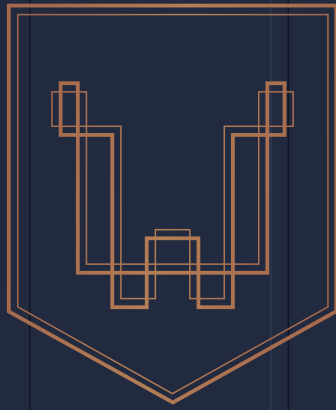


LONDON | UK



# WELLINGTON

QUARTER

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# CONTENT

GROWTH IN GREENWICH	5
CROSSRAIL'S BIGGEST WINNER	6
INVESTMENT CASE	9
LOCATION	14
INTRODUCING: WELLINGTON QUARTER	17
CGIS	18
DEVELOPER DETAILS	22
SPECIFICATIONS	24



# GROWTH IN GREENWICH



**14%**

Population growth between  
2016-2026



**39%**

Projected house price growth  
near Woolwich Crossrail station  
(2016-2020)



**35%**

Projected rental price growth  
near Woolwich Crossrail station  
(2016-2020)



**97,000**

Working population  
forecast by 2041



**50%**

Increase in new businesses  
between 2009-2015



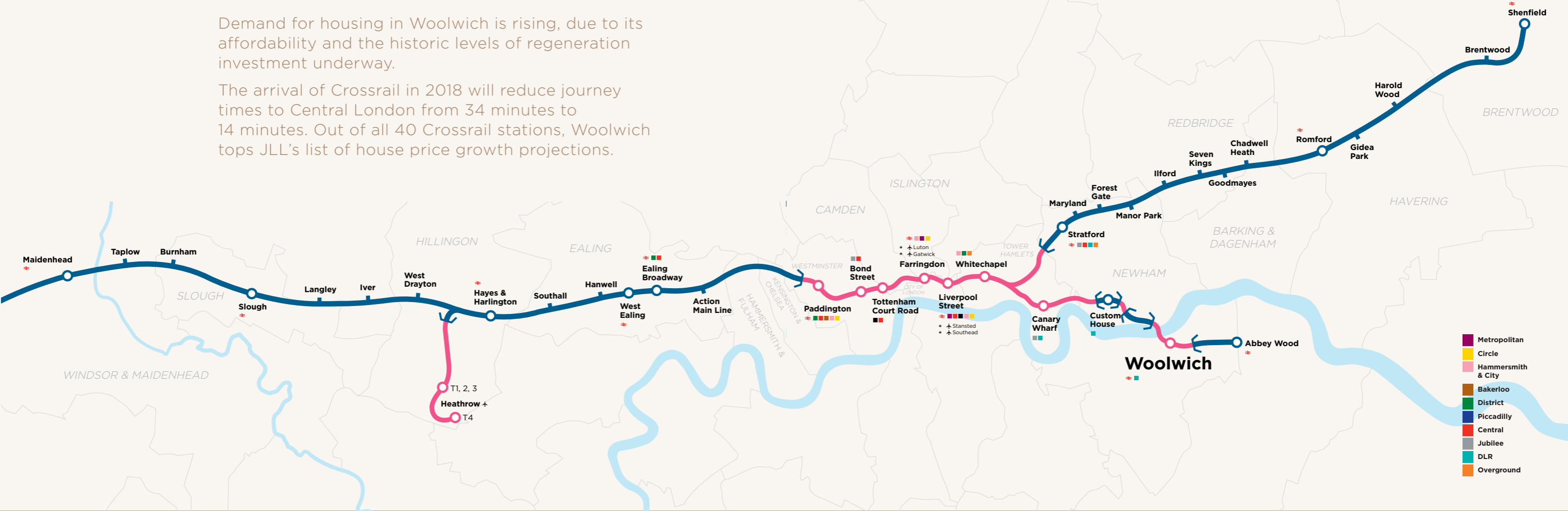
**5%**

Deficit in the minimum number  
of homes required to meet  
demand for the next ten years

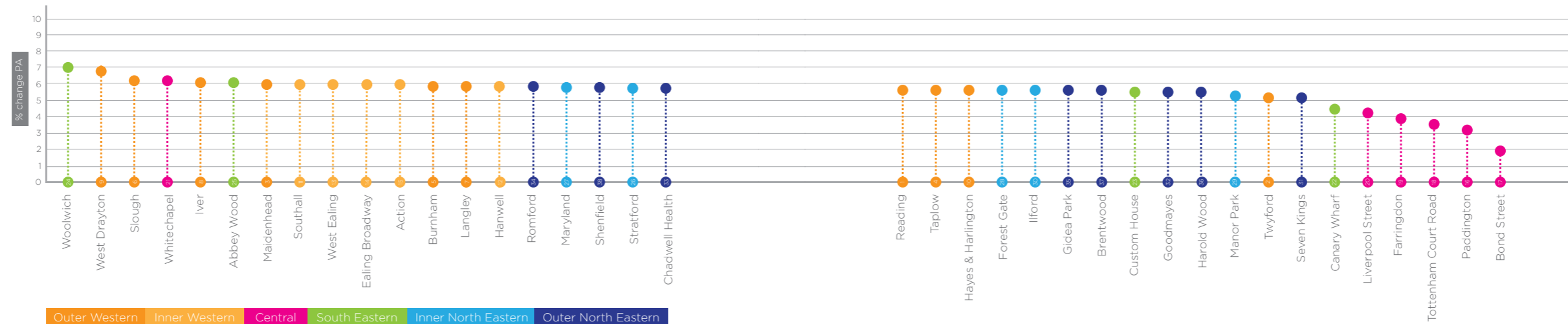
# CROSSRAIL'S BIGGEST WINNER

Demand for housing in Woolwich is rising, due to its affordability and the historic levels of regeneration investment underway.

The arrival of Crossrail in 2018 will reduce journey times to Central London from 34 minutes to 14 minutes. Out of all 40 Crossrail stations, Woolwich tops JLL's list of house price growth projections.



## AVERAGE PRICE GROWTH FORECAST



# INVESTMENT CASE



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## SUPPLY

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The Mayor's London Plan is targeting to build a minimum of 26,850 new homes in Greenwich over the next ten years to keep up with employment and economic growth.

For years now, housing supply in London has struggled to keep up with demand. Over 42,000 new homes are required per annum for the next two decades and this target is not being met. The imbalance is most severe in areas that offer the most value, like Woolwich.

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## DEMAND

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By 2041, Woolwich Common is projected to see 48% population growth from 2011's figures, while Woolwich Riverside's regeneration is driving a population boom of 123%. This forms a combined average growth of 87% for the two wards in which the project lies.

In the context of the entire borough, Greenwich's population will rise 1.7% higher than the London-wide average over the same 30-year period.

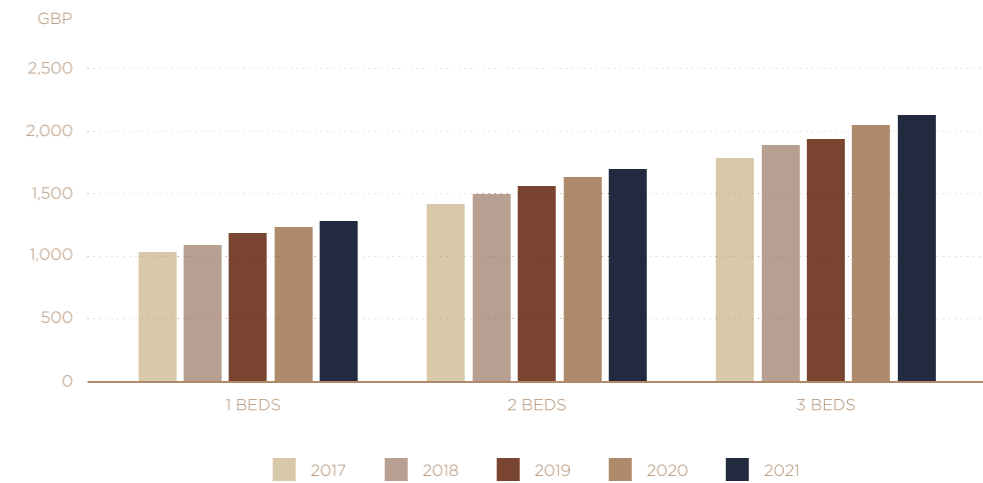
# INVESTMENT CASE



## RENTAL MARKET

By 2025, it is estimated that 60% of London's population will be living in rented accommodation. In Woolwich, rental demand will be even higher at over 70%. Out of all future Crossrail stations, Woolwich is expected to see the second-highest average rental growth at 35% between 2016 to 2020.

AVERAGE WOOLWICH RENTS AND ESTIMATED GROWTH



# INVESTMENT CASE

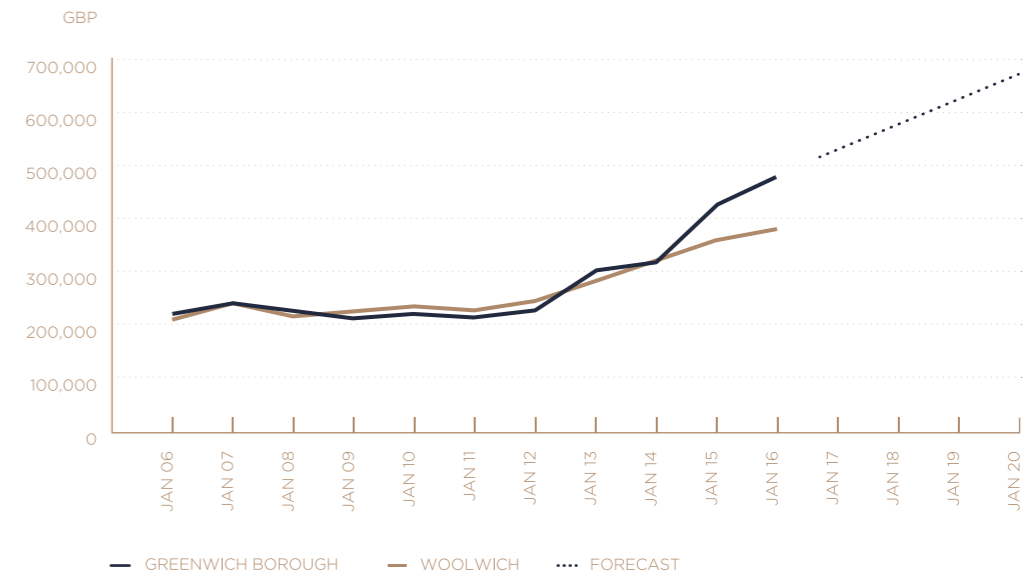


## SALES MARKET

By 2015, average house prices around Woolwich's Crossrail station had already risen by 31% since Crossrail's announcement. House prices have increased 13% year-on-year to March 2017 alone.

Property prices in Woolwich are set to rise 39% from 2016-2020 - the highest increase forecast out of all 40 Crossrail stations.

AVERAGE HOUSE PRICES 2006 - 20016







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# WELLINGTON QUARTER

Bordering Woolwich Riverside and Woolwich Common, Wellington Quarter offers the best of both worlds.

The four-block town centre development, located within the commercial heart of vibrant Wellington Street, is only moments from the future Crossrail station.

Each high-specification apartment features a spacious interior for comfortable and convenient living.

# LIVING ROOM & BALCONY



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# BEDROOM & BATHROOM



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# DEVELOPER

## VISION HOMES

Vision Homes specialises in residential new homes and premier property conversions in and around London.

Their state-of-the-art property developments represent excellent opportunities for property investments and living.

With an aim to consistently apply sleek and innovative design and exceptionally high-specification fit outs, Vision Homes create new property developments that truly stand out.



Harrington Gardens



Page Mews



SE1 Collection - Sadlers Court

# SPECIFICATIONS

## 1 & 2 bedroom apartments

### Finishes

White painted walls and ceilings from Dulux  
Vinyl wood flooring (tawny oak or frosted birch)  
Modern Ivory natural tiles, or similar, (bathroom floor and side of bath)  
Carpet – Velvet type to bedrooms

### Kitchen

Full range of kitchen units Paula Rosa or similar (symphony or similar) and appliances cooker, hob, extractor hoods, washer / drier, make Bosch or similar.

### Bathroom

Duravit wall hung basin  
Kaldawei bath (or similar)  
Wall hung Duravit WC  
Wall mounted chrome towel rail  
Electrical underfloor mat

