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wj. meade

ESTATE AGENTS • PROPERTY MANAGEMENT • RESIDENTIAL LETTINGS

BOW & MILE END

Bow lies at the centre of what developers have called the "Golden Triangle" of the City, Canary Wharf and Stratford. It's a lively and multicultural area that has recently been transformed by a wealth of exciting new developments; both residential and commercial, all knitted together with fabulous public green spaces headed by the award-winning Victoria Park.

Properties in Bow include Grade II Listed Georgian and Victorian houses, converted industrial buildings and new apartment blocks in stunning, waterside locations. Providing great London property investment opportunities with unparalleled infrastructure connectivity.

We have been in Mile End since 1996 and our iconic flagship office, spanning 1700sq ft, is situated under the Mile End Green Bridge. We are open Monday – Saturday, with our late nights on Thursday, so you are always welcome to come in for a free consultation.

WELCOME TO **WJ Meade** Bow - Mile End



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RESIDENTIAL SALES & MARKETING

Selling your home is probably the biggest transaction most people complete during their lifetime, so it is imperative you pick the right agent. Our integrity and reputation has kept us at the top of the property market since we started in 1953; so you won't be disappointed when choosing us.

When you decide to sell your home with W J Meade, an experienced sales consultant will inspect your property and provide you with a current sale assessment without obligation. Our opinion will be based on years of experience, a comparison on similar properties that have recently sold in the area, and of course a detailed home valuation. Any queries you have can be discussed at the time of our visit and we will advise you on all aspects of selling your property.

The property market is ever-changing, especially in London, therefore valuations on your property can change throughout the year. Unlike other agents, we won't over value a property in order to obtain the instruction, we give you real, honest advice.

Once instructed, we will arrange supervised viewings for suitable purchasers to visit your property, and when the ideal client has been established, we will conduct negotiations on your behalf, making sure we achieve the best possible price for you.



Our office is open 6 days a week with late night hours on Thursdays. We pride ourselves on being a traditional estate agent, with central locations so that clients have every opportunity to visit the office. We are committed to providing a personal, professional service to make your property journey flow effortlessly.

We understand the importance of marketing your property and to maximize its coverage, when you choose us, your property will be featured through a variety of channels. Our strategy goes much further than just advertising your properties on our website and third-party property portals.

We are a large independent agency and as such each of our offices throughout London has access to properties throughout the company. Our bespoke CRM system is accessible by all of our agents and regular alerts are sent when there is activity; including when new properties are added and price reductions agreed. This interlinked system helps ensure that your property is given the maximum market coverage and that no opportunities are missed.

It all starts when we are instructed and we do not hang around. Our professional photography will stage your home to maximise its potential, taking an array of external and internal shots, as well as conducting a detailed floorplan. We will then hand pick a selection of photos to draw up the property details (with your final approval) before uploading the property to our website and the property portals.

Our newest member of team;
The Meade Mobile!
Check us out whizzing around Bow & Mile End. If you take a snap of us, don't forget to tag us on Instagram @WJMeadeEstateAgents

  **SOCIAL**
@WJMeadeEstateAgents

We understand the important of property portals and that is why we use the best in the market. Rightmove, Zoopla and Prime Location are all market leaders. As part of our marketing budget each month, we use additional spending on out property portals to maximise your property listing.

We allocate both *Featured* and *Premium* listings to your property, which highlights your property and duplicates the listing. By doing this, it means your property is viewed more often and will in turn generate a larger number of leads. This service is all a part of your marketing package with W J Meade and does not come at an additional cost.

As well as our website being recently renovated, we are fully integrated with both Facebook and Instagram meaning we advertise your property on further channels. This not only helps boost market share, but also opens up other ways of communicating with customers, so that we do not lose any potential leads.

Going further than this, and to adhere to the premium nature of our branding, we will also promote superstar properties in other publications such as *Tatler*, *GQ*, *House & Garden* and *Vogue* (at your request). *An example of one of our publications is featured below:*

VOGUE ADVERTISEMENT



TREDEGAR SQUARE, BOW E3

AN OUTSTANDING AND RARE OPPORTUNITY TO ACQUIRE A STUNNING FIVE STOREY GRADE II LISTED GEORGIAN TERRACED HOUSE

Outstanding Georgian House features a wealth of exceptional original details, marble, plaster, fireplaces, fine furniture, three balconies, through floor room, designer fitted double kitchen, through dining room, and is well presented in fully modernised over 100 ft. garden. Design garden that is really added to the property.

£4,500,000 F/H

WJ Meade

ONE OF THE FINEST GEORGIAN HOUSES EAST OF THE CITY, MANY OUTSTANDING PHOTOS ON OUR WEBSITE, WWW.WJMEADE.CO.UK

HOW MUCH IS YOUR HOME WORTH?

BOOK YOUR **FREE** VALUATION

OUR MILE END OFFICE



Covering the area from Canary Wharf to The City, our staff are experts on every aspect of the market with over 70 years of combined local knowledge. Our success is attributed with all types of property from the smallest of studio apartments to multi-million-pound Georgian houses rather than specialising in just one defined niche.

Our prominent 1700sq ft. office is situated under the Mile End Green Bridge, (a minute's walk from the tube station). Our prestigious window displays attract a lot of attention and a considerable amount of footfall. This helps ensure that properties are promoted to their full potential and that no viewing opportunity is missed.

In Spring 2019, we gave our office a "face lift", updating its LED displays, fixtures and fittings, and window displays. Although the market has been tougher this year, we have continued to work on developing our image and investing in tools and technology to help us continue to deliver the best service we can.



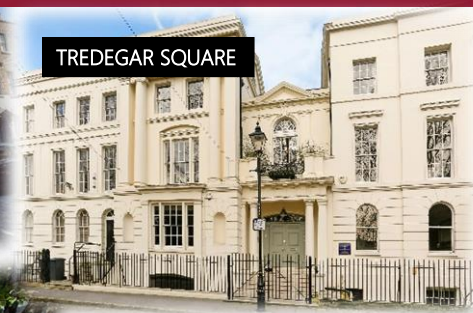
BOW ROAD



TREDEGAR SQUARE



NEWELL STREET



TREDEGAR SQUARE



TREDEGAR TERRACE



CARDIGAN ROAD



RIDGDALE STREET



LICHFIELD ROAD



COBORN ROAD



TREDEGAR SQUARE



ANTILL ROAD



ELLESMERE ROAD



BOW ROAD



MORGAN STREET



ARBERRY ROAD



FAIRFIELD ROAD



PEMBROKE MEWS



NEWELL STREET



GRAND UNION TERRACE

wj. meade
Estate Agents, Property Management & Lettings

SOLD

0208 981 3331

www.wjmeade.co.uk

MEOTRA NEWSLETTER

We have been proud sponsors of the Mile End Old Town Residents Association (MEOTRA) since 2005. The MEOTRA covers the area bounded by Mile End Road, Lichfield Road, the Regent's Canal and Coborn Street.

Their objectives are to protect the interests of the area in relation to any planning request; work for the improvement of the area; defends the rights and interests of the residents; and continue developing a community spirit in the area.

As part of their operation, they produce three newsletters a year (Spring, Summer and Christmas), which we contribute to and feature a part of. Featured to the side are some excerpts from past editions.

SPONSORSHIPS

WJ Meade have been proud supporters of the local community since 1953. In recent years under the ownership of Mike Maddin and Mike Breen, we have supported many more community events, charities, schools and hospitals.

Other recent sponsorships have included Adolescence safety awareness a charity set up to help young people locally as well as around the country, Phoenix Primary and Secondary School who we have donated raffle prizes for the 2019 Christmas Raffle and Hospital information booklets.

We realise the benefits both ways when supporting charities and local events W J Meade will remain proud sponsors of the local community.

If you are involved in a local charity or association and would like our help please contact us on: bow@wjmeade.net

Established in East London since 1953

www.wjmeade.co.uk

SOLD
020 8981 3331

Prices are rising; stay ahead of the market with a **FREE** updated valuation from WJ Meade the local experts.
how.wjmeade.net
020 8981 3331

Just a selection of properties sold by us during the course of this year; we look forward to hearing from you next year.

Seasons Greetings.

wj meade
ESTATE AGENTS

www.wjmeade.co.uk
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020 8981 3331

Merry Christmas
from all of us here at... **wj meade**
Estate Agents, Property Management & Lettings

SOLD **SOLD** **SOLD**

FEATURED PROPERTIES

SOLD IN 2019

Some examples of properties which have **SOLD** in the Conservation areas in 2019

SOLD **SOLD** **SOLD**

ANTILL ROAD **LEICHEL ROAD** **TRIDGEM SQUARE**

Why not use the Christmas break to plan your next move? Contact us to start your property journey.

We have been successfully selling and renting properties in North & East London since 1953!

Red, assured, we want you to own this Christmas. Period as part of our 'Do Not Disturb' campaign. Enjoy the holidays and we will be in touch in the New Year!

DON'T DELAY, CONTACT US TODAY! [@WJMeadeEstateAgents](mailto:bow@wjmeade.net) [facebook](https://www.facebook.com/wjmeade) [instagram](https://www.instagram.com/wjmeade)

RESIDENTIAL SALES • RESIDENTIAL LETTING

Having originally established ourselves in 1953 we have realised that we needed more space to accommodate the expansion brought about by the demand for both buying and letting. The opportunity arose to move into our current 1000 sq. ft. office and we have not looked back since.

Covering the areas from Canary Wharf to The City our staff have become experts on every aspect of the market with over 10 years of combined local knowledge.

Our success is attributed to dealing with all types of property from the smallest of studio apartments to multi-million pound Georgian houses rather than specialising in just one defined niche. We have just been featured in the Best Estate Agents guide (2019).

FEATURED PROPERTIES

FOR SALE
17th
CONCHIN STREET E1 - £185,000

SALE AGENT
17th
CONCHIN STREET E1 - £185,000

CLIENT TESTIMONIES

Mr. Vendor **Ms. Buyer**

"I have been impressed by the professionalism shown during the entire process and working with Russell and the team at WJ Meade they were recommending properties that were exactly what I needed. I have just sold my flat and bought a new house. Thank you very much."

FOR A FREE PROPERTY VALUATION VISIT
WWW.WJMEADE.CO.UK
OR CONTACT OUR MILE END BRANCH ON
TEL 0208 981 3331

A DAY IN THE LIFE OF AN ESTATE AGENT

After previously selling a magnificent house in Eaton Terrace, the vendor was so happy with me that she gave me a maisonette to sell in Siege House, Sidney Street. After briefly showing me some photos, I knew exactly who I would sell this property to and rang them immediately. I arranged for the purchaser to meet me at Siege House later that day, after I had taken the details.

The vendor gave me a set of keys and later that morning I went to the property. After taking the details of the flat, I made my way up to the top floor of the maisonette to take some photos of the views over the city of London.

It was a very hot day and after walking round the flat several times, I was already very feeling very warm. I took my jacket off, put my phone down on the table, took my camera and opened the door to the balcony to take amazing photos. After taking in the views and getting some amazing shots, I proceeded to go back into the flat.

As I went to open the door, I noticed there was no door handle on the balcony and the door was closed shut. I tried leaning against the door to nudge it open, but it would not budge. The realisation then hit me that I was alone in the flat and locked out on the 20th floor of Siege House. Panic set in...

I looked over the balcony and started shouting at the people walking in the street below, pleading for them to call the fire brigade to help me, but regrettably they could not hear me. I thought to myself; how I am going to get down? I then walked along the balcony (as it was a fire escape balcony) and noticed another door to another flat (this too had no door handle).

I started to knock on the window of the adjoining flat and eventually a man came to his window and asked how I get there. I replied ironically saying; "I didn't fly here, I'm not Superman!" (in jest of course). I then explained the situation to the gentleman and that I was valuing the next-door flat and after some reluctance, he then let me in.

I went down in the lift and made my way to my car, then realised I had left my car keys, mobile phone and money in the flat. I frantically stopped a taxi and went back to my office asked the taxi to wait so I could get some money. My purchaser was supposed to be meeting me in an hour's time and I was locked out of the flat!

I then called the owner of the flat and explained what had happened and asked if she had another set of keys. Thankfully she had, but these were in Shoreditch. I asked the taxi driver to take me to Shoreditch to pick up the spare set of keys and then return me to Siege House.

I arrived back at the block with my purchaser waiting outside for me. I wiped my brow and took a moment to catch my breath, before praying that the keys fit (which thankfully they did).

I showed my purchaser around the flat and he loved it! We went out onto the balcony to take in the views, and before I got too carried away (again), I grabbed the door in the nick of time, before it closed upon me.

He offered the full asking price and the *siege* came to an end! (pardon the pun). That is why they call me *The Property Matchmaker!*

wj meade
Estate Agent, Property Management & Lettings

Russell Stone
Partner

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@WJMeadeEstateAgents

WHY CHOOSE US TO MANAGE YOUR PROPERTY?

Each of our branch offices has a fully trained, dedicated lettings consultant ready to assist and advise you with all aspects of letting your property; whether it is your own home, or a property you have purchased for investment purposes.

We aim to be as flexible as possible and appreciate that personal circumstances may require us to do more, or less than our standard service packages. We pride ourselves on being able to 'tailor make' a service that best suits your needs and requirements. Whether we simply find tenants, collect the rent or fully manage your property, you will benefit from our extensive branch network and marketing as a source of tenants and our established reputation.

With every service you choose as a consumer there are pros and cons; the same can be said with choosing a managing agent to oversee your property. There are a number of landlords who hold the view that they can let and manage the property themselves. In the short term, you could save money, would have full control over the property, and can meet tenants face-to-face, however the repercussions of not implementing this efficiently are vast. In short, you'll need to invest more time in being a landlord, have more responsibilities to manage, sort out all tenant issues and are potentially more at risk of legal issues.

When it comes to W J Meade managing your property, you are dealing with a letting agent that does so much more than just the minimum requirement. Our Property Management Head Office is based centrally amongst our branches and has a team of dedicated support staff to assist your every need. Whether it's legal enquires, advice on renting or maintenance issues, our experienced team of property managers will be able to answer your queries, or put you in contact with the right people.

When choosing a professional agent to let and manage your property, there are some important things to consider:

Do They Belong To A Redress Scheme?
Are They A Member Of A Professional Body?
Do They Have Tenant Deposit Protection?
Do they have Client Money Protection?

PROPERTY OMBUDSMAN Belonging to a redress scheme is now mandatory for all estate agents dealing with residential property. It gives consumers the right to forward complaints to an objective third party. At W J Meade, we belong to *The Property Ombudsman*, perhaps the most well-known.

UK ASSOCIATION OF LETTING AGENTS Joining a professional body is becoming increasingly important for letting agents. When it came to decide, we wanted to belong to an association that not only represented our interests, but also those of our clients. UKALA is in partnership with the National Landlords Association, the leading independent organisation, who have over 20,000 members.

DEPOSIT PROTECTION SCHEME In April 2007, the law changed making deposit protection a legal requirement. At W J Meade we use the DPS and we protect all tenant deposits, making sure all of our landlords are compliant with the law.

CLIENT MONEY PROTECTION Client money protection is now mandatory for all agents. It provides clients with the security that the money agents hold on their behalf is held in a separate clients account, protecting them in an event of a theft by the business owners.



PROPERTY MANAGEMENT HEAD OFFICE Tel 0208 804 7619

3 Broadway Parade, Winchester Road, London, E4 9LG

maintenance@wjmeade.net deposits@wjmeade.net rents@wjmeade.net

OUR LETTINGS & PROPERTY MANAGEMENT PACKAGES

We offer a wide range of lettings services here at WJ Meade, based around LET ONLY, RENT COLLECTION & FULL MANAGEMENT.

Our Enhanced management package includes all of our standard management package as well as **free legal cover** on section 8 and 21 eviction (read our Property Recovery+ pamphlet to find out more).

Our Premium management package includes everything listed below and gives you ultimate protection through our **Guaranteed Rent** service.

	FULL MANAGEMENT	RENT COLLECTION	LET ONLY
PROPERTY INSPECTIONS	✓	✓	✓
ADVERTISING AND MARKETING OF PROPERTY	✓	✓	✓
RIGHT TO RENT CHECKS	✓	✓	✓
DEPOSIT COLLECTION	✓	✓	✓
ARRANGING ENERGY PERFORMANCE CERTIFICATE	✓	✓	✓
ARRANGING GAS SAFETY CERTIFICATE	✓	✓	✓
RENT COLLECTION	✓	✓	
MONTHLY STATEMENTS	✓	✓	
FOLLOW UP RIGHT TO RENT CHECKS	✓	✓	
ARRANGE AND CONDUCT 6 MONTHLY INSPECTIONS	✓		
LOCAL AUTHORITY INFORMED OF TENANT'S ARRIVAL AND DEPARTURE	✓		
TENANTS RECEIVE 'GUIDE FOR TENANTS' PAMPHLET	✓		
MINOR REPAIRS COMPLETED	✓		
ESTIMATES FOR MORE COMPLEX REPAIRS	✓		
MANAGEMENT OF PROPERTY WHILST VACANT	✓		
RE-LETTING OF PROPERTY IF/WHEN VACANT	✓		
INVENTORY ESTIMATE	✓		
ADVICE ON DEPOSIT DEDUCTIONS	✓		
CHECK IN/ OUT SERVICE & SCHEDULE OF CONDITION	✓		
KEY HOLDING SERVICE	✓		
ORGANISE PROFESSIONAL CLEANING	✓		
LEGAL NOTICES SERVED			
FREE LEGAL COVER (S.8 & S.21 EVICITON)	ENHANCED ○		
GUARANTEED RENT SERVICE	PREMIUM ●		
COMPLETE LOCAL AUTHORITY PROPERTY LICENCE			
COURT ATTENDANCE			
LEGAL ADVICE HELPLINE			

LANDLORD PROPERTY LICENSING



LICENSING

Property licensing was introduced so that the government could further regulate the private rented sector and improve housing conditions. Each local authority that we operate in have different licensing schemes and specifications. Waltham Forest and Newham both run borough-wide selective and additional licensing schemes. Tower Hamlets operates ward based selective licensing and borough wide additional licensing, and Enfield are consulting to introduce borough wide additional and ward based selective.

ADDITIONAL LICENSING SCHEME

From April 1st 2019, any property with 3 or more tenants who form more than 1 household would need to be licensed under the Additional Scheme. The term "households" refers to a family unit, therefore properties with more than one family unit (in most cases; sharers) will need to be licensed. This means that even 2 bed properties could be covered by this regime, as a couple with a friend living at the property, count as 3 occupants of 2 households.

As the borough of Tower Hamlets is known predominately for its student and professional sharers population, this licensing scheme will affect most residential lettings properties within the area. Not complying with these regulations can result in fines up to £30,000.

Main Information

Live legal action date: 1st April 2019

Licence Duration: 5 years

Price of licence: £520

Licence requirements:

- Annual Gas Safety Certificate (GSI).
- Electrical Installation Condition Certificate (EICR) in the last 5 years.
- Automated fire detection system, and if appropriate emergency lighting.
- Copies of tenancy agreements.
- Floor plan with room and kitchen sizes.
- Energy Performance Certificate (EPC).

SELECTIVE LICENSING SCHEME

All privately rented properties in the areas of Whitechapel, Weavers, Spitalfields and Bangla town must be licensed under this scheme regardless of who is living at the property. Highlighted in the map below, the green area is the selective licence area. If your property appears outside the green area it will not require a selective licence.

Main Information

Live legal action date: 1st October 2016

Licence Duration: 5 years

Price of licence: £532.50



MANDATORY HMO LICENSING

Mandatory HMO (House of Multiple Occupancy) licensing was first introduced in 2006 which unlike the other two schemes (Additional & Selective) run throughout the whole of England. Originally only covering properties with 3 floors or more, in October 2018 this aspect was abolished. Now, properties that have 5 or more people, covering 2 or more households need to be licensed as a House of Multiple Occupancy.

Main Information

Launched in 2006, updated in October 2018

License Duration: 3 years

Price of license: £538 plus £36 per habitable room

HMO properties will require all of the additional licensing requirement, as well as additional fire safety precautions such as; fire doors and emergency lighting.



CLIENT TESTIMONIALS

"Thank you, W J Meade, for showing us that estate agents can work for both sides and make everyone feel they have got the right deal. We were first time buyers and the Mile End team helped us through the process including how and when to push other parts of the process along. We felt like important and valued customers rather than just another buyer in the queue."

P.Target, Buyer

"I first inquired about renting and then about selling my property - and for both they were very polite and helpful and gave me advice promptly and clearly. When I went into the office, the team was introduced to me and everyone was very pleasant. WJ Meade in Bow was great to work with; they negotiated a good price and the sale went fairly quickly. I recommend!"

F.Ho, Vendor

"I've been very impressed with WJ Meade through each step of the process of buying my first flat. They have been extremely helpful, and well informed. I really couldn't recommend them enough!"

D.Drake, Buyer

Reviews from www.allagents.co.uk 4.8/5 Star Rating ★★★★★

"Having never previously rented a property out, W J Meade provided lots of useful information about the letting process and advice on how we should market our property. They supported us through the viewings, helped us through the various tasks to get the property ready and sorted all the paperwork without any problems. We now have lovely tenants that moved in on the date we wanted."

Simon, Landlord

"My experience with W J Meade was excellent since day one. Me and my flatmate really felt welcomed in the agency and thanks to them, it was super easy and quick to find what we were looking for. We are really happy with the service and thanks guys for being so professional and welcoming!"

D.Fida, Tenant

"I initially rented my property through W J Meade, and then I also sold through them. They were wonderful throughout both services; really supportive, great advice and a sensible approach with great customer service."

B.Buckton, Landlord & Vendor

97% Recommended
96% Fee Satisfaction
97% Valuation Accuracy