

Hanwell Square

LONDON W7



Development Details

Located in West London Hanwell Square is a new gated residential scheme with phase one delivering 104 private apartments, alongside shops, workspaces and cafes focused around a village-style square and landscaped courtyards

Hanwell will be firmly on investors' map with the opening of Crossrail in 2021 and will enjoy the largest reduction in journey times of any station along the Elizabeth Line.

Journey times to Central London will be revolutionised with high-speed train times averaging 12-minutes to London Paddington and Bond Street in 17 minutes. International travel is also within easy reach with Heathrow Airport only 11 minutes away.

All apartments will feature private balconies/terraces and Hanwell Square offers a concierge, private gym, roof gardens along with a host of modern amenities.



Phase

Phase 1 (104 units)

Service charge

Est £3.8 per sqft

Estimated Completion

Q1 2023

Ground Rent

No ground rent payable

Terms Of Payment

1. Non-refundable reservation fee of £1,000
2. 10% of purchase price, less reservation fee, is payable on exchange of contracts (3-4 weeks from reservation)
3. A further four staged payments of 2.5% every six months (10% total)
4. Balance of 80% is payable upon legal completion (Est Q1 2023)

Tenure

999 Year Leasehold

Interiors

Designed by award-winning interior design practice No.12 Studio. High spec, fully fitted apartments + integrated appliances (Bosch)

Address

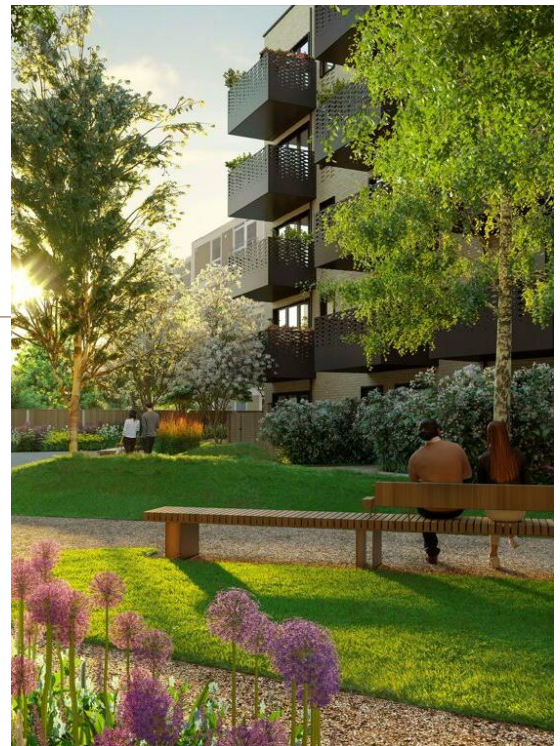
75-117 Boston Road, Hanwell, London W7 3SA

Typical Floor



Property Types	Size Range	Price Range	Average Expected Rent
Studio Apartments (13%)	37.5 - 42 sq m	£305,000 - £380,000	£1,100 - £1,250 per month
1 Bed Apartments (52%)	50 - 54 sq m	£410,000 - £427,000	£1,500 - £1,600 per month
2 Bed Apartments (35%)	71 - 85.5 sq m	£540,000 - £592,000	£1,950 - £2,100 per month





Investing in Hanwell

Improvements to transport infrastructure and a healthy pipeline of new homes will help drive demand with Hanwell tipped to outperform the forecasts for Greater London house prices.

Regeneration

Hanwell is poised to benefit from large scale regeneration across West London, such as the £26bn regeneration of nearby Old Oak and Park Royal in Acton, as well as the ongoing development of the former BBC Television Centre and the wider White City area, which is creating a ripple effect through Ealing, Southall and Hanwell.

Room for growth

More than two thirds of movers to Ealing identified in the ONS data were under the age of 35, with analysis of households showing them to generally be successful high-earning families, or ambitious 20-30-year olds renting in highly commutable areas.

Economy

Hanwell is close to Brentford, Chiswick and White City with their mix of established and start-up businesses, including at Chiswick Business Park and along Brentford's 'Golden Mile'. The largest employers include pharmaceutical company GSK, oil and gas firm Tullow Oil and engineering firm Worley. Other major local employers include Sky and Japanese video game developer Sega. Ealing also houses part of the Park Royal industrial estate.

Hanwell investment stats:

12%

PREDICTED POPULATION GROWTH BY 2030 - EALING
(Greater London Authority)

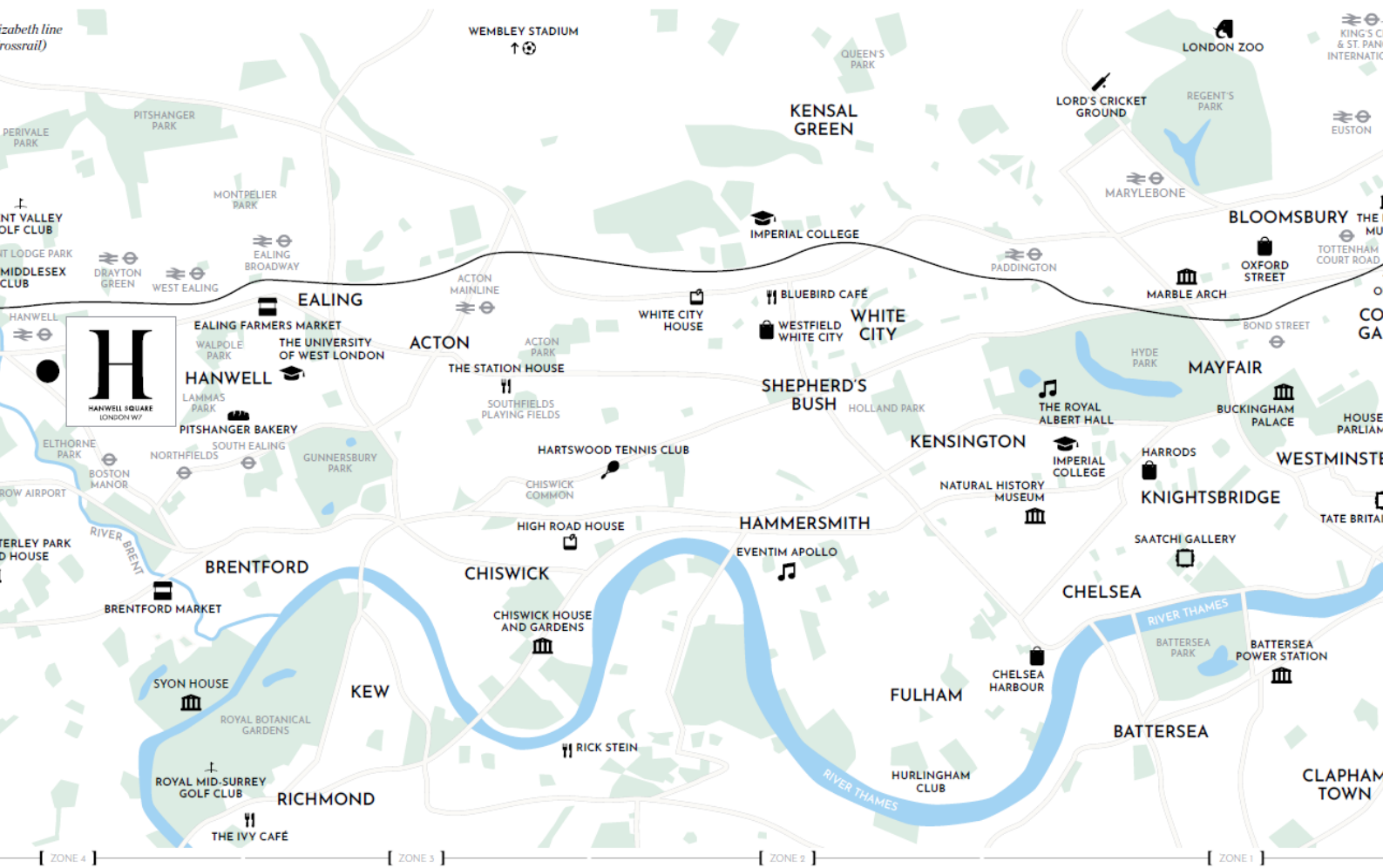
18%

FORECAST HOUSE PRICE GROWTH IN GREATER LONDON
(cumulative, until 2024)
Source: Knight Frank UK Housing Market Forecast

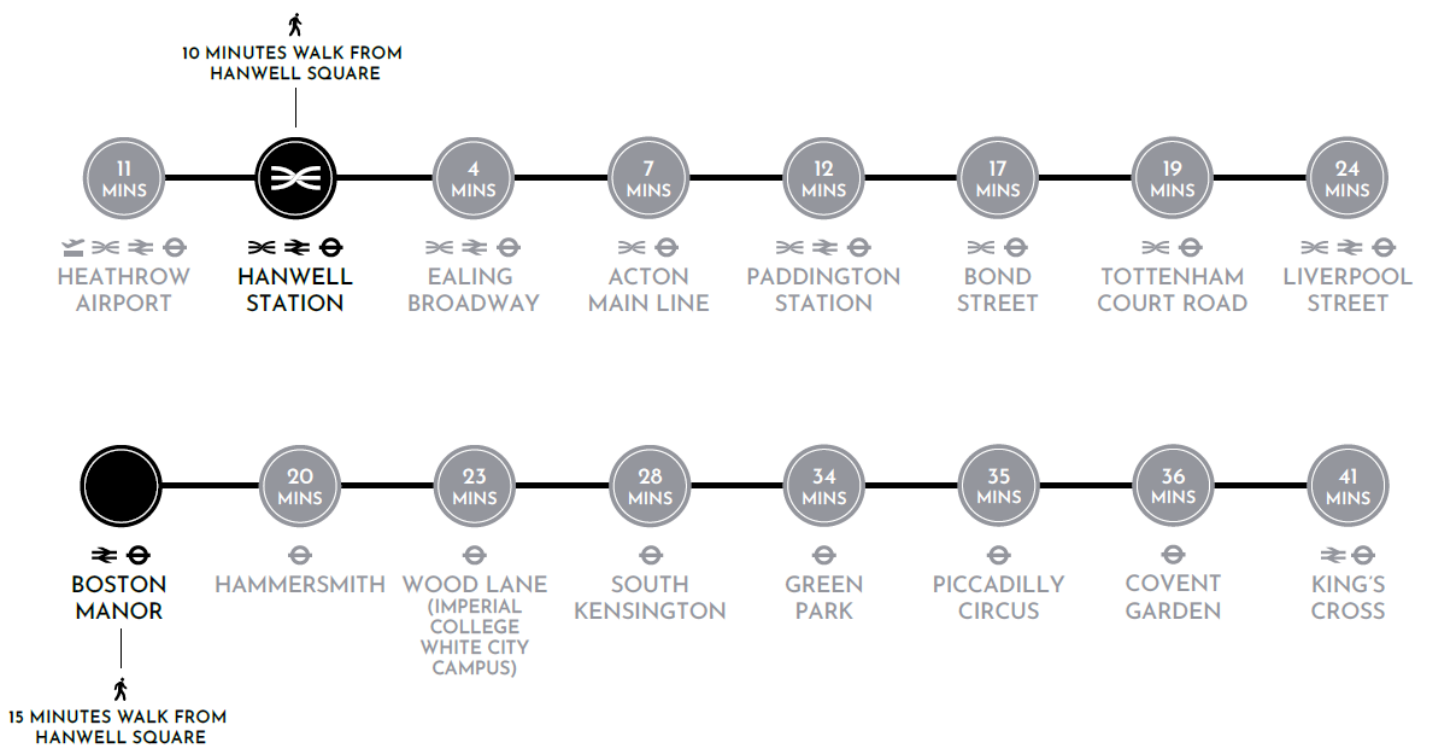
15%

FORECAST RENTAL GROWTH IN GREATER LONDON
(cumulative, until 2024)
Source: Knight Frank UK Housing Market Forecast

Location



Elizabeth line



London Underground



Contact

If this investment opportunity is of interest, then get in touch with us and we will send over the detailed information with everything you need in order to make an informed decision.

Make use of your dedicated and experienced Investment Consultant with no pressure from us, just unbiased advice. Let us know your questions/concerns.

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