



MOVETO LONDON

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NEW HOMES ROUND-UP

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NEW HOMES ROUND-UP

Young professionals and families are unearthing modern homes along a new train line, reports Cheryl Markosky

PADDINGTON

First it was eager investors snapping up brand new properties on the Elizabeth line – the moniker awarded to London Crossrail in recognition of the Queen – which kicks off in December 2018.

In the final stages of construction, however, the market's tilting towards couples and family owner-occupiers savvy enough to discover they get more for their pound on the outer fringes adjacent to the innovative route.

Adam Challis from Jones Lang LaSalle's research department reveals that Crossrail's having a huge impact on house price growth, predicting a 16% maximum jump in values by 2020.

"Neighbourhoods set to benefit include Woolwich, Whitechapel, West Drayton and Ealing Broadway," he believes, while less obvious candidates are Iver, Langley and Slough, which aren't far from new stations.

Knight Frank research notes that districts with prime London Crossrail stations have outperformed the rest of the capital by 40%, and significant development potential on the route has led to over 10,000 private new units from Paddington to Canary Wharf.

Crossrail's a win-win game, adds Ben Morris, director of new homes at Colliers International. "Buyers get a faster commute, more space, parking, gardens, improved high streets, and a happier lifestyle in the railway network's regenerating areas." Exactly what every young professional and family has on their wish lists.



OPENING: DECEMBER 2018
JOURNEY TIMES: TOTTENHAM COURT ROAD DOWN FROM 20 MINUTES TO 4, LIVERPOOL STREET 23 TO 10 MINUTES
PADDINGTON EXCHANGE: FROM £1,035 MILLION
TAYLOR WIMPEY CENTRAL LONDON: 020 7487 1698

From the Mo Jarak to scoop up one of the remaining three apartments for sale offering Siemens and Bosch appliances, floor-to-ceiling windows with views of the capital and underfloor heating in bathrooms. There's also a residents-only communal rooftop terrace, 24-hour concierge service and secure gated entry.



ACTON MAIN LINE

OPENING: DECEMBER 2019
JOURNEY TIMES: BOND STREET REDUCED FROM 27 TO 9 MINUTES, LIVERPOOL STREET 41 TO 14 MINUTES
ACTON GARDENS: FROM £450,000
COUNTRYSIDE: 020 8993 6923

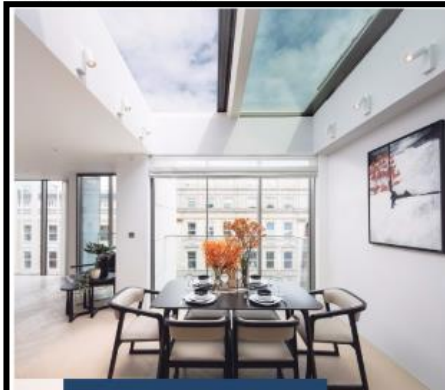
The 'urban village' on a 52-acre site contains 2,500 homes and a central square with supermarket, shops, doctor, dentist, nursery and youth club. New walking routes link you to neighbouring areas and new buses whisk you to the station.



EALING BROADWAY

OPENING: DECEMBER 2019
JOURNEY TIMES: BOND STREET LOWERED FROM 22 TO 11 MINUTES, CANARY WHARF 43 TO 25 MINUTES
DICKENS YARD, EALING: FROM £960,000
ST GEORGE, THROUGH GARDINER RESIDENTIAL: 020 8579 5242

Heritage buildings, cutting edge design and well lit public plazas: it's all here in an area far from the Garden of Gaiety. Residents will have "well-being" and that's now uber-cool. Think apartments with their own balconies, Villeroy and Boch bathrooms, and access to the communal spa and gym.



TOTTENHAM COURT ROAD



OPENING: DECEMBER 2018
JOURNEY TIMES: ABBEY WOOD DOWN FROM 50 TO 24 MINUTES, CANARY WHARF 21 TO 12 MINUTES
ARTISAN, FITZROYA: FROM £3,395 MILLION
DUKELEASE, THROUGH HUDSONS: 020 7523 2277

Three apartments out of 13 are still left in this 21st-century-meets-Georgian, open-plan living scheme smack in the heart of London. Please includes a concierge, lift and video entry, just minutes from a new underground station and bike hire that are all courtesy of the Crossrail project.



OPENING: 2019
JOURNEY TIMES: LIVERPOOL STREET 48 TO 39 MINUTES, READING 21 TO 15 MINUTES
BLAKE HOUSE: FROM £245,000
JAMES TAYLOR GROUP, THROUGH COLLIERS INTERNATIONAL: 020 7935 4499

Only a 10-minute walk from Slough's upgraded (thank you, Crossrail) station and right on the vibrant High Street, this small development is comprised of 25 studios and one- and two-bedroom flats. All peak times, four Crossrail services an hour will whisk commuters to their desks in style.



SLOUGH



TOTTENHAM COURT ROAD



OPENING: DECEMBER 2018

JOURNEY TIMES: ABBEY WOOD DOWN FROM 50 TO 24 MINUTES,
CANARY WHARF 21 TO 12 MINUTES

ARTISAN, FITZROVIA: FROM £3.995 MILLION

DUKELEASE, THROUGH HUDSONS: 020 7323 2277

Three apartments out of 13 are still left in this 21st-century-meets-Georgian, open-plan living scheme smack in the heart of London. Pluses include a concierge, lift and video entry, just minutes from a new underground station and ticket halls that are all courtesy of the Crossrail project.