



THE SUNDAY TIMES

So long, sourdough pizza: here's what buyers really want now

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What they want

Greenery

London has just been crowned the world's first National Park City. It already has 8m trees, and the mayor, Sadiq Khan, plans to turn the capital 50% green (including gardens and green roofs and walls) by 2050. In a survey by the developer Barratt London, 80% of Londoners cited trees and flowerbeds as the key elements of a new build, with just 38% putting shops at the top of the list.

Luxe gyms

Forget the Waitrose effect, it's all about having the latest fitness fad on your doorstep, says Quintessentially Estates. The spinning phenomenon SoulCycle opened its first outpost outside the US

in London's Soho in June, and David Beckham is already a fan. If the new-age chat makes you feel nauseous, check out 1Rebel, Third Space, Barry's Bootcamp, Psyche... These are now anchor tenants in trendy neighbourhoods, and 85% of the classes are attended by women — who usually have the final say on buying a home.

Storage

Having somewhere to keep the ironing board and bung all those wheelie suitcases may not seem sexy, but cupboards are the hot new luxury. Even the former prime minister declared that she could not “defend a system in which owners and tenants are forced to accept tiny homes with inadequate storage”.



What they don't want

Two-up, two-downs

They were once the quintessential starter home, but the number of two-bedroom houses being built has halved since the millennium. Official figures show they made up just 9% of new homes in 2017-18 — in their 1992-93 heyday, they made up 23% of new-builds.

Sweaty commutes

The heatwave got many commuters hot under the collar last week; those who weren't sweltering on public transport were delayed by buckling tracks throwing the rail network into chaos. Who can blame them for trying out dockless cycle-hire schemes such as Lime and Jump instead? We're all for clean, green modes of transport, but we're not so keen on seeing city streets littered with discarded bikes. They've been banned in Hackney, east London, while “masses” were left abandoned in Clapham, south of the Thames. Could be a good time to invest in that home office...

Build a Wall

No, we're not talking about borders, we're talking about rooms. Remember those? Four walls and a door? Your memory may be hazy after years of architects extolling the virtues of "open-plan living", but we love a bifold door, an artfully placed bookcase and a handpainted room divider. We miss rooms.