

Benham
& Reeves





THE INVESTORS AGENT

HELPING YOU BUY, SELL, LET, AND MANAGE YOUR LONDON PROPERTY

Looking after your London property can be very time-consuming. Our role is to relieve you of the burden, and to maximise the value of your investment throughout its' life-cycle.

Our service is all-encompassing and covers everything any homeowner or investor needs: pre-purchase advice, introducing investment opportunities, furnishings and refurbishment, residential lettings, comprehensive property management services, tax advice and submitting returns.

"We decided to move to Benham and Reeves to manage our property portfolio and it was the best move we made. The service is excellent, personal, uncomplicated, friendly and everyone is trustworthy. I would thoroughly recommend you as it means you don't have the stress of worrying about your property, even when you are the other side of the world."

A Kavanagh, Hong Kong

Thank you, thank you, thank you! To you and your staff for all the effort and work you guys have put in over the last 3 years in looking after our people in their search for homes in central London.

It was great to work with a lettings specialist who were able to help all our, often demanding, people. I accept that at times our demands are unrealistic, but appreciate your guidance and advice so that expectations can be dealt with. Thanks for all your help.

Kate Hellier, HR Manager,
Commerzbank



WHY USE US?

SKILLED

We take care of EVERYTHING. From your purchase through to furnishings, finding a good tenant and managing the property into the future. You can choose how much you'd like us to take on and we'll take the strain whilst making sure your property is an income producing asset.

RESPONSIVE

A sharp awareness of economic trends, our international network of contacts and our advanced technology systems ensure we keep you up to date with the latest investment opportunities. These same services ensure we attract top quality professional tenants too.

MAXIMISING RENTAL INCOME

Corporate tenants expect outstanding interiors. We help you achieve the best possible rental income and minimise void periods when your property is empty.

AN ESTABLISHED NAME IN PROPERTY

We have been letting and selling properties in London since 1958 and remain true to the values that have enabled us to become one of London's largest independently owned property agents.



UNRIVALLED PROFESSIONALISM

INTERNATIONAL NETWORK

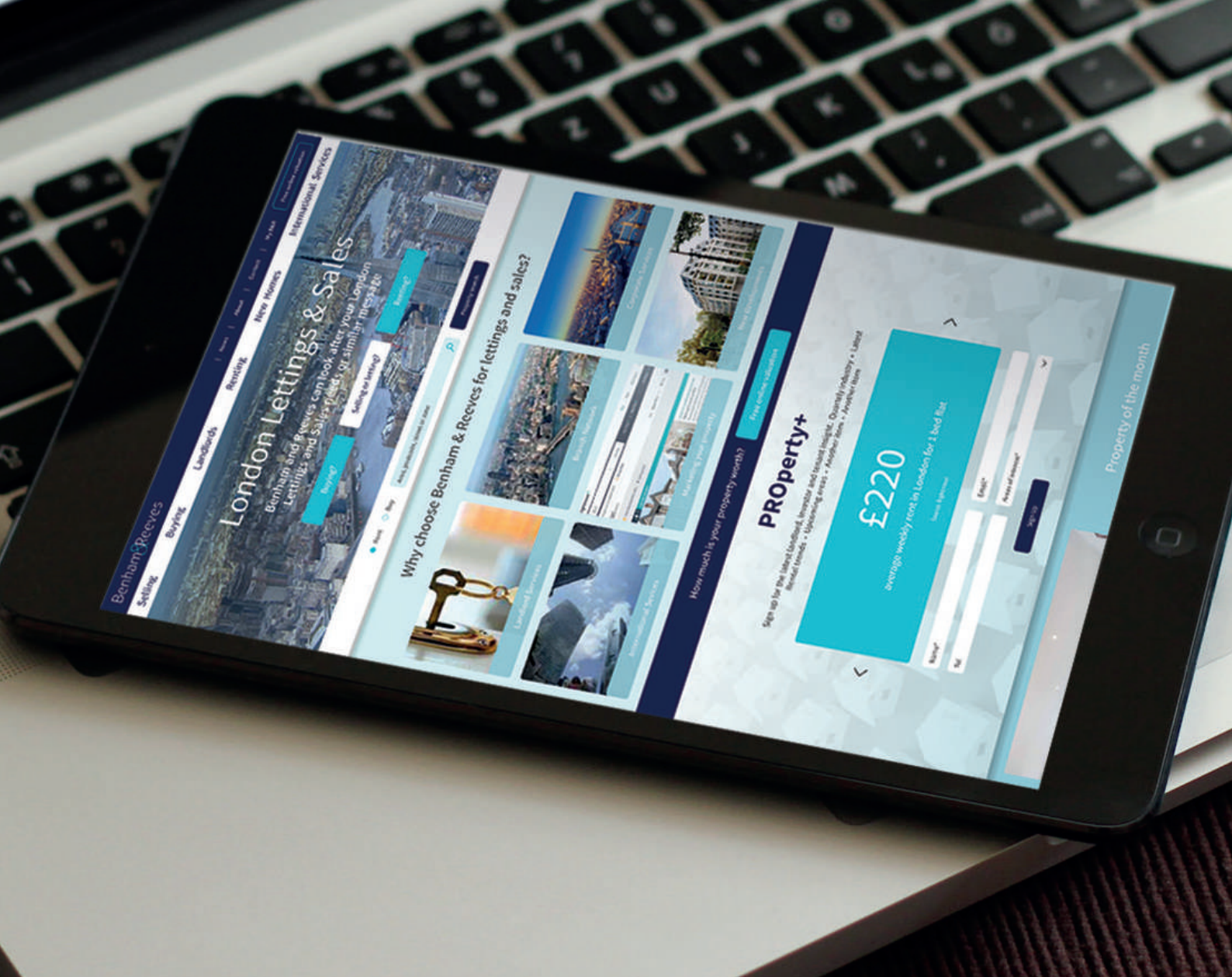
We have sixteen branches in London, and offices in China, Hong Kong, India, Malaysia and Singapore. This network allows us to work with you in your language and at times that suit you. We specialise in London properties but our network is seamless across the world.

INDUSTRY ACCREDITATION

We are founder members of ARLA Propertymark (the Association of Residential Lettings Agents),

The NAEA (the National Association of Estate Agents), The Tenancy Deposit Scheme and the Property Ombudsman for sales and lettings.





SERVICES DESIGNED FOR YOU

DEDICATED LOCAL BRANCHES THROUGHOUT LONDON

Open six days a week, Monday to Saturday, our branches are situated in the best residential areas of London.

MAXIMUM MEDIA COVERAGE

Our in-house marketing department uses a wide range of media to promote properties. These include print and internet advertising, property portals, social media, e-marketing and direct mail.

CORPORATE SERVICES JAPAN AND CHINA DESKS

We work with leading relocation agents and provide a homesearch service for corporate tenants. With Japanese and Chinese speaking staff, our long-standing relationships ensures they call us first.

AN INTERNATIONAL NETWORK OF OFFICES

Our offices in China, Hong Kong, India, Malaysia and Singapore look after our overseas clients at a local level. They also work with global companies who regularly send their executives on secondment to London. Finding homes for corporates is our specialism.

OUR WEBSITE ATTRACTS A HUGE AUDIENCE

Our main website www.benhams.com attracts 22,000 new visitors each month. We use various marketing channels to attract buyers and renters and list properties on all major property portals ensuring the highest visibility and reach.

“Our customers have been delighted with Benham and Reeves performance across our sites - it is important that the customer service and client satisfaction are in tune with those of St George, customer experience is of paramount importance to us all.

Benham and Reeves offices on-site at our developments, improve our customers experience allowing a speedy and professional response supplemented by overseas offices in Asia supporting local investors in their home countries”.

R Faragher, St George



EXPERT LETTINGS ADVICE FOR DEVELOPERS, HOMEOWNERS AND INVESTOR LANDLORDS

**OUR RENTAL VALUATIONS ARE ACCURATE AND IMPARTIAL. THAT'S WHY
DEVELOPERS (LIKE ST GEORGE, BERKELEY HOMES, CREST AND BARRATT)
WORK WITH US, AS DO MAJOR CORPORATE LANDLORDS**

We assist buyers with all lettings related matters: pre-purchase advice and rental potential; furnishing; legal and tax planning. And we can provide a full property management service to make property investment as straightforward as possible.

With 60 years' experience working with every kind of property type and our new-build specialism, our expertise and range of services is broader than most.





AN EXTENSIVE INTERNATIONAL NETWORK

**FROM OUR INTERNATIONAL OFFICES IN CHINA, HONG KONG, INDIA,
MALAYSIA AND SINGAPORE, WE TAKE CARE OF YOUR LONDON PROPERTY,
WHEREVER YOU ARE**

If you have ever had to deal with a UK agent from abroad, you will know how much simpler it is having an office local to you. There are no language problems and there is always someone to talk to in your own time zone. With locally employed staff, we are the only estate agent in London with such an historic, strong overseas network of offices.

Each international office has its own dedicated manager, who knows London and is experienced in the London property market. It gives us a greater understanding of the needs of our overseas clients and it provides a local contact for the efficient management of your London property.



"I would like to say and probably not for the last time, how happy and pleasing it has been having B&R manage our property. So refreshing from the previous management company, I cannot believe I waited so long before making the switch!"

David Neale

BUYING AND SELLING A HOME OR RENTAL INVESTMENT

**OUR SUCCESSFUL HISTORY OF WORKING WITH HOMEOWNERS,
INVESTORS AND PROPERTY DEVELOPERS KEEPS OUR FINGER FIRMLY
ON THE PULSE OF THE LONDON SALES MARKET - WE KNOW WHAT'S
SELLING AND WHY**

Our expertise, garnered over 60 years, will be a key asset when you decide to buy or sell a property. Our considerable local knowledge is second to none and we'll offer you lots of choice with minimum hassle. Naturally, this same skill set will be available should you also wish to let your property.

Buy-to-let investment is very different from owning your own home, and as a landlord, you are effectively running a small business with important legal responsibilities. Close proximity to your property is also vital for effective management and maintenance. You need an experienced agent who understands the processes and our specialist knowledge will serve you well here.

"You have helped make the process very easy, whether it be tax reporting for non-residents, co-ordinating furniture, looking for and contracting with the tenant and much more. We felt that we are always in very good hands."

A Cheh



PROFESSIONAL SNAGGING FOR A PERFECT PROPERTY – EVERY TIME

**IF YOU'RE BUYING A BRAND NEW PROPERTY OFF-PLAN, YOU'LL WANT TO
KNOW IT'S IN PERFECT CONDITION BEFORE COMPLETING - DEFECTS AND
POOR FINISHING CAN BE COSTLY AND TIME-CONSUMING**

It may not be practical to inspect the property yourself. We are experienced in handling snagging issues, from minor damage such as a scratched tile to more serious issues such as faulty electrics. Other common problems like a disconnected u-bend under a sink can often get overlooked.

Our dedicated inspectors will thoroughly examine the property, produce a full report and liaise with the developer to ensure any problems are resolved, saving you time and money.

We will make sure your property is in perfect condition for your new tenants.



INTERIOR DESIGN, REFURBISHMENT AND FURNISHINGS

**OVER 85% OF THE PROPERTIES FURNISHED BY US
ARE LET WITHIN A WEEK**

We can achieve these outstanding results along with premium rents. This is because we specialise in providing inspired interior design-led furnishing packages and refurbishment services for any property.

Whether you are looking to replace a few items of hard furniture, need a full furniture pack, freshening up of décor or a complete refurbishment, we can provide it all in-house using our sister-company In:Style Direct and their employed team of skilled professionals.

With decades of experience, we know what appeals to tenants and in an extremely competitive market, our furnishings service gives landlords a real advantage in attracting and retaining good tenants.

"I have been using your company for over 4 years and have found that you provide an invaluable service managing my London property especially as I reside in Australia and the USA. You provide a pro-active and comprehensive service so that I do not need to deal with anyone else and you complete my tax returns efficiently."

The re-letting of my apartment is done quickly so there have been no vacancies and you do a good job of vetting potential tenants. Your staff are always responsive and I would highly recommend your services."

S Wan-Tou Kwa, USA



PEACE OF MIND

OUR PROPERTY MANAGEMENT TEAM WILL HANDLE EVERYTHING

Run by a qualified solicitor, our property management department can handle all your needs, from organising repairs, advising on legal issues and keeping you up-to-date with legislation. And to make sure everything is kept straightforward, we assign each client a dedicated property manager who will take on the responsibility for the day-to-day management of your property.

WE USE TRUSTED TRADESMEN AND CONTRACTORS

We have long-standing relationships with the contractors we use for repairs and maintenance on your property.

We know that they will carry out all work to a high standard and in line with current building regulations.

WE ENSURE YOUR PROPERTY STAYS IN GOOD CONDITION

With any property, a small problem like a leaking pipe can soon turn into a costly nightmare if it is not fixed quickly. So we always act immediately if a tenant informs us of a problem. And we also undertake regular inspection of your property to make sure everything is in order.



"I would highly recommend your management service to others as I have experienced a highly professional service, not just for letting the property but prior to letting when liaison with builders and furnishings was required and vacant property management was needed to ensure safety of the property. All your advice and support was timely and very professional which helped me to feel my property, and therefore my investment, was in good hands."

Mrs S Anderson, Hong Kong

HELPING WITH THE FINANCIALS

WE CAN HELP YOU WITH TAX AND ACCOUNTING

The financial aspects of buying a property can be complicated, particularly if you are based overseas.

If you purchasing a rental investment, we can take the strain, from collecting rent through to completing your tax return. Our credit controls and instant statements are designed to give you peace of mind.

WE CAN PROVIDE YOU WITH TAX RELATED FINANCIAL ADVICE

We keep you advised of important changes in legislation affecting property and can help you obtain the maximum benefit from your tax allowances and circumstances.

We compile and file Tax Returns both for individuals and companies.

We file ATED returns for overseas companies.



London
Canary Wharf
City
Colindale
Ealing
Fulham

Hammersmith
Hampstead
Highgate
Hyde Park
Kensington
Kew

Knightsbridge
Nine Elms
Shoreditch
Surrey Quays
Wapping

International
China
Hong Kong
India
Malaysia
Singapore

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