

# Full House

Lettings advice from **Ellisons Estates**



Susan Turrell  
*Lettings Manager*

## Securing Quality Tenants

From families and couples to corporate personnel, the Wimbledon area is ripe for investment and ever popular with quality tenants. International bankers, insurance brokers, top city lawyers and global oil giants continue to favour the area for providing easy access to the City and adore the unrivalled selection of entertainment and leisure facilities available right on the door step. So there's no need to sit on an empty property that is losing you money. Ellisons currently have hundreds of quality tenants searching for suitable homes.

## Reaching a Wider Audience

At Ellisons, we work hard to let your property and reach the most suitable tenants using seventeen years of experience. We invest heavily in professional photography and high-tech computer software to present your property at its best and pride ourselves on using intense marketing techniques to reach a huge audience. This year our advertising campaigns covered an even wider range of media; from targeted PR and sponsorship campaigns to web, press, direct mail and in-branch advertising, and we continually improve the level and type of service we offer.

Every week, we place full colour advertisements in the local press and key property titles like MOVETO and Property Weekly, and this autumn we're reaching an even bigger audience with the launch of our new quarterly magazine The Blue Book, distributed to hundreds of homes every quarter. Every day five thousand potential purchasers and tenants visit Ellisons.uk.com and we also advertise our clients' homes on some of the UK's largest property search portals including Rightmove.co.uk and Findaproperty.com. With prominent high street branches, we're on track to complete our office refurbishment programme by October to attract even more business from walk-in trade.

## Bringing Tenants to Your Door

Exceptional service is part of our culture. In addition to great marketing, we use the very latest property matching technology to reach tenants with matching search criteria and send details of your property direct to their palm or PC. We also accompany every viewing.

Our experienced negotiators are trained to market your home in its best possible light and furthermore, our Award Winning 'House Aid' can help maximise the market value of your property by giving expert advice on presentation and suggesting cost effective ways to transform your home for optimal results.



*Pavilion Court, two bedrooms, £1550 pcm*

## Exceptional Property Management

From studio flats and stylish apartments to family homes and majestic mansions, we manage all types of property for clients at home and overseas. We provide a Property Management service that is second to none and our motivated property managers can deal with every aspect of property rental - from rent collection and refurbishment projects to home furnishing and general repairs.

Our Corporate Service specialists are the first choice for some of the world's leading organisations and we are proud to look after the ongoing needs of hundreds of corporate clients. This year alone we've assisted companies and key relocation agents for staff based across the UK, Europe, America and Asia.

## Unbeatable Service

We're passionate about property and keep our clients informed every step of the way by generating weekly progress reports and upholding the highest standards of personal service. Furthermore, because we're ARLA registered (Association of Residential Letting Agents) you may rest assured our motivated staff promote best practice at all times. We value your business so if you're looking to let your property call us today: 020 8944 8626.

Market Comment  
Susan Turrell  
*Lettings Manager*



*Burlington Gate, one bedroom, £900 pcm*

As Ellisons, we work hard to let your property and reach the most suitable tenants using seventeen years of experience.

At this traditionally busy time of year, the local lettings market is buoyant. Many property-owners have sold their homes in recent months to capitalise on the elevated values in the sales market and with floods of tenants seeking quality accommodation it's a landlords market.

Market values have increased across the board in recent months and in some cases we've seen quite substantial rises in rental property values. Two bedroom apartments that let last year for £1450, are renting for £1550 this year and one bedroom properties have increased in value from £960 to £1050 during the same period.

As ever, there are many professionals looking to rent in Wimbledon. We're currently seeing a trend towards single people with high budgets and also let numerous properties to families affected by flash flooding this summer.

I anticipate a continued increase in demand throughout the last quarter and look forward to a busy winter market.