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Letter from the Editor

Dear Reader,

It's officially autumn and as such our feature topics have moved indoors this month – well within the garage that it is! In 'Where shall we put the wheels?' **Peter Mead** wonders why so much fuss is made about the garage, when many home-owners use the space for anything but a car – even in London, where parking spaces can be at a premium (page 18-19).

We also look into how video is helping all parties in the housebuying world – giving buyers and sellers a means of viewing and showcasing their properties, while estate agents can use it to win new business (pages 26-27).

In 'London Calling' **Graham Norwood** reminds us why London still presents an excellent place to buy – whether for would-be owner occupiers, investors or others (page 9) and in 'The Silver Lining...', **Peter Mead** tells us there's more than what meets the eye as ne unfolds various, stunning shades of grey (pages 12-13).

We've **Question Time** with **Benham & Reeves Residential Lettings, Residential Land** and **Savills** on page 8 and our **Property of the Month** is from **Savills** – A delicate design touch from the East makes a surprisingly major contribution to the atmosphere of this N1 luxury apartment (pages 34-35).

Moving On features three properties that have recently been sold or let and this month features properties from **daa Residential, Knight Frank** and **Winkworth** (page 16).

Features

We've a feature called 'The Best of the North West' – North West London possesses some of the most desirable and green districts. A profusion of leafy parks, attractive modern properties set within distinctly cultural gems and an excellent refuge from the busy city life. This month we look at three outstanding properties taking north west London by storm (page 64).

And finally, we've **Vanessa Brady;** Open-plan bathrooms have followed open-plan kitchens in the world of home design. Here, Vanessa Brady gives an insight to the keys points to consider when creating one (page 20*).

Yours sincerely,
Alastair J. Moxey

EDITOR

*Denotes interactive page

NEWS & VIEWS

New agency office in Islington

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www.century21uk.com

Century 21 UK, the estate and letting agency franchisor and part of the world's largest residential estate agency organisation, has opened a new office on at 30 Penton Street, Islington, N1 9PS.

The Islington office will be run by Hannah Little, and offers a variety of property services including sales, lettings, property management and commercial property sales.

Century 21 Islington offers all clients the unique opportunity to work and deal with one person at the office for all their property affairs and for each aspect of the transaction. It will also offer clients a range of ancillary services such as conveyancing, mortgage advice and surveys via Century 21 UK's parent company, the Shepherd Direct Group (SDL).

Hannah, owner of the Islington office, said: "This is truly an exciting time for both myself personally and my family as we open the doors of Century 21 Islington. We were drawn to Century 21 for many reasons – firstly, the fact it is a major international brand, secondly, those international links provide a range of property opportunities for clients, and also, the major investment and commitment from Shepherd Direct means we are backed by a highly-supportive and ambitious Group. We're fully aware this is an incredibly competitive marketplace, however we feel we have a number of unique selling points and we will be at the heart of a community we know and love."

Rob Clifford, Chief Executive of Century 21 UK and Group Commercial Director of Shepherd Direct Group, commented that they are "delighted to welcome Hannah Little and the Islington team to the Century 21 family."

He further declared that it has been a successful year for them, with Islington being the fifth office to open in the space of one month. "Clearly, our expansion plans in the UK are only just beginning but the past 18 months have been terrific, and we're really excited about the coming months ahead," Rob added.

Those interested in establishing a Century 21 UK franchised office in their area can visit *www.century21uk.com/franchise* which has a range of information.

Target exceeded in the first three quarters

020 7213 9700
www.brlets.co.uk

The City and Canary Wharf continue to experience high rental demand, so much so that we have exceeded our targets in the first three quarters of 2014, writes *Mark Wellington, Manager at Benham & Reeves Residential Lettings City, Canary Wharf & Greenwich branches.*

Demand is highest for properties priced below £600 per week indicating that tenants remain budget conscious.

With the market remaining price sensitive, applicants are continuing to push out beyond the City to East London where they can find value for money. However, this increasing demand is pushing up prices in East London where year on year, rents are rising by up to ten percent.

The only exception to this strong demand is the upper end of the market where there is a lull in enquiries from high-level corporate clients for properties priced over £700 per week.

Sager Group & Cain Hoy join hands to develop Islington Square

Developer, Sager and Cain Hoy, recently announced the formation of a joint venture to develop Islington Square – a 4.5 acre mixed-use regeneration and development scheme.

The 500,000sq ft mixed-use development at the site of the former North London Mail Centre (established in 1904) will include residential apartments, serviced apartments, leisure, shopping and restaurant outlets.

Islington Square's architecture will retain many of the key heritage features, including the original Post Office site.

Planning consent has been granted and work has already begun on the site. The project is scheduled to be completed by early 2017.