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The Leaders guide to
Buy To Let

in Kingston-upon-Thames



Investing in Kingston upon Thames

The Royal Borough of Kingston upon Thames is the oldest of only four Royal Boroughs in England and Wales. It was awarded the title because it was the place where seven Anglo-Saxon kings were crowned and the name, derived from Cyningestun, means royal estate or palace. The stone used in the coronation ceremonies can be seen outside of the Guildhall: a silver penny from the reign of each Saxon king being set into the stone's plinth. After the Norman conquest, the town became a Royal Manor.

Shopping

In recent years, Kingston upon Thames has earned a reputation for being one of the best shopping areas in Surrey. The ring road system, large and numerous car parks and the pedestrianisation of Clarence Street allow for good access and pleasant shopping conditions.

The Bentall Centre provides three stories of shops and restaurants under a glass atrium whilst other stores can be found in Eden Walk. The John Lewis department store straddles Horsefair whilst many smaller, traditional retailers are to be found in the side streets and alleys.

Recreation

Apart from the riverside gardens to the north and south of the Bridge, Kingston has great parks on either side of it. Just to the west of Kingston Bridge lie Home Park and Bushy Park, both part of Hampton Court Palace lands. To the north-east, about 20 minutes walk from the town centre, is the Kingston Gate entrance to Richmond Park. This is a 2,500 acre parkland created in 1637 by Charles I. Here, deer wander freely in open parkland, ducks, geese and swans abound at Penn Ponds and various horticultural delights are to be found in more formal gardens, such as azaleas and rhododendrons in the Isabella Plantation.

Transport Links

Over 40 bus routes provide a frequent service throughout the borough and to other parts of Greater London as well as into Surrey. Heathrow airport is just 40 minutes away by a direct bus service and an extensive rail network links Kingston to the south, southeast and south west of England. Trains from Kingston are serviced by south west trains and take 30 minutes from London Waterloo, leaving at least every 15 minutes. There are also over 20 car parks within the borough, over half located right in the heart of Kingston town centre.



What to buy

Please note that the figures below are based on recent sales in Kingston-upon-Thames and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Medium	£ 140 - £150K	£ 650 - £ 750 PCM
One bed (Purpose built)	High	£230K - £250K	£ 950 - £1050 PCM
One bed (Conversion)	High	£190K - £230K	£ 800 - £1050 PCM
Two bed (Conversion)	Very High	£230K - £300K	£1100 - £1300 PCM
Two bed (Purpose built)	Very High	£280K - £310K	£1200 - £1500 PCM
Three bed (Semi)	Very High	£350K - £600K	£1400 - £2000 PCM
Three bed (Terraced)	Very High	£350K - £500K	£1350 - £1700 PCM
Two Bed (Terrace)	Very High	£300K - £380K	£1100 - £1400 PCM
Detached	Low	£ 700K +	£2000 +

Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob and carpets.

