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The Leaders guide to
Buy To Let

in Lewisham



Investing in Lewisham

Lewisham is one of London's axles: It has been a time of great transformation for Lewisham and its southern sister Catford. Huge changes have encompassed traffic redirections, new communications, overhauled housing and an all-round clean-up. But none of this has changed the essential character and make-up of a cheery and hectic part of London prepared to accept redevelopment only on its own terms. The long rows of Victorian terraces which stretch south and east of Lewisham centre and toward Lee were long neglected but have undergone restoration and rejuvenation. North of the centre huge changes have been wrought with the arrival of the DLR, and much of the old industry that dominated here has been swept away for new studios and flats. West of the centre has remained a largely untouched enclave, nestled between the River Ravensbourne and Hilly Fields. South of here is Ladywell, now a halfway house between Lewisham and Catford but growing as a centre in its own right and providing a jumble of housing, from new affordable units to inter-war semis and Victorian conversions.

Facilities

Although it has a full time job as one of London's most important junctions the centrepiece of Lewisham is retail trade. The Riverdale Centre is fully pedestrianised with plenty of room for the market stalls. The street market runs every day but Sunday, and sells a wide array of food and household goods. Looming over the stalls is the revamped Riverdale Shopping Centre, home to many of Britain's best-known retailers and able to attract around 240,000 visitors a week. Occupying 13 acres there are around 85 retail units in the Centre, with the Boutique Hall acting as home to smaller, independent shops.

Transport Links

You could be forgiven for thinking in Lewisham that you had stumbled across the spiritual home of the London red bus as a double-deckers and single-deckers head to all corners of the capital from the bus depot. The A20 heads east to Eltham and Kent and the A21 to the south takes you to Catford and Bromley. The big change in Lewisham of late was the arrival of the Docklands Light Railway. Placed next to the train station, it has brought this working-class part of the capital within the ambit of the Isle of Dogs and all the regeneration that has gone on there; it has also relieved the intense bottleneck of travel to London Bridge. The DLR has not dented the strong impression that the railways make on the area. Hither Green station remains an important junction for the commuter. Coming out from central London the line splits east here to Dartford and the north Kent coast and south to Orpington, Sevenoaks and the Channel Ports.



What to buy

Please note that the figures below are based on recent sales in Weybridge 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	Very High	£100K - £115K	£ 500 - £ 800 PCM
One bed (Purpose built)	Very High	£170K - £200K	£ 750 - £ 875 PCM
One bed (Conversion)	Very High	£200K - £500K	£ 775 - £ 895 PCM
Two bed (Conversion)	Very High	£250K - £600K	£ 850 - £ 950 PCM
Two bed (Purpose built)	Very High	£250K - £450K	£ 950 - £1350 PCM
Three bed (Semi)	High	£350K - £450K	£1250 - £1500 PCM
Three bed (Terraced)	High	£350K - £400K	£1100 - £1350 PCM
Four bed (all)	Low	£500K +	£2500 + PCM

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 white goods including a hob and oven, fridge and washer/dryer, and curtains and carpets.

