

# Property news



## Ask the Agents

When it comes to 2019 property predictions we might just be asking the impossible, given current levels of economic volatility (not to mention the dreaded B-word), but for want of a crystal ball, there's always advice to be had from our expert agents. Here, **Glentree's Trevor Abrahamsohn** weighs in with some sound sales advice to see us through the months ahead, while **Chestertons' Richard Davies** gives us his take on the movers and shakers in the Capital's rental market...

"The market up to £1million will be reasonably liquid during 2019, provided Help to Buy continues its good work," advises Trevor. "I imagine there will be sideways movement, with little growth, apart from pockets where there's a shortage of supply. The middle market, £1 to 3 million, is fairly balanced with a shortage of cash buyers and properties available. I would not be surprised if there's zero growth in values, or a modest up-take, but I don't see retrenchment in values from this point. And in the £5 million plus market, a significant number of buyers are dependent on the currency exchange and are not affected by the machinations of Brexit."

According to Richard, "Investing in the London market is still a very attractive proposition for professional landlords, with low interest rates (which are likely to continue) and higher rental returns. Looking at a longer forecast, the supply and demand imbalance should be largely corrected by the rapidly expanding build-to-rent sector. Against this backdrop we are expecting to see a modest rental uplift this year of 2.5 per cent in the Capital and 2 per cent in Prime central London. We forecast that by 2022 we will see a total growth of 11.5 per cent in rents throughout London."



Trevor Abrahamsohn



Richard Davies

### 60 SECONDS

**Scott Sheldon**

Winkworth



Years in the business? 20.

I love London because... it's a diverse city with something for everyone.

My first London home was in... Chigwell.

If I wasn't an estate agent I'd be... unemployed!

Favourite London street? Mount Street, W1.

Favourite place? NW8's Oslo Court Restaurant: good food and impeccable service in a setting that's stood for the last 30 years.

Favourite place to grab a coffee? GAIL's Bakery.

Where do you go for head space in the city? To the top of Primrose Hill.

Period property or new-build? Period.

Take one person, dead, alive or fictional, out in London - who and where? I would take Elvis Presley to the top of The Shard.

Aliens attack - which London landmark would you save? Emirates Stadium.

The one home luxury I can't live without is... my dressing gown.

