

PRICING SCHEDULE

110 WALM LANE,
WILLESDEN GREEN, NW2



OAKHILL RESIDENTIAL
BUILT BY WORD OF MOUTH



PRICELIST

110 WALM LANE,
WILLESDEN GREEN, NW2

	FLOOR	BEDROOMS	OUTSIDE SPACE	SIZE SQ FT	MARKET PRICE	£ SQ FT
Flat 1	Ground	Studio	291	420	£375,000	893
Flat 2	Ground	1	116	592	£485,000	819
Flat 3	First	2	75	872	£710,000	814
Flat 4	First	1	70	797	£550,000	690
Flat 5	First	2	70	829	£665,000	802
Flat 6	First	1	54	624	£495,000	793
Flat 7	First	2	79	829	£665,000	802
Flat 8	First	1	65	549	£465,000	847
Flat 9	First	2	85	850	£695,000	818
Flat 10	First	1	69	549	£480,000	874
Flat 11	First	1	68	592	£485,000	819
Flat 12	Second	2	75	883	£720,000	815
Flat 13	Second	2	70	797	£650,000	816
Flat 14	Second	2	70	829	£670,000	808
Flat 15	Second	1	54	624	£500,000	801
Flat 16	Second	2	75	829	£665,000	802
Flat 17	Second	2	409	721	£595,000	825
Flat 18	Second	2	72	689	£575,000	835

	FLOOR	BEDROOMS	OUTSIDE SPACE	SIZE SQ FT	MARKET PRICE	£ SQ FT
Flat 19	Second	1	72	592	£490,000	828
Flat 20	Third	2	75	872	£720,000	826
Flat 21	Third	2	70	797	£665,000	834
Flat 22	Third	2	70	829	£685,000	826
Flat 23	Third	1	54	624	£510,000	817
Flat 24	Third	2	78	829	£675,000	814
Flat 25	Third	2	79	721	£610,000	846
Flat 26	Third	2	72	689	£595,000	864
Flat 27	Third	1	72	592	£495,000	836
Flat 28	Fourth	2	79	840	£735,000	875
Flat 29	Fourth	2	144	829	£725,000	875
Flat 30	Fourth/Fifth (Duplex)	3	269	1066	£950,000	891
Flat 31	Fourth/Fifth (Duplex)	3	229	1087	£975,000	897
Flat 32	Fourth/Fifth (Duplex)	3	339	1055	£940,000	891
Flat 33	Fourth/Fifth (Duplex)	3	154	936	£875,000	935

An aerial photograph of London, England, taken at sunset. The River Thames flows through the center of the city, with several bridges crossing it. The sky is filled with soft, orange and yellow clouds, and the city buildings are silhouetted against the bright light of the setting sun. The overall atmosphere is warm and serene.

"WE USED OAKHILL
TO SELL OUR FLAT IN
WEST HAMPSTEAD. THEY
WERE ENTHUSIASTIC,
RESPONSIVE, DETERMINED
AND PROFESSIONAL
THROUGHOUT THE PROCESS.
THEIR HARD WORK HELPED
US TO SELL OUR FLAT IN A
DIFFICULT MARKET. I WOULD
RECOMMEND THEM HIGHLY."

MR J GOLASZEWSKI

"BONNIE AND CHLOÉ HAVE
BEEN ABSOLUTELY FANTASTIC
MANAGING OUR VARIOUS
FREEHOLDS. NOTHING IS
EVER TOO MUCH AND THEY
ARE ALWAYS SPEEDY IN
DEALING WITH MATTERS,
ALWAYS KEEPING US
INFORMED OF WHAT IS GOING
ON. WE CANNOT RECOMMEND
THEM HIGHLY ENOUGH."

MR M KYTE

INTRODUCTION

WE ARE OAKHILL
RESIDENTIAL, A YOUNG,
INDEPENDENT PROPERTY
SPECIALIST BASED IN
WEST HAMPSTEAD AND
FOCUSED ON LONDON AND
THE SURROUNDING AREAS.

With decades of experience selling, letting and managing all levels of properties in London's unique property market, we are a new breed of agency: fiercely independent, hard working and dedicated to providing you with the kind of great service you should always expect.





WHERE IT BEGAN

HAVING SPENT MORE THAN A DECADE WORKING IN THE LONDON PROPERTY MARKET, CHLOÉ ELLIS AND LEE CASH DECIDED THERE WAS A BETTER WAY OF HELPING PEOPLE SELL, LET AND MANAGE THEIR PROPERTY.

OAKHILL RESIDENTIAL IS THE RESULT.

We have built our reputation for excellence during one of the most unpredictable times in the London property market. How? By working hard and staying true to our roots. We are specialists, not generalists. We are London through and through. And we understand London property as well as anyone.

THE TEAM

LED BY OUR TWO CO-DIRECTORS, THE OAKHILL TEAM IS CLOSE-KNIT AND DEDICATED.

More than just colleagues, we share a common goal: a long-term commitment to excellence and personal service for all our customers.

Chloé Ellis brings a wealth of business and management experience to Oakhill. Her previous role was running the lettings offices of a major International agency in Kensington, Mayfair, St. John's Wood and Hampstead. She has an extensive network of client contacts in the corporate and relocation sectors and she's a north Londoner born and bred.

Lee Cash is a property specialist with decades of experience. Before he began doing things his own way with Oakill, he was a director of a major London estate agency. There is nothing he is more passionate about than making Oakhill a success (except perhaps his children and Spurs).



RECENTLY SOLD

FROM ONE-BED FLATS TO MULTI-MILLION-POUND PROPERTIES, WE PUT OUR HEART AND SOUL INTO SELLING EVERY KIND OF HOME.

01 **MENELIK ROAD,
WEST HAMPSTEAD, NW2**
£2,500,000

A recently refurbished and truly exceptional five bedroom semi-detached house, situated on a popular tree lined West Hampstead street benefiting from front and rear landscaped gardens with off street parking for two cars.

03 **SHERRIFF ROAD,
WEST HAMPSTEAD, NW6**
£749,950

A beautifully presented two bedroom, two bathroom apartment arranged over two floors showcasing a mix of contemporary yet stylish interiors with a private rear facing garden.

05 **THE CASEWORKS, HARROW ROAD,
KENSAL GREEN, NW10**
£545,000

An outstanding collection of nine apartments forming The Caseworks; a cutting edge development that will provide brand new, bespoke luxury apartments in Kensal Green.

02 **OAK HILL HOUSE,
HAMPSTEAD, NW3**
£850,000

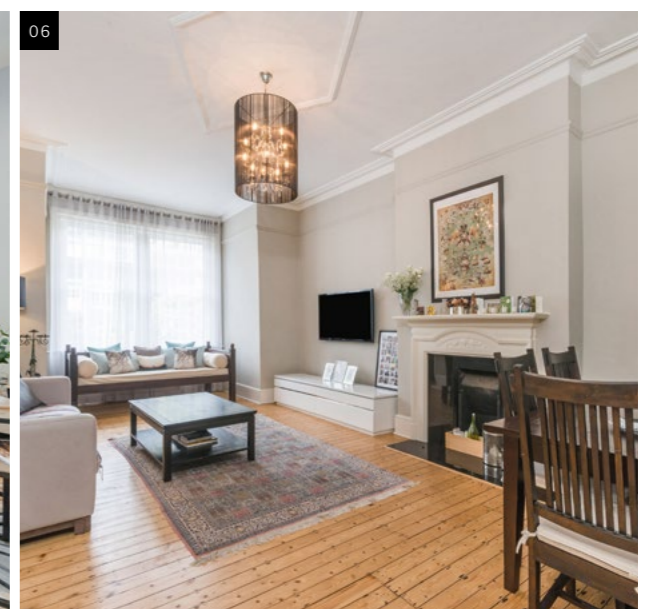
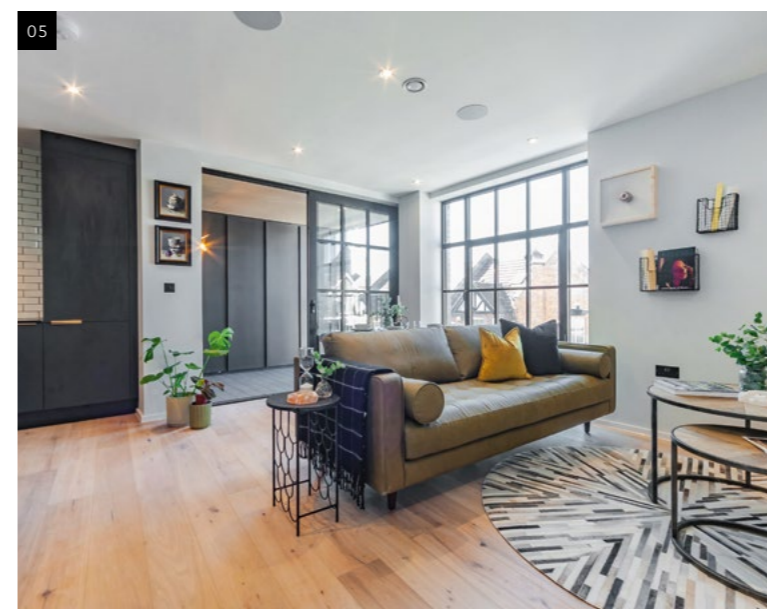
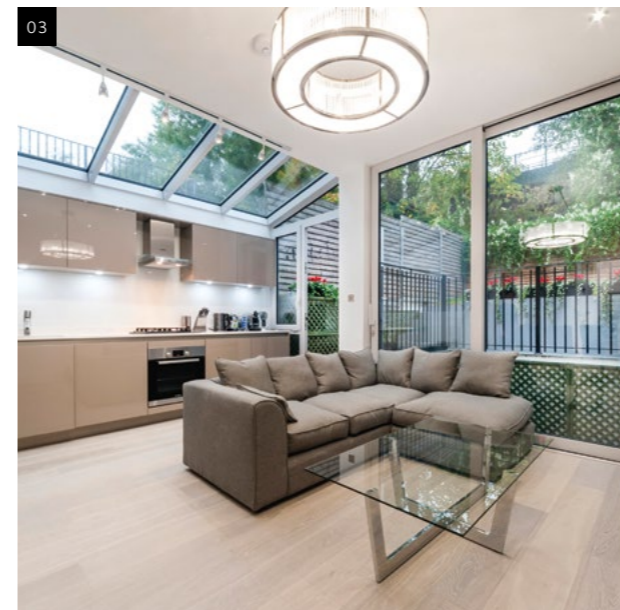
A superbly designed and meticulously finished two bedroom, two bathroom apartment, which combines contemporary and elegant living spaces.

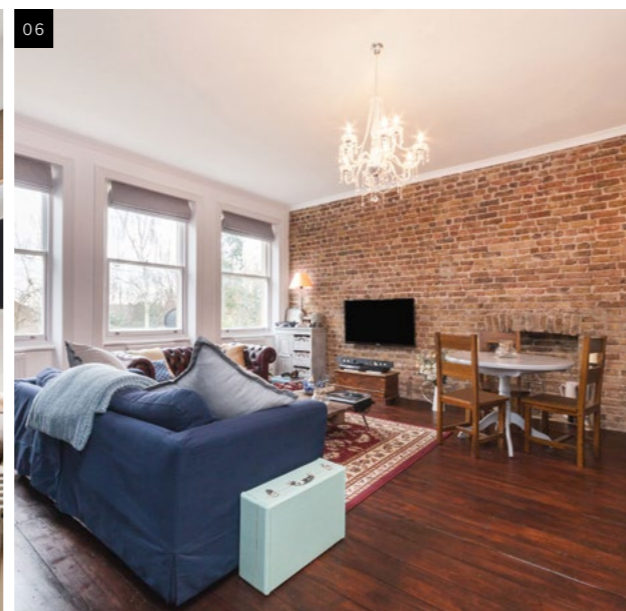
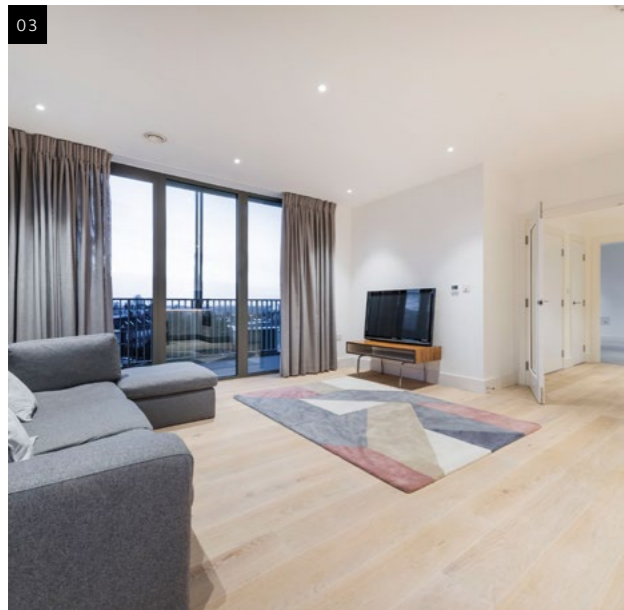
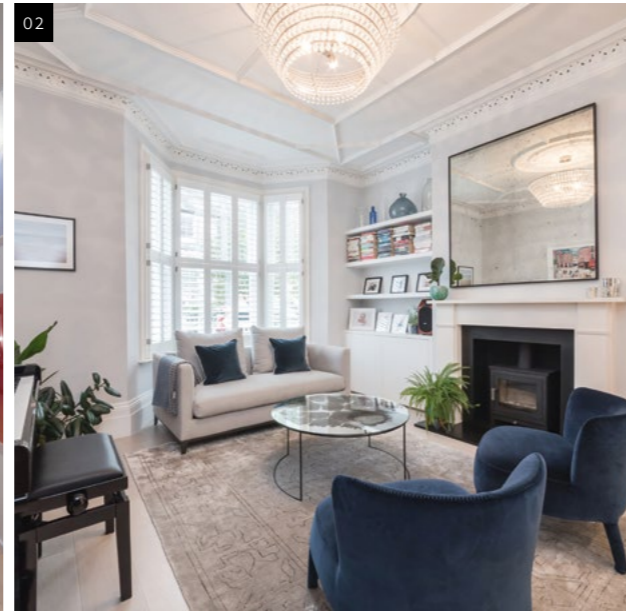
04 **BECKFORD BUILDING,
WEST HAMPSTEAD, NW6**
£920,000

A beautiful two bedroom, two bathroom apartment positioned on the seventh floor of the desirable West Hampstead Square development, offering incredible views of iconic London landmarks such as The Shard and BT Tower.

06 **CREDITON HILL,
WEST HAMPSTEAD, NW6**
£775,000

An extremely impressive two bedroom apartment set on the ground floor of this imposing period residence, enviably positioned in one of West Hampstead's most sought after locations.





RECENTLY LET

OUR EXTENSIVE NETWORK OF CONTACTS AND SMART MARKETING MEAN WE CAN LET ANY PROPERTY QUICKLY AND EFFICIENTLY TO JUST THE RIGHT PERSON.

01 **GOLDHURST TERRACE, SOUTH HAMPSTEAD, NW6**
£1,750 PER WEEK

Situated in one of the capital's most desirable locations, The Warehouse is an elegant and contemporary 3 bedroom home that guarantees your privacy, tranquillity and comfort. A luxurious refurbishment, the distinctive 200 sqm interior demonstrates the perfect approach to open-plan living.

03 **KIDDERPORE AVENUE, HAMPSTEAD, NW3**
£475 PER WEEK

This wonderful one bed penthouse apartment is located within the luxurious Kidderpore Avenue development.

05 **ST JOHNS WOOD PARK, ST JOHNS WOOD, NW8**
£2,350 PER WEEK

A beautifully designed three bedroom duplex penthouse apartment with a sensational wrap-around private roof terrace with spectacular views over London's skyline.

02 **NARCISSUS ROAD, WEST HAMPSTEAD, NW6**
£1,700 PER WEEK

Located within the heart of West Hampstead is this stunningly unique four bedroom house offering luxurious interiors and a well sized private patio.

04 **THE AVENUE, QUEENS PARK, NW6**
£700 PER WEEK

Set within this exclusive new build development is this elegant second floor, three bedroom apartment which offers well-proportioned accommodation throughout and benefits from concierge service.

06 **MAPESBURY ROAD, MAPESBURY, NW2**
£465 PER WEEK

A beautifully refurbished two double bedroom loft style apartment situated on the first floor of an imposing Victorian period residence.



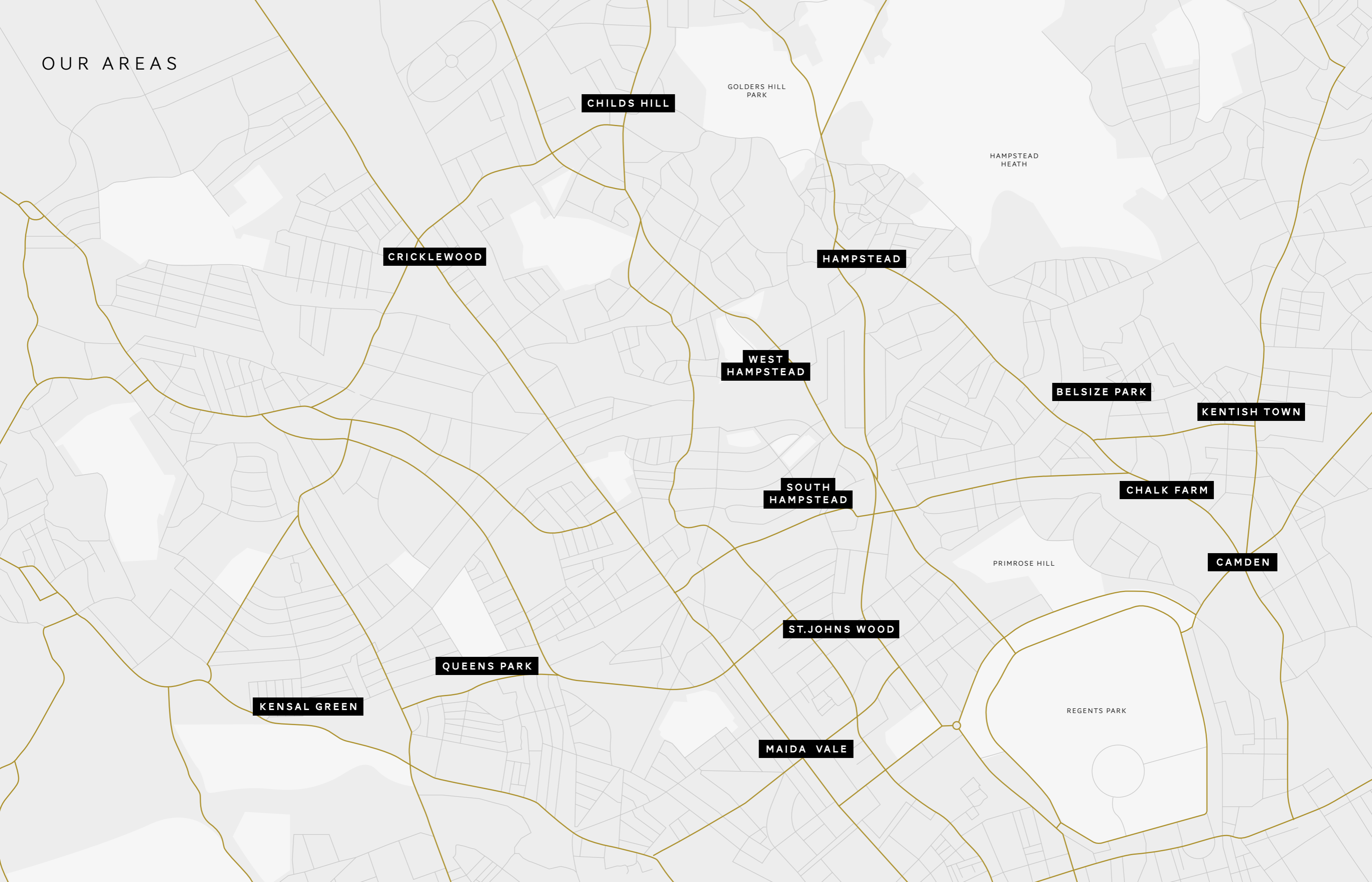
COMMUNITY

LIVING IN LONDON MEANS BECOMING PART OF A LOCAL COMMUNITY.

We think working in London should be the same, which is why we do everything we can to invest in our own local community in West Hampstead.

We sponsor events at local schools, take part in community fairs and even host festive events at our own office for Halloween and Easter. Drop in and see us some time.

OUR AREAS



CHILDS HILL

GOLDERS HILL
PARK

HAMPSTEAD
HEATH

CRICKLEWOOD

HAMPSTEAD

**WEST
HAMPSTEAD**

BELSIZE PARK

KENTISH TOWN

**SOUTH
HAMPSTEAD**

CHALK FARM

PRIMROSE HILL

CAMDEN

ST. JOHNS WOOD

QUEENS PARK

REGENTS PARK

KENSAL GREEN

MAIDA VALE

"I WANTED TO SEND A QUICK NOTE TO THANK YOU FOR YOUR INCREDIBLE HELP IN SELLING OUR FLAT. WE HAD A VERY TIGHT DEADLINE AND MULTIPLE BUYERS IN A CHAIN WHICH YOU MANAGED TO PERFECTION. WE ARE NOW HAPPILY SETTLED IN OUR NEW HOME, AND I UNDERSTAND THAT YOU HAVE A VERY HAPPY LADY NOW LIVING IN OUR OLD HOME, THANK YOU SO MUCH."

MR & MRS A WILSON

"IT IS MY PLEASURE TO RECOMMEND OAKHILL RESIDENTIAL AS MANAGEMENT AGENTS. I HAVE KNOWN LEE CASH FOR THE LAST FIVE YEARS. HE IS PROFESSIONAL, RELIABLE AND VERY PERSONABLE TO DEAL WITH. OAKHILL HAVE BEEN MANAGING OUR BLOCK OF APARTMENTS FOR THE LAST 2 1/2 YEARS AND WE HAVE BEEN VERY PLEASED WITH THEIR SERVICES."

MRS G JACOBSON'

WHY US

WE FEEL WE ARE PART OF A NEW GENERATION OF PROPERTY CONSULTANTS WHO ARE CHANGING THE WAY PROPERTY IS SOLD, LET AND MANAGED IN LONDON.

WE ARE SPECIALISTS

Nobody knows London residential property like we do.

WE WORK HARDER

We're open whenever you're available, and when buyers want to view. A gpm meeting, a Sunday viewing? No problem at all. A property company that knocks off at weekends is like a restaurant that shuts for lunch.

WE ARE PRECISE

We are specialists in generating interest and, as a result, getting you the best possible price for your property. But we won't woo you with unrealistic expectations and sky-high valuations.

FOR US, IT'S PERSONAL

We're not a corporate chain: when you deal with us, it's personal. There's a good reason we say we are Built by Word of Mouth, and we hope once you've experienced working with us, you'll recommend us too.





PRESS & SOCIAL MEDIA

ONCE WE'VE PLACED YOUR PROPERTY ON THE MARKET, THE HARD WORK REALLY BEGINS, AND IT'S ALL ABOUT FINDING YOU EXACTLY THE RIGHT BUYER OR TENANT.

We use a number of innovative and unusual ways to reach people, from our established audiences on Instagram, LinkedIn and Facebook, to full-page ads in London Fabric magazine. We see our social media presence as a two-way communications channel: we are responsive and personable and always willing to answer questions in realtime.

Most property marketing has become old-fashioned, but we believe Rightmove, Zoopla and other property search websites are just the beginning. As a modern, contemporary agency, we will use modern, contemporary tools to market your property to local buyers and global investors alike.

OUR AIM

WE WANT TO BUILD AN AGENCY THAT IS FRIENDLY, RELIABLE, APPROACHABLE, HARD-WORKING AND THE ABSOLUTE BEST AT WHAT WE DO.

We want to change the way residential property is sold, let and managed into a personalised process.

We want to build the kind of property agency that people turn to for honest advice from hard working people that care about what they do.



"BOTH JASON AND LEE WERE EXTREMELY HELPFUL THROUGHOUT THE PROCESS OF PURCHASING MY FLAT AND I'D BE MORE THAN HAPPY TO RECOMMEND OAKHILL RESIDENTIAL. I WOULDN'T HAVE KNOWN THE PROPERTY CAME BACK ON THE MARKET IF JASON HADN'T CALLED ME ABOUT IT DIRECTLY AND GOT ME INTO SEE THE PLACE RIGHT AWAY - THANK YOU!!"

MR J KINSLER

"MIA & CHLOÉ, THANK YOU FOR FACILITATING A SUCCESSFUL & SMOOTH TRANSITION FOR US. WE LOVE OUR NEW HOME. IT'S BEEN A PLEASURE WORKING WITH YOU AND WE LOOK FORWARD TO CONTINUING TO DO SO."

MR AND MRS G BLECHER

MANAGEMENT

OAKHILL RESIDENTIAL MANAGEMENT HAS THE SAME CORE VALUES AS OUR SALES AND LETTINGS ARMS.

We offer a management service that is second to none, recommended by freeholders, landlords, developers and residents alike.

Our properties are always well-maintained, safe and secure for all residents and we have built strong relationships with trusted maintenance and security companies to keep them that way at all times

Our service is just as personal: we make quarterly visits to our managed buildings to ensure our high standards are being met and your property is in the best possible condition.



BLOCK MANAGEMENT PORTFOLIO
WE MAKE LIFE EASIER.

01 THE HUDSON, CURTAIN ROAD,
SHOREDITCH, EC2A
6 RESIDENTIAL APARTMENTS
2 COMMERCIAL UNITS

03 THE OCTAVE,
BRONDESBURY PARK, NW6
8 RESIDENTIAL APARTMENTS

05 THE BIRCHWOOD,
PARK VIEW ROAD, EALING, W5
6 RESIDENTIAL APARTMENTS

07 LANGLAND GARDENS,
HAMPSTEAD, NW3
6 RESIDENTIAL APARTMENTS

09 MOYS, PRATT MEWS,
CAMDEN, NW1
8 RESIDENTIAL APARTMENTS
2 COMMERCIAL UNITS

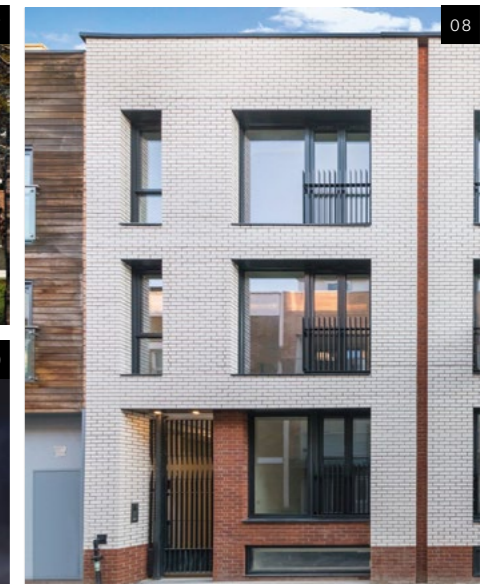
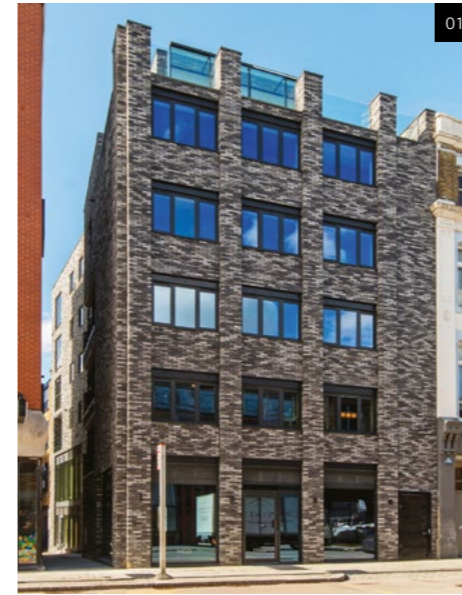
02 HOXTON NINE, EAST ROAD,
SHOREDITCH, N1
9 RESIDENTIAL APARTMENTS
2 COMMERCIAL UNITS

04 BRAMLEY CLOSE,
MILL HILL, NW7
10 RESIDENTIAL HOMES

06 THE CASEWORKS, HARROW ROAD,
KENSAL GREEN, NW10
9 RESIDENTIAL APARTMENTS

08 SUDREY STREET, LONDON, SE1
6 RESIDENTIAL APARTMENTS
1 COMMERCIAL UNIT

10 CLEVE ROAD,
SOUTH HAMPSTEAD, NW6
10 RESIDENTIAL APARTMENTS





OAKHILL RESIDENTIAL
BUILT BY WORD OF MOUTH

108 FORTUNE GREEN ROAD

WEST HAMPSTEAD, LONDON, NW6 1DS

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MANAGEMENT: 020 3544 4448

EMAIL: INFO@OAKHILLRESIDENTIAL.CO.UK

