

LETTINGS LOWDOWN



Now's the ideal time for landlords to snap up a long-term tenancy, says Nichola Denman, Area Director and Lettings Manager for Marsh & Parsons Balham and Clapham South

It's clear to see that summer has arrived in our patch. Tenant demand has increased for properties with gardens and rooftop terraces or at least close access to one of the various parks or commons across Tooting, Battersea, Balham and Clapham. These properties are being snapped up (sometimes in only a few hours) and often attract multiple competing offers.

Indeed, as the number of tenant registrations increases, so too does the level of competition for each property, making it the ideal time for landlords to secure the optimal rental return, and a long-term tenancy contact. In the last month alone, we've seen the number of tenants registered for every available property raise by 53 per cent! And we find that tenants are more willing to sign-up and more likely to look after their property if it's a longer-term home and not just temporary rental accommodation.

Three-bedroom properties continue to be the most sought after, especially among professional sharers, and family houses remain popular with young families and corporate relocators; often achieving between £700 and £1,000 per week.

A truly beautiful three-double bedroom house with private garden, in a sought-after area, close to the amenities of both Battersea and Clapham along with the surrounding transport links. Montefiore Street, Clapham SW8 £725pw Marsh & Parsons 020 8673 4377 www.marshandparsons.co.uk/property-to-rent



FOUR BEDROOMS

A well-presented, four-bedroom house close to the amenities of Earlsfield, featuring a bright reception room, large modern fitted kitchen/breakfast room that leads out into large and well ordered garden.

There are three double bedrooms and a single bedroom, with a bathroom and shower over the bath. The house also benefits from a cellar and separate downstairs WC. It is close to Burntwood School, which recently won an architectural award for its extension, and a short walk from Earlsfield station.

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