

If you cannot see this email properly, follow this link
 Don't let our email be treated as spam, simply add no-reply@henryandjames.co.uk to your address book

Henry & James

Est. 1950

[PROPERTY SEARCH](#)
[ABOUT US](#)
[OUR TEAM](#)
[NEWS & PRESS](#)
[TESTIMONIALS](#)
[CONTACT US & REGISTER](#)

ESTABLISHED IN 1950 HENRY & JAMES IS ONE OF LONDON'S FINEST INDEPENDENT ESTATE AGENCIES



NEWSLETTER, APRIL 2017

In less than two months, Britain will go to the polls. Theresa May has called for a General Election to be held on June 8. Here we consider the impact and implications of the election. One of our most unusual homes in over 60 years is on the market: a £7.5m Kensington church conversion. And we launch our new London Living Guide.

It's all included in our April newsletter with news, views and the best homes for sale across Belgravia, Kensington and Chelsea.



LATEST NEWS



INSIDE A £7.5M KENSINGTON CHURCH CONVERSION

There is something indelibly English about ecclesiastical properties. They conjure up images of church spires and stained glass windows pierced by shafts of sunlight. And they always attract a lot of interest, simply because they are so distinctive. This month, our first church conversion in more than sixty years goes on the market. The property almost has the feel of a rectory or vicarage, but it is in the heart of the capital – a winning combination. [Read more.](#)

MEET THE NEIGHBOURS: DAN JONES,

Dan Jones is changing the face of history, armed with a sense of humour and passion for the past. The cool TV presenter and historian is about to star in a new television series on Channel 5 along with Lily Cole and Dr Suzannah Lipscomb. He reveals a secret smugglers' tunnel hidden beneath the Thames, picks



TV PRESENTER

three luxuries if stranded on a desert island and whisks us back to a land that time forgot. Read more.



TIME TO START A NEW LIFE IN LONDON

London is famous for many things. Its beautiful properties, bustling shops, theatres and as a safe place to live. Over the past three months, there has been an influx of people looking to buy in the capital. Many are interested in purchasing a property for themselves, while other are buying an apartment for their children. But what should those thinking of buying in the city consider? [James Bailey explains.](#)



PROPERTY OF THE MONTH: PALACE GARDENS TERRACE W8

What makes the perfect property? Tall ceilings, inspirational interiors, white stucco façade and a central location? Palace Gardens Terrace (£3,950,000) ticks all the boxes. The attractive four-bedroom home is located in an address to put you on the map. Kensington High Street is nearby for some of London's best shops, while the Ivy Kensington Brasserie is ideal for Sunday brunch. Who would this property suit? A family looking for a London base within walking distance of both Holland Park and the recently opened Design Museum on Kensington High Street. [Take a tour.](#)



10 THINGS YOU NEED TO KNOW ABOUT PROPERTY SURVEYS

There is a bewildering number of surveys to choose from when buying a new home. Should you pick something simple or opt for something more sophisticated? It is a familiar dilemma faced by thousands of homeowners. Malcolm Marsdin, a leading London residential surveyor, reveals his top tips in our essential guide to surveys. Read more.



SPRING MARKET WATCH: STAMP DUTY

It's one year on since the new stamp duty reforms were introduced by the ex-chancellor George Osborne. But what has been the impact? "People are becoming resilient to the higher stamp duty fees," says James Bailey, Chief Executive of Henry & James. "We are seeing buyers factoring in the increased charges when making an offer. It would be political suicide for the Government to reverse this policy now. However, we have seen a surge of interest with more enquires from people looking to buy new homes. This is good news for London as we move into the spring market."

CONFESSIONS OF AN ESTATE AGENT

"We were invited to the home of the late Victor Lownes this month. Victor helped set up Playboy with Hugh Hefner. We expected a short half-hour meeting to advise on a lease, but it turned into a three-hour tour of the home, where Mrs Lownes very kindly took the time to show us her Sixties and Seventies' memorabilia, including photographs of the cars, properties and the lifestyle. There is never a dull moment in the life of a London estate agent."



DATES FOR YOUR DIARY: 2017 LONDON SPORTING FIXTURES

Cannes has the film festival. Monaco has the Grand Prix. But London has Wimbledon, Henley Royal Regatta and the FA Cup. The British sporting calendar is full of must-attend events. Here are eight of the best coming up in London this summer:

- FA Cup, Wembley Stadium (May 27)
- Queen's Club, Aegon Championships (June 19-25)
- Henley Royal Regatta (June 28–July 2)
- Wimbledon Fortnight (July 3-16)
- Rugby Challenge Cup Final (August 26)
- Tour of Britain, final stage expected to be in London (September 3-10)
- England v South Africa, Twenty20 Internationals (June 21, 23 and 25)
- International Cricket, Women's World Cup (June 24-July 23)

FEATURED PROPERTIES

SEARCH FOR PROPERTIES

List view

Thumb view

Map view

Hans Road SW3

£7,250,000



Upper Belgrave Street SW1X

£3,500,000



Eccleston Mews SW1X

£2,950,000



OUR ADDRESS

BELGRAVIA OFFICE

1 Motcomb Street
London
SW1X 8JX
Tel: +44 (0) 20 7235 8861
belgraviaoffice@henryandjames.co.uk

[View map](#)

Unsubscribe if you don't wish to receive any more email communication from Henry & James

design by Moot

Henry & James values your privacy and personal data.
All information you provide will be protected by our Privacy Policy.

Max Henry Limited Registered Number 00485145 Registered Address 1 Motcomb Street, London SW1X 8JX