

PREPARED BY
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MONTHLY NEWSLETTER

AREA : KINGSWOOD, KT20



LETS TALK

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The **AP** Group
NestSeekers
INTERNATIONAL



WELCOME TO NEST SEEKERS INTERNATIONAL
MONTHLY NEWSLETTER

Welcome to the first of our monthly market reports for Kingswood, Surrey. As readers of our monthly report I hope this edition finds you keeping well and staying safe.

Well...what a year it has been! Now in to our 3rd lockdown and the fantastic news of multiple vaccines being rolled out and in full swing along with the PM making plans, I think we can all breathe a sigh of relief knowing the end is in sight, all the while still remaining cautious.

As a resident of the area I am delighted to share my monthly housing report for the area of Kingswood.

Whether you are contemplating selling or buying in the area I aim to provide you with insight and key information on the immediate market to keep you well informed.

Happy reading!!!

Amit Patel

Looking to the Future...

According to the forecast, the prime property real estate market in outer London is marked by an overall increase during the four-year period between 2019 and 2024. During that period, sales on the prime regional real estate market are forecast to increase by 13 percent, with highest year-on-year increase expected in 2023 at four percent. In comparison, prime property real estate sales in Outer London are forecast to grow with a higher rate.

THE NUMBERS

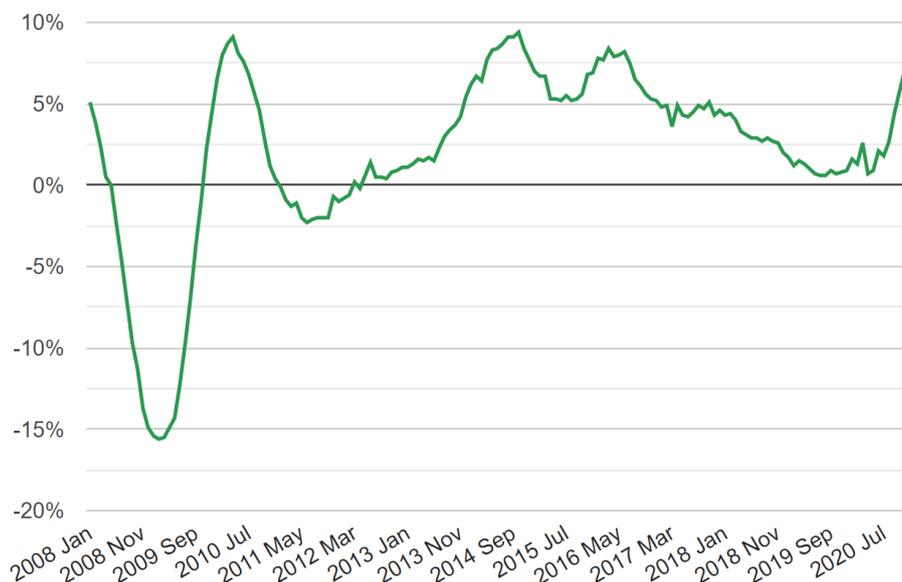
UK STATISTICS

HOUSE PRICES UP 8.5% IN 2020

In England, prices climbed 8.5% to £269,000, with London seeing a increase of 3.5% over the same period, Surrey has seen an exodus of buyers leaving the capital in search of space and value in areas within an hours commute to London. A range of factors contribute to the recent price increase including pent-up demand, changes in housing preferences since the start of the pandemic, £15,000

saving on stamp duty taxes and lastly cheap debt, banks such as HSBC have re-introduced 90% LTV on a two-year fixed rate deal with a £999 fee at 3.69% (3.99% no fee) and a five-year fixed rate with £999 fee at 3.84%. The aforementioned factors contributing to price increase begs the question - Are we now in a housing bubble and when will it burst?

Annual house price change



WHERE WE ARE NOW

**BUYER DEMAND
RESUMES AFTER
JANUARY SLUMP**

Despite the looming stamp duty deadline on 31st March increased buyer activity has resumed after a slump in January. According to Rightmove, in the first week of February visits to portal increased by 45% with agreed purchases rising by 7%.

The January 2021 RICS UK Residential Survey results point to a generally weaker trend in activity across the sales market to open the year.

Comments left by survey contributors suggest that, although agents have been permitted to remain open during the third national lockdown, the overall situation around the pandemic at present is deterring would-be buyers and vendors. At the headline level, a net balance of -28% of respondents reported a decline in new buyer enquiries over the month. This latest return brings to an end a run of seven consecutive positive monthly readings beforehand, and is consistent with a noticeable drop off in demand. However, not all is doom and gloom just yet. Consumer confidence in February's result marked the best performance since March 2020, and was likely driven by the swift domestic vaccine rollout.

February's result marked the best performance since March 2020, and was likely driven by the swift domestic vaccine rollout. The rise in confidence bodes well for consumer spending once lockdown measures are eased. The rise came on the back of an improvement in consumers' views on their financial situation and the general economic situation over the next 12 months. Moreover, consumers' willingness to make major purchases increased. Despite February's improved reading, Joe Staton, GfK's client strategy director, stated: "We need to be cautious because the positive tailwinds of the vaccination roll-out are being met by the very strong headwinds of unemployment, the threat of inflation and the difficulty that many face in affording day-to-day living costs."

KINGSWOOD, KT20

**OUR
STATISTICS**

Over the last 6 months

Average Price per Sq.ft

£495 / SQ.FT

Average Listing Period

217 DAYS

Average No. of sales per month

5

Average Yearly Growth

1%

Properties Sold in Last 6 months

Date	Address	Postcode	Type	New-build	Tenure	Bedrooms	Price paid	Sq. feet	£/sqft
2020-11-13	Dormer Cottage, The Chase, Kingswoo...	KT20 6HY	Detached house	Old stock	Freehold		1,650,000	1,589	1,038
2020-11-06	10, Lilley Drive, Kingswood	KT20 6JA	Detached house	Old stock	Freehold	4	1,100,000	2,056	535
2020-10-30	4, Glen Close, Kingswood	KT20 6NT	Detached house	Old stock	Freehold	4	1,745,000	5,091	343
2020-10-26	37, Beechen Lane, Lower Kingswood	KT20 6RY	Terraced house	Old stock	Freehold	3	380,000	764	497
2020-10-23	12, Chapel Road	KT20 5SB	Semi-detached house	Old stock	Freehold	2	495,000	797	621
2020-10-23	18, Monkswell Lane, Chipstead	CR5 3SU	Semi-detached house	Old stock	Freehold	4	566,000	1,464	387
2020-10-15	7, Tadome Road	KT20 5TD	Detached house	Old stock	Freehold	5	922,500	2,110	437
2020-10-06	1, Beechen Lane, Lower Kingswood	KT20 6RY	Terraced house	Old stock	Freehold	2	458,000	1,238	370
2020-10-06	Firbank, Eyhurst Close, Kingswood	KT20 6NR	Detached house	Old stock	Freehold	5	1,581,000	2,949	536
2020-10-06	Brambletye, The Glade, Kingswood	KT20 6JE	Detached house	Old stock	Freehold	4	1,270,000	2,368	536
2020-10-01	Ranmore, Waterhouse Lane, Kingswood	KT20 6DT	Detached house	Old stock	Freehold	5	1,275,000	2,992	426
2020-10-01	Tuckaway, Warren Drive, Kingswood	KT20 6PY	Detached house	Old stock	Freehold		1,275,000	2,465	517
2020-09-29	Tudor Lodge, Flat 7, St Monicas Roa...	KT20 6EX	Flat	Old stock	Leasehold		515,000	1,087	474
2020-09-28	23, Tadworth Street	KT20 5RJ	Semi-detached house	Old stock	Freehold	3	520,000	980	531
2020-09-24	59, Shelveys Way	KT20 5QJ	Semi-detached house	Old stock	Freehold	4	735,000	1,948	377
2020-09-22	The Stables, Waterhouse Lane, Kings...	KT20 6DU	Detached house	Old stock	Freehold	3	742,500	1,281	580
2020-09-21	2, Croffets	KT20 5TX	Detached house	Old stock	Freehold	4	830,000	1,894	438
2020-09-15	Long Acre, Eyhurst Close, Kingswood	KT20 6NR	Detached house	Old stock	Freehold		2,850,000	6,491	439
2020-09-11	4, Beechen Lane, Lower Kingswood	KT20 6RY	Terraced house	Old stock	Freehold	2	417,000	936	446
2020-08-28	6, Killowen Close	KT20 5BQ	Semi-detached house	Old stock	Freehold		607,500	1,216	500
2020-08-24	67, Beechen Lane, Lower Kingswood	KT20 6RU	Terraced house	Old stock	Freehold	2	395,000	764	517

FEATURED LISTINGS

100 Sydney Street, Chelsea



Chelsea stands proudly in the centre of London, one of the world's prime neighbourhoods. 100 Sydney Street lies just off the King's Road, a highly prized location famed for its designer boutiques and fine dining. Intelligently designed and brilliantly realised, these superb apartments are luxurious, spacious and superior in every respect. Every sightline, every finish, every surface speaks of attention to detail and uncompromising quality. Leafy and remarkably quiet residential neighbourhoods sit alongside vibrant and bustling areas that offer you the best of all worlds; art and culture, peace and serenity, leisure and opportunity. Just a short walk away, South Kensington underground station is your gateway with the West End, the City, London's new rail networks and international airports are all within easy reach. 100 Sydney Street has a perfect balance, uncompromising luxury with quick and convenient access to a world of opportunity on your doorstep.

8 Luxury Apartments
Prices from £5,735,000 - £7,735,000

Teddington Riverside, TW2



Teddington Riverside, West London is an exclusive river front development of 217 apartments and 6 townhouses designed by award winning architects Hamiltons, as well as detached luxury home, Weir Cottage.

The two acre Thames-side setting as charming and picturesque as Teddington Riverside is truly unique, with its beautifully landscaped gardens adjoining the prestigious Lensbury Club and benefiting from the proximity to the city all the while still maintaining a pleasant village feel surrounded by heritage, culture and southwest London's beautiful parklands.

Offering a selection of 1, 2 and 3 bedroom apartments across 4 buildings inspired by traditional riverside buildings and blending this with contemporary design features, Teddington Riverside offer supremely comfortable and highly habitable spaces. Resident amenities include 24 hr security, concierge and courtesy car service offering trips within a 5 mile radius of the development.

Selection of Townhouses and Apartments
Price £690,000 - £2,320,000

Lyons Place, W2



Lyons Place is a fantastic new collection designed by renowned architects Farrells consisting of five intricate and beautifully designed townhouses, 22 light-filled apartments and two extensive duplex penthouses which seamlessly integrates into the urban fabric of Central London's coveted Zone 1 north-west neighbourhood. Each of the five exclusive townhouses have private entrances into the boutique designed 3 bedrooms, three-storey residences ranging from 1374 - 2064 sq.ft of internal space all with external terraces and additional communal courtyard/gardens. The immediate effect of peace and tranquillity is felt with the soft and gentle tones the interiors provide from the light timber floors, the neutral colours of the carpentry and the cooling effect of the natural stone. The townhouses provide spacious accommodation over the 3 floors with the bedrooms located on the 1st floor comprising of a large bedroom with en-suite, a family bathroom and 2 double bedrooms all with integrated veneer wardrobes. The 2nd floor opens out into an open-plan living, dining area which basks in the natural light provided by the use of floor to ceiling windows which is further complemented by a terrace overlooking the quiet tree-lined street. The kitchen is designed with bespoke lacquered units, natural stone worktop and splashback, and integrated Miele appliances. Being within close proximity of all London has to offer from easy access to London's West End with a choice of tube and trains within walking distance and the convenience provided by being close to amenities such as gyms, supermarkets, restaurants, Regents Park and Hyde Park makes Lyons Place a city dwellers dream.

Selection of Townhouses and Apartments
Price £5,735,000 - £7,735,000

ABOUT US

Nest Seekers International is a game-changing firm in the rapidly expanding global real estate marketplace. The firm's hybrid tech & brand enabled model has inspired a new wave of thinking in the industry, and its approach to daring and unconventional marketing has elevated and revolutionized the way people think of real estate. Nest Seekers International continues to expand with 25 offices and more than 1000 team members around the globe. Based in Manhattan, London, Beverly Hills, Brooklyn, Long Island City, The Hamptons, New Jersey, Miami, Greenwich and Asia, Nest Seekers International has emerged as a leading international real estate firm. It has established itself as a brilliant marketer of New Developments and it continues to represent some of the most spectacular properties in the world and the most sophisticated buyers and investors. The firm was established by founder Eddie Shapiro in 2001. He continues to lead the firm and carry out its vision as President & CEO along with a growing management team of likeminded individuals. Nest Seekers professionals are frequently featured as experts on highest rated media outlets such as CNBC, BBC, Bloomberg, Wall Street Journal, New York Times and on real estate reality shows. Aspirational and mid to high net worth consumers rely on familiar and trusted brands that share similar principals and identity. Nest Seekers' mission is to take what it has established in New York, New Jersey, the Hamptons, Los Angeles, Miami, London and cross connect it with the rest of the key metro megacities of the world such as Paris, Monaco, Berlin, Hong Kong, Shanghai, Tokyo, Geneva, Paris, Dubai, Sydney, Cape Town, Rio, Tel Aviv, Moscow and more through a smart technology platform that will revolutionize efficiency, quality, conversions and solidify it as the primary solution for high quality real estate services. Every aspect of our business is conceptualized, designed and built in-house.

Creativity, ingenuity, quality and passion in service are the fundamentals to our success and growth.



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