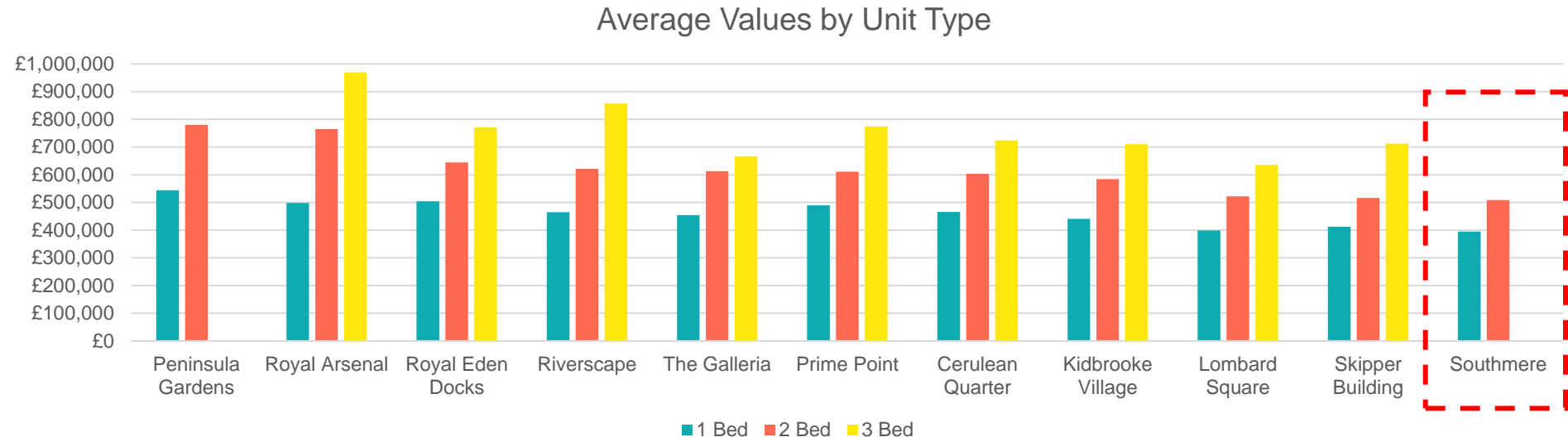


# Southmere Phase 2 Comparables Report

10<sup>th</sup> September 2024



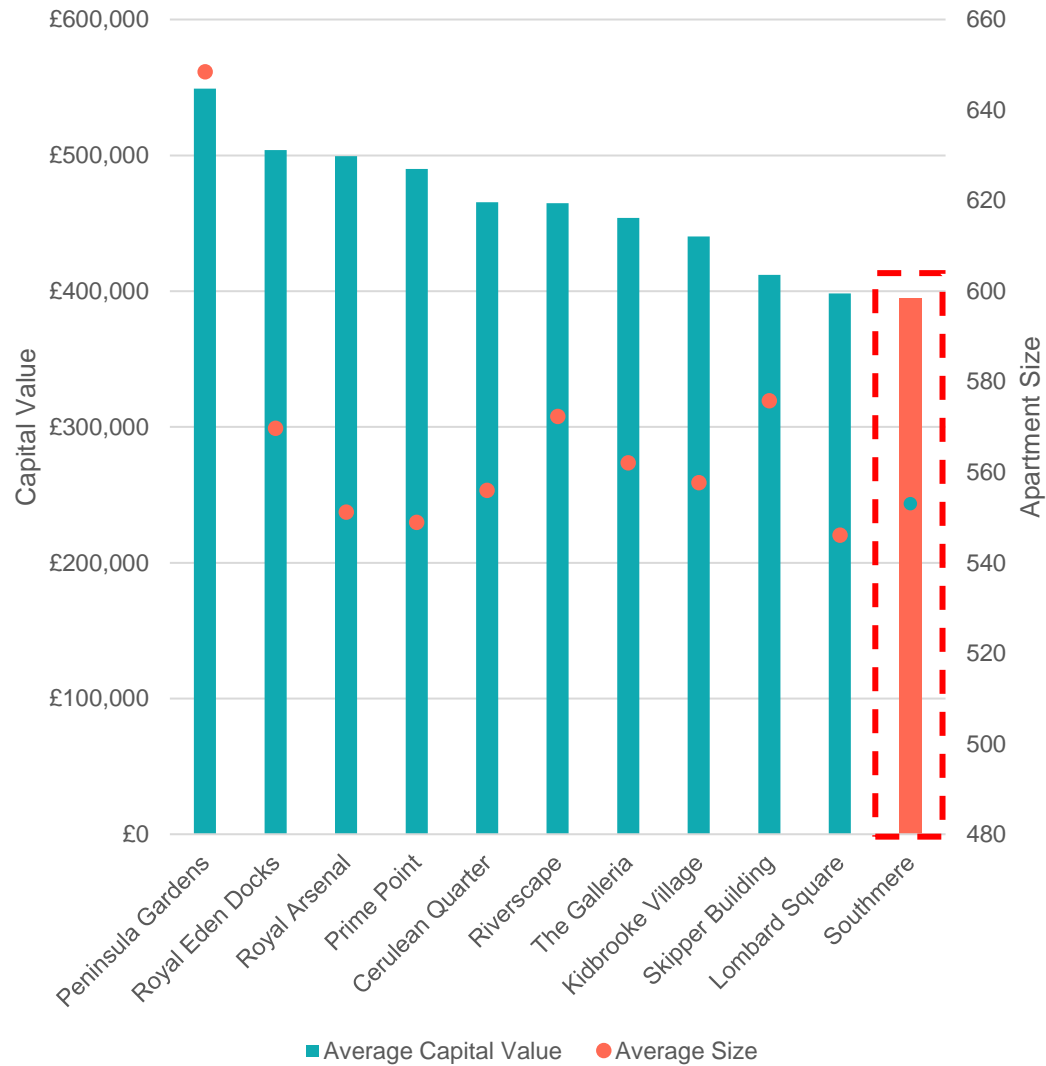
## Comparable Summary



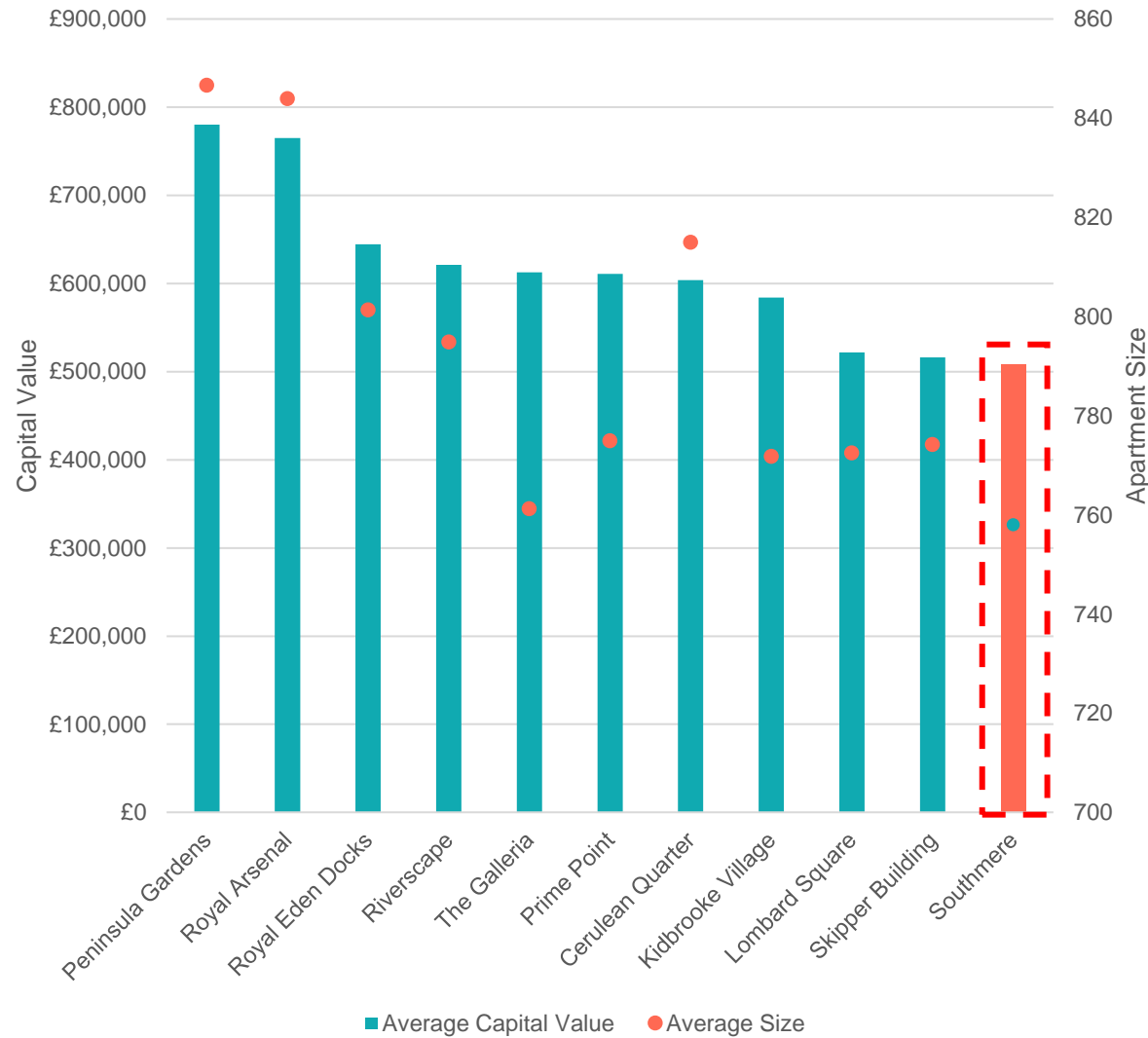
- The following report provides a summary of schemes comparable to Southmere Phase 2. We have included a range of developments, both local and further afield, which share characteristics with Southmere including scale, transport connectivity, price point and location.
- The graph above highlights the average capital values for one, two and three bedroom apartments at the competitors within this study.
- Southmere is the most affordable scheme on average across both one and two bedroom apartments by 16% and 19% respectively.
- Southmere offers excellent connectivity, close to nature with stunning views over Lake Southmere and towards Canary Wharf.
- The short walk to Abbey Wood for the Elizabeth Line provides fast and frequent journey times to Canary Wharf, The City and West End in 11, 17 and 25 minutes, makes Southmere attractive for both private renters and young professionals alike.



1 Bedroom Comparison

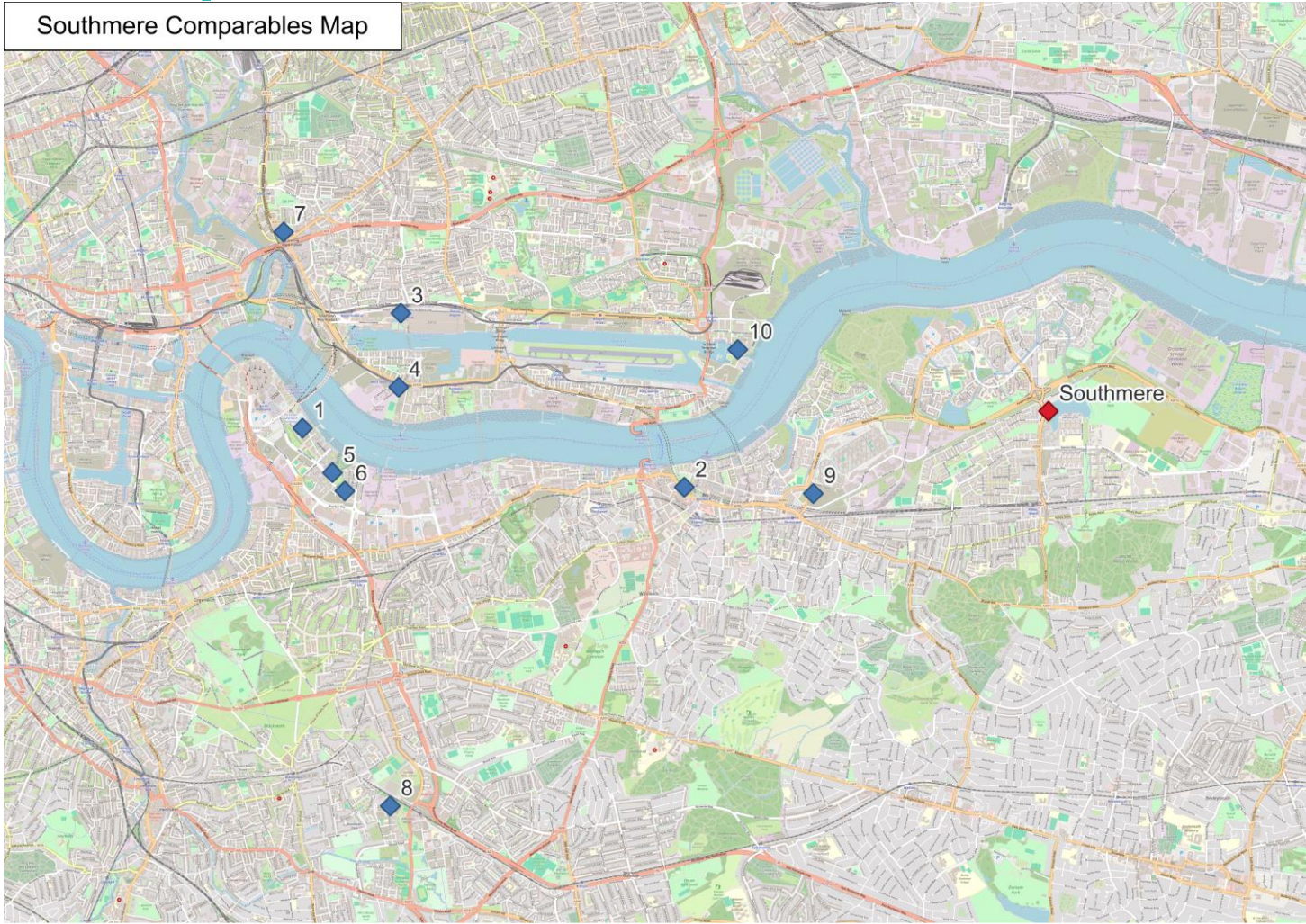


2 Bedroom Comparison





# Comparables Overview



No.	Development	£ / psf
1	Peninsula Gardens	£895
2	Royal Arsenal	£900
3	Royal Eden Docks	£856
4	Riverscape	£793
5	The Galleria	£749
6	Prime Point	£820
7	Cerulean Quarter	£764
8	Kidbrooke Village	£770
9	Lombard Square	£713
10	Skipper Building	£700