

Luxury River Wandle Apartments

River Wandle Apartments are situated a short stroll from leafy Beddington Park in Hackbridge – an undervalued neighbourhood that is undergoing significant levels of regeneration investment. Only 25 minutes into London Victoria, this location is ideal for professionals who commute into the capital, nearby Sutton town or Croydon.

River Wandle Apartments Essentials

- High specification refurbishment
- Featuring studios, 1 and 2-bed apartments, some with parking available
- 9 minute walk to Hackbridge Station
- 25 minutes by train to London Victoria; 29 minutes to London Blackfriars
- Close to Felnax regeneration site
- Apartment sizes from 312 to 958 square feet
- Leasehold 250 years
- Estimated completion Q3 2018
- Up to 65% LTV available
- Projected gross yields of up to 5.4%
- **Starting from GBP190,000**



The much-documented 'ripple effect' has seen buyers and renters flock to Outer London in the search for greater affordability, with demand continuing to grow and drive the property markets of well-connected locations such as Sutton. This demand is set to fuel Sutton house prices to rise by an average 4.5% each year from 2016 to 2032.

[Click Here for: Google Map](#)

Click here for the: [River Wandle Digital Brochure](#)

Click here for the: [River Wandle Mezzanine Floor Plan](#)



Hackbridge Investment Case

Property in the London Borough of Sutton is experiencing stellar capital growth, with prices rising 15.48% in the 12 months to Q3 2016 alone. As buyers and renters flock to well-connected towns in Outer London in search of greater affordability, this demand is set to fuel Sutton house prices to rise by an average 4.5% each year from 2016 to 2032, according to JLL.

The borough is home to more than 6,800 businesses, including the Institute of Cancer Research and the Royal Marsden NHS Foundation Trust; major local employers that are creating The London Cancer Hub, a life-sciences campus that will contribute GBP1.1 billion annually to the UK economy, creating 13,000 jobs over the next 20 years.

Between 2001 and 2011 the local population increased by 5.77%, expanding by a further 2.88% by 2014. The borough is expected to record 9.8% population growth between 2015 and 2025; equivalent to an additional 20,000 new residents.

Alongside a fast commute to Central London, the economic powerhouse of Croydon is only 23 minutes away by train, where over 12,500 companies employ more than 110,000 people

Demand for new housing is a continuous challenge; during 2015 to 2016 Sutton was one of fourteen London boroughs where housing supply met less than half (31%) of that needed to meet annual household growth.

Located in the Borough of Sutton, the district of Hackbridge offers considerable comparative value, with the average house costing GBP328,560, compared to nearby Wallington (GBP346,762), Carshalton (GBP376,429) and Sutton town (GBP387,158) – and significantly less than the average house price in London, which currently stands at GBP604,450.

Hackbridge also offers faster train times into Central London, taking passengers into London Victoria in 25 minutes, compared with the 29 minutes it takes from nearby Carshalton, and the 36 minutes from Wallington.

Alongside ambitions to become the UK's "first truly green suburb", Hackbridge will also benefit from regeneration around the forthcoming Felnax industrial estate, a mixed use redevelopment project that will provide much-needed housing as well as a supermarket, shops and space for small businesses.

Gross rental yields of up to 5% are predicted for property in Sutton and rents are on the rise, with an increase of 36.7% recorded between Q4 2011 and July 2017. Primed to take advantage

of the ripple effect from London where rents are predicted to rise by 24.5% over the next five years (an increase above the 19% expected across the rest of the UK), thanks to its excellent transport connections and good access to schools and amenities, Sutton's appeal only looks likely to grow.

Market News

- What are the main factors driving Hackbridge and Sutton's property market? [Find out in our latest Market Update](#)
- Sutton named one of London's [property hot spots for 2017](#)
- Beddington Park to benefit from GBP3.7million [makeover](#)
- [Properties in Sutton quickest to receive offers across London](#)
- ["Game-changing" GBP1bn cancer research hub in Sutton \[to deliver 13,000 jobs\]](#)



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