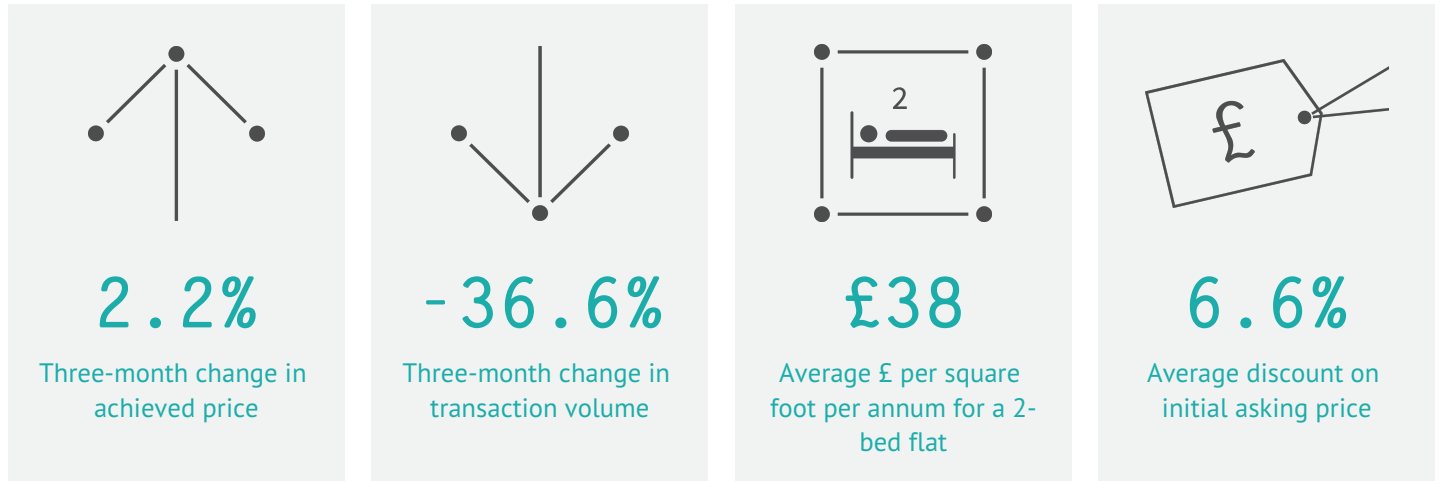


AREA OVERVIEW

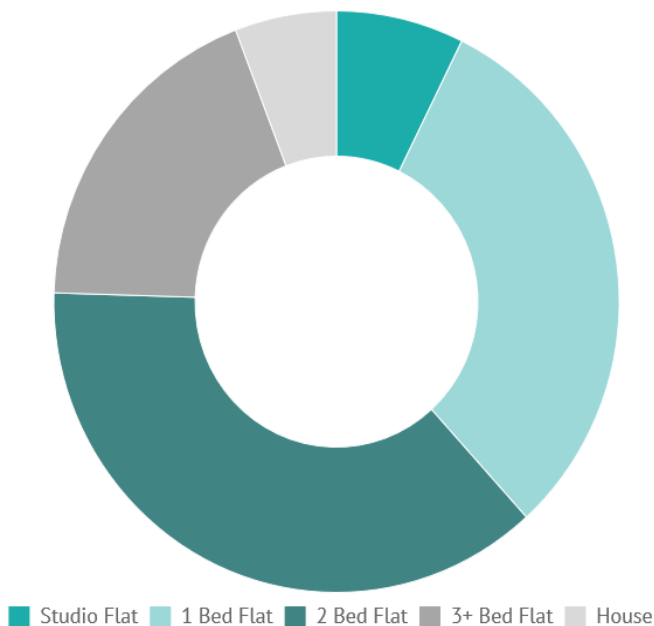
BAYSWATER & MAIDA VALE Q4 2017 LETTING...

LET: OCT-DEC 2017



Source: LonRes - Oct-Dec 2017

Let Properties by Type



Source: LonRes - Oct-Dec 2017

Achieved Rental Price per Week by Property Type

(Price per week)

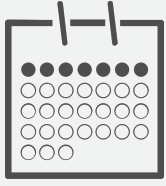


Source: LonRes - Oct-Dec 2017

Key Findings

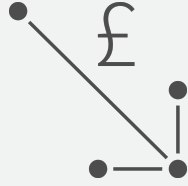
- Rental values averaged £600 per week for flats and £1,279 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £41.77 per square foot per annum in rent, up from £40.01 at the same time last year, and up from £40.87 6 months ago.
- The number of properties let over the last 3 months was down 9.6% versus the same period last year, but down 36.6% from 3 months ago.
- Achieved rental values rose by 4.4% compared to the same period last year, and rose by 2.2% versus 3 months ago.
- The CPI was 3.1%, and the RPI was 3.9% last month (ONS).

CURRENT AVAILABILITY



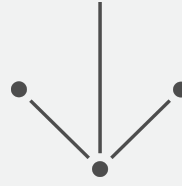
95

Average number of days current inventory has been available



38.9%

of properties available have been reduced in price



-38.2%

Annual change in the number of available properties

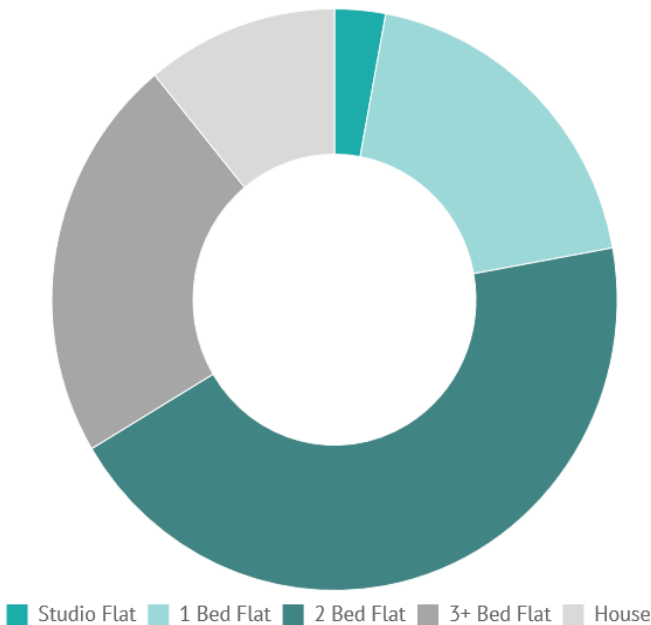


13.6%

Percentage of available properties currently under offer

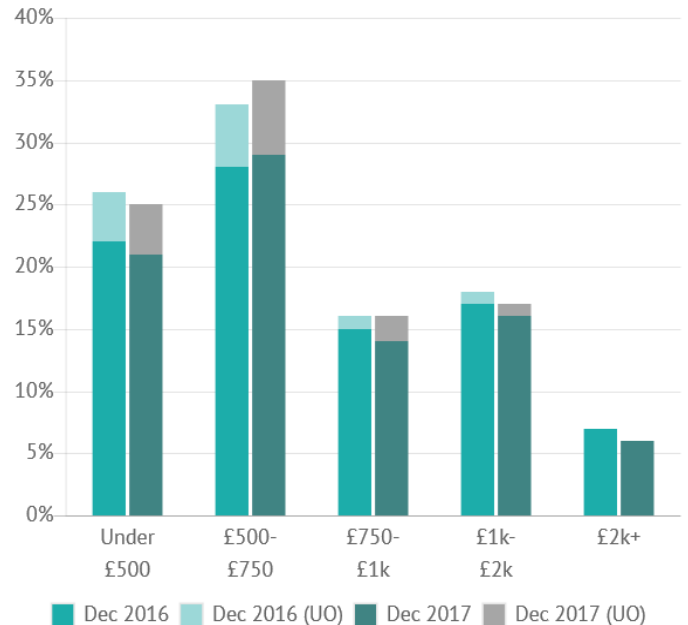
Source: LonRes - As at Jan 4th 2018

Properties On Market by Type



Source: LonRes - As at Jan 4th 2018

Properties on the Market by Price Band



Source: LonRes - As at Jan 4th 2018

Key Findings

- 74.9% of properties have asking prices less than £1,000 per week, down from 76.3% from the previous 3 months and down from 76.1% from the same time last year.
- 6.8% of properties have asking prices of £2,000 or more per week.
- 37.2% of flats and 53.1% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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January 4, 2018, the Bayswater & Maida Vale Q4 2017 Lettings Report catchment includes all properties let within the aforementioned area(s).