

Castlemere Developments Market Timing Insight

Data-Led Analysis for Investors



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Demand Drivers in Prime East London

The London property market remains underpinned by long-term demand drivers, with constrained supply, ongoing regeneration and strong occupier appeal continuing to shape investment sentiment. Within East London in particular, well-located mixed-use developments are attracting attention for their ability to respond to modern residential and commercial needs in areas with clear identity and lasting market appeal.



The long-term outlook for London property investment

London property has remained resilient, with housing shortages, limited development land and ongoing regeneration helping to support long-term demand across the capital.

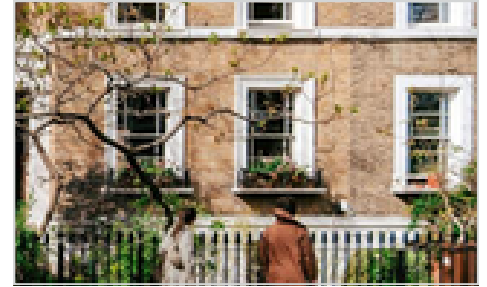
Source: [Barratt London, Jan 06, 2026](#)



What's driving the London commercial real estate market?

A young global workforce, constrained housing supply and demand for sustainable offices continue to support long-term investment across London's commercial property market.

Source: [JLL, Feb 26, 2026](#)



Hackney recorded 3.9% annual growth

Savills research highlights North and East London as a resilient outer-prime district, with Hackney's annual growth reflecting continued buyer demand, market strength and lasting appeal in established, highly sought-after neighbourhoods.

Source: [Savills Research, 30th October, 2025](#)

Watch: Opportunity Hackney



A borough-level perspective on investment, regeneration and long-term growth in one of East London's most dynamic locations.

Market Data

London's mixed-use development market continues to be supported by long-term structural demand, particularly in well-connected urban locations where residential appeal and commercial relevance overlap.

In East London, constrained supply, established buyer demand and the continued evolution of creative and business districts have helped support confidence in high-quality schemes.

Hackney has shown notable resilience, with established neighbourhoods continuing to attract buyers and occupiers drawn to strong connectivity, local character and lifestyle-led placemaking.

Against this backdrop, well-positioned mixed-use developments can benefit from both location quality and broader market momentum.

3.9% Annual Growth In Hackney

Savills' research highlights Hackney as part of East London's most resilient outer-prime district, reflecting continued buyer demand in established neighbourhoods.

15% Above the London Average

Across Islington, Hackney and Victoria Park, average sale prices were reported to sit 15% above the London average, underlining East London's pricing strength.

High Demand For London Property

London's housing shortage, limited development land and ongoing regeneration continue to support long-term investor interest across the capital.

Commercial Demand Remains Strong

A young global workforce, constrained housing supply and demand for sustainable offices continue to support London's commercial property market.

Canal-Side Mixed-Use Appeal

Schemes combining residential accommodation with workspace can respond to multiple forms of demand in well-established urban locations.

Established East London Location

Hackney continues to benefit from strong connectivity, creative energy, green space and a distinctive residential and commercial identity.



Regent's Wharf at a Glance



Developer

Castlemere Developments Ltd



Location

65, Vyner Street, London. E2 9DQ.



Scheme Type

High-quality mixed-use development



Accommodation

18 apartments & office space



Affordable Housing

2 units



GDV

Approx. £19M



Build Structure

Reinforced concrete frame



Completion

Forecast Q4 2027

Sources:

- Barratt London, *Is Buying Property in London a Good Investment?*, 6 Jan 2026.
- JLL, *What's Driving the London Commercial Real Estate Market?*, 26 Feb 2026.
- Savills Research, *The Resilience of North and East London's Urban Villages*, 30 Oct 2025.
- Office for National Statistics, *Housing Prices in Hackney*, updated 17 Feb 2026.

Market Timing & Opportunity

London's property market continues to be shaped by constrained supply, evolving occupier demand and the enduring appeal of well-located urban neighbourhoods. In East London, strong buyer interest, commercial relevance and a clear preference for high-quality, design-led space continue to support confidence in carefully positioned mixed-use schemes.

Why Regent's Wharf Is Well Positioned

- ✓ **Prime East London Location:** Set within a highly sought-after canal-side setting in Vyner Street.
- ✓ **Mixed-Use Appeal:** Combining residential accommodation with office space.
- ✓ **High-Quality Scheme:** A contemporary development designed to make efficient use of the urban setting.
- ✓ **Strong Market Context:** Hackney continues to show pricing resilience and lasting buyer appeal.
- ✓ **Delivery Confidence:** Fixed-price design-and-build procurement supports cost certainty.



A Market Ready For Quality

East London developments continue to benefit from strong demand where residential appeal, connectivity and commercial relevance align.

Why Timing Matters

Supply constraints and ongoing demand for quality homes and workspace continue to support well-positioned London schemes.

Buyer Demand

East London continues to attract purchasers seeking well-connected neighbourhoods with strong identity, green space, cultural appeal and access to employment hubs. Locations such as Hackney remain firmly on the radar for buyers who value both lifestyle and long-term market strength.

Commercial Relevance

Demand for quality office accommodation remains focused on modern, well-positioned space. The inclusion of ground-floor office space strengthens the scheme's mixed-use credentials and reflects the continuing importance of flexible commercial provision in thriving urban locations.

The Case for Early Investment

The combination of constrained supply, established East London appeal and ongoing commercial demand creates a compelling backdrop for Regent's Wharf. In markets where location quality and scheme design matter, developments that respond to multiple forms of demand can stand out more clearly. Regent's Wharf brings together a prime canal-side setting, a high-quality mixed-use specification and a location with clear long-term appeal. With market drivers pointing toward continued demand for carefully positioned London schemes, the opportunity is well aligned with current investor priorities.

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