

# Absolutely SW3



## ▶ A LOST HOUR...

Nomad Books is a great spot where you can dip into your favourite book whilst enjoying a coffee in their very own cafe. Great for Families with a large children's section. Very comfy sofas and ideal way to kill an hour.

## THE MOST FABULOUS COCKTAIL IS...

Amuse Bouche is definitely one of my favourites and Fulham's very own champagne bar. A great spot to people watch offering a very relaxed atmosphere. The best thing is that they have up to eight different champagnes available by the glass!

## BEST KEPT SECRET...

The Drawing Room cafe in Fulham Palace overlooking the gardens is a must see and you can treat yourself to delicious cakes, buns or even a homemade soup. Perfect for a Sunday afternoon in this cold weather!



## STYLISH BOUTIQUE...

March is a chic & sophisticated boutique for the fashionable ladies of Fulham offering sassy little outfits for any occasion. The service is outstanding and the owner is always on hand for styling advice.



**SELINA GARCIA,**  
LETTINGS MANAGER,  
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## ▶ MOST FABULOUS PROPERTY...

Gothic Lodge is a unique, detached two bedroom cottage set in the gardens of Fulham Palace with one of the biggest lawn gardens in the Borough. P.O.A



## FAVOURITE RESTAURANT...

Fulham Wine Rooms' is a Spanish orientated wine bar, restaurant and wine shop. Great atmosphere for formal or informal gatherings and offering an amazing wine list with up to 200 different wines.



## HELP TO BUY INITIATIVE PROGRAM LAUNCHED



The Government announced 2 strategies to kick-start the housing market: 1) £12bn in guarantees over the next 3 years to support £130bn of mortgage loans on properties valued up to £600,000 and 2) Government committing £3.5bn

in interest free loans (for 5 years) to support equity deposits up to 20% of new-build homes (again up to £600,000). One of the effects of the credit crisis has been the withdrawal of mortgage products for borrowers without substantial deposits as banks have become more risk averse. Schemes such as Financing for Lending (FLS) from the Bank of England have provided banks with cheap cash, however it has not resolved the problem of the banks not wanting to lend without a substantial deposit. The new Help to Buy initiative deals with this problem by bringing down the Loan to Value ratio for borrowers that the banks now require. In other words, the equity loan and / or the loan guarantee from the government now make it easier for borrowers to qualify for mortgages. We expect this to stimulate the mortgage market, which in turn will allow homeowners to move more freely. We may well see an increase in house prices as more buyers qualify for mortgages.

Charles Curran, Director, 020 7581 2216; markelli.co.uk



## POWER TO CHELSEA

With the ever increasing demand for prime Central London property, coupled with the limited supply, 'river living' is becoming an increasingly popular choice for many buyers. Oyster Pier in Battersea is soon to become London's newest concept in bespoke and luxury living. Up to ten barges will be moored at London's newest residential pier offering 2000 square feet of premium living space, hand built individually to the specification of the buyer. Furthermore, with its unique sixty year leases, it is an exceptional investment opportunity. The first barge is now moored at the pier.

Benson Beard, Associate Director, 020 7589 6677; bectivocleslemarsh.co.uk



## LOOKING FORWARD TO A STRONG Q2

We have had an exceptional first quarter of 2013, no doubt helped by the expansion of the Fulham group. The opening of the Fulham Road and West Kensington offices has magnified our presence in the area, successfully building upon the already well-established New Kings Road branch. These openings have certainly contributed to a rise in the number of instructions we are taking on. Looking towards Spring/Summer 2013, I would expect the market to remain strong, with high levels of demand continuing to outstrip the supply of properties available, allowing vendors to be bullish about asking prices. Fulham has always been a popular area, particularly in and around the Parsons Green area, where family homes are often snapped up within days of coming on to the market. It's not just the sales office which has seen a good first quarter though, our New Kings Road lettings branch, headed up by Jahney Sebra, has also had an exceptional few months, and are continually taking on impressive new properties.

Peter Sbaru, Group Director, 020 7610 9966; featherstoneleigh.co.uk