

FRANK HARRIS
and Company

Central

Sales & Lettings
Newsletter

Autumn 09

Bloomsbury, City and South Bank



Welcome to our latest edition of Central

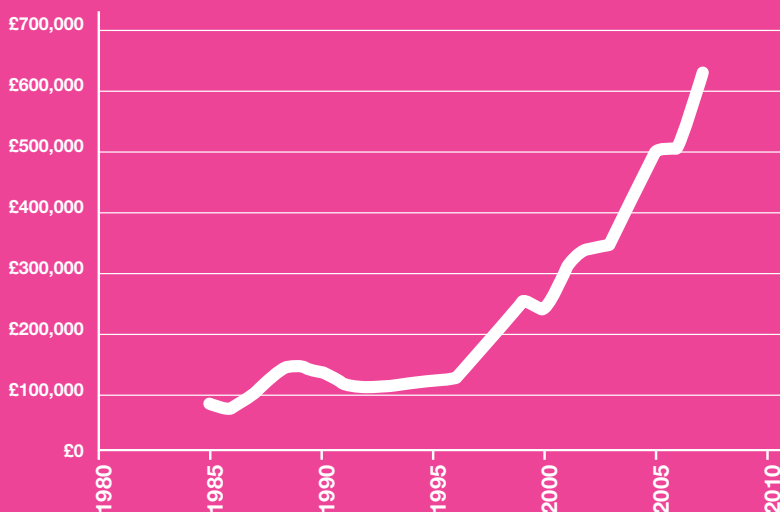
It's been a while since you last saw a copy but I hope you like the new 'lite' style.

With all the talk of depression in the housing market it can be useful to just step back and look at the market, not in relation to where values are this year compared to last – but as to how it has performed over an extended period. All too often I have to remind nervous buyers that provided they buy and hold their property for a few years they should ride out any dips that might temporarily affect the market.

On clearing out some old files recently I chanced across an old set of sales particulars from 1980! The 2 bed flat in Bloomsbury sold for £47,500. Today the same unit would be in excess of £0.5m – I am sure that the buyers of this unit would also have worried about buying at the time, but look what happens!

Andrew Sorene
Director

Price increase of a typical Barbican 2 bedroom flat (type 21)



Bloomsbury



Lettings

020 7405 4444



£290 per week

Trinity Court Grays Inn Road, WC1

Top floor (via lift) one bedroom flat with bright modern accommodation. Fantastic views over the city and own private balcony. Ideal for the City or the West End.



£330 per week

Tamar House Tavistock Place, WC1

First floor, large one bedroom flat in Bloomsbury located a short stroll from Tavistock Square Gardens. Close to the Brunswick shopping centre.



£370 per week

Jessel House Judd Street, WC1

A beautifully modernised two bedroom flat in a popular mansion block near to the British Library. New fittings throughout and tasteful furnishings. A must see!



£750 per week

Boswell Court WC1

Three bedroom penthouse property located in a well kept block. Quiet spot close to Holborn. Huge open plan lounge, dining and kitchen space. Two bathrooms.

Sales

020 7387 0077



£240,000

Millman Street WC1

First floor studio within a conversion near Lamb's Conduit Street with an array of cafes, restaurants and clothes shops with Russell Sq Underground close by. 335 sq ft / 31.12 sq m.



£315,000

Jessel House Judd Street, WC1

One bedroom flat, convenient for King's Cross St/Pancras (Eurostar) and Russell Square stations with a variety of shops at The Brunswick. 900+ year lease. 430 sq ft / 39.94 sq m.



£349,950

Marchmont Street, WC1

Charming second floor one bedroom flat set amidst Bloomsbury's excellent shopping and transport facilities. Ideal for use as a convenient and central London home or pied a terre.



£425,000

Judd Street, WC1

Two double bedroom flat with communal courtyard and resident caretaker ideal for Kings Cross/St Pancras, Euston and Russell Square stations. Share of Freehold. 683 sq ft / 63.45 sq m.

SIMILAR REQUIRED

City, Clerkenwell and Barbican



Lettings

020 7600 7000



£360 per week

Charterhouse Buildings EC1

An attractive one bedroom apartment with a stylish interior, featuring exposed brick walls and wood floors.



£240 per week

City Road EC1

Contemporary studio apartment offering exceptional value. Situated in a popular modern development with 24 hour porters.



£375 per week

Defoe House Barbican, EC2

Recently renovated one bedroom apartment on the top floor within the Barbican. South facing balcony overlooking gardens.



£595 per week

Cromwell Tower Barbican, EC2

Three bedroom apartment on a high floor of one of the Barbican towers. Breathtaking views of London from the balcony.

Sales

020 7600 7000



£850,000

Lauderdale Tower Barbican, EC2

Four bedroom 5th floor flat, with bathroom, shower room and balcony. Retains many original features. 1142 sq ft / 106 sq m.



£600,000

Gilbert House Barbican, EC2

Top floor, barrel vaulted one bed flat with extensive west facing terrace. 460 sq ft / 42 sq m.



£500,000

Bride Court EC4

Two double bedroom flat, views towards St Brides Church from lounge, a short walk to Fleet Street, Blackfriars and City Thameslink stations. 760 sq ft / 70 sq m.



£1,150,000

Gilbert House Barbican, EC2

Rarely seen, stunning penthouse duplex apartment, double height lounge, three bedrooms, two bathrooms and contemporary kitchen, large west facing terrace with views over the Barbican lakes and St Giles Church. 1320 sq ft / 123 sq m.

South Bank



Lettings

020 7620 3400



£750 per week

Providence Sq Shad Thames, SE1

Spacious (1,000 sq ft/ 92.9 sq m) two bedroom riverside apartment with exceptional view of the river and Tower Bridge. Two large bedrooms, two bathrooms (one en suite), light living room, quality kitchen, 24 hour concierge, on site gym and parking.



£525 per week

Aquinas Street SE1

Charming two bedroom period house in one of the areas most sought after streets. The house has two double bedrooms, two reception rooms and an attractive garden. Waterloo station is close by.



£320 per week

Rennie Court Upper Ground, SE1

Furnished one bedroom flat in popular 1970s built portered riverside block. Small balcony and secure underground parking. Close to Waterloo and Southwark tube stations.



£330 per week

Walpole House Westminster Bridge Rd SE1

Stylish, modern and spacious (650 sq ft/60.38 sq m) tastefully furnished one bedroom flat located within a few minutes walk of Waterloo station. Benefits include lots of fitted storage space, 24hr concierge, and underground parking.

Sales

020 7620 3400



£515,000

Stamford Street SE1

An immaculate, first floor two bedroom flat, with large windows and high ceilings. The property has a balcony and access to communal rear garden. 810 sq ft / 75 sq m.



£375,000

Bridgehouse Court SE1

A bright, modernised, two bedroom flat within a well located private development boasting secure underground parking and communal gardens. 619 sq ft / 57.5 sq m.



£465,000

River Court SE1

An unusual and large one bedroom unit over 2 floors benefiting from oblique river views, private secure parking and concierge. 927 sq ft / 86.12 sq m



£695,000

Broadwall SE1

A modern loft style duplex penthouse apartment, offering light and spacious accommodation in a wonderful location. Two bedrooms, lift, two balconies and parking.

Round up from Managers

Lettings

Southbank

The problems experienced during the first financial quarter, i.e. oversupply of property and limited demand with subsequent falling rental prices, have now been replaced by a significant upsurge in demand, which has led to a shortage of quality one and two bed properties to rent.

Tony George

City

There has been an upturn in demand, particularly at the lower end of the market. Until recently, we had little call for studios, but it is clear there has been a recent influx of newly hired workers within the Square Mile and these properties have all been snapped up. Demand for well presented one bedroom flats has been good throughout the year and we expect this to continue.

Ian Swale

Bloomsbury

We started 2009 with supply outstripping demand forcing rents in the area to drop slightly by around 10%, but a buoyant and steady summer trade has stabilised things and good quality properties, in particular one and two bedroom flats, are letting quickly.

Nikki Cottrell

Sales

Southbank

Demand for property of almost all types is currently very strong and with for sale property in short supply, we have seen buyer competition return. More sales were agreed between May and July in the South Bank office than during the previous 9 months.

Tim Rogers

City

The City sales market has seen a real imbalance between supply and demand over the last three months and this looks likely to continue. Should you be considering selling your home or have it on the market but would welcome some fresh ideas then please feel free to contact me.

Tina Evans

Bloomsbury

Having experienced a lull in the sales market in early 2009, we are now experiencing an upturn with prospective purchasers that had delayed buying, finally committing to a purchase. This has now resulted in a shortage of flats in all price ranges and styles, with purchasers waiting for the next available property.

Alec Papisavva

STAR PROPERTY

St Pancras Chambers Euston Road, NW1

Awe inspiring two bedroom second floor apartment located within this beautiful and historic landmark building. St Pancras Chambers combines an exclusive hotel and residential apartments adjoining St Pancras International Station with its' array of shops, services and restaurants, some providing exclusive promotions for the Chambers' residents

£700 per week

Telephone: 020 7405 4444



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For further information on
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elizabethholland@frankharris.co.uk

All the Frank Harris and
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Offices covering: **Bankside | Barbican | Bloomsbury
City of London | Clerkenwell | Covent Garden | Fitzrovia
Holborn | Kings Cross | Spitalfields | South Bank | Waterloo**

