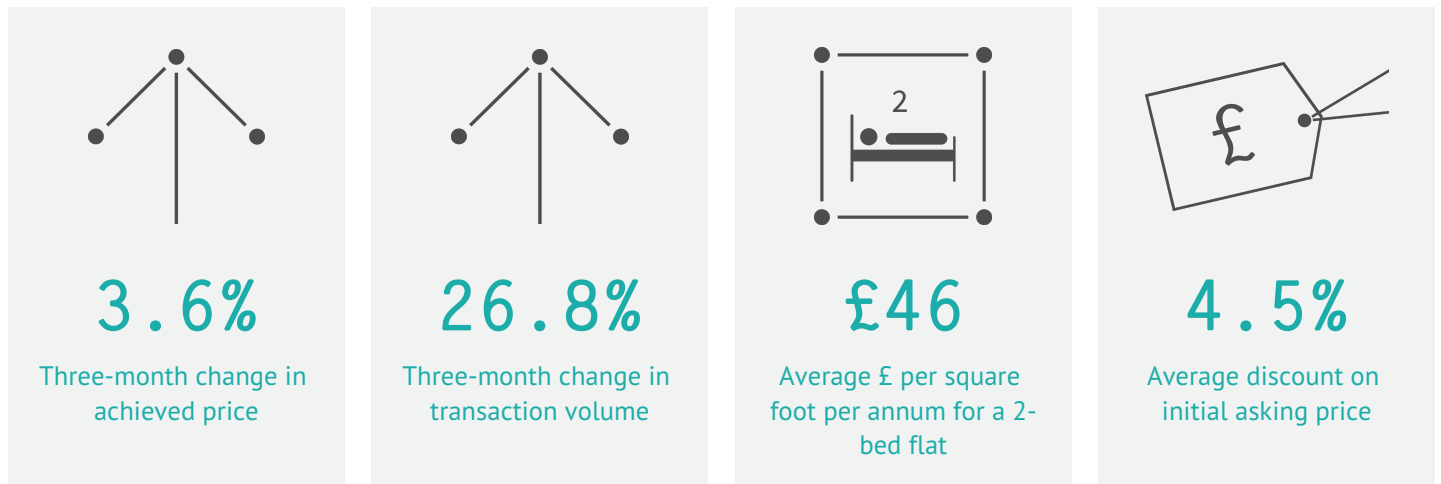


AREA OVERVIEW

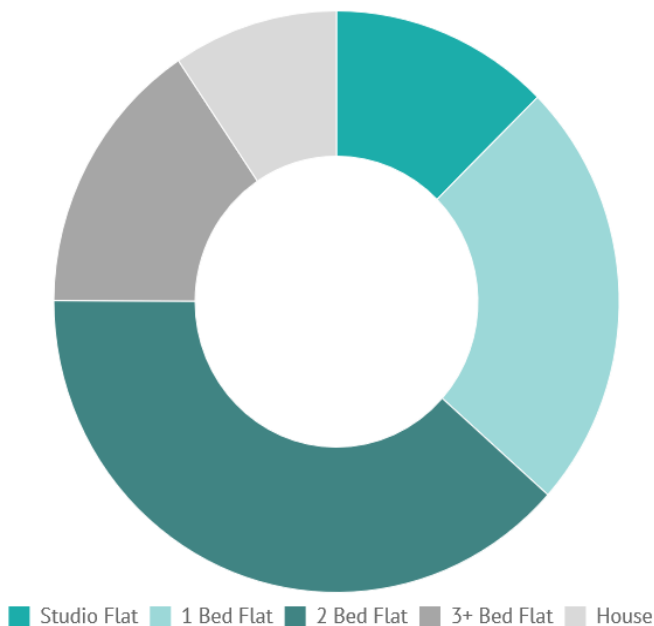
SOUTH KENSINGTON Q3 2017 LETTINGS REPORT

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

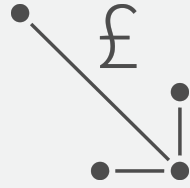
- Rental values averaged £792 per week for flats and £1,784 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £48.52 per square foot per annum in rent, down from £51.85 at the same time last year, and up from £46.82 6 months ago.
- The number of properties let over the last 3 months was up 2.4% versus the same period last year, but up 26.8% from 3 months ago.
- Achieved rental values fell by 6.4% compared to the same period last year, and 3.6% versus 3 months ago.
- The CPI was 2.9%, and the RPI was 3.9% last month (ONS).

CURRENT AVAILABILITY



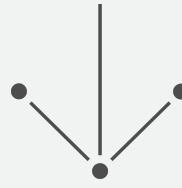
104

Average number of days current inventory has been available



40.3%

of properties available have been reduced in price



-23.5%

Annual change in the number of available properties



17.1%

Percentage of available properties currently under offer

Source: LonRes - As at Oct 5th 2017

Properties On Market by Type



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

Source: LonRes - As at Oct 5th 2017

Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2017

Key Findings

- 58.3% of properties have asking prices less than £1,000 per week, down from 60.6% from the previous 3 months and up from 54.1% from the same time last year.
- 20.3% of properties have asking prices of £2,000 or more per week.
- 41.6% of flats and 32.3% 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 South Kensington Q3 2017 Lettings Report catchment includes all properties let within the aforementioned area(s).