

Alexanders Estate Agents

NEWSLETTER

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✦ A Note from Joanna

Autumn is a season of change, and in property it's often the perfect time for fresh starts. At Alexanders, we're proud to be part of our local community and look forward to helping more neighbours find their place this season.

UPCOMING EVENTS

✦ Ealing Film Festival

2-4 October at Ealing Picture House and ActOne Cinema

Ealing Film Festival showcases the best local and international short films.

✦ Ealing Festival of Business

Thursday 16th October at University of West London

The West London Festival of Business is part of our regrowth, showcasing and promoting our diverse business community.



Local Property Market Outlook

Big changes are coming to the **lettings** market. **The Renters' Rights Bill** is expected to pass this autumn, which will abolish fixed-term ASTs and Section 21 "no-fault" evictions. Landlords should start preparing for new rules on notice periods, property standards, and tenancy agreements.

On the **sales** side, the market is expected to see modest **growth of 1-3%** over the next year, with mortgage rates easing helping buyers return. Well-priced, well-presented homes near schools and transport links will continue to attract the most interest.

For rentals, demand remains high in London, but affordability pressures may slow rent rises slightly. Landlords who act strategically now could benefit from strong tenant interest and longer-term lets.

Message from Justyna

☀ If you're curious about the current value of your home or the rental income it could achieve our team at Alexanders would be delighted to provide a free, no-obligation market appraisal.



Mortgage Rates & Tips

Mortgage rates remain active this autumn, with 5-year fixed deals around 4.56% and some as low as 3.94% for larger deposits. Now is a good time to:

- Get an Agreement in Principle to know your borrowing limit.
- Check your credit report for accuracy.
- Review deposit size — larger deposits often secure better rates.
- Explore government schemes like the 2025 Mortgage Guarantee Scheme for smaller deposits.

Whether buying your first home or remortgaging, planning ahead and understanding your options can save time and money in a competitive market.

How to Prepare Your Home for Winter



- Clean gutters and downpipes to prevent blockages and water damage.
- Look for loose tiles, cracks, or signs of leaks.



- Service your boiler and check radiators for cold spots.
- Bleed radiators to ensure efficiency and lower energy bills.



- Check smoke alarms and carbon monoxide detectors.




- Insulate exposed pipes to prevent freezing and bursting.
- Let taps drip slightly during extreme cold.



Did You Know?

- ✓ Bleeding radiators before turning on the heating can make them up to 15% more efficient.
- ✓ Condensation is the most common cause of damp in rentals — opening windows for just 10 minutes a day can help prevent it.
- ✓ Tenants are entitled to have their deposit protected in a government scheme within 30 days of paying it.
- ✓ Around 40% of first-time buyers now choose 30+ year mortgage terms to keep monthly payments lower.
- ✓ Energy-efficient bulbs use up to 80% less electricity and last 10x longer than standard ones.
- ✓ October is the best month to book a boiler service, before winter demand (and prices) rise.

 Want to ensure your property is let to the best tenants? Speak to Alexanders Estate Agents about our tenant find and management services.