

HOMEFRONT



Over two million Londoners work from home meaning that home-offices are now as attractive as shining new kitchens, reports Jenny Knight

As well as the live-work developments springing up across the capital there has been a growth in cyber cafés and relaxed eateries where people can sip coffee while tapping away at their keyboards.

Across south London there are hubs of freelance-friendly neighbourhoods catering for the self-employed with business clubs, hot-desking hubs and shared office spaces.

Company-starved freelancers like the ambiance of a café where they can mix work – checking phones and laptops – while socialising. They are also ideal neutral places to meet clients.

Live-Work communities are emerging to cater for freelancers, with developments or proposed developments in Hackney Wick, Kentish Town, Putney, Richmond and White City. As well as private flats the idea is to have communal working areas and even theatres, bars, cafés and a 3D printing workshop.

Piano House in Brixton, is a work hub and members club, carved out of a refurbished Victorian warehouse for self-employed locals with a café, restaurant, post room, showers, breakout areas, limited parking, bike storage and 24-hour access.

Up in Park Royal, north-west London, The Collective is a 323-home project offering flats above communal spaces and co-working offices. Rents start at £225 a week and include wi-fi, utility bills, council tax, concierge, 24/7 security, room cleans and linen changes.

Over in Dulwich the area has massively changed over the last decade with social spaces for freelancers who don't want to be stuck at home springing up from cafés to the new cinema where you can see people having a snack or a drink while monitoring phones and laptops.

Jane Robathan from Roy Brooks, says: "If you grab a coffee in any nearby café, you'll find mainly two types of customers – Bugaboo-pushing mums huddled in groups and people sitting alone nursing a latte over a MacBook. The latter customer is working and the sheer amount of work-age people we see grabbing a coffee/walking dogs during office hours, is very telling. We get frequent requests for home/office space from Generation Rent and lucky first-time buyers so it seems clear there's a revolution in home working. "Millennials have a working culture to be thankful for. They can negotiate a lot of home-office time and the cafés and parks around here are certainly testament to this."



When time was finally called at the Black Horse in Sheen Road, Richmond, developers moved in to convert the pub into award-winning living space. A first floor apartment is now available. It has an open-plan living room with high vaulted ceilings and generous windows giving far reaching views. Clever design means there's lots of storage space in the bedroom – also with a vaulted ceiling. There's also a sleek fitted kitchen and bathroom.

The apartment is a few hundred yards from Richmond town centre, with great connections through mainline train, underground and overground stations, and close to Richmond Park. There's secure allocated parking for a car and a bike store, too.

Price guide £550,000,
Savills Richmond 020 8614 9100



BESTBUY BRIXTON



A charming, three-bedroom freehold house with a tremendous private garden and three bedrooms, within easy reach of both Brixton town centre and Clapham.

There is a reception room to the front on the ground floor with a sizeable eat-in kitchen to the rear which opens out into a garden, a good bit larger than the average tiny south London backyard. Better still the garden is hardly overlooked.

There is also a sizeable family bathroom on the ground floor which was recently refurbished and is well presented. The three bedrooms are on the first floor, with plenty of storage space in the master bedroom.

The house is ideally located for transport links on both the Northern and Victoria underground lines.

Lyham Road, SW2, £850,000, Marsh & Parsons 020 7733 4595



THE WORD

OUT OF TOWN BUY

As 2016's dust settles, Kris Ericsson, Associate Partner/Sales Manager at Knight Frank Battersea & Nine Elms looks to a healthy flow of sales this Spring

It's always a difficult task to give an accurate market update so early on in the year, especially with so much emphasis on Brexit, property taxes, foreign policy, exchange rate fluctuations, the global economy and so forth. It has been a turbulent 12 months for all of us and while the dust is starting to settle, we get ever closer to triggering article 50 which undoubtedly will kick up more dust.

It's no wonder so many buyers and sellers have been sitting on the fence with this much uncertainty at play. So how is the market? Well, contrary to popular belief, it's rather busy. February alone has seen a 40% increase in market appraisals year on year. It would be true to assume that lots of sellers who are on the fence are getting their houses in order (pardon the pun) so that they can make a quick decision as soon as the winds favour their direction. Buyer registrations are also 45% up from last year; this scenario creates pent up demand which at some point always leads to a flurry of sales; where it differs is in transactional data, in other words the amount of sales that have taken place.

In the last quarter of 2015 to 2106 there were 320 transactions that took place in SW11. The same period for 2016-2017 saw 222 transaction occur, a fall of 30%. I would argue, that while the statistics don't lie, we will have to treat them with some caution, as the major fall in transactions year on year was in fact due to the last 6 months of 2016 which was 60% down from the year before throwing the averages way of track, (new builds not included in this research). I believe that once we analyse the first quarter of 2017 we will find a healthy flow of sales.

Last year, 86% of all transactions in SW11 took place between May and August with the median date being June 6. Since the average sale takes 8-12 weeks to complete and the average property sits on the market for a similar period of time (if priced correctly) that would mean that April should be incredibly busy. And judging by how busy March has been so far I can see a similar trend ahead of us looking into the Spring market of 2017. So, home owners, don't be disheartened. There are plenty of new buyers now ready to commit and on that token; prospective buyers, now is the time to get your finances in place because April and May will be a hectic time of year for us all in SW11.

And if you need any advice on buying or selling, as well as mortgage advice, just pick up the phone and give us a call. We are here to help and assist in all ways possible.



£1,950,000

Osborne House is a beautifully refurbished semi-detached Victorian home situated in the Southborough conservation area of Surbiton with spacious family accommodation over four floors.

The house enjoys impressive high ceilings and many other original period features while being a perfect home for modern family life. The location is ideally situated for the renowned fast train line to London Waterloo from Surbiton station.

Knight Frank Esher 01372 464496

The Little Taperia

143 Tooting High St, London SW17 0RU • 020 8682 3303

What's it like? This place has beautiful décor and is very friendly. It serves a wide variety of Spanish tapas, a selection of wines as well as cocktails. Only moments from Tooting Broadway, this restaurant is ideal for those looking to experience Tooting. There's a long marble bar, a cosy back room which can accommodate private parties and a heated garden area.

And the food? Snacks include Morcilla Scotch Eggs with Piquillo Pepper Chutney. You can go for individual tapas favourites such as Boquerones, Patatas Bravas and Salt Cod Fritters or you can leave those difficult decisions to someone else and go for a set menu.



BEST BITES



John-Paul Burroughs
Marsh & Parsons