

HOMEFRONT



Breakfast has become big business with everyone joining the brunch clubs, says Jenny Knight

Smashed avocados, cinnamon toast, scrambled eggs and smoked salmon are brunch favourites for trendies who prefer to meet friends for a late social breakfast at weekends rather than slave over a hot frying pan.

The rise of brunch is the latest indicator of an area's status. It used to be the arrival of Waitrose or a plethora of posh estate agents but now coffee houses with a brunch queue outside have joined boutique bakeries and gastro pubs as a sign that an area is firmly on the up.

Robert French at Knight Frank Clapham, explains: The rise of a trendy coffee house serving brunch is a sign of an area where young professionals are keen to buy or rent. And Clapham, which is already full of wine bars, restaurants, boutique shops, has caught onto the brunch habit, especially at weekends when the under 40s come out to enjoy leisurely breakfasts. Two great places that are packed to the rafters on Saturday mornings are Brickwood or 32 Old Town."

Jane Robathan of Roy Brooks agrees that widespread adoption of the brunch habit shows an area is changing.

She says: "Dulwich is all brunched and the ripple effect is spreading to Peckham which is a bit more edgy and New York-like. Peckham already has some great restaurants like Artusi and Peckham Refreshment Rooms. What is interesting is that locals are leading the town centre planning so that while the High Street is improving it will not be totally changed.

"There is a campaign 'Don't Bleach Out Peckham' aiming to keep the multi-cultural nature of the area. There are lots of cool bars and pop-ups and the aim is to gentrify while keeping the magic."

For Londoners brunch is now a lifestyle choice quite different from breakfast at a greasy spoon. South London is packed with brunch opportunities, including the all day café, Milk in Balham, Flotsam & Jetsam on Wandsworth Common, featuring smashed avocados and feta on toast or pineapple Bircher muesli.

At Brick House in East Dulwich you can enjoy home-made chocolate on sourdough toast, and chorizo and halloumi at The Breakfast Club in Battersea. In Tooting try Brickwood Coffee for avocado and poached eggs and Mud for buckwheat pancakes.



Created from a former Victorian laundry in Battersea by Dingle Price, of Pricegore architects, in collaboration with the current owner, a contemporary artist and painter, The Old Laundry is currently divided between a light-filled double-height studio space and living accommodation that includes two bedrooms, a large bathroom and an open plan kitchen/ dining/living room plus a shower room. The studio space could easily be converted to further accommodation however. There is a small courtyard garden to the rear. £1,495,000 www.themodernhouse.com



BATTERSEA BEAUTIES



Ashbury Road

A stylish three-bedroom house, with two bathrooms, on a quiet road on the picturesque Shaftesbury Estate, with a modern fitted kitchen and an attractive south-facing courtyard garden.

£940,000

Knight Frank 020 3733 1217



Meath Street

Nestling in the heart of Battersea this large family house with four bedrooms, three bathrooms and three reception rooms offers 2,000 square feet of space close to Battersea Park and two stations.

£2,150,000 Douglas & Gordon 020 3811 6331



Trott Street

This five-bedroom Victorian house with two bathrooms, a large private garden and fitted kitchen is in a quiet residential road only moments from Battersea Square and has the potential to extend.

£1,100,000 Kinleigh Folkard & Hayward 020 3792 5599





THE WORD

Jason Corbett, Partner and Head of Sales in Wandsworth and SW

London is looking forward to a buoyant and sensible market ahead

It's been an interesting time to be an agent in Wandsworth Common. The stamp duty increase on second homes in April threw a curveball at the start of the year and created an artificially buoyant short term market. Then two months later, arguably one of the most important decisions in recent British political history, saw the UK vote to leave the European Union creating uncertainty of a level that has not been recently witnessed and all just before the typically quieter summer holiday period.

Then 30th August rolled around and wow; the roads filled up, the phones started ringing, applicants were keen to view properties, offers were being made and just like that, the sales market picked up again. The Lettings market has been strong all year, but sales; well, we had been hoping for a post summer market but, whoa, the overnight increase in tempo... Typically, it will be a shortage of stock that will be the apparent difficulty for buyers and agents alike.

The Government report that many new homes are being built to try to feed demand, but what doesn't appear to be observed is that almost exclusively it is not houses being built, it's flats. In Wandsworth and in many other central locations, the majority of residents that we deal with at Carter Jonas will have at least one person in the household working in The City or in the West End and/or very many have young children requiring gardens. We do live and work in "Nappy Valley" after all! Where then can our typical purchasers buy? As London fills up, there are more and more people hoping to live in a period house, often Victorian or Edwardian and put simply, there are not enough houses being built, let alone houses of a particular period or style. So what does this mean? Surely it can only mean that demand for the period house will continue to outstrip supply.

The media plays a significant role in influencing the mood and tone of the market and many providers of information about property refer to prices rising and falling. Many of them though refer to the increase or decrease of an asking price. The media often pick up on this as a reflection of the market and often it is, but just because a house is on the market for £2,000,000 doesn't make it worth £2,000,000. It might be worth 20% of that and so any change in asking price does not indicate a change in the market value.

Right now, it is very clear that asking prices that reflect closer to the market price are rewarding the seller well. Asking prices that are some way off the realisable price are resulting in either a slow sale or no sale at all and often a result that is well below that of a more reasonable asking price. Using this tactic, we have achieved several prices smashing the previous records and all this post Brexit.

So on reflection, we're looking forward to the next few months and are looking forward to stock levels picking up thus creating a buoyant but sensible market that we can all enjoy with choice and opportunities.

OUT OF TOWN BUY



£1,795,000

The Grade II listed Woodside House, originally the central part of a large country house owned by the Duchess of Bedford, is in the sought after village of Chenies in the secluded rural Chess Valley in south Buckinghamshire – a designated Area of outstanding Natural Beauty. The mid-18th century property has been sympathetically extended by the current owners to form a spacious four bedroom family home and retains some outstanding original features. Beautiful Edwin Lutyens and Gertrude Jekyll designed gardens and grounds back on to the River Chess.

Savills Rickmansworth 01923 725500

Sinabro

28 Battersea Rise, London, SW11 1EE
020 3302 3120
www.sinabro.co.uk

Where? Situated perfectly between the fabulous Northcote Road and Clapham Common.

What's it like? Tucked away on Battersea Rise, Sinabro is intimate and beautifully furnished with tall elegant tables (made by the chef's father), perfect for watching your food being lovingly created. Run by a husband and wife team Yoann and Sujin, the service is excellent from arrival to collecting the bill.

And the food? Exceptional French cuisine with Asian influences. We recommend the exquisite lamb rump and the Orange Crêpe Soufflée.



BEST BITES

Emma Procter
Manager Marsh & Parsons Clapham

