

DAILY EXPRESS Classified PROPERTY

AROUND THE HOUSES

BY BEN WEST



SATISFIED CUSTOMER:
Purchaser Colin Hassell enjoying his terrace at Ashton Court

PROPERTYFINDER.COM'S latest survey of estate agents reveals that properties near football grounds are less popular with home buyers, while those near tennis and cricket grounds attract premium valuations. Famous cricket grounds are estimated to add around three per cent to property prices nearby.

A property close to Lords in London could be worth 2.8 per cent more (or £14,500 above the average £520,025 property in Westminster), while a home close to Birmingham's Edgbaston could be worth 3.4 per cent or £5,500 more than a similar home further away. Being within two miles of the All England Tennis Club at Wimbledon adds approximately £20,000 to the £293,238 average property price in Merton.

Yet, on average, according to the survey, homes within a mile of a football club are worth 1.8 per cent less than similar properties further away.

Such news is unlikely to curb enthusiasm for apartments going

on sale this month at The Stadium, Highbury Square, a conversion of Arsenal Football Club's Art Deco listed East and West stands of its famous Highbury ground. Believed to be the world's first sports

stadium to be transformed into residential properties, the development comprises 711 studio, one, two and three bedroom apartments from £230,000 arranged around a newly-created garden square.

The sales launch will take place on October 29 and 30 at Arsenal Football Club. The first 10 buyers to purchase at the weekend will receive an Arsenal

football shirt signed by the current team. Interested football fans can register on 0845 262 6000/ www.thestadiumhighbury.com



WANT to buy Take That star Gary Barlow's recording studio in Cuddington, Cheshire?

You'll need a deep wallet as it comes complete with a sizeable residential estate including a house with three bedroom suites, three further bedrooms and four reception rooms, as well as a cottage and lodge. It is on sale with Strutt and Parker (01244 220500/ www.struttandparker.co.uk) for a cool £5.5million.

SELLING UP: Gary Barlow

A BALCONY, terrace or loggia can add up to £50,000 on the value of a home, according to research conducted by agents DTZ Residential.

Currently around 70 per cent of newly-built homes in London and the Home Counties have a balcony or terrace. Back in 2002 the figure was 50 per cent of all new homes, up from 25 per cent in 2000.

Fairview New Homes' Ashton Court development of apartments in Chingford, Waltham Forest, offers several apartments with spacious terraces from £183,500 for one bedroom (020 8524 7685/www.fairview.co.uk), while in Swanley, Kent, Morgan Restoration (01322 866800/www.morganrestoration.co.uk) at its Little Heath scheme, has one and two-bedroom apartments from £140,000 to £220,000 with a balcony or roof garden providing panoramic views encompassing Canary Wharf and the surrounding garden of Kent.

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