



Always exceeding expectations

www.kings-group.net

Always exceeding expectations

Kings Group was founded in 1991 by friends Karl Knipe and Thomas Paine. They simply wanted an Estate Agency built on great customer service. Today, with 13 offices in North London, East London, Hertfordshire and Essex, Kings Group is one of the UK's biggest independent estate agents.

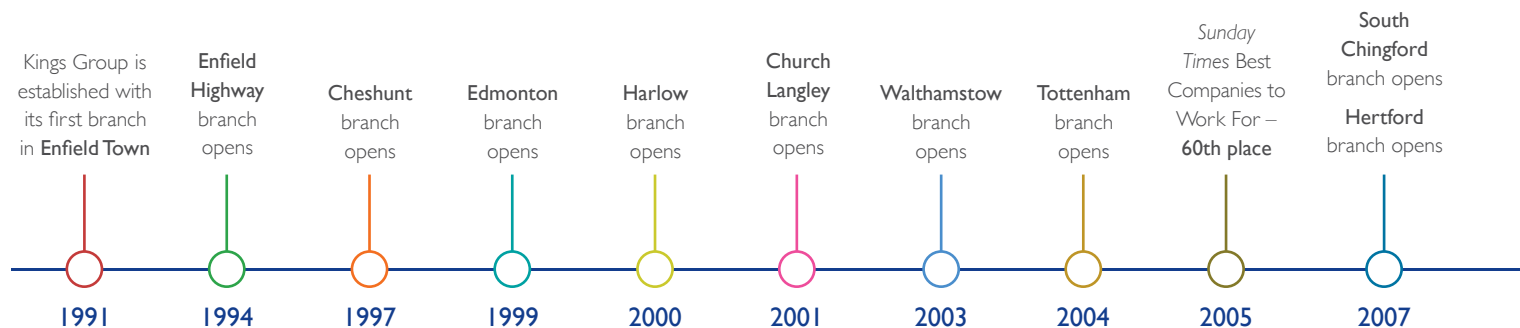
Taking pride

We are proud of our thriving agency with offices at the heart of each community, from vibrant and bustling North London, to the characterful towns and villages of the surrounding counties.

We are also proud of our staff – their enthusiasm for their role, the training they undertake, their local knowledge, their involvement with their neighbourhood and the great customer feedback they regularly receive.



The Kings Group Timeline



Being upfront

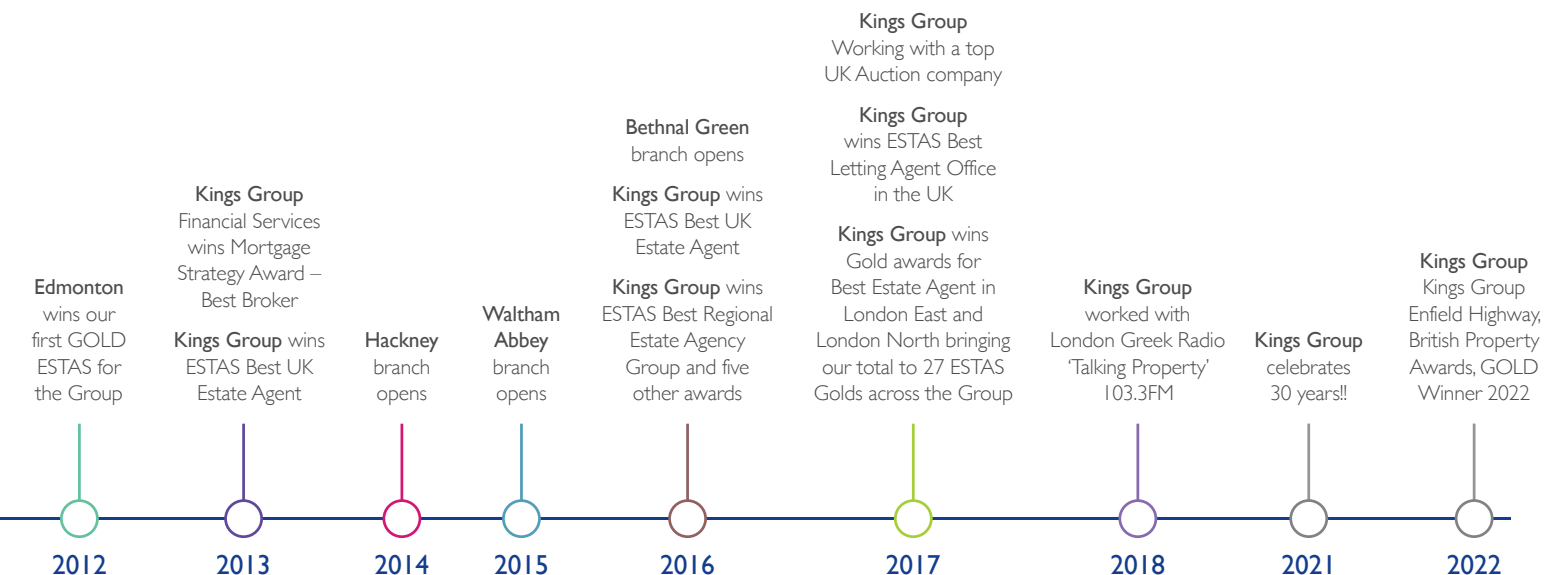
We want you to know where you stand at every stage of your moving process. We are transparent in our fees – we give you a breakdown so that you can see where the money is being spent, and there are no hidden extras.

We believe that communication is the key to a great client relationship. We have several ways to keep you up to date; you will have your own branch contact who will look after you and keep you up to date. If you choose Kings Group for your conveyancing needs, our website has a tool that helps you track the progress of your sale and purchase. Good communication is a two-way street, we always welcome your feedback. Doesn't it feel good to have someone on your side?

“Luke and his team at Kings provided an honest, professional and efficient service at all times throughout the sale of my property. Nothing was too much trouble and there was always an answer or solution for every question and query I had.”



Richard, Waltham Abbey branch



Your award winning agency

At Kings Group we are always pleased to see a happy client. This makes winning the highly regarded ESTAS Awards extra special. These are not awards that are voted for in the industry; they are judged according to customer feedback gathered from more than 30,000 questionnaires – feedback from buyers, sellers, landlords and tenants.

Over the years, Kings Group has performed consistently well at the ESTAS Awards. Our customers have nominated us for many awards, and those we have won include **Best Agent Office in the UK in 2013 and 2016**, and **Best Letting Agent Office in 2017**.



“I was really pleased with the way that Kings sold my property and also how fast they managed to sell it. Really friendly and helpful with any questions we needed to ask.”



Lee, Cheshunt branch



Part of the community since 1991

Staff at Kings Group live where they work; not only does that mean they have great local knowledge, it also means that they care about their community.

At Kings Group we believe in giving something back; we sponsor a local football team, we raised £32,000 to buy a minibus for Joseph Clarke School for visually impaired children with additional needs and we support local charities such as the wonderful Magical Taxi Tours. This fantastic charity takes hundreds of sick children to Disneyland Paris each year in a three-mile-long convoy of London Black taxi cabs. We are really proud to be part of this amazing event and love hearing about the great times the children have had.

“The Kings staff in Edmonton kept me informed at all times during the sale of my house. Stuart was always very helpful. A difficult process was made easier because of the helpful team at the end of the phone.”



Maureen, Edmonton branch



Selling your home – made easy

Here at Kings Group we want just one thing – to get you moving as quickly and easily as possible. We go the extra mile to make sure you don't have to and the testimonials on our website prove that customer satisfaction is our priority.

Our staff

Our award winning specialist branch staff understand that moving home can be an emotional roller-coaster journey. Our team are there to take the pressure off of you and to help make the process more of an enjoyable experience. All of our staff have extensive local knowledge and genuine enthusiasm for where they live and work. They are trained to deliver a personal service that is tailored to you and your needs.



End-to-end services

Kings Group is more than an Estate Agency; we offer services including surveying, conveyancing, mortgages and financial advice. Each of these comes with the same commitment to great customer service offered by our sales teams.

Our promise to you

We value honesty and integrity, so we promise that we will be honest in our assessment of the market value of your home, we will make the sale of your home our priority, we will keep you informed over the progress of your sale and be available to discuss any issues with you as soon as they come to light.

Our marketing expertise

Technology is moving quickly and at Kings Group we are committed to keeping pace with the ever-shifting ways in which homes are now bought and sold. The variety of coverage we offer means that your property details are available to view 24/7, locally and worldwide, by potential buyers.

- We take pride in ensuring your property details and photos are as accurate and attractive as possible; these are sent to potential buyers as soon as you agree them.
- We prominently display properties in our windows to passers-by. All of our branches are in high street locations that attract maximum foot-fall. All of our offices are easily visible and accessible so that you know where we are should you ever need us for any of your property needs!! We are here for you!!
- We advertise our properties on all the chief property search websites such as Rightmove, Zoopla, On The Market & Prime Location. To showcase properties and achieve maximum exposure, we invest in added extra such as Premium Listings.
- Our website is a useful tool for showcasing your property and has over 16,000 users per month. Our School Search feature is particularly useful for families along with our added travel time feature to help you search for properties within close proximity to all your needs.
- We feature properties on our Facebook, Twitter and Instagram pages.



Selling your home – a checklist



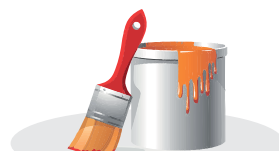
1

Choose Kings Group to value your home



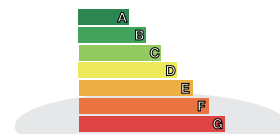
2

Agree a sales price and give us the go ahead



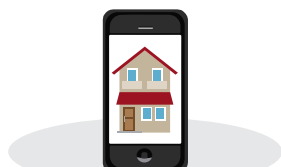
3

Ensure your property looks its best



4

EPC ratings are taken or reviewed



5

We advertise your property far and wide



6

Kings Group conducts viewings



7

You get an offer that you accept



8

Instruct a solicitor



9

Kings Group liaises with all parties to smooth the process



10

Contracts are signed and exchanged



11

Get packing!



12

Any assistance you need please feel free to ask

Buying a property – a checklist



1

Review your finances



2

Get a mortgage agreed



3

Compile a wish list



4

Property viewing is the fun part



5

Make an offer



6

An offer is accepted



7

Instruct a surveyor



8

Instruct a solicitor



9

Kings Group liaises with all parties to smooth the process



10

Sign contracts and pay the deposit



11

Get packing!



12

Moving day! We wish you every happiness in your new home

Tips to make selling and buying easier

Selling

Once you've instructed Kings Group to handle your sale, ask your branch contact if there is anything that you can do to make your property more saleable. Perhaps the front door could do with a lick of paint, or the conservatory roof could do with a clean; perhaps it's time to have a bit of a clear out so that potential buyers can imagine your house as their home. It's important to present your property at its best for photos and viewings.

With your branch contact, discuss how you would like to manage property viewings. Our specialist staff are skilled in showing potential buyers around your home. During an accompanied viewing, we will use our expertise to present your property in the best possible light.

Get the lowdown on EPC ratings. An Energy Performance Certificate is required when a property is built, rented out or sold. Vendors and landlords must provide the certificate to potential buyers and tenants. An EPC contains information about a property's energy use, costs and recommendations about how to reduce energy use and save money. The certificate gives a property a rating from A (most energy efficient) to G (least efficient) and is valid for ten years; if you already have one, you may be able to re-use it. Your branch contact may be able to advise you on ways you can bring your EPC rating down, making your home more attractive to potential buyers.



Buying

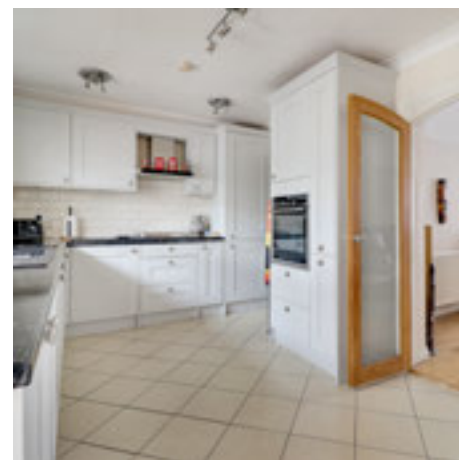
From start to finish, we make it easy to find and purchase your next property. Whether it's your first home, your next home or a rental investment, we can help you find a property to suit your needs.

Some customers like to put together a checklist, listing items as 'essential' and 'desirable'. Consider the type of property: number of bedrooms, outside space, parking, are there schools nearby? Does it have good transport links? Our website has many great features to help you find the perfect property, including the option to search within an area drawn on a map or using our new travel time feature.

Once we know you're looking, we'll keep you in mind whenever a suitable property becomes available. We know every street within our local community, so we can offer helpful advice on which area could be right for you.

When you have found a property you like, visit again at a different time of day. For example, a nearby school may be great for the kids, but do parents park along the road – and will you mind? On a gorgeous summer's day, most houses look lovely. If you still love it on a miserable day, it's the one for you. It's worth thinking through all the pros and cons.

If you choose to make an offer, we'll be here to guide you through every step of the buying process, from asking a surveyor to inspect the property, to arranging a mortgage and navigating the conveyancing process.



One estate agent = access to a world of expertise



Openwork

Openwork is one of the largest and longest-established financial advice networks in the UK, with access to a range of products provided by some of the UK's most well-known financial services brands. Partnering with these market leading companies means Openwork can offer its advisors and customers access to some preferential deals and services.



Our legal team will help your move go smoothly.



Got a property to let or thinking of renting? With our award-winning lettings team, you will be in the right hands.



Kings Group works in partnership with a top UK Auction Company to help you sell your property fast, or if you are selling something a bit unusual.



Temple Chambers Marketing provides bespoke property marketing packages that help our clients achieve the maximum price for their property. The packages include professional photography, virtual tours, individual floor plans and Energy Performance Certificates, ensuring buyers see your property at its best.



Our experienced Thomas Oliver advisors specialise in advising on a range of services from Retirement Planning to General Insurance and Income Protection.



Our award-winning Valuation and Surveying Service is provided through Metropolis Surveyors LLP, a practice owned and managed by Kings Group since 2006.



Kings Group is part of a select group of estate agents that make up the Relocation Agent Network, helping clients move from one end of the UK to the other by providing long distance services on your doorstep.



Kings Group is a member of ARLA Propertymark (formally Association of Residential Lettings Agents), the UK's foremost professional body for letting agents.



Propertymark is the UK's specialist awarding organisation offering national, industry recognised qualifications in the property industry. Many of our staff hold Propertymark qualifications.



Kings Group is a member of The Property Ombudsman; an impartial service that mediates between property agents and their clients to resolve disputes. This provides protection and peace of mind to both sides should a dispute arise.

Zoopla.co.uk

rightmove 

 PrimeLocation.com

 OnTheMarket.com

All Kings Group properties feature on Zoopla, Rightmove, Prime Location and On The Market:

the UK's most comprehensive property websites. Using these websites is the most effective way to advertise your property across the UK and globally. If someone is looking for your property, this is where they will find it.

The services you need under one roof

Mortgages

We know that many buyers find the choice of mortgages complex and confusing. Our friendly team can explain mortgage options available to you in a clear and straightforward way, so that you can confidently make the right decision whether you are a first-time buyer, you wish to remortgage, or you're looking for a buy-to-let. We can meet face to face or, if you prefer, talk over the telephone.

We advise on a great choice of mortgages. Our award-winning Mortgage Service is provided by Kings Group LLP, an appointed representative of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority.

Visit www.kings-group.net/pages/mortgages for additional information, or call on **01707 872 000**.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Want to speak with someone more local?

Want to explore different options?

Please get in touch with your local Kings Group office and we will be more than happy to put you in contact with our recommended solicitors.

Conveyancing

Conveyancing is the legal process used when buying or selling a property. We understand this process can be stressful, so our aim is to ensure that the necessary steps are carried out quickly, thoroughly and effectively.

Our promise to you:

- There are no hidden costs – we will provide you with an itemised breakdown of fees and charges up front.
- We'll communicate in the way that you prefer, whether this is via our online system that allows you to track progress, or by email, telephone or post.
- We will provide clear and independent professional advice, in plain English.
- No move, no legal fee – if your move doesn't go ahead, you won't pay any legal fees.

Kings Group Conveyancing are members of the Council for Licensed Conveyancers, giving you the confidence that the highest standards of service will be delivered.

Visit www.kings-group.net/pages/conveyancing for additional information, or call on **0345 234 0211**.

Metropolis Surveying



Our Valuation and Surveying Service is provided through award-winning Metropolis

Surveyors LLP, a practice owned and managed by Kings Group since 2006. All Metropolis surveyors are fully qualified Chartered Surveyors, Members or Fellows of RICS and Registered Valuers and have significant experience in and knowledge of their local area.

Whether you are buying a sixteenth-century cottage, a brand new house on a development, a flat or a 3-bed semi, you should consider your choice of valuation report or survey. Metropolis offers:

- Mortgage Valuation Reports
- RICS Homebuyers Reports
- Building Surveys

Talk through your requirements with Metropolis and receive a free, no-obligation quotation.

Visit www.metropolis-surveyors.com for additional information, or call on **08448 800968**.

Thomas Oliver Wealth Management



Our Wealth Management Service is provided by Thomas Oliver UK LLP, an appointed representative of

Openwork Ltd, based in Hertfordshire, and part of the Kings Group of Companies.

Thomas Oliver specialise in giving advice on Retirement Planning, Wealth Management, Critical Illness Cover, Life Assurance, Will Writing*, Mortgages, General Insurance and Income Protection.

Thomas Oliver advisors have many years of collective experience in the Financial Services Industry. All are highly trained, have passed a range of regulatory exams, undertake a programme of Continuous Professional Development and are tested and assessed annually to ensure they meet the exacting standards required to practice as advisors.

Visit www.kings-group.net/pages/wealth-management for additional information and a free initial consultation, or call on **01707 872 000**.

*Will Writing is not part of the Openwork offering and is offered in its own right. Openwork Limited accepts no responsibility for this aspect of our business which is not regulated by the Financial Conduct Authority.

Lettings and property management

Lettings

Kings Group is well established in the local lettings market, with more than 25 years' experience. In 2017, we won Best Letting Agency Office in the ESTAS Awards, voted for by landlords.

We have worked with a large percentage of our landlords for many years and believe this is because we deliver a service that is tailored to each and every customer.

All of our offices have at least one member of staff who has taken the Propertymark (formerly NFoPP) Technical Award Qualification and each office has an individually registered Member of the Association of Residential Lettings Agents (ARLA).

In order to manage property effectively, we use the latest technology. Our targeted marketing techniques ensure that lettings are advertised effectively to prospective tenants.

We offer three service packages:

- Fully managed
- Let and rent
- Let only

Details of these are on our website at www.kings-group.net

If you are interested in the rental potential of your property, please request a free no-obligation valuation by one of our professional valuation experts.



“Having rented out my property through Kings for six years successfully I can highly recommend everything about their service to landlords. I have always gone for their full management service which I found well worth the money.”



Keith, Landlord, North Chingford branch

Property Management

Our Property Management department has one simple aim: to ensure that you enjoy the benefits of owning and renting a property with the minimum amount of stress.

Each of our Property Managers is trained to deliver the best possible level of customer service. With the majority holding a Propertymark-approved technical qualification, we ensure that we are conversant not just with the legal requirements of letting your property, but also with the best practice.

Services offered

- Free property assessment to advise you of a realistic rental value.
- Assessment of your legal responsibilities as a Landlord, with practical assistance where necessary.
- Screening of prospective tenants, including thorough reference checks.
- Management of relevant documentation and procedures.
- Rent collection and arrears management.
- Regular inspection reports, using a detailed inventory, to ensure your assets are being looked after.
- Arrangement of regular maintenance and ad-hoc repairs, in consultation with you, using our established network of approved local contractors.
- Termination of tenancies.
- Renewal of tenancies and negotiation of new contracts.
- Full service from Monday to Saturday.



Please see our website, www.kings-group.net or give us a call on **01992 785000** for more information.



PART OF
 THE
Openwork
 PARTNERSHIP

Our Providers

Kings Group LLP
 Crown House, 24-25 Turners Hill
 Cheshunt, Waltham Cross
 EN8 8NJ

01707 872000
 info@kings-group.net
 www.kings-group.net

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Registered Office:
 Washington House, Lydiard Fields
 Swindon, SN5 8UB
 0370 608 2550
 www.theopenworkpartnership.com

Last updated November 2022

Need a change of scene?

We've got access to a great range of attractive mortgage deals for home movers

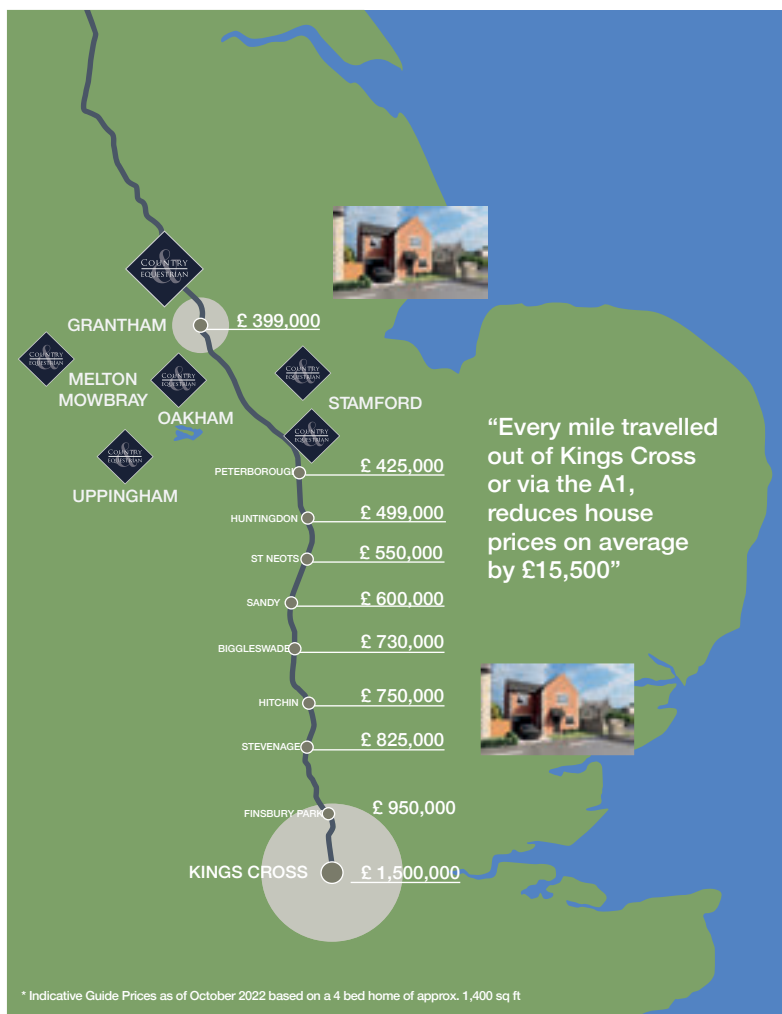


**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT
KEEP UP REPAYMENTS ON YOUR MORTGAGE**



MOVE TO THE COUNTRY WITH MOORES

Have you ever considered just how much more home you can get for your money travelling just an hour north from Kings Cross?

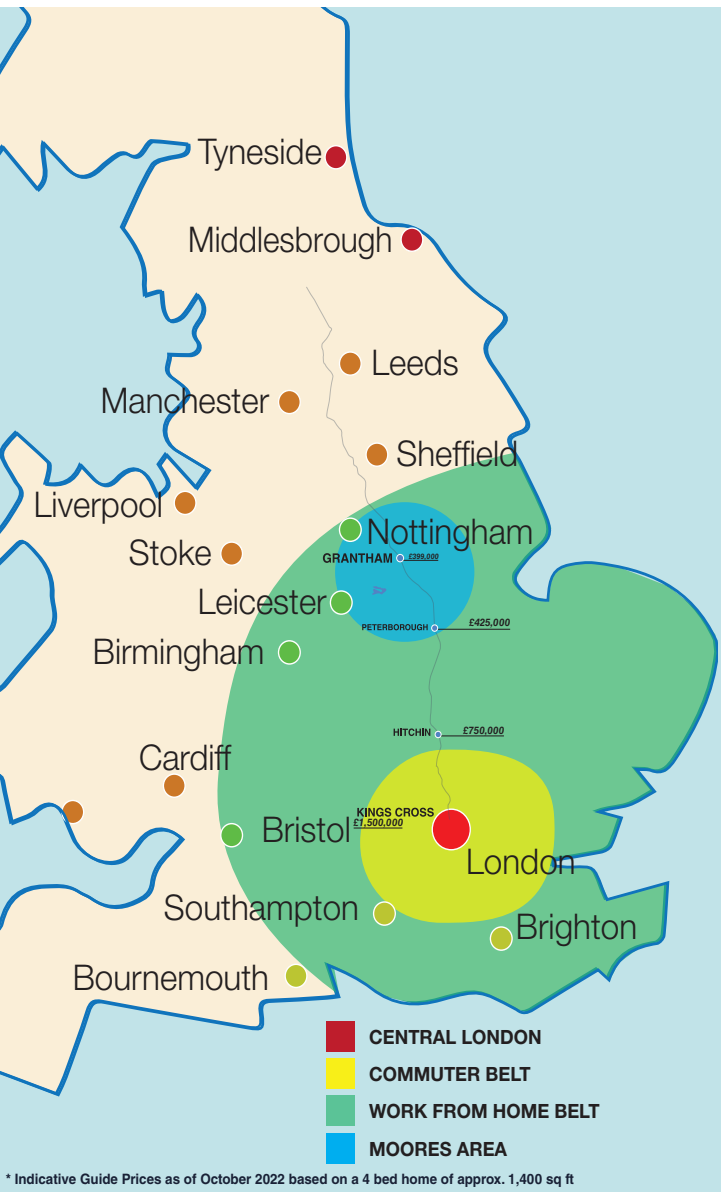


We offer a FREE VIP Home Search Service to home owners who sell or rent via Kings Group.

We operate throughout the East Midlands from north of Cambridge to North Lincolnshire and specialise in properties within 15 minutes or less of the A1 and within 15 minutes of the main line train station towns of Newark, Grantham, Peterborough, Huntingdon and Market



moores
ESTATE AGENTS.COM



We are known as the Undiscovered Cotswolds where property prices can be as much as half of comparable properties there.

We also offer a Meet & Greet Service from all local main line train stations as well as a Meet & Greet for those that prefer to travel by car on the A1 at Stoke Rochford. We are happy to chauffeur or travel in convoy and show you the properties we have available / know are coming to the market shortly.

We are the local agent in the know and can happily help you seek out life in the country with insight into everything from superfast broadband for working from home to an insight into some of the best state and private schools in the country.

Register with us to keep up to date and informed about properties available and coming to the market. We can also set up half day / full day property tours.

We will again be visiting the offices of the Kings Group throughout 2023 with our Move to the Country Exhibitions, show casing the best properties our area has to offer.

To find out which offices we will be visiting and when,



Property Hub 01572 757979 | **Move to the Country** 020 301 11361
Melton 01664 491610 | **Uppingham** 01572 821935 | **Stamford** 01780 484555
Grantham Meet & Greet 01476 855618 | **Peterborough Meet & Greet** 01733 788888
A1 Meet & Greet Stoke Rochford
office@mooresestateagents.com | www.mooresestateagents.com

A Kings Group branch near you



Bethnal Green

488 Bethnal Green Road,
Bethnal Green, London E2 0EA
020 7613 2121

Lettings - managerlettingsbethnalgreen@kings-group.net

Office opening times:

Monday to Friday 0900 – 1800

Saturday 0900 – 1500

Cheshunt

9 Lynton Parade, Turners Hill,
Cheshunt, Hertfordshire EN8 8LF
01992 635 735

Sales - managersalescheshunt@kings-group.net

Lettings - managerlettingscheshunt@kings-group.net

Church Langley

Unit 4 Church Langley Way,
Church Langley, Essex CM17 9TE
01279 410 084

Sales - managersaleschurchlangley@kings-group.net

Lettings - managerlettingschurchlangley@kings-group.net

Edmonton

6 Church Street, Edmonton,
London N9 9DX
020 8350 0100

Sales - managersalesedmonton@kings-group.net

Lettings - managerlettingsedmonton@kings-group.net

Enfield Highway

186 Hertford Road, Enfield,
Middlesex EN3 5AZ
020 8805 5959

Sales - managersalesenfieldhighway@kings-group.net

Lettings - managerlettingsenfieldhighway@kings-group.net

Enfield Town

23 – 25 Silver Street, Enfield,
Middlesex EN1 3EF
020 8364 4118
Sales - managersalesenfieldtown@kings-group.net
Lettings - managerlettingsenfieldtown@kings-group.net

Hackney

326 Mare Street, Hackney,
London E8 1HA
020 8510 0808
Sales - managersaleshackney@kings-group.net
Lettings - managerlettingshackney@kings-group.net

Harlow

Unit 4 Church Langley Way,
Church Langley, CM17 9TE
01279 433 033
Sales - managersalesharlow@kings-group.net
Lettings - managerlettingsharlow@kings-group.net

Hertford

28 Maidenhead Street, Hertford,
Hertfordshire SG14 1DR
01992 586 570
Sales - managersaleshertford@kings-group.net
Lettings - managerlettingshertford@kings-group.net

Chingford

86 Old Church Road, Chingford,
London E4 8BX
020 8524 7444
Sales - managersalessouthchingford@kings-group.net
Lettings - managerlettingsouthchingford@kings-group.net

Tottenham & Haringey

473 High Road, Tottenham,
London N17 6QA
020 8801 2696
Sales - managersalestottenham@kings-group.net
Lettings - managerlettingstottenham@kings-group.net

Waltham Abbey

8a Sun Street, Waltham Abbey,
Essex EN9 1EE
01992 652 006
Sales - managersaleswalthamabbey@kings-group.net
Lettings - managerlettingswalthamabbey@kings-group.net

Walthamstow

248 Hoe Street, Walthamstow,
London E17 3AX
020 8521 1122
Sales - managersaleswalthamstow@kings-group.net
Lettings - managerlettingswalthamstow@kings-group.net

Office opening times:

Monday to Friday 0900 – 1800
Saturday 0930 – 1630

