Left: this stunning four-bedroom property is available to rent for £950 per week. Above: Mien Tay

MY MONTH

It's been a busy month at Rochford Stokes in Battersea

Words JASON CARLON

What has been the most challenging aspect of your month?

Getting a client to accept an offer — which equated to £1,100 per sq ft for a flat in Battersea — was something that I thought would be very easy but ended up being very challenging.

Describe an exceptional property that has come on to the market...

We have been instructed as sole agents to let an amazing four-double-bedroom, three-bathroom house with a garden and large roof terrace. The stunning master bedroom suite was created by combining the two rooms on the first floor, and the garden has bi-folding doors. The property is situated off Clapham Common North Side in an area popular with families due to the proximity of Ecole de Wix, Wix Primary School, Parkgate House School, and Eaton House The Manor School.

What has been the highest offer or the quickest sale to take place?

We were instructed to sell a whole freehold vacant shop and upper parts on Northcote Road, which — due to the rarity of this type of opportunity in such a sought-after location — attracted an extremely high level of interest. It went under offer in fewer than two weeks and we were delighted to have secured the owners' instructions as sole agents.

Where is your favourite local lunch spot?

Mien Tay Vietnamese restaurant on Lavender Hill (pictured top right). It doesn't look like much from the outside but the food is absolutely amazing. I love its Rice Vermicelli with Stir Fried Chicken, Chilli and Lemongrass. It is served with aromatic fresh herbs and is absolutely delicious.

It's amazing how many people try to flag us down when we're driving around the area

How has the market been performing?

We have certainly experienced a marked increase in activity since the General Election, however, correct pricing remains the key to success in both the sales and letting markets.

What local campaigns have you been involved with?

Rochford Stokes is very proud to have been this year's official sponsor of the Bolingbroke Academy (arkbolingbrokeacademy.org). We attended its quiz night and spring fair, for which we raised money on the tombola stand. We have also sponsored the Wix's School Summer Fair for the third year where we worked on the 'Duck Fishing' stand and we have worked with Belleville School on two of their events.

What are you most looking forward to next month?

My 20th wedding anniversary.

What has been the most unusual question or request you've received this month?

A client asked if we could give them a lift to the airport in our Rochford Stokes taxi! It's amazing how many people try to flag us down when we're driving around the area.

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