

King Henry's Dock Project, Woolwich, London

King Henry's Dock completes around the time that Crossrail opens in 2018 and the time from the new station at Woolwich to Canary Wharf will be just 8 mins and just 14 mins to Liverpool Street in the heart of the city.

Available website/digital content

- Property page on website: <http://www.ipglobal-ltd.com/en/our-properties/king-henrys-dock/>
- Digital brochure: <http://hosting.fluidbook.com/ipglobal/IP-GLOBAL-King-Henry-s-Dock/m/index.html#/page/0>

The project is being built between 2 docks which are also being renovated so the units have triple waterfrontage. The spec will be high quality as the developer CBG: <http://cbgworldwide.com/> specializes in renovations in some of the prime areas of London such as Belgravia and Mayfair the price however is very competitive with an average price of 554 psf for the 2 beds.

With just over two years until Woolwich Crossrail station welcomes its first passengers, I'm delighted to present a premium waterfront development in an area that is consistently rated one of the top places to invest in London.

A landmark new residential tower with stunning riverside views, **King Henry's Dock** is a short walk from Woolwich's future Crossrail station, in an area where JLL has forecast 39% property price growth between 2016 and 2020.

King Henry's Dock Essentials

- Premium triple-aspect waterfront residence with 1/2-bed apartments
- Stunning river views with every unit
- 5-minute walk to Woolwich town centre
- 5-minute walk to Woolwich Dockyard rail station: 20 minutes to London Bridge
- 15-minute walk to Woolwich Arsenal rail station: 27 minutes to Bank
- 12-minute walk to future Woolwich Crossrail station: 8 minutes to Canary Wharf, 14 minutes to London Liverpool Street, 21 minutes to Bond Street; 50 minutes to Heathrow
- Apartment sizes from 477 to 885 square feet
- Leasehold 150 years
- Estimated completion Q4 2018
- Up to 70% LTV available

- Projected gross yields of up to 4.27%
- **Starting from GBP361,000**



Woolwich has already experienced extensive regeneration investment, with more planned in the future. A popular area for young professionals commuting into the city, Crossrail's arrival will further boost Woolwich's popularity with reduced journey times to Canary Wharf and the West End. In fact, between 2001 and 2011 Woolwich Riverside saw 50% population growth and this is predicted to increase by 57.9% over the ten years to 2026.

Boutique luxury development King Henry's Dock offers views of the river and a waterfront lifestyle at a very competitive price. The average value of a 1-bed apartment is GBP417,533 compared to the area's average of GBP454,434; while the average price of a two bed is GBP544,706 compared to the area average of GBP761,948. Price points are also lower than Berkeley's nearby Royal Arsenal Riverside Waterfront 1 and 2.

Furthermore, the continued weak pound translates into significant savings for overseas investors when compared to prices from earlier this year. As an example, those purchasing an average 2-bed unit on 23 September would save around USD109,090 (HKD846,004 / AED400,681) than if they made the same purchase before the EU Referendum on 23 June.



Woolwich Investment Case

Located in the London borough of Greenwich in southeast London, Woolwich has been on the rise for some years now. Its prospects as a property investment destination with serious potential cemented by the imminent arrival of Crossrail. By 2015 there had already been an average 31% increase in house prices near stations since Crossrail announced.. Woolwich is predicted to be one of Crossrail's biggest winners with expected growth in property prices of 39% from 2016 to 2020. Average residential prices have already risen by 25% around Woolwich station since 2008 and further increases are expected as the opening of Woolwich Crossrail station in December 2018 approaches and investment in the area continues.

Crossrail in Woolwich is part of a new masterplan on the waterfront – an area that has undergone a dramatic transformation. The Royal Arsenal Riverside development is a GBP1.2 billion scheme set on an 88-acre brownfield site with almost 1km of riverside frontage. It will include a prominent cultural quarter with parks, retail, food and beverage outlets and a performing arts venue. Several council houses in the area are currently undergoing redevelopment, and further improvements include major private sector investment in Woolwich town centre, creating 46,450 square metres of new retail floor space, 1,500 new homes and over 1,000 new jobs in the next five years.

Woolwich already boasts affordability and good transport links, attractive to young professionals who work in central London. The population as of the 2011 census was 49.1% aged 20 to 44. Currently Greenwich sees 60% of its working residents commute into the city, highlighting the importance of the transport infrastructure. The local economy is strong too, with 20% working within the borough.

The Crossrail effect

When Crossrail opens in 2018, Woolwich will become even more desirable – with no other location outside Zone 1 in South London as well connected. For 71% of Londoners, proximity to good transport links is the most important factor when choosing a rental property. In Woolwich, rents are forecast to rise 35.1% between 2015 and 2022, second only to Whitechapel at 35.7%.

Overall, Woolwich is forecast to be an outperformer, thanks mainly to the impact of Crossrail and its regeneration, and is consistently rated one of the best places to invest. The prices of flats have already increased significantly in recent years –in the year to August 2016 alone, average asking prices for flats in Woolwich had increased by 18%.

With plenty of room for further growth in the run up to the opening of Crossrail and the ongoing investment and redevelopment, now is the time to take advantage of this relatively affordable area of London that offers strong growth potential and healthy rental yields.

Woolwich Market News

- [Our Woolwich Market Update](#) explores why Woolwich makes such good investment sense
- Riverside premium? Our blog illustrates [how riverside developments persistently outperform the wider market](#)
- We covered Woolwich last year when we first looked at [Crossrail's impact on South East London](#)
- [Crossrail](#) – the most significant infrastructure project ever undertaken in the UK
- Area guide: Woolwich – [why it's tomorrow's town](#)
- Woolwich – one of the winners of [The Crossrail Effect](#)
- [The effect of Crossrail on property prices](#) – Woolwich to be greatest beneficiary
- [Let's move to Woolwich, south-east London](#)
- [Take a look at what exactly Crossrail will deliver from 2018 at the project's official website](#)
- [Check out this fantastic tool from JLL for an in-depth look at how Crossrail is expected to affect London real estate](#)
- Greenwich's antiques markets and Victorian mansions exude timeless sophistication in south London – [read airbnb's neighbourhood guide](#)
- [The Royal Greenwich local government website has details of forthcoming regeneration plans for Woolwich](#)
- Find out more about the storied history of Woolwich at [hidden-london.com](#)
- [Crossrail Re-shaping the Property Market](#) (FT article so not all can access)