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# PROPERTY

*News, trends and our favourite property for this month...*



## ORCHARD VIEW, RADLETT, HERTFORDSHIRE

Currently on the market for just under £12m, the property was built by Griggs Bespoke last year for a private client. The 8,000 sq. ft. six-bedroom home features an indoor swimming pool and spa area, cinema room, home gym and a large open-plan kitchen and living area that boasts floor to ceiling windows and bi-fold doors out into the two acres of gardens. As well as a large master suite with dressing room, balcony and ensuite wetroom, there are four large double ensuite bedrooms and a ground floor double bedroom with its own bathroom and kitchen, making it perfect for an au pair.

*£11,995,000, [lumleyestates.co.uk](http://lumleyestates.co.uk)*

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#### LONDON SUBURBS NOW RED HOT

“Londoners who spent the last two years in small properties in prime residential areas such as Fulham, Maida Vale and Islington are seeking space to stretch their legs, but are not quite ready to cross the M25,” says Sara Ransom of Stacks Property Search. “They’re looking to swap vertical space for lateral space; small patio gardens for large outside space with the al fresco bells and whistles that are now de rigeur. The outer fringes of London are the focus.”

## PROPERTY NEWS

*Where are people buying and what’s going on in the property market this month?*



#### FINE & COUNTRY AWARDS WIN

At a recent Fine & Country gala dinner and awards ceremony, premium estate agency, Fine & Country Colchester were proud to have received the awards for Best Referring Agent, Top Agent in the East Anglia Region, and Best UK Operator. The awards were collected by Director of Fine & Country Colchester, Charlotte Coleman, who was joined on stage by the team in front of over 300 attendees from around the globe. Celebrating their 21<sup>st</sup> birthday this year, Fine & Country has gone from nowhere to becoming an international luxury property brand challenging established businesses, many that are well over a century older.

#### 40-YEAR MORTGAGES NEEDED

The growth of 40-year mortgages is set to fuel further house price rises, a leading property group has warned. According to recent research, more buyers in their 30s and 40s are being forced to take out mortgages over a 40-year term, rather than the traditional 25 years, to keep repayments affordable. Moneyfacts research found six in 10 home loans now offer buyers the option of a 40-year term. The National Association of Property Buyers say this is “storing up issues for the future”.



#### BRIEF NEWS

##### RISE IN OFF-PLAN HOME SALES

The proportion of homes sold ‘off-plan’ in England and Wales increased in 2021, reversing a downward trend, estate and lettings agent Hamptons has discovered. Some 37% of new homes found a buyer before they were completed last year, up from 35%, in 2020. Meanwhile, 24% of new detached home completions in 2021 were sold off-plan, compared with 2% in 2020.

##### LUXURY LOFTS ON SALE IN LONDON

Goodluck Hope, the new industrially-inspired riverfront neighbourhood in East London, added 19 luxury penthouses to be completed at the development. There are 804 homes located directly on the River Thames at the historic Leamouth Peninsula, world-class amenities at The 1595 Club, and excellent transport links to the City and beyond. Two-bedroom apartments start at £916,000. [goodluckhope.com](http://goodluckhope.com)

##### CANARY WHARF HOMES FOR RENT

Nine luxury apartments on the 35<sup>th</sup> floor of 10 George Street are now available. Rising 128 metres above Wood Wharf, the spectacular top-floor apartments overlook waterside gardens and offer sweeping views across the O2, Greenwich and the Thames Barrier. [thisisvertus.com](http://thisisvertus.com)

##### RELOCATING?

“How to Relocate” is a new book especially for anyone toying with relocating, on the precipice of making that decision, or already in the throes of moving. *RRP £13.99, amazon.co.uk*