

Foxtons

London's Estate Agent

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Corporate Services Guide to London Lettings



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THE LETTINGS PROCESS

1. Call Foxtons Corporate Services on 020 7893 6310 to discuss your requirements with one of our dedicated account managers

- Property type, size, location etc.
- Length of tenancy
- Budget
- Special requirements

2. View a selection of suitable properties with one of our top negotiators. Our longer opening hours are:

- 9am-8pm Monday to Friday
- 9am-5pm Saturdays

3. Select your ideal property

- Agree the length of your tenancy and the proposed moving in date
- Provide your negotiator with the administration fee (£260 + VAT) which will be refunded if the offer is declined

4. Offer agreed

- Read and sign the contract
- Provide references: bank, employer and previous landlord or character reference
- Provide the moving in payment (rent + deposit)

The property becomes yours once all of the above are complete

5. Moving in day

- Collect your keys from the relevant Foxtons office at the advised time
- Redirect your mail
- For a long let, inform all current service providers (council tax, water, electricity, gas and television licence) of your new address and have all bills for the new accommodation transferred into your name
- For a short let, your landlord is responsible for the charges incurred through service providers with the exception of telephone charges

6. During your tenancy

- Enjoy your new home!
- If questions or problems arise call your Corporate Account Manager

7. 60 days prior to the end of your agreed tenancy

Want to stay?

- Agree the renewal term and advise Foxtons Renewals team on **020 7893 6100** or your Corporate Account Manager

Looking for a change?

- Provide notice in writing then contact your Corporate Account Manager, visit the relevant Foxtons office or click onto www.foxtons.co.uk

8. End of your tenancy

- Arrange professional cleaning of the property
- You will be contacted to arrange your check out inventory
- At the end of a long let, notify service providers (council tax, water, electricity, gas and television licence) of your departure and provide meter readings as well as your forwarding address

9. Moving out day

- Hand the keys to the relevant Foxtons office and provide your forwarding address

GUIDE TO COSTS

Once your landlord has accepted your offer you will need to make a financial commitment in order to secure the tenancy. Costs will include the following:

Administration Fee

A charge of £260.00 + VAT must be paid in full once the offer is verbally agreed. This covers the cost of drawing up the tenancy agreement between the landlord and the tenant and is fully refundable if the landlord withdraws from the deal.

Deposit

For long let accommodation you must provide a security deposit equivalent to the value of six weeks rent. This is to be paid in advance and is held against any damage that may occur during the tenancy or non-payment of rent. This amount will be returned at the end of the tenancy minus any damages noted during the inventory check out procedure.

For short let accommodation, you must provide a security deposit equivalent to the value of four weeks rent.

Rent

For long let accommodation, the rent is always paid one month in advance, so your first instalment will be paid with your deposit prior to moving in. You will be required to set up a monthly standing order with your bank. Your negotiator will assist you with this.

For short let accommodation tenants can be asked to provide the full rental amount up front – this is dependent on the length of stay.

Payment

We accept bank transfers, bankers' drafts, cash, standing orders or direct debits, credit cards (subject to a small admin charge). We do not accept cheques (company or personal) or American Express cards.

NB. We do not consider funds paid in over counter at any high street bank as automatically cleared.

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AREA GUIDE

CENTRAL LONDON

Bayswater

Bayswater has shaken off its slightly scruffy image and is increasing in the popularity stakes. Although architecturally similar to Kensington (the area boasts large stucco fronted houses and cobbled mews), property is made more affordable by a liberal scattering of council flats. This is good news for its residents who can afford to live so close to Hyde Park and the West End as a result. Bordered by Bayswater Road, Westbourne Grove and Queensway, Bayswater offers a diverse range of restaurants, bars, clubs and shops reflecting the influence of the local Arab and Muslim communities. Shopping facilities are equally varied, from weird and wonderful tourist bazaars on Queensway to high street chains in Whitley's shopping centre with its cinema and selection of popular restaurants. Life in Bayswater is definitely on the up and those who saved their five storey stucco terrace from conversion to flats in the 1980's have a reason to smirk - especially if it's in the right street!

Transport: Queensway, Lancaster Gate and Marble Arch (Central Line), Bayswater and Paddington (District and Circle lines), Royal Oak (Hammersmith & City Line) underground stations.

Belgravia & Pimlico

Bordered by Sloane Street, Hyde Park and the grounds of Buckingham Palace, Belgravia oozes a confident air of affluence. Massive stucco terraces attract the wealthiest from all nations - Embassies have taken over the grand houses in Belgrave Square and limos in extra large parking bays are a moment's drive from Harvey Nichols and Harrods. Behind the palatial terraces, charming mews homes are tucked away in cobbled cul-de-sacs and the Grosvenor Estate remain very much in charge of their inheritance with houses painted in British Standard Magnolia no less! Neighbouring Pimlico is not as grand as its neighbour but has well and truly shaken off its slightly run down image - property prices have soared in recent years as residential developers commandeer any building they can lay their hands on. The paint on

elaborate stucco terraces is no longer peeling, a new supermarket adds the crucial retail factor and the Victoria-Gatwick Express offers easy access to the airport. Pimlico has become a smart choice for professionals and MP's seeking a centrally located apartment with the benefits of Belgravia but a less hefty price tag.

Transport: Pimlico (Victoria Line) and St James's Park (District Line) underground stations.

Fulham

Popular with middle class professionals and post public schoolboys, SW6 feels oh so British. With streets of Victorian terraces, some delightful parks, oodles of trendy bars and tasty restaurants, Fulham is bordered on two sides by the Thames. In mid 2003, the addition of a cinema and shopping complex topped off the existing selection of popular dining and entertainment facilities at Fulham Broadway. Wandsworth Bridge Road supports a variety of pavement cafés and some popular delis are tucked away in the roads between Talgarth Road and New Kings Road. Home of the boys in blue at Chelsea FC, this residential quarter for the City also houses The Queen's Tennis Club and a number of top private gyms. In recent years, the hub of this neighbourhood has dramatically improved from riverside development at Chelsea Wharf to a more recent large scale project of luxury loft style apartments at Fulham Broadway. The area around Lillie Road and North End Road is scattered with council estates but locals are increasingly exercising their right to buy as regeneration occurs. The busy market stalls of North End Road remain a firm favourite for fresh fruit, vegetables, fish, international delicacies and clothing.

Transport: Putney Bridge, Parsons Green and Fulham Broadway underground stations (District Line), Putney and Wandsworth Bridge Stations (British Rail).

Hammersmith

'Busy' and 'convenient' are two words often used to describe this area. Locals enjoy direct routes to the very heart of London and Heathrow Airport making it a popular destination for some of the

world's largest corporations. Yet away from the traffic there are some lovely enclaves with real community spirit. Brackenbury Village is the most sought after area boasting pretty terraces, little shops, old-fashioned pubs and some great restaurants just north of Hammersmith's main shopping area. By the river, Georgian family homes are dotted amongst riverside pubs, and tall houses and conversions line the narrow streets towards Brook Green and Barons Court. Hammersmith Broadway - the hub of the London Underground and bus network for the area - houses a multitude of high street stores and a supermarket with more specialist and independent shops on King Street. The arts scene is well represented in the area with the prestigious Hammersmith Apollo, the Lyric Theatre and Riverside Studios holding musical and theatrical performances throughout the year. Hammersmith Bridge arches gloriously across the Thames to Barnes and for somewhere so close to central London, Hammersmith has a surprisingly rural feel.

Transport: Hammersmith (District, Hammersmith & City, and Piccadilly lines), Ravenscourt Park, Stamford Brook (District line) and Barons Court (District and Piccadilly lines) underground stations.

Kensington & Chelsea

This royal borough owes its fashionable origins to Kensington Palace and has been dubbed one of the best addresses in Europe. Architecture - a mixture of Georgian and Victorian terraces, fine stucco fronted buildings and red brick mansion blocks - is quintessentially English but combines effortlessly with a cosmopolitan element from the international embassies located here. Interior designers flourish alongside major high street stores and chic boutiques. Knightsbridge is home the world famous Harrods and Harvey Nichols, and Chelsea is an antique lover's paradise of independent stores and auction houses. Although there are a limited number of conversion flats on the market there's little space to squeeze more homes into and hospitals and colleges have sold premises to housing developers. Seriously sophisticated residents pay seriously high property prices which is hardly surprising

in a borough that also boasts some of the world's most famous and fascinating museums including the Natural History, Victoria and Albert and Science museums. Hyde Park offers acres of open space and a haven for rollerbladers, joggers and cyclists by the Serpentine Lake. Kensington Gardens is just a stroll away overlooked by sundry royals who still inhabit Kensington Palace today.

Transport: High Street Kensington, Gloucester Road, Sloane Square and South Kensington (District and Circle lines), Knightsbridge (Piccadilly Line), West Kensington and South Kensington (District Line) underground stations.

Marylebone

Nestled between Marylebone Road and the hustle and bustle of Oxford Street, Marylebone Village is one of London's best kept secrets. A mixture of stylish Georgian houses, red brick mansion blocks, mews houses and studios provide homes for a genuine village community tucked away in the roads to the east of Harley Street. Marylebone High Street is the centre of life in this fashionable enclave, providing the locals with some excellent delis, specialist shops and trendy new restaurants to rival established favourites. The tranquil grounds of Regent's Park border Marylebone to the north, offering acres of open space as well as housing hundreds of wild animals in the world famous London Zoo. At nearby Paddington, the Heathrow Express runs direct to the airport, and for motorists a six lane super highway provides rapid routes towards Kings Cross, west London and Oxford. For somewhere so central, it is surprisingly easy to exit!

Transport: Marylebone (Bakerloo Line), Baker Street (Jubilee, Hammersmith and City, Circle and Bakerloo lines), Paddington (District, Circle, Bakerloo and Hammersmith and City lines) Oxford Circus (Bakerloo, Victoria and Central lines), Marble Arch (Central Line) and Bond Street (Central and Jubilee lines) underground stations.

Mayfair & St James's

This world renowned neighbourhood is perhaps the most exclusive and prestigious address in the Capital. Palatial

mansions from the 1700's are elegantly combined with some of the most contemporary apartments of the 21st Century. Stylish bars, world class restaurants and hotels tower majestically over perfectly manicured squares offering opulent homes with enough space for servant's quarters, secure car parking and entertaining on a grand scale. Bound by Oxford Street, Regent Street, Piccadilly and Park Lane, the area offers some of the world's most fashionable shops from the designer boutiques of Bond Street and famous tailors of Savile Row to the hustle and bustle of mainstream stores on Oxford Street. The area also boasts wonderful theatres and museums, and the open green spaces of Hyde Park, Green Park and St James' Park provide the perfect opportunity to escape and stroll in miles of royal gardens. It's little wonder the really rich flock here to sample the pearl of life in London.

Transport: Marble Arch and Bond Street (Central and Jubilee lines), Oxford Circus (Victoria, Bakerloo and Central lines), Piccadilly Circus (Bakerloo, Piccadilly lines) and Green Park (Victoria, Jubilee and Piccadilly lines) underground stations.

Notting Hill

Located just North West of Kensington Gardens, there is growing debate whether Notting Hill remains London's rich and trendy bohemian district or has evolved to become the new Kensington. With houses at the top of the Hill now costing in excess of £5 million, this hip part of town attracts young professionals, celebrities and trustafarians - as well as Hugh Grant and Julia Roberts in the hit movie 'Notting Hill' when its central location and genuine community feel won the hearts of millions. The area boasts beautiful stucco fronted Georgian villas, pretty pastel mews, some immaculate private gardens and funky conversions. Property prices have driven the poor and unconventional residents of the area away from the bottom of the hill in recent years and the entire area south of the Westway trunk road is now smart. Home to the infamous Portobello Market (selling everything from fruit and veg. to jewellery and vintage clothing) the area offers interesting shops selling everything from antiques and art to designer wear and organic produce.

Entertainment is high on the agenda with trendy bars, restaurants and cinemas ensuring the streets are buzzing until well past midnight. Notting Hill Carnival continues to transform the streets into a blaze of colour and dance each summer when partygoers sample the rich cultural diversity of the locals.

Transport: Notting Hill Gate (Central and District lines), Latimer Road, Ladbroke Grove and Westbourne Grove (Hammersmith and City Line) underground stations.

Soho & Covent Garden

This creative corner of the capital is London's Theatre land and home to artists, designers, film makers and actors as well as London's gay and Chinese communities in Soho. Covent Garden is more expensive but in both areas, houses are rare and converted flats are the order of the day. The streets throng with hoards of shoppers overshadowed by the Royal Opera House. Famous designer boutiques fill the gaps between tacky tourist bonanzas, numerous restaurants cater for every taste and budget, and the pedestrianised area provides a ready made stage for street performers of every age and origin. After dark, revellers spill out onto the streets and into the clubs as friends meet in the bars and 24-hour cafes. Although housing is scattered and pricey locals are within strolling distance of the West End's theatres and some of the world's best shopping facilities.

Transport: Charing Cross (Northern Line), Leicester Square (Piccadilly and Northern lines) and Covent Garden (Piccadilly Line) underground stations.

EAST LONDON

City

One of the key financial centres of the world economy, the City is steeped in history and boasts a stunning and highly sought after range of residential property. From Monday to Friday the 'square mile' provides employment for over 250,000 city professionals whilst fabulous restaurants, bars and clubs buzz until the early hours of the morning. Beautiful period homes in the heart of EC1 are few and far between yet the surrounding areas

have been colonised by City and West End workers residing in all manner of sizes and types of property. Victorian and Georgian terraces in Islington and council blocks in Finsbury give way to converted workshops and warehouses in trendy Clerkenwell and elegant terrace squares in Barnsbury, Cannonbury and Highbury. When the worker bees have left this buzzing hive of activity residents can fully appreciate the winding medieval streets, monuments and famous landmarks including St Paul's cathedral and The Tower of London, as well as the Bank of England and the Royal Exchange.

Transport: Barbican, Liverpool Street, Farringdon and Moorgate (Hammersmith and City, Circle, and Metropolitan lines), Old Street (Northern Line), St Paul's (Central Line), Aldgate (Metropolitan Line), Aldgate East (District, and Hammersmith and City lines) and Bank (Central, Northern and Waterloo and City lines).

Hackney

This bustling borough has had an extraordinary reversal of fortune over the past few years. Many of the areas towering council blocks are being demolished as schools, warehouses and factories are increasingly converted into studios, apartments and workshops, and public spaces are undergo extensive modernisation. With no shortage of art galleries, music venues and cultural centres Hackney is attracting a younger, more prosperous crowd keen to escape the existing yuppie ghettos and embrace this lively, challenging neighbourhood. Regeneration will not happen overnight (and homeowners still remain a minority) yet Victoria Park and De Beauvoir Town boast some of the boroughs best architecture. Loft-living is kicking off in Shoreditch and Hoxton, and Stoke Newington is now home to hoards of City professionals. Vibrant Kingsland Road, Columbia Road Market and Ridley Road Market offer endless gastronomic delights and shopping opportunities, and the green spaces of London Fields Park, Hackney Downs and Victoria Park are moments away. Hackney is not served by the London Underground however plans to extend the East London Line seem likely to go ahead and in the mean time, buses and trains offer easy access to the City.

Transport: Hackney Central, Hackney Wick, Homerton, London Fields and Hackney Downs (British Rail). London Underground Station plans are in progress.

Islington

An eclectic mix of cool bars, trendy restaurants and high-spec homes draw City and West End workers to this cosmopolitan neighbourhood. Georgian and Victorian terraces form the foundation of the area but contemporary homes with industrial aesthetics are the order of the day. Lucrative developers continue to convert warehouses and workshops into residential property and yet the rich live alongside the poor. Islington has its fair share of council blocks but the local authority is pouring millions of public money into refurbishing the worst. Generous City bonuses from the boom years ensure Upper Street remains one of London's smarter locations with shops and coffee houses stretching from Highbury Corner to Angel. Mainstream stores and chic-designer boutiques are plentiful and the area also boasts an impressive new shopping centre with a gym and multi-screen cinema complex. Internationally acclaimed theatres offer everything from famous mainstream shows to a varied selection of fringe theatre and off-the wall performances. Although Islington lacks the open spaces of neighbouring areas, Regents Canal provides a cool oasis away from the urban sprawl and Highbury Fields offers tennis courts and a swimming pool.

Transport: Highbury & Islington (Victoria Line and British Rail), Drayton Park, Canonbury and Essex Road stations (British Rail), Angel (Northern Line) and Caledonian Road (Piccadilly Line) underground stations.

NORTH LONDON

Hampstead

Famous for its leafy streets, glorious architecture and world class literary associations this is one of London's most desirable (and expensive) locations. Wide manicured streets boast opulent mansion houses, seven-figure apartments and impressive public buildings attracting television presenters, architects and CEO's

seeking 'country air close to town'. Their children, driven by nannies in MPV's, attend the astonishing number of private and state schools forcing Camden Council to enforce a school permit parking scheme. However, the area is best known for its 800 acres of rolling bush land. As well as attracting hoards of joggers, cyclists and ramblers, Hampstead Heath offers breathtaking views from Parliament Hill and plays host to wonderful open-air concerts in the grounds of Kenwood House on summer nights. In a community where demand outstrips supply, a wealth of designer shops and beautiful antiques stores are scattered among scrumptious delis, traditional pubs and wine bars in Hampstead Village, Belsize Park and Swiss Cottage. Hampstead Garden Suburb to the north retains the values of its founder Dame Henrietta Barnett and social cohesion is preserved in beautiful tree lined streets. Nearby, Finchley Road harbours all the usual high street stores as well as a fantastic multiplex cinema and gymnasium.

Transport: Heath Street, Haverstock Hill, Edgware, Finchley Road, Swiss Cottage (Northern Line), Swiss Cottage (Jubilee Line) and Finchley (Metropolitan Line) underground stations, Finchley Road, Frognal, Hampstead Heath and Gospel Oak stations (British Rail).

Kilburn, Queen's Park & Kensal Green

This vibrant tract between Kilburn High Road and Harrow Road is a multi-cultural mix of people and postcodes. Irish, West Indian and Middle Eastern locals share some four postcodes from NW6, W10, NW10 and W9 yet the area holds its own as a favourable residential location. Trendy Notting Hill, Hampstead and Marble Arch are easily accessible, and the area is served by the London Underground, Silverlink trains and the Heathrow Express at nearby Paddington. Property here ranges from late Victorian terraces in Willesden Lane and larger Victorian houses in Queens Park, to affordable ex-council flats and conversions in Kilburn. Property on Queens Park Estate is highly sought-after boasting charming terrace cottages on tree lined avenues. Local shops, bargain outlets and an increasing number of restaurants and bars in Kilburn are

complemented by floors of mainstream shops at Brent Cross shopping centre and trendy boutiques in nearby Hampstead and Notting Hill. The area has a growing reputation for its nightlife and the impressive 'Tricycle Theatre Complex' houses a theatre and cinema. The open spaces of Queens Park provide thirty acres of parkland for walkers, cyclists and joggers as well as a children's play area.

Transport: Kilburn Park, Kensal Park (Bakerloo Line), Queens Park Station (Bakerloo Line and British Rail).

Maida Vale & Little Venice

In the triangle north of the A40 and west of Maida Vale, this wholly residential district is Parisian at heart. Elegant flats and smart maisonettes line wide leafy boulevards and picturesque houseboats float by waterside gardens at Little Venice - an attractive triangular pool where the Paddington and Regents Canals meet. Flats reign and houses here are rare so the area is less family orientated than neighbouring St John's Wood. Snowy stucco streets and red brick mansion flats provide apartments of all shapes and sizes for a cosmopolitan community of affluent professionals, international buyers and renters. Some of the only houses in the area are located on Warwick Avenue, Harrow Road and the canal front, where multi million pound homes with gardens offer excited children access to the water! Maida Vale is strategically placed for easy access in and around London. At nearby Paddington, the Heathrow Express allows residents to check in for most major airlines and the A40 provides motorists rapid access to routes towards Kings Cross, West London and Oxford.

Transport: Maida Vale Underground Station (Bakerloo Line).

St John's Wood

Bordered by the open spaces of Primrose Hill and Regent's Park, this is a suburb dominated by large family homes and luxurious developments. St John's Wood is something of an institution with a noticeable air of respectability. The stylish streets - created in part by the settled wealthy residents and part by the electric gates and CCTV systems they live behind - are also home to the world renowned

Lord's Cricket Ground. Regency Villas and pretty multi-coloured Victorian houses are mixed with portered apartments and mansion houses. Wealthy buyers plant their roots here and corporate renters are attracted to the settled community. Described by some as 'the centre of the universe' (and not just by avid cricket fans) it's easy to see why - the Jubilee Line runs direct to Canary Wharf and the Eurostar, the Paddington-Heathrow Express is nearby and the West End is a stone's throw across Regents Park. Shopping facilities in St John's Wood are superb - the high street is lined with continental cafes, exclusive boutiques and antique outlets, whilst Finchley Road provides a range of mainstream stores as well as a cinema and shopping complex. Popular restaurants and art galleries are complemented by the beautiful architecture of the area's numerous synagogues and the Central London Mosque in Regents Park.

Transport: St John's Wood, Swiss Cottage (Jubilee Line), Maida Vale, Edgware Road and Marylebone (Bakerloo Line) underground stations, Kilburn High Road and South Hampstead (British Rail) stations.

SOUTH LONDON

Balham

Excellent transport links, a fine selection of property and plenty of green open spaces ensure that this cosmopolitan neighbourhood has risen dramatically in the desirability stakes over past years. Fringed by the green open spaces of Clapham, Wandsworth and Tooting commons, Balham is increasingly popular with young professionals and families alike. Large family homes are mixed with Victorian conversions and contemporary developments. The area is not only surrounded by good schools but is within walking distance of Wandsworth, Clapham and Tooting. A steady stream of trendy new bar and restaurant openings complement the existing selection of shops on the High Street which, although improving year on year, is largely limited to a number of Asian outlets selling clothing and foodstuffs as well as a supermarket and a few trendy boutiques. However, neighbouring Clapham offers a

wealth of shopping and entertainment facilities.

Transport: Balham and Tooting Bec (Northern Line) underground stations, Balham Station (British Rail).

Battersea & Clapham

With transport links to the City, the West End and Docklands it's little wonder property prices have rocketed here. Young professionals and families favour this cosmopolitan neighbourhood which boasts designer shops, continental cafes, charming Victorian terraces, smart mansion blocks and the kind of property developments featured in sexy Sunday supplements. Evenings and weekends are whiled away in the many bars and restaurants, and a wide range of classy clubs are open well past midnight. The area is well served by supermarkets, mainstream stores and some chic boutiques. Cosmopolitan Northcote Road with its cheery market stalls offers a welcome change from high street shopping. With Clapham and Wandsworth Commons to the South and Battersea Park to the North, the area is surprisingly green. The neighbourhood provides some respectable schools and a good range of leisure, sporting and arts facilities - the Battersea Arts Centre is the second largest arts centre in the country!

Transport: Clapham Common and Clapham South (Northern Line) underground stations, Clapham Junction Station (British Rail) with fast track services to Waterloo International.

Brixton

This is arguably one of South London's most vibrant neighbourhoods with a truly urban feel. Brixton is the closest thing there is to a 'downtown' district in America yet despite stories of street crime, drugs and police rows the area is now on the up. A fashionable and lively place to live, the property market here has been transformed by an influx of young, affluent professionals so prices are on the increase. Cosmopolitan street life is Brixton's answer to London living and the music scene dominates the neighbourhoods streets, clubs, pubs and restaurants. Brixton Academy is rated one of England's top music venues playing

host to a huge number of famous bands and artists. Shopping is limited to high street chains but the bustling Brixton Market offers an opportunity to stumble across more unusual items - beautiful fabrics, ethnic jewellery and a diverse range of music as well as knock off versions of designer clothes and accessories. Brockwell Park is nearby with its open-air swimming pool sponsored by 'Evian' - just one small example of investment in this up and coming area.

Transport: Brixton (Victoria Line and British Rail) and Tulse Hill (British Rail) stations.

Putney

This desirable residential area is ideally located next to the Thames and close to the open spaces of Putney Heath, Wandsworth Park and Richmond Common. With excellent transport links to the heart of London and a lively community spirit, Putney has seen an influx of young professionals in recent years. Putney Wharf dominates the skyline by the Bridge yet west Putney is arguably the grandest part with wide roads of large detached Edwardian houses leading to Victorian terraces off Putney High Street and modern apartments on Putney Hill. Popular bars and restaurants can be found on and around the main High Street which also boasts a good selection of mainstream shopping outlets and designer boutiques. Putney's riverside location is ideal for sailing and rowing facilities not to mention popular racing events - after all, it is here that the famous Oxford Cambridge boat race begins.

Transport: East Putney and Southfields (District Line) underground stations, Putney Station (British Rail) offering direct routes to Waterloo International.

Tooting

Following a £20 million improvement grant from Wandsworth Borough Council, Tooting has improved considerably in recent years and the growing number of popular bars and pubs complement some seriously good Indian restaurants courtesy of Tooting's thriving Asian community. With Wandsworth and Balham as neighbours, this well-established suburb is popular with young professionals and

families. The northern line provides a direct route to the City and the borough boasts some good schools and affordable family homes. Tooting High Street serves the area with specialist shops as well as all the usual chain stores and the busy indoor market sells everything from fruit and vegetables to clothes and furniture. There are smart flats on the Balham end of Tooting High Road and six hundred new homes on the site of the old Tooting Bec Hospital but Tooting is better defined by streets of Victorian and Edwardian terrace houses. Larger semi-detached homes with gardens border Tooting Graveney Common but the most sought-after property is on the Heaver Estate and Trinity Road. Tooting is fringed with green open spaces and sporting facilities including Tooting Bec, Wandsworth and Clapham commons, and Tooting Leisure and Fitness Centre.

Transport: Tooting Bec and Tooting Broadway underground stations (Northern Line), Tooting Station (British Rail).

Wandsworth, Earlsfield & Southfields

This popular residential area boasts some excellent schools and plenty of green open spaces. With streets lined with Victorian terraces and riverside apartments, Wandsworth has become increasingly sought after, in particular the fashionable enclaves of Bellevue Village, the Tonsleys and the Toastrack. Wandsworth and Clapham Commons, and Battersea Park are all close by and the vast open stretches of Richmond Park and Wimbledon Common are easily accessible. Although there is a large supermarket, shopping is limited to a number of small shops and boutiques. However Putney and Wimbledon are moments away and here you can find shops galore, a cinema, restaurants and lively bars. Bellevue Road off Wandsworth Common boasts a string of chic shops and bars whilst cosmopolitan Northcote Road offers numerous cafes, shops and restaurants. Earlsfield offers attractive streets of Victorian and Edwardian terraces at slightly lower prices than Wandsworth but with only a few restaurants, pubs and limited shops the locals tend to use the wide range of facilities of nearby

Wandsworth and Clapham. Southfields is more suburban, more residential and slightly more expensive than Earlsfield. Popular with young professionals, this lovely quiet area is served by its own underground station. Entertainment facilities are found nearby in Wimbledon and Putney, boasting a wide selection of shops, bars and restaurants.

Transport: Southfields Underground Station (District Line), Clapham Junction, Wandsworth Town, Wandsworth Common and Earlsfield (British Rail) stations.

Wimbledon

For two glorious weeks a year, top seeds transcend on Wimbledon to win game, set and match in the finals of Wimbledon's world class tennis tournament. But when the crowds have gone the local's love of sport remains as joggers, horse riders, rambles, golfers and cyclists use the 1,100 acre common which extends to Putney Vale. Vast Victorian mansion houses and luxury flats border this semi-wooded vale commanding the highest prices in the suburb closely followed by those in Wimbledon Village where style conscious Americans and Swedish bankers live in Victorian cottages and huge detached houses from every era. Designer shops, trendy bars and contemporary restaurants sell tasteful, tasty items to discerning residents - a far cry from Wimbledon town centre itself. The busy Broadway boasts a shopping centre, smart offices, and station and tram network whilst the town centre offers a varied mix of period and modern housing. Streets of new developments and flats near the high street sprawl out to ordinary roads offering more affordable Victorian and Edwardian property. Some excellent schools and gymnasiums complement the cinema, theatres and golf courses galore.

Transport: Wimbledon Station (District Line and British Rail) and Wimbledon Park (District Line) underground station.

WEST LONDON

Acton

Located west of Chiswick's popular Bedford Park, things are definitely looking up in Acton. Property is cheaper than the surrounding areas (the large supply of

Victorian houses and large conversions has been discovered in recent years), big employers at White City and along the A40 create a steady demand for homes, and the area is conveniently close to Shepherds Bush and Holland Park. Although central Acton Town has its fair share of council blocks, this makes property more affordable. Poets Corner proves most popular with young, professionals and families tend to favour the extensive collection of mock Tudor houses and flats on 'Tudor Estate' to the west. Thanks to the opening of The Oaks' shopping centre and pedestrianisation of King Street, the town centre is far less scruffy than it once was. As well as some fabulous ethnic restaurants the area boasts some good schools, a number of parks, swimming baths and excellent transport links via the A40 towards Oxford and central London. Gunnersbury Park is an oasis of parkland with football and rugby pitches, two golf courses, tennis courts, bowling greens and a cricket square. Nearby Shepherds Bush is home to a fabulous multiplex cinema.

Transport: East Acton, North Acton, West Acton (Central Line) and Acton Town (Piccadilly Line) underground stations, Acton Central and South Acton stations (British Rail).

Chiswick

This leafy suburb is the first big zone of family homes on the A4 route out of London and locals enjoy the best of both worlds. Pretty tree lined streets, riverside pubs, parks and schools lie just nine miles from the heart of the West End and the hub of Heathrow Airport. Georgian and Edwardian cottages, and larger houses at Stand-on-the-Green command some of the highest prices in Chiswick. The Bedford Park area is equally sought after boasting Queen Anne style detached houses originally built in the 1800's. The younger generation tend to reside in beautiful mansion buildings and well kept terraces off the high street and Grove Park in the south offers larger Victorian houses with lovely original features. Pavement cafes, and fruit and flower stalls add to the laid back village atmosphere centred on Chiswick High Road with its varied selection of mainstream stores and specialist boutiques as well as a large

supermarket. A good selection of restaurants serve food from every corner of the globe and in addition to traditional pubs and trendy wine bars, Chiswick boasts ample stretches of green open space including Turnham Green, Chiswick Common and the grounds of Chiswick House.

Transport: Gunnersbury (District Line and British Rail) and Chiswick (British Rail) stations, Chiswick Park and Turnham Green underground stations (District Line).

Ealing

Since the late 1880's Ealing has wholeheartedly welcomed the middle classes, attracting young professionals and families seeking easy access to central London and affordable property with more than enough room to swing a cat. With a good mix of solid Edwardian and Victorian houses and conversions, a wide selection of shops, vast stretches of open space and good links out of the capital, Ealing has the feel of a proper town. In the midst of tree lined streets the Broadway boasts a popular shopping centre, supermarkets and specialist shops. The growing prosperity of the area has attracted a good selection of restaurants and bars - many reflecting a rich cultural mix from the western fringes of the borough as well as London's Polish community. Buses converge on the Broadway and the station offers rapid access to Heathrow Airport. W5 offers a good selection of leisure facilities and is home to one of the largest community theatres in London. As well as a lively arts scene and even a comedy club, locals also enjoy fabulous summer festivals hosted annually on the common.

Transport: Ealing Broadway Station (Central and District lines, and British Rail) and Ealing Common Underground Station (District and Piccadilly lines).

Richmond

Life in Richmond is a right royal affair with the Royal Botanic Gardens Kew to the north, Henry VII's Palace off the Green and 2,500 acres of royal parkland to the south east. This Georgian riverside town is in fact in Surrey but thanks to London Underground and British Rail services

from Richmond Station is 'almost inner London' in terms of practicality. Grand Victorian houses on Richmond Hill, Georgian mansions on The Green, eighteenth and nineteenth century cottages, conversions and country lanes cater for families and young professionals alike. People flock to Richmond to stroll on the riverside promenade, eat out in the wonderful pubs and bars, and be entertained at the theatre, cinema or film house. With City types and diplomats attracted by the borough's international schools, expats after a slice of all that is English and the Japanese drawn to the golf course (twinned with Malaysia's Royal Selangor Club no less) property prices are generally high. The busy high street offers a selection of tasteful high street chains as well as a supermarket and department store with smarter shops and boutiques winding up the road towards Richmond Hill.

Transport: Richmond Station (District Line and British Rail)

Twickenham & Teddington

The home of England's world class rugby stadium, Twickenham is a pleasant riverside suburban area with plenty of green open spaces, some excellent schools and a wide selection of sporting facilities making it popular with young families. The tow path meanders alongside parkland and quaint English pubs offer wonderful views of Petersham and Richmond. Architecture ranges from impressive Georgian mansions to picturesque little cottages and 1930's apartments. The area has been given a new lease of life in recent years as popular bars have opened chain stores and apartments are increasingly sought-after. Neighbouring Teddington property is mostly Victorian with larger houses and new homes on the river commanding premium prices. Although there is a small high street, nearby Kingston provides locals with a huge selection of high street shops, supermarkets and a four storey shopping mall. Bushy Park is equally as accessible providing acres of open park land for joggers, ramblers and cyclists as well as the resident deer.

Transport: Teddington and Twickenham stations (British Rail) with services to Waterloo International.

DIRECTORY OF USEFUL NUMBERS

As a long let tenant you are responsible for the gas, electricity, water, television licence and council tax of the property. You must ensure you contact the appropriate services as soon as you move in to new accommodation and have all bills transferred into your name - otherwise you risk being disconnected. To make matters easier we have provided a comprehensive directory of all major service providers.

GAS & ELECTRICITY:

Atlantic Electric & Gas.....	0870 013 2080
Countrywide Gas.....	0800 093 2447
Energy Supplies UK.....	0845 788 5401/ 01978 833233
Powergen PLC (Amerada + TXU Energi).....	0800 015 2662
British Gas.....	0845 600 5001
EDF Energy.....	020 7242 9050
London Energy.....	0800 096 9000
London Gas Board.....	0800 111 999
Basic Power (Electricity only).....	0845 601 2421
Southern Electric Gas	0845 7444 555
NPower Electricity.....	08457 145 146
NPower Gas.....	08457 90 60 50
Seeboard.....	0800 056 8888
Scottish Hydro-Electric Gas.....	0845 300 2141
SWEB.....	0800 365 000

WATER:

Thames Water.....	0845 920 0888
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TV LICENCE:

TV Licensing.....	0870 241 6468
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TELEPHONE:

British Telecom.....	0800 800 152
One.Tel.....	0800 957 0700
Telewest Broadband.....	0845 142 0000

COUNCIL TAX:

Barking and Dagenham.....	020 8592 4500
Barnet.....	020 8359 2000
Bexley.....	020 8303 7777
Brent.....	020 8937 1790
Bromley.....	020 8464 3333
Camden.....	020 7974 6470
City of London.....	020 7332 1882
Croydon.....	020 8667 8282
Ealing.....	020 8825 5000
Enfield.....	020 8379 1000
Greenwich.....	020 8854 8888
Hackney.....	020 8356 5000
Hammersmith & Fulham.....	020 8748 3020
Haringey.....	020 8489 0000
Harrow.....	020 8863 5611
Havering.....	01708 432064
Hillingdon.....	01895 250111
Hounslow.....	020 8583 2000
Islington.....	020 7527 2633
Kensington & Chelsea.....	020 7937 5464
Kingston Upon Thames.....	020 8547 5757
Lambeth.....	020 7649 9311
Lewisham.....	020 8690 9666
Merton.....	020 8545 4162
Newham.....	020 8430 2000
Redbridge.....	020 8554 5000
Richmond Upon Thames.....	020 8891 1411
Southwark.....	020 7525 5000
Sutton.....	020 8770 5000
Tower Hamlets.....	020 7364 5000
Waltham Forest.....	020 8509 7000
Wandsworth.....	020 8871 6000
Westminster/City of London.....	020 7641 6000

