

20 | METRO | Tuesday, October 25, 2022

## PROPERTY &amp; HOME

## NEIGHBOURHOOD WATCH

## West Ham

LOOKING FOR AN EAST LONDON LOCATION THAT DOESN'T BREAK THE BANK? THEN TRY THIS REGENERATION HOTSPOT, SAYS ANDREA DEAN

LOCATED between Stratford and Canary Wharf, West Ham is benefiting from the legacy of the 2012 Olympics, with regeneration well underway and thousands of homes being built. Local borough Newham is forecast to outperform the rest of the capital in economic and employment growth, however, West Ham's house prices are well below the London average. Factor in the transport links - the station's on five Tube and train lines



Good flow: Abbey Creek river is among the many open areas in Newham

and one stop from Stratford for the Elizabeth Line - plus improved schools and green spaces, and it's no wonder that buyers are taking notice.

Many streets were destroyed in the Blitz and those that survived typically contain Victorian and Edwardian

terraces, though not the villas found in other part of the East End. There are also swathes of 1960s council housing, plus notable developments.

No one used to know about West Ham but now buyers are coming in from Hackney, Shoreditch and Canary

Wharf as they can get a beautiful house here for the same price as a two-bedroom flat in those areas, says Rav Sahota of Foxtons. One-bedroom flats start at around £250,000 and you can pick up a three-bedroom Victorian terrace for £550,000.

## PROPERTY LADDER



## FIRST RUNG £300,000

On the ground floor of a purpose-built block, this modern flat includes one double bedroom, a good-sized kitchen and a private garden accessed through the living room. [strike.co.uk](http://strike.co.uk)



## A STEP UP £425,000

A mid-terrace Victorian house with two bedrooms, a bay-windowed double reception room, a kitchen/breakfast room, a ground floor bathroom and paved garden. [yopa.co.uk](http://yopa.co.uk)



## TOP RUNG £775,000

This tastefully refurbished Victorian terraced house has five bedrooms, three bathrooms, a 39ft-long kitchen/living room, an outbuilding and basement. [foxtons.co.uk](http://foxtons.co.uk)

## VITAL STATISTICS

Average house price: £420,034  
Average rent: £2,545pcm  
Council tax (Band D): £1,532.26  
Commuting time to Zone 1 (Zone 2/3): 13 mins to London Bridge  
Annual Travelcard: £1,536  
Amenities: Food stores on Barking Road; Westfield Stratford City - one stop along the Jubilee line - has 250 shops, 65 restaurants, bowling, a cinema and a casino; Olympic sports facilities and ArcelorMittal Orbit in Queen Elizabeth Olympic Park; the London Stadium, is now home to West Ham United  
Open spaces: West Ham Park; Stratford Park; The Greenway walking and cycle trail  
Schools: Majority of state schools rated good by Ofsted  
Who lives there? Young professional first-time buyers; nearly 25 per cent of the population is under 45  
Famous faces: Lennox Lewis, former boxing champion, was born here

SCHOOLS, CRIME AND HOUSE PRICE DATA SUPPLIED BY ZOOPLA.CO.UK

## WHAT'S NEW

Everything about Berkeley's TwelveTrees Park (right) is supersized, including the 119metre, free-standing crane - the tallest of its kind currently in use in the UK - that's hard at work on the first phase of this 3,847-home scheme.

Named after 19th-century industrialist Harper Twelvetroes, the owner of the Imperial Soap factory that once occupied the site, the Elbillion development, including a penthouse suite (inset), is due to be finished in 2034. Forty per cent of housing will be affordable, and 12 acres of open space, a will-enabled park, shops, cafes and a new school are also to be delivered. The first of three new



footbridges connecting the site to West Ham station and the existing community was installed in July. Evergreen Point, the inaugural building, is a 32-storey tower made

up of one, two and three-bedroom apartments with a gym, screening room, business lounge and 24-hour concierge, from £527,500.

TwelvetroesPark London. Phase one will include 229 shared ownership homes and 99 for affordable rent from housing association Peabody.

At Upton Gardens, the historic Boleyn Ground where West Ham used to play, has been transformed into more than 800 homes set in landscaped grounds (left). It's set to complete next spring, and on-site amenities including residents' gym, concierge and car club, with a proposed cafe and library.

All the one, two and three-bedroom apartments have their own garden, balcony or terrace and a spacious open-plan kitchen and living area with integrated appliances. They start at £369,000 and Help to Buy is available, though you'll need to be swift to beat the October 31 applications deadline. [barratllondon.com](http://barratllondon.com)

## LONDON FOR LESS

Metro's London for Less series highlights homes where affordable schemes can give you a leg up on the ladder

THIS WEEK:  
NINE, Brixton SW2, from £155,000 for a 25 per cent share of £620,000

BRIXTON has lots of good points: It's edgy, exciting, renowned for its nightlife, music and foodie scene and you're likely to get a seat in the morning what with the station being at one end of the Victoria line. You'll then be whizzed to Oxford Circus in little more than ten minutes. On the downside, properties can be expensive and aspiring first-time buyers who might love to live there are often forced to look further afield.

Newly launched NINE is shaking things up a bit as its two-bedroom apartments require a minimum

deposit of £15,500, which is just a tenth of the average London first-time buyer deposit of £156,000, making them far more affordable than typical starter homes.

Each home in this boutique scheme includes a bright, spacious open-plan kitchen with handle-less matte blue units, polished quartz worktops and integrated appliances, a sleek tiled bathroom and a balcony, with two in some of the larger flats.

Low energy downlights, underfloor heating and white roller blinds are fitted throughout, and the building has



a lift and a Logistic Parcels Box, where packages can be left safely when no one's in. Brixton station is a ten-minute walk, and Brockwell Park can be reached in five minutes by bike.

■ [ninesales.com](http://ninesales.com)

