



Experience

Whether you are selling your home or an investment property we recognise that this can be a significant and potentially stressful process. Our aim is to deliver a profitable and well managed experience to meet your specific needs.

As a 30 year resident and agent in the area we have transacted the sale of very many homes during which we have accumulated extensive sales information. This is augmented by the most up to date evidence by our link to the Land Registry and specialist website LonRes. This enables us to advise you sensibly and with precision so that the best price is achieved.

For an informal valuation of your property with absolutely no obligation please contact either Anthony Casingena or Laura Morris on the number and email detail shown below.

Service

Commencing with our appointment through to completion we ensure that the service we provide is second to none. Your relationship with us is vital. We will agree with you the specific marketing campaign including preparation of plans, descriptive particulars and the very best property photography. We bear the cost of this including the statutory requirement of an EPC (Energy Performance Certificate).

If the property is a Leasehold we may advise on enfranchisement or lease extension in order to maximise value and saleability. We have specialist surveyors to guide you in those circumstances and who are experienced in this complex area since the introduction of the Leasehold Reform Act 1967.

Tailor made marketing is provided in each instruction handled by us. This includes online and off-line presentation, direct one-to-one placing and media coverage which might include national advertising and, if appropriate, carefully selected PR. In short we take care of everything.

Viewings should ideally be entrusted to us and this will always be by prior agreement with you. We know that many of our clients and buyers lead busy lives so we are always on-hand to accompany potential buyers at times to suit them - in the evenings and at weekends. Not a problem.

We will keep you updated with feedback after viewings and notify you of any fluctuations in market conditions. When offers come in we shall telephone you first and follow this up in writing. We will give rational advice on offers. Here at this crucial stage we pride ourselves on our reputation for clarity and objectivity.

Results

Once terms for the sale have been agreed we will write to the involved parties and their legal advisors. We continue our role as an effective conduit between the professional advisors and the clients to ensure that the transaction proceeds smoothly to a successful conclusion.

90% of the homes entrusted to us are sold by us; the result of many years experience as agent and resident in this special part of London; our intuitive knowledge of "our patch" and extensive network of connections.

For an informal valuation of your property, without any obligation please contact Anthony Casingena or Laura Morris on **0207 433 3933** or email at **cas@anthonycasingena.com**



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