

Alexanders Estate Agents

NEWSLETTER

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A Note from Joanna

The recent hot weather has certainly reminded us why so many people love living in Northfields. Whether you're enjoying your garden, planning a move, or considering letting your property, we're here to help. Wishing everyone a wonderful July and a fantastic summer.

UPCOMING EVENTS

* 🌱 Northfields Allotments Summer Open Day- 5 July

A wonderful community event with beautiful allotments, refreshments and a chance to meet local growers. Perfect for families and anyone who enjoys gardening

* 🎷 Ealing Jazz Festival 25-26 July

Held in Walpole Park, this popular annual festival features live jazz performances, food stalls and a family-friendly atmosphere.



Summer Living in Northfields & Ealing

As Northfields and Ealing enjoy the height of summer, the recent warm weather has brought a welcome buzz to the local area. Parks, cafés and community spaces are busier than ever, with residents making the most of the longer days and lighter evenings.

Summer is also a great time for homeowners to enhance their property's appearance, whether through garden improvements, exterior maintenance or simply enjoying outdoor living spaces. For those considering a move, homes often look their best at this time of year, helping buyers appreciate everything a property and neighbourhood have to offer.

Local. Independent. On your side.

Mortgage Update from Justyna

Hi, I'm Justyna, your in-house mortgage advisor.

Mortgage rates have been gradually easing in recent weeks, offering some welcome relief after the higher levels seen over the past couple of years. While affordability still plays a key role, improving conditions are opening up more opportunities for first-time buyers, home movers and those looking to remortgage. If you're considering a move or review, it's a good time to explore your options.



Justyna – Mortgage Broker (CeMAP)

OPENING DOORS

FCA Mortgage Rule Review



What could the mortgage rule changes mean for you?

In summary:

- The FCA is proposing changes to mortgage rules that could make it easier for more people to borrow
- Lenders may be able to take a more flexible, tailored approach to applications
- First-time buyers, self-employed people, older homeowners and those with past credit issues could all benefit
- But nothing is finalised, and the changes are currently just proposals measures.

If you like to find out more please contact Alexanders



Why So Many Homes Don't Sell

Recent research from Zoopla shows that nearly half of UK homes don't sell, mainly due to overpricing at launch rather than lack of demand.

Homes priced correctly using local comparables attract more viewings and are far more likely to complete a sale. The first few weeks on the market are crucial, with presentation and early momentum playing a key role.

For Northfields and Ealing sellers, accurate pricing and early advice remain essential for success.

5 WAYS TO KEEP MY HOME COOL THIS SUMMER



1 BLOCK OUT THE SUN



Keep blinds, curtains or shutters closed during the hottest part of the day to prevent heat building up inside.



2 VENTILATE SMARTLY



Open windows early in the morning and later in the evening when it's cooler to let fresh air in and create a breeze.



3 USE FANS EFFECTIVELY



Fans can help circulate air and make a room feel cooler. For best results, place in front of an open window or use with ice.



4 KEEP IT COOL OUTSIDE



Shade patios and windows, water your garden early or late, and consider outside blinds or awnings to reduce heat.



5 MINIMISE HEAT INDOORS



Avoid using the oven or hob when possible, use energy-efficient appliances, and turn off lights and devices not in use.



Small changes can make a big difference to your comfort – and your energy bills – this summer.

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