



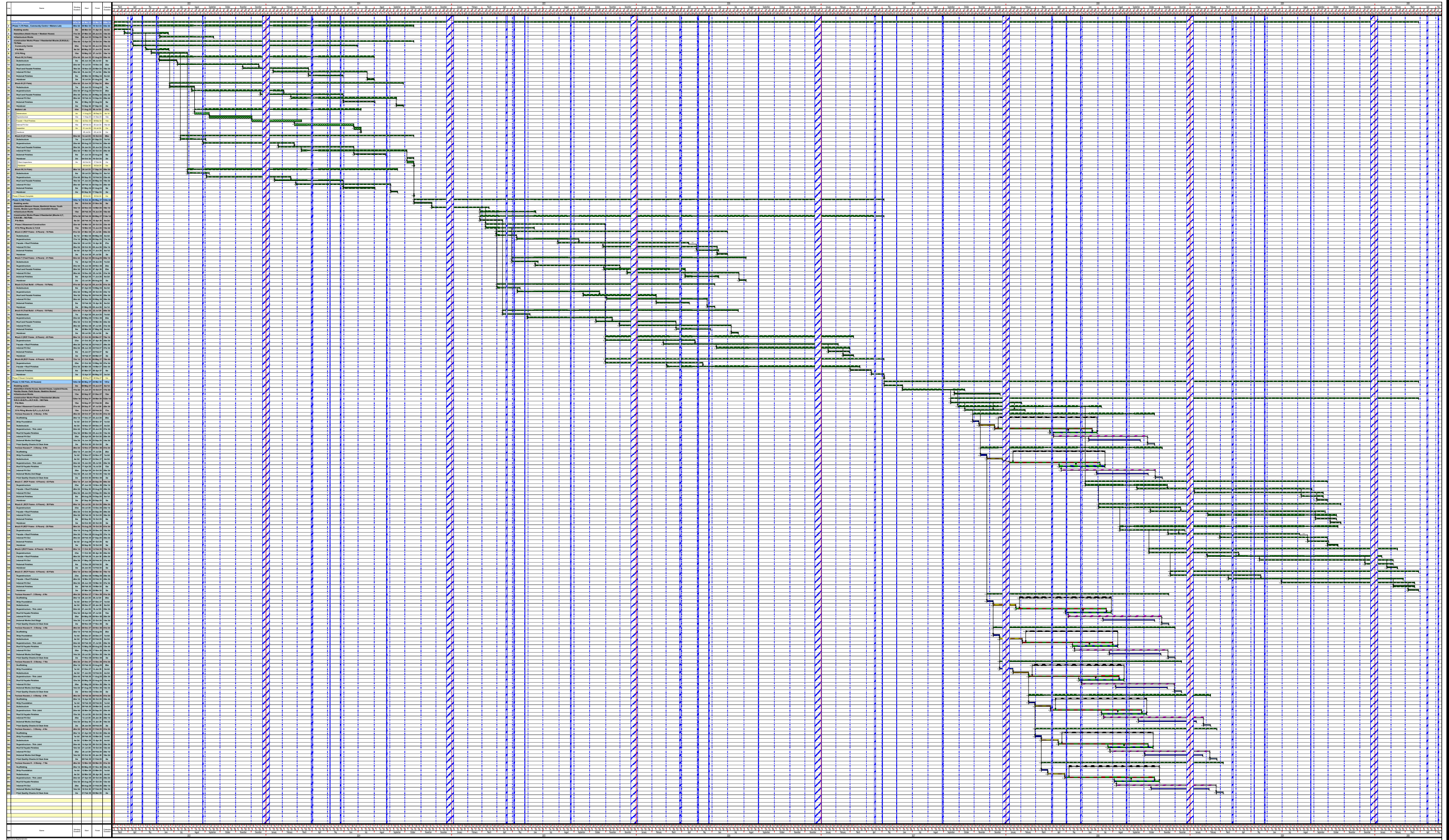






**APPENDIX EIGHT – Development Programme**

# T20 070 Ham Close Ham Close Programme



|                 |                           |                            |
|-----------------|---------------------------|----------------------------|
| Prog. Number: 1 | Issue Date: 27/01/2022    | Prog.Status: T20 070       |
| Revision: -     | Revision Date: 27/01/2022 | Rev. Comment: Precon added |



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**APPENDIX NINE – Hill Residential Comparable Evidence**



# Comparables

## Apartments

**Thames Gateway, Twickenham – developer Solum – 0.76 miles**

121 one, two and three bedroom apartments above and beside the redeveloped Twickenham Station and shops including Marks and Spencer Food shop. All apartments a balcony or terrace. No parking. 150 year lease. Launched April 2019 £820 psf. 82 apartments sold BTR, and as at January 2022, 33 apartments sold and six apartments unsold. March 2021 prices reduced between 3% and 11% to £790 psf. Note these are asking prices.

### Current availability

| Plot | Floor | Beds | Sq ft | Price    | £psf | Feature     |
|------|-------|------|-------|----------|------|-------------|
| 6    | 1     | 1    | 546   | £480,000 | £879 | balcony     |
| 7    | 1     | 2    | 770   | £575,000 | £747 | 2 balconies |
| 15   | 2     | 2    | 767   | £575,000 | £750 | balcony     |
| 19   | 2     | 2    | 832   | £650,000 | £781 | balcony     |
| 39   | 5     | 2    | 952   | £700,000 | £735 | terrace     |
| 23   | 5     | 2    | 932   | £765,000 | £821 | terrace     |

### Radnor Road, Twickenham



£425,000      543 sq ft      £783 psf      under offer

One bedroom  
First floor  
No outside space  
No parking  
Lease 127 years from March 2018  
0.5 miles to station



### Twickenham Road, Twickenham



£399,950      530 sq ft      £756 psf      under offer

One bedroom  
First floor  
No balcony  
River views  
Communal gardens on banks of river  
Underground parking space  
999 year lease from 1976

### Candler Mews, Twickenham



£385,000      474 sq ft      £812 psf      sstc

One bed  
First Floor  
No balcony  
Communal Garden  
Gated development  
974 lease  
Two allocated car parking spaces  
Five minutes' walk to station



### Twickenham Road, Twickenham



£550,000      780 sq ft      £705 psf      under offer

2 bed/2 bath  
First floor  
River views from kitchen  
Balcony  
Underground car parking space  
Riverside communal gardens  
114 years lease remaining  
0.5 miles to station

### Twickenham Road, Twickenham



£549,950      1,076 sq ft      £511 psf      under offer

2 bed/2 bath  
First floor  
2 balconies  
River views  
Residents Gym  
Riverside communal gardens  
Allocated parking space  
999 year lease from June 1996



An example of the type of second hand property that can be acquired for the same price as a two bedroom apartment in Ham Close.

**Mornington Walk, Ham – 0.35 miles**



£565,000      748 sq ft      £755 psf      sstc

2 bedrooms/1 shower room  
Good decorative condition  
Garage en bloc

**Rivermead Close, Teddington – 0.78 miles**



£649,950      833 sq ft      £780 psf      om 17.12.21

2 bed/2 bath  
Ground floor  
No private outside space  
Gated development with communal gardens  
Allocated car parking space  
0.6 miles to station



### Rivermead Close, Teddington – 0.78 miles



£789,950      842 sq ft      £938 psf      under offer

- 2 bed/2 bath
- Ground floor
- Private garden front and back
- Allocated parking space
- Concierge
- Gated riverside development
- 0.6 miles to station

## Houses

### Teddington Riverside Development, Teddington Lock

213 apartments and six townhouses. Sales have been slow and the agents report this is due to the development being overpriced. The apartments are being marketed either for rent or sale. The development is physically completed and 47 apartments have yet to be released as at January 2022. The houses were launched April 2021, one year after physical completion, and to date none have been sold. The selling agent reports these houses are not selling due to no downstairs cloakroom and 'tiny' gardens not suitable for family use, and will probably achieve around £1,750,000. 0.5 miles to Teddington Station.

### Broom Road, Teddington – 0.69 miles



£2,120,000 to £2,320,000      1,679 to 1,841 sq ft      avg £1,261 psf      om 07.04.21



4 bed/3 bath/8 person  
New three storey townhouses  
Lower ground level parking and driveway

**Mallard Place, Strawberry Vale – 0.62 miles**



£1,250,000    1,515 sq ft    £825 psf    reduced 25.01.22

3 bed/2 bath  
4 storey terraced house  
River views  
Integral garage and driveway  
Communal swimming pool  
25' pontoon mooring  
0.4 miles Stawberry Hill Station

**Craig Road, Ham – 4.1 miles**



£875,000    924 sq ft    £947 psf    om 13.01.22

3 bed/2 bath  
Refurbished end of terrace two storey house  
Juliette balcony off bed 2  
Good size rear garden  
Teddington station 1.1 miles



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## APPENDIX TEN – Full Pricing Schedule