

PRESS INFORMATION 22 January 2010

Get the best from Property Viewings

With the start of the New Year sparking renewed vigour to find that perfect pad, award-winning London based estate agency Young London (www.younglondon.co.uk) offers its top tips to get the best out of a property viewing.

Neil Young, CEO of Young London explains; *"January has seen house-hunters hitting the streets in record numbers as the rental market becomes increasingly competitive with more tenants than ever chasing fewer available properties. Young London is currently receiving four times the number of tenant enquiries than in January 2009. So those looking to secure themselves the perfect property need to be focused and well organised."*

These are Young London's top tips for successful viewings:

- Arrive Early
- Take someone with you
- Prepare a checklist of questions
- Question occupiers
- Take a camera
- Look past furnishing
- Visit at different times of day
- Visit in daylight hours
- Look around communal areas
- Investigate parking options
- Research transport links
- Check tenancy deposit scheme
- Research the letting agent

Arrive early

Get there early to explore the area around the property, allowing yourself plenty of time to get a feel for your potential new neighbourhood, its character, what transport links are available and any amenities it has to offer.

Take someone with you

Be safe and take somebody along with you; not only will your viewing buddy be able to offer an impartial second opinion, they could also notice something about the property, or ask that vital question you might have missed.

Prepare a checklist of questions

Don't be afraid to ask questions; be organised and make a checklist of all questions to ask and keep notes listing the property's features, fixtures and fittings, any further expenses, characteristics of the surroundings and your immediate impressions. This will prove extremely useful when weighing up its pros and cons, and provide a benchmark for other viewings you might have.

Question occupiers

If possible, talk to the current occupiers who will be able to tell you first hand about the property and answer any questions you have about the local area. It is also worth asking how long they have lived there, why they are leaving and what the neighbours are like; depending on their response, you might just find out if it's to get away from a neighbourly dispute or even the property itself!

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Take a camera

Memory can be unreliable but the camera never lies! It tends to be either the very good or bad points that stick in the mind; taking a camera with you will help you to have a clear, objective aide to remember the property by.

Look past furnishing

Don't let the existing occupant's furnishing put you off and try to see past any current clutter and focus on the size and layout of the rooms. Make sure you know what furniture is included in the agreement and if you are taking your own furniture, have the measurements with you to give yourself an idea of how it might fit.

Visit at different times of day

Even the dream home can change significantly at certain times of day; try to go back for a second viewing at different time, bearing in mind that the seemingly quiet street could turn into the local rat run at rush hour, or that the inviting local could eject noisy revellers on your door step come closing time.

Visit in daylight hours

Places can look significantly different in natural light, and a visit during day light hours is recommended; any interior problems will be made more obvious and you will be able to gauge how much light the property gets.

Look around communal areas

Don't forget to have a good look around any communal areas; if you are viewing a property in a development, it is worth taking note of their appearance, how well maintained any grounds are and how regularly rubbish is collected, for example. This will give you a good idea of how well the block is managed.

Investigate parking options

Investigate what the parking situation is like; it may be the case that a space is included in the rental, although in large towns and cities, it is more likely that a permit scheme will be in operation and possible that you will be able to buy a residential parking permit from the council.

Research transport links

Look into all transport links and work out the distance and best possible route from the property to your place of work; a trial run in peak times could be a helpful exercise to determine whether the commute would be practical or more of a daily grind.

Check tenancy deposit and inventory provision

For rental properties, ask the landlord / agent about what they have in place in terms of a tenancy deposit scheme; it is essential from the start that a clear agreement is made on protecting your deposit and noting the condition of the property to avoid any potential disputes.

Research the agent

It is important to make sure you are dealing with a reputable estate agency; looking at their website is a good start to see if they members of any professional associations, if they have won any awards and whether their information is accurate and up to date. Question the agent to see if they are knowledgeable about the property and market in general. If you're looking at a rental property, ask whether the agent will be managing and if they aren't it is worth finding out who will be.

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About Young London (www.younglondon.co.uk)

Young London is a lettings, sales and management agency, specialising in newly built property throughout London. Young London is a [Young Group](#) company, a wealth manager that provides residential property portfolio management services to a global client base of private investors and institutions.

As part of an organisation that prides itself on delivering outstanding levels of customer service, Young London is proud to ensure that clients are treated with the utmost respect and that their expectations are always exceeded.

Young London manages property assets worth in excess of £100million on behalf of our landlords and has found homes for more than 500 tenants this year.

Winner of Gold Award: Best Small Lettings Agent in the UK at the Sunday Times' Estate Agency of the Year Awards