

SILKSTREAM

LONDON NW9

INVESTOR REPORT, 2024 EDITION.

A prime opportunity

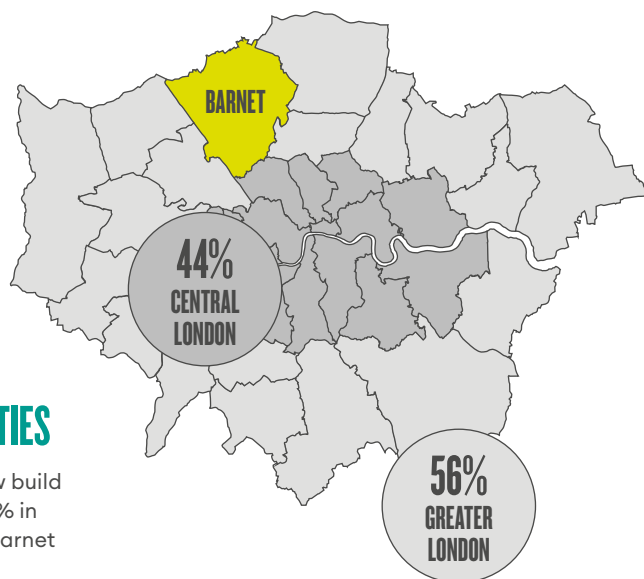
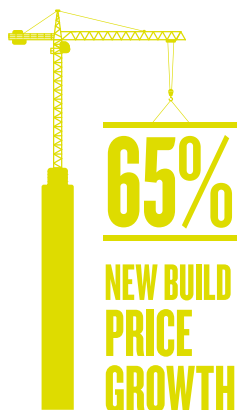
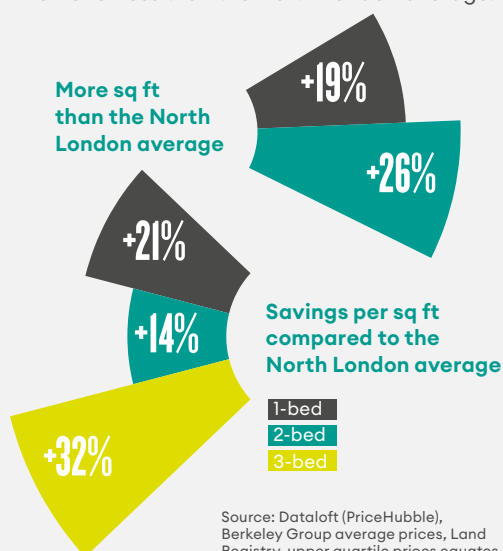
North West London is fast transforming with many pockets of regeneration offering ample opportunity with purchasers enjoying capital appreciation. Demand for rental properties in the area remains strong with local rental growth sitting above both the North London and Greater London average.

LONDON'S UP & COMING NEIGHBOURHOOD.

Nestled in green pocket between the Colindale and Brent Cross regeneration zones, Silkstream combines premium living and wellbeing, all while delivering exceptional value for money. At Silkstream, you're not just buying a home. You're investing in beautifully designed apartments surrounded by open green space, while benefiting from excellent schools, a thriving local area and rising property values.

MORE FOR YOUR MONEY

The homes at Silkstream are priced competitively, meaning you can get a larger home for less than the North London average.



NEW BUILD PROPERTIES

The average price of new build properties has grown 65% in the London Borough of Barnet over the past 10 years.

Source: Dataloft (PriceHubble), UK HPI.



Silkstream is located on the 'Silk Stream' river, which flows into the nearby Brent Reservoir (popularly called the Welsh Harp) a 170-acre Site of Special Scientific Interest.

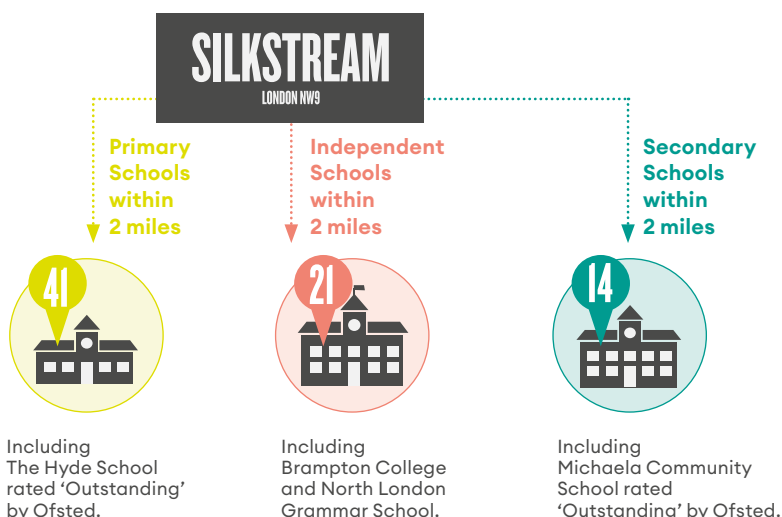
Source: Ordnance Survey, Natural England. Travel times are approximate only. Source: Google



Source: ONS, Personal well-being estimates for lowest levels of anxiety 2022/23 for the London Borough of Barnet.

'GOOD' & 'OUTSTANDING' SCHOOLS NEARBY

From top-performing universities like Middlesex and UCL to prestigious schools like Queen Elizabeth's Grammar, Silkstream is your gateway to the best education London has to offer.

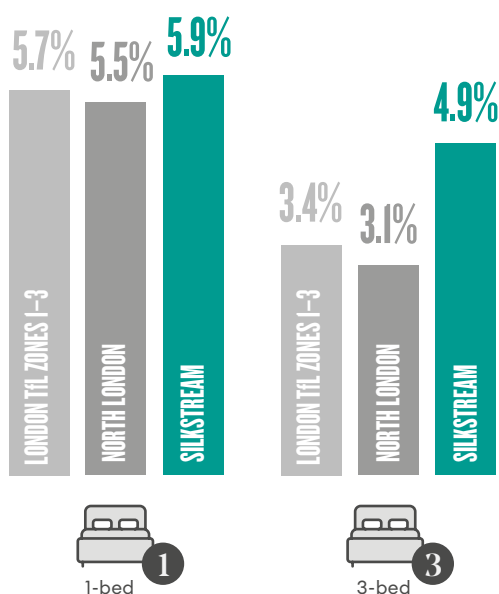


Source: Ofsted, schoolguide.co.uk, mytopschools.co.uk.

STRONG YIELDS

Investors at Silkstream can benefit from strong yields, outperforming both the North London and London TFL Zones 1-3 average.

Source: Berkeley, Foxtons, Dataloft Rental Market Analytics (PriceHubble), Land Registry 2023.



Current investment yields of up to

AN OPPORTUNITY FOR LUCRATIVE RETURNS.

Ideally located close to major employment hubs, Silkstream is an excellent place to both to live and invest in. Its fast connections and exceptional lifestyle attract a steady stream of young, well paid renters resulting in attractive yields and strong rental growth. Forecast rental and sales growth at Silkstream offers a future-proofed investment with long-term appeal.

Strong rental demand has resulted in a 24% two-year local area rental growth, exceeding both the North London (12%) and Greater London (17%) averages.

Dataloft Rental Market Analytics (PriceHubble), NW9, rental growth is for apartments.

16.1%

SALES GROWTH

Cumulative growth in sales prices in London 2024-2028

20.7%

RENTAL GROWTH

Cumulative rental growth in London 2024-2028

Source: JLL, Knight Frank, Savills, an average of all property types at all prices.

RENTERS LIVING IN THE LOCAL AREA

42% work in the City and West End

£40,200 average earnings per person

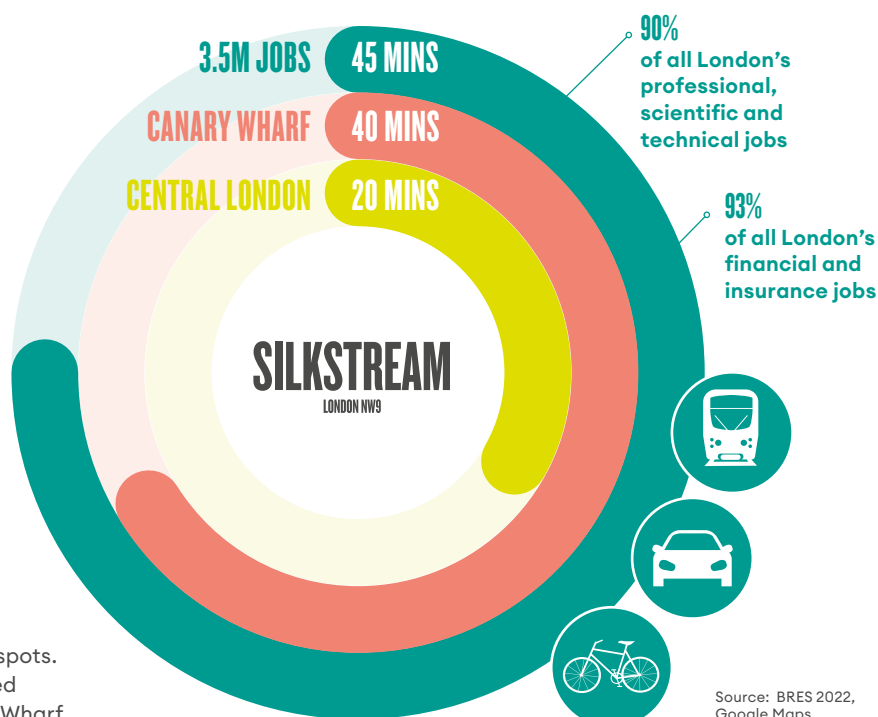
52% are between the ages of 25 and 34

33% of households in the private rented sector in Barnet 30% London

Source: Dataloft Rental Market Analytics (PriceHubble), Census 2021 NW9.

EMPLOYMENT HOTSPOT

Silkstream has easy access to London's key employment hotspots. Central London can be reached within 20 minutes and Canary Wharf within 40 minutes.



Source: BRES 2022, Google Maps. Travel times are approximate only.

LONDON'S PREMIER NEIGHBOURHOOD.

Silkstream offers the best of both worlds: a peaceful green hub with a thriving community, excellent amenities, and outstanding connections being just 19 minutes from King's Cross.

Travel times are approximate only. Source: Google Maps.

ENERGY EFFICIENT

The low carbon homes at Silkstream have been designed with energy efficiency at the core of the development, making it one of most energy efficient developments in Barnet.



**BUYERS PREFER
MORE ENERGY
EFFICIENT HOMES**

Source: RICS

LOCAL AREA AMENITIES

Experience the vibrant energy of North London, where a wide array of excellent shops, cafes, and restaurants await.



72%

consider being close to amenities an important factor in choosing a property

Source: Dataloft (PriceHubble), Property Academy 2023

EXCLUSIVE FACILITIES AT SILKSTREAM

Residents at Silkstream enjoy complimentary membership to The Silk Club, an exclusive suite of facilities.

OVER 45 PUBS AND RESTAURANTS IN THE LOCAL AREA

Source: VOA 2023, 30-minute walk from Silkstream.

Concierge

Sociable residents lounge

Co-working area with meeting spaces

Exclusive gym and fitness studio

Two screening rooms

Roof terrace for residents of Bower House

1.4 acre podium gardens

1.5 acre public park onsite



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from November
2024

OUR VISION
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