

A GOLDEN OPPORTUNITY

INVESTORS GUIDE
TO WANDSWORTH-
WORTH INVESTING IN



WANDSWORTH MILLS
LONDON SW18

WELCOME TO WANDSWORTH



WANDSWORTH
TOWN

WALK THIS WAY

Wandsworth is a much-loved, well-connected London neighbourhood bordered by Putney, Clapham and Battersea. Across the River Thames from Chelsea and Fulham, it's the beating heart of south-west London. Excellent education, retail and leisure opportunities make Wandsworth Town a stand-out destination for young professionals and families alike.

LONDON - A PRIME INVESTMENT CAPITAL

London is a global powerhouse, home to world-leading institutions, strong commercial sector clusters, and underpinned by a globally admired transparent legal system. Having grown success from strong structural advantages, today it brings together established and high quality economic, social, and industrial networks and has the momentum required for future growth.¹

Leading global financial centre

(Second in Z/Yen Global Financial Centres Index)¹

£725bn

proposed government funding into UK infrastructure in the next decade.¹

Average house prices: ¹

Inner London

£647K

London

£556K

United Kingdom

£272K

10-year increase in London house prices: ¹

18% ↑

10-year increase in London rental values: ¹

38% ↑

Office of National Statistics, London tops the UK regions in terms of rental increases, with the capital seeing an

11.2%

increase year on year.¹



WANDSWORTH - A PRIME OPPORTUNITY



There are several regeneration zones within the Borough of Wandsworth. These areas focus on improving existing neighbourhoods and delivering plans for new developments. The regeneration initiatives aim to enhance housing, transport, leisure facilities and business opportunities across the borough.

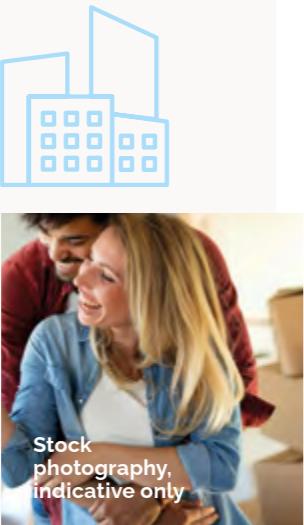


Maps are not to scale and show approximate locations only.
Computer generated image, indicative only

10

GREAT REASONS TO INVEST IN WANDSWORTH

01



A THRIVING NEW-HOMES MARKET

Wandsworth has seen the most Build-to-Rent completions since 2021 of any inner London boroughs.¹

03



RENTS ARE ON THE RISE

Over the last ten years

rental values in Wandsworth have increased by 40%,

which is greater than the London average (38%).²

04



GROWING HOUSEHOLD, GROWING DEMAND

Over the next ten years, the population of Wandsworth is forecast to grow by 3% and household numbers by 6%.³

05



THE RENTER-LED BOROUGH

37%

of households in Wandsworth are private renters,
nearly double the 20% across London.⁴

SOURCE

All CBRE Research Data for Wandsworth Mills 2025

1 moliorlondon.com

2 ons.gov.uk

3 experian.co.uk

4 london.gov.uk

5 realyse.com

6 met.police.uk

GREAT REASONS TO INVEST IN WANDSWORTH



06

RENTAL DEMAND ACCELERATING

Private rented households are forecast to

increase by 9%

over the next five years.³

08

HIGH YIELDS FOR LANDLORDS

The average gross rental yield in Wandsworth is:

4.85%⁵



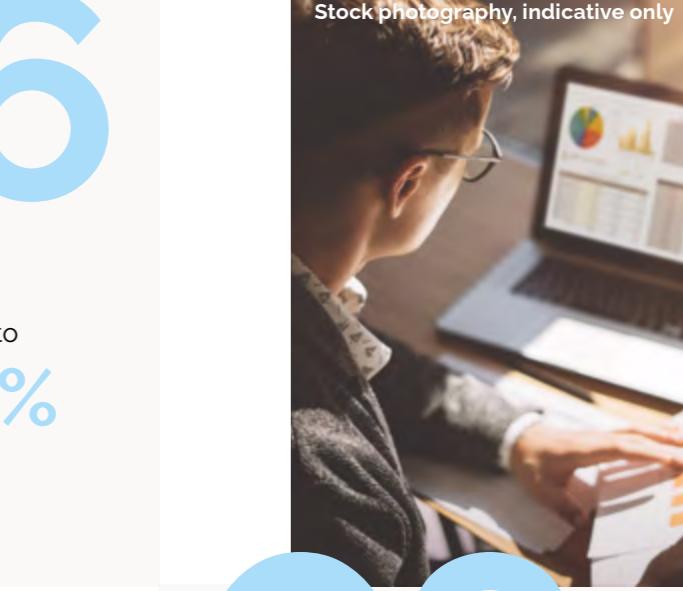
07



NATURALLY GREEN

39% of Wandsworth

is covered by green space.⁴



09



PLAYING IT SAFE

79.6 crimes per 1,000 people in Wandsworth

below the average of 100.4 for London.⁶



10



BRITAIN'S LOWEST COUNCIL TAX

Wandsworth has the

lowest council tax in the country.

YOUNG, AFFLUENT, VIBRANT

RESIDENTS OF WANDSWORTH
TOWN IN CATEGORIES

70%

CITY PROSPERITY

Work in high status positions.
This group has been able
to enjoy their wealth and the
advantages of living in a
world-class capital to the full.¹

7%

RENTAL HUBS

Represent an eclectic mix of
students and young people with
budding careers. They live in urban
locations in housing that attracts
many young people.¹

SOURCE

1 experian.co.uk- CBRE Research Data for Wandsworth Mills 2025
2 wandsworth.gov.uk 2025 (UK CENSUS DATA 2021)

Stock photography, indicative only

Wandsworth's population is significantly more highly educated than the national average. An impressive 66.5% of residents hold a degree or equivalent qualification, well above the England and Wales average of 38%. This strong educational profile underpins the borough's high levels of employment and income, with almost 70% of residents working in managerial, director or professional occupations. Local residents are more likely to be in full-time, salaried roles and predominantly employed within the private sector.²

The population of Wandsworth Town can be broadly categorised into three key demographic groups 'Rental Hubs', 'Municipal Tenants' and 'City Prosperity'. The largest of these, 'City Prosperity', comprises urban professionals in high-status roles with substantial earning power, enabling them to afford premium urban housing. Typically well-educated and ambitious, these residents enjoy the lifestyle benefits of living in a world-class capital.

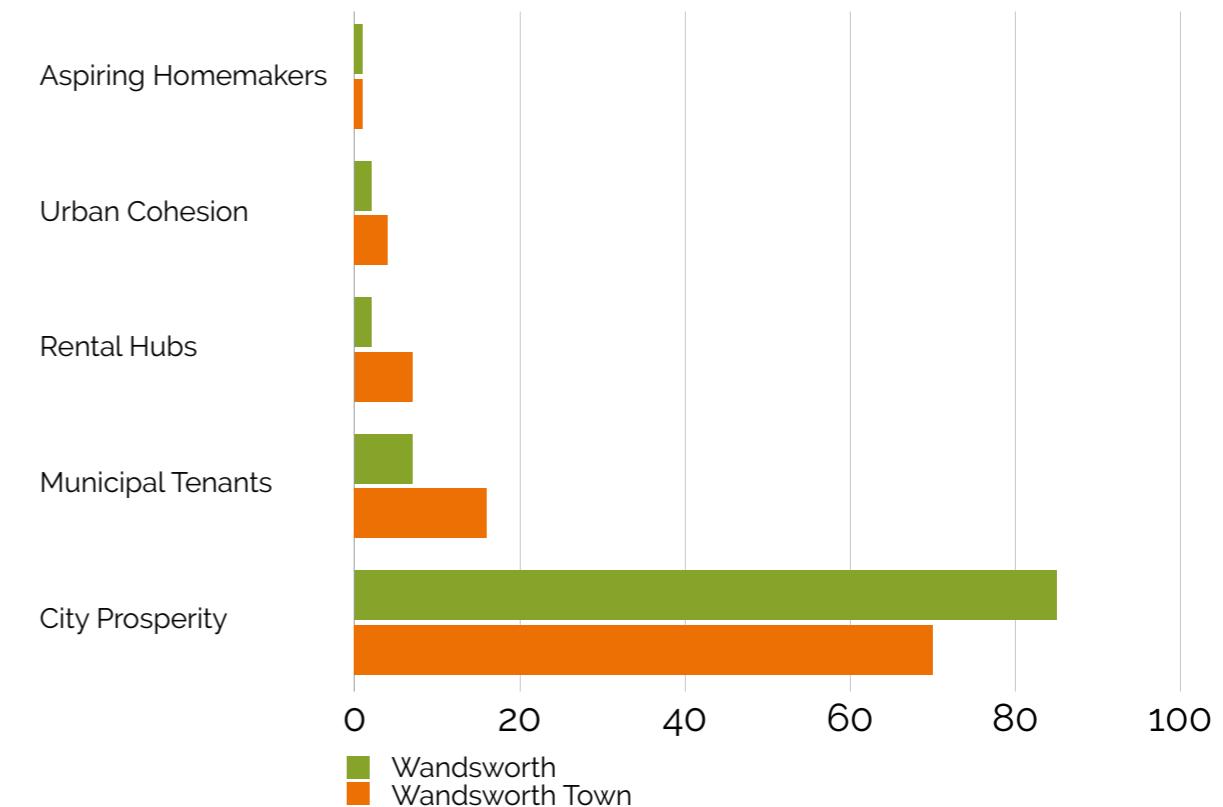
Across Wandsworth, a high proportion of homes are either owner-occupied or privately rented, highlighting the area's strong appeal to both young families seeking a long-term place to settle and young professionals looking for a vibrant, well-connected neighbourhood to call home.

Wandsworth is home to a young and affluent population and is a particularly popular place to live among young adults. Currently, 50% of Wandsworth's residents are aged between 20 and 44.²



More Yoga, Ram Quarter

WANDSWORTH - A DESIRED LONDON BOROUGH¹



A MARKET LEADER



66%

increase in average achieved price of a new build property in Wandsworth¹

18%

The average new build property increase across London¹

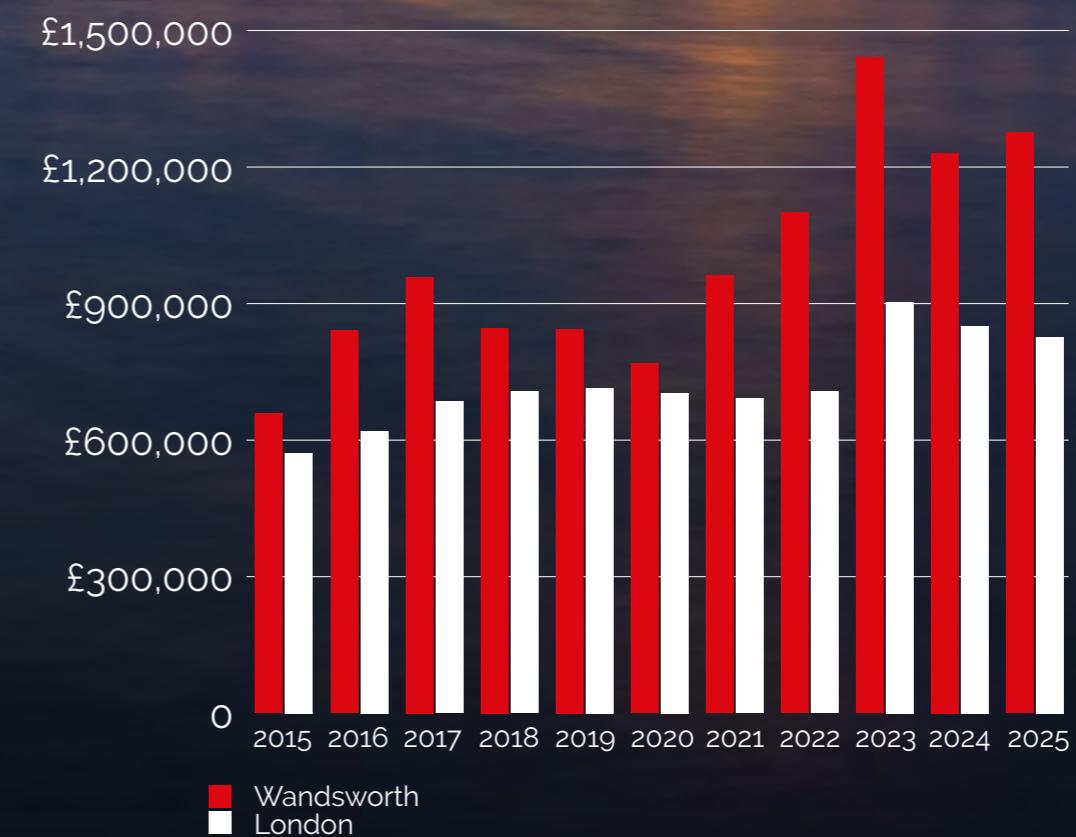
In 2025, the average achieved price of a new build property in Wandsworth is £1.3m. This represents a 66% increase over the last five years and a 94% increase over the last ten years. In comparison, the average new build property price across London has increased by 18% and 45% respectively and currently stands at £827,000.¹

SOURCE

All CBRE Research Data for Wandsworth Mills 2025

¹ Land Registry

AVERAGE ACHIEVED NEW BUILD SALES VALUE¹



WHERE RENTS ARE RISING

Average rent in Wandsworth has increased by 6.5% in the 12 months to October 2025.

This is the joint-third highest increase of all inner London boroughs.¹

Inner London borough	1y increase	5y increase
Lambeth	10.2%	15%
Camden	8.8%	24%
Hackney	6.5%	22%
Wandsworth	6.5%	21%
Kensington and Chelsea	4.7%	26%
Hammersmith and Fulham	4.3%	26%
Islington	3.9%	24%
Tower Hamlets	3.5%	21%
Westminster	3.4%	24%
Southwark	1.8%	23%

21%

Average rent increase over the last five years in Wandsworth.¹



WANDSWORTH MILLS

21%

Average rent increase over the last five years in Wandsworth.¹

THE ARTISAN TOWER

ESTIMATED RENTAL VALUE SUMMARY²

Estimated rentals	Per Week	Rental Yields %
Manhattan	from £540	from 4.3%*
1 Beds	from £595	from 4.3%*
2 Beds	from £1,230	from 5%*
3 Beds	from £1,930	from 4.3%*

SOURCE

1 CBRE Research Data for Wandsworth Mills 2025
2 Benham and Reeves 2025

*Rental yield calculations are indicative and based on asking prices. Achieved yields may be higher subject to agreed prices.

Computer generated image, indicative only

UNRIVALLED TRANSPORT CONNECTIONS

Easily navigated by foot, bike and bus, Wandsworth is well connected to central London with a choice of tube and train stations. International airports are also within easy reach.

Work is underway to produce a masterplan for Clapham Junction station and the surrounding urban area. To make improvements and deliver the best outcomes and values for the local area.²



3 mins

to Clapham Junction by National Rail (Wandsworth Town Station).

13 mins

to Waterloo by National Rail (Wandsworth Town Station).

30 mins

by car to Heathrow airport, or an hour by public transport.

SOURCE

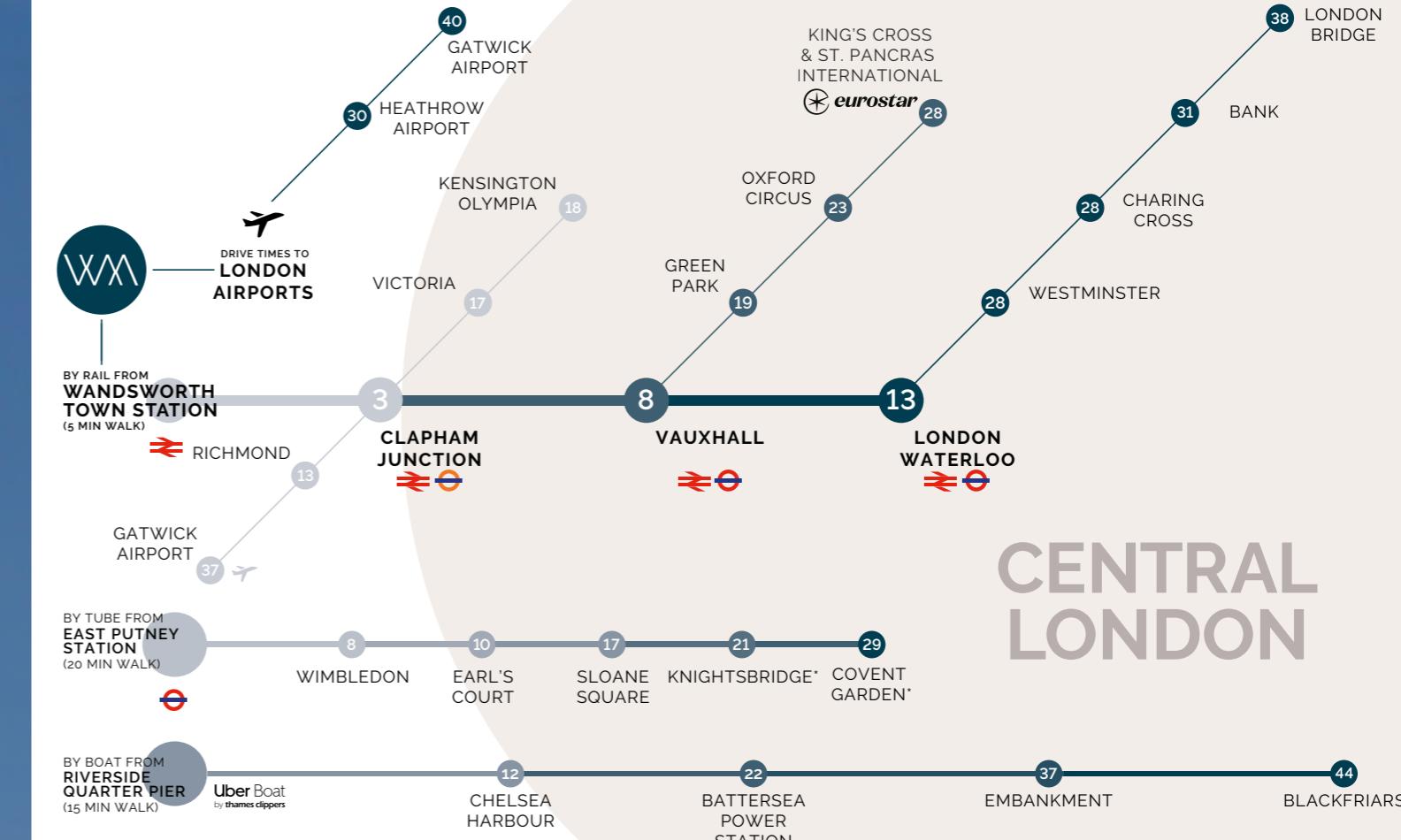
1 JLL Buyers and Tenants Survey 2025
2 wandsworth.gov.uk 2025

99%

of tenants and 97% of buyers said that proximity to public transport was either very important or important to them.¹

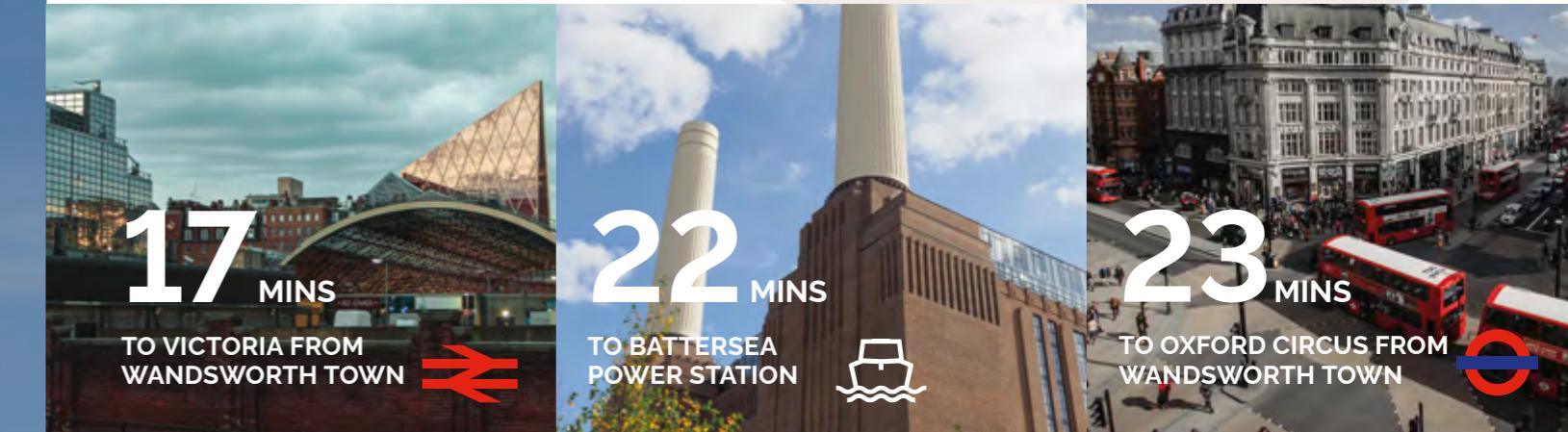
Stock photography, indicative only
Train times: TfL. Driving times: Google Maps

THE CITY IN MINUTES



CENTRAL
LONDON

*Requires train/tube changes
Travel times are approximate and represent total journey times from departure station.
Source for train times: TfL. Source for driving times: Google Maps



A CHOICE
OF EASY
TRANSPORT
LINKS

WORLD-CLASS EDUCATION

53 

Ofsted-rated outstanding schools ¹

Wandsworth boasts 53 Ofsted-rated Outstanding schools, spanning primary, secondary, special, and nursery settings - a testament to its high-quality educational provision. Additionally 27 schools are Outstanding and 63 are Good, across a total of 110 schools in the borough. ¹

25%

Proportion of Outstanding Schools ¹

<1hr drive to several esteemed independent boarding/day schools.



26 
Independent schools in Wandsworth.

Including the nearby prestigious Thomas's Battersea School attended by Prince George and Princess Charlotte of the British Royal family. Other local independent schools include:

- THOMAS'S CLAPHAM
- BROOMWOOD SCHOOL
- THE ROCHE SCHOOL
- WANDSWORTH PREPARATORY SCHOOL
- HURLINGHAM SCHOOL
- L'ECOLE DE BATTERSEA
- EATON HOUSE THE MANOR

208k
International students studying in the London ²

+12%
Rise in US students applying to UK ²

SOURCE

¹ CBRE Research Data for Wandsworth Mills 2025

² IDP data August survey/JLL Residential Outlook 2025

ONE OF LONDON'S GREENEST BOROUGHHS



1,700

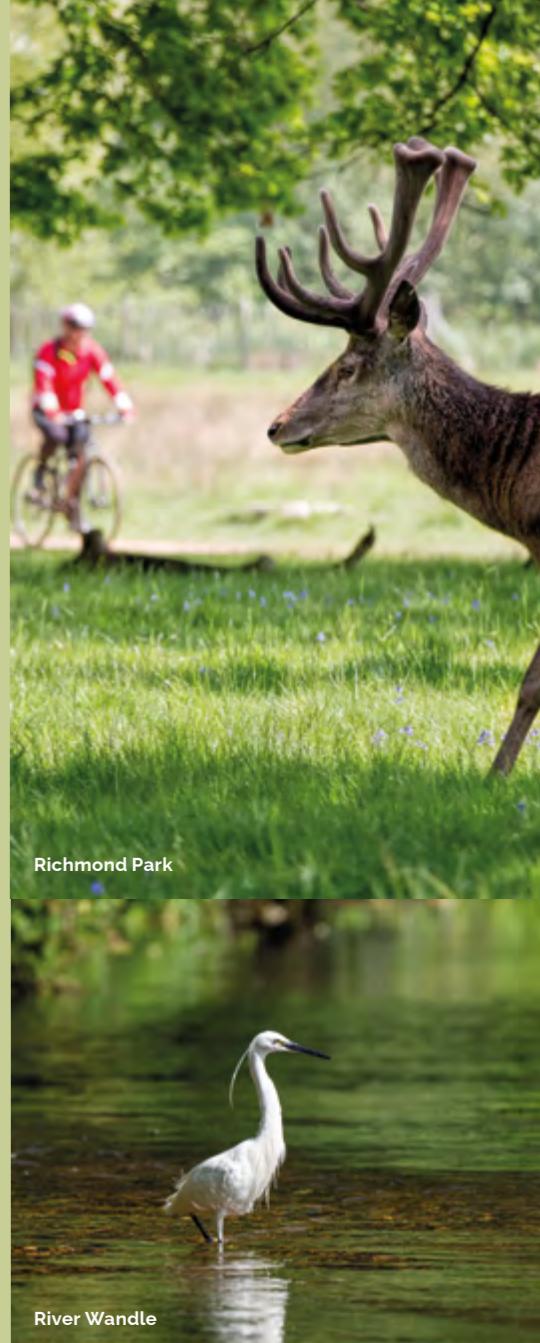
acres of green space within
two miles of Wandsworth Mills.

12.5
miles



Length of the Wandle
Trail, from the Surrey
Hills to the Thames Path
in Wandsworth.

With an abundance of green space to explore, Wandsworth is a breath of fresh air to the young professionals that make this area their home. Invigorating walks in nature along the Thames Path and River Wandle, sports matches on Wandsworth Common, lazy afternoons in King George's Park – these are just some of the benefits of living in one of the greenest boroughs in inner London.



LONDON'S BOROUGH OF CULTURE 2025



£1.35m

Investment in Wandsworth from City Hall as the Borough of Culture 2025.¹

A sense of community is in the **Top 5**

most important aspects of the local area to tenants.²

SOURCE

All CBRE Research Data for Wandsworth Mills 2025

1 bbc.co.uk

2 JLL Tenant Survey Report 2025

3 guide.michelin.com 2025



1,049

Museums and galleries in London

Battersea Arts Centre

A YOUNG, DIVERSE POPULATION INVESTED IN LEISURE

Wandsworth's affluent young population make the most of its enviable lifestyle offerings. From culture and food & drink, to the wellness opportunities provided by plentiful green spaces.



CULINARY DELIGHTS

There's a whole world of cuisines to choose from in Wandsworth, from fine dining to cosy cafés via gastropub classics and late-night bites.

490+

places to eat and drink in Wandsworth

Little Frenchies, Old York Road



80

Michelin star restaurants in London³

Chez Bruce, Bellevue Road

5

Michelin star restaurants under three miles from Wandsworth Mills³



Trinity, Clapham Old Town

DISCOVER WANDSWORTH MILLS

Discover your new home on the banks of the River Wandle, where 383 beautifully appointed homes create a welcoming neighbourhood for stylish urban living. Over 15,000 sq ft of sophisticated facilities across three levels, from private screening rooms to a two storey Aqua Sanctuary, gym and thermal spa, are complemented by modern heritage touches that nod to the unique and fascinating history of the area. Living on the Wandle combines relaxed elegance with a vibrant new local community.



The Artisan Tower
Computer generated image, indicative only

10

01

VIBRANT LOCATION

Wandsworth Mills offers well-connected village living in the heart of a big city.



02

WATERSIDE LIVING

Landscaped green spaces on the banks of the River Wandle offer an oasis in the midst of a thriving neighbourhood.



04

ARCHITECTURE

383 beautiful properties create a welcoming neighbourhood for stylish urban living.



05

LANDMARK DESTINATION

The restoration of the Grade II listed Young's Stables will create a landmark dining destination for the area.

06

BERKELEY QUALITY DESIGN

Wandsworth Mills has been designed to Berkeley's exacting high standard.

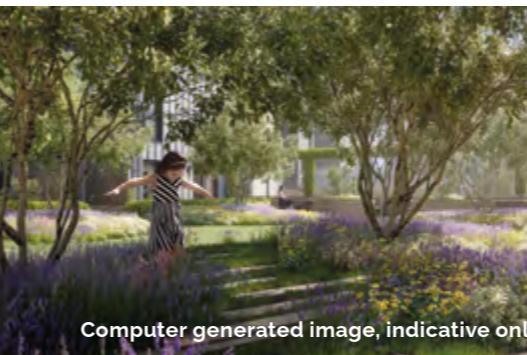


07



GREEN SPACE

Newly planted trees, landscaped riverbanks and green spaces promote wellness, biodiversity and bring life back to the river.



08



09

AFFLUENT AREA

70% of the population in Wandsworth are in the 'City Prosperity' category.²



A BOOMING RENTAL MARKET

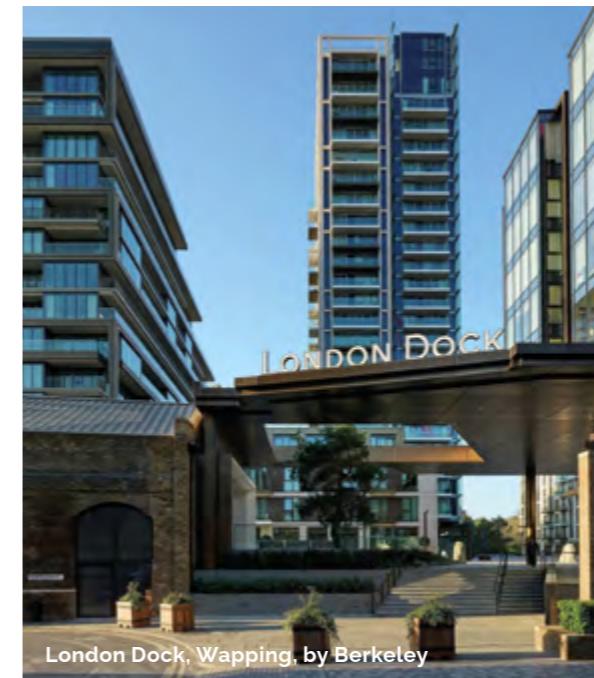
Wandsworth's average rent is £2,552, among the highest rents outside of central London.¹

10



BERKELEY, A QUALITY BRAND

A proven platform for high capital growth, one of the UK's premier house builders and a FTSE100 listed company. Berkeley Group has been delivering exceptional properties in London, Birmingham and the south of England for 50 years. Renowned for fantastic homes in amazing places, Berkeley Group believe in place-making, not just housebuilding, and create sustainable places where people aspire to live.



SOURCE

All CBRE Research Data for Wandsworth Mills 2025

1 ons.gov.uk

2 experian.co.uk

EXCLUSIVE RESIDENTS' FACILITIES

THE RETREAT

AT WANDSWORTH MILLS

As part of the Wandsworth Mills experience, our residents have exclusive access to The Retreat. Set across three floors of The Artisan Tower, these exclusive residents' facilities have health and wellbeing at their heart, creating the perfect place to relax, recharge and socialise.

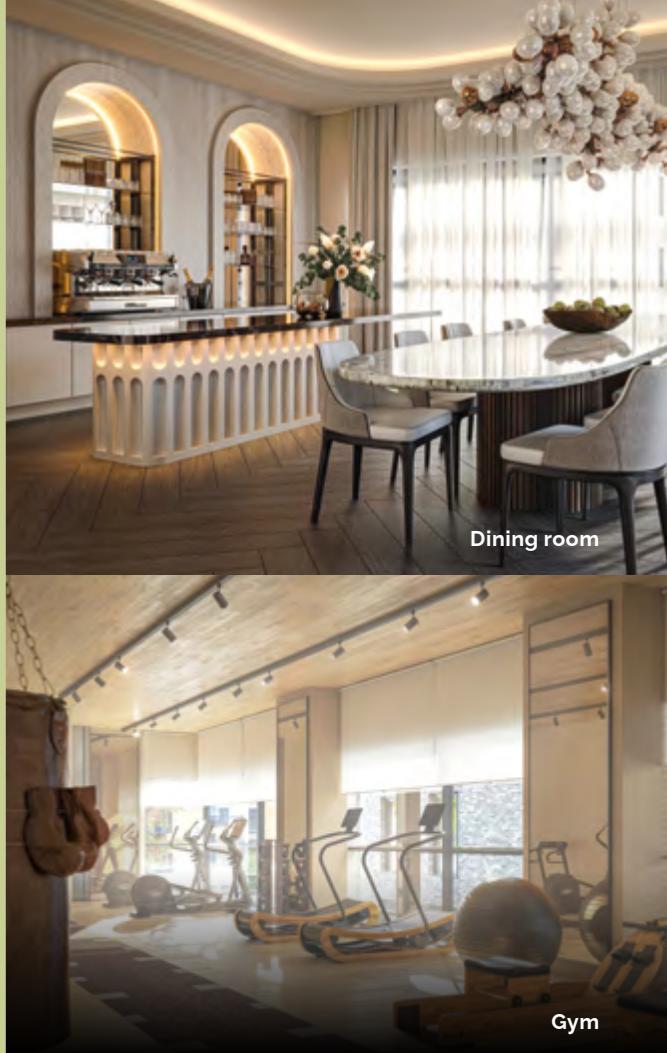
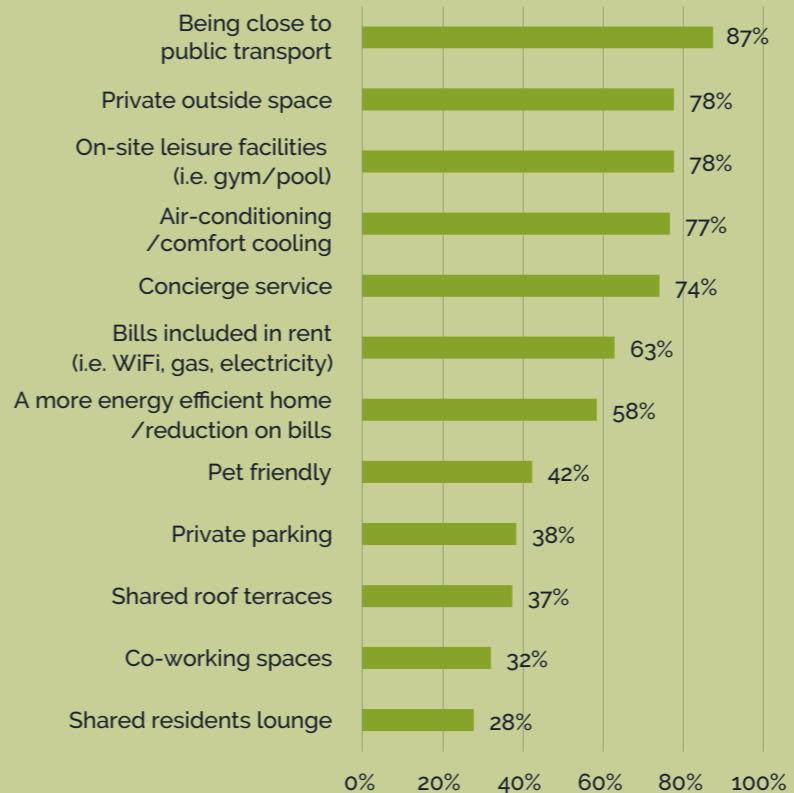
78%

of tenants said they would pay a premium for on-site leisure facilities.¹

The Aqua Sanctuary

Computer generated images, indicative only

What would tenants pay a premium for?¹



15,000 sq ft

of hotel-style facilities including:



AQUA SANCTUARY



TREATMENT ROOM



LIBRARY WITH OPEN FIREPLACE



VIRTUAL GAMES ROOM



FULLY-EQUIPPED GYM



THERMAL SPA



2X SCREENING ROOMS



PRIVATE LOUNGES AND DINING AREAS



THE RIVERSIDE EFFECT

London Eye and South Bank. Stock photography. Indicative only.

PROXIMITY
TO THE RIVER
COMMANDS
A PREMIUM¹

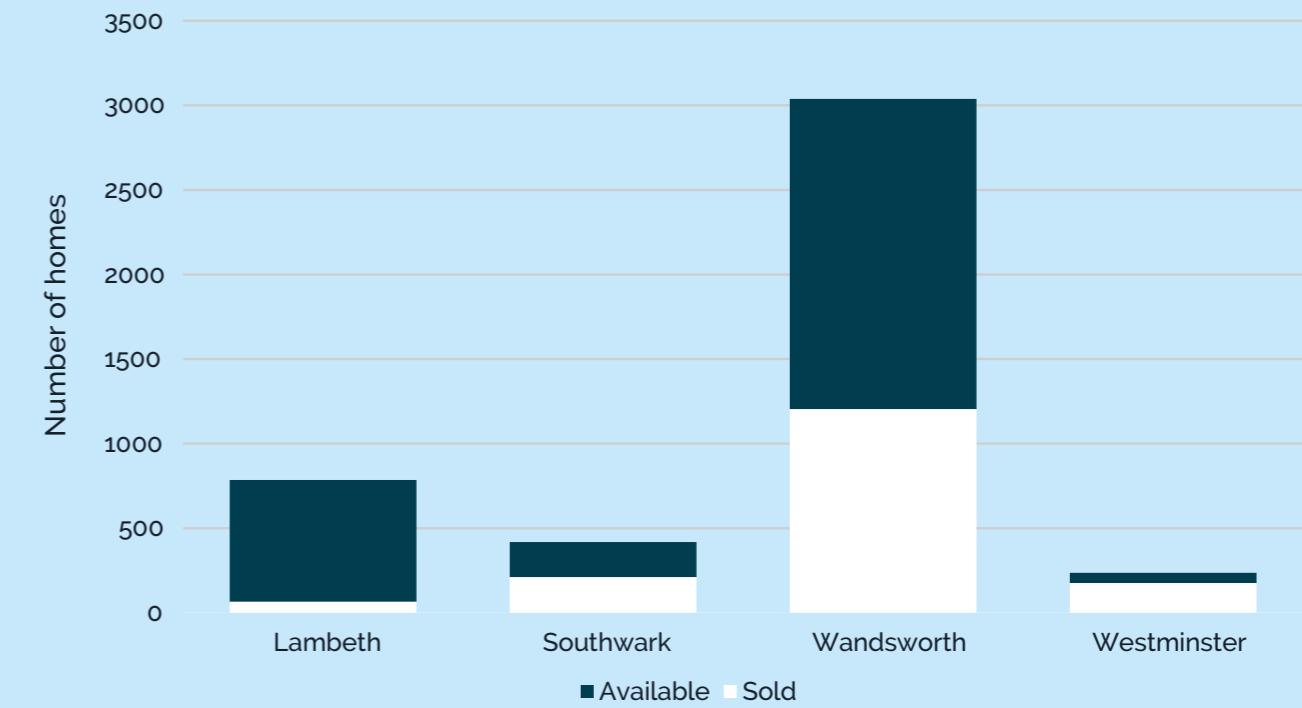


Maps are not to scale and show approximate locations only.
Computer generated image, indicative only

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WANDSWORTH MILLS

RIVERSIDE SCHEMES WITH HOMES FOR SALE IN CENTRAL LONDON¹



29

A GLOBAL SPORTS DESTINATION



60,000 people

are directly benefitting from a range of year-round community initiatives from the All England Lawn Tennis Club and the Wimbledon Foundation.¹

SOURCE

All CBRE Research Data for Wandsworth Mills 2025
1 wimbledon.com



Every summer, investment is brought to the area by nearby Wimbledon - home to the All England Lawn Tennis and Croquet Club and the oldest tennis tournament in the world. Whilst across the River Thames, Chelsea FC's Stamford Bridge and Fulham's Craven Cottage play host to some of the best football in the world.



Stamford Bridge, Chelsea

**WELCOME TO
STAMFORD BRIDGE**
HOME OF CHELSEA FOOTBALL CLUB
HEART OF LONDON



Stock photography, indicative only



Premier League football clubs in London, with Chelsea and Fulham within **2.5 miles**



DISCOVER WANDSWORTH STYLE

The independent fashion boutiques of Old York Road, Northcote Road and Bellevue Road give Wandsworth its own style. Then, just across the River Thames, you'll find Knightsbridge, King's Road and Sloane Square, famous since the 1960s as a destination for shopping, dining and night-life.

80%

Of tenants voted proximity to shops and leisure facilities being an important aspect of the local area.¹

5+



Iconic shopping destinations within easy reach.

SOURCE

¹ JLL Tenant Survey Report 2025

² batterseapowerstation.co.uk 2025

- SOUTHSIDE
- NORTHCOTE ROAD
- BATTERSEA POWER STATION
- KING'S ROAD
- KNIGHTSBRIDGE

Stock photography, indicative only

CHANEL

RALPH LAUREN

Aēsop.

Mulberry



BREITLING
1884

Calvin Klein

SPACE NK

KING'S ROAD

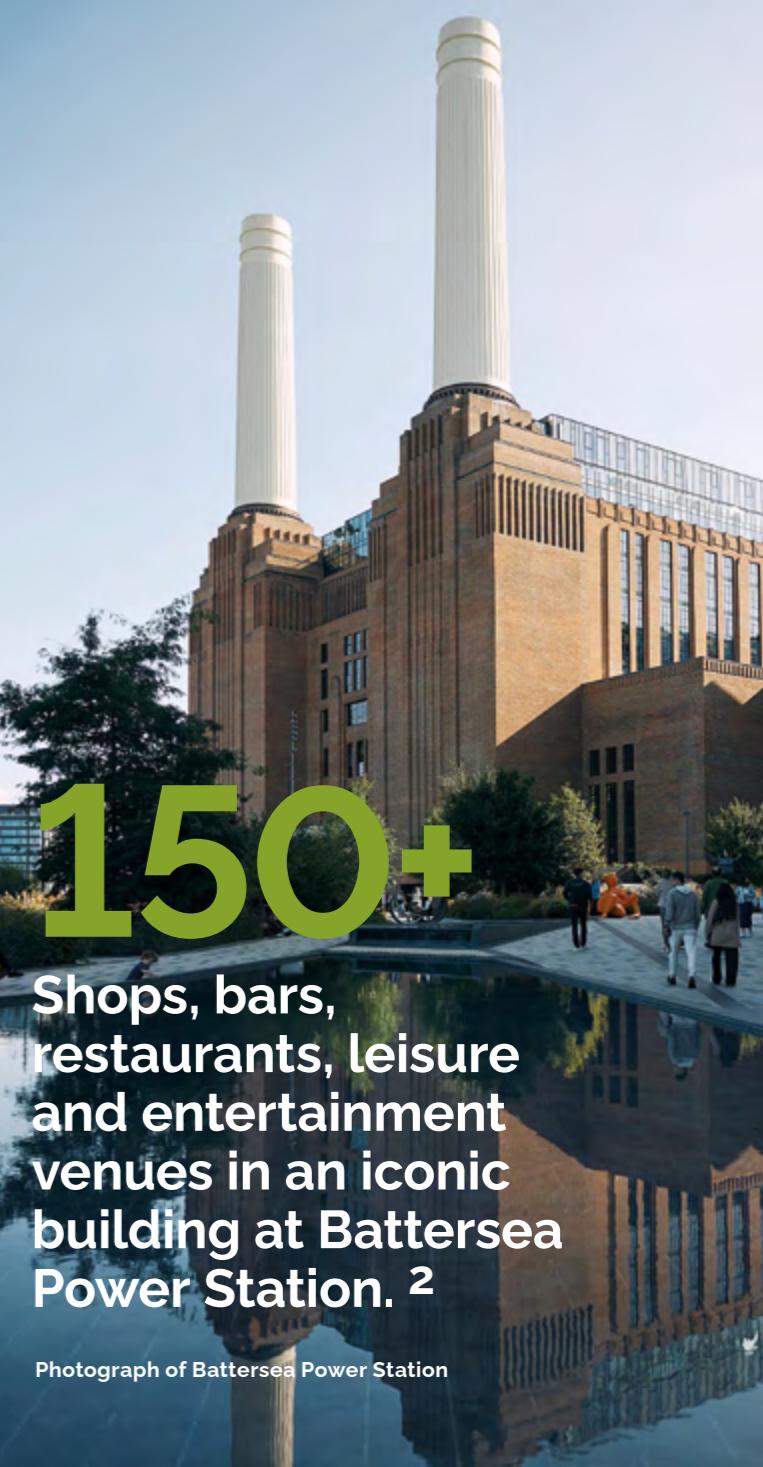
Dating back to the 17th century, the King's Road retains all the glamour and free-spirited fun of its heritage with a fresh mix of contemporary fashion and art.



150+

Shops, bars, restaurants, leisure and entertainment venues in an iconic building at Battersea Power Station.²

Photograph of Battersea Power Station



A short distance east of Wandsworth is the iconic Battersea Power Station. This world-famous site has now been developed into one of London's most exciting and innovative new retail destinations.

BATTERSEA POWER STATION

THE EXPERTS OPINION

CBRE

WHAT'S NEW FOR NEW BUILDS

Historically, London's new build market recovers quicker than the broader market. We forecast London new build sales in 2025 and 2026 to remain at similar levels and rebound strongly in 2027 at +34%.¹

CBRE NEW BUILD SALES FORECASTS²

Region	2024 actual	2025	2026	2027
Sales volumes	7,467	7,300	7,300	9,800
Year-on-year change	-13%	-2%	0%	+34%

SOURCE

All CBRE Research Data for Wandsworth Mills 2025

1 CBRE - London Residential New Build Report May 2025

2 CBRE research - UK Residential Forecasts Q3 2025

3 CBRE 2026

CBRE is the world's largest real estate services and investment firm, advising clients on residential, commercial and mixed-use property across London and key global markets. With significant London new build reach and market-leading research capabilities, CBRE works with developers, investors and occupiers to deliver insight-led strategies across development, investment and residential sales, supporting major regeneration schemes and long-term value creation.

WHAT THE EXPERTS SAY

Rian Strauss, Director, CBRE

"Despite a more selective investment environment; well-located, design-led residential schemes in established regeneration locations such as Wandsworth continue to outperform. Demand is being underpinned by relative value compared to prime central London, improving transport connectivity and a growing preference for neighbourhoods that offer lifestyle, sustainability and access to employment hubs. Wandsworth Mills exemplifies the type of development the market is responding to — a considered blend of industrial heritage, modern design and placemaking within a borough that has consistently demonstrated resilience. As interest rates stabilise and confidence returns, schemes of this quality are well positioned to capture both owner-occupier and long-term investor demand."³

Stock photography, indicative only



The Artisan Tower

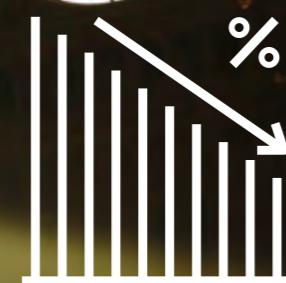
Computer generated image, indicative only

THE RIGHT TIME TO INVEST

IMPROVING HOUSEHOLD AFFORDABILITY

Household affordability is expected to improve over the next three years as inflation is forecast to return to its 2% target by 2027 and mortgage rates continue to decrease. This will improve buyer budgets and purchasing power.²

Interest rates forecast to fall further in 2026



HOUSE PRICES FORECAST²

House price growth will slow this year but bounce back strongly in 2026.

GDP set to grow by:

1%
2026

1.4%
2027²

After rising in 2025, inflation is expected to steadily fall back during 2026.²

AN OPPORTUNITY FOR INVESTORS

We forecast an annual average of 31,800 homes will be built between 2025 and 2027. Based on the revised hours housing need calculations, this would result in a potential shortfall of almost 170,000 homes over this period. This, combined with improving household affordability will create a steady stream of demand into a drastically under supplied market.²

A BUOYANT MARKET



THE FUTURE IS BRIGHT

In the latter stages of our five-year forecast, we expect rental growth in London to outperform that of the UK.

Over the five-year period between 2025-2029. Rents are forecast to grow by **16.4%**²

The supply and demand imbalance persists in the rental market, which will sustain rental growth. The latest RICS Residential Survey reported positive short and long-term rent expectations.

While the pace of rental inflation is cooling, structural challenges around affordability and supply will persist. Lower supply will continue to put upward pressure on rents.

Rental values in London have increased by:

4.3%

CBRE PRIVATE RESIDENTIAL RENT FORECASTS (% PA)²

Region	2024	2025	2026	2027	2028	2029	Average annual change	2025-29 compound total
London	11.4	2.1	2.0	4.0	3.5	3.5	3.0	16.0
UK	9.0	3.9	2.0	3.5	3.0	3.0	3.1	16.4

SOURCE

All CBRE Research Data for Wandsworth Mills 2025
¹ ons.gov.uk

² CBRE research - UK Residential Forecasts Q3 2025

Stock photography, indicative only

RESIDENTIAL FORECASTS 2025-29



SALES PRICE GROWTH (% PA)¹

Region	2025	2026	2027	2028	2029	Average pa 2025-29	Cumulative 2025-29
UK	3.5	4.0	4.5	3.5	3.0	3.7	19.9
Greater London	2.5	3.5	5.0	5.0	4.0	4.0	21.6
Central London	0.0	2.0	4.5	5.5	4.5	3.3	17.5

RENTAL GROWTH (% PA)¹

Region	2025	2026	2027	2028	2029	Average pa 2025-29	Cumulative 2025-29
UK	3.0	2.5	3.0	3.5	4.0	3.2	17.1
Greater London	2.5	3.0	3.5	4.0	4.5	3.5	18.8
Central London	2.0	3.0	3.5	4.5	4.5	3.5	18.7



SALES PRICE GROWTH (% PA)²

Region	5 years to September 24	2025	2026	2027	2028	2029	Average pa 2025-29
Outer Prime London	7.1	0.0	3.0	4.0	4.0	3.0	14.7
Prime Central London	0.7	-4.0	1.0	3.5	5.0	4.0	9.6

Rental values in prime central London predicted to increase by:

12.6%

Rental values in prime and prime outer London predicted to increase by:

15.4%

over the next 5 years.²

SOURCE

¹ JLL Residential Outlook 2025

² Savills research Prime Market Update 2025

Stock photography, indicative only

CONTACT

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Berkeley
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. We reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Wandsworth Mills is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact our Sales Team to ascertain the availability of any particular property. M047/45CA/01/26

Wandsworth Mills was granted planning permission on 6th December 2013 by Wandsworth Borough Council. The planning application number is 2012/5286. Through the purchase of a property at Wandsworth Mills, the buyer is acquiring an apartment with a 999-year leasehold from 1st January 2027. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

St George Plc, Registered in England & Wales with Company Registration Number 05383568
Registered Office Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG



The Stables

Computer generated image, indicative only



DISCOVER THE ART OF LIVING WELL

WANDSWORTHMILLS.CO.UK



Berkeley
Group

Proud member of the
Berkeley Group

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Designed for life