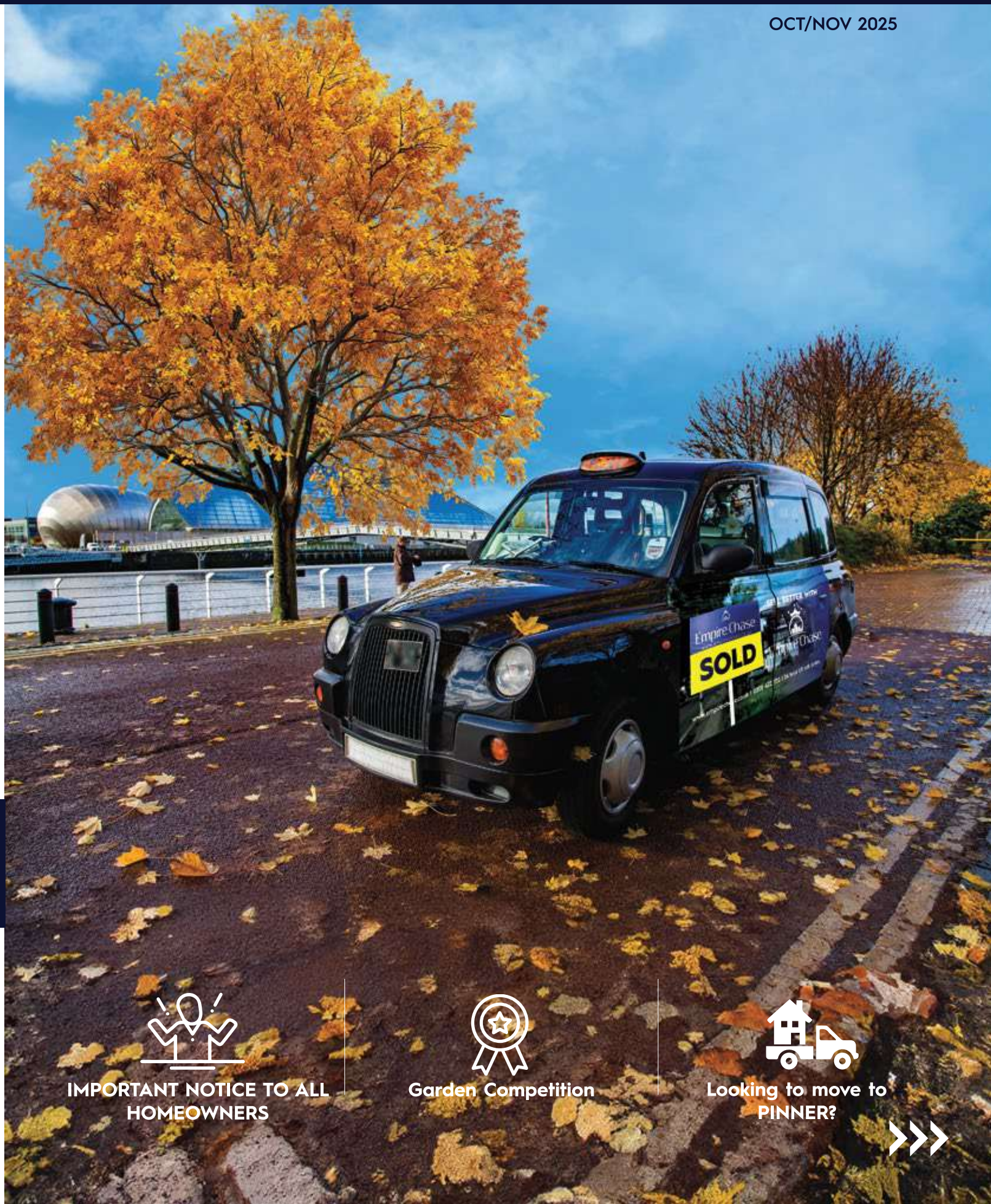


HARROW PROPERTY BULLETIN

Harrow Edition



OCT/NOV 2025



IMPORTANT NOTICE TO ALL
HOMEOWNERS



Garden Competition



Looking to move to
PINNER?



IMPORTANT NOTICE TO ALL HOMEOWNERS

How one cheap sale can crack your streets property value

Most people don't realise how fragile local property values can be. All it takes is one neighbour selling under market value, and suddenly your street's prices are at risk.

Here's how it works – and how to stop it.

When someone sells well below market value, maybe they're in a rush, unaware of the true value, or just want a quick sale that price gets recorded as a recent comparable sale.

Valuers, banks, and agents use this data to assess surrounding properties. So if your neighbour sells for less than average, that figure could be used to value your home too. This may seem like an isolated case, but to banks, valuers, and future buyers, this is now the new benchmark.

This happens when owners don't realise their home's true value, Agents underprice to get a quick commission, Sellers are in a rush and take the first offer or Property isn't marketed properly (limited marketing, poor timing, no staging)

How to Stop It

Talk to your neighbours – If someone's selling, suggest getting multiple valuations and using a strong local agent or multiple agents

Avoid cheap agents - A good agent makes all the difference. Choose a professional agent who have a strong track record in the area and won't undervalue for a quick commission.

Launch your property at the right time - If the market is saturated with similar listings, consider delaying or rescheduling your launch to avoid getting lost in the crowd."

Keep your street looking good - Presentation matters. A tidy, well-maintained street helps attract serious **buyers willing to pay full price.**

Always Query Low Appraisals -If an agent gives you a surprisingly low appraisal, ask for their comparable and challenge their figures. You have the right to question how they arrived at that number.

WE WON THE PRESTIGIOUS ESTAS AWARDS AGAIN

► JW Marriott Grosvenor House, Park Lane, London



OUR BEST FRONT GARDEN COMPETITION WINNER CONGRATULATIONS MULGRAVE ROAD, HARROW



OFF MARKET – DISCREET LISTING – FOR SALE

You won't find this property on Rightmove or Zoopla

- Largest garden in Pebworth Estate
- 6 bed | 3 bath | 2 receptions | garage
- Extend
- Ample scope to extend (stpp)
- Ample space

Pebworth Road, HA1 3UD

Approx Gross Internal Area = 233.99 sq m / 2519 sq ft

Eaves Storage = 12.64 sq m / 136 sq ft

Greenhouse / Storages = 56.19 sq m / 605 sq ft

Total = 302.82 sq m / 3260 sq ft

□ = Reduced Headroom Below 1.5m / 5'0"



Ref :

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BLEU
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on, dimensions lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Contact our sales team now

Jessica@empirechase.co.uk, justyna@empirechase.co.uk

0208 4227722 (24 hour UK call centre),

07890285162 (Whatsapp)



Looking to move to **PINNER?**

Check out this most unique stylish home in a highly sought after neighbourhood in Pinner



4 bed | 2 bath | 2400 sqft | 3 receptions | 2 study | office | mezzanine style upper deck

Please get in touch for more information



Empire Chase

www.empirechase.co.uk | 0208 4227722 | 24 hour UK call centre

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