

Down in the Dales



Springtime in the Dales will have a whole new meaning in 2005 with the completion of an exciting new development in Dalebury Road, SW17.

Dalebury Road is a quiet tree lined road within a short walk of Wandsworth Common, Wandsworth Common train station and Tooting Bic tube. The busy

shops, bars and restaurants surrounding Bellevue Road are also nearby setting the scene for a desirable location.

The Dales is a Victorian conversion by Shandon Property a small private developer fast gaining a reputation for well designed properties using a combination of natural

materials, technology and flair.

The Dales offers three, two bedroom apartments with private gardens and two, one bedroom apartments one with a roof terrace. An early purchase will secure the ability for the prospective owner to influence and personalize their

apartment with a choice of bathroom tiles, kitchen units, floor coverings and technology requirements. All apartments come with a share of the freehold.

For further information, please contact the sole agents Andrew Kent & Partners on 020 7223 0947.

Fine tuning

While the lettings market may be enjoying a filling, residential sales are holding their own. Usually in a falling market the rental sector is flooded with enquiries. This isn't happening as there remains decent volume in the residential sales sector. The first rung of the ladder is a long way up now and this is definitely deterring first time purchasers. Elsewhere the market has seen minor falls despite parveyors of doom proselytizing from every column inch. Across the UK in October the Nationwide House Price index fell by 0.4%. To put this into context if your house was valued at a million pounds it is now £4k cheaper.

This appears to be a piece of fine tuning rather than anything more drastic. For

agents it could represent that dream scenario of a gentle slowdown with growth of between 2-5% over the next year to 18 months. Any market enjoying the buoyancy that the UK's housing sector has recently will have to slow eventually. It appears that the Bank of England are happy with the results of their interest rate changes and are waiting to see whether the market stabilises. They have no interest in generating unrest and seem to be doing a fair job of guiding the housing market gently down to earth.

Unfortunately buyers have been made nervous by all the talk of calamity. When a tiny fall in the index is presented as proof positive that the end is nigh, it's little wonder people get twitchy. What the commentators fail

to mention is, even with any small fall taken into account, how large the rise has been compared to a year or even two years ago. The market is basically sound and from a buyers point of view it is a good time to dive in. Vendors are also affected by the negative speculation and are being realistic about what their properties are worth. The people who actually suffer the most at times like this are the middlemen but if they're expecting sympathy from the public then they're in for a long wait. The chances are the Beethobub Ice Palace and Skating Rink will be open before anyone feels sorry for an estate agent. Meanwhile the housing sector should look forward to a more stable and predictable future. It may be less exciting but it's probably better for the blood pressure.

Any junk?

This company does exactly what it says on the van - Any Junk? The newly formed company is aiming to clean up the junk removal business with a whole new take on the rag-and-bone trade.

"We're all about being professional and service to junk removal," says its founder, Jason Mohr. Polite, uniformed staff driving shiny, clean trucks will clear out anything that the council will not collect from old furniture and unwanted appliances to garden refuse, office equipment and construction waste.

Bookings are available in two hour windows and the drivers call 15-30 minutes before arrival to let you know that they are really on their way. Prices are based on how much of the truck is

used and through links with local charities and recycling depots Any Junk? Aims to recycle as much as 50% of what they collect. The remainder goes to the tip - but without the hassle for the former owner.

Jason, a former

investment banker who wanted to try something different, aims to expand his new business nationwide if it succeeds in the South West London. "Junk is a long way from boardrooms and bonuses, but a lot more fun!" said Jason, who can be contacted on Any Junk? on 0800 0411 007 or visit www.anyjunk.co.uk.



Grace, history and imagination

Proceed into any of the 13 spacious apartments in Lloyd George Mansions and you can almost immediately touch the reverence afforded by its splendidly restored Victorian feel, combined with a modern, challenging, architecturally enlightening approach. Is it any wonder that former British Prime Minister David Lloyd George

once chose to live here in the early 20th Century? Hence the grand name for a grand building.

The stunning development is located in Trinity Road, just a stone's throw from Wandsworth Common, and a leisurely stroll from Bellevue Road bringing you to the doorstep of convenience: elegant

cafes, fashionable bars and a mainline rail station.

Historically important and carefully created to embrace tradition, the apartments in Lloyd George Mansions can be viewed by appointment through Jacksons Estate Agents. Call 020 8971 7070 (Earlsfield Office) or 020 8675 6565 (Bulham Office) for further details.

Best of three

Not one, not two but three perfectly formed homes are to be built by Ander Homes on a prime site in West Hill, Putney.

The three substantial beauties will reside in their own gated development at Westhill Gate offering a location close to parks, the riverside, shopping and

leisure in both Putney and Wandsworth.

The three detached houses - Trinity House, Magdalene House and Fitzwilliam House - have either parking or a garage and each will be arranged over three floors.

The ground floor will have one, impressively large room with the kitchen,

dining and family areas adjoining. The large living room will be on the first floor with the master bedroom suite while the other three bedrooms occupy the top floor.

Further information on the exclusive homes can be obtained from Allen Briggs's sales department on 020 8946 2323.

