

An aerial photograph of The Shard skyscraper in London at dusk. The building is illuminated with warm lights, contrasting with the cool blue and orange tones of the twilight sky. The surrounding cityscape is visible in the background, with various buildings and streets. The overall mood is sophisticated and modern.

ERNEST-BROOKS

INTERNATIONAL

*Local knowledge
Global reach*

2022

Let's talk
property

Ernest-Brooks is a specialist property consultancy with big ambitions and ideals.

Focusing on prime residential property in the UK, our international office network provides sales, lettings and property management services to both domestic and international clients.

Providing a more personal approach to real estate advisory is at the core of our values, and our experience, market knowledge and international reach enables us to deliver best-in-class services to homeowners, investors, renters, and corporate tenants.

OUR VALUES AND APPROACH TO WORKING WITH YOU

Dedicated

Our ambition is to be the real estate adviser of choice, providing best-in-class services to all of our clients and partners. We strive to attract and recruit the best people in the industry, and provide a personal, tailored service that exceeds all expectations.

Accountable

We are committed to working openly and honestly with our clients, enabling them to make informed decisions that are in line with their interests and goals.

Professional

Providing a responsible, professional, and ethical service is integral to our training and how we operate across the globe.

Equal

Equality and equal opportunities throughout the workplace and our daily practices are at the core of our beliefs and values.

*Local knowledge,
global reach*



SELLING YOUR PROPERTY

Selling your property is about more than just one thing, and our team of experts are here to help guide you through every stage of the process.

Starting with an accurate and realistic market valuation, we will advise on how best to present your home before instructing professional photography and preparing a marketing campaign.

Our team are then responsible for conducting viewings, liaising with you on feedback, and negotiating on your behalf; once an offer has been accepted, our dedicated Sales Progression team take over to act as the liaison between you, your buyer and solicitors, to ensure a smooth and efficient experience for all parties.

International exposure

Through our offices in the UK and across the globe we are well-placed to provide maximum exposure to homeowners and have access to a significant buyer pool. With most buyers now preferring to search for property online, we use our own website and popular property portals as well as social media platforms to ensure that we reach the right audience.



NEW HOME BUYING & INVESTMENT SERVICES

With decades of experience within the new homes sector, our team is the perfect choice for individuals and investors considering the acquisition of off-plan or new-build property.

Through our relationships with developers and agents across the UK, we have priority access to new-build developments around the capital and major cities. Offering impartial advice, we can help you navigate the best options for your budget and portfolio and where necessary are able to handle international currency, reducing the exchange timeline.

Contract assignment

For owners and investors looking to transfer their commitments to a third party, our new homes team are also one of the most successful, by transaction volumes per annum, in Contract Assignment.



New home snagging inspections

Ernest-Brooks International offers a specialist snagging inspection service for new build property owners.

With expert knowledge and experienced inspectors who hold NAEA and NFOPP qualifications, you can be assured that any potential issues with a property will be quickly identified and that we will outline our recommendations for how they should be rectified.

Our fee structure is based on the size of the property as follows:

Studio / 1 bed	£175
2 bed	£200
3 bed	£225
4 bed	£250
5 bed	£275

VAT exclusive on prices shown

MORTGAGE SERVICES

In addition to advising buyers on all aspects of the house-buying process, Ernest-Brooks International also offers obligation-free advice on an extensive range of mortgage products.

With a variety of lenders operating in this space, catering to first time buyers, home movers, investors, first time landlords, and overseas purchasers, we are able to work with you to understand and select the best options for you.

Assignment mortgages

The majority of lenders that will lend on these transactions will base their lending on the original purchase price. This means that typically a buyer will need to pay the uplift in price as well as the % of the original purchase price paid to the developer so far, making their whole deposit.



Please note options available will always depend on your personal circumstances and specialist advice should always be sought from your advisor

For further information and no obligation advice on lending requirements:
ernest.brooks@capricornfinancial.co.uk
or call: **0203 621 8881**

LETTINGS & MANAGEMENT

Our award winning Lettings & Property Management service provides homeowners with the ultimate peace-of-mind. From advising you on your obligations as a landlord, to securing the right tenant and rental values, our experienced team are on-hand to assist you at every stage.

Market exposure and screening

As well as having access to our database of international renters and corporate tenants, our rental properties are also promoted through our website, popular property portals and Ernest-Brooks social media channels. All potential applicants are subject to security and financial checks as standard, to ensure that the right tenant is chosen for you.

Dedicated relationship manager

Once a property has been successfully let, all our homeowners are allocated a dedicated relationship manager; this means that you will always know who to contact about your property and be assured that they are as invested in your asset as you are. In developing a good relationship with tenants and carrying out detailed quarterly inspections, we are also able to quickly resolve routine issues and avoid unnecessary contractor callouts.

Our service offering

	Let Only (9%)	Let Only & Rent Collect (10%)	Lettings & Management (12%)
Professional photography & floor plans	●	●	●
Comprehensive marketing to find the right tenant	●	●	●
Tenant identity verification	●	●	●
Obtaining tenant references	●	●	●
Right to Rent checks	●	●	●
Preparation of tenancy agreement	●	●	●
Pre-tenancy safety checks	●	●	●
Pre-tenancy cleaning	●	●	●
Arranging EPC's & Gas Safety Certificates	●	●	●
Snagging & handover (applies to new builds only)	●	●	●
Inventory Check-in / Checkout	●	●	●
Transfer of utilities	●	●	●
Quarterly inspection	●	●	●
Deposit claim negotiation, compilation & submission	●	●	●
Compliance advice	●	●	●
Access to an online issue tracker	●	●	●
Dedicated Property Manager	●	●	●
Management of Service Charge & Ground Rent	●	●	●
Arranging for annual tax returns	●	●	●
Collection of rent		●	●
Proactive credit control			●
Keyholding service			●
Access to panel of vetted contractors			●
Arranging payment of outgoings			●
Arranging quotes, repairs & maintenance			●
24-hour emergency contractors			●
Property inspections			●
Managing the check-out process			●
Local authority licence application support			●
Rent & Legal Cover (available on request)			●

FURNISHING PACKAGES FOR RENTAL PROPERTIES

In a competitive rental market, fully furnished apartments are proving more and more popular, particularly amongst the young professional audience.

Our home furnishing packs have therefore been designed as a quick, easy and affordable way for investors and individuals to furnish a property and improve its rental potential.

Available to handle the process from start to finish, our dedicated team is on-hand to design, install and dress your property, giving it an individual and unique look, regardless of the shape or size of the rooms. Careful selection of furniture means maximised space and functionality and ultimately increased appeal to tenants.

Designed to help you make the most of your investment, all the essential items required to get your property in shape are included, with three package options available, so that you can tailor the solution to suit your budget.

All furniture comes with a two year warranty and delivery/installation is included within the price

Find out more at:
ernest-brooks-interiors.com



The Albany

The Albany Range presents a contemporary and cost-effective solution for the buy-to-let investor.

This range is aimed at properties with a mid-range rental value, with robust yet fashionable pieces selected for each space.



The Portland

The Portland Range presents a stylish option for properties in the mid-upper range rental value. Combining a selection of modern statement pieces, each space feels like a showcase.

The Walton

The Walton Range has been specifically chosen for the high-end rental market. Emanating a sense of complete luxury, it combines both contemporary and classic pieces to create a seamlessly elegant finish.



Our partners



*An award
winning team*

2020

The British Property Awards;
Best Lettings Agency (London City)

2020 Real Estate & Property Awards;
Best International Property Investment
Consultancy - UK

2020 EA Masters;
Best Estate Agent Guide Winner
(UK top 3%)



2019

Real Estate & Property Awards;
Best International Property
Consultancy - UK

2019 Real Estate & Property Awards;
BUILD Customer Service Award – London



2018

All Agents People's Awards;
Best London Agency

2017

The Negotiator Awards;
Rising Star & New Business
of the Year



2022

United Kingdom Property Awards;
Best Real Estate Agent Website
(United Kingdom)



2021

The British Property Awards;
Gold Award Agency
(South East London)

The British Property Awards;
Best Regional Lettings Agency
(North London)

**EU Business European Enterprise
Awards; Consultancy of the Year**



DON'T JUST
TAKE OUR
WORD FOR IT

Over 500
five star
reviews

“ Having been through the selling process with another agency previously, we found Ernest-Brooks to be the most highly responsive, professional and precise to their word throughout. They delivered exactly what they offered, and we were wholly supported by their team from start to finish. We highly recommend, and would not hesitate to use their services again.

Trust Pilot

TRUST PILOT



GET AGENT



FACEBOOK



GOOGLE



“ Great experience and very smooth process. My tenancy was handled by Yujin Ee, very professional and provided timely response. I really appreciate it.

Trust Pilot

“

Very impressed with the company and how all involved handled my property sale. Would use again and recommend on. Thank you

Google Reviews



“

Ernest-Brooks came recommended to me during my house hunt and I have been nothing but impressed with how they have helped me.

Google Reviews

“

My consultant was brilliant. She went above and beyond to find me a property that suited my need. She was also very empathetic to my buyer journey, the hesitation and the intensity of the thought process. Above all, she was patient and responsive and I am glad that I got to share this journey with her.

Trust Pilot



“ I rarely write reviews but I felt I needed to. Craig is the best estate agent I have dealt with. From start to finish he was detailed and honest a very rare quality these days!

Get Agent

Get in touch

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INTERNATIONAL

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Locations

SOUTH KENSINGTON

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