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# Henry & James

Est. 1950

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



### NEWSLETTER, AUGUST 2017

Welcome to the August newsletter. This month, we talk to the experts: James Bailey, Chief Executive of Henry & James, reveals the future of Belgrave Square with new opportunities for buyers and developers.

Steve Cook, Head of Lettings & Management, talks about the surge of students looking to let in London and we launch our new renovation guide with tips on adding space and value to your home. Discover all the latest news and opinions across Belgravia, Kensington and Chelsea.

ARRANGE  
A VALUATION



by  
The Belgravia Specialists

### LATEST NEWS



#### A NEW CHAPTER: BELGRAVE SQUARE TO BECOME LONDON'S MOST SOUGHT AFTER RESIDENTIAL ADDRESS

It's famous the world over for its architectural beauty, history and multi-million-pound price tags. Downton Abbey was filmed there and it became a tank park in World War II. Now Belgrave Square is set for another transformation. The opening of the new American Embassy in Nine Elms will not just create a new diplomatic enclave south of the river, but lead, inevitably, to a shake-up of the London diplomatic communities. James Bailey, Chief Executive of Henry & James, writes about the opening of the "Embassy Quarter" and how this will create new opportunities for buyers and developers in Belgrave Square. [READ ON](#)



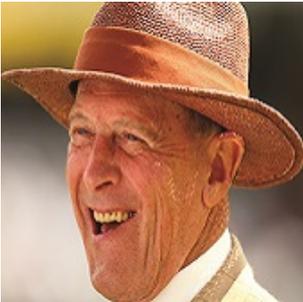
## RENOVATION NATION: READ OUR NEW GUIDE

We all love it when an ugly duckling turns into a swan. When it happens with property, it can bring a profit, too. Across London, homeowners are modernising, renovating and upgrading their homes. Here is our new guide for improving your house or flat, to add value. You will find tips on “knocking through” and kitchen revamps, to basement conversions and calling in the professionals. [READ ON](#)



## GREEN DREAM: IDEAS TO INSPIRE THIS SUMMER

What’s at the top of most house-hunters’ wish lists? A property with potential? Tick. Close to good schools? Tick. A first-floor apartment with high-ceilings? Tick. Yet there is one more must-have that is often hard to find: outside space. It comes in many shapes and sizes from roof terraces and balconies, to private courtyards. Here are six properties for sale across Belgravia, Kensington and Chelsea, that fit the bill. [READ ON](#)



## MEET THE NEIGHBOURS: GEOFFREY BOYCOTT

It’s 40 years since Geoffrey Boycott scored his hundredth hundred at Headingley on August 11, 1977. Here the cricketing legend looks back on that momentous day, talks about growing up in West Yorkshire and shares advice for those looking to break into the world of cricket. Meet our Neighbour of the Month: Geoffrey Boycott, the former Yorkshire and England cricketer and sports commentator, who will be hosting a series of evening talks: ‘Boycott & Aggers’, to raise money for charity. [READ THE INTERVIEW](#)



## TROUBLE SHOOTING: FIX LEAKS AND DRIPS FAST

“Seeing is believing when it comes to property management,” says Steve Cook, Head of Lettings & Management at Henry & James. “You might think you have a leaking tap, sink or gutter, but first impressions can be deceiving. If there is a problem – call us straight away to investigate. The leak may not be coming from your home, but from a neighbouring property. For advice on leaks, drips and property management, call the Property Management team on 020 7581 5011 or email: [propertymanagement@henryandjames.co.uk](mailto:propertymanagement@henryandjames.co.uk).



## SUMMER MARKET WATCH: LETTINGS SPECIAL

“September is the busiest time of the year in the lettings market,” says Steve Cook, Head of Lettings & Management at Henry & James. “Demand started to increase over the summer and will peak next month with momentum continuing through to October.

“There has already been a strong initial demand from international students, who have signed up for their studies beginning later this year. And there has been a surprising number of people looking to move to the capital from northern Europe (Norway and Sweden) for work. Sterling is still cheap against the euro, so buyers are getting more for their money.

My advice to anyone who is thinking of moving is simple: plan ahead now, don't leave it to the last minute to secure your favourite property. There is a chance that it will have gone, as the lettings market remains strong with interest from the UK and overseas."



## PROPERTY OF THE MONTH: JAY MEWS, KENSINGTON

London is known for many things: its parks, museums and shops. Our Property of the Month is within walking distance of all these attractions. Jay Mews is a hidden hideaway between Kensington Gardens and the Natural History Museum. New to the market, the attractive mews house (£3,500pw) would make an ideal family home. It looks small on the outside, but is huge on the inside. There are five bedrooms, four bathrooms and two reception rooms. In total, 3,495sq ft of living space. It is the Tardis effect at its best. Step back in time to a home with character and charm in the heart of Kensington. Take a tour here:

<http://www.henryandjames.co.uk/property?id=5796157342980>



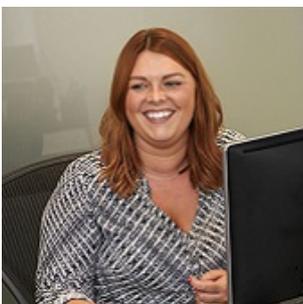
## CONFESSIONS OF AN ESTATE AGENT

"One of Belgravia's best lateral apartments is coming to the market," says Steve Cook, Head of Lettings & Management at Henry & James. "It is well-kept, impressive and completely unique. And the one-bedroom property has never been let before. This month, I was asked to value the property, which usually takes about 20-30 minutes. Yet the owner was so welcoming that I went missing for nearly two hours, drinking tea and talking. Everyone asked where I had been - now they know."



## KEEP CALM AND PLAY CRICKET!

It has been another impressive year for the Hartley Whitney Cricket Club. There have been many highlights, yet one of the best is the Twenty20 charity match between the Club and Shaun Udal's All Stars XI. In true British style, it rained again this year. But our spirits were not dampened at the charity lunch with a good turnout in the marquee from the players, guests and spectators at the auction. We are proud to sponsor Hartley Whitney Cricket Club.



## WELCOME ABOARD: ROSIE SZABO JOINS HENRY & JAMES

She has a passion for property, pugs and pastries. Welcome aboard to Rosie Szabo, our new Senior Administrator. Previously, Rosie worked with Sotheby's International Realty and Knight Frank in Knightsbridge and Belgravia. Now, she is an integral part of the team and the friendly face of the front desk in Motcomb Street. "I know and love both the area and the properties. My favourite homes are in Wilton Crescent, West Eaton Place and Chester Square. But my favourite shop is Dominique Ansel Bakery in Elizabeth Street, Belgravia, home of the cronut <http://dominiqueansellondon.com>. I am really excited to be working with Henry & James."

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## FEATURED PROPERTIES

SEARCH FOR PROPERTIES



List view



Thumb view



Map view

Sloane Street SW1X

£1,595 P/W



West Eaton Place Sw1X

£1,200 P/W



Sloane Gardens SW1W

£750 P/W



### OUR ADDRESS

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