

## London's smallest microflat up for sale at £50,000 for 7 square metres

### Level 3: Advanced – Teacher's notes

**Article summary:** The article describes the smallest flat in London, a so-called microflat, and the high price it will sell for at auction as a result of rising house prices.

**Time:** 60 minutes

**Skills:** Reading, Speaking, Writing

**Language focus:** Vocabulary

**Materials needed:** One copy of the worksheet per student

#### 1. Warmer

- a. The purpose of this activity is to introduce the topic of expensive housing. The order given in the key is suggested by several websites, but some suggest that San Francisco is the most expensive, while others believe it is Hong Kong. The difference in monthly rent between the two cities is less than 1%. Highlight the fact that although London is sixth on this list, it is still extremely expensive to rent a flat in or near the centre of the city.

**Key:**

1. Hong Kong
2. San Francisco
3. New York
4. Zurich
5. Paris
6. London

#### 2. Key words

- a. Ask students to do the exercise individually and then compare their answers in pairs or small groups. Point out that *sought-after* has a similar meaning to *popular* but with the added element of being difficult to obtain. If you want to emphasize something's popularity on the market, you can say it is 'highly sought-after'. The adjective that derives from the verb *irk* is *irksome*, as in 'an irksome task', something that is annoying and boring to do. The word *outlay* is often preceded by the adjective *initial*.

*Crash* is a very informal term for *sleeping or staying at a place* and *pad* is an informal word for a *house or flat*.

**Key:**

- |                        |                      |
|------------------------|----------------------|
| 1. <i>distil</i>       | 6. <i>outlay</i>     |
| 2. <i>auctioneer</i>   | 7. <i>crash pad</i>  |
| 3. <i>sought-after</i> | 8. <i>toll</i>       |
| 4. <i>recoup</i>       | 9. <i>disposable</i> |
| 5. <i>irk</i>          | 10. <i>awash</i>     |

#### 3. Comprehension check

- a. The answers given are only suggested answers and students may correctly answer the questions in different ways, e.g., in item 2, they may say 'because it is so expensive to buy a flat' or similar.

**Key:**

1. *seven square metres*
2. *because of soaring rent and property prices*
3. *by using the foldout table*
4. *because it's close to their work*
5. *by spending less on the gym, easyJet flights, coffee and Netflix*
6. *an investor*
7. *30 square metres*
8. *five years*
9. *fewer windows and the inability to separate living, working and leisure space*
10. *disposable items and the bars and cafés in the neighbourhood*

#### 4. Key language

- a. Students could be asked to do this exercise individually and then compare their answers in pairs. Note that other combinations are possible (e.g., disposable income) but there is only one solution that uses all the words. Ask students to refer back to the text to check their answers.

**Key:**

- |             |             |
|-------------|-------------|
| 1. <i>e</i> | 5. <i>c</i> |
| 2. <i>h</i> | 6. <i>b</i> |
| 3. <i>a</i> | 7. <i>d</i> |
| 4. <i>g</i> | 8. <i>f</i> |

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#### 5. Discussion

- a. Allow students time to note down their ideas about each statement and encourage them to say why they agree or disagree with each one.

#### 6. In your own words

- a. Direct students to the article mentioned and ask them to read it.
- b. They should summarize the main ideas in it. They should then share the information with the class.