

AREA FOCUS

The South East is Booming



In late 2012, the final phase of the East London Line Extension connected areas of South East London to the Underground network for the first time, facilitating travel between Shadwell and Clapham Junction and giving its surrounding areas a long awaited boost. Now residents can be whisked into the City in a mere four minutes and this, coupled with the recent regeneration prompted by the 2012 Olympic Games, has left neighbourhoods such as Greenwich, Blackheath and Dulwich simply bursting with new venues, shops and amenities. Not surprisingly, the relatively low property prices which the South East has enjoyed for decades are attracting those in-the-know who are keen to take advantage of the lifestyle, convenience and investment potential that the location affords. This up-and-comer won't stay London's best kept secret for long. ■

Latest Launch: Greenwich Square

The former Greenwich District Hospital site is well on the way to being transformed into a vibrant community of 645 modern homes. Hadley Property Group have partnered with Mace, the team behind The Shard, to oversee the £225m regeneration scheme in East Greenwich which is supported by the Mayor of London.

Properties at Greenwich Square will include apartments and maisonettes with balconies and family-focused townhouses with gardens with an emphasis on providing excellent recreational facilities for residents. A vibrant community feel will be fostered with a broad range of shops, cafes and restaurants as well as a new centre equipped with swimming pools, a gymnasium, health facilities and a library. ■



GREENWICH SQUARE, SE10

www.greenwicksquare-london.com

0800 077 8177

Agent in the Area:



ROBERT SARGENT
CEO
The Acorn Group
www.acorn.ltd.co.uk

As The Acorn Group CEO, Robert Sargent controls some of the highest profile Estate Agency brands in South East London and Kent. His company most recently completed the acquisition of John Payne Residential, which has five offices operating in Blackheath, Greenwich, Westcombe Park, Lee and Charlton.

Talking to Canary Wharf magazine, Robert explained "Acorn's expansion strategy is not simply about increasing numbers of offices or adding geographic locations to its business, but most importantly acquiring the most talented and experienced personnel in the industry. Therefore, if this goal comes at a significant cost and involves acquiring the company most synonymous with success in The Royal Borough of Greenwich, then so be it".

The management team at John Payne have almost 95 years' experience between them and are only too aware of the unique demographic in which they operate. With Blackheath Village, Greenwich Park, The O2, Canary Wharf and The City literally on its doorstep, it is little wonder this pocket of South London remains one of the most desirable in which to reside.

When asked whether property in Blackheath and Greenwich was still a solid investment, Sargent smiled and retorted, "When hasn't it been? How do you value an early morning walk across Blackheath, or a boat ride from Greenwich to your office, not to mention the buzz of Marathon day? Priceless surely!" ■

Three of the Best



Bermondsey South, SE16
L&Q
www.lqgroup.org.uk/bermondsey

Attractive one and two bedroom homes situated one mile from Surrey Quays, within easy reach of Canary Wharf and London Bridge. Apartments have either a balcony or patio, modern kitchen and bathrooms and access to communal gardens.

Priced from £56,250 for a 25 per cent share



Central Park, SE10
Family Mosaic
www.centralparkliving.co.uk

High specification one and two bedroom apartments just 800m away from Greenwich Royal Park. The development has excellent green credentials and includes part solar-powered electricity. Apartments have balconies and the option of car parking.

Priced from £225,000 leasehold

Galliard Homes
www.galliardhomes.com
020 7620 1500



Residents at New Capital Quay, Greenwich's new waterfront village will enjoy stylish apartments, penthouses and duplexes with designer kitchens, bright, open-plan reception areas and attractive communal spaces. Many homes have a balcony or terrace, while all will benefit from 24-hour security and the option of underground parking.

Waitrose is a notable partner in the scheme and an 18,000 sq ft superstore for every convenience is on-site, together with its dedicated home entertaining service. Children's play areas and a heritage museum, in keeping with its Thames-side setting are other highlights.

NEW CAPITAL QUAY, SE10
FROM £295,000 LEASEHOLD