

PRINCE OF WALES DRIVE

BATTERSEA · LONDON SW11



WHAT'S THE INVESTMENT STORY AT PRINCE OF WALES DRIVE?



**Due autumn 2021. Source: TfL. Date correct at time of print. Computer enhanced image, indicative only.*



Indicative photo.

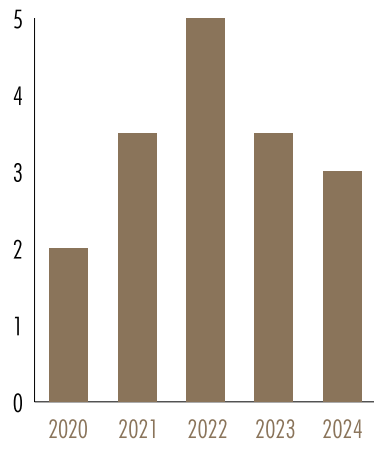
01 BRAND NEW ZONE 1 UNDERGROUND OPENING 2021

With the introduction of the new Northern Line extension, journey times will rapidly accelerate into central London and the City, making Prince of Wales Drive the ideal commuter hotspot.

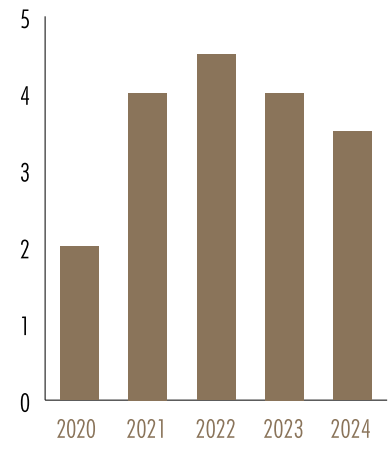
02 THE ZONE 1 EFFECT

With Prince of Wales Drive based in Zone 1 London, both rental yields and sales prices are uplifted by being within the Battersea area.

Rental growth to be boosted by Northern Line opening*



Price growth to accelerate as area comes of age*



*Source: JLL UK Residential forecasts 2020-2025

03 GREAT CONNECTIONS

With remarkable access to transport connections, Prince of Wales Drive provides excellent navigation throughout London and beyond.



* From Battersea Park station
 ** Estimated travel times from Battersea Power Station, Northern line extension
 † From Queenstown Road station
 Source: Transport for London. Train times represent peak journey times.



Boating on the lake at Battersea Park.

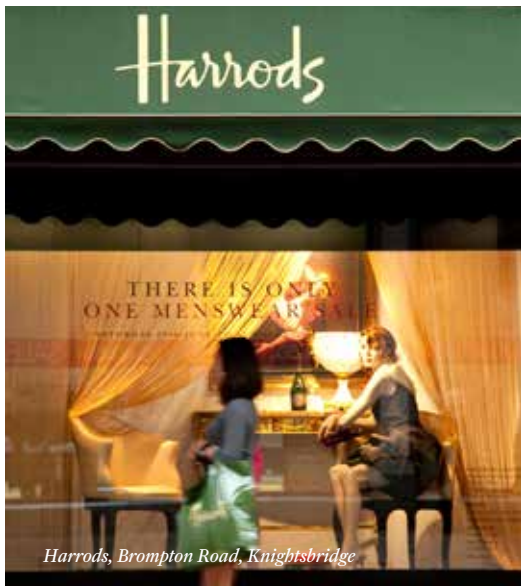
04 IT'S ALL ABOUT LIFESTYLE

Battersea Park and the River Thames are a short walk away, as well as Chelsea Bridge which provides access to the Kings Road and Sloane Square with their abundance of shops, restaurants and the popular Saatchi Gallery. The world-renowned department store Harrods is also a 9 minute* drive away.

*Source: Google Maps April 2020.



Chelsea Bridge at night.



Harrods, Brompton Road, Knightsbridge



Saatchi Gallery, King's Road, Chelsea



05 EDUCATION, EDUCATION, EDUCATION

This part of London is home to some of its top private and state schools while there is easy access to a number of the country's leading world-class universities.

UNIVERSITY	ESTIMATED COMMUTE FROM BATTERSEA POWER STATION	STATION
King's College University	9 minutes	Embankment
London School of Economics	13 minutes	Tottenham Court Road
University College London	14 minutes	Goodge Street
King's College London, Guy's	15 minutes	London Bridge
Central Saint Martins	17 minutes	King's Cross St. Pancras
Northern line extension opening 2021		



06 BATTERSEA POWER STATION

Situated next door to one of London's most iconic landmarks. The Battersea Power Station development is helping the whole regeneration of the local area.

CINEMA & HOTEL

RESTAURANTS & BARS

THEATRE

APPLE INC HEADQUARTERS

LONDON'S THIRD LARGEST SHOPPING CENTRE

REGENERATION OF 30,000 NEW JOBS



"THE BATTERSEA RENTAL MARKET HAS SHOWN GREAT RESILIENCE AND IS FAST BECOMING A POPULAR CHOICE FOR TENANTS FOR A VARIETY OF REASONS. THERE IS A REAL SENSE OF COMMUNITY AND THE NEIGHBOURHOOD HAS BEEN BOOSTED WITH THE OPENING OF NUMEROUS INDEPENDENT RESTAURANTS, COFFEE SHOPS AND BARS IN THE VICINITY OF BATTERSEA POWER STATION AS WELL AS THE ZONE 1 TUBE STATION WHICH IS SET TO OPEN IN 2021 AND SOME OF THE WORLDS LEADING BRANDS, SUCH AS APPLE WHO ARE MOVING THEIR LONDON HEADQUARTERS INTO BATTERSEA.

Daniel Eamer
Associate Director, CBRE

07 STRONG RENTAL MARKET

Alongside Battersea Power Station itself and the immediate vicinity of Vauxhall Station, Prince of Wales Drive offers strong rental returns, whilst the price point remains competitive.

Estimated rental values:

 1 BED: 3.6%
£500 - £600 PW

 2 BED: 3.25%
£675 - £800 PW

Source: CBRE



Photography of showhome.

*Source: JLL UK Residential forecasts 2020-2025

08 SERVICE CHARGE

Prince of Wales Drive offers an extremely competitive service charge compared with other local developments.



Data collected April 2020. Subject to change annually. Charge shown is per sq ft an annum.