

From: Mouseprice <newsletter@mouseprice.com>
Subject: Mouseprice area monitor for February
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To: <paul@graffiti.biz>

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Mouseprice | The property experts choice

Dear Peter Smith,

Welcome to your 'Area monitor' email from Mouseprice. We try to be the first to tell you about what has sold recently in your area, homes for sale nearby, discount property and much more.

This area monitor is for SW3 4TP - if this is incorrect [click here to change your postcode](#) and next month you'll receive an email for the location you want. Your sign in email address is 'paul@graffiti.biz'. For a password reminder, click [here](#).

Land Registry recent sales

Here are the 10 recent transactions recorded by Land Registry closest to your SW3 4TP, click on a property you are interested in to see more details. To view all Land Registry data for SW3 4TP [click here](#)

Address	Sold price	Sold date	Type	
9, Bywater Street, SW3 4XD	£3,250,000	22 Nov 2013	3 bed terraced	
20, Markham Square, SW3 4UY	£5,250,000	03 Dec 2013	5 bed terraced	
1, Sprimont Place, SW3 3HT	£2,000,000	01 Nov 2013	3 bed terraced	
29, Charles li Place, SW3 4NG	£2,710,000	02 Dec 2013	4 bed terraced	
8, Burnshall Street, SW3 3ST	£3,100,000	25 Nov 2013	2 bed terraced	
14 Nell Gwynn House, Sloane Avenue, SW3 3AU	£495,000	20 Nov 2013	0 bed flat	
109 Nell Gwynn House, Sloane Avenue, SW3 3AY	£495,000	16 Dec 2013	0 bed flat	
39 Cranmer Court, Whiteheads Grove, SW3 3HW	£875,000	15 Nov 2013	1 bed flat	
7 Thackeray House, 1 - 3, Culford Gardens, SW3 2SX	£1,830,000	07 Nov 2013	2 bed new flat	
4 Thackeray House, 1 - 3, Culford Gardens, SW3 2SX	£1,215,000	25 Oct 2013	2 bed new flat	

Property for sale

The list below shows properties for sale near you - select any property for more information. [View more results in your area.](#)



[Sloane Avenue](#)
£1,295,000
1 bed Flat



[Draycott Place](#)
£2,000,000
2 bed Flat



[Cheltenham Terrace](#)
£5,250,000
5 bed



[Sloane Avenue](#)
£345,000
0 bed Flat

Property for rent

The list below shows properties for rent near you - select any property for more information. [View more results in your area.](#)



[Kings Road](#)
£9,750
2 bed Flat



[Kings Road](#)
£6,500
2 bed Flat



[Tryon Street](#)
£4,333
2 bed Terrace



[Elystan Place](#)
£2,162
1 bed

Chain-free sales

Below are properties nearby that are available 'chain free'. These include properties where the seller is not buying a new home or has already moved out and could also include repossessions.



[Nevern Square, SW5](#)

£875,000
2 bed Flat



[Walham Green Court, Fulham, SW6](#)

£550,000
3 bed Flat



[Amies Street, London, SW11](#)

£220,000
3 bed Flat



[Amies Street, London, SW11](#)

£230,000
3 bed Flat

Discounted sales

Are you interested in snapping up a bargain? Below are properties for sale where the asking prices have been reduced - simply click on any property to find out more. [Search for all reduced property near SW3 4TP.](#)



[Vincent Square](#)

£2,000,000 -4%
3 bed Flat



[Amies Street](#)

£1,750,000 -7%
2 bed Flat



[Craven Hill Gardens](#)

£850,000 -29%
2 bed Flat



[Priory Grove](#)

£599,950 -7%
2 bed Flat

Local market highs and lows

Even in the same locality the property market can be quite volatile. To show this, each month we highlight a couple of recent sales where the sellers have experienced mixed fortunes. Today's high is the sale of [Conway House 5-6 Flat 5 Ormonde Gate](#) in September 2013 for £2,250,000. It was previously bought for £468,601 in September 1999. This 380.2 per cent change works out to an annual equivalent change of 11.9 per cent. Today's low is the sale of [2 Chelsea Manor Studios Flood Street](#) in September 2013 for £551,500. It was previously bought for £350,000 in November 1996. This 57.6 per cent change works out to an annual equivalent change of 2.7 per cent. A longer list of these is available [here](#).

National market summary

The latest House Price Index from Land Registry shows that house prices increased by 1.1 per cent in December. The annual change in England and Wales stand at 4.4 per cent. The number of property sales has increased over the last 12 months.

Do you want a newsletter for another area?

Each email newsletter returns data centred on a specific postcode - this one is for SW3 4TP. You can either [change this postcode](#) or you can receive a separate email for each postcode you want to monitor by [adding additional area monitors](#).

Kind regards,

From all of us here at Mouseprice.com

p.s. We hope you have found this information useful, but if you never want to receive any emails from us simply [click here to unsubscribe](#).