

HURLINGHAM WATERFRONT INVESTORGUIDE



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Hurlingham Waterfront will be a spectacular new building adjacent to the tranquil waters of the River Thames. This development will represent luxurious living with generously sized indoor and outdoor spaces and bespoke finishes. Hurlingham Waterfront will provide refreshingly different residences, designed with nature and your comfort in mind.

Compared to the neighboring boroughs of Kensington and Chelsea, the borough of Fulham offers relatively affordable property prices. Yet the borough still achieves high yields, averaging at 4.2%. This has seen a significant increase in recent years.

The borough of Fulham & Hammersmith is forecast to experience a 13% rise in the

population over the next decade, equating to an annual growth rate of 1.3%. This is significantly higher than the London average of 0.6%.

A large proportion of the local population are high income renters, with just over half of the households currently living in the borough can be classified as successful high-earning families, or ambitious 20-to-30-year-olds. Families can benefit from access to many of the country's highest-achieving schools, including Putney High School and Francis Holland School. Furthermore, students may enroll at the nearby universities of Imperial College and King's College.

Demand is increasing for new build developments offering a lifestyle package.

Hurlingham will fulfill this though providing residents with premium amenities. This includes 24-hour concierge, a cinema room, health and fitness facilities, residents' lounge, private podium garden, and up to 4,000sqft of flexible co-working space. Furthermore, the suburban lifestyle can be experienced through nearby private members clubs and award-winning shops and restaurants.

Hurlingham Waterfront has several options for public transport. With a 10 minutes' walk to Wandsworth town station, offering easy access to Clapham Junction, Vauxhall, and Waterloo. Alternatively, access to the District line from Parsons Green and the overground from Imperial Wharf. It is also just a 30-minute drive to Heathrow Airport.



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INVESTMENT FUNDAMENTALS

UNIT TYPE	SQ FT	ERV (£ PER WEEK) ⁽¹⁾	Average yields
Studio	406-560	£470- £595	4.4%
1 bed	562 -1,021	£635- £1,000	4.9%
2 beds	812 -1,792	£890- £1,960	3.7%
3 beds	1,498-2,218	£1,575- £2,330	2.9%
Penthouses	3,052-4,578	£3,260- £4,850	2.4%

⁽¹⁾Estimated Rental Values are subject to change.

INVESTMENT EXAMPLE

1 BED APARTMENT (736sqft)	
Purchase price	£750,000
Stamp duty	£47,500(2)
Market rent	£840
Annual income	£43,680
Gross yield	5.8%
2 BED APARTMENT (878sqft)	
Purchase price	£1,145,000
Stamp duty	£90,100(2)
Market rent	£940
Annual income	£48,880
Gross yield	4.3%

Prices are subject to change and are accurate at time of print.

⁽²⁾The stamp duty amount includes the additional stamp duty payable for investors and second homeowners.

KEY FACTS

Ground Rent (per annum)	Peppercorn
Service Charge	£6.75/psf pa (subject to change) (3)
Building Insurance	BLP with a 10-year build warranty
Completion	Q3 2025
Leasehold	999 years

⁽³⁾Prices are based on developer estimates at time of print.

Key Points

- The demand in the rental market for new build developments is buoyant, underpinned by corporate tenants who show a preference towards lifestyle developments in exceptional locations.
- London's rental market is becoming increasingly product-led, with properties that are well-appointed experiencing minimised void periods and premium rental values.
- Hurlingham Waterfront can differentiate itself from other available properties as a result of the exceptional and extensive services and leisure facilities, including the substantial leisure facilities, approximated 4,000 sqft of co-working space, and a 24-hour concierge, which will be available for use by tenants.

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