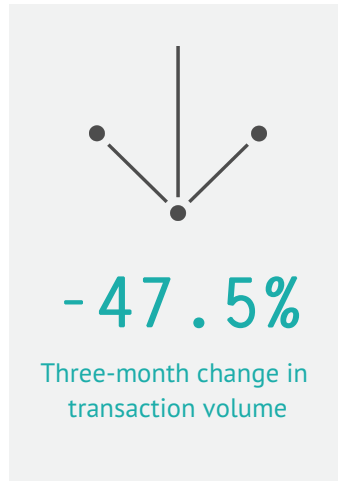
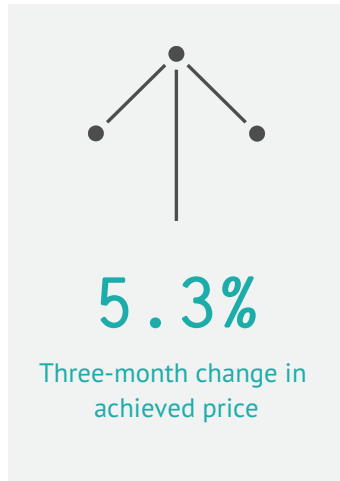


AREA OVERVIEW

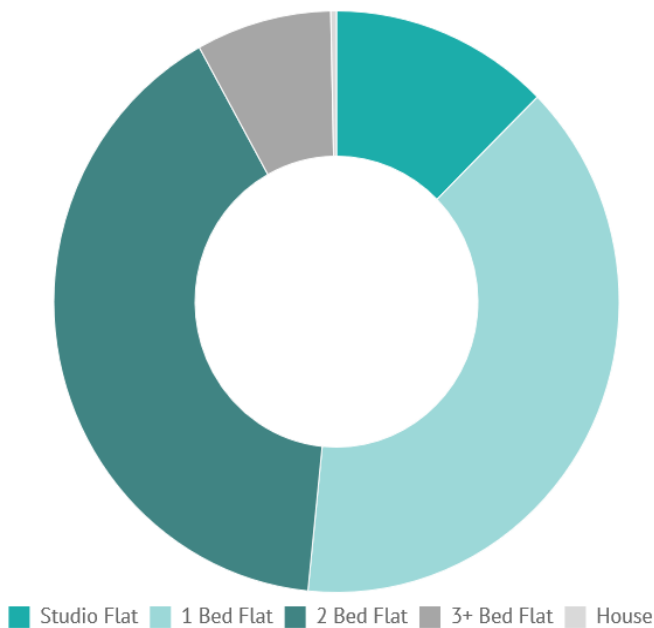
FITZROVIA, BLOOMSBURY & SOHO Q4 2017...

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

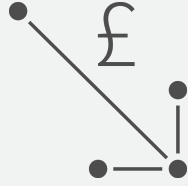
- Rental values averaged £597 per week for flats over the last 3 months.
- Properties let over the last 3 months achieved an average of £53.09 per square foot per annum in rent, up from £48.48 at the same time last year, and up from £50.42 6 months ago.
- The number of properties let over the last 3 months was up 2.3% versus the same period last year, but down 47.5% from 3 months ago.
- Achieved rental values rose by 9.5% compared to the same period last year, and rose by 5.3% versus 3 months ago.
- The CPI was 3.1%, and the RPI was 3.9% last month (ONS).

CURRENT AVAILABILITY



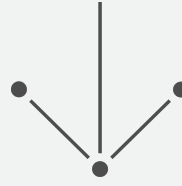
69

Average number of days current inventory has been available



32.3%

of properties available have been reduced in price



-25.2%

Annual change in the number of available properties

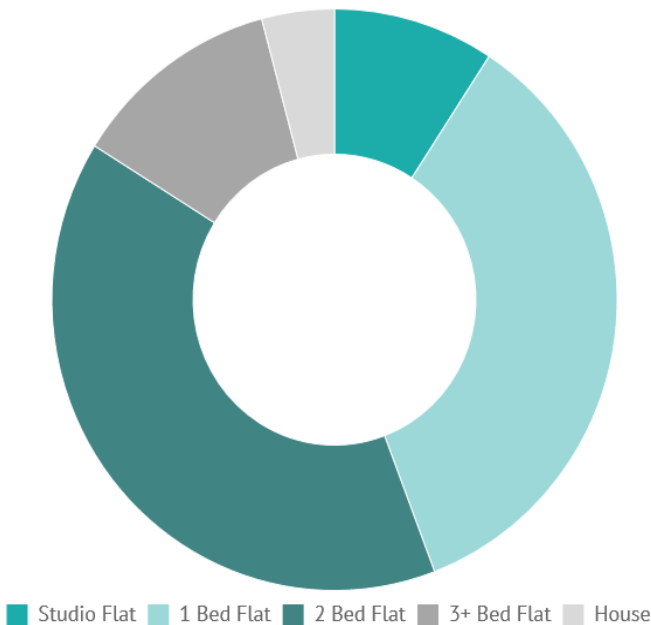


10.6%

Percentage of available properties currently under offer

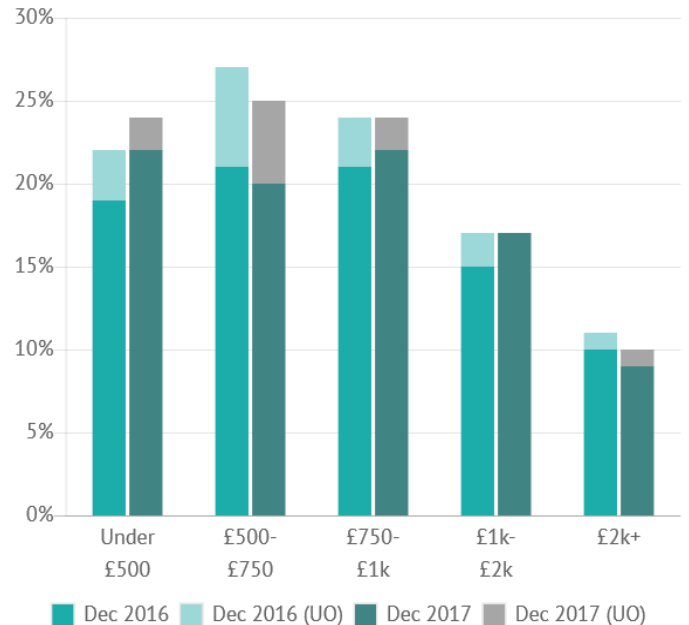
Source: LonRes - As at Jan 4th 2018

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

- 72.1% of properties have asking prices less than £1,000 per week, down from 81.7% from the previous 3 months and down from 73.4% from the same time last year.
- 9.7% of properties have asking prices of £2,000 or more per week.
- 30.8% of flats and 66.7% 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 Fitzrovia, Bloomsbury & Soho Q4 2017 Lettings Report catchment includes all properties let within the aforementioned area(s).