



H O M E S O N E

In The Know

Buying in London

With Karim Bazzi

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The aim of this guide is to give a summary of the main steps and considerations when buying a home or investment in London. We hope this will offer help on how to navigate the challenges many that buyers are faced with when entering the UK.

It is still strongly recommended to consult professionals for the various legal, survey and tax advice needed and we can assist in recommending trusted and experienced partners.

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Costs

The following costs will apply to the purchase of any residential property in the UK on top of the agreed purchase price of the property.

“We save clients more than our fee in over 95% of all transactions”



1. The **main cost** is Stamp Duty Land Tax (SDLT) is a tax that is levied on the purchase of a single property. It is only applicable for properties worth over £250,000 and increases proportionally based on property value.
2. **There are two additional stamp duties that apply to buyers.**
 - 2% additional for non residents.
 - 3% additional if the property is a second home and not your primary residence.

This can be quite complicated and you will need advice but as an estimate you can calculate it below on this;

STAMP DUTY CALCULATOR
3. **Solicitors costs.** This will vary from case to case but usually between 0.25%-0.5% of the purchase price.
4. **Surveyor costs.** This will vary depending on the size and type of survey required. In most cases this will not cost more than a few thousand pounds.
5. **Buying agent costs.** If you use one which will typically be 2% of the value of the home.
6. **Interiors | Furnishing & Design.** Introductions to interior designers, builders and architects – whatever the vision and brief we can advise and support your project.

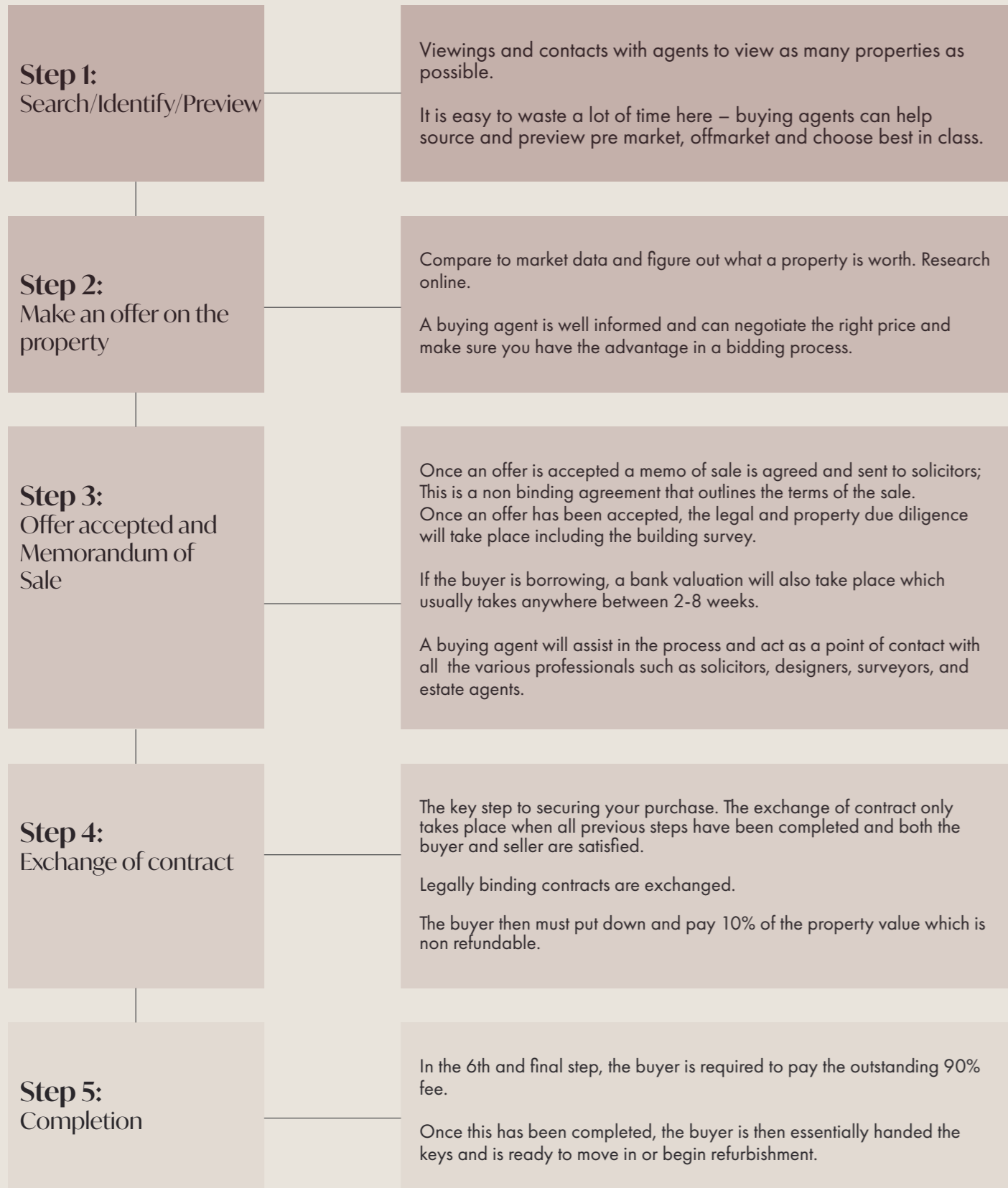




The first thing to do is to appoint a solicitor and figure out your budget. In order to be a strong buyer it is important to have the finance agreed in principle before you seriously start the search either on your own or using a buying agent.



Timings & Process



It is *very hard* to say how long the process takes.

In general, from offer being accepted exchange usually takes place between 2-6 weeks and completion is more flexible.



The Journey - *Hiring A Buying Agent*

The Buying Agent.

Finding, buying and moving into a new house is stressful at the best of times. Well, it's enough to put anyone off. Which is why a buying agent might be exactly what you need. From making offers to finding a lawyer and sealing the deal. A buying agent can access relative value, providing relevant comparables. It is essential to have access to this due diligence when buying a property. We use this information in our negotiations with the selling agent, understanding

motivations and finding solutions. A buyer represented by a reputable buying agent, such as Homes One, will be taken much more seriously than anyone without one. Our mission is to protect your interests and use our hard-won insights into the market to find your dream home or investment at the best possible price – We will cover the whole market online, off-market and through our network pre-market.

In addition to a buying agent, you will need to a number of professionals to be involved in your search.

We will introduce you to and coordinate all of these specialists and ensure you are looked after by a network of individually selected trusted advisors. We also spend a lot of time discussing schools with our clients, as often they are a basis for which the decision on property location is made. We can introduce our clients to a range of schooling experts who can advise on the best schools for the individual children's needs.

We work to ensure a project, be that a private residential property or investment will have the best and most suited (to the vision and brief) talent to design, build, style and grow. Managed to perfection and delivered with the marketing tools required for sale or, simply, move in ready!

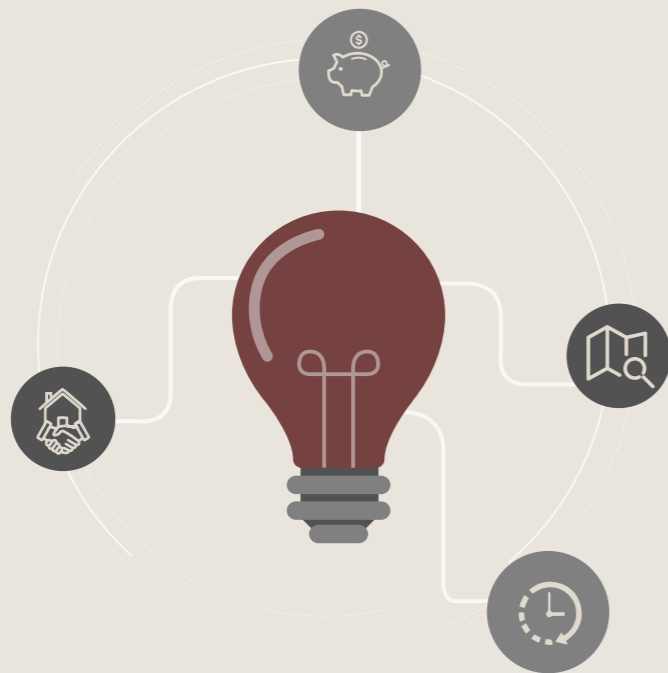
The architecture and design talent we have in our black book has been carefully curated and consciously selected based on their ability to add a unique perspective and add value to the property.

- Mortgage Brokers
- Solicitors & Surveyors
- Architecture & Design



Our Tips

It is advisable to organize all finances and get a mortgage approved in principle before starting the buying process.



If you are new to buying in London, it is generally wise to use a buying agent as they will be extremely helpful in simplifying the process for the buyer.

Focusing fully on 1-2 areas after initial research as opposed to less focus on multiple areas is recommended in order to find the best property for the buyer.

Instructing your solicitor to complete all KYC and AML processes early will also have huge benefits in terms of speeding up the total process.

“Smart, knowledgeable, connected, Homes One always seem to have their finger on the pulse. They somehow secured a gorgeous family house in Chelsea for my wife and I despite multiple offers at our level and even higher. Their sense of timing, network of contacts and clever ‘buyer positioning’ won the day. I would strongly recommend them.”

J.G

“Working with Homes One has taken the hassle out of house hunting. In a notoriously competitive and aggressive market, Karim from Homes one provided an exceptionally effective and thorough service. He is honest, reliable and have saved me both time and stress.”

A.O

“Living in Kuwait, it is invaluable to have a trustworthy and highly knowledgeable property agent in London. We will be using your services again for our next purchase.”

R.T



FAQs

How long does it take to buy a property in London?

From the time you find a property around 2-8 weeks

Is leasehold okay, or should I only buy freehold?

A leasehold is perfectly fine as long as the lease is above 90 years. Below this level the flat will start to lose value and you will need to seek advice from a specialist leasehold valuer. Almost all leases have the automatic right after two years of ownership to extend by 90 years.

Do I pay tax on rental income?

Yes, rental income is taxable. Any profit made from rental income is subject to tax after deductions for allowable expenses.

Do I need a solicitor to help me purchase a property in the UK?

Yes, as mentioned above under the Solicitor and Surveyor section, a solicitor is required in order to execute a property sale in the UK.

Using a buying agent

A buying agent could also be commissioned for a fee, and if used, will likely manage to negotiate a very favorable deal for the buyer with regards to the cost of property.
(please see document why use a buying agent)

Is purchasing property in London worth it?

Property prices in London have been on a tremendous climb over the last 15 years and show no sign of slowing down.



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