SUTTON GARDEN SQUARE

LONDON



Investor Guide

Berkeley
Designed for life



Image depicts Sutton High Street

established strength FUTURE GROWTH

With outstanding connections to central London, highly regarded schools, and a major regeneration pipeline already underway, Sutton is rapidly strengthening its position as one of South London's most compelling growth locations.

Well established and increasingly vibrant, Sutton offers buyers a rare combination of long-term demand drivers and excellent value potential. Compared with neighbouring areas, it remains an attractive choice for homeowners and investors alike.

a life WELL BALANCED

INTERNATIONAL APPEAL

Over 4,000 residents from Hong Kong have chosen Sutton as their home

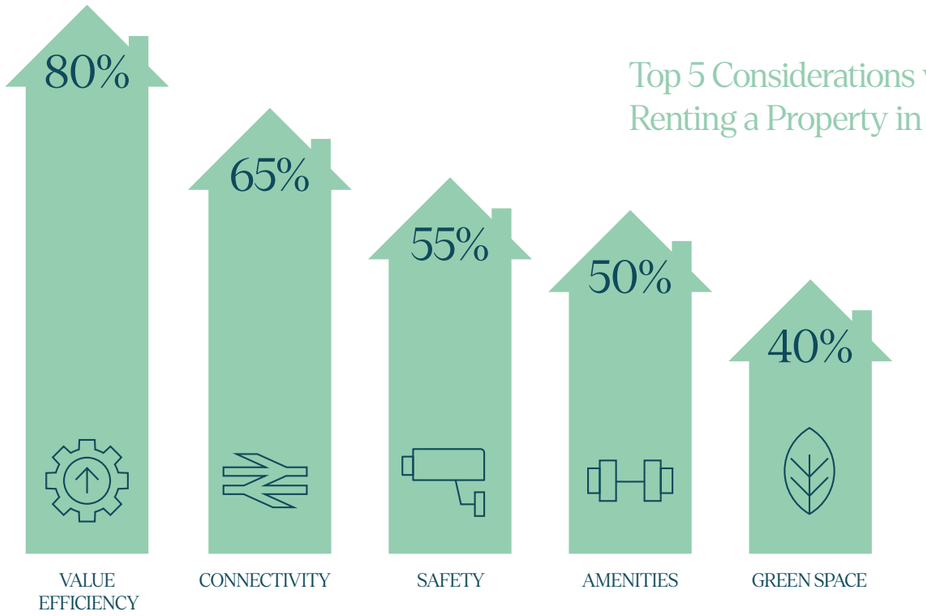
(Census 2021)

Sutton has built a strong reputation as a safe, green and family-friendly part of London, offering a balance of urban convenience and suburban calm. With excellent green spaces, well-regarded schools and low crime rates, it continues to attract long-term residents.

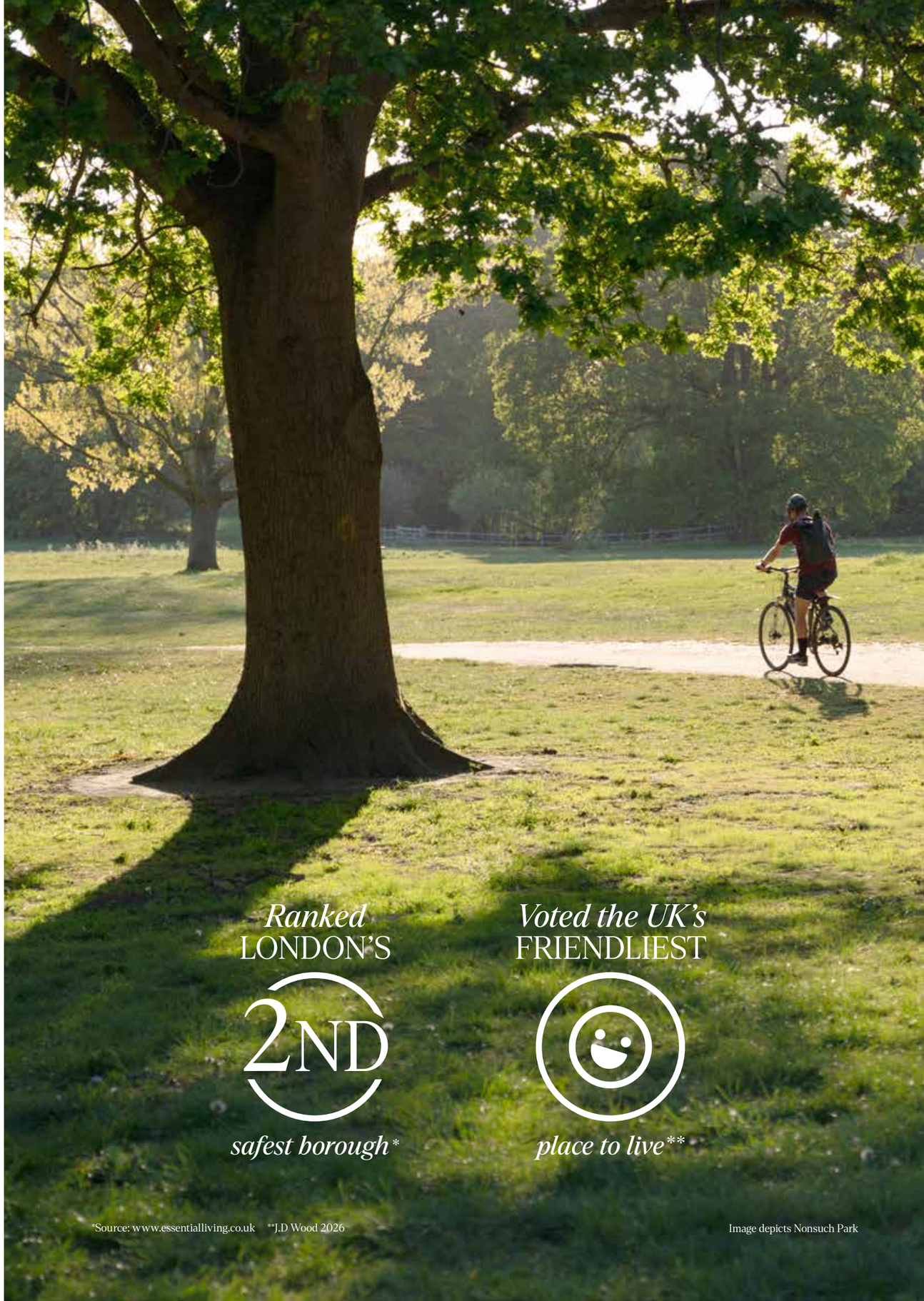
Thirteen of Sutton's parks and open spaces were awarded the prestigious Green Flag in 2025, placing them among the best in the country. In total, the borough offers 89 parks and green spaces, spanning nearly 500 hectares.*

Sutton is also recognised as one of London's safest boroughs, ranking second only to Richmond, and has been named one of the UK's friendliest places to live.

Top 5 Considerations when Renting a Property in London**



*Source: Wikipedia **Sources: London Councils / Ipsos Survey of Londoners - londoncouncils.gov.uk | CIA Landlords UK renters survey cia-landlords.co.uk Bidwells UK renter preference study bidwells.co.uk | Wise Living UK renter priorities wiselivinghomes.co.uk



*Source: www.essentialliving.co.uk **J.D Wood 2026

Image depicts Nonsuch Park

a market of OPPORTUNITY

50%

lower than the average London property price

19% SAVING

over the cost of the average London new-build development

36%

increase in rental income since 2020

Sutton represents one of the strongest relative value positions within Greater London, significantly below the London average, while still enjoying established transport connectivity, major regeneration investment and long-term employment growth.

39 DAYS

*average letting period (50 days in neighbouring boroughs)**

£2,522PCM

average rental income on 2 bedroom homes in The Kensington

UP TO 6.6% ANTICIPATED YIELD

*above the London average, and neighbouring boroughs***

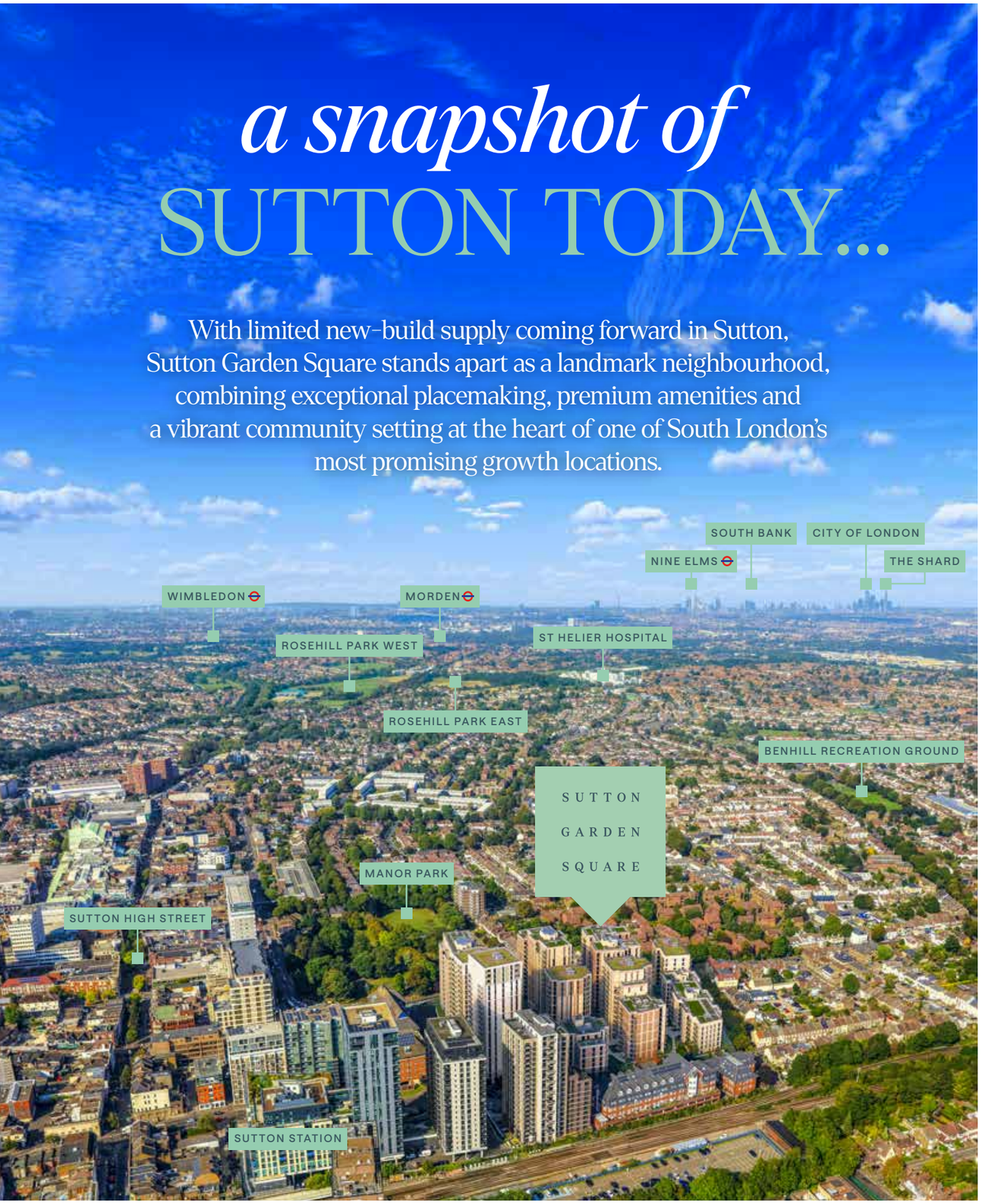
*Savills

**2 bedroom home at The Kensington

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a snapshot of SUTTON TODAY...

With limited new-build supply coming forward in Sutton, Sutton Garden Square stands apart as a landmark neighbourhood, combining exceptional placemaking, premium amenities and a vibrant community setting at the heart of one of South London's most promising growth locations.



Computer generated image is indicative only

ECONOMY & INVESTMENT

200,000+
*population of Sutton**

6%
*population growth**

£5bn+ a year
*local economy**

£1bn+
London Cancer Hub investment

£500m
town-centre regeneration scheme

EMPLOYMENT

84,000
jobs in the area

8,000+
*local businesses**

31 mins
from Central London

SUTTON HOUSING SUPPLY

806
private homes in the pipeline

50-60
homes in a typical development

15
private sale schemes planned or under construction

45-50%
build-to-rent and co-living

*Source: Economic Growth Plan — 2025 ONS.gov.uk



creating a resilient TOWN CENTRE

"The next decade promises to put Sutton firmly on the map and will establish its position as one of London's most desirable places to live, work, and invest"

Barry Lewis,
Leader of the Council

The regeneration of Sutton is shaping a revitalised and future-focused destination, bringing new investment, enhanced public spaces and improved connectivity to the town centre.

A programme of upgrades is transforming the area into a vibrant place to live, work and visit, further strengthening Sutton's appeal as a thriving metropolitan hub.

At Sutton Garden Square, residents are just a three-minute walk from the high street, placing everyday amenities and retail within immediate reach.

poised for GROWTH

These enhancements will continue to elevate the quality of the public realm, creating a dynamic, resilient and sustainable town centre for years to come.

£500m+ COMMITTED INVESTMENT*
Town centre regeneration scheme reshaping Sutton town centre, bringing new homes, retail and leisure experiences, improved public realm and a modern civic hub.

IMPROVED TRANSPORT
£15.6 million secured to transform nearby Belmont stations connectivity through enhanced rail services, improved walking and cycling links, and upgraded public spaces.**

REINVIGORATING THE ST NICHOLAS CENTRE
Providing a fresh mix of shops, restaurants, bars and leisure.

A FUTURE READY SUTTON

EDUCATION & TRAINING
Sutton College brings a long-vacant site back into use, offering direct access to education and training.

NEW HOMES FOR SUTTON
Compared to 2,000 homes under construction in nearby Wimbledon, Sutton's 806 homes in planning indicate low supply compared to surrounding boroughs.

FUTURE-FIT
92% of Sutton now has gigabit-capable connectivity, outpacing the UK (86%) and London***

*Source: Economic Growth Plan – 2025 **Source: moderngov.sutton.gov.uk ***Source: ONS – Connected Nations update: Spring 2025

positioned for CONVENIENCE

At almost a mile long, the pedestrianised high street is a hive of relaxed activity.

Featuring over 350 brands and retailers, and boasting 92% occupancy, it stands as a vibrant and thriving retail destination.

Sutton Garden Square is conveniently positioned adjacent to the high street, at the Sutton Station end, ensuring the most convenience whether you're heading into Central London, shopping locally or looking to grab a bit to eat in some of the cafés, bars and restaurants nearby.



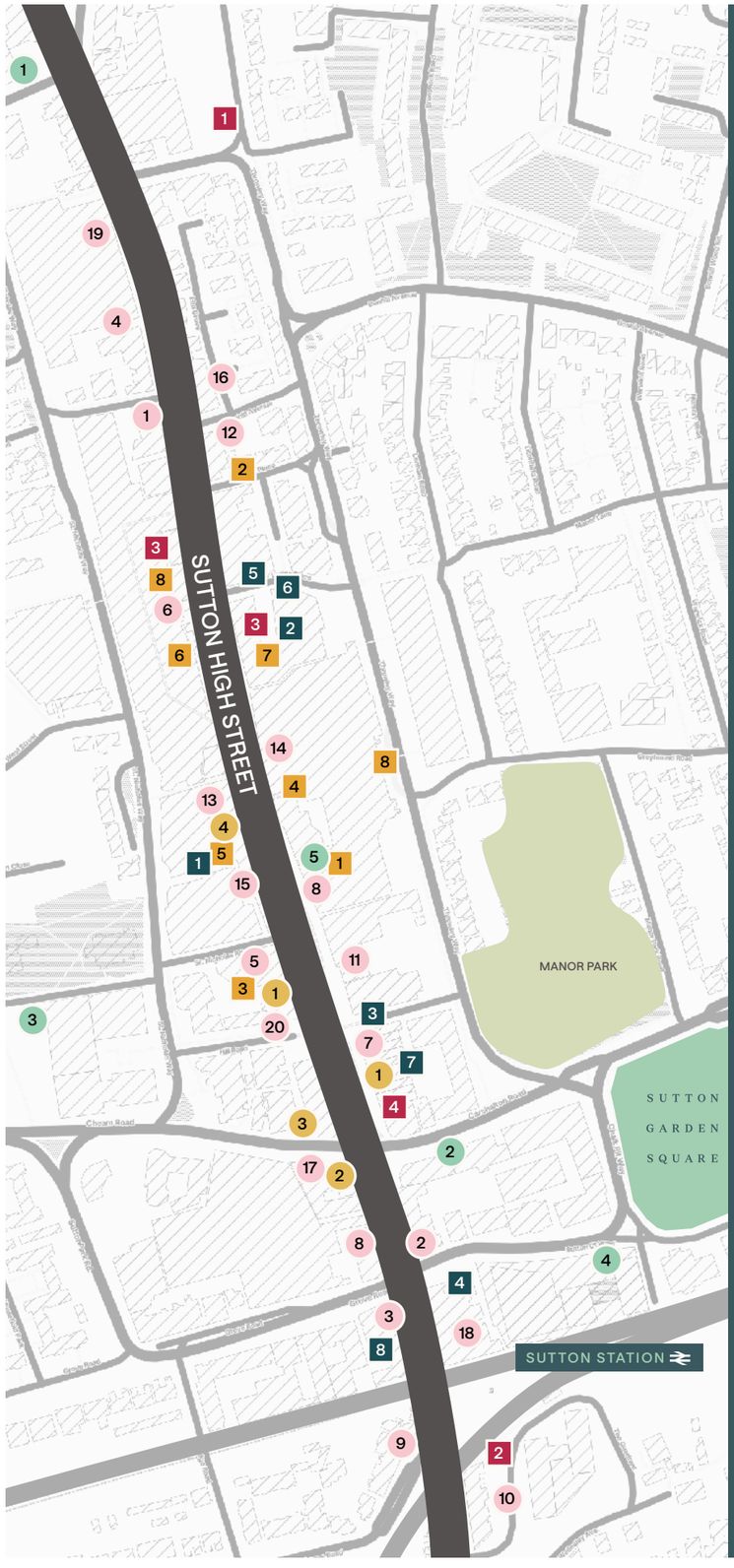




350+
brands and businesses nearby

7,000,000
high street visitors per year

3min
walk from Sutton Garden Square



Map is indicative only and not to scale

Sutton High Street

There are over 350 brands and retailers on Sutton High Street, including:

FOOD & DRINK
1 Taco Bell
2 Pizza Express
3 Zizzi
4 M Manze
5 Inaka Japanese
6 The Place Chinese
7 Thai No1
8 Bangkok Pad Thai
9 Casa Nostra Italian
10 La Sicilia Italian
11 Pret A Manger
12 Costa Coffee
13 Caffe Nero
14 Starbucks
15 Tea San Bubble Tea
16 East & Tea Bubble Tea
17 Tazza Coffee
18 The Old Bank Pub
19 The Winning Post Pub
20 Tiempo Lounge

RETAIL
1 TK Maxx
2 NEXT
3 Waterstones
4 Ryman Stationery
5 The Body Shop
6 The Perfume Shop
7 Holland & Barrett
8 St Nicholas Shopping Centre
9 Times Square Shopping Centre

BANKS
1 HSBC
2 NatWest
3 Barclays
4 Lloyds Bank
5 Santander

GROCERIES
1 Lidl
2 Tesco Express
3 M&S Food
4 S Mart Oriental
5 Sutton Mini Mart

HEALTH & BEAUTY
1 Boots
2 Superdrug
3 Specsavers
4 Leightons Opticians
5 Chinese Herbs and Acupuncture
6 Prime & Natural Chinese Medicine Clinic
7 Rush Hair
8 Hollywood Nail and Beauty

OTHER
1 Sutton Green
2 Sutton Police Station
3 Gibson Road Multistorey Car Park
4 Ibis Hotel
5 Post Office



spotlight on THE LONDON CANCER HUB

A Global Life Sciences Landmark

"The London Cancer Hub is a major growth opportunity for London, and our ambition is to make it the global home of oncology.

This will not only create new jobs and high-quality space for businesses, but it will also supercharge world-leading cancer research and treatment"

Howard Dawber OBE
Deputy Mayor, Business and Growth

Just minutes from Sutton Garden Square lies the internationally significant London Cancer Hub, a 21-hectare research centre already recognised as Europe's leading centre for cancer care, research, treatment, and innovation.

Computer generated images are courtesy of The Royal Marsden and indicative only.



£1bn
investment
www.icr.ac.uk

4,160
new jobs being created

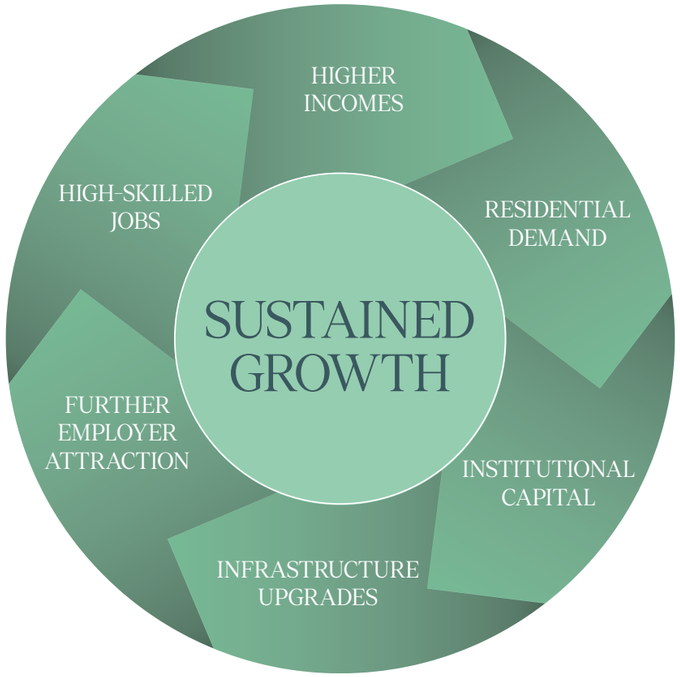
13,000+
total jobs supported

Now entering its most ambitious phase of growth, the London Cancer Hub is set to evolve into a global centre of excellence for oncology and life sciences. Backed by a landmark £1 billion, the masterplan will deliver approximately 1 million sq ft of state-of-the-art laboratory and research space designed for leading-edge life science companies.

The result will be a transformative boost to productivity and innovation, firmly positioning Sutton as a key player in the UK's thriving life sciences sector.

This proximity places Sutton Garden Square within a nationally significant growth corridor, with the London Cancer Hub expected to drive sustained demand for high-quality housing, strengthen local rental markets, and support long-term capital appreciation.

innovation corridors
PROPERTY UPSIDE

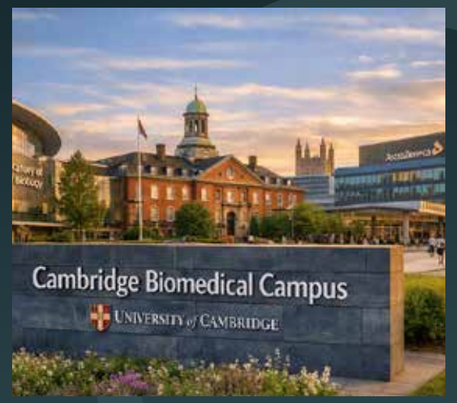


Although smaller than some of the UK's major innovation hubs, Sutton exhibits many of the same characteristics that support long-term property value growth.

In Sutton, this is underpinned by several key anchors, including the NHS foundation trust at The Royal Marsden Hospital, the world-leading research capabilities of the Institute of Cancer Research, and the expanding laboratory and commercial ecosystem.

Together, these institutions form a knowledge-led employment cluster that attracts highly skilled professionals, supports economic growth, and creates demand for housing, reinforcing the area's long-term residential value prospects.

Evidence shows that proximity to research and life sciences hubs is a long term driver of residential demand.



Cambridge Biomedical Campus / Cambridge Science Park

— One of Europe's largest biomedical clusters

— Cambridge house prices have grown by approximately 137% since 2005, strongly linked to a knowledge-economy employment concentration*

— Persistent housing undersupply amid strong demand from skilled workers

*ONS average house price figures of approximately £195,000 in 2005 and £462,000 in 2026
Source: East of England: House Price Growth & Affordability | LandTech



King's Cross Knowledge Quarter

— Value driven by knowledge clustering, connectivity and placemaking

— Residential property values in the King's Cross area grew by 125% between 2011 and 2021 alongside strong jobs and commercial growth

source: The Steer report



Lifestyle imagery and CGIs indicative only

Oxford Science Park

— Major NHS and pharmaceutical partnerships have driven a structural imbalance between housing supply and demand

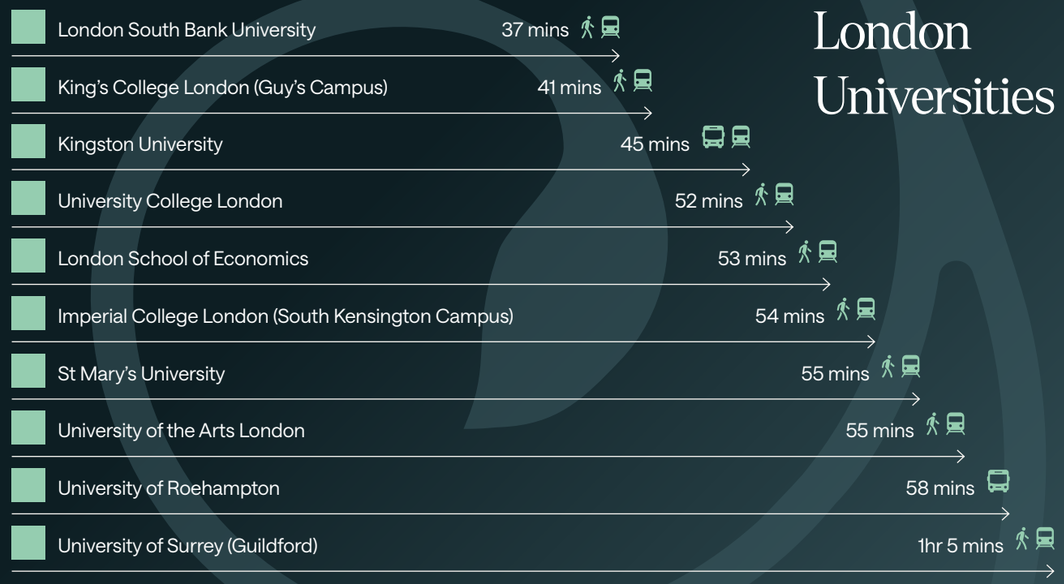
— Maturing life sciences clusters are placing sustained upward pressure on residential values

— Oxford's average house price has reached c.£475,000 – around 76% above the UK average – while rents increased 6.6% year-on-year to £1,958 pcm.

source: ONS/HM Land Registry, 2026



London Universities



Sources: nationalrail.co.uk and citymapper.com Travel times may vary by person and at different times of the day

education that SETS SUTTON APART

68%

*of pupils in Sutton achieved grade 5+ in English and Maths, outperforming the national average**

21

*schools rated Ofsted 'good' or 'outstanding' within 1.2 miles***

TOP 30

*ranking for Sutton's 5 grammar schools****

Sutton is one of London's highest performing education boroughs, offering an exceptional choice of state, grammar and independent schools.

Children benefit from strong academic standards, nationally recognised schools, and a culture that values achievement, particularly in STEM subjects.

As they progress, easy access to London's leading universities provides a natural pathway from excellent schooling to world-class higher education.

Access to highly regarded schools is a key driver of family demand. Strong educational credentials help support property values and contribute to sustained demand from owner-occupiers and tenants.

Sources: *Department of Education **Ofsted ***Sunday Times League Table 2026

spotlight on GRAMMAR SCHOOLS

Sutton's grammar school ecosystem drives demand from a far broader buyer pool than traditional catchment zones. This is reflected in consistently high application volumes and family-led demand.



Some of the UK's highest-performing state grammar schools are located in Sutton, attracting families actively seeking access to top-tier education. This unique dynamic creates a continuous inflow of education-led buyers.

Research highlights the strength of this demand: 1 in 4 families in the UK have moved home to secure a school place, while 1 in 6 parents have taken the additional step of purchasing or renting a property within desirable catchment areas to improve their child's chances of admission.*

Access to high-performing schools has a measurable impact on values, with homes near England's top 10% of schools achieving average premiums of up to £27,000**

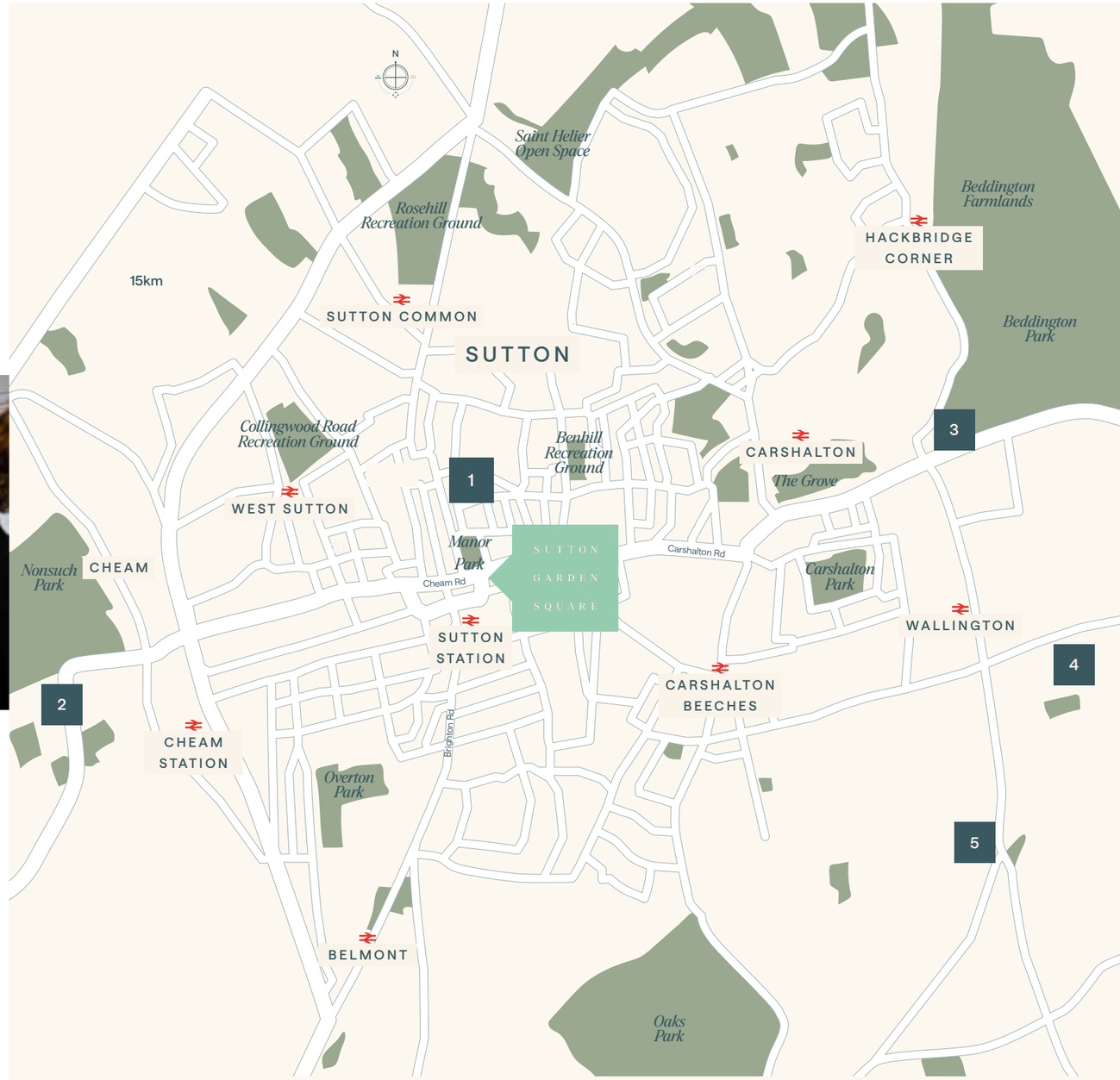
This level of commitment demonstrates the powerful influence of education on housing decisions and in Sutton, where access to competitive grammar schools extends beyond traditional catchment boundaries.

Proximity becomes a key strategic priority, reinforcing the area's long-term appeal.

GRAMMAR SCHOOLS IN SUTTON SECURED MORE OXBRIDGE PLACES THAN ETON IN 2024

*Wallington High School, Wilson's, Sutton Grammar and Nonsuch together achieved 54 places, compared with 48 from Eton.****

*Source: https://www.theguardian.com/education/2015/sep/02/one-in-four-families-move-house-to-secure-school-place-survey
**Source: PwC UK, How does state school performance affect house prices in England? (2019)
***Department of Education



Grammar Schools

Distances sourced from: google.com/maps
Map is not to scale and locations, timings, distances are approximate and for guidance only.

1	Sutton Grammar School	0.4 miles
2	Nonsuch High School	1.7 miles
3	Wallington County Grammar School	2 miles
4	Wallington High School for Girls	2.7 miles
5	Wilson's School	3.1 miles

Lifestyle imagery is indicative only. Map is indicative only and not to scale

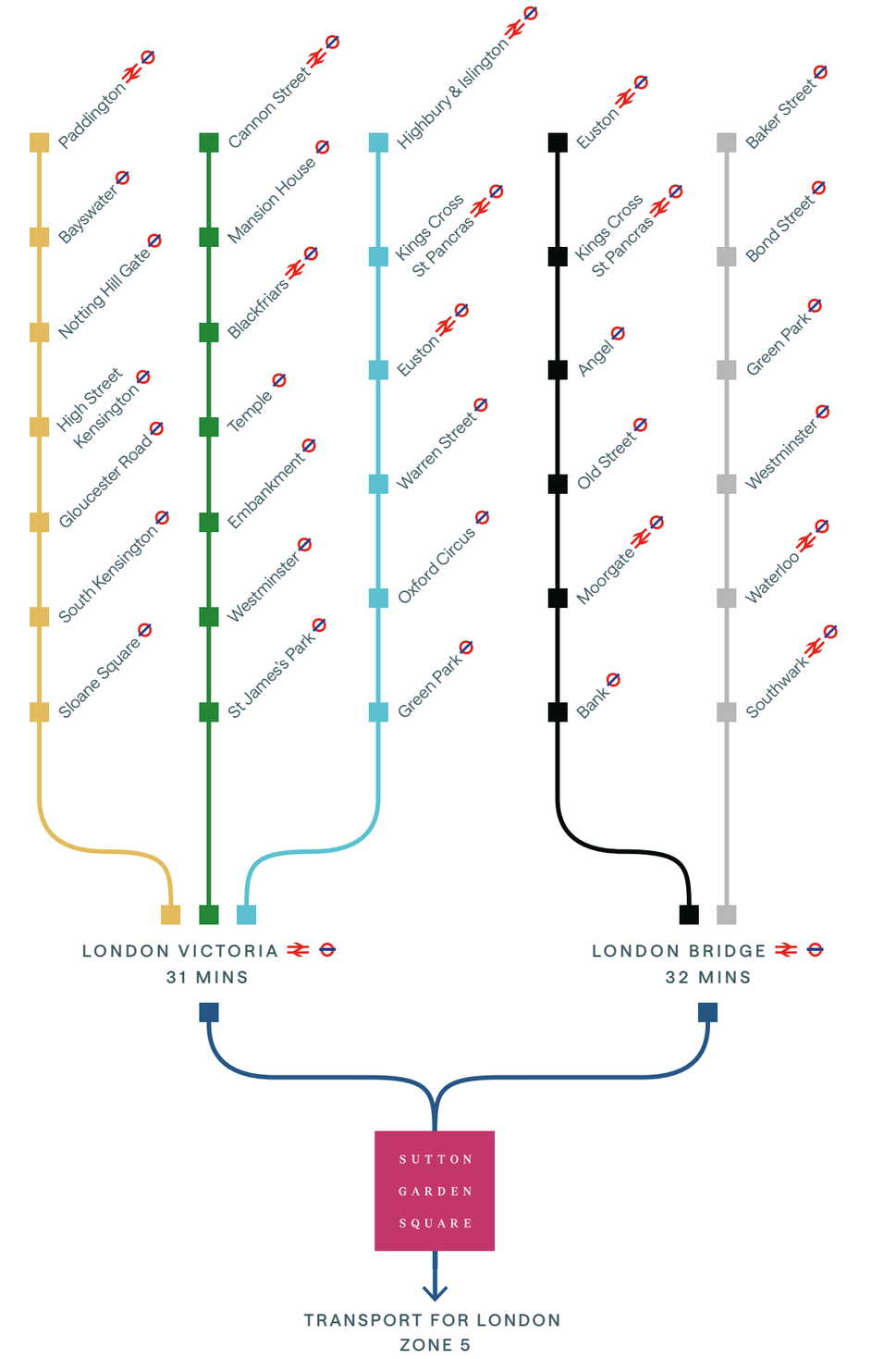
capital CONNECTIONS

Sutton is home to a thriving professional community, reinforcing its appeal as a well-rounded place to live and work. Strong local employment opportunities and excellent connectivity create a highly attractive lifestyle, balancing everyday convenience with access to wider career opportunities and economic growth.

With Central London accessible in just over 30 minutes by train, residents enjoy direct access to some of the world's leading businesses and employment hubs across finance, technology, media, professional services and the creative industries.

The borough is also home to major international employers. Just 1 km from Sutton Garden Square, Subsea7 has announced a merger with Saipem, creating one of the world's largest offshore energy services companies and further strengthening Sutton's position as a hub for global business.

Sutton	Victoria	London Bridge	Waterloo
	31 mins	32 mins	33 mins
The Royal Marsden	EDF Energy	PwC	GetGround
Subsea 7	Burberry	Kraft Heinz	Shell
RELX	Experian	Sage	Omnicom Media Group
	John Lewis	EY	IBM





realising the POTENTIAL

Sutton Garden Square is ideally positioned in the heart of Sutton town centre, just steps from the High Street, placing everyday amenities, shops, and dining right on the doorstep.

With excellent rail connections offering fast and convenient access into central London, close proximity to the area's five grammar schools and world renowned businesses, the development is exceptionally well placed to benefit from strong local demand.

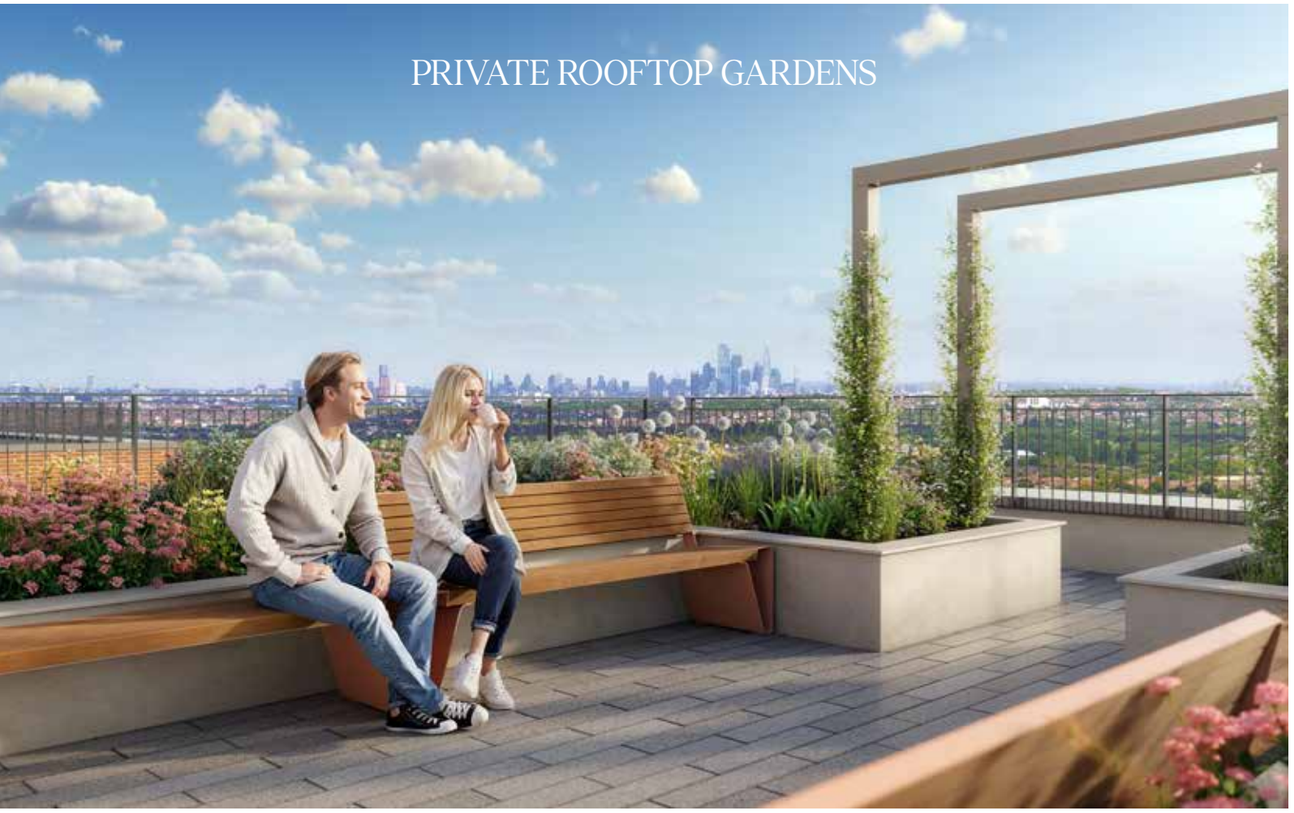
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a desirable LIFESTYLE

Sutton Garden Square is one of the most distinctive residential developments in the borough, delivering 1,014 stunning apartments surrounded by extensive landscaped gardens and community spaces.

It also benefits from a level of resident amenities rarely found in this part of London, that perfectly complements modern urban living.



Computer generated images are indicative only and subject to change.

5.6 ACRES
overall development size

1.1 ACRES
landscaped green spaces

1k+ APTS
with an enviable specification













Contact Us

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The information in this document is intended to act as a guide only. Travel times may vary by person and at different times of the day. Sources: nationalrail.co.uk, citymapper.com and googlemaps.co.uk.

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