

LONDON  
SQUARE

An Aldar Company

# TWICKENHAM

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## MARKET INSIGHT REPORT

LONDON BOROUGH OF RICHMOND UPON THAMES

Twickenham is a highly desirable south west London neighbourhood, offering a variety of local amenities, including the iconic rugby stadium and green spaces, while also benefitting from easy access to nearby town centres and quality state schools.

# FORECASTS

## Sale Prices

— Savills, JLL and Knight Frank residential property forecasts are reporting cumulative sale price growth between 2024 and 2028 of between 16% and 17%. Taking an average, a forecast of 16.5% can be used.

|  | 2024  | 2025 | 2026 | 2027 | 2028 | 2024-28 (cumulative) |
|--|-------|------|------|------|------|----------------------|
| JLL Residential Property Forecast (London)     | -2.0% | 3.5% | 4.5% | 4.5% | 5.0% | 16.3%                |
| Savills Prime House Price (Outer Prime London) | -2.0% | 2.5% | 4.5% | 6.0% | 5.5% | 17.4%                |
| Knight Frank House Price Forecasts (London)    | 2.0%  | 2.0% | 3.0% | 4.0% | 4.0% | 15.9%                |
| Average  | -0.7% | 2.7% | 4.0% | 4.8% | 4.8% | 16.5%                |

Sources: JLL, Savills, Knight Frank

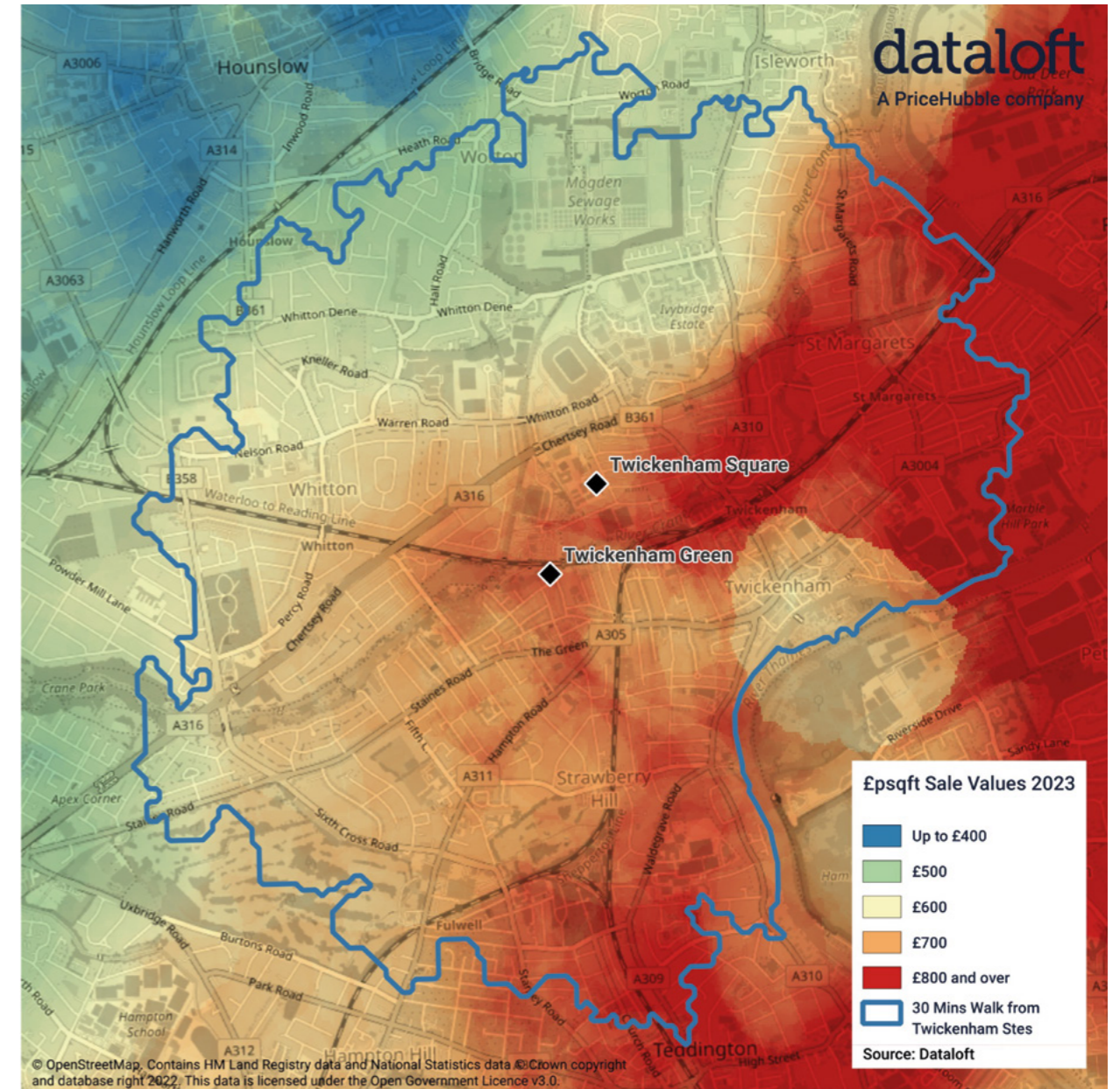
## Rents

— Savills, JLL and Knight Frank residential property forecasts are reporting cumulative rental price growth between 2024 and 2028 of between 18% and 26%. Taking an average, a forecast of 20.7% can be used.

|   | 2024 | 2025 | 2026 | 2027 | 2028 | 2024-28 (cumulative) |
|---|------|------|------|------|------|----------------------|
| JLL Residential Property Forecast (London)    | 5.5% | 5.0% | 4.5% | 4.5% | 4.0% | 25.8%                |
| Savills Mainstream Rental Forecast (London)   | 5.5% | 3.5% | 3.0% | 2.5% | 2.5% | 18.2%                |
| Knight Frank Rental Market Forecasts (London) | 5.5% | 3.5% | 3.0% | 2.5% | 2.5% | 18.2%                |
| Average                                       | 5.5% | 4.0% | 3.5% | 3.2% | 3.0% | 20.7%                |

Sources: JLL, Savills, Knight Frank

Source: Dataloft, Land Registry



# SALES HOTSPOTS

— Relative local sale price hotspots have ordinarily centred around Richmond but since 2019 have shifted westwards, closer to Twickenham Green and Twickenham Square.

# FAST CONNECTIONS

— London Square's Twickenham sites actually offer more competitive pricing compared to homes in other areas relative to travel times.

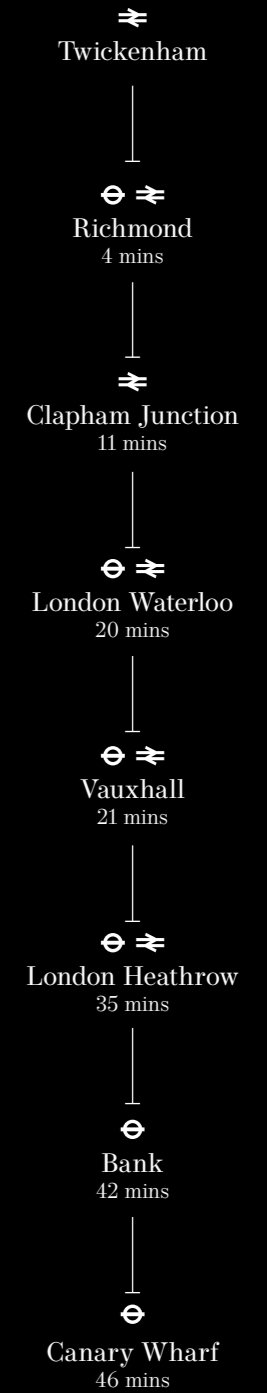


|                                     | Average £psqft sale prices 2023<br>(upper quartile for comparison areas) | House price based on<br>1,000 sq ft size | Saving when buying at<br>LSQ Twickenham | Journey time to<br>Bank station* |
|-------------------------------------|--|--|---|----------------------------------|
| Twickenham sites<br>(London Square) | £837   | £837,000                                 | -                                       | 42 mins                          |
| Putney (1km radius)                 | £1,141   | £1,140,640                               | £303,640                                | 33 mins                          |
| Richmond (1km radius)               | £908   | £908,210                                 | £71,210                                 | 44 mins                          |

\*Bank station chosen as an example of a central London station.

Source: Dataloft, Land Registry, London Square

## 20 Minutes to Waterloo



### Commuting

— There are 3 rail stations close to Twickenham Square and Twickenham Green and all are in Zone 5. However, Twickenham station provides the fastest access into central London:

- Twickenham station – South Western Railway
- Whitton station – South Western Railway
- Strawberry Hill station – South Western Railway

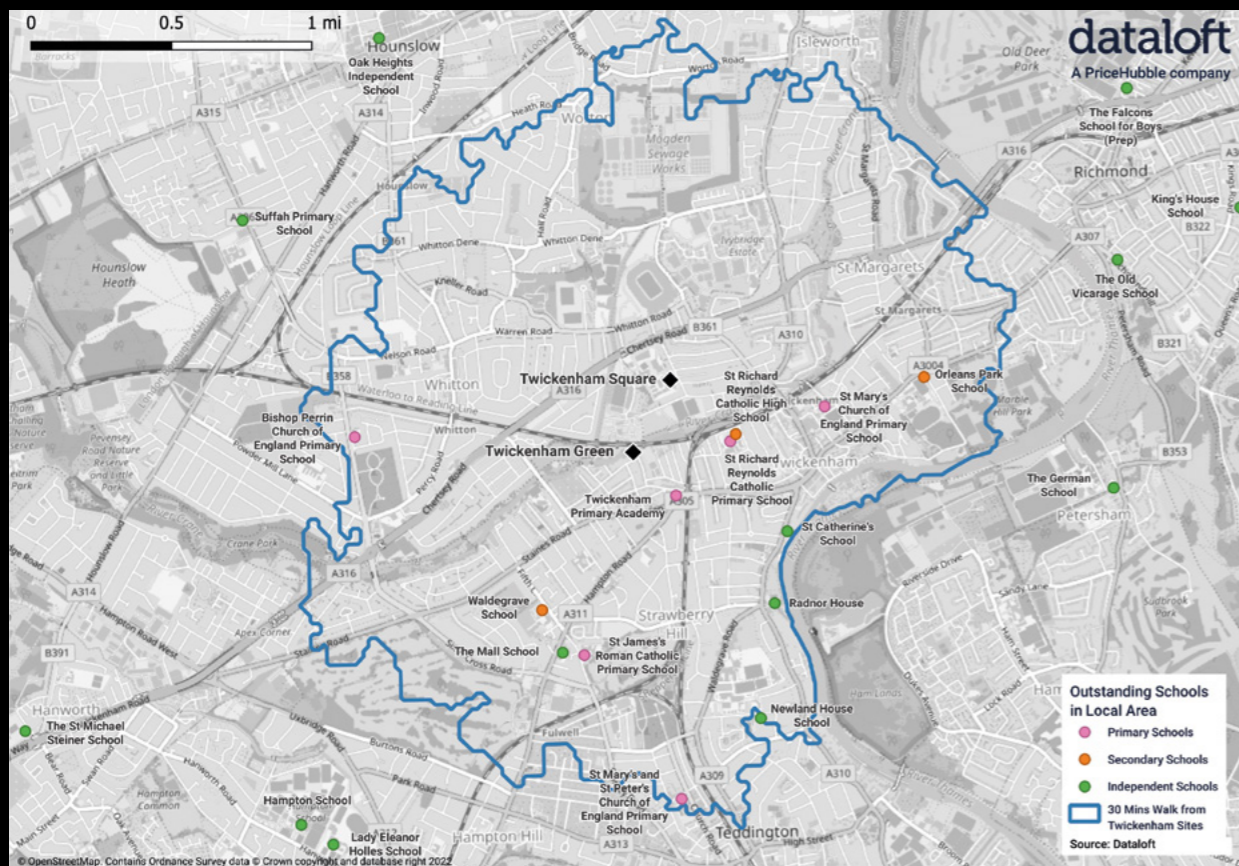
All travel times are approximate only. Source: Google Maps.

# QUALITY EDUCATION

— Twickenham Square and Twickenham Green have an impressive choice of nearby schools, with 6 of the 16 local primary schools currently graded as ‘Outstanding’ and the rest rated ‘Good’.

There are also 6 secondary schools in the local area – 3 of which are graded ‘Outstanding’ and the remainder ‘Good’.

There are a number of excellent independent schools within 3 miles of Twickenham Square and Twickenham Green. Hampton School is ranked 9th in London and is located only 2 miles to the southwest.



9  
Local state schools graded 'Outstanding'



## Local state schools with an Outstanding Ofsted grade

| Stage     | Name  |
|-----------|---|
| Primary   | St Mary's and St Peter's Church of England Primary School |
| Primary   | Twickenham Primary Academy                                |
| Primary   | St James's Roman Catholic Primary School                  |
| Primary   | Bishop Perrin Church of England Primary School            |
| Primary   | St Mary's Church of England Primary School                |
| Primary   | St Richard Reynolds Catholic Primary School               |
| Secondary | Waldegrave School   |
| Secondary | St Richard Reynolds Catholic High School                  |
| Secondary | Orleans Park School                                       |

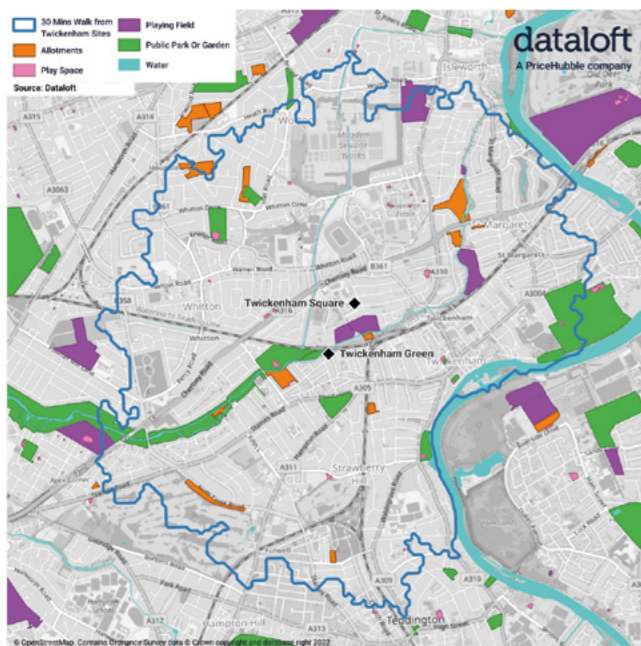
## Independent schools within 3 miles

| Name                               | Age Range | Sex   |
|------------------------------------|-----------|-------|
| Ashton House School                | 3 to 11   | Co-ed |
| Broomfield House School            | 3 to 11   | Co-ed |
| Educare Small School               | 3 to 11   | Co-ed |
| Hampton Court House                | 0 to 18   | Co-ed |
| Hampton Pre-Prep & Prep School     | 3 to 11   | Boys  |
| Hampton School                     | 11 to 18  | Boys  |
| King's House School                | 3 to 13   | Co-ed |
| Lady Eleanor Holles School         | 7 to 18   | Girls |
| Newland House School               | 3 to 13   | Co-ed |
| Oak Heights Independent School     | 11 to 16  | Co-ed |
| Radnor House                       | 9 to 18   | Co-ed |
| St Catherine's School              | 3 to 18   | Girls |
| Suffah Primary School              | 3 to 11   | Co-ed |
| Tarbiyyah Primary School           | 3 to 11   | Co-ed |
| The Falcons School for Boys (Prep) | 7 to 13   | Co-ed |
| The German School                  | 3 to 19   | Co-ed |
| The Mall School                    | 4 to 11   | Co-ed |
| The Old Vicarage School            | 3 to 11   | Girls |
| The St Michael Steiner School      | 3 to 18   | Co-ed |
| Twickenham Preparatory School      | 4 to 13   | Co-ed |
| Unicorn School                     | 3 to 11   | Co-ed |

Source: Ofsted, MyTopSchools

# FOCUS ON GREEN SPACE

— Within a 30-minute walk of Twickenham Square and Twickenham Green, there are 13 public parks and gardens, totalling 76.5 hectares. The largest of these is Crane Park (30.8 hectares) which runs along the River Crane priding a peaceful riverside walk easily accessible from both.



Sporting clubs and activities within a 25-minute walk:

- Richmond Yacht Club
- Harlequins Rugby Football Club
- Time Team Cricket Club
- Twickenham Cycling Club
- Twickenham Rowing Club
- Twickenham Stadium (11-min walk)
- Twickenham Swans Football Club



| Name                    | Area          |
|-------------------------|---------------|
| Crane Park              | 30.8 hectares |
| Marble Hill Park        | 26 hectares   |
| Kneller Gardens         | 4.9 hectares  |
| Murray Park             | 3.4 hectares  |
| Twickenham Green        | 2.9 hectares  |
| Radnor Gardens          | 1.9 hectares  |
| Orleans Gardens         | 1.6 hectares  |
| Mereway Nature Park     | 1.3 hectares  |
| Farnell Road            | 3.4 hectares  |
| Gainsborough Gardens    | 1.3 hectares  |
| Isleworth Promenade     | 0.73 hectares |
| Diamond Jubilee Gardens | 0.20 hectares |
| Holly Road Garden       | 0.12 hectares |

Source: Ordnance Survey

# 76.5

Hectares of green  
spaces within a  
30 min walk

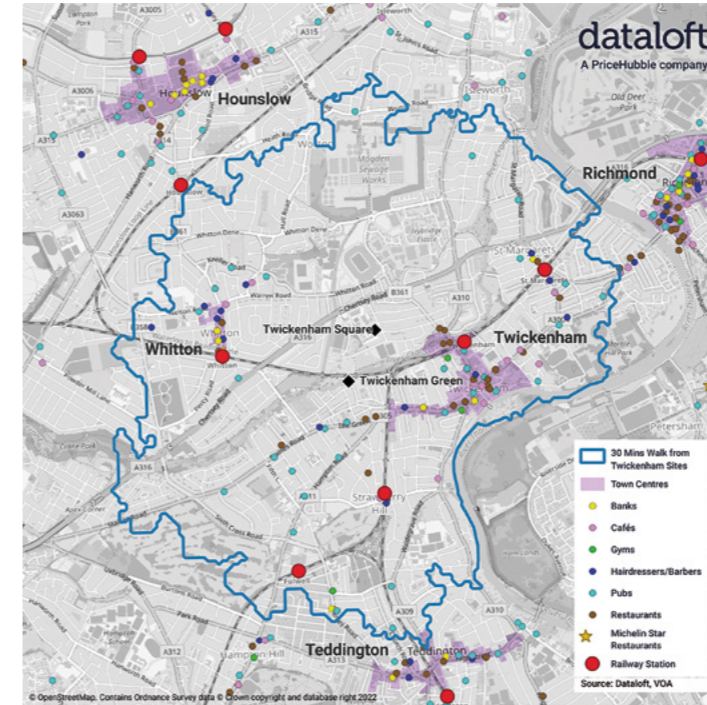


# COMMUNITY & DEMOGRAPHICS

Twickenham Square and Twickenham Green lie between two town centres:

- Twickenham (10-minute walk east)
- Whitton (25-minute walk west)

Richmond, another town centre offering a wider range of amenities, is only 10-minute drive or 15 minutes' cycle away.



Source: VOA 2023

Each town centre has a wide range of shops and services including:

- Independent cafés
- Grocers
- Supermarkets
- Pubs
- Hairdressers and barbers
- Gyms
- Clothes shops
- Markets
- Banks

There is also a Michelin Star restaurant – Dysart Petersham – within easy reach in nearby Petersham, providing a high-end gastropub experience.

## The demographic

Recent population forecasts tell us that the neighbourhood around Twickenham Square and Twickenham Green is predominantly composed of families with children under 18 (23%) and adults aged 30 to 60 years old (45%). Proportionally, there are more under 18s and over 40s here than across Greater London.

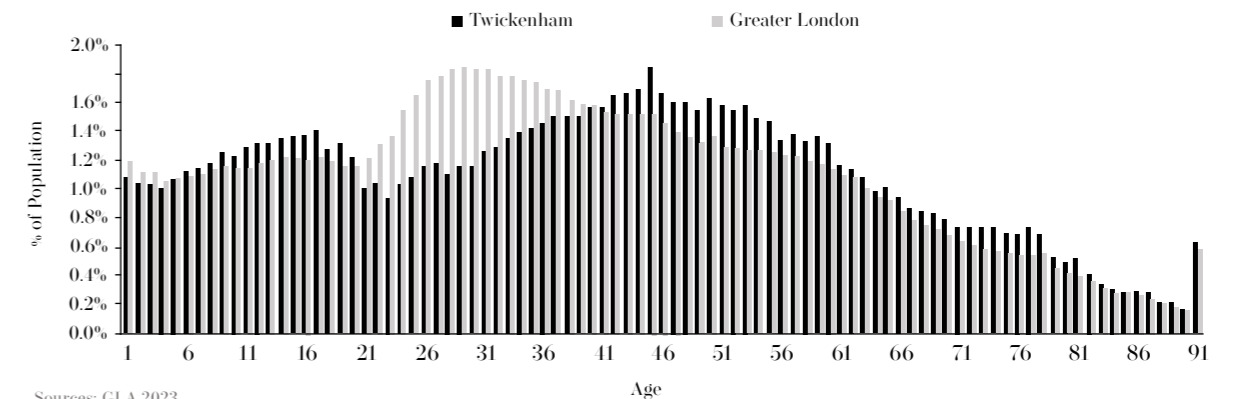
# 66%

## Single family households

of which 49% have children.

Source: Census 2021

## Age profile 2024



Sources: GLA 2023

# LONDON SQUARE PREMIUM

— London Square properties are high quality and developments are carefully planned and located to create a cohesive community. This often results in house value growth that exceeds the local area average, reflecting the demand and highlighting the importance of buying early into a development.

Between 2017 and 2019, despite low price growth during this time in London, the average year-on-year price growth for homes in London Square Chigwell Village

that were re-sold was 8.7%. In fact, in 2019, 37 High Road, Chigwell Grange initially sold for £1.1m but sold again three years later in 2022 for £1.38m – a growth rate of 8% per year.

Similarly, the average year-on-year price growth for homes in London Square Putney that were re-sold was 5.5%. And between 2016 and 2020, London Square Putney average annual growth averaged 13% during this time – outperforming the local area.



The award-winning Star and Garter in Richmond

# 5.5–8%

Growth per year

# WE ARE LONDON SQUARE

## dataloftconsult

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— Founded in 2010, the company has already created a development pipeline worth over £2 billion.

By focusing solely on the capital and its surrounding areas, we are specialists in developing homes that are worthy of this magnificent city and the demands of its residents.

We take our name from the ethos of London's famous squares and the sense of community and enduring legacy they have provided over the centuries. Respectful of the past and inspired by the future, we are committed to creating exceptional properties which reflect the aspirations of our residents, stimulate thriving communities and set a new benchmark for modern living in the capital.

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