

HOMEFRONT



Homeowners who live close to the All England Club in Wimbledon, can make a killing during the tennis tournament, as players and the media circus look for short lets, says Jenny Knight.

Some people plan their holidays around Wimbledon fortnight, letting their house earn thousands of pounds while they lap up the sunshine abroad.

Even people who don't have the sort of property to attract the top pros can enjoy a small bonus from renting their drives or garages to fans for the day.

Jilly Bland from Robert Holmes, says: "Houses and flats are let out by specialist companies and owners go to them direct. We get involved if one of the specialist companies wants a particular property. At the moment we are trying to find something for a top player.

"Generally short-term lets are a growing trend, particularly while people have building work going on, or an insurance claim for damage is going through.

Landlords don't want such a big premium for a short let as they used to. If the price is £2,500 a month for a long let they will take £2,800 for a short let and include utilities. Especially in the winter period landlords will consider short lets, but at this time of year you are harder pressed to find them.

"The premium for short lets has dropped because of competition from budget hotels and airbnb. People who have building work done tend to move out and want a smaller property close to their home so they can keep an eye on the work. Some people come in at the last minute, having tried to live with the builders, and say they can't stand eating building dust any more. Can we find them somewhere?"

Ruth Barr from Knight Frank, Wimbledon, says: "There is definitely a market for short-term lets in Wimbledon. We let one apartment on Church Road to a football manager for three months. The landlord does short lets because he lives abroad and uses the flat for his summer holidays.

"In Church Road the normal rent is around £500 per week, we have let it for £900 per week on a normal short let of two to three months and it is let for Wimbledon at circa £2,300 per week which equates to approximately the monthly rental on a normal long let rate.

"If a property is in excellent order, fully furnished and finished and close to the courts – the landlord may obtain weekly what he or she can obtain monthly on a long let but this does not always apply."

**HEAVENLY
HEAVER**



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It's six years since Cheryl and Ashley Cole split up. Cheryl went on to marry and divorce again and Ashley left Chelsea FC to join Roma and now LA Galaxy.

Hurtmore House, the palatial eight-bedroom mansion they shared, near Godalming in Surrey (bought for £3m), went on the market earlier this year for £7.5 million but failed to sell, despite being substantially refurbished and offering state-of-the-art sporting facilities, including a five-a-side football pitch, a two-hole golf course and a tennis court – as well as luxury spa facilities including a swimming pool and sauna. There's also a cinema and snooker hall – and helipad.

Ashley Cole, through Savills, has now reduced the price by £510,000 to £6.99m.



Veronica Road

A double-fronted house with four reception rooms, five bedrooms, period details, and a beautiful south-facing garden, on the Heaver Estate, close to Tooting Bec Common.

**£3.5m,
Savills 020 3428 2222**



Terrapin Road

Seven bedrooms in a double-fronted house set in a large garden, with many period features including a beautiful stained glass front door and tessellated floor tiles, with a mature landscaped garden.

**£3,050,000, Knight Frank
020 3811 2230**



Louisville Road

A modernised five-bedroom house with original Victorian tiles and floorboards sanded back to give an authentic period touch, in a beautiful tree-lined street. There is also a large basement with utility room and playroom.

**£1.7m,
Hamptons 020 8618 2013**



THE WORD

For the second year in a row the Spring market has been disrupted but Robert French

Partner and Office Head at Knight Frank Clapham predicts a busy Summer ahead

So, London has a new mayor, we are days away from the biggest referendum vote of a generation and, as I write this, it's still cold and raining despite it being June. Suffice to say then that for the second year in a row the traditional Spring market has had its fair share of disruptions.

One of Sadiq Khan's key policies is the Homes For Londoners initiative. It details the target of creating 50,000 new homes per annum, building on brownfield public land and using his planning powers as Mayor to their full extent to realise this huge volume. Confirmation, if it was needed, that demand for quality housing is outstripping supply; which has been, and will continue to be, a key driver when price growth and market stability are considered. We will follow the success of this project and its impact with great interest.

At time of print the EU referendum is imminent, so we may well either be IN or OUT as you read this. Whichever way the electorate has decided, a decision will surely offer us all a respite from the uncertainty that preceded it, and I expect that both buyers and vendors will be able to make clear and definite plans with regards to their immediate property requirements.

In spite of these bumps in the road, it would be untrue to suggest or report that the local market has been in bad shape. We have seen steady demand and genuine appetite for best-in-class properties and have continued to transact deals for our clients with a fair degree of consistency. My prediction is that we will see a busy Summer market for the second year in a row, so it is not too late to make your move before schools start again in September.

And lastly, our teams from the Clapham Old Town office and Wandsworth office will be running the Land Aid 10k on Clapham Common this month. Land Aid is a wonderful charity and one that we are delighted to support. With the exception of a few, you will find the majority of us at the back of the pack struggling, so if you are taking part do feel free to say hello as you overtake us.

As for the weather, no comment...

OUT OF TOWN BUY



£815,000

An impressive five-bedroom home in the peaceful and popular semi-rural village setting of Netherne-on-the-Hill, Coulsdon. The house has recently been decorated throughout in a contemporary style. The generous, south-facing garden is excellent for family activities and comes into its own for summer or evening entertaining with doors from the back of the house opening onto the terrace. The rest of the garden is lawned, and bordered with mature trees and hedges. Residents also have exclusive use of local amenities including a gym and swimming pool. Chewton Rose Cobham 01932 576600

The Little Taperia

143 Tooting High Street, London, SW17 0RU • 020 8682 3303
www.thelittletaperia.co.uk

Where? Just south of Tooting Broadway on the High Street.

What's it like? It's a great little Spanish tapas restaurant.

And the food? In classic Spanish style, there are small, well-presented tapas plates, prepared and served quickly. The wilted Catalana spinach with toasted pine nuts and raisins, and the croquetas de jamon (ham & cheese balls) are the stand-out dishes for me. The atmosphere at the bar is the best, but it does get busy, so I'd suggest booking ahead (for parties of six or larger)!



BEST BITES

Charlie Crane
Marsh & Parsons,
Tooting

