

METRO Property Neighbourhood Watch

This week... **Shadwell**

Central, convenient, affordable and close to the new Crossrail line, this east London neighbourhood is finally finding its feet, says **Andrea Dean**



Well connected: Shadwell Overground station

SETTING THE SCENE

TOWER HAMLETS is a borough of many parts and one of those parts is Shadwell, tucked between Whitechapel, Wapping and The Highway – the main road running from Tower Bridge into Docklands. This multi-cultural, inner-city enclave isn't nearly as hip as Shoreditch (though let's face it, how many places are?)

nor does it have Wapping's character and charm, but it's far more affordable than both and has great transport connections. Bank and Canary Wharf are minutes away on the DLR, while Overground trains connect with Highbury & Islington, Stratford, Dalston and Crystal Palace.

WHAT'S NEW

TELFORD HOMES has launched the last phase of apartments and penthouses at The Junction, a boutique development of 26 homes. Look out for stone kitchen work surfaces, underfloor heating, private outside space and a residents' rooftop garden with views across the City and Canary Wharf. Prices from £540,000 with first completions scheduled for this autumn.

This Saturday, eight duplex penthouses will be launched at Damien Court, close to the Royal London Hospital. Constructed on top of a 1930s apartment building that is being refurbished, they have wooden flooring, decked terraces and high-spec kitchens, from £660,000, through Look New Homes and Bridge New Homes.

Clipper Wharf is the latest phase at St George's vast London Dock development, towards



Modern: How Clipper Wharf will look. Tower Bridge. One-bed apartments start at £869,950 and facilities will include a 24-hour concierge service, residents' lounge and a health and fitness suite. A Victorian former tea and coffee warehouse has been transformed into Wapping Riverside, a collection of loft-style riverside apartments with panoramic views, exposed brick feature walls and terraces. Prices from £1.3million for a two-bed apartment, Galliard Homes.



Room with a view: A living area at The Junction

'Typical tenants are young professionals who work in the financial or legal sectors and new build apartments close to the DLR station are most in demand. Average rent for a two-bed apartment is £400 per week', says Serge Opinko of Felicity J Lord



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PROPERTY LADDER



FIRST RUNG
£320,000
Chestertons, chestertons.com
This two-bed flat is on the ground floor of a council-built block less than half a mile from both Shadwell and Tower Hill stations.

AVERAGE FOR SHADWELL
The average property price for Shadwell is £447,062 according to Zoopla.co.uk, which bases its figures on the average price paid over the past 12 months.



£450,000 (guide price)
Felicity J Lord, fjlord.co.uk
A split-level, two-bed ex-local authority maisonette. The bedrooms and bathroom are on the second floor, with the kitchen and living room on the one above.



LUXURY LIVING
£2.15million
Foxtons, foxtons.co.uk
Formerly three Georgian cottages, this unusual four-bed house has wooden floors, fireplaces and a spiral staircase winding up to a mezzanine library.

SNOOPING AROUND



SHADWELL suffered widespread bomb damage during the Second World War, though pockets of Victorian and Georgian houses escaped unscathed. There are lots of council-built blocks, plus modern and new schemes and the odd warehouse conversion. Buy-to-let landlords are clamouring to complete on investment flats before the stamp duty surcharge on second homes kicks in on April 1, and the area's now attracting young professional owner occupiers. 'There's a real mixed bag of properties. The average price is about £750 per sq ft, and less for an ex-local authority home – far lower than in Shoreditch', says Scott West of Foxtons.

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SHADWELL'S VITAL STATISTICS

Council tax (Band D): £1,180.52
Commuting time to Zone 1: 2 mins
Annual Travelcard: £1,296
Amenities: ★★★★★ Watney Street market; authentic pubs and curry houses; drama, dance and music at Wilton's; the world's oldest surviving music hall; water sports, climbing wall and mountain biking at Shadwell Basin Outdoor Activity Centre.

Open space: ★★★★★ King Edward Memorial Park, Wapping Woods
Schools: ★★★★★ About average
Crimes: ★★★★★ Above average
Who lives there? Families and young professional City workers
Famous faces: Frankie Goes To Hollywood [pictured] filmed their Relax video at Wilton's Music Hall, where scenes from films The Krays and Chaplin were also filmed.

CRIME RATES, SCHOOLS, OPEN SPACES, PROFILE SUPPLIED BY ZOOPLA.CO.UK

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