

SPRING HILL

MAIDENHEAD, BERKSHIRE

Investment Opportunities in Maidenhead

5%

Annual Rental increase in Maidenhead*

£1,808

Average rental in Maidenhead over the past 12 months*

Increasing capital growth with a **32.2%**

rise in house prices in the last 10 years*

71.6%

of properties let in past 12 months were apartments*

Up to **5.82%**

Rental Yields at Spring Hill

5 year rental forecasts**

Rental Growth (% pa)	2025	2026	2027	2028	2029	Cumulative change (%) 2025-29	Average % pa 2025-29
UK	3.0	2.5	3.0	3.5	4.0	17.1	3.2
Central London	2.0	3.0	3.5	4.5	4.5	18.7	3.5
South East	3.0	3.0	3.5	3.5	4.0	18.2	3.4

An area on the RISE...

Maidenhead is experiencing an exciting wave of new investment. Multiple regeneration schemes are underway, bringing new businesses, and public spaces to the town. The most anticipated of the regeneration schemes is the Nicholson Quarter



£500m

In exciting new investment programmes



One of the UK's first "shopping centre to town centre" regeneration models



Enhanced connectivity & accessibility with new cycle lanes, bus stops & multi-storey parking



856 new homes



Workspace for 2,000 people



55 new shops & restaurants



1.5 acres of vibrant public realm



Connectivity & the HEATHROW EFFECT



READING
14 mins

MAIDENHEAD
SPRING HILL
15 mins

EALING
BROADWAY
31 mins

HEATHROW
AIRPORT
37 mins

LONDON
PADDINGTON
40 mins

BOND
STREET
41 mins

TOTTENHAM
COURT ROAD
47 mins



MAIDENHEAD
SPRING HILL
15 mins

SLOUGH
6 mins

COOKHAM
7 mins

BOURNE END
12 mins

LONDON
PADDINGTON
19 mins

MARLOW
23 mins



BRAY
5 mins

MARLOW
13 mins

HEATHROW
18 mins

HENLEY
17 mins

BRACKNELL
18 mins

ASCOT
22 mins

READING
30 mins

85
Direct country
access from
Heathrow Airport[^]

76,000
Jobs supported at
Heathrow Airport[^]



Why Spring Hill?



12% projected rental growth over the next 5 years^{*}



Easy reach of boutique amenities including cafes, restaurants and leisure facilities, in nearby Bray



Close to some of Berkshire's most prestigious schools including Claires Court & Eton College



Brilliantly connected, only a 5 minute drive to Maidenhead Town Centre & Train Station^{*}



Set amidst green open spaces and surrounded by scenic landscapes

85+
million
Passengers a
year[^]

28
Of the GDP top 29
world cities can be
accessed directly
by Heathrow
Airport[^]

Homes	Size range (sq. ft)	Prices from	Est. Rental Range (pcm) [‡]	Est. Gross Rental Yield (% pa) [‡]
1 bed apartment	540	£299,950	£1,350 - £1,400	Up to 5.51 %
2 bed apartment	654 - 812	£387,500	£1,675 - £1,850	Up to 5.51 %
3 bed apartment	820 - 868	£470,000	£1,900	Up to 4.84 %
3 bed house	971 - 1183	£599,950	£1,950 - £2,600	Up to 4.41 %
4 bed house	1203 - 1499	£799,995	£2,800 - £3,150	Up to 4.47 %
5 bed house	2101 - 2195	£1,255,000	£4,250 - £4,500	Up to 4.06 %



Hear from Our Agents

Maidenhead offers a compelling combination of strong rental performance, robust tenant demand, and long-term growth potential. For investors seeking a stable, well-connected location with reliable yields, developments like Spring Hill represent one of the most attractive opportunities in the region.

- James Farrance, Associate Director | Braxtons



We are currently seeing strong and sustained demand within the Maidenhead rental market, particularly for high-quality apartments. Despite wider economic uncertainty, rental values in Maidenhead have continued to grow. New builds like Spring Hill offer modern layouts, high energy efficiency, premium finishes and peace of mind - all attractive to today's tenants. With attractive rental yields, swift occupancy and Romans' lettings team, investors gain a future-proof asset with strong tenant appeal.

- Jack Snow, Lettings Manager | Romans



^{*}Source: Office For National Statistics, January 2026 ^{*}Source: Dataleft by PriceHubbly, January 2026 ^{**}Source: JLL, Q4 2024 [^]Source: Heathrow Airport and capitalwestlondon.co.uk [‡]Estimated figures Braxtons, February 2026. Distances and travel times are taken from www.google.co.uk/maps and are approximate only. Computer generated images, and photography are indicative only, and subject to change. Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property.