

Market Update



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HOUSE PRICING FORECAST 2023 & EARLY DECEMBER UPDATE

House price forecast: what will happen to asking prices in 2023?

We began 2022 with months of house price hikes that broke records, tremendous levels of buyer demand, and brisk home sales.

After two extraordinarily busy years, the market began to slow down as the year went on, and we began to see a return to the type of housing market we had in the years before the pandemic.

Then interest rates started to rise, and several buyers decided to postpone their relocation plans as mortgage rates also increased.

How might the real estate market be impacted by the events of 2022 the following year? Here is the current state of affairs.

What could happen to house prices in 2023?

The average asking price in Great Britain increased last year by 5.6% to £359,137. Compared to 2021, when prices rose by 6.3%, this was over £17,000 more.

It's anticipated that a 2% decline in average asking prices in 2023, meaning that prices will still be higher than they were following the very active 2021 housing market. However we see mortgage competition between banks increasing giving the chances of property price increases a possibility.

Source: Rightmove House Price Index, gov.uk, LonRes

The imbalance between supply and demand, with many more people wishing to relocate than there were properties for sale, has been one of the major factors influencing the increase in home prices we've seen over the previous two years. Additionally, buyers will have more time and space to ensure they discover the ideal home in a more stable housing market. As a result, we predict the time it takes to sell a property to increase to about 60 days, which is what we'd expect to see in a more "normal" housing market.

There will be a period of readjustment for home-movers as properties take longer to find the right buyer, according to Tim Bannister, Rightmove's resident real estate expert. "After two and a half years of frenetic activity, it's easy to forget that having multiple bidders immediately lining up to buy your home was the exception rather than the norm in pre-pandemic years," he says.

Are people still looking to move?

As we enter Q2 2023 there are hints that some purchasers are prepared to begin their house moves after the uncertainty caused by interest rate increases and high inflation. Views of properties listed for sale on Rightmove are up 11% this month compared to the same time in 2021, indicating that individuals with the means to move may do so in 2023.

Moving home in 2023?

Here's what you need to know

Are you considering moving in 2023? Here is what the housing market is doing as we start the new year, whether you are already looking for a home, are ready to start your search, or are considering selling your house. A record number of homeowners decided to list their homes for sale this Boxing Day, 46% higher than on the same day in 2021. According to Tim, the homeowners that got a head start and put their homes up for sale already will now profit from the increase in viewings over the upcoming few weeks as people go back into their regular routines. For the number of people wishing to move, there haven't been enough properties on the market lately. In order to get the house they desired, home buyers had to act very quickly, which caused house prices to reach an all-time high. This year's increased buyer options is probably going to result in homes sitting on the market for longer before finding the appropriate buyer.

EARLY DECEMBER UPDATE PRICES FALL AS SOME MOVERS WAIT FOR CALMER 2023

The average asking price of newly listed property drops by 2.1% this month (-£7,862) to £359,137. This is a bigger dip in new asking prices than is usual at this time of year, as sellers who are determined to find a buyer quickly adjust their expectations and adapt to a less frenzied housing market. This means that at the end of 2022, average asking prices are 5.6% higher than at this time a year ago, only slightly below the 6.3% growth recorded in 2021.

- 2.1%
MONTHLY ASKING
PRICE DROP

+ 5.6%
ANNUAL
PRICE GROWTH

+ 6%
INCREASE IN NEW
SELLERS COMING TO
MARKET VERSUS 2022

Source: Rightmove

LONDON RENTAL MARKET IN 2023

The average rent in the UK has reached £1,175 per calendar month, up 0.3% from last month, the latest rental index figures from HomeLet show. When London is excluded, the average rent in the UK is now £977pcm, up 0.1% month-on-month.

Average rents in London have exceeded £2,000pcm for the first time. Rents in the capital are at an all-time high, with prices in the city rising to a new average of £2,011pcm – an increase of 1.1% from last month.

The North West also saw the largest monthly variance, with rents 1.2% higher than last month, up to £929pcm.

According to our analysis of data from the ONS and HomeLet, rental yields in London fell below 2% during the epidemic but have since rebounded to 4.17% as transactions have increased and supply has remained low.

The average rent in Greater London, according to HomeLet, is £1,832 per month, with some boroughs charging as much as £4,000. Given how pricey the market is in comparison to the rest of the country, yields of 4.11% when compared to the average property price in the city are a good result.

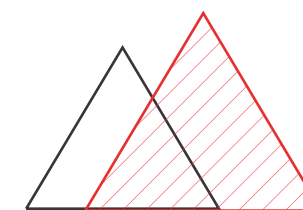
Even if London's unemployment rate is somewhat higher than the UK average of 4.71%, the potential for capital growth and the forecasted rapid increases in rental prices are encouraging signs for investors.

This is mainly because many young tenants are still migrating to the city in pursuit of work and leisure that cannot be obtained elsewhere, even while some demographics are leaving London for towns across the commuter belt.

With this in mind, it comes as no surprise that JLL predicts London's rental costs would rise by 15% by 2025, with 3% growth in 2023 alone, outpacing the South East's anticipated yearly growth.

By 2026, Greater London's average rental price might be £2,106 for an investor.

+3%



**PREDICTED RENTAL
GROWTH IN 2023**

15%
RENTAL COST
GROWTH BY 2025

£2,000
LONDON RENTS EXCEED
£2,000 PCM FOR THE
FIRST TIME

Source: ONS, Homelet, Property Industry eye & OGPS



JANUARY UPDATE



LONDON SAW A
0.2% INCREASE
FOR HOUSE PRICES
DEC-JAN

BIGGER THAN USUAL NEW YEAR BOUNCE

The average price of real estate that is put up for sale this month climbs by 0.9% (+£3,301) to £362,438 after two months of declines. Even though an increase in asking prices is anticipated in January, this is the biggest since

January 2020. This predictable seasonality is a tentative sign of stability following the market's erratic last few months of 2022, with new sellers feeling confident to test the market, albeit at average asking prices that are 2% below October 2022's record. Even if it's still early, this is a better start to the year than many had hoped.

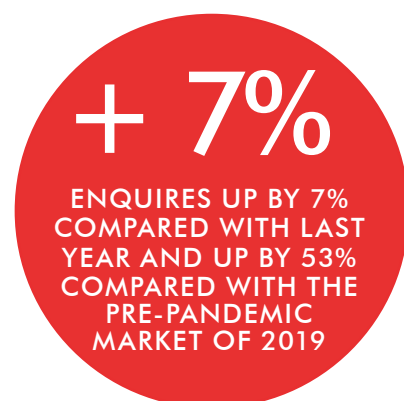
The average new seller asking price rose again this month by 0.9% (+£3,301), the greatest increase at this time of year since 2020 as sellers test the market after two months of declines: It's early days, but there are some signs of positivity in the first few weeks of the year: The number of prospective buyers contacting agents is up 4% compared to the same period in 2019, and up by 55% compared with the two weeks before Christmas, the biggest New Year bounce since 2016 after the extended lull at the end of the year. However, the number of enquirers is down by a third compared to the buoyant market of this time last year.

Would-be sellers jump into action with 5th January the third busiest day ever for people asking agents to come out and value their home, an early sign of confidence for the year ahead.

Average monthly mortgage payments for hard-pressed first-time buyers continue to fall as mortgage interest rates soften, with some deals now on offer below 5%

RENTAL ENQUIRES

The number of inquiries about rental properties is up 53% from the pre-pandemic market of 2019 and 7% more than it was last year. Although there are indications that tenant competition is beginning to lessen as more properties come on the market, the market is still difficult due to a lack of supply and high demand.



MORTGAGE UPDATE

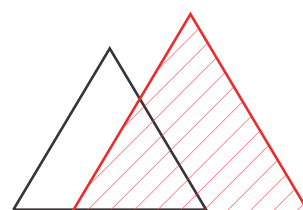
There has been a lot of news concerning interest rate increases and how they may affect mortgage rates if you are now trying to buy a home or are nearing the conclusion of a fixed-rate mortgage arrangement.

The Bank of England (BoE) has now announced a further increase in interest rates of 0.5%, bringing the bank's base rate to 4%. The Monetary Policy Committee (MPC) of the Bank has increased interest rates 10 times since December 2021, bringing them to their highest level since 2008.

However, a rise in interest rates doesn't necessarily indicate that getting a mortgage would now cost more if you're looking to buy a house. This is because lenders had generally anticipated this month's increase. The interest rate that the Bank of England sets for other banks and financial organisations to borrow money is known as the "Base Rate." Inflation is also managed with it.

In order to help tackle excessive inflation, the BoE has stated that it will keep raising the Base Rate. The government sets a 2% inflation target for the Bank of England, but the actual rate is 10.5%.

+4%



INTEREST RATES
RISE TO 4%

Source: Rightmove House Price Index, gov.uk, LonRes

UK BANKS TO RESTART LOANS ON APARTMENTS WITH FLAMMABLE CLADDING

The cladding scandal-affected high-rise flats will now be eligible for mortgages from six of the UK's largest lenders, which could aid thousands of Britons in selling their homes.

Following updated advice from the Royal Institution of Chartered Surveyors on how to value the properties, Barclays Bank Plc, HSBC Holdings Plc, Lloyds Banking Group Plc, Nationwide Building Society, NatWest Group Plc, and Banco Santander SA will begin to consider new mortgage applications for structures with flammable cladding on January 9.

According to a statement released on Tuesday by financial lobby organisation UK Finance, banks will seek proof that toxic chemicals will either be removed by developers or covered by a recognised government remediation programme. Many tenants of high-rise buildings have failed to get mortgages or inexpensive insurance from apprehensive providers in the wake of the 2017 Grenfell Tower catastrophe in London, which left 72 people dead. As a result, their residences are all but impossible to sell.

Tower Hamlets, home to Canary Wharf and the majority of the nation's tower blocks, has some of the lowest apartment prices in the country as a result of hundreds of owners learning that their structures might be structurally hazardous due to the building materials employed.

A spokeswoman for UK Finance said in the statement that "this recent announcement is a crucial step to enable lending to recommence." "By offering a variety of mortgage products to customers looking to buy or re-mortgage properties affected by cladding, lenders can more easily keep the market moving."

Find out more or view our new development for sale here.

New Homes Office
Paddington W2 1JB
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Email: newhomes@fraser.uk.com



Source: <https://www.bnnbloomberg.ca/>

FEBRUARY UPDATE: AS BUYERS RETURN, A BETTER-THAN-EXPECTED MARKET SURPRISES MANY.

This month, the average cost of new homes on the market increases by just £14 (or 0.0%) to £362,452. This is the smallest January-to-February gain in history, but the fact that prices have remained stable rather than declining as some had predicted may be a sign of things to come. However, new sellers have defied convention and kept prices static for the first time ever at this time of year rather than increasing them, reflecting the slower market conditions.

Returning purchasers are increasing, and the market will start 2023 considerably better than many anticipated:

According to the most recent buyer demand snapshot, more consumers have contacted agents in the last two weeks than they did during the comparable period in 2019's more typical market, an increase of 11%.

The amount of sales agreed to has recovered and is now only 11% below 2019 levels, down from 15% below at the beginning of the year and 30% below following the mini-budget.

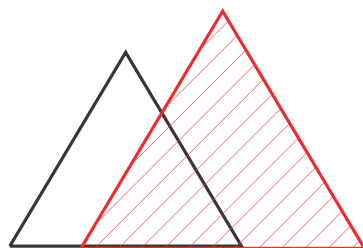
The average rate for a five-year fixed mortgage with a 15% down payment is currently 4.82%, down from 5.90% in October.

Despite the fact that there are 24% less properties available for sale overall than in 2019, there is more variety for buyers now than there was in 2018. This gives potential purchasers confidence for their upcoming relocation.

Surprisingly, the first-time buyer sector is recovering faster than the discretionary upper-end market, according to the most recent sales agreed numbers.

+ 0.0%

THE AVERAGE COST OF NEW HOMES ON THE MARKET INCREASES BY JUST £14 (OR 0.0%) IN THE UK JAN-FEB



BUYER DEMAND INCREASES 11%

LONDON RENTAL MARKET FEBRUARY UPDATE

UK PRIVATE RENTAL PRICES

The annual growth rate for private rental prices paid by tenants in the UK was 2.3% from February 2022 to February 2022, the highest level since December 2016.

Between November 2019 until the end of 2020, the UK's private rental price growth stayed largely unchanged. Rental price increase slowed considerably towards the start of 2021, which was primarily due to London's prices. From the later half of 2021, private rental costs have risen steadily each year, with the exception of London, in all regions.

Rental rates in the UK outside of London rose by 3.2% over the course of a year, up from a 3.0% increase in January 2022. In the 12 months ending in February 2022, the cost of private rentals in London climbed by 0.2%, up from a 0.1% increase in January 2022.

Of all the English regions, London's rental price growth in February 2022 (0.2%) was the smallest. This represents a decline in demand, such as when housing preferences were changed by remote work so that employees no longer needed to reside close to their places of employment. Also, it shows a rise in supply, such as a surplus of rental homes as short-term leases are replaced by long-term leases.

The average rent in the UK has risen 0.3% since January to £1,175 PCM.

Every region in the UK continues to see annual growth. Rents in the capital are 12.4% higher than in February 2022. The average rental value for new tenancies in London is £1,975 monthly.

2.3%

UK RENTAL PRICE GROWTH JAN - FEB

£1,975
AVERAGE
RENTAL PRICE IN
LONDON

Source: Rightmove House Price Index, gov.uk, LonRes

FRASER & CO VISIT THEIR MALAYSIAN, SINGAPOREAN & HONG KONG LANDLORDS



"EXPLORING THE LONDON PROPERTY MARKET: A JOURNEY THROUGH SINGAPORE, HONG KONG AND MALAYSIA"

As an Estate agent, we are dedicated to providing exceptional services to our landlords and tenants alike. In line with this commitment, our Director and Customer Relations Manager recently embarked on a trip to Singapore, Malaysia, and Hong Kong to meet with our landlords and address any concerns they may have. The primary objective of the trip was to discuss updates on the London property market and provide our landlords with insights into the current state of the industry.

During their trip, our Director and Manager had the opportunity to meet with many of our landlords and address any concerns they may have had. These meetings were incredibly productive and provided valuable insights into the challenges faced by our clients. Our team was able to offer expert advice and solutions, which helped to alleviate any concerns our landlords may have had.

In addition to providing updates on the London property market, our Director and Manager also took the opportunity to introduce two of our newest services to our landlords. The first of these is our Customer Portal, which is a 24/7 online platform that allows landlords to access updates on their properties at any time. This portal is incredibly user-friendly and enables landlords to view important documents, such as rental statements and lease agreements, directly through the platform. Our customers have found this service to be incredibly useful, and we have received positive feedback from landlords who have used it.

Our second service is the WhatsApp Business feature, which is a convenient and efficient way for our landlords to contact us directly and receive updates on their properties. This feature allows for quick and easy communication, which is especially beneficial for those who are located overseas. Our team has been able to provide fast and accurate responses to our customers, which has resulted in increased satisfaction and trust in our services. The London property market has been thriving in recent years, with a steady increase in both demand and prices. Our landlords were pleased to hear about the positive developments and were happy to receive regular updates on the status of their investments.

We are incredibly proud of our Director and Customer Relations Manager for their hard work and dedication during their recent trip. Their efforts have helped to strengthen our relationships with our landlords, and we look forward to continuing to provide exceptional services to our clients. At our agency, we understand that our clients' success is our success, and we will continue to work tirelessly to exceed their expectations.

CHINESE NEW YEAR 2023

At the end of January it was Chinese New Year. The Chinese New Year, also known as the Spring Festival, is one of the most important traditional celebrations in Chinese culture. Each year, the festival is marked by the start of a new lunar year, which is represented by one of the twelve animals of the Chinese zodiac. In 2023, the Chinese New Year will begin on January 22nd and will be the Year of the Rabbit.

According to Chinese astrology, the rabbit symbolizes kindness, gentleness, and sensitivity. People born in the Year of the Rabbit are believed to be artistic, creative, and compassionate individuals who value harmony and peace. They are known for their social skills, friendliness, and emotional intelligence.

GONG XI FA CAI!

CALICO WHARF



LUXURY WATERSIDE CITY LIVING

PRICES FROM £395,000 - E14 LOCATION

This development offers the exceptional opportunity for luxury riverside living within the fastest growing area in London, and The Morris Apartments form the very first phase at the exceptional development. Residents will benefit from premium specification, beautifully landscaped gardens, a gym, concierge, deli, and café, all positioned just a stone's throw from sprawling green space and meandering waterside walkways. Travel connections – Bromley by Bow is a 10 min walk and Langdon an 8 minute walk.

Prices from £395,000 - E14 Location | Studio | 1, 2 and 3 Bed Apartments | Gym | Spa | Sauna | Vitality Pool | Co - working Space | Sky Garden | 24 Hr Concierge | Games Room | Access across the river provided by a bridge | Smart Key and CCTV | Travel Zone 2 | 4 Stops to Canary Wharf | 4 Stops to Westfield Stratford | 999 years Leasehold | Estimated Completion is Q4 2025 |



VIEW DEVELOPMENT

CLICK TO ENQUIRE

NEW HOMES

A SELECTION OF OUR BRAND NEW PROPERTIES AVAILABLE TO BUY



ESTIMATED COMPLETION - Q3/Q4 2023*

ONE THAMES CITY
NINE ELMS, LONDON SW8
PRICES FROM £1,042,000

Presenting to you Building No. 8 At One Thames City, Nine Elms, SW8. We are celebrating the first of three landmark towers ; One Thames City which reaches 53 storeys up to the sky is set within London's new Linear Park and offers unparalleled views over the River Thames.

With its waterside location and expansive views, it is one of the most desirable destinations in London. One Thames City is an exclusive new district for London, the likes of which has never been seen before - which will become a new landmark on London's skyline and a new standard in luxury living

Estimated Completion - From Q3/Q4 2023*

CLICK TO ENQUIRE



ESTIMATED COMPLETION - Q3 2023*

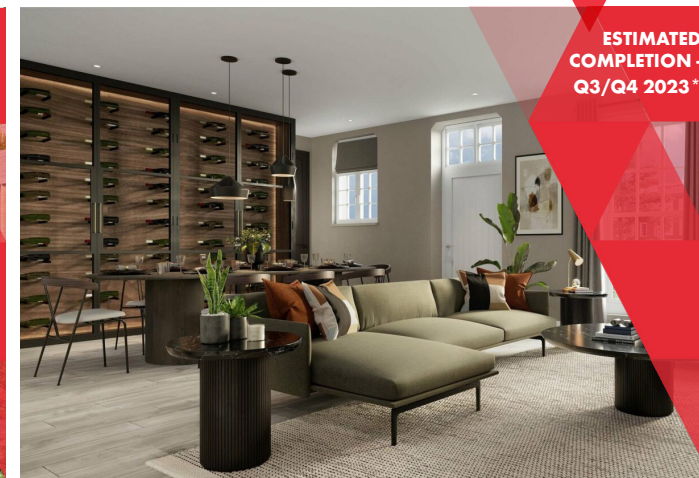
VISION POINT
BATTERSEA, SW11
PRICES FROM £530,000

Situated in the heart of Battersea, Vision Point is an iconic seventeen storey development, just moments away from Battersea Square & the Thames Path with far reaching views over London & The Thames and just 20 mins to Central London.

In addition to its unique, multifaceted design by award - winning Grid Architectural Practice, Vision Point is ideally placed to explore the nearby markets, cafés, restaurants, bars, and boutiques. Boasting a luxurious specification, Vision Point comprises of 77 immaculately designed 1 & 2-bedroom apartments together with 2 spectacular penthouses.

Est completion - From Q3 2023*

CLICK TO ENQUIRE



ESTIMATED COMPLETION - Q3/Q4 2023*

TRENT PARK - WALLED GARDEN
ENFIELD, EN4 OPS
PRICES FROM £1,795,000

Fraser & Co are proud to present the newest release The Walled Garden in the Trent Park Developemnt. A new release of 4 and 5 bedroom homes, specified to exemplary standards of modern luxury, epitomises the Trent Park lifestyle at its very best. Within a few moments of stepping away from your front door, you are in the midst of the enchanting surroundings that give Trent Park its unique feeling of nature in the city. The superb range of facilities include four outdoor Tennis Court with a fully equipped gym located in the restored orangery building overlooking the outdoor heated swimming pool

Estimated Completion - Q3/Q4 2023*

CLICK TO ENQUIRE



ESTIMATED COMPLETION - Q3 2023*

NORTH WEST QUARTER
KILBURN NW6
PRICES FROM £530,000

Ready to move into this Summer!! North West Quarter is a stunning new development located in Kilburn, North West London. Selection of one, two and three-bedroom luxury homes that bring the best of modern living to Queens Park. This contemporary development is located in a well-connected part of London in zone 2, within a 7 mins walk to Queen's Park station and rapid access to Oxford Circus in 23mins. With plenty of shops, restaurants, and cafes within a 5 minutes walk to busy Salusbury Road. Residents will have the privilege of having access to on-site amenities such as a gym, supermarket, pharmacy, medical centre, café and communal roof gardens making North West Quarter a significant hub for the growing local community.

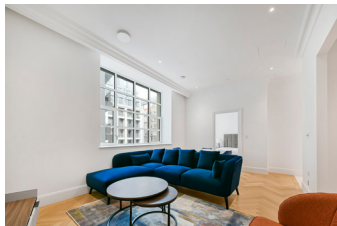
Est Completion: Q3 2023*

CLICK TO ENQUIRE

TO LET

A SELECTION OF OUR CURRENT AVAILABLE PROPERTIES TO LET

PADDINGTON



MILLBANK, SW1
£1,200 PW

- 1 bedroom, 1 bathroom
- Concierge, , Gym, Swimming pool Zone 1 location



WEST END GATE, W2
£850 PW

- 1 bedroom, 1 bathroom
- Lift, Concierge, Gym, Pool & Spa



PRINCE OF WALES TERRACE, W8
£3,500 PW

- 2 bedrooms, 2 bathrooms
- 1,120 sqft, south facing terrace



DAMAC TOWER, SW8
£1,450 PW

- 3 bedrooms, 3 bathrooms
- Lift, Concierge, Cinema room, pool

MARYLEBONE



THE GRAYS, WC1X
£800 PW

- 2 bedrooms, 2-3 bathrooms
- Lift, Balcony



CLEVELAND RESIDENCES, W1T
£525 PW

- 1 bedroom, 1 bathroom



WATERDALE MANOR, NW1
£525 PW

- 1 bedroom, 1 bathroom
- Concierge, Balcony



MARATHON HOUSE, NW1
£575 PW

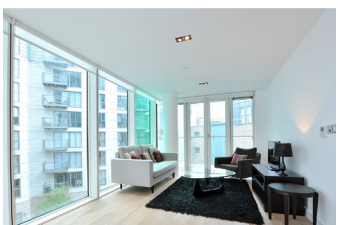
- 1 bedroom, 1 bathroom
- Concierge, Residents Gym

CITY & SHOREDITCH



HAMPTON TOWER, E14
£635 PW

- 1 bedroom, 1 bathroom
- Lift, Concierge, Roof Terrace



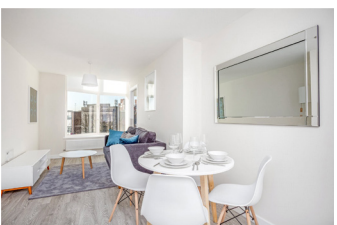
AVANTGARDE TOWER, E1
£750 PW

- 2 bedrooms, 2 bathrooms
- Lift, Concierge, Residents Gym



COLLINS TOWER, E8
£600 PW

- 2 bedrooms, 2 bathrooms
- Balcony, Concierge, Residents Gym



TOWER HOUSE, SE13
£375 PW

- 1 bedroom, 1 bathroom
- Concierge

KEW BRIDGE & BRENTFORD



ICON TOWER, W3
£2,495 PCM

- 2 bedrooms, 2 bathrooms
- Balcony, Upper Floor



BEAULIEU HOUSE, W6
£2,995 PCM

- 2 bedrooms, 2 bathrooms
- First Floor, Life, Concierge & Gym



DISRAELI ROAD, SW15
£1,000 PW

- 5 bedrooms, 3 bathrooms
- 1,848 sqft, Period Semi Detached



AVERSHAW HOUSE, SW15
£1,895 PCM

- 1 bedroom, 1 bathroom
- Balcony, Underground Parking

FOR SALE

A SELECTION OF OUR CURRENT AVAILABLE PROPERTIES FOR SALE

PADDINGTON



MERCHANT SQUARE, W2
£1,300,000

- 2 bedrooms, 2 bathrooms
- Underground Parking, Concierge



PENINSULA APARTMENTS, W2
£499,999

- 1 bedroom, 1 bathroom
- Lift, Concierge



MUNKENBACK BUILDING, W2
£650,000

- 1 bedroom, 1 bathroom
- Lift, Concierge, Balcony



THE IMPERIAL, W2
£955,000

- 2 bedrooms, 2 bathrooms
- Lift, Concierge, Patio

MARYLEBONE



OSNABURGH STREET, NW1
£590,000

- 1 bedroom, 1 bathroom
- Concierge, Lift, Upper Floor



CHESTERFIELD GARDENS, W1J
£1,595,000

- 1 bedroom, 1 bathroom
- Lift, Concierge



GRAND CENTRAL APARTMENTS, NW1
£790,000

- 1 bedroom, 1 bathroom
- Lift, Concierge



BELVEDERE HEIGHTS, NW8
£650,000

- 2 bedrooms, 2 bathrooms
- Lift, Concierge

CITY & SHOREDITCH



DOWNS ROAD, E5
£475,000

- 2 bedrooms, 1 bathroom



ONE CROWN PLACE, EC2A
£920,000

- 1 bedroom, 1 bathroom
- Lift, Concierge, Roof Terrace, Gym



SKY VIEW TOWER, E15
£408,000

- 1 bedroom, 1 bathroom
- Lift, Concierge



CATALINA HOUSE, E1
£745,000

- 1 bedroom, 1 bathroom
- Swimming Pool, Concierge & Gym

KEW BRIDGE & BRENTFORD



DEVONSHIRE HOUSE, SW15
£615,000

- 2 bedrooms, 2 bathrooms
- 706 sqft, Balcony, Gym



AZALEA HOUSE, TW13
£329,995

- 2 bedrooms, 2 bathrooms
- Balcony, Roof Terrace, Lift



COMMODORE HOUSE, SW18
£410,000

- 1 bedroom, 1 bathroom
- Lift, Concierge, 435 sqft, Gym



DEVONSHIRE HOUSE, SW15
£949,995

- 2 bedrooms, 2 bathrooms
- Residents Gym, Concierge, Lift

FRASER & CO ARE GROWING



NEW COLINDALE OFFICE

The average asking price in Great Britain increased this year by 5.6% to £359,137. Compared to 2021, when prices rose by 6.3%, this was over £17,000 more.

We anticipate a 2% decline in average asking prices in 2023, meaning that prices will still be higher than they were following the very active 2021 housing market.

The imbalance between supply and demand, with many more people wishing to relocate than there were properties for sale, has been one of the major factors influencing the increase in home prices we've seen over the previous two years. Additionally, buyers will have more time and space to ensure they discover the ideal home in a more stable housing market. As a result, we predict the time it takes to sell a property to increase to about 60 days, which is what we'd expect to see in a more "normal" housing market.

Why Colindale?

Colindale is a residential area located in the London Borough of Barnet, in the northwest of the city. The area is known for its large, Edwardian, Victorian and new residential homes, as well as its proximity to several parks and open spaces. One of the main attractions in Colindale is the Royal Air Force Museum, also known as the London Museum of Flight,

which features a wide range of exhibits and artefacts related to the history of flight and aviation.

The area has good transport connections, with Colindale tube station on the Northern Line providing easy access to central London. Also, there are several bus routes that serve the area, and the North Circular Road provides quick access to the M1 and M25 motorways.

Colindale also has a range of shops, restaurants, and supermarkets, with Edgware Road, which runs through the area, providing a good selection of businesses. Additionally, the nearby Brent Cross Shopping Centre is one of the biggest in London.

Overall, Colindale is a quiet, residential area with a good selection of local amenities and easy transport connections to the rest of London. Its location and proximity to several parks and open spaces make it an ideal place for families and those looking for a more suburban lifestyle within the city.

Looking at Colindale for your property requirements?

Reach out to us today and find out how we can help you on your property journey.

MEET THE NEW COLINDALE TEAM



Shivam Trivedi
Property Consultant



Sami Ikibiroglu
Property Consultant



Jeyda Karabey
Senior Property Consultant

LOCK8
ESTATES

GAIN MORE THIS YEAR WITH FRASER & CO.

WE ARE STARTING OFF 2023 WITH A BANG!
LOCK8 ESTATE AGENTS ARE MERGING WITH FRASER & CO.

Fraser & Co are an award winning sales, lettings, and new homes property team with over 27 years experience and four offices across London. Their unrivalled local knowledge and expertise in London and beyond drive them to deliver unique customer experiences to all their clients. Their number one priority is to build long-lasting relationships with their tenants/ buyers/ vendors, and landlords.

NO CHANGE, JUST GAIN.

**FOR FAQs & MORE ABOUT FRASER & CO
& LOCK8 ESTATES [CLICK HERE](#)**

★★★★★
WWW.FRASER.UK.COM

24/7 CUSTOMER PORTAL & BUSINESS WHATSAPP NOW LIVE

- ✓ REAL TIME UPDATES
- ✓ 24/7 PORTAL
- ✓ FULL ACCESS



NEW NEW NEW CUSTOMER PORTAL

Looking at our local and International customer experience and their journey with us, we realised the absolute need for our Landlords to be updated in real-time.

We have been working with Reapit for the creation of our own customer portal. Will be launching our 24/7 customer portal over the next few weeks. This will give all our Landlords instant access to all their property updates, from statements, tenancy dates to works orders.

[REQUEST YOUR PORTAL](#)



WHATSAPP BUSINESS

At Frasers we are always looking to improve our customer experience. So, we are really excited to announce we have also partnered with SalesRook an app that integrates Whatsapp to Reapit (CRM)

SalesRook is an official Reapit Foundations AppMarket partner - the UK's #1 provider of Property CRM software to estate agents and lettings agents. This will maximise our communications with our clients which is twenty five times faster than email.

[SIGN UP TO BE CONTACTED
BY WHATSAPP](#)

NEW MEMBERS & CAREER PROGRESSIONS



ARIEL LUPPO
ASSISTANT LETTINGS MANAGER
CITY & SHOREDITCH OFFICE

We are delighted to welcome Ariel Luppo to our team as the new assistant lettings manager at our City & Shoreditch branch. With a proven track record of success in the property industry, Ariel brings a wealth of expertise and knowledge to our team. As a dedicated and highly skilled professional, Ariel is committed to providing exceptional service to our clients, and he has a proven ability to help tenants find their perfect home. His attention to detail and exceptional organizational skills make him an excellent addition to our team, and we are excited to see the impact he will make in his role. We are confident that Ariel's passion for the industry and commitment to his work will help us continue to deliver the best possible service to our clients.



ZUZANNA SAMOJLUK
LETTINGS CONSULTANT
KEW BRIDGE & BRENTFORD OFFICE

We are excited to announce Zuzanna has progressed her career moving from a Property Management Consultant to a Lettings Consultant - here is what she has to say about it: "I recently switched from property management to being a lettings negotiator and am very happy with the change. I now work more closely with tenants, using my interpersonal and negotiation skills to find them the perfect home. My previous experience in property management will be useful, as I understand the needs of landlords. I'm eager to grow and develop in this role, tackle new challenges, and make a positive impact. Excited to see where this venture takes me."



VANESSA JING-LIU MURPHY
INTERNATIONAL SALES MANAGER
PADDINGTON OFFICE

We are also welcoming another new team member, Vanessa, as the International Sales Manager. Vanessa is originally from China, a native Mandarin speaker, who has studied and worked in the UK since 2005. Vanessa is classically trained, graduated from Berkeley Sales Academy in 2021, and worked as part of the sales and marketing team for different schemes nationwide, from the city of Birmingham to the re-generation areas of Southeast London. With Vanessa's expertise and enthusiasm, we are confident that they will be a valuable asset to our team and will help drive our company's growth in international markets. We are excited to have Vanessa on board and look forward to working together to achieve our goals and build a strong international presence for our company.



OMID EJRALI
SALES MANAGER
PADDINGTON OFFICE

We are thrilled to announce that after seven years of dedicated service as a New Homes Consultant, one of our own has been promoted to the position of Sales Manager! This individual has consistently demonstrated exceptional professionalism, sales skills, and a commitment to providing the highest level of customer service. As the newly appointed Sales Manager, they will bring a wealth of experience, knowledge and leadership skills to the role. We are confident that they will make a significant impact in driving the growth and success of the company. We would like to take this opportunity to extend our sincerest congratulations to this individual and wish them all the best in their new role.



ALAN FIKSS
LETTINGS CONSULTANT
MARYLEBONE OFFICE

Introducing our newest Lettings Consultant! We're excited to welcome Alan to our team of dedicated real estate professionals. With a deep love for all things property and a wealth of industry knowledge, they're the perfect addition to help you find your dream home or investment property. Not only is Alan passionate about real estate, but he also believes in delivering exceptional customer service to all our clients. Join us in giving Alan a warm welcome to the team! We're thrilled to have them on board and can't wait to see all the great things they'll achieve.



REMZI HALIL
NEW HOMES MANAGER
PADDINGTON OFFICE

We are excited to announce that Remzi Halil has been promoted to New Homes Manager, from new homes consultant. With 8 years of experience in real estate, Remzi has a wealth of experience, knowledge, and skill in order to oversee the performance of the New Homes team from our head office in Paddington. Fraser and Co are delighted to give him this opportunity and look forward to seeing him guide the team to success!

CONTACT

To find out more about the latest market updates from Fraser&Co, please contact:

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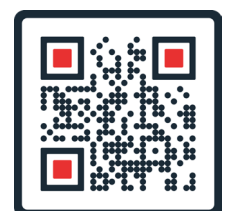
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