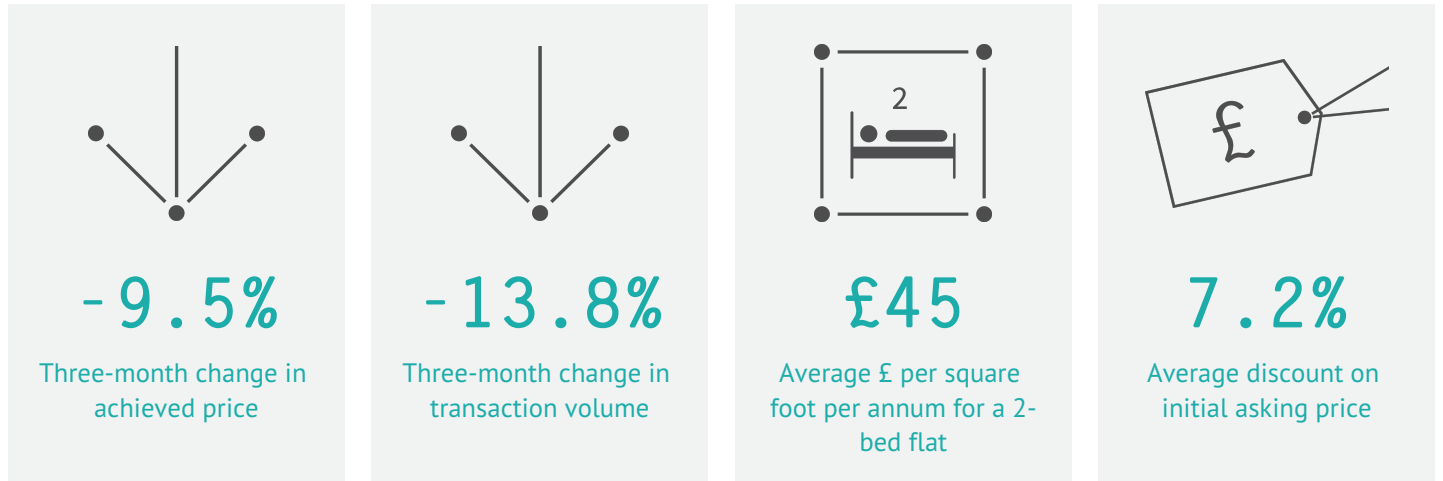


AREA OVERVIEW

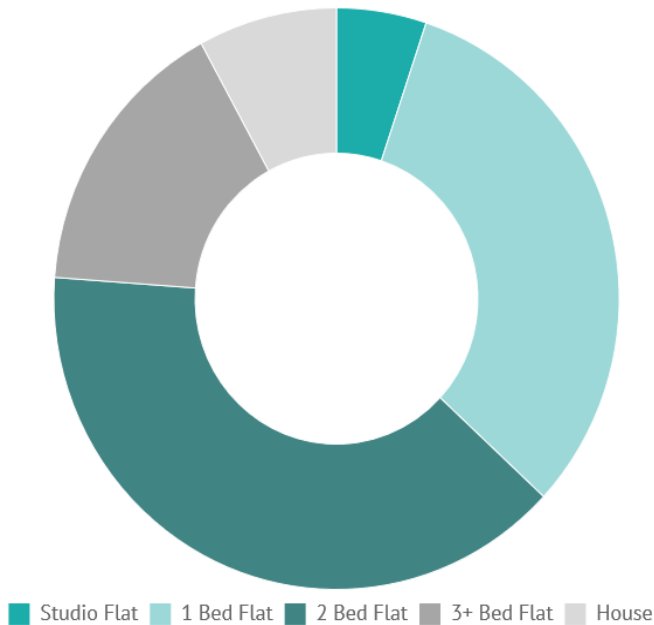
SOUTH KENSINGTON Q1 2018 LETTINGS REPORT

LET: JAN-MAR 2018



Source: LonRes - Jan-Mar 2018

Let Properties by Type



Source: LonRes - Jan-Mar 2018

Achieved Rental Price per Week by Property Type

(Price per week)



Source: LonRes - Jan-Mar 2018

Key Findings

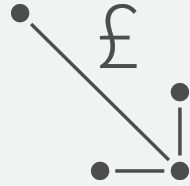
- Rental values averaged £823 per week for flats and £1,340 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £45.71 per square foot per annum in rent, up from £44.77 at the same time last year, and down from £50.49 6 months ago.
- The number of properties let over the last 3 months was down 19.6% versus the same period last year, but down 13.8% from 3 months ago.
- Achieved rental values rose by 2.1% compared to the same period last year, and fell by 9.5% versus 3 months ago.
- The CPI was 2.7%, and the RPI was 3.6% last month (ONS).

CURRENT AVAILABILITY



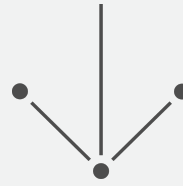
92

Average number of days current inventory has been available



36.2%

of properties available have been reduced in price



-34.2%

Annual change in the number of available properties



9.8%

Percentage of available properties currently under offer

Source: LonRes - As at Apr 5th 2018

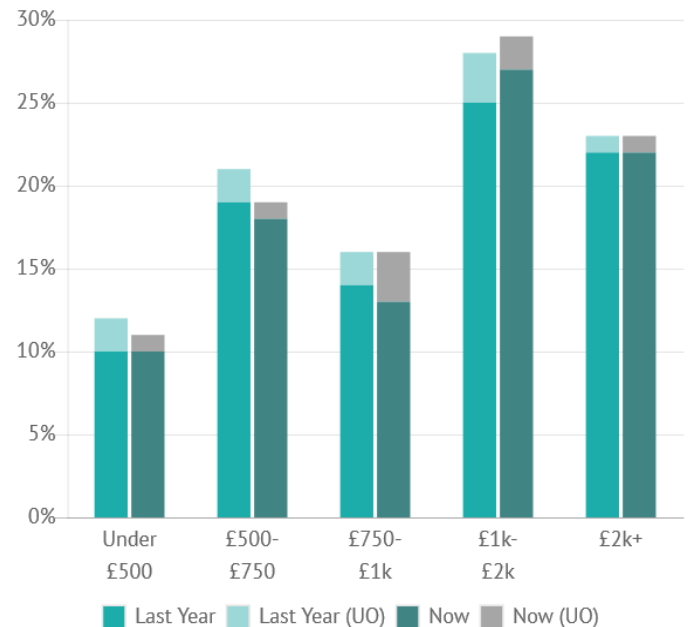
Properties On Market by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - As at Apr 5th 2018

Properties on the Market by Price Band



Source: LonRes - As at Apr 5th 2018

Key Findings

- 47.3% of properties have asking prices less than £1,000 per week, down from 52.2% from the previous 3 months and down from 52.7% from the same time last year.
- 23.4% of properties have asking prices of £2,000 or more per week.
- 35.9% of flats and 37.5% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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April 5, 2018, the South Kensington Q1 2018 Lettings Report catchment includes all properties let within the aforementioned area(s).