



Groves
Residential

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MINI MAG

CHRISTMAS ISSUE

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A SELECTION OF PROPERTIES
TO BUY AND RENT





GOOD NEWS!

After such a tough year, we've highlighted some of the best news stories of the year, as something we can all smile about!

Volunteers flock to help fight food poverty in Kingston & Surbiton

The Community Brain group set up the 'Souper Soup' free meal service at the Museum of Futures late last week and have helped give out dozens upon dozens of meals in a drive to fill the gap in meal services left by the government's refusal to extend free school meals during October half term.

28th October

Kingston's Korean communities have raised more than £22,000 for Kingston Hospital

Both South Korean communities and the North Korean community for Korean Unification presented donations to the hospital last week. Many donations came from local community groups and businesses in the borough.

19th May

Why we'll soon see some super cute new animals in the wild across London

Water voles look like a cross between a big guinea pig and a rat, as they have the long tails. But they are super cute and fluffy, and when swimming they resemble otters. However, they are under serious threat in the UK because of both habitat loss and because of the population growth of their predator, the non-native American mink. In a bid to help prevent these endangered animals from disappearing completely, Citizen Zoo, a local group in Kingston, has raised thousands with the aim of reintroducing the animals to the wild.

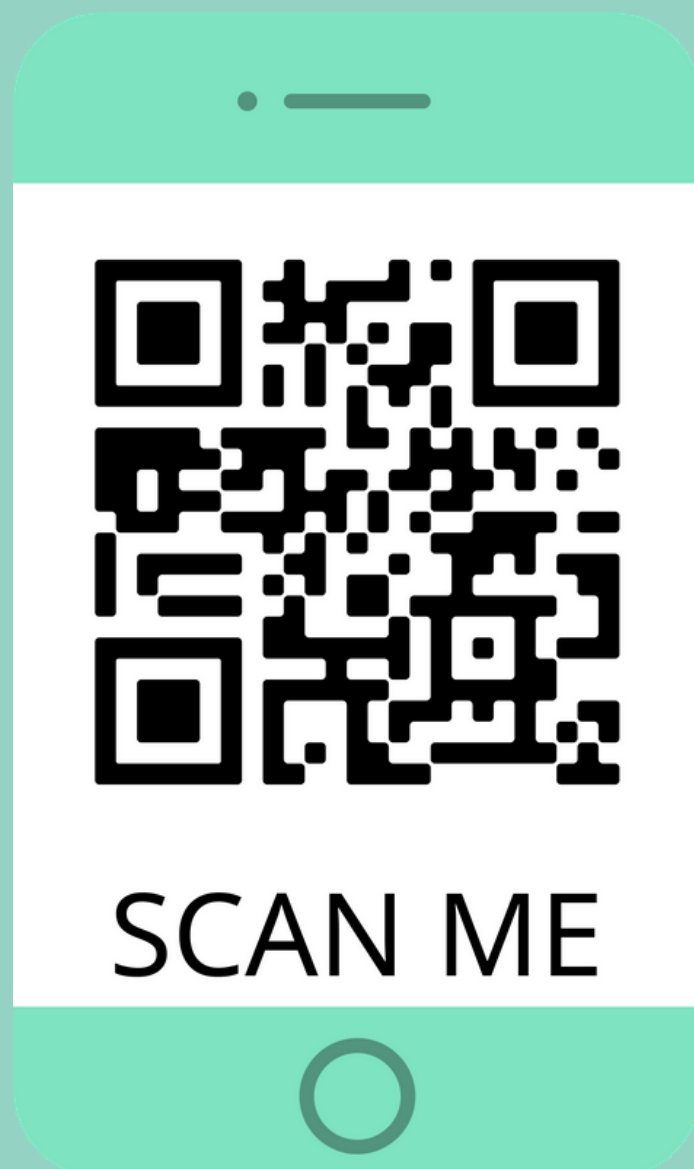
8th November

FREE INSTANT ONLINE VALUATION

With this years Covid-19 causing so much disruption throughout the country, it's safe to say everyone's looking forwards to some time off work and a relaxing Christmas with family and friends. We're all excited for the current restrictions to be relaxed, and hopefully as we move to next year, we can all go back to normality again.

As with most markets, the property market has been fairly up and down this year, however we've seen a record month in October, and are looking forwards to continuing into next year. As always, there are plenty of good quality tenants & buyers around, as long as the asking prices are set at the right level.

So if you're considering letting out, or selling your property - why not use our free instant online valuation tool and see what your property could be worth in just 60 seconds!



OUR TOP TIPS FOR TENANTS

RENTING OR LOOKING TO RENT? WE'VE GOT YOU COVERED



1) Make sure your deposit is protected

Since 2007, it is a legal requirement that Private Landlords and agents use a Government approved deposit protection scheme to safeguard your cash. Here at Groves we use the DPS (Deposit Protection Service).

2) Don't be put off by an empty/cluttered property!

You may often find yourself in a situation where you are viewing an empty property, or one that is currently tenanted and may appear cluttered. Although this can be unappealing, use your imagination! Use the floor-plan to help visualize the space available.

3) When do you want to move?

The ideal time to start looking is 4-6 weeks before you need to move in. If you begin looking too late you risk not being able to find the right property in time. If you are looking too early the Landlord may pass up on your offer in favour of somebody who can move sooner.

4) Don't rely on video viewings!

This year especially, it seems a lot easier/safer to do a video viewing, however properties don't always look the same in person, and you may be left with a property that isn't what you thought it was. Always try to go for a viewing in person before making an offer!

5) Make sure you establish what comes with the property and what doesn't.

Attic space, garages, sheds, parking spaces, wardrobes- There is no clear rule about whether these things are included or not. Make you double check beforehand to avoid disappointment on move in day.

6) And finally...leave the property the way you find it!

The last thing you want is to have deductions taken from your deposit upon move out, so make sure you return the property to the state in which you found it as best you can- if the property was professionally cleaned when you moved in, you will need to leave it the same way when you leave, etc.



NEW MALDEN HOUSE £1,300pcm

Perfectly situated new build flat for commuting and leisure with a concierge service. Close to New Malden High Street and Station. EPC rating C.



THE BARN £2,500pcm

A rare opportunity to rent this beautifully converted three bedroom barn house, set in the heart of Worcester Park just moments away from the High Street and Station. EPC rating C.



MELROSE GARDENS £2,000pcm

A wonderful four bedroom family home in this popular cul de sac within the "Groves" area of New Malden, just a short walk from the Station. EPC rating D.



FAIRACRE £1,425pcm

A newly redecorated 2 bedroom flat within the "Groves" area of New Malden, moments away from New Malden High Street and Station. EPC rating C.

POMEGRANATE MOJITO MOCKTAIL

TRY OUR DELICIOUS SEASONAL
RECIPE!

Ingredients

Pomegranate Seeds
Big Bunch Mint
2 Limes (Quarters)
1l Pomegranate Juice
500ml Lemonade

Method

Step 1

1 day ahead, divide the pomegranate seeds between holes in an ice cube tray, top with water and freeze.

Step 2

'Clap' half of the mint, and muddle with lime quarters in a jug. Add the pomegranate juice and lemonade. Mix gently.

Step 3

Put ice cubes in each glass, and strain the pomegranate mix through a sieve.

Step 4

Garnish with lime slices and more mint.

For the Adults

Why not add 50ml spiced rum!





CHESTNUT GROVE **£1,150,000**

A substantial four bedroom semi detached Victorian house with high ceilings, feature fireplaces and south facing garden. EPC rating D.



COOMBE GARDENS **£710,000**

A three bedroom period house which has been in the same family for around 50 years. The property has enormous potential to extend (STPP). EPC rating E.



LIME GROVE **£495,000**

An outstanding, two double bedroom, first floor apartment in a lovely Victorian conversion (completed 2015) located in the heart of the "Groves". EPC rating C.



ACACIA GROVE **£635,000**

Located in the highly sought after 'Groves' area of New Malden, an attractive and well presented period house offered for sale with no forward chain. EPC rating F.



Christmas Crackers

Here's our favourite Christmas jokes:

1. What do you get when you mix Santa and a duck?
Christmas Quackers!

2. What's the best Christmas Present in the world?
A broken drum - you just can't beat it!

3. How did Scrooge win the football match?
The Ghost of Christmas passed!

4. How many letters are in the Christmas alphabet?
Only 25 - there's no L!

5. What do Elves cook with in the kitchen?
Utinsels!

*Wishing you all a very Merry
Christmas!
- Groves Residential*