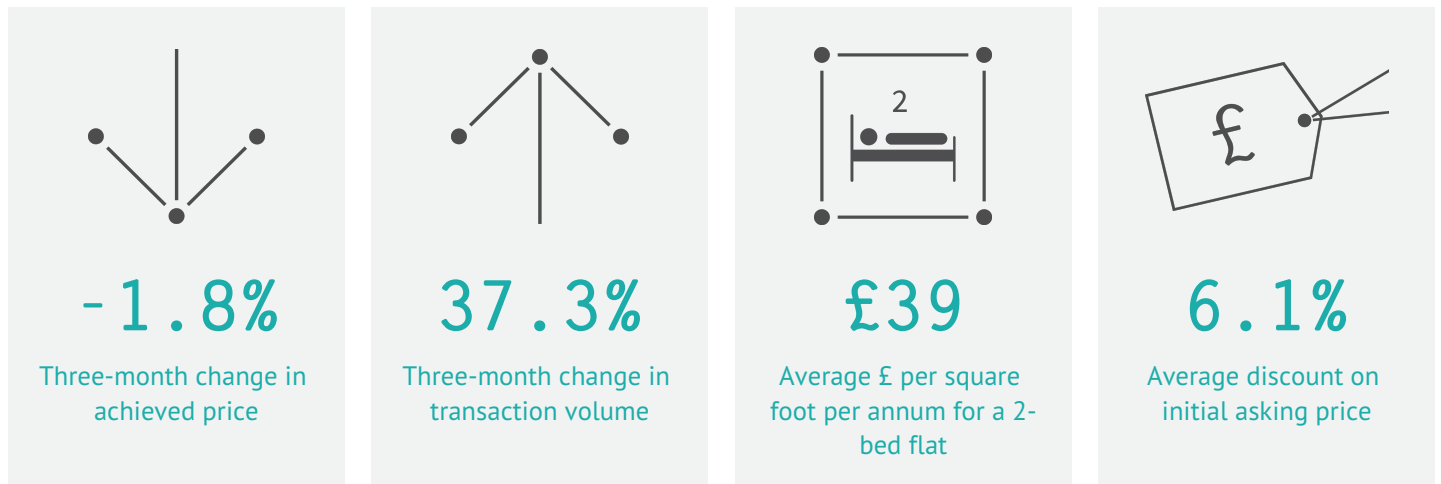


AREA OVERVIEW

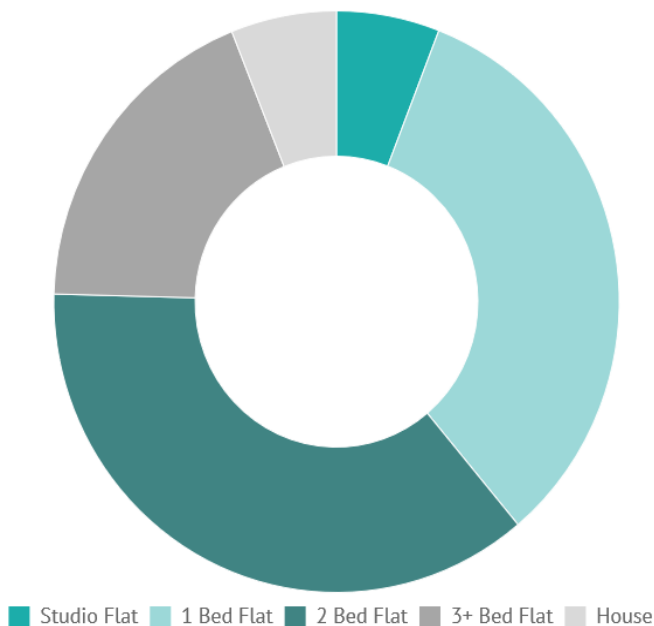
BAYSWATER & MAIDA VALE Q3 2017 LETTING...

LET: JUL-SEP 2017



Source: LonRes - Jul-Sep 2017

Let Properties by Type



Source: LonRes - Jul-Sep 2017

Achieved Rental Price per Week by Property Type

(Price per week)

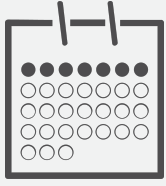


Source: LonRes - Jul-Sep 2017

Key Findings

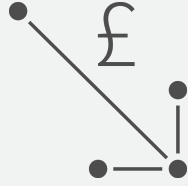
- Rental values averaged £620 per week for flats and £1,448 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £41.09 per square foot per annum in rent, down from £43.15 at the same time last year, and down from £41.84 6 months ago.
- The number of properties let over the last 3 months was down 8.3% versus the same period last year, but up 37.3% from 3 months ago.
- Achieved rental values fell by 4.8% compared to the same period last year, and 1.8% versus 3 months ago.
- The CPI was 2.9%, and the RPI was 3.9% last month (ONS).

CURRENT AVAILABILITY



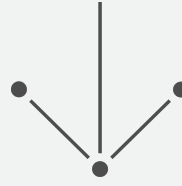
91

Average number of days current inventory has been available



37.9%

of properties available have been reduced in price



-26.6%

Annual change in the number of available properties

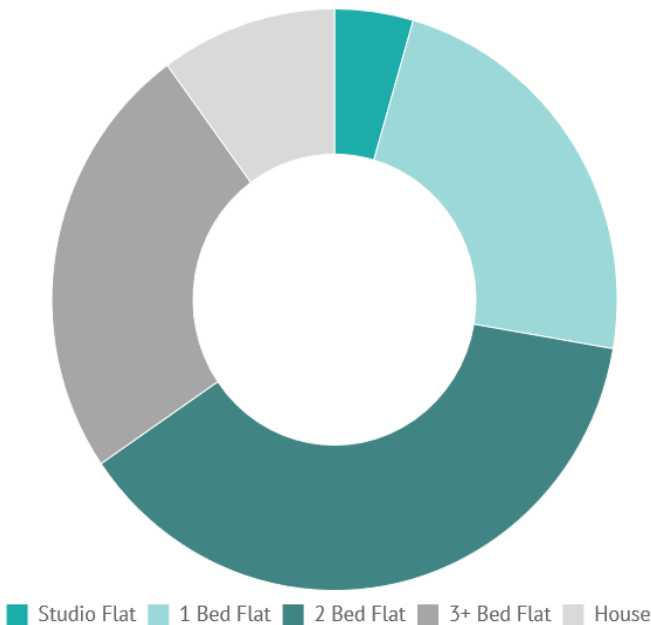


11.3%

Percentage of available properties currently under offer

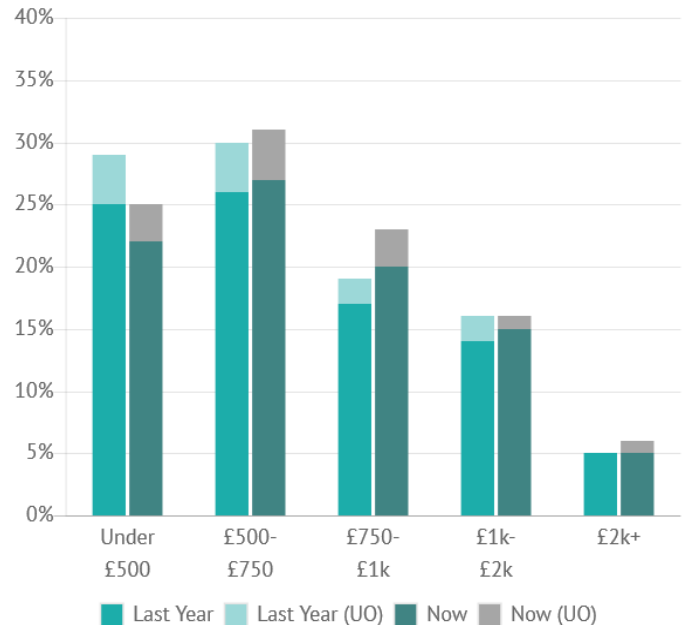
Source: LonRes - As at Oct 5th 2017

Properties On Market by Type



Source: LonRes - As at Oct 5th 2017

Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2017

Key Findings

- 77.3% of properties have asking prices less than £1,000 per week, down from 79.7% from the previous 3 months and up from 76.0% from the same time last year.
- 5.3% of properties have asking prices of £2,000 or more per week.
- 37.4% of flats and 42.9% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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October 5, 2017, the Bayswater & Maida Vale Q3 2017 Lettings Report catchment includes all properties let within the aforementioned area(s).