments where tenant demand is high. By being on site we will be better able to respond to tenants' needs quickly".

Professional tenants prefer the City and Canary Wharf

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The City and Canary Wharf will always attract interest from young professional tenants, keen to live in high-end residential developments packed with amenities, from spas and swimming pools to concierge services, says *Mark Wellington, Manager, Benham & Reeves Residential Lettings City, Canary Wharf & Greenwich branches.*

Over the past few years, the area's popularity has soared – demand rises year on year and we are seeing tenancy renewals increase too, from around 65% in 2011 to a rate of 70% this year.

During the last month, we've seen an increase in the number of overseas tenants moving to London and in the level of enquiries from relocation agents.

Another trend we're seeing is the growing number of single women requesting a rental property here, perhaps due to improving infrastructure and transport links.

Oliver Jaques bags Multi-branch Agency of the year award

OLIVER JAQUES Making London Simple

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Oliver Jaques have been awarded the Multi-branch Agency of the year in The Wharf's annual Property Awards. The event is third of its kind and celebrates the cream of east London's estate agent and development crop with 16 accolades up for grabs.

Managing Director Nicola Heard comments: "I think it's the best award and we are over the moon.

"It means recognition. We came last year and didn't win anything and this year we have come back with a vengeance with Michael Petherbridge winning Manager of the Year as well – he's been working with me for the past 13 years.

"We're really happy and had a wonderful time."

WINNER 2015
Multi-Branch Agency
Oliver Jaques

WINNER 2015
Manager
Michael Petherbridge

HIGHLY COMMENDED 2015
Sales Negotiator
Jack Mahoney