

A MARKET IN **CRISIS?**



London's residential rental market is currently challenging and renters are faced with limited options, high rents and tough choices to make.

Landlord's market

A landlord's market is characterised by low stock and high rents, as a result of periods of sustained levels of high demand and limited availability of properties on the market.

FIGURE 1 – London's heat map, summarises the state of the market in each major residential postcode and it is not good news for prospective tenants. Across the vast favour landlords.

Rent cover

our rent cover index, which

measures the ratio of total properties on the rental market over the number of properties let in a month. A cover of less than 2.5 is considered low coverage as it indicates a large proportion of available stock is rented in a given period.

A local expert is essential

In these difficult market conditions, a London-based property expert like R3 is essential to maximise majority of postcodes, conditions choice and secure the right type of deal for expats and their family.

Don't outsource this vital part of R3's detailed analysis is based on relocation. Trust a company with local presence to do it and call us.

FIGURE 1 – LONDON HEAT MAP: Overview of market type in London's main residential postcodes

		Market Type TENANT	AREA POSTCODE	hampstead NW3				
		BALANCED	Rent cover	1.5				
		LANDLORD						
		NOTTING HILL W11	MAIDA VALE W9	KILBURN NW6	ST J WOOD NW8			
		1.7	1.4	1.1	2.6			
SHEP'BUSH W12,14	KENSINGTON W8	MARYLEBONE W2	Mayfair W1	CAMDEN NW1	islington N1	BROMLEY E3	STRATFORD E15	
1.1	2.4	1.8	1.8	1.6	1.0	0.6	0.9	
CHISWICK W4	HAMMERSMITH W6	FULHAM SW6	CHELSEA, SK SW3,7,10	belgravia SW1	CANARY WHARF E14	ROYAL DOCK E16	BARKING E6	
1.3	2.6	1.3	2.0	1.7	1.2	8.0	0.8	
					Λ			RIVE
	PUTNEY SW15	BATTERSEA SW11	CLAPHAM SW8	wandsworth SW12	SOUTHWARK SE1	SURREY QUAYS SE16	GREENWICH SE10	THA
	1.2	1.2	1.3	1.1	1.4	1.1	1.4	
		SOUTHFIELDS SW18	tooting SW17	stockwell SW4	BRIXTON SW2			
		1.0	0.9	1.0	8.0			
			wimbledon SW19					
			1.1					