

# Merry Christmas

from all of us here at...

# wj meade

Estate Agents, Property Management & Lettings

## Season's Greetings!

As the festive season approaches, it is no secret that property transactions slow down at this time of year. Although 2018 has been quieter than last year for property professionals, the tail end of this year has seen some favoured growth. According to Nationwide, house prices rose in September by 0.3%, with year to date growth figures sitting at 1.2%. Although prices in London are still lower than last year, they still saw growth at +0.5% in quarter 3.

Continuing from this, figures from HMRC show the number of residential property transactions in October were up 0.9% from September and non-adjusted residential transactions rose 4.1 per cent in October 2018 compared to October 2017. Albeit small increases, this data shows that the UK property market continues to perform. Compared to last year's quarter four, where the property market nosedived, we are seeing a more stable and level market, hoping to see further growth going into the New Year.

Although rental prices have slightly dropped vs last year, the lettings market continues to be prosperous as the demand continues to grow. We believe this is due to a variety of reasons; affordability for first time buyers, the unknown of Brexit and more positively; a growing community house-shares and first-time renters. Stock continues to be an issue as it cannot meet the demand. Vendors who are selling a second home should consider letting their property out instead as they could see rental income almost instantly.

## What have we been up to?

2018 has been a busy year for W J Meade; we relocated our head office, launched a new, fully-functioning website and had our own bespoke CRM software made. During October we launched our social media platforms; how exciting! Now we are fully integrated with both Facebook and Instagram so we can show off all the amazing properties we have in our portfolio, as well as opening up more channels to communicate with you, our clients.

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!**

Rest assured, we won't contact you over the Christmas Period as part of our 'Do Not Disturb' campaign. Enjoy the holidays and we will be in touch in the New Year!

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## OUR OFFICES

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WHY NOT GIVE US A REVIEW?!

 **allAgents** 4.6/5 STAR RATING

# TESTIMONIALS

"In a world of aggressive overselling from immature ingratiating agents, Russell stands head and shoulders above. He quietly matched us up with the vendor and we made a deal that worked for us all. No fuss no pressure just good old-fashioned advice."

Richard, Buyer (Bow)

"The Hertford Road office team have been really fantastic in supporting my wife and I in selling our family home....I can genuinely say, that if you want to sell your property in an understanding and professional way, this is without doubt the team you need to get the job done!"

Glenn & Di, Vendor (Enfield)

"Michael and the WJ Meade team have been really accommodating and helpful throughout. We unfortunately lost a property, but he proceeded to find us an even better property to move into sooner than the last one! Went above and beyond and the delivery which followed was on point. Would recommend in the area without a doubt."

Mark & Gia, Tenant (Highams Park)

"From my initial visit to the office, through valuation, marketing, accompanying viewings, processing offers, to exchange and completion of sale, Richard consistently provided a professional and courteous service, always returning calls and answering queries promptly. I was also impressed with how well the office worked as a team providing support throughout the whole process."

Jan, Vendor (Stratford)

Ho Ho Ho!



Merry Christmas!

Directors Mike Maddin & Mike Breen

# CHECK US OUT ON SOCIAL

[www.facebook.com/WJMeadeEstateAgents](https://www.facebook.com/WJMeadeEstateAgents)



@WJMeadeEstateAgents



[www.wjmeade.co.uk](http://www.wjmeade.co.uk)



W J Meade Bow are delighted to have sold this stunning five storey Grade II Georgian listed terraced house overlooking the gardens of the south terrace of Tredegar Square within the Tredegar Square Conservation Area. Blending many original features with contemporary fittings and upgrades make this a truly impressive family home. We are always on the lookout for special properties just like this, so contact us today on **020 8981 3331!**



W J Meade Enfield have just sold this delightful end of terrace family abode comprising of two reception rooms, large kitchen and three large double bedrooms. Situated within a quiet, sought-after, tree line turning close to Turkey Street Overground Station and with potential to vastly extend to the side, rear and in the loft, this was an opportunity not to be missed! If you've got something exceptional to sell, contact us now on **020 8804 8989.**



W J Meade Stratford have just sold this detached house built in 1782 to The Queen Anne style. This truly unique house boasts an abundance of original features throughout and is in our opinion an excellent example of architectural design of the period. The property comprises four bedrooms, all with own bathroom/en-suite, four receptions, basement, two kitchens. Benefits from rear garden, side and rear access and garage. Contact us now to get your property on the market: **020 8221 8161.**



WJ Meade Highams Park are proud to have just sold this three-bedroom end of terrace family home. Situated in this desirable location on the borders of Highams park and Woodford green. The property is within close proximity to Oak hill primary school and close to Highams park station, local shops and amenities. We deal with all residential property, so contact us today and book your free property valuation on **020 8531 5454.**

To Book Your Free Property Valuation – [CLICK HERE](#)  
& To Find Your Local Branch, Visit [www.wjmeade.co.uk](http://www.wjmeade.co.uk)

## Refer a friend and get £250!\*

If you know someone looking to let or sell their property, refer them to W J Meade and receive £250!

Contact your local branch today for more information ☎

\*Referral fee is paid on completion of the sale/let, only one fee per property - contact branch for further information



Property Professionals Since 1953