

JULY 2013

www.exclusivemagazines.co.uk

EXCLUSIVE JULY 2013

EXCLUSIVE

FULHAM

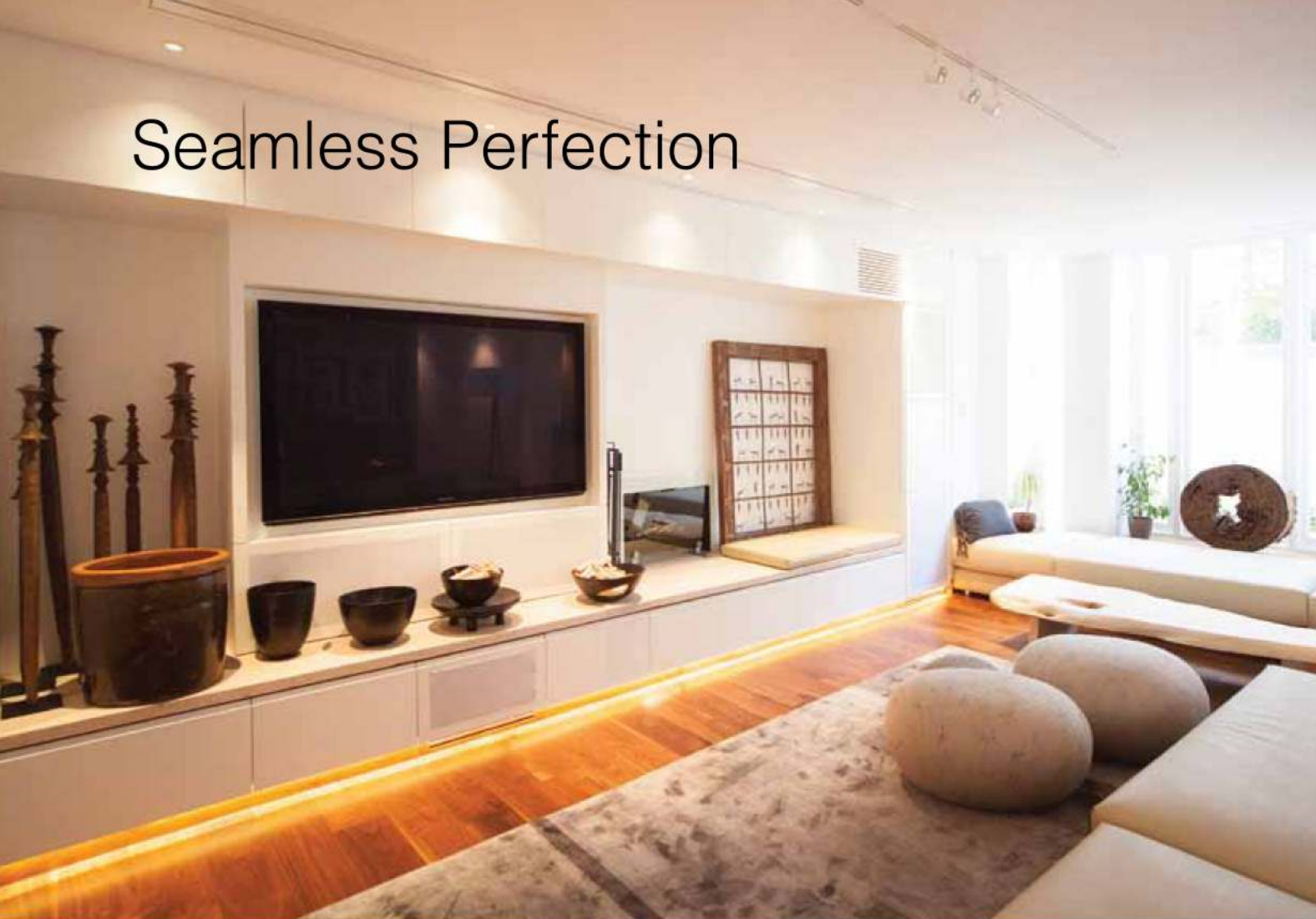
RIVIERA
STYLE
HIGH SUMMER
ON THE HIGH STREET

SKY HIGH DINING
LONDON'S
ROOF TOP HAVENS

Summer
living
OUT & ABOUT IN THE CITY

KNIGHTSBRIDGE • BELGRAVIA • KENSINGTON • CHELSEA • ST JOHN'S WOOD • HAMPSTEAD
RICHMOND • BARNES • NOTTING HILL • MAYFAIR • MARYLEBONE • BATTERSEA

Seamless Perfection



Using stunning tech & innovative design we create seamless solutions. Welcome to the world of mdfx where technology solutions is unsurpassed.

- Multi-room Audio & Video
- Home Cinema
- Fire and Security
- Lighting Control
- Telephone Systems
- Computer Networks
- Electric Curtains and Blinds

mdfx

90b Meadfield Road | Langley | Berkshire | SL3 8HR
t. 01753 582755 | e. info@mdfx.co.uk | w. www.mdfx.co.uk



EXCLUSIVE INTERIORS

ROOM

Home improvement is back in business

TO IMPROVE



When the recession hit and the bottom fell out of the property market, times were incredibly uncertain for homeowners across the country. The industry is slowly picking up momentum, but the pressure is still on to make your home as saleable as possible.

We all know the key things on the 'to avoid' list – avocado bathroom suites and aertex, we're looking at you – but what is the best way to not only update your home, but to add value to it?

We have spoken with interior designers Roselind Wilson of Roselind Wilson Designs and Blanca Sanchez of Halo Designs to get their opinions on the six key ways to develop your home to meet your needs – and to make a profit.



View our kitchens



View our bathrooms

Ebberts EST 1983
KITCHENS, BATHROOMS, BEDROOMS, TILES & HEATING

HERTFORDSHIRE'S PREMIER SHOWROOM

- Over 70 full displays • Widest range of styles to suit the latest trends
- British made furniture • Complete service from initial survey through to project completion
- 30 years of experience and expertise • Friendly knowledgeable staff

1A Frogmore Road Apsley Hemel Hempstead Herts HP3 9RW T 01442 212838 F 01442 239505 www.ebberts.co.uk



BUILD AN ORANGERY

More than a conservatory

The popularity of orangeries has soared over the past few years, but the key question really, is how does an orangery differ from a conservatory? Roselind provides the answer: "It's more of an extension of the property; it contains more brickwork than a traditional glass conservatory, but it still has the glass roof and partial walls that turn the room into a suntrap.

"An orangery is a win-win solution providing that sense of the outdoor with the advantage of being an additional room in the home. Comprising of more brickwork, it allows more privacy than a conservatory – as well as giving better insulation. Like an extension, it adds to the square footage of your home, which increases the value."

IMAGE: WWW.SHERBORNEWINDOWS.CO.UK



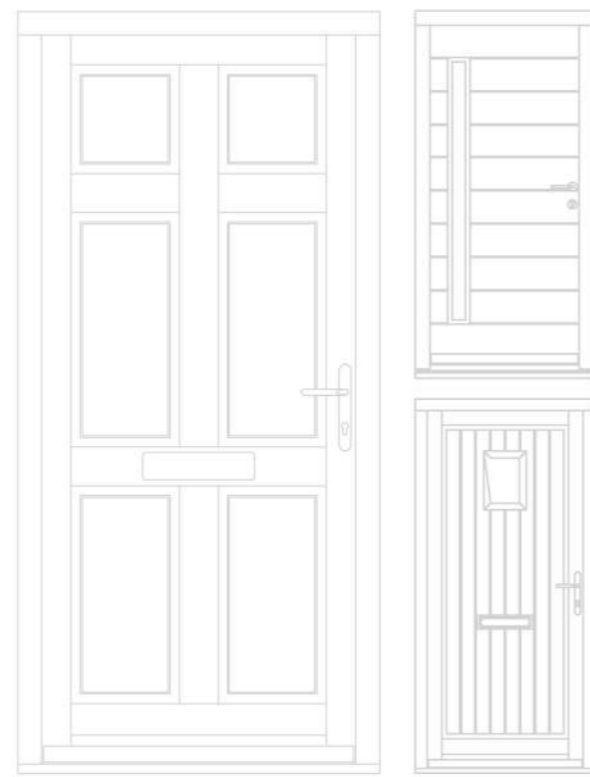
EXTEND

Be it basement, loft or two-story, adds space along with value

For Blanca, the key thing about an extension is to add to your living space: "In particular a two story extension adds impact on both floors, but you should bear in mind the style of your property and make sure that the extension blends in tastefully with the existing blueprint. Also consider if your plot is suitable for an increase in the size of your home – you don't want to affect the scale of your garden too much."

If you do find that a traditional extension is going to leave you with no garden, Roselind's advice might be for you: "A basement extension is currently the most effective way to maximise square footage and create value that can't be achieved elsewhere.

"As with all extensions, it's important to research and plan your project. Discuss your plans with your neighbours from an early stage – this will get them on board and hopefully prevent any blocks to planning permission! The bottom line with any project is plan, plan, plan, and if needs be call on the help of professionals for the planning, as well as the construction."



Create an entrance to remember with a luxury timber door from Mulliner Joinery

The Classic Range

Time honoured classical designs individually tailored with a vast choice of coloured finishes and stunning ironmongery.

The Contemporary Range

Expertly crafted collection of sleek, flush panels to create a truly modern appearance with the choice of any Farrow & Ball colour.

Visit our new showroom in Ascot today



Mulliner Joinery, Unit G Ascot Business Park, Lyndhurst Road, Ascot, Berkshire SL5 9ED
Tel: 01344 878943 Email: info@mullinerjoinery.co.uk Visit: www.mullinerjoinery.co.uk

Part of the Home Hub Group



IMAGE: WWW.OPTIONSSTUDIO.CO.UK

EN-SUITE

A secondary bathroom adds a touch of luxury to your home

The majority of new build family homes are being built with at least one en-suite bathroom, but if you live in an older property this is an effective and inexpensive way of adding a touch of luxury – and value – to your home.

Both Blanca and Roselind agree that size doesn't matter when it comes to an en-suite. "As long as it houses a decent sized shower, a WC and a basin with vanity unit, it should improve the value of your home", says Blanca.

"Every property should have one bath and one shower," says Roselind, "en-suites are often restricted by size, so it's best to put a bath in your family bathroom, and have a very large shower or even a wet room in the en-suite."

It's important to check with local estate agents before converting your smallest bedroom though, as it can end up negatively affecting the value of your home.

UPDATE YOUR KITCHEN

The heart of the home can warm the price of your house

"When thinking about updating your kitchen, sit down with your family and assess your existing kitchen against your lifestyle", advises Roselind. "Think about how you want to cook, what appliances you have and want, how often you entertain, and where you eat – work out what is important to you."

"The kitchen is such a crucial part of the home that it is worth visiting many kitchen showrooms and researching various designs and finishes. It may also be worth discussing with an interior designer or kitchen designer as their expertise in this field will ensure you have the kitchen of your dreams."

For a complete update, Blanca suggests considering where your kitchen is currently placed in the house: "previously kitchens would be housed in smaller rooms. With a movement towards open-plan living, kitchens benefit from being placed in larger areas."

If moving the kitchen isn't an option, consider knocking down a wall to open up a wider space; this will add light to the room and is ideal if you entertain a lot – people always gravitate to the kitchen!



IMAGE: WWW.ANTHONYMULLEN.COM



A DESIGN CLASSIC TO OWN NOW

Das Küchen Studio – renowned for kitchens that reflect a blend of creative flair and ergonomic versatility – are also working in partnership with German manufacturer Warendorf Kitchens to bring you a uniquely bespoke approach to your kitchen environment.

Now you can own a design classic that will inspire the culinary artist and entertainer in you. For further information please call 01784 438 557 or visit our showroom.



WARENDORF

Kitchens for personalities since 1973

Das Küchen Studio
80 High Street | Egham | Surrey | TW20 9HE
Tel: 01784 438 557 | Fax: 08719 895 528

Email: silvia@das-kuechen-studio.co.uk
www.das-kuechen-studio.co.uk



IMAGE: WWW.FARROW&BALL.COM



DRESS TO SELL

A cosmetic update will lift the look of your home

If structural work isn't an option for you, consider revamping the look of your home instead. Most potential buyers will be drawn more to a freshly decorated home than to a tired house in need of renovation.

Blanca suggests putting yourself in the buyer's shoes when considering a revamp: "Try to imagine walking into your home for the first time and seeing it through a stranger's eyes. Remove all of the clutter, keep the palette neutral and fresh, and most importantly make sure that your kitchen and bathrooms won't date."

"First impressions count," says Roselind. "Curb appeal is very important, as well as the impact upon entering the house. If budget is tight, focus on the hierarchy rooms, such as the living room and master bedroom."

So there you have it, five ways to update your home and add value to it. Whether you are looking to sell now or in a few years' time, they will increase your quality of living in the present and make your money back in the future.

* Roselind Wilson Design, www.roselindwilsondesign.com, * Halo Design, www.halodesigninteriors.com