

RIVER
PARK
TOWER

ONE NINE ELMS • LONDON

INVESTOR FACT SHEET

PER

A NEW INVESTMENT VIEW

SPEC

TIVE

RIVER
PARK
TOWER
|

UP TO 5.2%
RENTAL YIELDS

ACHIEVED AT
RIVER PARK TOWER

ZONE 1 LONDON

TWO TUBE STATIONS

25,000
NEW JOBS

10 YEAR FORECAST*

£15 BILLION

TOTAL NINE ELMS
INVESTMENT*

HOME TO

APPLE HQ, PARK HYATT,
US EMBASSY,
PENGUIN RANDOMHOUSE,
FOSTER & PARTNERS

LOCATION – ZONE 1

- 3

minutes by Tube
to Victoria Station
- 5

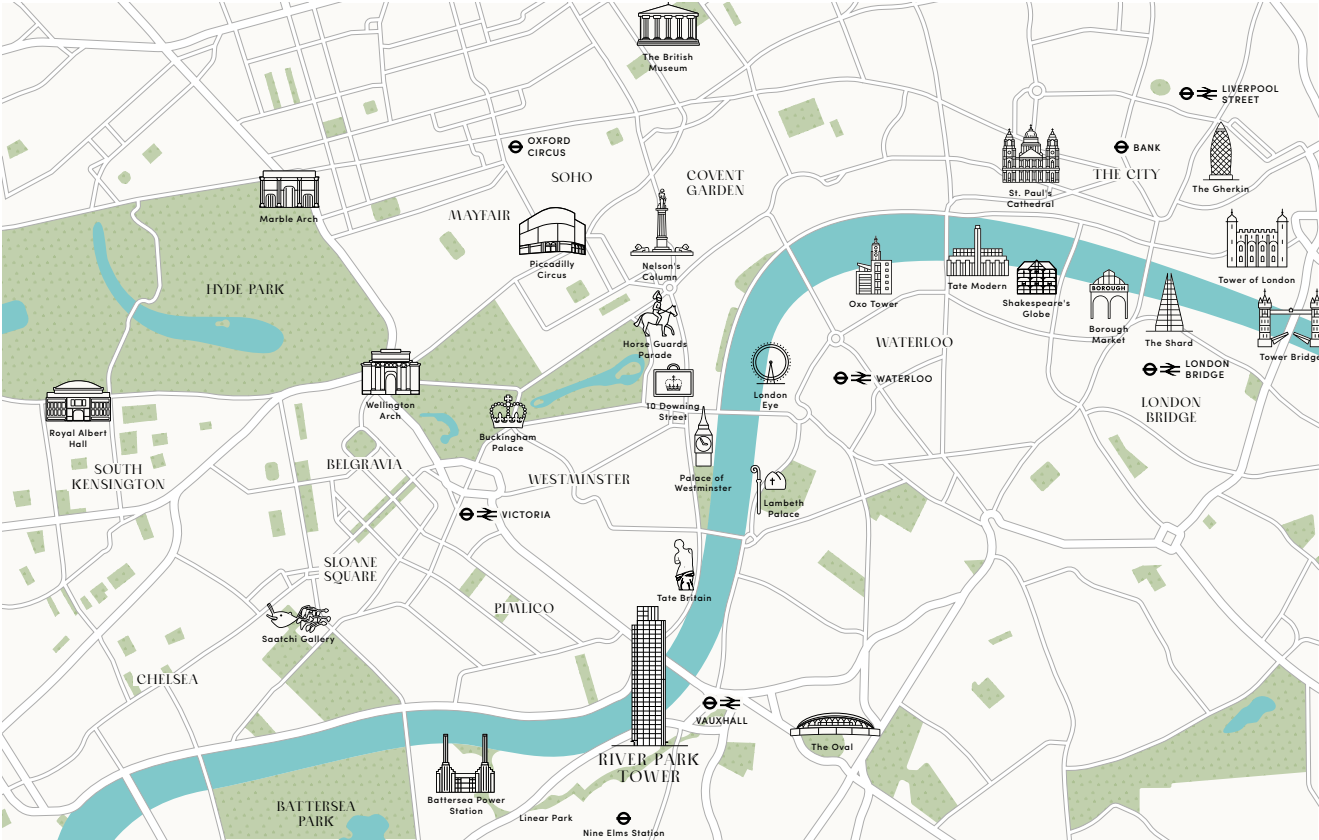
minute walk
to Vauxhall Station
- 6

minute walk
to Nine Elms Station
- 14

minute drive
to Sloane Square
- 40

minute train
to Gatwick Airport
- 45

minute boat
to Canary Wharf



APARTMENT MIX*

| Bed Type | Size range (sq.ft) | Starting Price (£) | Rental Range (pcm) | Average Yield |
|----------|--------------------|--------------------|--------------------|---------------|
| 1 Bed | 622 - 724 | 1,037,000 | 4,160 - 5,503 | 5.0% |
| 2 Bed | 829 - 1,107 | 1,390,000 | 6,000 - 7,973 | 5.0% |
| 3 Bed | 1,518 - 2,108 | 2,778,000 | 11,332 - 20,000 | 5.2% |

EDUCATION

The UK is recognised as a global centre for secondary and higher education. Many of these outstanding institutions are within easy reach of River Park Tower.

| | | | |
|---------------------------|------------|----------------------------|------------|
| Newton Preparatory School | 5 minutes | King's College London | 15 minutes |
| Thomas's Battersea | 16 minutes | London School of Economics | 16 minutes |
| Westminster School | 18 minutes | University College London | 20 minutes |
| Emanuel School | 20 minutes | Imperial College London | 25 minutes |

TRANSPORT

| | | | |
|----------------------|---------------------------------|------------------|------------------|
| RIVER BOAT | 10 – 20 minutes | 25 – 30 minutes | 45 minutes |
| UNDERGROUND & TRAIN | 03 – 05 minutes | 05 – 10 minutes | 10 – 15 minutes |
| LONDON AIRPORTS | 40 – 45 minutes | 55 minutes | 65 minutes |
| Via Public Transport | City Airport Gatwick Airport | Heathrow Airport | Stansted Airport |



Travel time source: Google maps & TFL London

5 YEAR CAPITAL GROWTH FORECAST *

| | 2025 | 2026 | 2027 | 2028 | 2029 | 5-Year Change | Average % p.a. |
|----------------------|------|------|------|------|------|---------------|----------------|
| JLL (Greater London) | 2.5% | 3.5% | 5.0% | 5.0% | 4.0% | 21.6% | 4.0% |
| Savills (London) | 3.0% | 4.0% | 3.5% | 3.0% | 2.5% | 17.1% | 3.2% |
| CBRE (London) | 2.5% | 4.1% | 4.2% | 4.3% | 3.8% | 20.3% | 3.8% |
| Average | 2.7% | 3.9% | 4.2% | 4.1% | 3.4% | 19.7% | 3.6% |

5 YEAR RENTAL GROWTH FORECAST *

| | 2025 | 2026 | 2027 | 2028 | 2029 | 5-Year Change | Average % p.a. |
|----------------------|------|------|------|------|------|---------------|----------------|
| JLL (Greater London) | 2.5% | 3.0% | 3.5% | 4.0% | 4.5% | 18.8% | 3.5% |
| Savills (London) | 2.5% | 2.5% | 2.5% | 3.0% | 3.0% | 17.6% | 2.7% |
| CBRE (London) | 4.0% | 2.6% | 2.0% | 2.8% | 2.5% | 14.7% | 2.8% |
| Average | 3.0% | 2.7% | 2.7% | 3.3% | 3.3% | 17.0% | 3.0% |



CASH FLOW FORECAST *

| "Apartment Cash Flow (Typical Property Price £1,037,000 for a 1 bedroom apartment)" | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|--|------------|------------|------------|------------|------------|------------|------------|
| 10% Deposit | £103,700 | | | | | | |
| 90% Balance on Completion | £933,300 | | | | | | |
| Your Investment | £1,037,000 | £1,037,000 | £1,037,000 | £1,037,000 | £1,037,000 | £1,037,000 | £1,037,000 |
| Cumulative Capital Growth † | - | £27,653 | £68,820 | £115,633 | £162,891 | £204,087 | |
| Your Equity | £1,037,000 | £1,064,653 | £1,105,820 | £1,152,633 | £1,199,891 | £1,241,087 | |
| Equity Growth 2 †† | 0.0% | 2.7% | 6.6% | 11.2% | 15.7% | 19.7% | |
| Projected Rental Income | £51,435 | £52,978 | £54,409 | £55,860 | £57,684 | £59,607 | |
| Projected Rental Yield | 5.0% | 5.1% | 5.2% | 5.4% | 5.6% | 5.8% | |

*Prices and Forecasts were correct at the time of publishing (February 2025).
† Based on Average of JLL & Savills Growth Forecasts †† These figures are compounded



Be part of an
EXCLUSIVE WORLD

AMENITIES



50TH FLOOR
SKY TERRACE &
RESIDENTIAL



24-HR
CONCIERGE



CINEMA,
MULTIMEDIA &
CONFERENCE
ROOMS



FITNESS
SUITE
& JUICE BAR



CHILDREN'S
PLAY ROOMS

Experience exceptional residence amenities at River Park Tower, including a state-of-the-art fitness centre with gym and studio, business lounge, multimedia and business rooms, play area, winter gardens, and the 50th-floor Sky Terrace with awe-inspiring views.

The Park Hyatt London adjacent, provides more offerings, including a spa, all-day à la carte dining, an internationally renowned Cantonese restaurant and a wine bar*.

LOCATION

Nine Elms, SW8 5HD (Zone 1)

LOCAL AUTHORITY

Wandsworth Borough Council

COUNCIL TAX BANDS
(PER ANNUM)**

E £1,222.59 p/a
F £1,444.87 p/a
G £1,667.16 p/a
H £2,000.59 p/a

BUILDING WARRANTY

10 year building warranty
plus Developer Warranty
(this covers the first two
years of the ten year policy).

PARKING

Basement parking will be
available to purchase on a
right to park basis with
selected apartments

GROUND RENT

Peppercorn

TOTAL UNITS

334 private units

ESTIMATED SERVICE CHARGE
(PER ANNUM)

£9.49 per sq ft

TENURE

999 year leasehold

COMPLETION

Ready to move-in

MANAGING AGENT

LRM

TERMS OF PAYMENT AND
RESERVATION PROCEDURE

10% payable upon exchange.
Balance upon completion

LINEAR PARK

Providing a green walk from
Vauxhall Bridge to Battersea
Power Station, the Linear
Park will be a publicly
accessible park with play
areas, sculptured seating and
a variety of new trees.

*Available at a discounted cost exclusively to River Park Tower residents
**Prices correct for 2024/2025

Book your PRIVATE VIEWING

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RIVERPARKTOWER.COM



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