

KEW BRIDGE RISE



Investor Guide

Delivered in partnership

Analysis by



PriceHubble | dataloft



Kew Bridge Rise: the best of West London living

Nestled between the leafy charm of Kew and the vibrant buzz of Chiswick, and just moments from the River Thames, Kew Bridge Rise offers nature and culture on the doorstep, without sacrificing fast links into the heart of the city.

Village charm, riverside runs, pub lunches on the water and sunset boat rides to Barnes, **this is West London living at its best.**

Food & Drink Favourites



Michelin-starred dining at The Glasshouse



Relaxed charm at Ma Cuisine



Craft cocktails at The Botanist on the Green

Chiswick High Road Vibes



Indie bookshops



Organic grocers



Artisan coffee spots



Stylish wine bars

Easy access

Two minutes' walk to Kew Bridge Station, 10 minutes' walk to Gunnersbury Overground and District Line Station offering fast links to central London and beyond.

Heritage on your doorstep

Step into a neighbourhood rich in heritage- where every corner tells a story:

- Just minutes from the UNESCO-listed Royal Botanic Gardens, Kew
- Close to the historic Chiswick House and Hogarth's House
- Surrounded by 86 listed buildings and beautiful parks

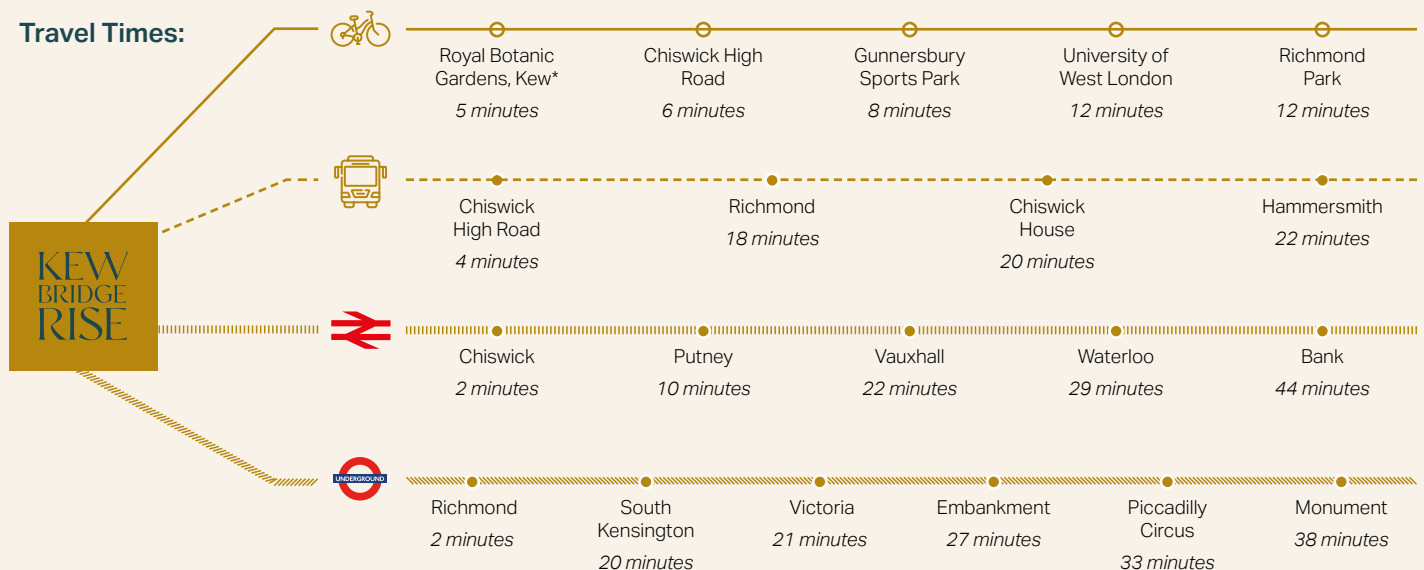
Historic England



In the top 25% happiest boroughs

ONS Wellbeing rankings, Hounslow rank 8th of 33

Travel Times:



Hill, GoogleMaps, train and bus distances from nearest station (Gunnersbury for Underground, Kew Bridge for Overground), travel times are approximate only *Elizabeth Gate entrance

Riverside neighbourhood

Connected living

Exceptional green spaces, wellness, lifestyle, amenities and vibrant culture are all just a short stroll away.

Within a 15-minute walk:



View of Kew Bridge and River Thames from the Sky



Haven for nature lovers



Kew Gardens:
300 acres, 40,000 plant species, and iconic glasshouses



Gunnersbury Park:
185 acres of landscaped gardens, lakes, a museum and sports hub



Richmond Park: 2,500 acres of wilderness, home to 600+ deer and 1,000 ancient trees



Kew Gardens

*Google maps, Elizabeth Gate entrance

Educational excellence



Top Schools. Just Steps Away.

Exceptional access to top-quality schools, making it an ideal location for families.

Nearby state schools include the well-regarded Lionel Primary, The King's Church of England, Ark Soane Academy, and Gunnersbury Catholic School. A number of respected independent schools are also close by, such as Kew House, Kew Green Prep, and the International School of London.



Universities

Proximity to leading universities makes Kew Bridge Rise a smart choice for investors, with strong and consistent rental demand.

Easy reach to world-renowned universities including:

- Imperial College London
- King's College London
- London School of Economics
- University of London



Travel times:



Roehampton University



24 minutes

Imperial College London



26 minutes

The University of London



34 minutes

King's College London



35 minutes

London School of Economics



40 minutes

GoogleMaps, travel time from Kew Bridge or Gunnersbury station

4

'Outstanding' or 'Good' rated primary schools within a 15-minute walk



5



'Outstanding' or 'Good' rated secondary schools within a 30-minute walk

9

Independent schools within a 30-minute walk



Ofsted 2022/3, ISI

16

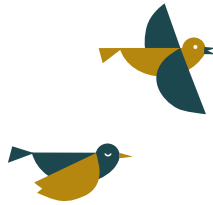
Universities within a 40 minute commute

HESA, commute by public transport from Gunnersbury station



Student imagery is indicative only

Dynamic job market



Land of Opportunity

Kew Bridge Rise is just **29 minutes to Waterloo**, with the journey passing through major employment hubs like Vauxhall- home to government offices, embassies, and creative industries; Battersea, where Apple's London campus anchors the redeveloped Power Station; and Wandsworth, a thriving base for healthcare, brewing, and retail giants like Young's Brewery and Zara.

47%

of local renters work in management/ professional occupations

£67,255

average earnings of renters working in the City or West End

Dataloft Rental Market Analytics (PriceHubble), local area defined as TW8 0, last 12 months

Media and Entertainment:



Discovery

ERICSSON

CGTN

SAGA

POKÉMON

sky

Food and Beverage:



PEPSICO

Fashion:

IMG

SWAROVSKI

2.2 million+

jobs

within a 45-minute commute

Almost 1 in 4

of which are in financial, professional, scientific or technical sectors

BRES 2023, commute by public transport

Top 5%

of local authorities for competitiveness

UKCI 2023, Hounslow. Measures the long-run potential of localities, cities and regions to generate economic growth and well paid employment.

Chiswick Business Park

Chiswick Business Park, an 1.8 million sq ft business campus, is a short walk away. A rapidly growing powerhouse, it is bringing together **over 9,000 people** from **65 of some of the world's leading companies** spanning industries including:



Media and broadcasting



Technology and software



Engineering and construction

Enjoywork.com



Business of the Year

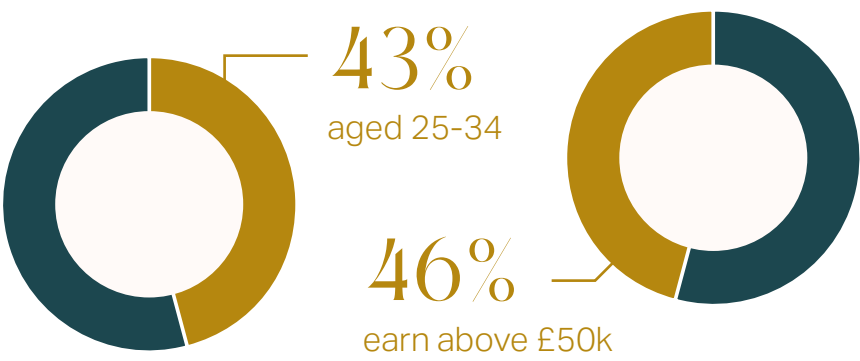
Chiswick Business Park

West London Business Awards 2022

Smart investment

In high demand

A desirable place to live with excellent connections, renter demand and quality are exceptionally high, with a young, affluent rental base.



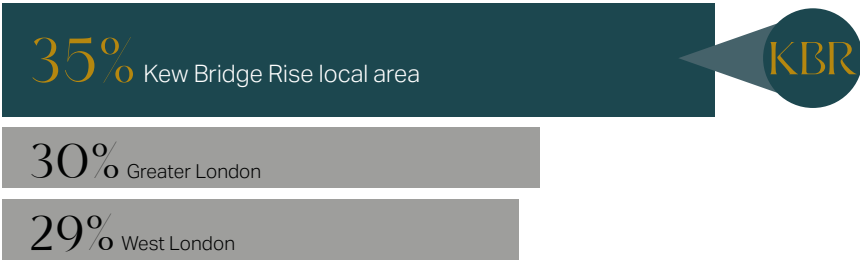
Dataloft Rental Market Analytics (PriceHubble), local area defined as TW8 0, last 12 months

Growing demand has resulted in strong rental growth and yields, with further growth forecast to continue.

Rents on the rise





Rents in the area around Kew Bridge Rise have risen 35% over the last 3 years, outperforming all other West London boroughs and the Greater London average.

3-year rental growth



Dataloft Rental Market Analytics (PriceHubble), average growth in monthly rent (all property types), Kew Bridge Rise local area defined as TW8.

Strong estimated rents and yields

	Estimated monthly rent (up to)	Estimated gross yields (up to)
 Studio apartment	£2,000	6.1%
 1-bed apartment	£2,250	5.8%
 2-bed apartment	£2,950	5.3%
 3-bed apartment	£3,600	5.1%

Hill, Savills, JLL



imagery is indicative only

16.5%

forecast rental growth in London 2025-2029

JLL, Savills, November 2024

Up to 6.1%

Gross yields at Kew Bridge Rise

Hill, Studio apartment



One of best places to invest in the UK

Brentford listed in the top 25 places to invest in the UK

The Sunday Times 2024



imagery is indicative only

Long term potential

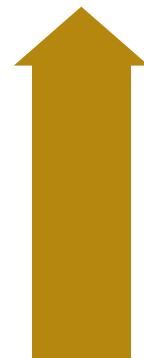
A hidden gem nestled between established neighbourhoods, this highly desirable location is poised for long-term appeal. The wider area has seen high demand for new-builds, driving strong price growth, with further capital growth forecast.



19.4%

forecast growth in sales prices in London 2025-2029

JLL, Savills, November 2024



Price growth

While the area is already well-established, recent new developments are highly desirable in the area and have driven notable price appreciation.



Thames premium

Kew Bridge Rise is a short 6-minute stroll to the River Thames. Properties close to the Thames are highly desirable and command a premium over other properties.



38%

premium for apartments in West London within 0.5km of the River Thames vs. wider West London

Dataloft (PriceHubble), LandRegistry, apartment prices of apartments 0.5km from the River Thames in West London vs wider West London, January 2025

5-year new-build £sqft growth

30%
West London

6%
Greater London

Dataloft (PriceHubble), Land Registry, new-build £sqft growth 2021 - 2024

Going Green

Homes at Kew Bridge Rise are designed for a greener future and reduced environmental impact:

Solar panels powering communal spaces



Built using Modern Methods of Construction



Air source heat pumps for energy-efficient heating



£14,590

Average cost to significantly improve a home's EPC rating

Dashly 2023, average cost in London to improve from a D to a B EPC rating



Reasons to buy

KEW BRIDGE RISE



1, 2, and 3 bedroom apartments just minutes away from Kew Bridge station, offering Riverside West London living without sacrificing fast links into the heart of the city.

35%

3-year rental growth
Kew Bridge Rise local area

ataloft Rental Market Analytics (PriceHubble), average growth in monthly rent (all property types). Kew Bridge Rise local area defined as TW8.

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premium for apartments in West
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Thames vs. wider West London

Dataloft (PriceHubble), LandRegistry, apartment prices of apartments 0.5km from the River Thames in West London vs wider West London, January 2025

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JLL, Savills, November 2024

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up to

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Gross yields at
Kew Bridge Rise

Hill, Studio apartment

One of best
places to invest
in the UK

Brentford listed in the top
25 places to invest in the UK

The Sunday Times 2024

6 minutes

to the River Thames

GoogleMaps, travel times are indicative only

29 minutes

to Waterloo

HILL, GoogleMaps, travel time from Kew Bridge station, travel times are approximate only

2.2m+

jobs within a
45-minute commute

BRES 2023, commute by public transport

Contact us.

SALES SUITE

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Delivered in partnership



www.pricehubble.com/uk

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