Homes & Property New homes



Crescent, SW18, with affordable homes from Pocket Living

From £720,000: Drive flats, right with one to three bedrooms (020) 3740 3133)

From £559,000: centre and far right, Battersea Exchange, SW8, studios and flats with up to three bedrooms. Call JLL (020 3553





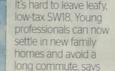
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Wandsworth: for families who don't want to leave London



Emily Wright

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From £485,000: resale one-bedroom flats at The Filaments.



But the reality of swapping urban buzz for a two-hour commute can be a tough transition to make in one fell swoop. Luckily, this city is peppered with peripheral halfway houses - "last chance saloon" boroughs that are per-fect for a period of gentle acclimatisation. Over the years, Wandsworth has come one of the most popular.

Known for its green space, low council tax and an abundance of leafy, Victorian terrace-lined streets, this district is a firm favourite with families. But there fresh breed of buyer is that most of the is more to the borough than the yummymummy reputation that earned it the nickname "Blondesworth". And a hefty influx of new development is already re-establishing SW18 as a vibrant, upand-coming hotspot.

NOT JUST A NAPPY VALLEY From Clapham to Balham and from Earlsfield to Putney, there can be no denying that pockets of Wandsworth homes built than any other in London between now and 2024, and this new

stock will have a far wider appeal.

"A lot of the new homes will be flats," says Chris Jago, partner at local agency Houston Lawrence, "There is definitely rebalancing happening and a fresh focus on young professionals as an alternative to the small and large family



fundamentals that make Wandsworth so popular with young families have universal appeal. Topping the list, it's still affordable – in south-west London terms at least - with average prices for SW18 hovering at just under £S50,000, Estates Gazette research shows.

is well connected. Served by both the District line Tube and the Overground, oen) on the control of the control o shops, bars and restaurants, as the likes of Pret A Manger, Waltrose and Pizza-Storm roll in to complement the area's existing array of independent delis and coffee shops, and you have yourself a

burgeoning hotspot.
This fact has not been lost on developers. The roster of new schemes under construction or planned for the area is well known for." The good news for a Property's luxury Riverside Quarter

looking the Thames and across to the exclusive Hurlingham Club start at £745,000, to pod housing provider Pocket Living's 27-storey Mapleton Crescent tower on the Wandsworth Town/Earlsfield border, there are plenty of options at varying price points.

popular for its

including the

right and far right, The Ram

Quarter, with

new apartments

from £802,000

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3553 6811)

REDEVELOPMENT SURGE

This influx of new homes has been bol-stered further as a number of large sites have been freed up for redevelopment. The eight-acre former Young's Brewery in Wandsworth Town, Just west of recently upgraded Southside Wandsworth shopping centre, is soon to be transformed into The Ram Quarter scheme by Chinese developer Greenland Group. It will bring a new square and heart to the area plus 650 new homes, with two- to four-bedroom flats and duplexes from £802,000.

Other new Wandsworth schemes

Wimpey's Battersea Exchange with prices starting at £720,000 and

are clearly seeing a massive commercial regeneration that will make Wandsworth an even more desirable place to live. The vibrancy in SWI8 has already lifted to a much higher level thanks to

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Prince of Wales Drive and Taylor the development of the mixed-use schemes and the upgrade of Wandsworth High Street. And then there are Houston Lawrence's Jago says: "We are clearly seeing a massive commercial pey's Radius schemes. When you look at what they have done for the area already - there is now a fantastic river bus commuting option, for example."

> S THE residential side of riverside regeneration gets under way, local amenities Already seeing nurseries. dry cleaners, gyms and local supermarkets opening up," adds Jago. "The area is really coming into its own and regenerating in a way that will make it as popular with a new demographic of buyer as it has traditionally been with

■ Emily Wright is features and global





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