

JAMES  
ANDERSON

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THE INSIDE VIEW



# JamiesonAlexander *Legal*

Here at Jamieson Alexander, we offer a full residential property legal service. Our highly experienced Solicitors with over **30+ years** of combined experience are here to guide you through the selling and purchasing process with speed, diligence and above all, great client care. Our familiarity with the local market allows us to connect with you and tailor our support to suit your individual needs.

**We are here to help you** navigate the **sale** and/or **purchase** of your property, whether you are a first-time buyer or a seasoned property specialist, in clear language without complicated legal jargon.

Our services are not limited to property sales and purchases. We also offer practical and tailored advice that also extends to:



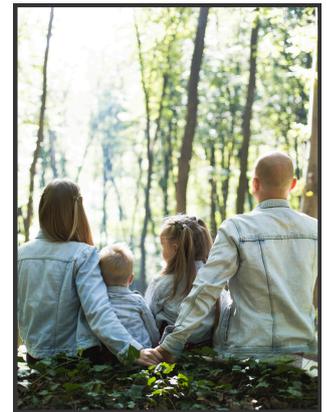
**Re-mortgages and  
Commercial  
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**New builds**

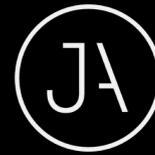


**Gifts /  
transfers of equity**

Jamieson Alexander's **Chartered Tax Advisors** can also offer bespoke tax advice whether there are complicated stamp duty concerns, or you are a buy-to-let company requiring more information on exit taxes such as capital gains. We are a multi-service firm that also deals with commercial property, private client, litigation and commercial/corporate matters.

For more information on the services we provide, please do contact the London office on 0330 2000 017, or email [James.Anderson@jamiesonalexander.co.uk](mailto:James.Anderson@jamiesonalexander.co.uk) and the team will be more than happy to come back to you.

# The Inside View



JAMES  
ANDERSON

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# Welcome from the Directors

## James Anderson Estate Agents



Since opening our first office in Barnes in 1991, our aim has always been to build a trusted, independent estate agency rooted in local knowledge, integrity, and consistent results. Over three decades later, that vision still defines how we operate today.

As Directors, we remain very much involved in the day-to-day running of the business, working closely with our managers and teams across all branches to ensure the highest standards of service. We take pride in mentoring and supporting our staff so they can provide the honest advice and expertise we built this business on.

We're proud of our team and the reputation we've built together and we're always looking for ways to improve what we do.

Whether you're buying, selling, renting, or letting, we hope your experience with James Anderson is a positive one.

Regards,  
Peter & Paul  
Directors, James Anderson Estate Agents



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*“Our experience was outstanding, and I wouldn’t hesitate to recommend them to anyone in need of reliable and professional moving services.”*

Oscar Lighter



# A Tailored Approach to selling

Selling your home is one of the biggest decisions you'll make. At James Anderson, we know that success isn't just about listing your property, it's about making buyers fall in love before they even step inside. Here's our proven approach to help you achieve the best price and a smooth sale.



## First Impressions Count

- Buyers often decide before entering your home
- Focus on curb appeal: fresh paint, clean windows, tidy entrance

## Presentation Makes the Difference

- Small details can make or break a sale
- Highlight your home's best features

## Expert Guidance

- Decades of South West London experience
- Proven strategies to attract serious buyers

## Emotional Connection

- We help buyers fall in love with your home
- Creating a connection leads to better offers

## Expert Guidance

- Decades of South West London experience
- Proven strategies to attract serious buyers



# Meet Your Conveyancing Team



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For new enquiries please contact us on: 0207 1010 300 or london@thomas.legal

# Our Clients, In Their Own Words

 **CEH**  
Local Guide · 71 reviews · 50 photos

★★★★★ a day ago **NEW**

## James Anderson Barnes Sales

I couldn't recommend James Anderson more. Our experience with Fatima was great. I'd trust her to sell our property in the future without a doubt. She shared properties that met our criteria and could answer all our questions. When we found the one, her and Tim were so easy to engage with and made what can be a stressful process as enjoyable as possible



**Olivia Turner**  
8 reviews

★★★★★ a month ago

## James Anderson Putney Lettings

We've had the pleasure of working with the James Anderson lettings team at Putney for several years now as a supplier, and the experience has been consistently excellent. Their team is professional, responsive and committed to providing outstanding service to both landlords and tenants. Big thank you to Leigh, Adriana, Ella & George, we look forward to many more years of working together!



**Charlie Tebbutt**  
1 review

★★★★★ a month ago

## James Anderson East Sheen Lettings

Phoebe, Henry and the rest of the team at James Anderson, East Sheen have been excellent throughout the process of marketing and finding a suitable tenant for my property. Very professional, communicative and outstanding throughout the negotiating process. Overall, great people to do business with.



**Katherine Richards**  
Local Guide · 17 reviews

★★★★★ 2 weeks ago **NEW**

## James Anderson Putney Sales

My partner and I used the Putney branch in the sale of my partner's flat earlier this year. Jack was brilliant, really communicative, and went above and beyond and even gave his opinion on some onward properties we were considering buying. Him, Sammie and Lana got the sale through in excellent time as well. Great service all round, we would highly recommend using them as your estate agents if you are looking to sell in the area.



**Alexander Moss**  
6 reviews

★★★★★ a month ago

## James Anderson East Sheen Sales

Couldn't be happier with JA and specifically Jake who really did help us find the perfect home for us given our budget. We were really stuck and had to find something quickly and Jake was great at getting early viewings of properties and on short notice, and then giving us all the info we needed to make the best offer possible. The after sales support from Cheryl was also great, she was really tenacious in chasing all parties to make sure the sales went through. Would highly recommend.

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# Built on Heritage,

## Who We Are

At James Anderson, we do things differently. As an independent, family-run estate agency, we're not driven by corporate red tape or one-size-fits-all targets — we're driven by what works best for you and your home.

With over 30 years of experience in South West London, we understand the nuances of the local market and how to move quickly when it matters. Your sale isn't just another transaction to us — it's a priority.

## Our approach is hands-on and collaborative.

We don't rely on a single agent; we involve our entire team. Through internal property previews, every negotiator gets to know your home personally. This builds confidence in conversations with buyers and creates healthy in-house competition to get you the best results.

## We go beyond the basics.

We're open evenings and weekends because buyers don't just browse from 9 to 5. We provide daily viewing feedback and weekly market updates so you're never left wondering where things stand. Full transparency gives you control, and our proactive style helps you stay one step ahead.

## Every sale is closely managed.

Our in-house sales progressors handle the paperwork and negotiations, while your office manager or director remains your direct point of contact — ensuring your move is supported at every stage.

At James Anderson, we combine local knowledge, personalised service, and a relentless commitment to doing what's right for our clients.

## We sell homes differently — and it works.



# Driven by Values



## Core Values

### Local Knowledge You Can Trust

Every decision and recommendation is informed by deep knowledge of South West London's unique neighbourhoods and market trends.

### Clear, Honest Communication

We communicate openly and transparently, building trust through straightforward advice and ethical practice.

### Human-Centred Service

We prioritise the needs and stories of our clients, crafting personalised experiences that go beyond transactions to build lasting relationships.



# Lettings with **Confidence** for Landlords and Tenants



**Today's lettings landscape is complex, with over 170 pieces of legislation for landlords to navigate.**

That's why having the right team on your side matters more than ever. At James Anderson, we combine local expertise with regulatory know-how to protect your investment and make the process feel simple — even when it's not.

Our Lettings Director, Patrick Connolly, has over 20 years' experience in the South West London market and leads our team with a calm, strategic approach.



**“Landlords come to us because they want peace of mind, not just tenants.**

**My job is to make sure every let is legally sound, well managed, and delivers the return they expect—without the stress.”**

Whether you're letting your first flat or managing a portfolio, we'll ensure your property is marketed to the right audience, priced accurately, and managed with care at every stage.

The **James Anderson** way



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Glow-worm




**JAMES ANDERSON** X 

# SELL LOCAL. SUPPORT LOCAL.

## SHEEN MOUNT FOOTBALL TEAM

James Anderson is proud to sponsor Sheen Mount Primary School's Football Team!

For every home sale you make through us, we donate 10% of our fee back to the school.

## Investing in Our **Community's** Future

Being part of the community means **giving back** — and our collaboration with Sheen Mount Primary School is a perfect example.

As long-time **local experts** in East Sheen, we're proud to support the school's sports teams by helping fund new kit and equipment. Through our initiative, any parent, friend, or family member connected to Sheen Mount who sells or buys with us can trigger a 10% donation from our sales commission **directly back to the school**.

It's a simple idea with a big impact: turning everyday moves into meaningful **support for local children**.

At James Anderson, local knowledge isn't just about property — it's about people. And we're proud to help **make a difference**.

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# Selling with Confidence

At James Anderson, we know that selling your home is one of life's biggest decisions. With over 30 years of experience in South West London, we've refined the process so our clients feel supported, informed, and confident at every stage. Here's how your journey with us unfolds:

## 1. Expert Valuation

It all begins with an honest, accurate valuation. Our local knowledge ensures we position your home at the right price to attract serious buyers.

## 2. Standout Marketing

From professional photography and floorplans to digital listings and our extensive buyer database, we showcase your property to its fullest potential.

## 3. Smooth Viewings

We handle all enquiries and host viewings with care, ensuring buyers see your home at its best.

## 4. Offers & Negotiation

Our skilled negotiators work to secure the strongest offer, always keeping your goals in mind.

## 5. Sales Progression

Once you accept an offer, we manage the entire process—liaising with solicitors, surveyors, and buyers to keep everything on track.

## 6. Completion Day

The moment you've been waiting for: contracts are exchanged, keys are handed over, and your sale is complete.



At every step, our mission is simple: to remove the stress, maximise your results, and ensure you move forward with confidence. With James Anderson by your side, selling isn't just a process—it's a partnership.



## BARNES UNFOLDED

### Where Lifestyle Meets Location

Tucked along the Thames, Barnes offers a rare blend of riverside charm, top-rated schools, and a strong sense of community — all just moments from central London. It's a neighbourhood where weekends are spent browsing the farmers' market, strolling through Barnes Common, or enjoying coffee in one of the many independent cafés.

Families are especially drawn to the area for its excellent primary schools, including the sought-after Barnes Primary and St Paul's. With elegant period homes, boutique shops, and a village high street that still feels untouched by the rush of the city, Barnes strikes the perfect balance between calm and connected.

Whether you're raising a family, downsizing, or simply looking for a lifestyle upgrade, Barnes delivers a little more space, a little more green, and a lot more heart.



# 123 Mortlake High Street, Mortlake, London, SW14 8SN

Guide Price £1,850,000

🚪 2 Bedrooms 🚿 4 Bathrooms 📄 4 Receptions



An absolutely stunning duplex apartment with river views, located in a charming Grade II Listed building, that has been converted into several luxury apartments in recent years. The accommodation is arranged over the lower ground floor and raised ground floor of this impressive period building, and exceeds 2800 square feet. There are two double bedrooms with fitted wardrobes, both of which are a generous size, and have stylish en-suite facilities. There are four remaining reception rooms that have use of two stylish bathrooms (one on each floor). The living room has a very grand feel with beautiful large windows offering stunning views of the River Thames, plus there is a fabulous, spacious kitchen/dining room, fitted with an island, integrated appliances and lovely stone work surfaces. The building is very impressive, with security entry and well maintained gardens and grounds, backing on to the River Thames. There is an allocated parking space and the property is available for sale with no onward chain.



Barnes and Barnes Bridge stations provide a service into London Waterloo, whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place, St Osmunds (RC), and Barnes Primary School to name a few.





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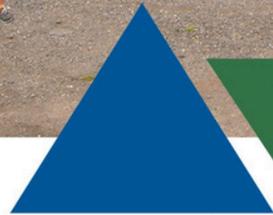
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Guide Price £2,100,000

Pentlow Street, London, SW15 1LX

4 Bedrooms 3 Bathrooms 2 Receptions



A beautifully redesigned four-bedroom period home, thoughtfully renovated to an exceptional standard, situated in a highly desirable and convenient location in West Putney.

Blending timeless architectural character with contemporary elegance, this stunning residence offers flexible family living alongside superb entertaining space. The ground floor has been significantly reconfigured and now boasts a welcoming entrance hall leading to two refined reception areas, divided by sleek, modern glass panelling. To the rear, a striking open-plan kitchen and dining room has been expertly crafted, featuring bespoke fittings, abundant natural light, and a fluid connection to the landscaped west-facing garden via expansive floor-to-ceiling sliding glass doors. This bright, airy space is perfectly suited for both everyday living and hosting guests. A separate guest WC completes the ground floor.



# ROY McCLURE ASSOCIATES

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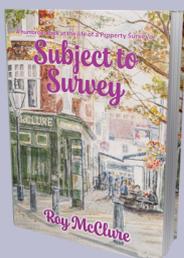
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**Roy K McClure** - B.Sc., F.R.I.C.S., S.A.V.A.

**Gary Bradshaw** - B.A., M.R.I.C.S., M.F.P.W.S

**Myra McClure** - Dip. Est. Man., Ph.D (Cantab), D.Sc.



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- Modern, Flexible Ways to Connect
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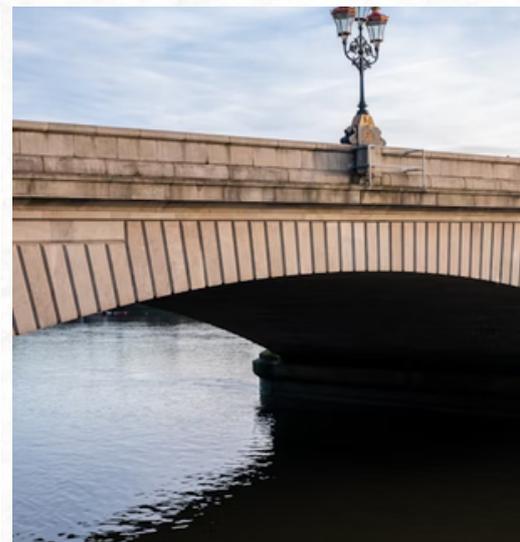
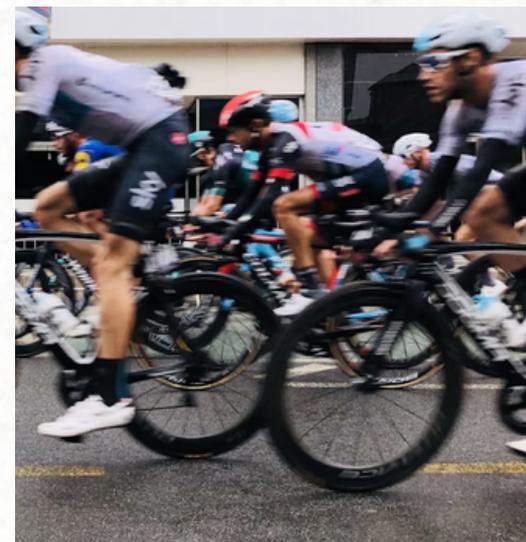
## PUTNEY UNFOLDED

### Riverside Living with a London Edge

With its riverside setting, green open spaces, and fast connections into central London, Putney is a favourite for families, professionals, and anyone seeking a balanced lifestyle. The area blends the energy of city living with the calm of the suburbs — think weekend walks on the Thames Path, brunch on the High Street, and an easy commute via train, tube, or riverboat.

Putney is home to a number of highly regarded schools, both state and independent, making it a popular choice for families putting down roots. You'll also find a strong community spirit, boutique shops, cosy pubs, and everything from Pilates studios to artisan bakeries.

Whether you're buying your first flat or upsizing to a family home, Putney offers space to grow, a vibrant local scene, and that rare riverside charm that's hard to find elsewhere in London.



# Prime Putney Living



Pembridge Place, London, SW15 2QE

Nestled in the desirable Pembridge Place, Putney, this splendid house offers a perfect blend of modern living and family comfort. Spanning an impressive 1,746 square feet over three well-appointed floors, the property boasts four spacious bedrooms and two inviting reception rooms, making it an ideal family home.

*Guide Price: £1,250,000*

New to the market, this three-bedroom split-level Victorian mansion flat with private roof terrace is on Norroy Road, just off Putney High Street. Offering over 1,000 sq ft, it features stained glass windows, decorative tiled floors, a separate study, utility cupboard, and a south-facing terrace accessed from the third-floor bedroom.

*Guide Price: £700,000*



Norroy Road, London, SW15 1PQ



211, Putney Bridge Road, London, SW15 2NY

Nestled in the heart of London, this delightful Victorian conversion flat on Putney Bridge Road offers a perfect blend of modern living and classic charm. Spanning an impressive 769 square feet, this property is ideally suited for first-time buyers.

*Guide Price: £575,000*

# Insights from Michael at James Anderson

Selling a home isn't just about putting up a board and waiting for offers. With decades of experience in South West London, Michael from James Anderson knows what really works – and it often comes down to the little details.

## **First Impressions Count**

"One of the biggest truths about selling? People make up their minds before they even step inside," says Michael. A freshly painted front door, clean windows, and a tidy entrance instantly create confidence. Michael notes: "I'm often with buyers who say, 'This just feels right,' before we've even crossed the threshold."

## **Make It Feel Like Home**

It's not just about looks – it's about atmosphere. Fresh air, warm lighting, and subtle scents help buyers picture themselves living there.

## **Focus on the Kitchen**

"If you only have time to upgrade one space, make it the kitchen," says Michael. Small touches like new handles, a modern light fitting, or simply decluttered surfaces can transform the heart of the home.

## **Give Every Room Purpose**

Michael advises: "A spare room filled with boxes is a wasted opportunity. Stage it as a study, guest room, or reading nook so buyers can see its potential."

Their advice is simple: presentation sells. Create the right first impression, make your home feel welcoming, and highlight its best features. Do that, and buyers will be ready to fall in love.



**Michael**  
*Director of East  
Sheen Sales*

# Letting your property the **smart,**

## **The Process** – With Legal Essentials at Every Step

At James Anderson, we guide landlords through every step of the lettings journey — combining local expertise with up-to-date legal knowledge to keep you fully protected and your property performing.

### **1. Accurate Rental Valuation**

We start with a realistic, data-led valuation of your property, factoring in local demand, seasonal trends, and tenant preferences.

Legal Note:

Rent must be advertised clearly — rent bidding is prohibited under the Renters' Rights Bill (RRB). We ensure listings are compliant from day one.

### **2. Marketing & Tenant Search**

Your property is marketed across major portals (Rightmove, Zoopla), our website, and social media. High-quality photos and video walkthroughs boost exposure.

Legal Note:

You can no longer suggest or accept bids over asking. The advertised rent must be honoured.

### **3. Tenant Referencing & Selection**

We carry out full referencing, credit checks, and Right to Rent checks. You can meet the tenants and approve the final selection.

Legal Requirements Include:

- Right to Rent ID checks (legal requirement for all tenants in England)
- Affordability screening
- Guarantors if needed — terms will change under the RRB (guarantees end on tenant death)

### **4. Legal Compliance Before Tenancy Starts**

We ensure all required documentation and safety measures are in place before a tenant moves in.

What You Must Provide:

- EPC Certificate (Minimum rating E)
- Gas Safety Certificate (valid within last 12 months)
- EICR (Electrical Installation Condition Report)
- Smoke & CO Alarms on each floor and near fuel-burning appliances
- How to Rent Guide (most recent version)
- Deposit Protection within 30 days (in a government-approved scheme)
- Prescribed Information about the deposit scheme

RRB Incoming:

- Landlord Redress Scheme registration will be mandatory
- Properties must meet the Decent Homes Standard
- Failure to comply may result in Rent Repayment Orders

# secure, and compliant way.

## 5. Contracts & Deposit

We draw up an Assured Shorthold Tenancy (AST) agreement and manage signing, deposit handling, and move-in day.

RRB Legal Update:

- Fixed-term tenancies are being phased out.
- All contracts will become periodic (rolling, no fixed end date)
- Section 21 “no-fault” evictions will be removed
- Repossession must rely on valid Section 8 grounds, e.g. landlord sale (Ground 1A), landlord moving in (Ground 1), or serious rent arrears.

## 6. Management & Maintenance

Choose from our fully managed or let-only service. We handle repairs, inspections, compliance updates, and tenant liaison.

Awaab’s Law (RRB):

Hazards such as damp and mould must be rectified within strict timeframes or you could face penalties.

## 7. Renewal or Re-Let

We proactively manage renewals, renegotiating rents in line with market value and ensuring legal procedures are followed.

RRB Reminder:

- Rent can only be increased once per year, with written notice
- Tenants can challenge rent increases at tribunal
- To regain possession (e.g. to sell), you must give 4 months' notice, and only after the first 12 months

Letting a property isn't just about finding a tenant — it's about staying **legally compliant, maximising returns, and avoiding costly mistakes. With James Anderson, you have a partner who stays ahead of legislation so you don't have to.**

## 📞 Ready to Let with Confidence?

Contact your local James Anderson branch in Putney, Barnes, East Sheen, or Mortlake

[🌐 jamesanderson.co.uk](https://www.jamesanderson.co.uk) | [✉ info@jamesanderson.co.uk](mailto:info@jamesanderson.co.uk)

# Why We Choose IMC Financial Services — James Anderson Estate Agents

At James Anderson, we've been helping people move home across South West London for over 30 years—and we know that great property advice is only half the story.

That's why we confidently recommend IMC Financial Services to our clients time and time again.

IMC delivers what today's buyers and sellers truly need:

## Independent, Whole-of-Market Mortgage Advice

- They're not tied to one lender. That means our clients get real choice, honest guidance, and competitive rates—every time.

## Incredible Responsiveness

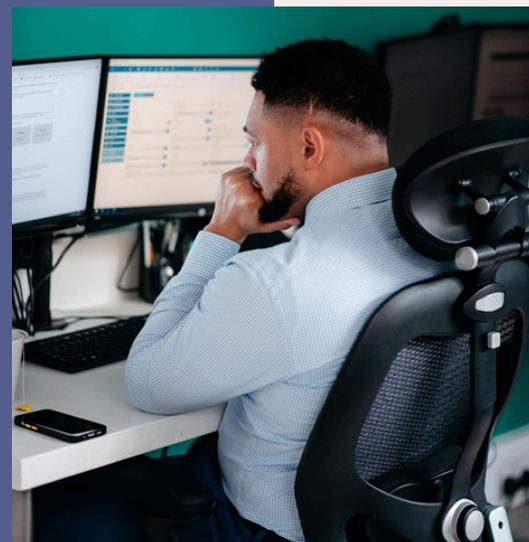
- Whether it's a first-time buyer or a time-sensitive chain, the IMC team picks up the phone, answers questions, and gets things done. That makes our job easier—and our clients happier.

## A Seamless Experience

- IMC understands how critical timing is in property transactions. They align with our process and keep everything on track.

## Shared Values

- Like us, IMC builds long-term relationships based on trust, clarity, and results. They care deeply about the people they advise—and it shows.



“We've worked with countless financial advisors over the years—but **IMC stands out**. They're the team we trust with our clients, and with our **own families**.  
That says everything.”

— James Anderson Estate Agents

## Property Management Services

With James Anderson you can outsource professional management of your property that you can trust. We offer a range of property management services, from lettings and rent collection through to full and comprehensive property management.

### What does the management service cover?

It depends on which level of service you opt for.

Most of our clients are private landlords, looking for management of their rental property – the level of management you want to handover to us is entirely up to you. From organising inventories and cleaning services, through to negotiating contracts and liaising with utility providers, we can oversee your entire property letting process.

### Our full property management service includes the following.

We manage:

- Deposits – collection of the deposit and management of the return process
- Client Money Protection
- Property Inspections
- Right to Rent
- Building maintenance
- Quarterly property Inspections
- Property rental valuation
- Property marketing, print and online
- Ongoing tenant liaison, including rent reviews
- Liaison with utility providers
- 24 hour tenant emergency helpline
- Pre and post tenancy repairs
- Quarterly property inspections
- Assistance with viewings of rental properties
- Monthly rental collection and management
- HMRC account reporting – tax for resident and non-resident Landlords
- Property for overseas landlords
- Landlords safety obligations

We advise on:

- The importance of a professional Inventory
- Property insurance



EAST SHEEN UNFOLDED

## Community, Character & Connection

Nestled between Richmond Park and the River Thames, East Sheen blends village charm with city convenience. Its leafy streets, period homes, and strong sense of community make it one of South West London's most sought-after neighbourhoods. Families are drawn to the excellent schools, open green spaces, and swift links into central London, while the lively Upper Richmond Road offers cafés, boutiques, and much-loved independents.

With Richmond Park on the doorstep—ideal for morning runs, Sunday walks, or spotting the resident deer—and Mortlake station just moments away, East Sheen offers an enviable lifestyle. It's a place where neighbourhood warmth meets metropolitan living.

At James Anderson, we've been part of East Sheen's story for over 30 years, helping clients buy, sell, and let homes here with confidence.



# Our Team



## **Locals First. Experts Always.**

At James Anderson, our managers and negotiators don't just work in South West London, they live here. We walk the same leafy streets, grab coffee from the same neighbourhood cafés, and send our children to the local schools. This isn't just our patch—it's our home.

We know the area because we are the area. From the quiet cul-de-sacs of Barnes to the vibrant corners of East Sheen and the green escape of Putney Heath, our team has a genuine, lived-in knowledge of what makes each street, school, and square so special.

But we don't just know the community—we're part of it.

## **Rooted in Community**

We proudly support local schools, sponsor charity events, and back neighbourhood initiatives that bring people together. Whether it's helping fund school fairs or collaborating with local businesses, we believe in giving back to the places that have given us so much. This isn't a box we tick—it's part of who we are.

## **Selling More Than Just Homes**

Because we understand how it feels to live here, we don't just sell bricks and mortar—we sell a lifestyle. When buyers view a home with us, they're not just getting square footage and specs. They're getting insight into the morning dog walk route, the friendliest butcher, the best post-school gelato stop, and the hidden green spaces you'll never want to leave. This authenticity is what builds trust with buyers and sellers alike. It's why our clients return—move after move—and why we continue to set the standard in South West London property.

## **Meet the People Behind the Property**

Our team is made up of seasoned professionals with years of market experience, sharp negotiation skills, and a warm, approachable style. But what sets us apart is our shared love for this corner of London—and our shared belief that people deserve more than just a sale. They deserve honest advice, personal connection, and local insight that can't be Googled. From first-time buyers to growing families and seasoned investors, our team is here to guide you—not just through the property market, but through the lifestyle that comes with it. Because at James Anderson, we don't just know South West London—we live it.

# Selling yo

## Your Home-Selling Checklist

*Small details. Big difference.*

Thinking of selling? Use this quick-hit guide to get your home market-ready — straight from us

### Before You List

- Book a free valuation
- Instruct your solicitor
- Tidy up the front of your home
- Repaint the door & polish hardware
- Add fresh plants and a new doormat

*“People decide before they even step inside.” – Michael Britt, East Sheen Sales Manager*

### Set the Mood

- Open windows for fresh air
- Use soft lighting
- Add subtle scents
- Keep rooms warm & welcoming

*“It’s how it feels, not just how it looks.” – Jack Gardiner, Putney Sales Director*

### Focus on the Kitchen

- Clear the counters
- Deep clean everything
- Upgrade small fixtures (handles, lighting)
- Add a bowl of fruit or fresh flowers

*“If you stage one room, make it the kitchen.” – Jack Gardiner, Putney Sales Director*

### Make Space Work

- Declutter every room
- Style empty spaces (home office, reading nook)
- Use mirrors to open up smaller areas
- Open curtains, fluff cushions

*“Every room should tell a story.” Michael Britt, East Sheen Sales Manager*

### Ready to move?

**Book your free valuation today**

# ur Home?

## **1. Accurate Valuation – The Smart First Step**

- Book a professional valuation or use the online instant tool to understand your property's present market value.
- Harness our deep local insight and consistent award-winning performance to price your property competitively from day one.

## **2. Tailored Marketing & Sales Strategy**

- Benefit from bespoke marketing: professional photos, compelling listings, and promoted visibility across major portals and social media.
- Our local expertise ensures your property shines to the right audience.

## **3. Staying Compliant & Legally Secure**

- We guide landlords through ever-evolving legislation—covering smoke/carbon monoxide alarms, EPCs, Right to Rent checks, Gas Safety, EICRs, and more.
- Peace of mind that all legal obligations and tenant requirements are met.

## **4. Lettings & Property Management – Fully Supported**

- Choose from services like rent collection, full property management, inspections, emergency support, and maintenance liaison.
- With a structured process, local staff, and a trusted contractor network, your property is in safe hands.
- Benefit from Client Money Protection, professional inventory support, and a 24-hour emergency helpline.

## **5. Smooth Sales or Tenancy Journey**

- For sellers: Expect expert advice on pricing, property presentation, and timelines—typically around 25 weeks from market listing, depending on demand and property condition.
- For landlords: Reduce void periods with proactive marketing, tenancy vetting, prompt renewals, and effective tenant communication.

## **6. Expert Support—Always There**

- Open 7 days a week, 8 am–11 pm—available whenever you need us.
- Our team offers a white-glove service: attentive, local, professional, and truly committed to your success.

## **7. Knowledge & Guidance at Every Step**

- Access practical guides for selling, letting, buying, or renting directly via our website.

Ready to sell or let your property with confidence?

Get in touch with our team today for a personalised valuation, clear guidance, and real local support.



# JAMES ANDERSON DIGITAL MARKETING

➡️ Love South West London as much as we do?

From local property launches to community tips, school catchments to market trends — don't miss a thing.

👉 Follow us

Be first to discover your next home (or buyer).



Connect with us! @jamesandersonsea

# YOU CAN FIND US

## BARNES SALES



📞 020 8876 0100

✉️ [sales@jabarnes.co.uk](mailto:sales@jabarnes.co.uk)

📍 64 Barnes High Street,  
Barnes, SW13 9LD

## BARNES LETTINGS



📞 020 8878 8688

✉️ [lettings@jabarnes.co.uk](mailto:lettings@jabarnes.co.uk)

📍 65 Barnes High Street,  
Barnes, SW13 9LD

## EAST SHEEN SALES



📞 020 8876 6611

✉️ [sales@jasheen.co.uk](mailto:sales@jasheen.co.uk)

📍 363 Upper Richmond Road  
West, East Sheen, SW14 7NX

## EAST SHEEN LETTINGS



📞 020 8392 6161

✉️ [lettings@jasheen.co.uk](mailto:lettings@jasheen.co.uk)

📍 363 Upper Richmond Road  
West, East Sheen, SW14 7NX

## PUTNEY SALES



📞 020 8788 6611

✉️ [sales@japutney.co.uk](mailto:sales@japutney.co.uk)

📍 78 Lower Richmond Road,  
Putney, SW15 1LL

## PUTNEY HILL SALES & LETTINGS



📞 020 8785 4400

✉️ [lettings@japutney.co.uk](mailto:lettings@japutney.co.uk)

📍 151 Upper Richmond Road,  
Putney, SW15 2TX



# Showcase Selection



A beautifully presented bright and spacious period conversion apartment situated on the second floor (top) of an attractive period building. The property is centrally situated for the extensive leisure and shopping amenities of East Sheen including Waitrose and a number of independent shops, restaurants, gastro pub, bars and coffee shops.

Upper Richmond Road West, London, SW14 8QR

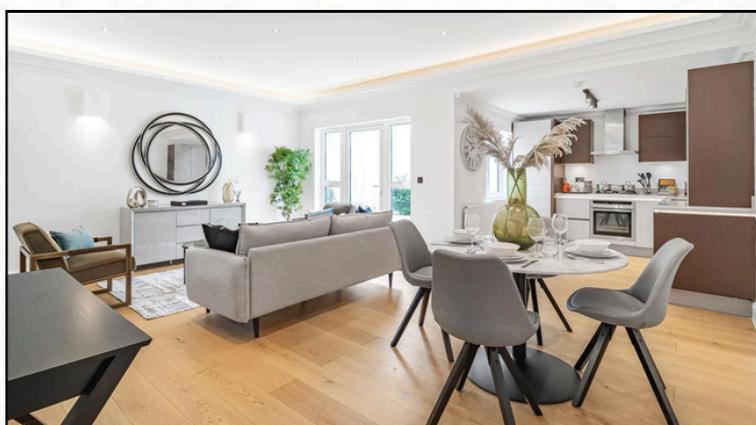
Guide Price: £425,000

An exceptional opportunity to acquire this two-bedroom second floor apartment within the quiet and leafy development of Putney Rise on the edge of Putney. Built in 2016, this stylish apartment features two bathrooms, a recently replaced kitchen, two balconies and secure, underground parking.



Guide Price: £585,000

Westleigh Avenue, London, SW15 6RJ



A unique and spacious (over 1,500 sq ft) modernised property set within a gated development on White Hart Lane, Barnes, close to local shops and amenities. The home offers extensive lateral living with three double bedrooms (all with fitted wardrobes), two stylish en-suite bathrooms, and a guest cloakroom.

Rear of 15 White Hart Lane, Barnes, London, SW13 0PX

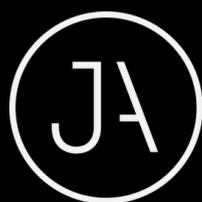
Guide Price: £950,000



Here for *your next step...*

*"Homes are more than bricks and mortar — they're where life happens. Thank you for letting us be part of your journey."*

*– James Anderson Estate Agents*



JAMES  
ANDERSON