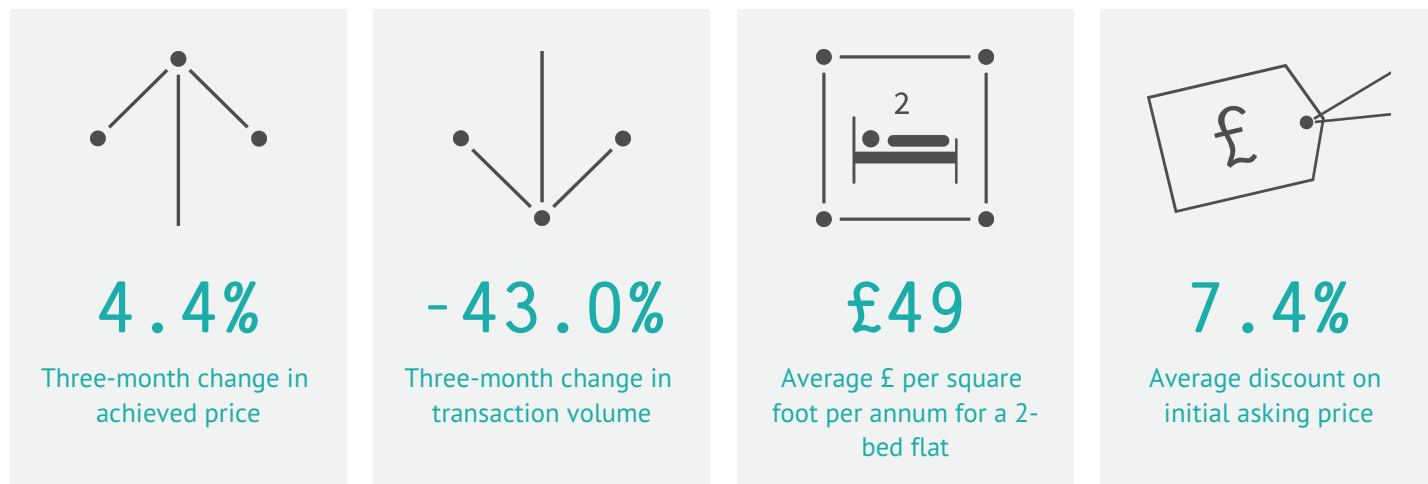


AREA OVERVIEW

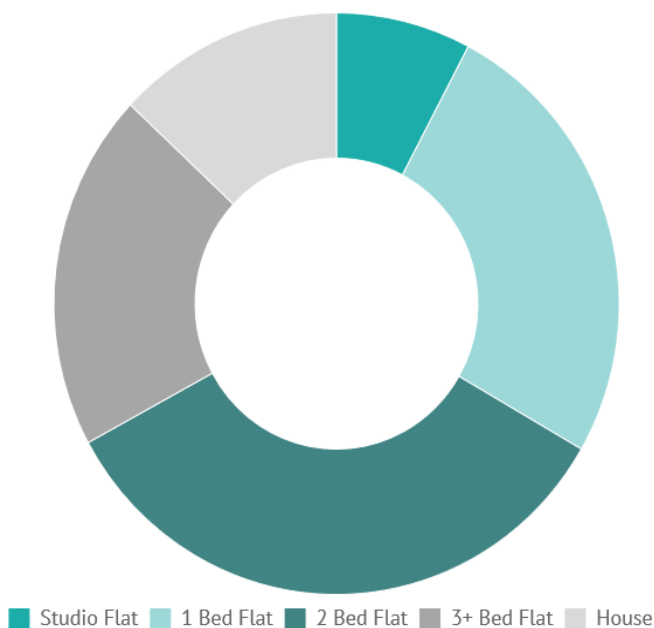
SOUTH KENSINGTON Q4 2017 LETTINGS REPORT

LET: OCT-DEC 2017



Source: LonRes - Oct-Dec 2017

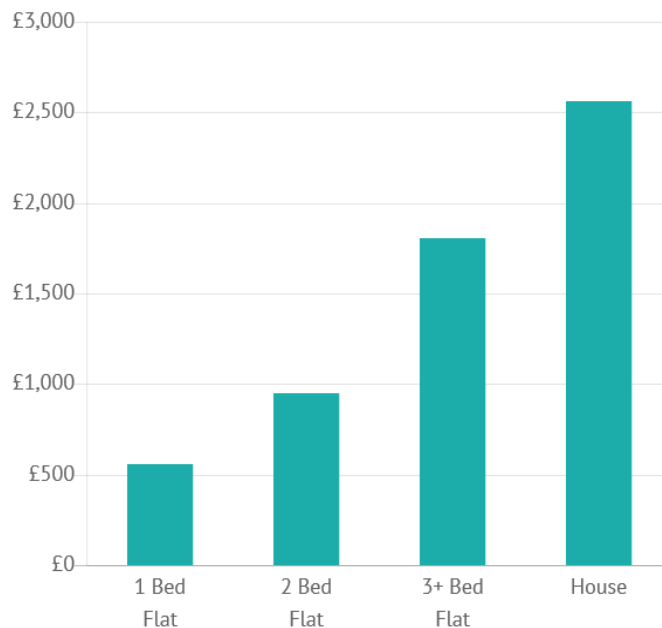
Let Properties by Type



Source: LonRes - Oct-Dec 2017

Achieved Rental Price per Week by Property Type

(Price per week)



Source: LonRes - Oct-Dec 2017

Key Findings

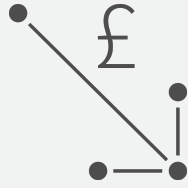
- Rental values averaged £955 per week for flats and £2,563 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £50.47 per square foot per annum in rent, up from £48.17 at the same time last year, and up from £48.35 6 months ago.
- The number of properties let over the last 3 months was down 15.5% versus the same period last year, but down 43.0% from 3 months ago.
- Achieved rental values rose by 4.8% compared to the same period last year, and rose by 4.4% versus 3 months ago.
- The CPI was 3.1%, and the RPI was 3.9% last month (ONS).

CURRENT AVAILABILITY



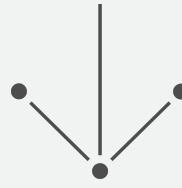
104

Average number of days current inventory has been available



41.9%

of properties available have been reduced in price



-31.4%

Annual change in the number of available properties

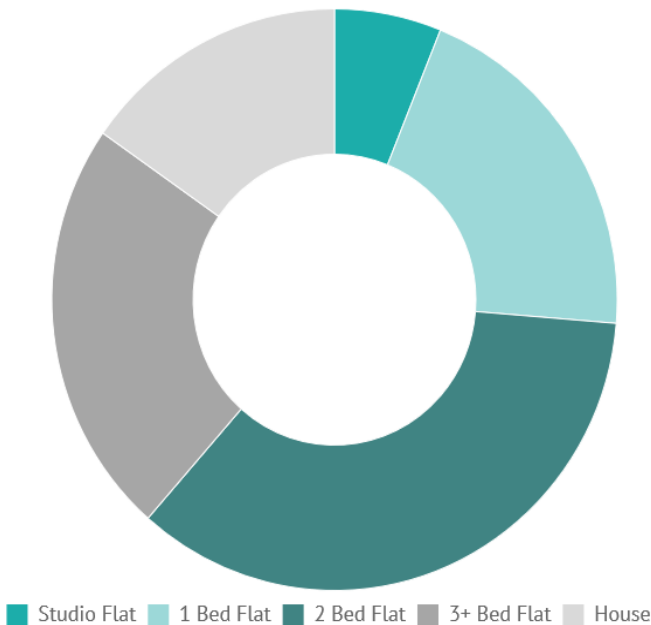


11.6%

Percentage of available properties currently under offer

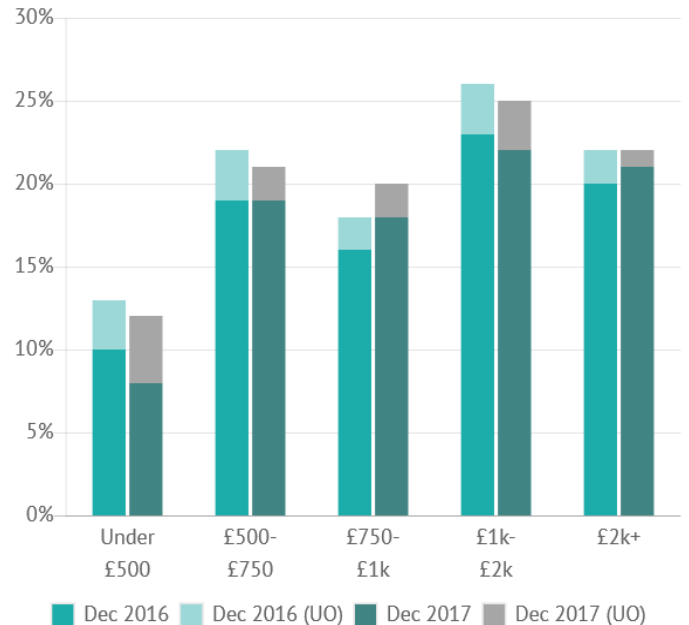
Source: LonRes - As at Jan 4th 2018

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

- 52.8% of properties have asking prices less than £1,000 per week, down from 56.8% from the previous 3 months and down from 53.0% from the same time last year.
- 23.0% of properties have asking prices of £2,000 or more per week.
- 42.2% of flats and 40.0% 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 South Kensington Q4 2017 Lettings Report catchment includes all properties let within the aforementioned area(s).