

# HOMEFRONT



*Estate agents boards may be doomed after Wandsworth bans them from four areas of the borough, Jenny Knight writes*

Claiming the boards are eyesores that scar the landscape Wandsworth Council has new powers to stop estate agents putting up boards without getting consent from the council.

The four areas selected are those where residents and businesses have apparently complained about the rash of signs. The areas cover the three town centres of Putney, Balham and Clapham Junction, as well as the streets around Lavender Hill.

Cllr Jonathan Cook, the environment spokesman says: "Many people see these signs as nothing other than a scourge and a blot on the landscape This is especially true for residents who live in blocks of flats that are often targeted by estate agents."

No doubt these residents will be relieved – but if this trend spreads could it end up making it harder for householders to sell their homes as well as hitting estate agents' profits? People thinking of selling their house or flats often do a drive round their areas to see which are the agents handling most sales in their area

Sam Sproston, from Knight Frank Wandsworth Common, says: "People sometimes say they don't want a board, but the fact is that you can't assume that everyone is glued to their computers. People do visit other people and come across boards and decide to buy properties.

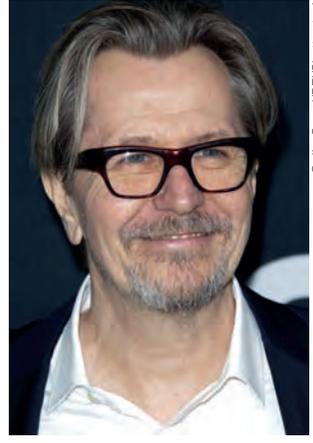
"There is already a rule that lots of agents don't adhere to, which is one board per property, so if there are two agents they have to put their signs back to back. It is unsightly if you have five agents and five boards outside flats. Also boards only make sense when used for houses. If they are put up outside flats you don't know which flat or which floor, so they serve no useful purpose."

Sam tells the story of putting up a board on the common side of a house backing Wandsworth Common and selling the house to a person from Chelsea who saw the board while walking her dog, even though she had had no thought of moving until she saw the house.

**NIGHTINGALE TRIANGLE**



In 1987, when a young Gary Oldman's acting career was taking off and he was briefly married to fellow actor Lesley Manville, The Lodge, an imposing detached Edwardian house next to Hammersmith Bridge, with fabulous views over the river, was home. He didn't stay long and Manville sold the, 3,200 sq ft house which has five bedrooms, a landscaped garden and adaptable ground floor space, to its current owners in 1990. They have kept the Oldman/Manville fridge in the basement – with pictures and momentos still attached. Offers in the region of £3.25m through Charles Banks 0208 8788400.



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**Malwood Road**

Seven double bedrooms and four bathrooms in a magnificent Victorian house with two reception rooms and many original features, close to Clapham South underground station.

**£2.6m Marsh & Parsons 020 8673 4377**



**Temperley Road**

A five-bedroom house with exceptional lateral space in the heart of the Nightingale Triangle with a beautiful south-facing garden and off-street parking.

**£2.2m Savills 020 8673 4111**



**Endlesham Road**

Overlooking Nightingale Square, a unique, double-fronted five-bedroom house with a walled garden and parking. Beautifully extended to create exceptional lateral space and a tremendous amount of natural light.

**£2.65m Knight Frank 0203 811 2230**



# THE WORD

## OUT OF TOWN BUY

*The day after the referendum was the beginning of a very interesting couple of weeks at the office for Sam Sproston Office Head and Partner at Knight Frank Wandsworth*

What a time to write THE WORD. We have had an exceptionally interesting few weeks – and I do mean interesting. The months before the referendum were the busiest my office have ever had and while all the agents around us were muttering: ‘Quiet isn’t it, quiet.’ I was: ‘Really, no! Crazy busy. Best start to a financial year ever!’ Usually met with a wry smile and a squinting eye.

Admittedly the week before the ‘B’ word the phones died and like most of the population I woke to a shock. Well, a text saying ‘I can’t believe it’.

Friday was spent on the phone to all our clients explaining what we thought the confusion would lead to. We had our first renegotiation that day but otherwise Friday was pretty uneventful, more people talking about the actual events than the future. Monday was different – 66 per cent of our under-offer pipe was being renegotiated on. Some buyers predicting the world’s end and 20 per cent price drops however they weren’t walking away. So how bad did they really think it was going to be, if bad at all?

As Tuesday became Wednesday all the deals were being put back together again and soon enough the end of the week arrived. No fall throughs and only two left to be re-agreed. We even sold another house at £3,350,000. While the politics was taking centre stage, the property market was peacefully going about its own business.

We had the benefit of streams of information and research coming from our tirelessly hard working research department and one such email contained detail of the number of viewings, exchanges and new deals done the week after Brexit versus the same week the year before. There was, astonishingly, hardly any difference, only a tiny per centage fewer viewings.

As I write this we are in week two post the referendum result and it’s busy again. The result has, in my opinion, strengthened my argument for sensible pricing if one is serious about selling. I put our performance at the beginning of the year down to sage, considered advice. Advice that will get you moving and at the same time get you the highest price. It is far too simple to overvalue but in this market the house will simply sit there and yours will be the one that people point at and breathe through their teeth.

What for the long term? I hear you ask. Simply visit our website [www.knightfrank.co.uk/research](http://www.knightfrank.co.uk/research) where you can access a plethora of information. Mostly easy to digest!

Another bedroom needed or four less maybe a marriage or unfortunate divorce. But there is a need to move – mostly.



**£5,750,000**

One of a handful of landmark period properties in Esher built in the early 1900s, Dragonstone has been refurbished to the highest standards while retaining its period character, successfully blending charm with 20th century mod cons. This one of a kind, six-bedroom property is unique in its offering of period features juxtaposing modern interior design and high specification.

Knight Frank Esher 01372 464496

## Batch & Co

54 Streatham Hill, London SW2 4RD  
020 8616 6767  
[www.batchandco.com](http://www.batchandco.com)

**Where?** On Streatham Hill by the junction with Telford Avenue,

**What’s it like?** Streatham’s newest hang-out owned and run by the lovely Jen. This is a bit of trendy East London/Brixton chic with an urban/industrial-styled interior – all polished concrete and corrugated steel meets wooden tables and mismatched chairs.

**And the food?** The most amazing Fairtrade Caravan coffee, lovingly made and served any way you like, along with a great selection of naughty pastries and sour-dough paninis. Unusual selection of non-coffee beverages too.



## BEST BITES

**Marc Wiehe**  
Winkworth,  
Streatham

