

SPRING HILL

MAIDENHEAD, BERKSHIRE

Investment Opportunities in Maidenhead

5%

Annual Rental increase in Maidenhead*

£1,808

Average rental in Maidenhead over the past 12 months*

Increasing capital growth with a **32.2%**

rise in house prices in the last 10 years*

71.6%

of properties let in past 12 months were apartments*

Up to **5.82%**

Rental Yields at Spring Hill

5 year rental forecasts**

| Rental Growth (% pa) | 2025 | 2026 | 2027 | 2028 | 2029 | Cumulative change (%) 2025-29 | Average % pa 2025-29 |
|----------------------|------|------|------|------|------|-------------------------------|----------------------|
| UK | 3.0 | 2.5 | 3.0 | 3.5 | 4.0 | 17.1 | 3.2 |
| Central London | 2.0 | 3.0 | 3.5 | 4.5 | 4.5 | 18.7 | 3.5 |
| South East | 3.0 | 3.0 | 3.5 | 3.5 | 4.0 | 18.2 | 3.4 |

An area on the RISE...

Maidenhead is experiencing an exciting wave of new investment. Multiple regeneration schemes are underway, bringing new businesses, and public spaces to the town. The most anticipated of the regeneration schemes is the Nicholson Quarter



£500m

In exciting new investment programmes



One of the UK's first "shopping centre to town centre" regeneration models



Enhanced connectivity & accessibility with new cycle lanes, bus stops & multi-storey parking



856 new homes



Workspace for 2,000 people



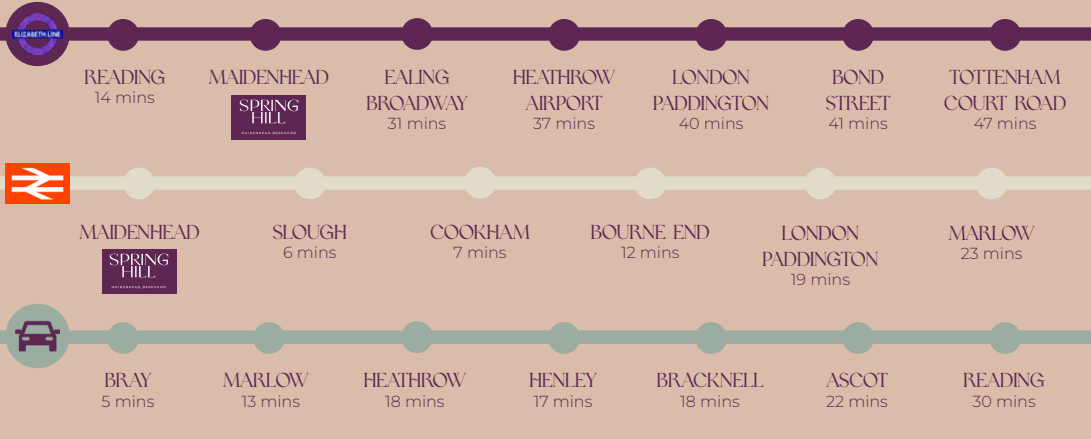
55 new shops & restaurants



1.5 acres of vibrant public realm



Connectivity & the HEATHROW EFFECT



85
Direct country access from Heathrow Airport¹

76,000
Jobs supported at Heathrow Airport²



Why Spring Hill?

- 12% projected rental growth over the next 5 years³
- Easy reach of boutique amenities including cafes, restaurants and leisure facilities, in nearby Bray
- Close to some of Berkshire's most prestigious schools including Claires Court & Eton College
- Brilliantly connected, only a 5 minute drive to Maidenhead Town Centre & Train Station⁴
- Set amidst green open spaces and surrounded by scenic landscapes

85+
million
Passengers a year⁵

28
Of the GDP top 29 world cities can be accessed directly by Heathrow Airport⁶

| Homes | Size range (sq. ft) | Prices from | Est. Rental Range (pcm) ⁷ | Est. Gross Rental Yield (% pa) ⁸ |
|-----------------|---------------------|-------------|--------------------------------------|---|
| 1 bed apartment | 540 | £299,950 | £1,350 - £1,400 | Up to 5.51 % |
| 2 bed apartment | 654 - 812 | £387,500 | £1,675 - £1,850 | Up to 5.51 % |
| 3 bed apartment | 820 - 868 | £470,000 | £1,900 | Up to 4.84 % |
| 3 bed house | 971 - 1183 | £610,000 | £1,950 - £2,700 | Up to 4.88 % |
| 4 bed house | 1203 - 1499 | £820,000 | £2,800 - £3,300 | Up to 4.63 % |
| 5 bed house | 2101 - 2195 | £1,255,000 | £4,250 - £4,500 | Up to 4.06 % |



Hear from Our Agents

Maidenhead offers a compelling combination of strong rental performance, robust tenant demand, and long-term growth potential. For investors seeking a stable, well-connected location with reliable yields, developments like Spring Hill represent one of the most attractive opportunities in the region.

- James Farrance, Associate Director | Braxtons

We are currently seeing strong and sustained demand within the Maidenhead rental market, particularly for high-quality apartments. Despite wider economic uncertainty, rental values in Maidenhead have continued to grow. New builds like Spring Hill offer modern layouts, high energy efficiency, premium finishes and peace of mind - all attractive to today's tenants. With attractive rental yields, swift occupancy and Romans' lettings team, investors gain a future-proof asset with strong tenant appeal.

- Jack Snow, Lettings Manager | Romans



¹Source: Office For National Statistics, January 2026 ²Source: Dataleft by PriceHubbly, January 2026 ³Source: JLL, Q4 2024 ⁴Source: Heathrow Airport and capitalwestlondon.co.uk ⁵Estimated figures Braxtons, February 2026. Distances and travel times are taken from www.google.co.uk/maps and are approximate only. Computer generated images, and photography are indicative only, and subject to change. Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property.