

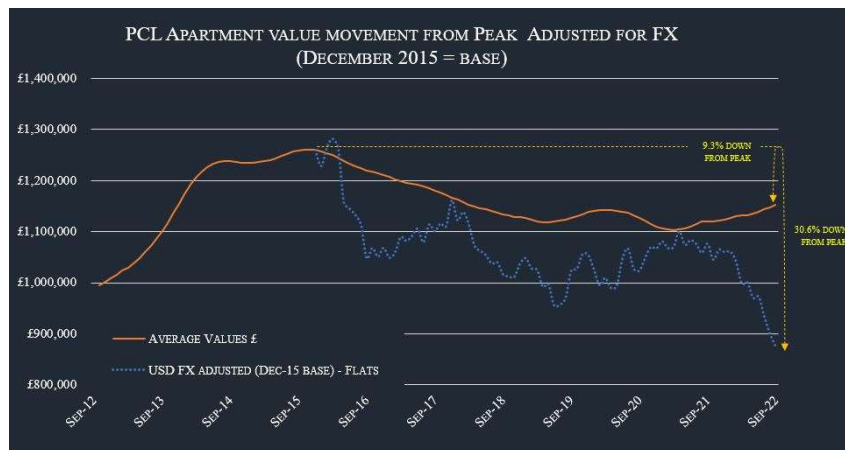


LONDON CENTRAL PORTFOLIO

REAL ESTATE INVESTMENT ADVISORY



Average PCL apartment values are still 9% below the peak seen in late 2015. Exceedingly strong rental yields, short void periods and historically weak sterling make central London apartments very appealing for investors looking to add to or diversify their portfolio.



In addition to softer pricing, a 'second' discount for US dollar denominated buyers purchasing property in London makes prices effectively 30% lower when compared with peak values back in 2015. "Weak sterling and suppressed pricing make it an attractive time to buy for investors able to take advantage of the currency imbalance," Naomi Heaton, Founder & Chair of LCP comments.

If you would like to discuss your investment strategy with a member of the LCP team, do get in [touch](#).



It has been a busy summer of property tours, showing new and longstanding clients best-in-class properties in PCL, many off-market and difficult to uncover without professional assistance. Using LCP's expertise as a buying agent gives buyers an essential competitive edge.

Education is still a leading driver for property investment. We are acting for a number of international families who want to educate their children here in London. South Kensington, home to world-renowned

Imperial University and the Lycee Français makes an appealing choice for parents setting up a home in the UK.

If you are searching for a home to meet your criteria in PCL and need the expertise of a buying agent, please get in [touch](#).



LCP is delighted to introduce our new Project Manager, Alex Sarafian. Alex is a fully qualified Architect who brings innovative design solutions to the residential space, for both homeowners and investors - everything from minor upgrades to full scale renovations, from small apartments to magnificent townhouses. He joins Ana Brito, also an architect and our in-house Interior Design specialist.

We have seen a significant level of interest from homeowners wishing to rethink their living arrangements as a result of working from home. Most of our clients prefer to acquire heritage properties within the historic centre of London which require creative and imaginative design schemes.

If you are considering a refurbishment, book a design consultation with one of our experts [here](#) or [request a brochure](#).



The PCL lettings market has had another strong quarter as overseas students and corporate relocations return to London. Students represented 44% of our new move-ins in Q3 2022 and professionals from the finance sector represented just over 30%. Our tenant mix has returned to being primarily international, with over 60% of tenants coming from outside the EU and UK.

Limited rental stock and increased competition has resulted in our landlords enjoying increases of up to 18% on agreed rents on re-lets and void periods dropping to 9 days. Within our managed portfolio, average length of tenancies reached 23.1 months as renters decided to extend their leases, deterred by rising rents and the lack of stock on the market. To find out more about the central London lettings market, please read our Q3 2022 lettings report [here](#).

If you would like to discuss your rental portfolio and how LCP can help maximise your returns, please get in [touch](#).



Other news...

Founder and Chair, Naomi Heaton and Chief Executive, Andrew Weir have just returned from a successful trip to Dubai providing an update on the market and LCP's investment and advisory services. It was a busy week filled with back-to-back meetings, press events and meeting lots of new and familiar faces.

Naomi and Andrew hosted an afternoon tea and evening of cocktails and canapes to connect with journalist and industry leaders.

If you would like to fix up a meeting with them to discuss the market or your investment plans, please get in [touch](#).

Message from LCP Chief Executive, Andrew Weir



With the gradual return of international buyers seeking a foot hold in central London, there is no doubt that activity in the market has improved. Albeit, pricing within the apartment market is still well below its 2015 historic peak.

We have received an increased number of enquiries from US and dollar denominated buyers encouraged by weak sterling and a strong US dollar. We anticipate this will have a positive impact on revitalising the PCL apartment market which has languished in comparison to the house market.

Only those buyers with a professional search agent representing them are likely to secure the best properties, outcompeting the rest and capitalising on this exclusive window of opportunity.

If you would like to start your property search this Autumn, please do get in [touch](#), Naomi and I would be delighted to hear from you.