

HARROW PROPERTY BULLETIN

Harrow Edition



FIRST-TIME BUYERS - DON'T BUY A FLAT WITHOUT AN EXIT PLAN

Buying your first home is exciting, but it's important to think beyond the day you get the keys.

Before you buy a flat, ask yourself: "What is my exit plan?"

An exit plan simply means knowing what you could do with the property in the future. Will you live there for 5-10 years? Could you rent it out if your circumstances change? Would there be enough demand to sell it easily? And, importantly, are there any restrictions, service charges or other costs that could make selling or letting it difficult?

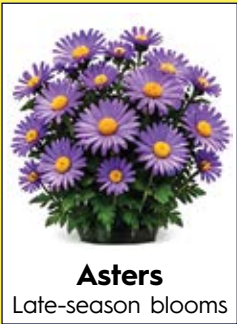
A property might look like a great deal today, but your circumstances can change. You may need more space, relocate for work, start a family, or simply decide you want a different type of home.

The easiest property to buy isn't always the easiest property to sell. Before committing, look beyond the kitchen, décor and monthly mortgage payment. Consider the location, transport links, local demand, service charges, lease terms, future developments and who your likely buyer or tenant would be.

Buy with today in mind but always plan for tomorrow.



6 FLOWERS THAT MAKE YOUR GARDEN BURST WITH COLOUR THIS SEASON



Asters

Late-season blooms



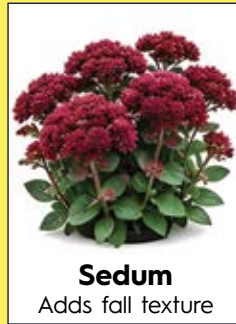
Chrysanthemums

Fall garden classic



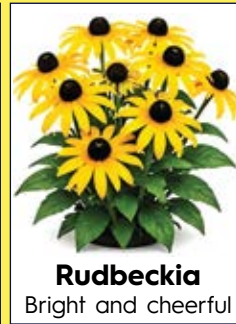
Coneflower

Bold and long-lasting



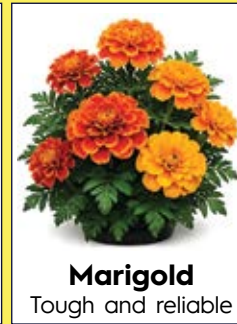
Sedum

Adds fall texture



Rudbeckia

Bright and cheerful



Marigold

Tough and reliable

FRONT GARDEN COMPETITION FOR SUDBURY COURT AND PEBWORTH ESTATE RESIDENTS SPONSORED BY EMPIRE CHASE

Win £200

A well-kept front garden does more than just look beautiful. It sets the tone for your entire home. First impressions matter, and a tidy, attractive garden creates a warm welcome while showing pride in your property.

Studies suggest that an attractive front garden can increase a property's value by up to 10%, simply by enhancing its kerb appeal. Whether it's neatly trimmed hedges, colourful flower beds, vibrant hanging baskets, or a stylish pathway, your front garden is your home's calling card.

Enter the SCRA Best Front Garden Competition for Sudbury Court & Pebworth Estate for your chance to win £200!

To enter - send a picture of your front garden with your name and address to info@empirechase.co.uk

Competition Closing Date: 30th October 2026

We look forward to seeing the wonderful gardens across our community.
Good luck to everyone taking part!

"A garden without plants is like a book without words empty and lifeless"

HOW IS THE PROPERTY MARKET?

The simple answer is: there are currently more people selling than buying.

Buyers are cautious, price-sensitive and have plenty of properties to choose from. This means sellers need to think carefully about how and when they bring their property to market.

If you're considering selling, first look at how much competition is already on the market. If you can afford to wait and believe market conditions may improve, delaying your listing could be worth considering.

If you need to sell now, **an off-market strategy** can be a smart way to test demand without immediately putting your property online and competing with hundreds of other listings.

At Empire Chase, we specialise in off-market property sales and have successfully sold several properties without publicly listing them.

Before you list, understand the competition. Sometimes the best strategy is not to go to market at all.

Please contact our sales team on **0208 4227722**.



LANDLORDS: LOOK AFTER YOUR TENANTS OR PAY THE PRICE

If you don't look after your tenants, they will leave and replacing them can cost you far more than you think.

Today's tenants have more choice. You're not only competing with other private landlords; you're competing with professionally managed Build-to-Rent developments that offer modern properties and a high level of service.

A slow response to a maintenance issue, a fridge taking two weeks to fix, or tired and shabby furniture can be enough for a tenant to start looking elsewhere.

When they leave, the costs quickly add up: void periods, council tax during the void, cleaning, check-outs, check-ins, repairs and the cost of finding a new tenant.

The solution is simple: respond quickly, keep your property well maintained, provide good-quality furniture and understand what tenants expect from the market. If you don't have the time or expertise to manage this properly, consider using a professional property manager.

Good tenants are valuable. Look after them, reduce unnecessary voids and protect your rental income.

HOT FEATURED LISTINGS

Littleton Crescent, Harrow

Off Market (Not on Rightmove, Zoopla or on the market)



4 bed large detached home

This beautiful, larger-than-average property is nestled in the heart of Littleton Crescent, offering generous accommodation, wonderful gardens and an abundance of potential.

Set within stunning front and rear gardens, the property provides an exceptional opportunity for those looking to create a truly special family home.

Amery Road, Harrow



£1,100,000

Sudbury Court Drive, Harrow



£1.9 million

Sudbury Court Drive, Harrow



£1.4 million

**LOOKING TO MOVE THIS SEASON?
PLEASE GET IN TOUCH**



Empire Chase

www.empirechase.co.uk | 0208 4227722 | 24 hour UK call centre

DISCLAIMER - This newsletter is for indicative purposes only, and no responsibility is accepted to any third party for the whole or any parts of its contents. Neither the entirety nor any part of this report, nor any reference thereto, may be included in any published document, circular, or statement. The information provided is believed to be accurate at the time of publication, but readers are advised that it may become outdated or inaccurate over time. Readers should exercise their own judgment when making decisions based on its contents.