

# Bermondsey Heights





## ABOUT BERMONDSEY

Bermondsey, located in the Borough of Southwark is a historic area. A former industrial district, Bermondsey has undergone significant regeneration, turning warehouses into beautiful modern flats, with accompanying shops, bars, restaurants, and offices. Bermondsey is a place of great historical and culture heritage with the world-famous Tower Bridge and the Fashion and Textile Museum on its doorstep. Young residents are attracted by the buzz of the area and its enviable transport links, where key central London districts including the City, the West End and Canary Wharf are accessible by public transportation in 15 minutes or less. For a quick getaway, London City airport is only 21 minutes away.

There are many quality schools in the area for the families with children and London's best universities are easily accessible, including LSE which is only 20-25 minutes away. The area continues to evolve with some of the biggest regeneration plans in London. New Bermondsey located at the tip of the Borough of Lewisham aims to transform a 30-acre industrial site into 3,500 homes, with a new Overground station, sports facilities and close to 1,250 new jobs created. Bermondsey will also benefit from the ripple effects of the regeneration schemes already underway in neighbouring areas.

# BERMONDSEY



## TOP 8 REASONS TO INVEST IN BERMONDSEY

1 | 

### BETTER VALUE

Prices of homes in Bermondsey are, on average, 23% lower than the Greater London average, despite having everything on its doorstep and great accessibility anywhere in London.

2 | 

### TRANSPORT LINKS

Bermondsey has some of the best transport links in London. All the main commercial hubs are accessible in 15 minutes or less with the City, Canary Wharf and the West End accessible in 11 minutes, 12 minutes and 15 minutes respectively. Worldwide travel is only 21 minutes away, with London City airport close by. There are multiple transport hubs in the area including Bermondsey and London Bridge stations with many different lines to choose from: The Jubilee, the Northern, the Overground, national rail and Thameslink.

3 | 

### REGENERATION

Bermondsey has already a well-established regeneration success story, where warehouses have been turned in flats, shops, offices, and restaurants. Further regenerations are planned to include New Bermondsey which aims to build 3,500 homes, a new Overground station, sports facilities and create close to 1,250. Regenerations have in the past led to price growth outperformance.

4 | 

### LOCAL AMENITIES

Young residents are attracted to Bermondsey, a vibrant area with every type of leisure activity available. Home to some of the best restaurants in the area such as the Michelin Star Sollip and Trivet. Sports fans can enjoy championship level football games at the Den the home of Millwall FC. For Street-food and antiques Maltby Street Market and Bermondsey markets are local favourites.

5 | 

### DEMOGRAPHICS

Strong demographics are conducive to outperformance in house prices. The area is expected to grow at a faster rate than London in the next decade, with a more young and vibrant population attracted to the area. More than 40% of household types are in the rising prosperity segment, with the area also leading in attracting residents in the more lucrative and cutting edge sectors, such as the Finance & Insurance industry which is higher than for London as a whole.

6 | 

### EDUCATION

The area is ideal for families who will be well served with plenty of Ofsted Outstanding and Good schools. The best universities are accessible. LSE has student accommodations in the area. The regeneration will add even more education facilities.

7 | 

### BERMONDSEY HEIGHTS AMENITIES

Amazing views are on offer from this landmark 26-storey building. Every apartment has its own balcony or winter garden and access to communal gardens and roof terrace.

8 | 

### BERMONDSEY HEIGHTS OFFERS GREAT VALUE

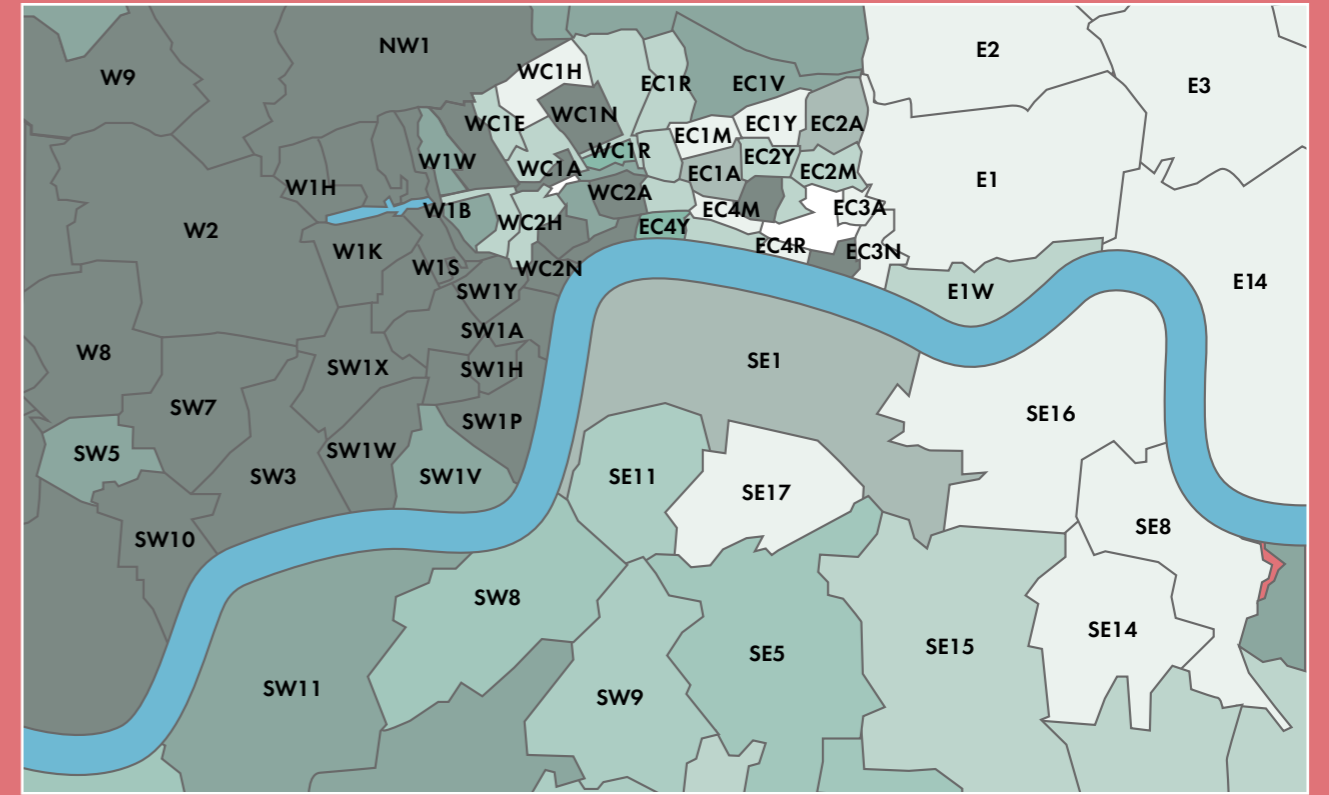
Average prices being asked per square foot at Bermondsey Heights are 21% lower than the Zone 2 average. With 77% of schemes currently on the market in Zone 2 asking more per square foot than Bermondsey Heights.

Source: JLL Research using Molior London (September 2024 availability)



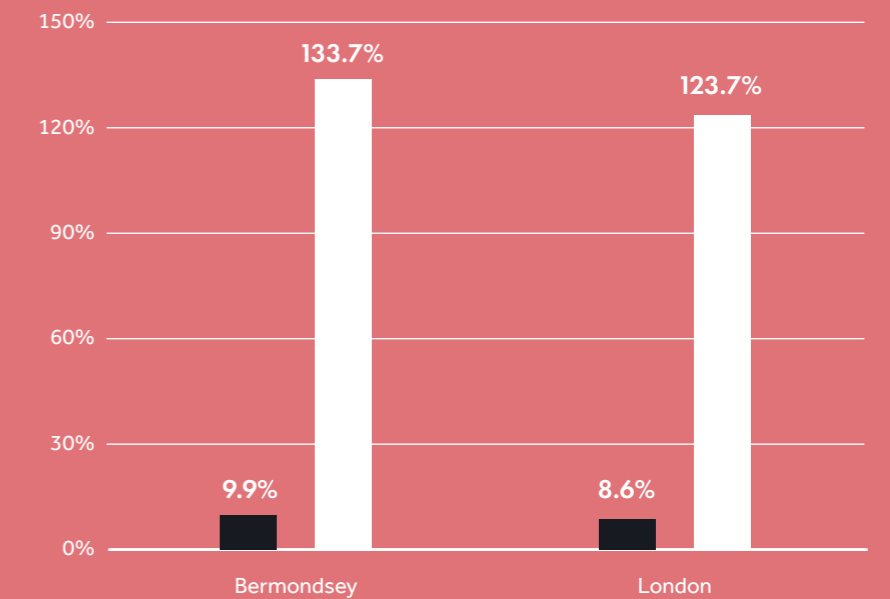


# BERMONDSEY RESIDENTIAL SALES MARKET



Average prices in Bermondsey have outperformed London both in the short and long term growing by 9.9% vs 8.6% in the last 5 years and 133.7% vs 123.7% respectively over the last 20 years. Going forward despite the economic headwinds, house prices are expected to be resilient.

House prices in Bermondsey are currently at a 21% discount to Greater London despite offering all the advantages of more expensive locations, suggesting an outperformance to follow in prices as more buyers will be looking to take advantage of the discount. Furthermore, the Bermondsey market is popular with a more prosperous buyer pool that is less affected by economic cycles.

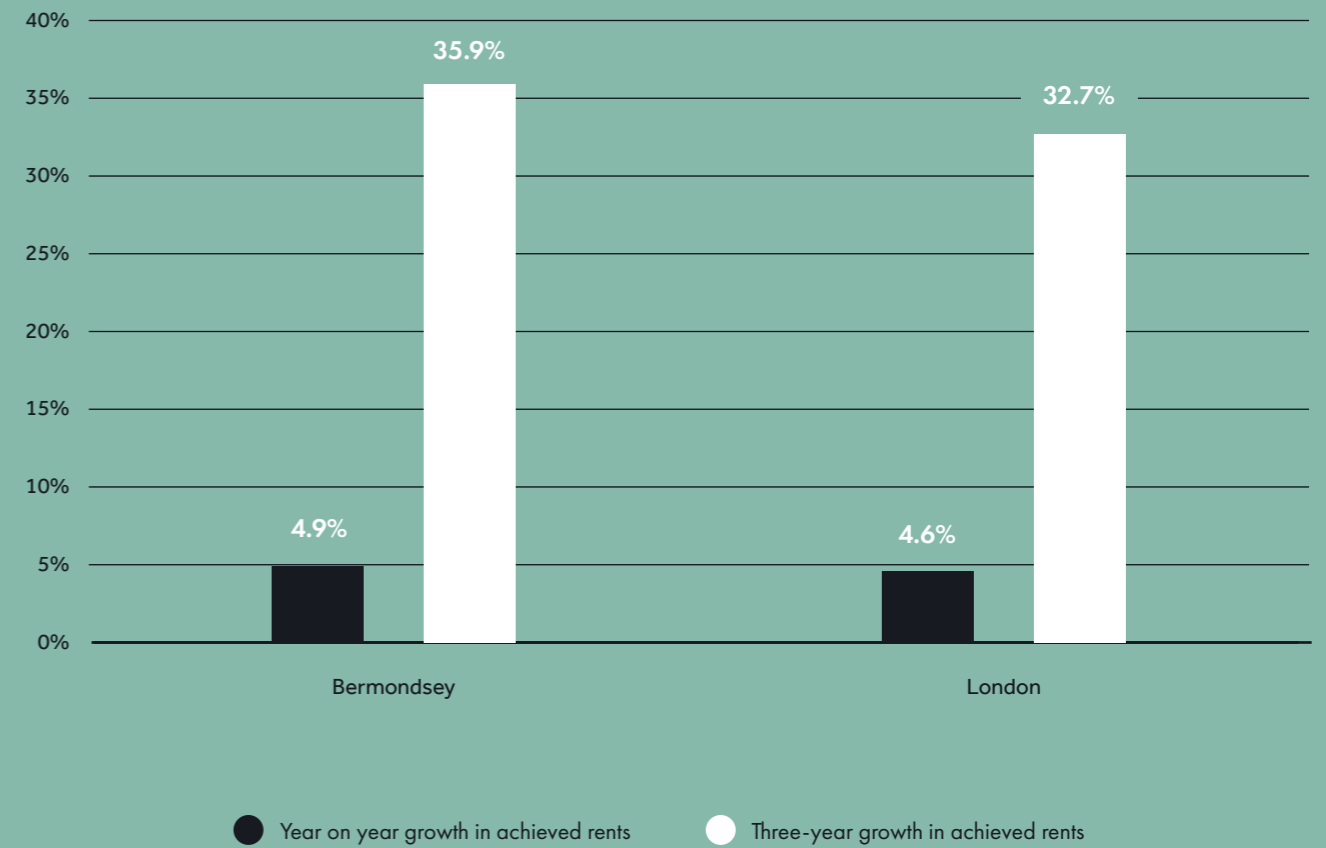


● Year on year growth in achieved rents ● Three-year growth in achieved rents

Source: Dataloft, August 2024

# BERMONDSEY RENTAL MARKET

The rental market remains competitive in Bermondsey. Achieved rents recorded year-on-year growth of 4.9%, with rents increasing 35.9% over the last three years. This is higher than London where rents rose by 4.6% and 32.7% respectively.

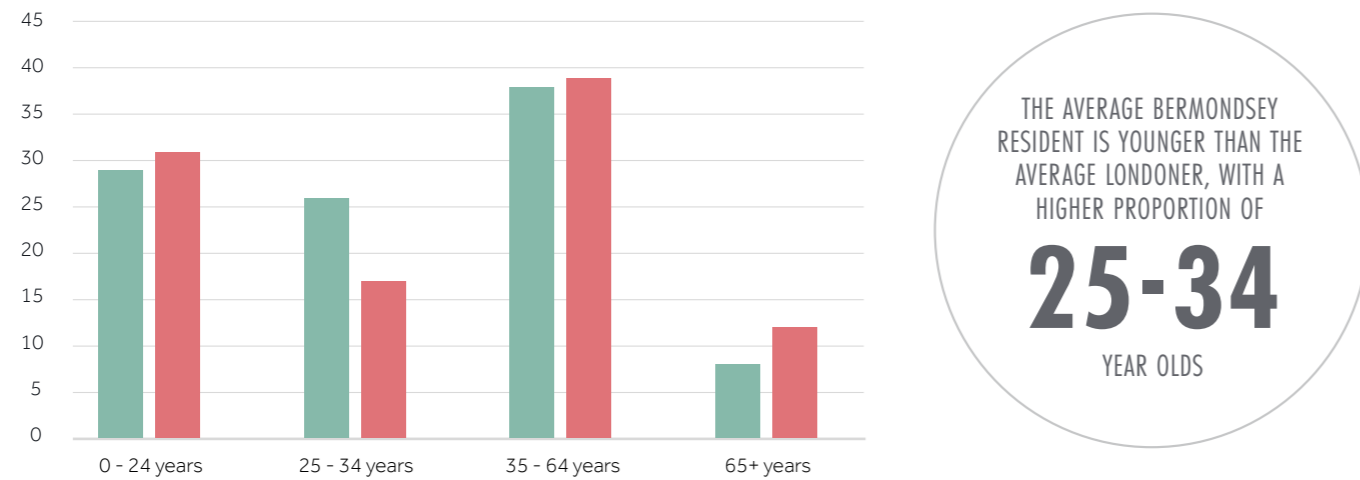


## DEMOGRAPHICS | POPULATION

● Bermondsey ● London

Bermondsey attracts an even spread of ages, not too dissimilar to the rest of London, however, the average resident is younger than the average Londoner.

### AGE DISTRIBUTION (% OF POPULATION)



### PROJECTED GROWTH

Bermondsey has 29,348 total households and a total population of 66,977.



Bermondsey's total population is projected to grow by 2.6% to 68,747 in 2026 outpacing a projected growth of 2.1% for London. It is projected to grow by 4.8% to 70,171 in 2031 again outpacing London's projected growth of 3.7%

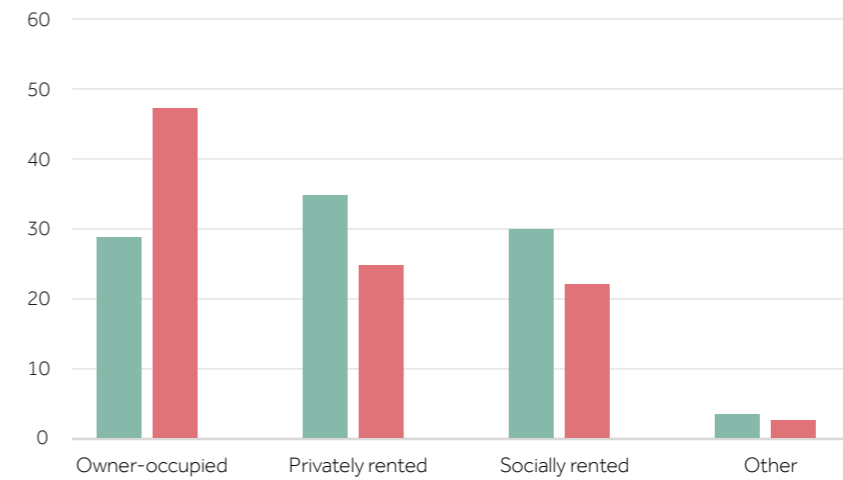
Source: JLL,CACI

## DEMOGRAPHICS | RESIDENTS

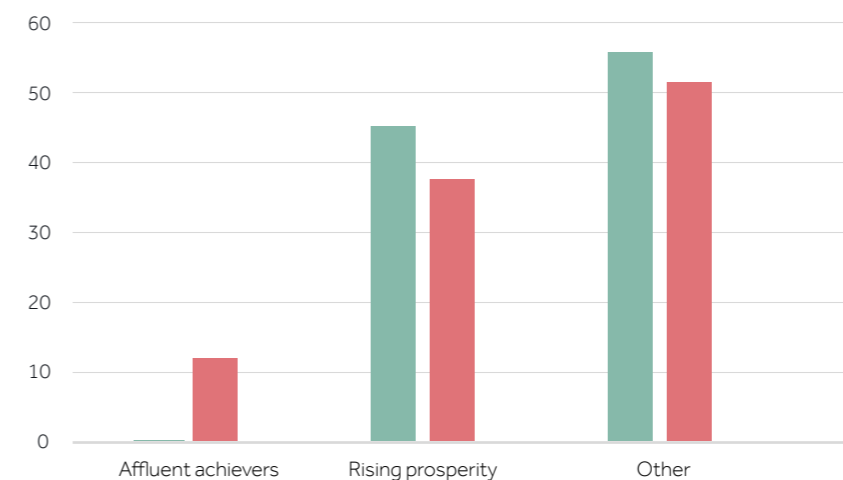
● Bermondsey ● London

Bermondsey is home to a higher proportion of young professionals (rising prosperity) compared with Greater London, and has a strong private rental market.

### HOUSEHOLD TENURE (% OF HOUSEHOLDS)



### HOUSEHOLD TYPES (% OF HOUSEHOLDS)

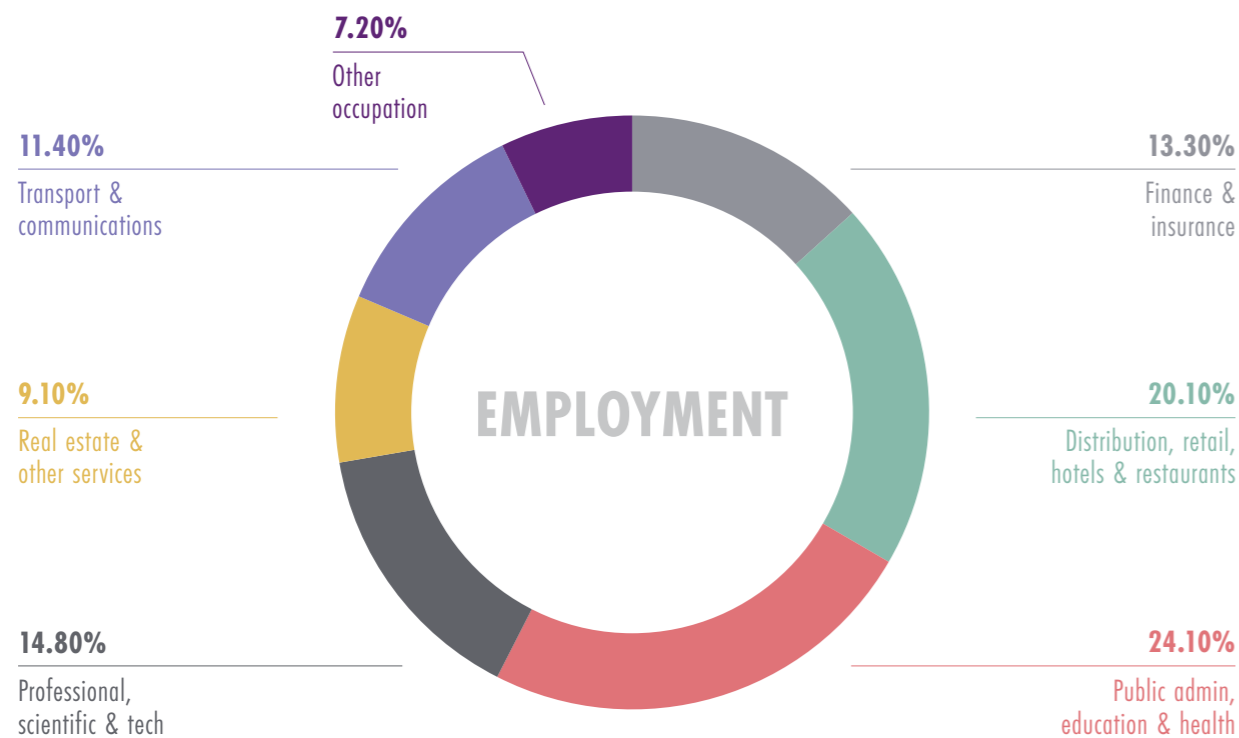


Source: JLL,CACI

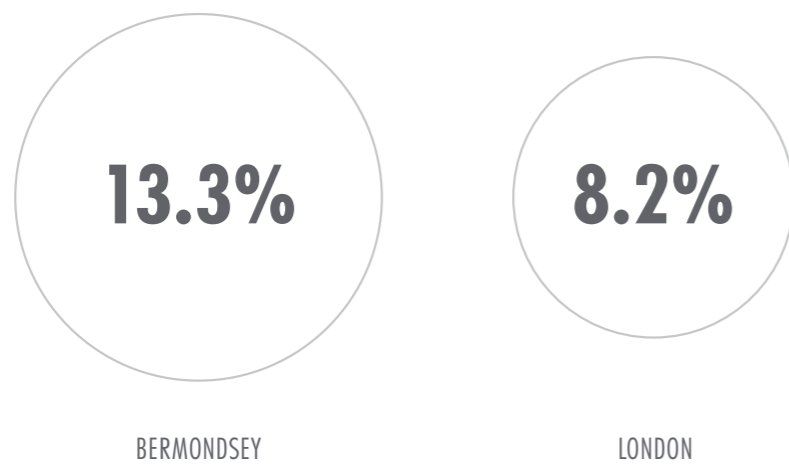


## BERMONDSEY PROFILE OF EMPLOYMENT

The most predominant industries of employment are public admin, education & health, distribution, retail, hotels & restaurants and professional, scientific & tech which is in line with London in general.



## THE FINANCE & INSURANCE INDUSTRY EMPLOYMENT



Source: DataLoft





# REGENERATION

JLL analysis of regeneration schemes in London over the past decade shows they achieved an average of 5% price growth outperformance per annum over and above the baseline house price growth achieved in the borough where the schemes are located.

Bermondsey Heights is well placed to realise a similar regeneration effect being within close proximity to Bermondsey Street with a wealth of eateries, bars and cultural attractions.



There are planned improvements in education with 2 new primary schools, a new university, a new secondary school on the way and the expansion of 9 local primary schools. Student accommodation for the London School of Economics is also under way.

OLD KENT ROAD REGENERATION WILL PROVIDE  
**20,000**  
NEW HOMES AND  
**7,000**  
AFFORDABLE HOMES.

REGENERATION WILL BRING  
**3,500**  
NEW HOMES AND  
**35%**  
WILL BE AFFORDABLE. A NEW STATE-OF-THE-ART INDOOR SPORTS COMPLEX IN THE AREA WILL BRING **1,250 JOBS**



## EDUCATION

### SCHOOLS

In the Bermondsey area, there are 16 Ofsted Outstanding schools and 24 Ofsted Good schools.

#### Ofsted Outstanding | Primary

Albion Primary School

Boutcher Church of England Primary School

The Cathedral School of St Saviour  
and St Mary Overie

Charles Dickens Primary School

Crampton Primary

Galleywall Primary School

Phoenix Primary School

Redriff Primary School

Riverside Primary School

St Joseph's Catholic Primary School

#### Ofsted Outstanding | Secondary

Harris Academy Bermondsey

Notre Dame Roman Catholic Girl's School

Spa School, Bermondsey

St Michael's Catholic College

St Saviour's and St Olave's Church  
of England School

Surrey Square Primary School

### UNIVERSITIES

London is an academic hub with 18 top class universities hosting close to 350,000 students.

#### Universities and schools

#### No. students

University College London

45,715

King's College London

38,445

Queen Mary University of London

23,870

The University of Greenwich

22,760

Imperial College of Science, Technology and Medicine

21,370

City, University of London (including Bayes)

21,325

University of the Arts, London

21,105

Middlesex University

20,155

The University of Westminster

19,680

London South Bank University

18,545

The University of East London

17,395

London School of Economics and Political Science

13,455

London Metropolitan University

12,525

Birkbeck College

12,070

Goldsmiths College

9,830

SOAS University of London

5,865

London Business School

2,460

Guildhall School of Music and Drama

1,065





## TRANSPORT

Bermondsey is one of the most connected areas in London:

**90**

BUS STOPS

**3**

TUBE STATIONS

**1**

RAIL STATION



### TRANSPORT CONNECTIONS

<b>Rail</b>	South Bermondsey
<b>Jubilee</b>	Bermondsey, London Bridge, Canada Water
<b>Overground</b>	Rotherhithe, Canada Water, Surrey Quays
<b>Northern</b>	London Bridge, Borough
<b>Thameslink</b>	London Bridge

### TRANSPORT IMPROVEMENTS

The area's connectivity will improve further as three new tube stations along the Bakerloo line are planned.

**New Bermondsey Overground Station/Surrey Canal Railway Station:** Lewisham Council approved a TFL planning application for the station in December 2021, in which the name of the station is confirmed as "Surrey Canal". A third of the enabling works have been completed and a further £17 million investment was pledged in August 2024. The station forms part of a wider program of transport improvements including two new bus routes through the site to link the area to central and south London.

Source: TFL





## RESTAURANTS

Bermondsey is home to a wealth of bars, cultural attractions and eateries including 3 Michelin star restaurants.

### MICHELIN STAR RESTAURANTS:

- Restaurant Story, Southwark
- Sollip, Southwark
- Trivet, Bermondsey



### OTHER RESTAURANTS:

- 40 Maltby Street, Bermondsey
- Bermondsey Yard Café, Bermondsey
- Casse-Croute, Bermondsey
- The Garrison, Bermondsey
- Jose, Bermondsey
- Pique-Nique, Bermondsey
- Pizarro, Bermondsey
- Tanner & Co, Bermondsey
- Village East Bermondsey





### SALES PRICE GROWTH (% PA)

	2024	2025	2026	2027	2028	Cumulative 2024-28	Average pa 2024-28
UK	2.0	3.0	3.5	4.5	3.5	17.6	3.3
Greater London	1.0	3.5	4.5	4.5	4.0	18.7	3.5

### RENTAL GROWTH (% PA)

	2024	2025	2026	2027	2028	Cumulative 2024-28	Average pa 2024-28
UK	4.5	3.5	3.5	3.0	3.0	18.8	3.5
Greater London	5	4	3.5	3.5	3.5	21.1	3.9

# FORCASTS







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