



Property owners can add value to their home with garages and on-site parking

GARAGES are ubiquitous in London's suburbs and commuter belt. They came to prominence in the 1920s, coinciding with the capital's boom in housebuilding and an upsurge in popular car ownership. Today, the value of a garage, off-street parking and underground parking varies dependent on who you ask – and what they intend to do with the structure or the space it inhabits.

Research by banking group Santander revealed that the average garage conversion saw a property's value climb by £7,250, while Policy Expert noted that parking can add five per cent to the value of your home. On the average London property price – of just under £500,000 – that's a hefty £25,000.

Developers want to respond to such consumer demand and underground and overground parking provides an ongoing solution to growing needs.

At **The Beacon**, Lumiere's flagship development in Hemel Hempstead, they are creating UK's largest automated underground car park, a 'robot valet' that is a fantastic piece of proven technology increasingly common place across Europe.

'All our residents need to do is drive up to the entrance, turn the engine off and exit the car and it will be transported in under one minute and stored safely and securely in an underground parking facility that is up to 100 per cent more efficient in parking capacity compared to a conventional parking system,' says

You could always park yourself here...



Road ahead: The Beacon in Hemel Hempstead

Ambi Singh, director at Lumiere Developments. The Beacon is located just 24 minutes from London Easton. Bordered by more than 400 acres of stunning protected Boxmoor Trust Green Belt land at the heart of Hemel Hempstead's regeneration district, the 17-storey tower comprises 272 studio, one, two and three-bed apartments and luxury penthouses. Off-plan launch prices start from £217,950. thebeacondevelopment.co.uk

At **Knowle Hill Park** in Cobham, Surrey – a luxury development set

in 44 acres of parkland – developers Millgate are also heading underground. Jonathan Crasley at Millgate, says: 'Owners do not want the area littered with cars, yet the homes would potentially be unsaleable without parking. At Knowle Hill Park each apartment will have two parking spaces underground and a lift to the apartments.' A new apartment building will form the centrepiece of Knowle Hill Park, and provide 22 two and three-bedroom apartments as well as four

semi-detached and three detached houses. Prices from £1,745,000. millgatehomes.co.uk Countryside's development, **Parkside Place**, Wembley, offers car parking spaces on selected homes. The three-bedroom houses include one car parking space within the price. The three-bedroom duplex apartments and selected two-bedroom apartments in the Greenwich, Hyde, Primrose and Regent Buildings offer one parking space at an additional price of £15,000.

Garages go empty in the capital

LONDON'S councils are sitting on 22,000 empty garages in London – their total stock is potentially the equivalent of at least 16,000 new homes – according to 2017 research by property crowdfunding platform Property Partner.

- 24 out of 32 London councils own more than 53,000 lock-up garages in the capital – but 41% are empty or in disrepair.
- Four boroughs – Ealing, Havering, Brent and Enfield – have less than three in ten lock-ups rented out, according to research.
- And almost half of local authority owned garages are NOT let to council tenants in actual fact.
- The total square footage of all council garages in London equates to a staggering 16,111 average-sized one-bed flats on just a single level – many more if multi-storey.

Prices for a one bedroom apartment start from £340,000, two-bedroom apartments from £435,000, three-bedroom duplexes from £505,000 and three bedroom townhouses at £599,995. Selected properties will be available to purchase through the London Help to Buy scheme. parkside-place.net

A parking space is provided within the price of the home at Prospect East, Stratford by East Thames. Prospect East is the first phase of a new neighbourhood created by East Thames that will include a range of amenities, and commercial space. The homes are arranged around a central communal garden with play areas for children forming a focal point for the new urban community. The collection of townhouses within the development comprises six four-bedroom homes, giving a contemporary twist to the popular townhouse style. Each house has two spacious terraces offering outdoor space. Prices for a four-bedroom townhouse start from £789,950 with a parking space included. prospecteast.co.uk



Grass act: Knowle Hill Park in Cobham, Surrey, has underground parking spaces (left); Parkside Place, Wembley



LAUNCH PAD



HAMPSTEAD MANOR, NW3
Mount Arvil has revealed a new phase at Hampstead Manor – Willoughby, which will comprise 18 one and two-bedroom apartments. Prices start at £755,000 for a one-bedroom apartment. hampsteadmanor.com



WESTBOURNE PLACE W9
Redrow has launched the final phase of homes at Westbourne Place in Maida Vale. It includes duplex apartments which are being created in a Grade II listed police station conversion which is steeped in history and character. westbourne-place.co.uk

LAST REMAINING



98 ST LEONARDS ROAD, CT21
This is the last remaining beachfront apartment from Guy Holloway award-winning architects. The two-bedroom, two-bathroom pad is 50 minutes from London. The guide price is £550,000 through Strutt and Parker Canterbury. struttandparker.com



COPSEWOOD, RH6
Bewley Homes is offering a stamp duty allowance of £25,000 on the last remaining property in Copsewood, a development of seven family homes in Horley, Surrey. The five-bedroom family home has a guide price of £845,000. bewley.co.uk





Developers want to respond to such consumer demand and underground and overground parking provides an ongoing solution to growing needs.

At **The Beacon**, Lumiere's flagship development in Hemel Hempstead, they are creating UK's largest automated underground car park, a 'robot valet' that is a fantastic piece of proven technology increasingly common place across Europe.

- 'All our residents need to do is drive up to the entrance, turn the engine off and exit the car and it will be transported in under one minute and stored safely and securely in an underground parking facility that is up to 100 per cent more efficient in parking capacity compared to a conventional parking system,' says

Ambi Singh, director at Lumiere Developments. The Beacon is located just 24 minutes from London Euston. Bordered by more than 400 acres of stunning protected Boxmoor Trust Green Belt land at the heart of Hemel Hempstead's regeneration district, the 17-storey tower comprises 272 studio, one, two and three-bed apartments and luxury penthouses. Off-plan launch prices start from £217,950. thebeacondevelopment.co.uk.



THE BEACON
EXEMPLAR LIVING



LUMIERE
UK