



MARKET REPORT

TIME FOR A SPRING CLEAN

Get a lowdown of the current market climate in the three villages

RENTER'S RIGHTS BILL

Everything we know right now

COMMUNITY NEWS

Exciting events happening near you

THE GROVE TAVERN

Hammersmith Grove's beloved local



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MARKET INSIGHT



51%

of transactions in 2025 to date are to First Time Buyers

42%

of sales through Finlay Brewer in the first half of 2025 come from landlords selling up compared to 44% across all of 2024

11%

increase in 'Bank of Mum & Dad' transactions in 2025 compared to 2024

What & Who is Moving Now

With the arrival of Spring/Summer the property market is showing signs of renewed activity after a challenging yet strong 2024. The first quarter of 2025 has started on a positive note and has been characterised by a solid base of serious, motivated buyers who are well-positioned and committed to securing a home - whether they be first-time buyers, investors or upsizers/downsizers.

Notably several families have recently made the move from cottages in Brackenbury Village to larger properties in Brook Green. These buyers are typically well-established in their careers with children in local schools and they are ready to trade up to larger family homes for the next phase of their lives.

Opportunities for first-time buyers continue to grow as more landlords choose to sell their rental properties. So far this year 42% of our sales have come from landlords selling compared to 44% of all sales in 2024. This trend is contributing significantly to an increased supply of 1 - 2 bedroom flats coming to the market and has been largely driven by diminishing tax advantages for landlords and the added regulatory pressures anticipated with the forthcoming Renters' Rights Bill. Those staying in or joining the sector will, however, find that the declining number of available properties to rent is pushing up rental prices which in turn will increase rental yields.

Despite the recent increase in Stamp Duty - felt most acutely by first-time buyers - momentum in the market remains strong, thanks in part to the anticipated easing of the Bank of England's base rate. This shift is already boosting buyer confidence. In fact, first-time buyers have made up 51% of our transactions so far this year - a notable jump from 38% in 2024.



Teresa Brewer
FOUNDING PARTNER

"At Finlay Brewer we place great value on long-term relationships - a principle that has been quintessential to our approach for over 33 years. Our relationships with clients often span generations and it's hugely rewarding to help the children of these families find their own homes!"

One particularly eye-catching trend is the rise in the 'Bank of Mum and Dad' transactions, with purchases supported by family contributions rising by 11% compared to last year. While this surge may partly be a reaction to recent Budget changes, it's also likely driven by the inheritance tax rules which now include pension funds that were previously exempt.

As a result we expect family-supported buying to become even more prominent in the years ahead.

"We can all analyse the data and present the facts but it's nigh on impossible to foresee and factor in an impact as great as a global trade war! Britain occupies a very strategic position in terms of location, language, rule of law and London remains a centre of excellence in so many areas!"



Paul Cosgrove
PARTNER

We've frequently supported siblings, parents and extended family members who have chosen to settle in Brook Green, Brackenbury or Askew - often following in the footsteps of their relatives. It's a testament to the strength of these local communities that entire families can relocate within London and integrate so seamlessly into the area.



Upcoming Changes: THE RENTERS' RIGHTS BILL

Significant reforms are on the horizon for the Private Rented Sector (PRS) with the upcoming Renters' Rights Bill. Our Lettings and Property Management teams will ensure you stay informed, prepared and - most importantly - compliant.

This new legislation is expected to become law in the Autumn of 2025 bringing with it major changes for both Landlords and Tenants with an Assured Shorthold Tenancy Agreement ie tenancies where the rent is up to £100,000 per annum and the tenant is one or more individuals rather than a company. Most notably our advice would be against entering into long, fixed-term tenancies at this stage. Under the new law fixed tenancy lengths will be removed entirely and all tenancies will, therefore, become "periodic" on Day 1 of the new law.

WHAT TO EXPECT ON "DAY 1"

The Government has indicated that these changes will apply to both new and existing Assured Shorthold Tenancies at the same time, with changes expected to come into effect in the Autumn.

Here's what you need to do and be aware of:



Assured Shorthold Tenancies (ASTs) will become periodic by default – this means the tenancy has no fixed length - there will be no more "Fixed Term Tenancies" of 12 months or more. All tenancies will require the Landlord to give at least 12 months secure tenure to the Tenant before they can rely on the majority of legal grounds to seek vacant possession.



The process for a Landlord or a Tenant to end a tenancy is changing. A Tenant will have to give two months' notice at any time. Landlords on the other hand will be required to serve four months' notice and will have a different notice document to use known as a Section 8 Notice with a much stricter list of valid reasons for terminating the tenancy.



Rent review clauses will no longer be valid. A Landlord will be allowed to issue a notice to increase rent once a year or whenever the Tenant makes a change to the tenancy.



A new "How to Rent" guide will need to be provided to all Tenants.



Updated documentation will be given to Tenants explaining the contractual changes.



Landlords and their properties will need to be registered on the Landlord Database.

STAY AHEAD, STAY COMPLIANT

While these changes bring new responsibilities, staying ahead of compliance will help Landlords avoid penalties and ensure a smooth transition. As always, Finlay Brewer are here to assist both Landlords and Tenants with navigating these changes and ensuring your tenancy and property remain compliant.

If you're a non-managed landlord feeling overwhelmed by the changing legislation get in touch to learn more about our Fully Managed Service - we are always happy to help!



Recently Sold

SOLD £4.25m (Guide)

Luxemburg Gardens, W6



SOLD £1.595m (Guide)

Carthew Road, W6



Let Agreed

£4,500 pcm

Carthew Road, W6



£8,350 pcm

Dunsany Road, W14



SUPPORTING OUR COMMUNITY



THE UPPER ROOM: An Evening with David Tennant

On Thursday 13th March The Upper Room hosted a captivating evening with the world-famous actor David Tennant. We were proud to sponsor the event that raised close to £15,000 to provide support for the homeless in the local communities.

DATES FOR YOUR DIARY

KOFMA SPRING FESTIVAL

Friday 16th – Sunday 18th May
St John the Baptist Church, Holland Road

You are invited to attend a series of incredible performances over the weekend of 16th May at St John the Baptist Church, Holland Road, to celebrate the 10th anniversary of KOFMA (Kensington Olympia Festival of Music and the Arts).

Beginning with an encapsulating set from Liturina at 7.30pm on Friday a dynamic, young chamber ensemble presenting Telemann, Buxtehude & Bach, the special anniversary event will feature some of the finest young musical talents.



KOFMA

Please scan the
QR code for tickets.



Liturina: Gabi Jones (Violin), Dominika Maszczynska (Harpsichord), Iain Hall (Recorder), Samuel Ng (Cello/Gamba)

THE UPPER ROOM: An Evening with Annabel Croft

Thursday 22nd May at 8pm
St Michael & All Angels church, Bath Road, W4 1TT

Following on from the incredible evening with David Tennant the next Upper Room Lecture is with sports and media personality Annabel Croft, the former British Tennis Women's Number One and accomplished BBC sports presenter and commentator.

Taking place at St Michael & All Angels church Annabel will be discussing her life and career with acclaimed former TV sports correspondent James Munro. *Please visit www.theupperroom.org.uk to book your tickets.*



Hammersmith Grove's Beloved Local - The Grove Tavern

Situated in the heart of Hammersmith Grove is The Grove Tavern, one of Hammersmith's longest-standing and most authentic gastro-pubs. Since first opening its doors over 25 years ago, The Grove Tavern has become an invaluable part of the community, renowned for its vibrant outdoor terrace, traditional Sunday Roasts, and mouth-watering dishes.

Run by Jimmy Vukotic and his co-partner Simon Prideaux, with help from their wives and a great team! The Grove Tavern was founded in 1999 and occupies a prominent position on Hammersmith Grove. Treasured by locals and those passing through, the family-run establishment offers customers a vast range of traditional pub beverages and scrumptious cocktails, as well as specially selected wines from all over the world to accompany their extensive food menu which includes delicious, freshly-prepared dishes such as succulent smash-burgers and Italian inspired homemade pizzas along with an array of tasty bar snacks.

The Grove Tavern is located at 83 Hammersmith Grove W6 and is open from 12pm - 11pm, serving food from 12pm - 3pm & 5pm - 10pm Monday to Friday; 12pm - 10pm on Saturday and 12pm - 9pm on Sunday. A fantastic private room is available for all kinds of celebrations and events.

Phone: 020 8748 2966
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www.thegrovetavern.uk

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Can't find what you're looking for? Finlay Brewer has one of the most exclusive collections of off-market properties in the three villages. Please contact us for an exclusive look behind closed doors.

