

LONDON HOTSPOTS

CHERYL MARKOSKY CHECKS OUT NEWLY DESIRABLE AND REINVENTED FAVOURITE LOCALES



Where are the best places for savvy purchasers to buy property in the capital?

You should consider three key factors when seeking out somewhere to invest your money, according to Knight Frank's latest Hotspots report: upcoming transport upgrades, regeneration, and prices lower than neighbouring districts.

"Areas undergoing significant change on the back of infrastructure improvements are good contenders for strong price growth," reckons JLL's Nick Whitten. He tips Deptford, where prospects for the market look solid.

Matthew Moloney of Colliers International agrees. "The SE postcode has the greatest potential of all London areas. With projected growth and some of the lowest prices per square foot in Zone 2, buyers should definitely consider Deptford."

Waterloo in SE1 is one of Fyfe McDade's hottest places for buyers and renters, as it ticks all the boxes: good accommodation, fantastic eateries, independent shops, new hotels, and entertainment and walks along the South Bank.

"There's also The Vaults, and Old and Young Vic Theatres, as well as work being carried out at Waterloo to increase capacity of trains and services by 25%," points out Fyfe McDade's Danny Brewer.

He adds that period stock tends to hold its value, and that roads like Lower Marsh – where a 'play street' is created once a month by blocking off traffic – have distinct community vibes.

Danny also heralds early Victorian to late Georgian railway cottages, costing about £1 million, in Roupell, Theed and Whittlesey Streets that are great investments. "One of our landlords plans to live in his in a few years, because of good nearby schools."

Elephant and Castle is also on the radar in the south-east of the capital, he suggests. Having been mugged when alighting from a night

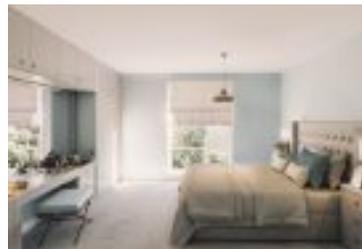


THE TIMBERYARD, DEPTFORD SE8

FROM £475,000

New Zone 2 scheme with offices, shops, linear park and a new pedestrianised area, only a four-minute walk from the Thames.

www.thetimberyard.london

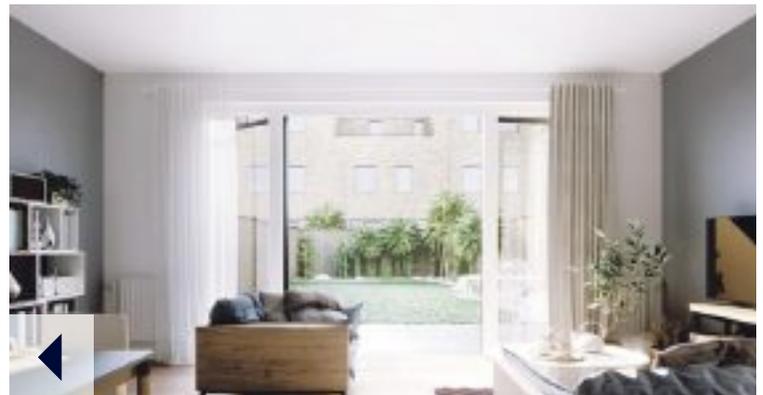


399 NW9, COLINDALE NW9

FROM £675,000

Contemporary spaces for growing families, with roof terraces or balconies, at L&Q's new project within Oriental Square.

www.399nw9.com



EXCALIBUR, CATFORD SE6

FROM £320,000

L&Q's 371 one- and two-bed flats, part of a multi-million-pound regeneration initiative where prices are 35% lower than the Greater London average.

www.excaliburse6.co.uk



ACTON GARDENS, ACTON W3
 FROM £650,000
Countryside and L&Q's nod to sprucing up this part of west London, with Uberhaus apartments – an amalgam of house and flat over two levels.
www.actongardens.co.uk

bus in the past, Danny welcomes Lendlease's 2,500-home Elephant Park, which is replacing the once dodgy, old estate.

"One-bedroom flats start at £550,000, and modern townhouses overlooking a lake are around £1.4 million," he observes. And the tired-looking shopping centre will be reinvigorated by 2020.

Carrie Scott from Savills recommends Tooting Market and Streatham Hill, two formerly overlooked areas south of the river that are now firmly on the grid.

"Wandsworth Council is pedestrianising Mitcham Lane, and regeneration's bringing new homes to Garratt Lane and around St George's Hospital," she explains. An example of uplift is the arrival of Nick Jones's Chicken Shop & Dirty Burger.

Values are still reasonable, too, Carrie adds, with resale one-bedroom flats from £300,000 and new two- to three-bedroom houses up to £900,000.

Commuters benefit from three Streatham train stations – Streatham, Streatham Hill and Streatham Common – with good links to Victoria and London Bridge.

Carrie notes that homeowners in the vicinity of Streatham Hill, in particular, could see property values soar if the proposed Northern Line extension from Charing Cross to Streatham and Crystal Palace goes ahead.

Already the district is booming, "with only a few homes left for sale at London Square Streatham, where we're helping sponsor the Streatham Space Project – a new theatre, music and comedy venue".

Colindale in North London is certainly "one to watch", declares Manjit Minhas from Chesterton's new homes department.

"Regeneration's going on and new developments are going up, due to Brent Cross Shopping Centre nearly doubling in size, with two million square feet of retail and leisure space and about 150 new stores."

As well as the lure of Brent Cross, Colindale's blessed with a number of parks, a large Sainsbury's, and a 22-minute Tube run from Colindale station on the Northern line.

Manjit is seeing plenty of interest from Middle East purchasers wanting homes for their student offspring attending nearby Middlesex University in Hendon, and people upgrading to family homes offering more space.

Out west, Acton is the new game in town. Greg Allsop from Bellway Homes regards it as the last untouched spot in this up-and-coming pocket of W3.



SOUTHBANK PLACE, WATERLOO SE1
 FROM £2,145,000
Stylish, two-bedroom apartments in a regeneration zone that includes a new hotel, restaurants and the refurbished Southbank Centre.
www.southbank-place.com



BROMYARD AVENUE, ACTON W3
 £1,099,950
Four-bed home with an open-plan kitchen/dining/family room, garden, balcony, roof terrace and garage.
www.finlaybrewer.co.uk



PADCROFT, WEST DRAYTON UB7
 FROM £365,000
Redrow's one- to three-bed apartments around landscaped courtyards and opposite the train station.
www.padcroft.co.uk

LEGACY WHARF, STRATFORD E15
 FROM £365,000
One- to three-bed, waterside apartments with balconies, concierge service, gym and play zone for children.
www.bellway.co.uk



"There are already three Central Line stops – East, North and West Acton – and Acton Main Line Station will have a new ticket hall, footbridge and platform extensions to accommodate Crossrail trains from December next year."

ELEPHANT PARK, ELEPHANT AND CASTLE SE1
FROM £750,000

Groundbreaking eco homes in a regenerating, vibrant locale with The Artworks Elephant – creative businesses and studios – on site.
www.homesbylendlease.co.uk

Train journeys from Acton Main Line to Bond Street that currently take 27 minutes will be cut down to only nine when Crossrail commences.

The neighbourhood's seeing a number of changes, because of new development coming in on the back of Crossrail, including a redeveloped High Street, refurbished swimming baths and a new park at Acton Gardens.

Bellway is currently building 57 private and 24 affordable apartments at its new project, Acton Square, on The Vale. "Fifty-one of the homes are available via the Government's Help to Buy scheme, assisting first-time buyers," Greg remarks.



Further west, West Drayton's another district to feel the positive effects of Crossrail. Redrow Homes's Simon Halfhide is selling 115 one- to three-bed apartments at Padcroft, only a five-minute walk from West Drayton station.

BARCOMBE AVENUE, STREATHAM SW2
£835,000

Unmodernised, four-bed family home with two living rooms, close to Streatham Hill station.
www.savills.com

RAINVILLE ROAD, FULHAM SW6
£375,000

One-bed, second-floor flat near the iconic River Café restaurant and the Thames.
www.finlaybrewer.co.uk

"As our development's right opposite the station, buyers don't even need a car," he argues. "When Crossrail's fully running next year, services will take just eight minutes to Heathrow, 23 to Bond Street and 37 to Canary Wharf."

Shrewd purchasers – including first-time buyers, and local and Chinese investors – realise the vision of the canalside location that's one mile from Stockley Park business estate and close to Brunel University.

People shouldn't ignore small segments of established London areas, such as Fulham, insists Oli Russell of the SP Property Group. He's a great fan of the patch north of Parsons Green Tube, where real value is to be had.



"Young couples can get swept up in a trend towards places like Queens Park and Maida Vale, and overlook other places that aren't thought to be 'new'," he says.

Oli applauds the likes of Clonmel, Whittingstall and Winchenden Roads, where new amenities like Bayley and Sage deli, Ride Republic fitness club, and Megan's and Roxie restaurants have arrived.



There's less risk involved in buying an unmodernised, three-storey family house from £2.2 million here. "It's only a three-minute walk to Parsons Green Tube on the District line and you'll be putting down roots close to good schools."

Whether you choose a new hotspot or a remake of an established darling, you're bound to enjoy living in one of London's most exciting current sectors. 🏠

ACTON SQUARE, ACTON W3
FROM £369,995

Londoners looking for good-value homes are shifting out to Acton to new schemes like this with landscaped courtyards, allocated parking and lower prices.
www.bellway.co.uk



ROOKERY CORNER, COLINDALE NW9
FROM £710,000

Part of Barnet's regeneration plan, six four-bed family houses from Martin Grant Homes that are good for commuters, with just a 22-minute run to King's Cross from Colindale station.

www.rookerycorner.com



REMIXHELIX, HARLESDEN NW10
FROM £319,950

Part of a £5 billion regeneration plan, Harlesden's a first-time buyer hotspot, with Oxford Street 22 minutes away via the Bakerloo line and Euston 18 minutes by Overground.

www.remixelix.co.uk



ANTHOLOGY DEPTFORD FOUNDRY, DEPTFORD SE8
FROM £375,000

Help to Buy initiatives available for remaining, specific homes in former Victorian metal foundry, with work spaces for creatives.

www.anthology.london



LOWER MARSH, WATERLOO SE1
£885,000

Two-bed flat on the second floor, with wood flooring, bespoke Italian kitchen and bike storage.

www.fyfemcdade.com



FONTAINE ROAD, STREATHAM SW16
£999,950

Rare chance to buy a five-bed family house with an 80ft garden and off-street parking.

www.savills.com