



LONDON
SQUARE

An Aldar Company

WANDSWORTH COMMON

SW17



FACTSHEET

A PLACE TO GROW



CGI is indicative only.

Sales suite

Bicknell Way, SW17 0FD

Est. completion

Starting from Q3 2025

Local authority

London Borough of Wandsworth

Travel zone

Zone 3

Architect

Assael Architecture

EPC rating

B – predicted energy assessment

Est. service charge

- Willow Apartments: £2.50 psf
- Beech Apartments: £2.50 psf
- Hawthorn Apartments: £1.60 psf
- Birch Apartments: £1.55 psf
- The Townhouses: £85 p.a. for heat pumps for hot water only
- Service charge typically includes: building's insurance, lift maintenance, block utilities, internal cleaning (fortnightly basis), external accessible window cleaning (twice annually), fire equipment maintenance, general repairs and maintenance, maintenance of booster pumps and any other electrical and mechanical equipment, bank charges and audit fees, managing agent fees

Ground rent

Peppercorn

Insurance

12 year building warranty with International Construction Warranties (ICW)

Estate charge

- £1,345 p.a. for The Residences, Willow and Beech Apartments
- £1,288 p.a. for The Townhouses
- £1,270 p.a. for Hawthorn and Birch Apartments
- Estate charge typically includes: maintenance, repairs and cleaning cost associated with the estate roads, lighting, landscaping and Springfield Park as well as waste management and tree maintenance

Managing agent

Encore Group

Parking

- Driveway parking to all The Residences with EV charger
- Limited spaces available to purchase for selected apartment plots and Townhouses
- Street parking: £203 p.a.
- Forensic building parking: £290 p.a.
- Cycle storage available for all apartments and provided for all The Residences and The Townhouses

Lease

- Apartments: 999 years from 1st January 2024
- The Residences and Townhouses: freehold



[VIEW THE HOST BROCHURE](#) >

[VIEW THE RESIDENCES BROCHURE](#) >

[VIEW THE WILLOW BROCHURE](#) >

[VIEW THE HAWTHORN BROCHURE](#) >

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	TOTAL
THE TOWNHOUSES	-	-	4	-	-	4
THE RESIDENCES	-	-	-	16	8	24
WILLOW APARTMENTS	4	28	-	-	-	32
BEECH APARTMENTS	4	18	-	-	-	22
HAWTHORN APARTMENTS	16	19	10	-	-	45
BIRCH APARTMENTS	8	7	3	-	-	18
TOTAL	32	72	17	16	8	145



Wandsworth Common, 15 min walk



Outstanding Ofsted-rated schools within a 15 min walk

REIMAGINE

LONDON LIVING

Over 9 parks & gardens
within a 3-mile radius

9 'Outstanding'

Primary and secondary
schools in the area

All homes are uniquely designed

To include a high specification
as standard, designed and built
by award-winning London Square

97% of homes at
London Square Wandsworth Common
are within 300 metres of a large green space

Desirable homes
in a desirable location

A new 32-acre park

Springfield Park is right
on your doorstep

Walkable stations

Wandsworth Common, Earlsfield
and Tooting Bec stations
are within a 19-minute walk

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THE HEART OF SW LONDON

AN INDEPENDENT RESEARCH STUDY

London Square Wandsworth Common is situated in a popular
neighbourhood* and price growth here has outperformed the rest
of Wandsworth Borough over the past 10 years.

Reflecting the demand for 3 or more bed houses, there has been a 2.9%
compound annual growth rate (CAGR) per year over the past 10 years.

In addition, 2 bedroom apartments have also outperformed the borough over
the past 10 years, at 1.3% CAGR per year (1.0 percentage points faster).

	AVERAGE SALE PRICE 2024	UPPER QUARTILE VALUE 2024	10-YEAR CAGR – NEIGHBOURHOOD	10-YEAR CAGR – WANDSWORTH BOROUGH	DIFFERENCE
2 BED HOUSE	£612,230	£676,250	2.0%	1.8%	0.2%
3+ BED HOUSE	£802,331	£853,750	2.9%	1.7%	1.1%
STUDIO APARTMENT (£PSF)	N/A	N/A	N/A	1.1%	N/A
1 BED APARTMENT (£PSF)	£776	£895	0.8%	0.1%	0.7%
2 BED APARTMENT (£PSF)	£761	£853	1.3%	0.3%	1.0%
3+ BED APARTMENT (£PSF)	£688	£792	0.5%	0.5%	-0.1%

	10-YEAR CAGR (3+ BED HOUSES)
SW17 0	4.2%
SW18 3	3.0%**
SW17 8	2.7%
SW18 4	1.9%**
SW11 6	1.4%**
SW17 7	0.7%**
SW19 8	-1.3%**

Within the local area, postcode sectors SW17
0 and SW18 3 performed better than average
at 4.2% and 3.0% CAGR respectively.

2.9%

CAGR PER YEAR
OVER THE PAST 10 YEARS

Source: Dataloft, Land Registry. Sample sizes for studios too small.

*Neighbourhood defined as the area walkable within Wandsworth Common.

** Sample size warning.

INVESTOR INSIGHTS



Desirable product mix

The Residences at London Square Wandsworth Common will be in high demand. In Wandsworth's commenced planning pipeline, only 1% of residential properties are houses. Of these, only 5% are 4+ bedroom properties¹.



A thriving neighbourhood

Price growth in the neighbourhood has outperformed the rest of Wandsworth Borough over the past 10 years with a 2.9% compound annual growth rate (CAGR)² per year over the past 10 years.



Commuter hotspot

32% of all London jobs (1.8 million) are within a 30-minute commute from London Square Wandsworth Common, including 60% of all London financial and insurance jobs due to easy access into the city.



Education haven

9 schools in the area are rated Outstanding by Ofsted, as well as a fully co-ed independent day school ranked 6th nationally in 2023⁴.



Retail hotspot

For local shopping highlights, explore Bellevue Road or Garratt Lane for unique independent businesses or Southside Shopping Centre for popular high street brands, all within a 15-minute cycle.



Council Tax

Wandsworth Borough Council has the lowest council tax in the country.



14.2% growth rental forecast

Savills expects rents to increase between 2025 and 2029³.



Strong rental demand

Expect to achieve circa 4% yield on properties at London Square Wandsworth Common.

LOCAL SUPPLY

Current pipeline

Across Wandsworth, there are currently 10,34³ net residential units in the planning pipeline that have commenced.

This is with apartments making up 94% of the planned stock, studio apartments making up 5% and houses only making up 1%.

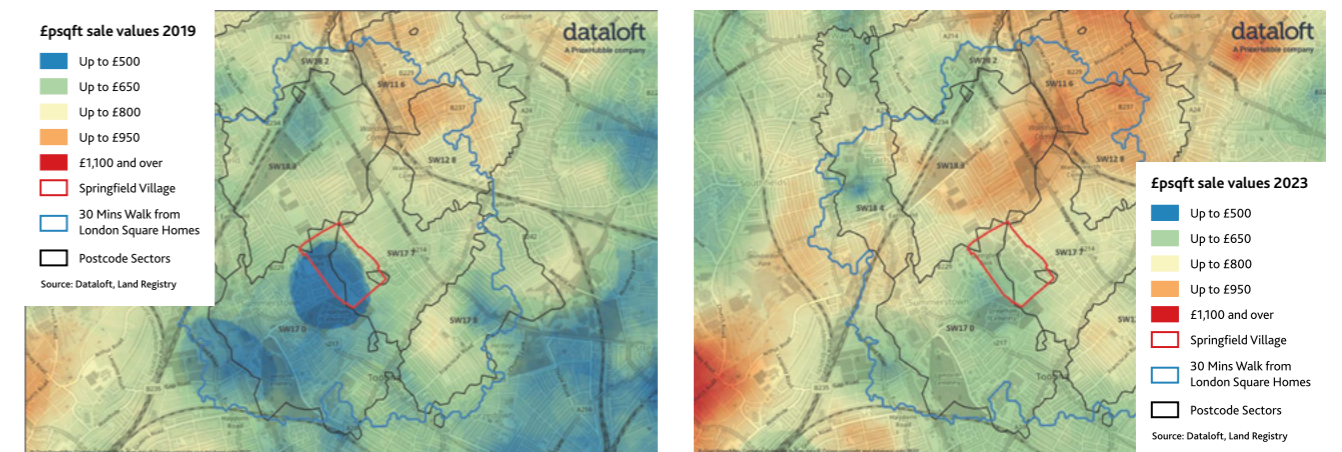
Of this 1%, 37% are 1 bedroom properties, 43% are 2 bedroom properties, 16% are 3 bedroom properties

and only 4% are 4+ bedroom properties. And at London Square Wandsworth Common, we are offering 4 and 5 bedroom houses, fulfilling that demand.

In the neighbourhood around London Square Wandsworth Common, 38% of homes sold in 2024 were 3+ bed houses which is 6 percentage points higher than the Wandsworth Borough average of 32%. Viewed against the backdrop of a 2.9% CAGR per year over ten years and outperforming the borough, this is good indication that there is demand for larger family homes in this area.

SALE HOTSPOTS

Sale price hotspots have traditionally centred around, and to the north of, Wandsworth Common but since 2019 hotspots are shifting south closer to London Square Wandsworth Common. The development now forms part of the high value arc between Wimbledon and Wandsworth.



Source: Dataloft, Land Registry.

¹Source: Greater London Authority. ²Source: Dataloft, Land Registry.

³Source: Savills Mainstream Rental Forecasts November 2024.

⁴Source: Ofsted, The Sunday Times.



BUYING WITH LONDON SQUARE

Reservation terms

- £2,500 reservation fee on Apartments and £5,000 reservation fee on The Residences and The Townhouses
- 10% of the purchase price (less the reservation fee) paid upon exchange of contracts (or 21 days later)
- 90% balance paid upon legal completion

Enquiries

0333 666 4545
wandsworthcommon@londonsquare.co.uk
Sales Suite, Bicknell Way, SW17 0FD
londonsquare.co.uk

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Dataloft is an established property market intelligence company with a long track record of analysing and reporting on the housing market. We are committed to stripping away the mystique of complex data analysis and adding value for clients through interpretation, insight and creativity.

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WANDSWORTH COMMON: THE SOUL OF SOUTH WEST LONDON | ANALYSIS BY DATALOFT