

London **R3**ntal Guide

A comprehensive guide to the London rental market

September 2017



INDEX

London Map (right)

In summarising the London market, R3Location has focused on the most popular residential areas for international assignees. In doing so, some areas have by necessity been excluded.

London is too large a market to attempt to summarise in a meaningful high level way. In applying some broad assumptions R3Location believes that it has provided some insightful analysis that will help assignees and HR to make better decisions about allowances and areas to live.

Rent

Prices vary considerable in London depending on size, quality and location. This summary provides a broad overview of rental prices by area and size. These are indicative as the market in London is a fast moving one, but they do provide a good approximation of rental values for the different key neighborhoods of London and the surrounding areas.

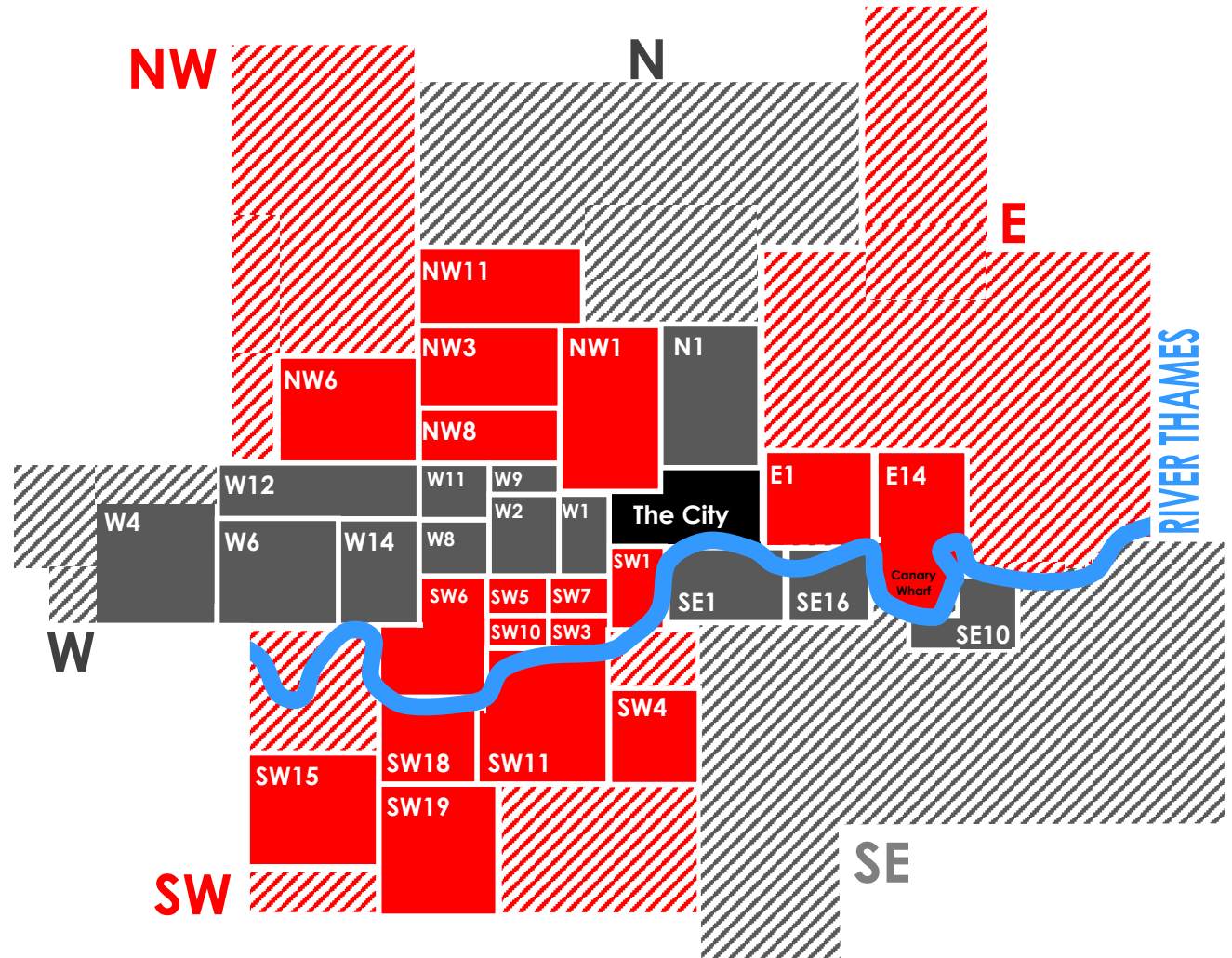
Sources of data

In providing this overview, R3Location has gathered up to date London rental data from 8 different reputable sources and has consolidated it accordingly. Sources of data include well known web-based property sites, estate agency market information, London Government official figures, and other data sources deemed relevant in the context of the rental market in London.

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Note: Rental values are quoted as weekly rent. This is the norm in London. To convert into annual rent, simply multiply by 52.



London Heat Map - Rentals

London Heat Map (right)

The London Map on the right hand side depicts Post Code areas into three broad categories according to price:

Lower spectrum of the rental range - still central London, but greater value than mid or high due to being away from the core centre of the Capital;

Mid range - closer to the core centre of London but higher rent and smaller £/SQFT ratio

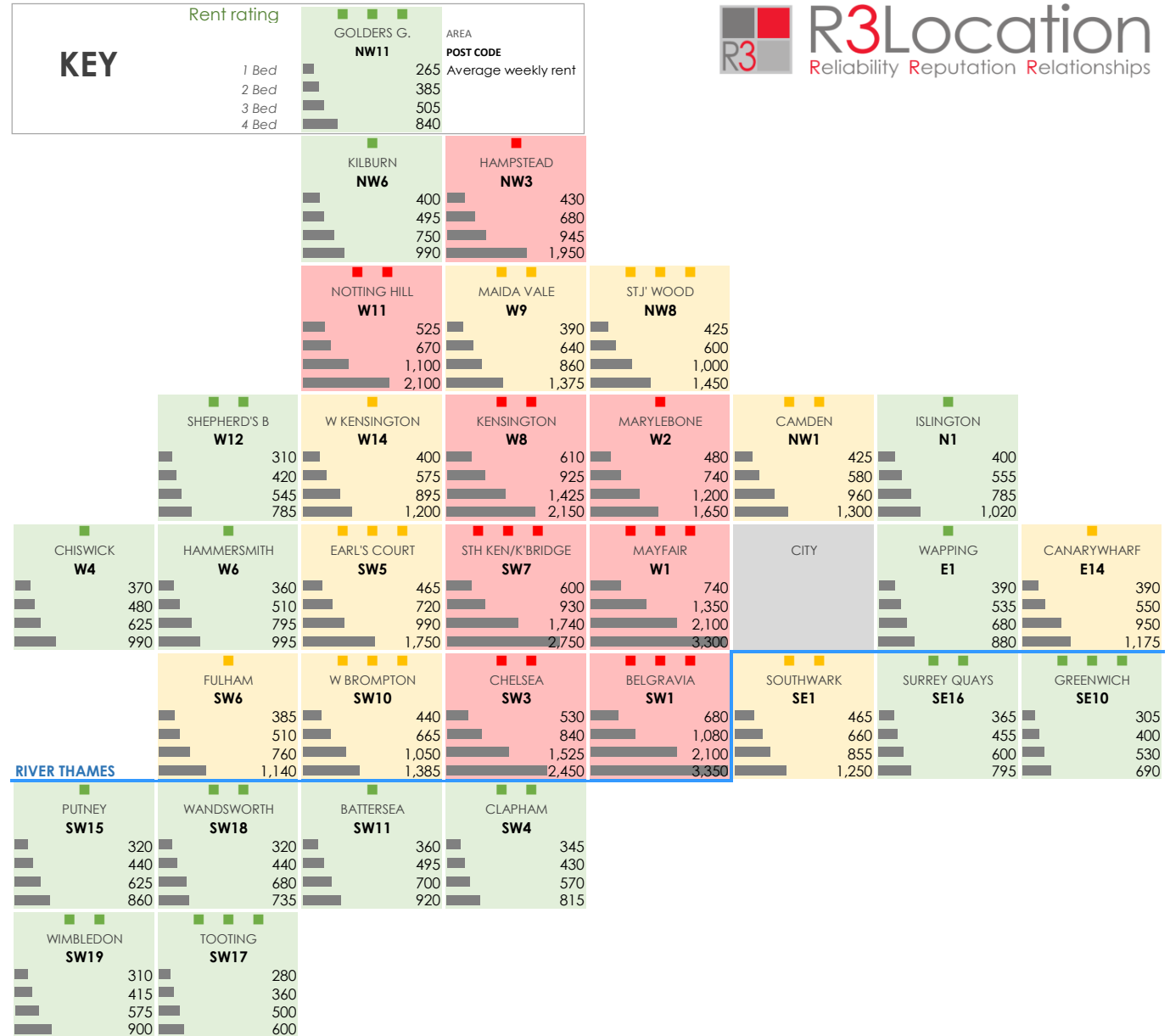
Higher range - Mostly prime and super prime. Higher end of the rental spectrum, includes some of the most prestigious areas of London. All very central.

Areas Spread across size - Average across post code categories below

	1 bed	2 beds	3 beds	4 beds
Lower spectrum				
LQ	243	314	418	651
Mid	340	454	631	854
UQ	412	635	860	1,108
Mid range				
LQ	294	358	506	800
Mid	422	618	927	1,398
UQ	613	956	1,381	1,773
Higher range				
LQ	336	449	747	1,461
Mid	595	934	1,599	2,536
UQ	863	1,518	2,300	3,465

Post Codes categories

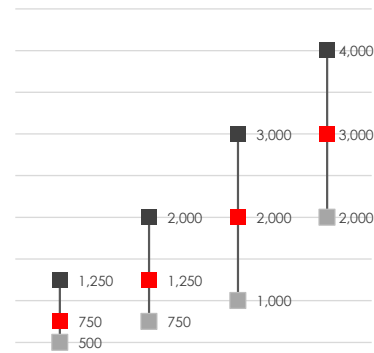
W9 Maida Vale	SW17 Tooting
W8 Kensington	SW15 Putney
W6 Hammersmith	SW11 Battersea
W4 Chiswick	SW10 West Brompton
W2 Paddington/Marylebone	SW1 Belgravia
W14 West Kensington	SE16 Surrey Quays/Bermondsey
W12 Shepherd's Bush	SE10 Greenwich
W11 Notting Hill	SE1 Southwark
W1 Mayfair	NW8 St Johns Wood
SW7 Sth Ken/Knightsbridge	NW6 Kilburn/West Hampstead
SW6 Fulham	NW3 Hampstead
SW5 Earls Court	NW11 Golders Green
SW4 Clapham	NW1 Camden
SW3 Chelsea	N1 Islington
SW19 Wimbledon	E14 Poplar/Canary Wharf
SW18 Wandsworth	E1 Wapping



Key - explanation of content

PostC Area [SUPER PRIME]

	1 bed	2 beds	3 beds	4 beds
LQ	500	750	1,000	2,000
Mid	750	1,250	2,000	3,000
UQ	1,250	2,000	3,000	4,000



Closest Tube stations

High Street Kensington
Kensington Olympia



Post Code - Area

The general postcode and area of London under review and to which the rent rates in the table relate.

Table

Average rent levels for Lower Quartile (LQ), mid-level (Mid) and Upper Quartile (UQ) for 1, 2, 3 and 4 beds for the Post Code under review.

These are average rents and variations do exist within each of these categories. These rents **DO NOT** represent higher and lower caps in the market, just an indicative level of likely asking rent.

High Low Graph

Graphical representation of the table above for each area under review.

Volume Distribution

Graphical representation of the volume distribution for each type of accommodation (1 through to 4 bedrooms), giving an indication of the more frequent size in each market/area.

Closest Tube Stations

The closest tube stations (up to a maximum of three) for each area under review. This is not to say these are the ONLY tubes servicing each area, but give a good indication of available transport links.

London Map

Area map of London with major geographical space defined. Area under review is highlighted in red - and W (central) for illustrative purposes on this page.

Tube station key

Bakerloo		Northern	
Central		Piccadilly	
Circle		Victoria	
District		Waterloo & City	
Hammersmith & City		Overground	
Jubilee		Rail Link	
Metropolitan		DLR	

Detailed post code map

A more detailed representation of the post code areas under review, including:

- Post Code
- Area Name
- Average rent

The average rent is the average across all sizes and quartiles, and not an indication of the prevalent rent in the area under review.

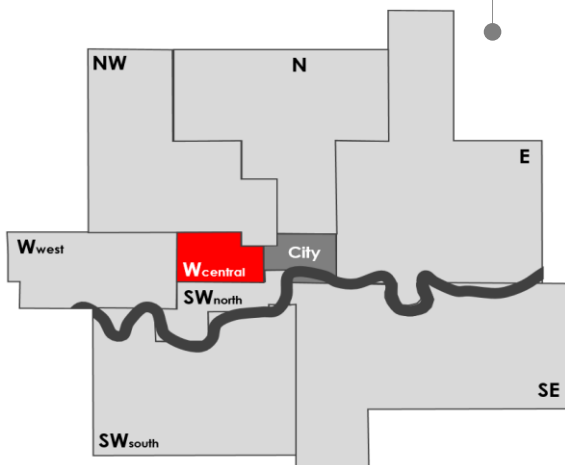
Area Detail

A brief description of the area, including:

- Post Code
- Area Name
- Main Borough

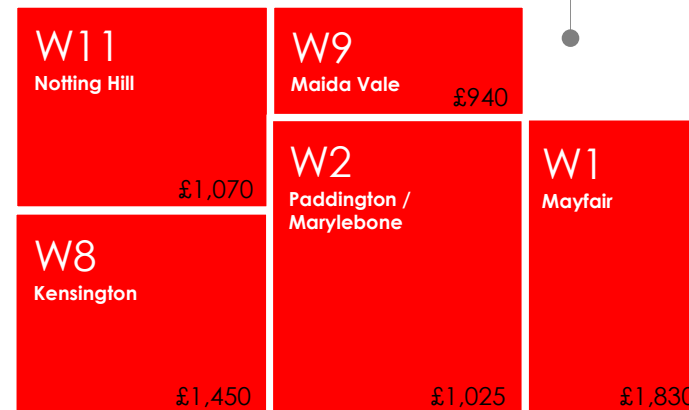
For illustrative purposes, the area below is the West (central) area and related post codes.

London Map



Detailed Post Code Map

Weekly Rent figure is average across all sizes, and all quartiles



Area Detail

Post Code - Area Borough
A brief description of each of the areas on the page.

Area Rent Summary

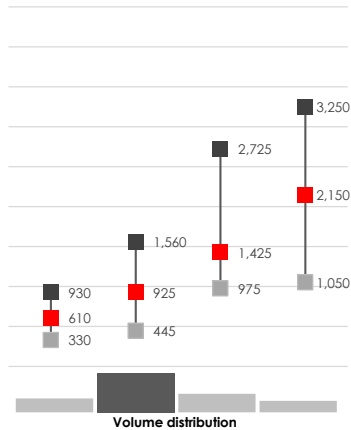
Rents are quoted weekly

			1 bed			2 beds			3 beds			4 beds		
			LQ	Mid	UQ	LQ	Mid	UQ	LQ	Mid	UQ	LQ	Mid	UQ
West (Central)														
W1	Mayfair	Super Prime	400	740	1,050	530	1,350	2,150	900	2,100	2,450	1,990	3,300	3,750
W2	Paddington/Marylebone		325	480	715	440	740	1,300	615	1,200	1,800	1,100	1,650	2,075
W8	Kensington	Super Prime	330	610	930	445	925	1,560	975	1,425	2,725	1,050	2,150	3,250
W9	Maida Vale		270	390	510	325	640	985	485	860	1,345	900	1,375	1,525
W11	Notting Hill		310	525	815	410	670	980	570	1,100	1,625	1,420	2,100	2,450
West (West)														
W4	Chiswick		260	370	500	330	480	690	395	625	930	660	990	1,150
W6	Hammersmith		240	360	415	330	510	660	540	795	985	700	995	1,350
W12	Shepherd's Bush		240	310	365	330	420	610	375	545	745	610	785	975
W14	West Kensington		310	400	630	375	575	920	550	895	1,225	790	1,200	1,375
South West (North of the river)														
SW1	Belgravia	Super Prime	340	680	1,120	470	1,080	1,975	895	2,100	3,050	1,500	3,350	4,400
SW3	Chelsea	Super Prime	335	530	710	410	840	1,350	600	1,525	2,200	1,670	2,450	4,250
SW5	Earls Court		285	465	600	410	720	1,040	580	990	1,400	1,060	1,750	2,115
SW6	Fulham		240	385	585	330	510	900	450	760	1,100	705	1,140	1,600
SW7	South Kensington/Knightsbridge	Super Prime	315	600	700	435	930	1,310	675	1,740	2,250	1,500	2,750	4,080
SW10	West Brompton		315	440	485	365	665	915	530	1,050	1,425	785	1,385	1,715
South West (South of the river)														
SW4	Clapham		250	345	405	305	430	555	400	570	715	715	815	1,070
SW11	Battersea		240	360	485	350	495	975	420	700	1,270	645	920	1,410
SW15	Putney		240	320	380	305	440	590	400	625	1,100	675	860	1,175
SW18	Wandsworth		240	320	335	315	440	690	390	680	895	555	735	945
SW19	Wimbledon		230	310	340	295	415	500	385	575	700	570	900	1,450
North West														
NW1	Camden		280	425	565	335	580	710	470	960	1,225	715	1,300	1,500
NW3	Hampstead		305	430	700	330	680	890	480	945	1,350	985	1,950	2,220
NW6	Kilburn/West Hampstead		250	400	490	310	495	600	470	750	920	850	990	1,225
NW8	St Johns Wood		310	425	625	395	600	975	560	1,000	1,690	845	1,450	1,825
NW11	Golders Green		200	265	280	315	385	475	370	505	600	610	840	880
North and East														
N1	Islington		260	400	595	325	555	875	500	785	1,100	705	1,020	1,200
E1	Wapping		310	390	480	335	535	650	530	680	850	730	880	1,200
E14	Poplar/Canary Wharf		280	390	720	315	550	1,200	420	950	1,850	615	1,175	2,000
South East														
SE1	Southwark		340	465	710	395	660	1,025	530	855	1,200	600	1,250	1,850
SE10	Greenwich		225	305	360	280	400	600	365	530	710	640	690	860
SE16	Surrey Quays/Bermondsey		240	365	425	295	455	580	350	600	700	570	795	970
Home Counties														
	Esher, Cobham, Weybridge		220	255	360	425	460	680	480	680	910	620	830	1,240

W West (central)

W8 Kensington [SUPER PRIME]

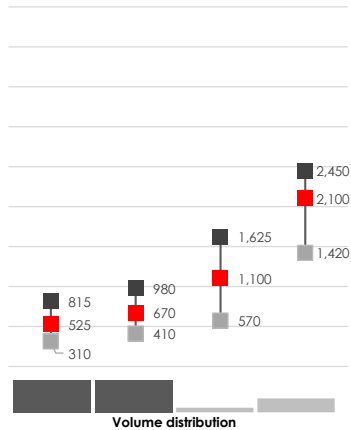
	1 bed	2 beds	3 beds	4 beds
LQ	330	445	975	1,050
Mid	610	925	1,425	2,150
UQ	930	1,560	2,725	3,250



Closest Tube stations
 High Street Kensington
 Kensington Olympia

W11 Notting Hill [PRIME]

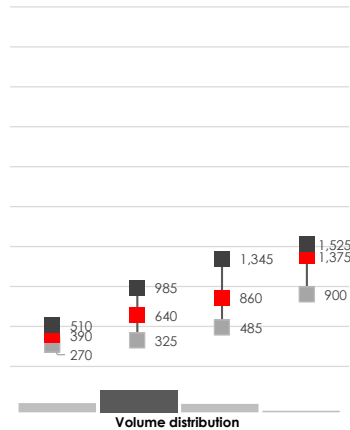
	1 bed	2 beds	3 beds	4 beds
LQ	310	410	570	1,420
Mid	525	670	1,100	2,100
UQ	815	980	1,625	2,450



Closest Tube stations
 Ladbroke Grove
 Holland Park
 Notting Hill Gate

W9 Maida Vale

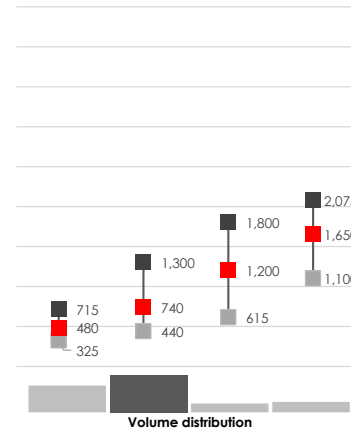
	1 bed	2 beds	3 beds	4 beds
LQ	270	325	485	900
Mid	390	640	860	1,375
UQ	510	985	1,345	1,525



Closest Tube stations
 Kilburn Park
 Maida Vale
 Warwick Avenue

W2 Paddington/Marylebone

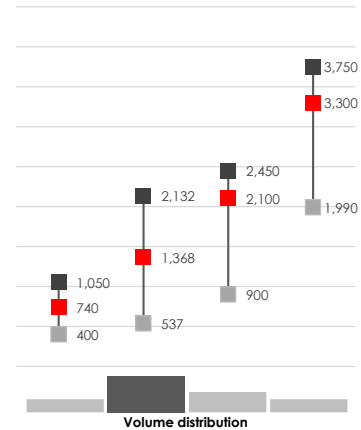
	1 bed	2 beds	3 beds	4 beds
LQ	325	440	615	1,100
Mid	480	740	1,200	1,650
UQ	715	1,300	1,800	2,075



Closest Tube stations
 Paddington
 Edgware Road
 Baker Street

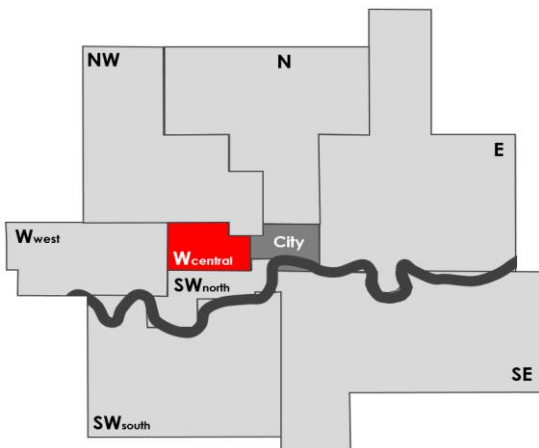
W1 Mayfair [SUPER PRIME]

	1 bed	2 beds	3 beds	4 beds
LQ	400	537	900	1,990
Mid	740	1,368	2,100	3,300
UQ	1,050	2,132	2,450	3,750



Closest Tube stations
 Ladbroke Grove
 Holland Park
 Notting Hill Gate

London Map



Detailed Post Code Map

Rent figure is average across all sizes, and all quartiles



Area Detail

W8 - Kensington [Royal Borough of Kensington&Chelsea](#)
 Kensington is an affluent and densely-populated area. Its commercial heart is Kensington High Street. **SUPER PRIME**

W11 - Notting Hill [Royal Borough of Kensington&Chelsea](#)
 Notting Hill is a cosmopolitan, affluent and fashionable district known for the annual Notting Hill Carnival, and the home to the Portobello Road Market. **PRIME**

W9 - Maida Vale [City of Westminster](#)
 Residential district in West London between St John's Wood and Kilburn. Mostly residential, and mainly affluent, consisting of many large late-Victorian and Edwardian blocks of mansion flats.

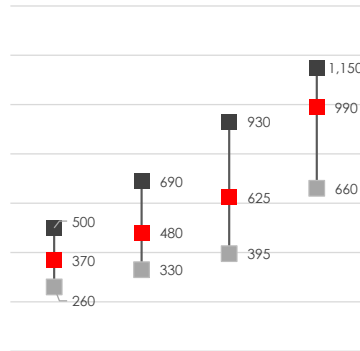
W2 - Paddington/Marylebone [City of Westminster](#)
 Affluent, inner-city area of central London. Mostly residential, with many private medical and dental practices, traditionally concentrated in Harley Street.

W1 - Mayfair [City of Westminster](#)
 Fashionable central residential area. Many blocks of flats are under the ownership of the Grosvenor family, with strict leases and head leases. **SUPER PRIME**

W West (west)

W4 Chiswick

	1 bed	2 beds	3 beds	4 beds
LQ	260	330	395	660
Mid	370	480	625	990
UQ	500	690	930	1,150



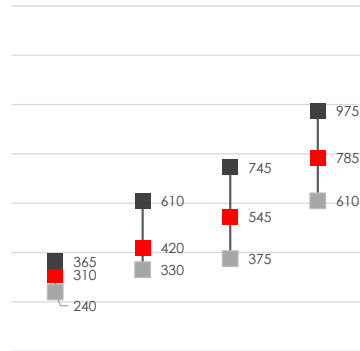
Volume distribution

Closest Tube stations

- Chiswick Park
- Gunnersbury

W12 Shepherd's Bush

	1 bed	2 beds	3 beds	4 beds
LQ	240	330	375	610
Mid	310	420	545	785
UQ	365	610	745	975



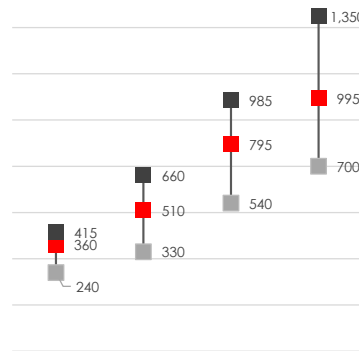
Volume distribution

Closest Tube stations

- Shepherd's Bush
- Shepherd's Bush Market
- Goldhawk Road

W6 Hammersmith

	1 bed	2 beds	3 beds	4 beds
LQ	240	330	540	700
Mid	360	510	795	995
UQ	415	660	985	1,350



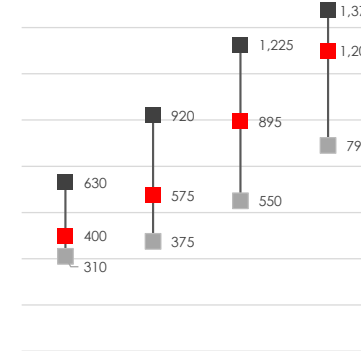
Volume distribution

Closest Tube stations

- Hammersmith
- Ravenscourt Park
- Baron's Court

W14 West Kensington

	1 bed	2 beds	3 beds	4 beds
LQ	310	375	550	790
Mid	400	575	895	1,200
UQ	630	920	1,225	1,375

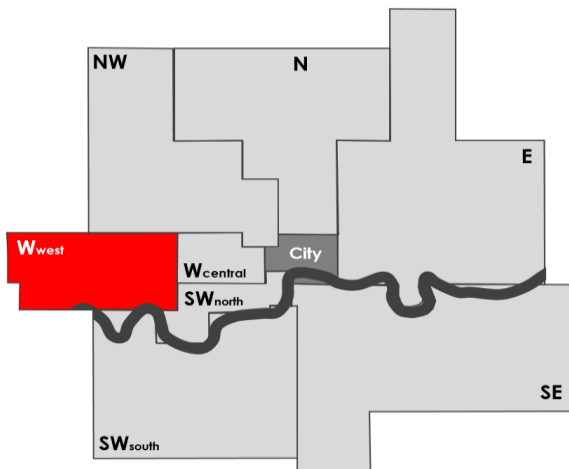


Volume distribution

Closest Tube stations

- Ravenscourt Park
- Baron's Court

London Map



Detailed Post Code Map

Rent figure is average across all sizes, and all quartiles



Area Detail

W4 - Chiswick

Borough of Hounslow

Chiswick is a large, leafy suburb of west London. It is located close to the River Thames and is popular with families. Its links to central London are very good.

W12 - Shepherd's Bush

Borough of Hammersmith & Fulham

An area of west London well connected to the City. Primarily residential in character, its focus is the shopping area of Westfield shopping centre, the largest urban shopping centre in Europe.

W6 - Hammersmith

Borough of Hammersmith & Fulham

An urban centre on the north bank of the River Thames. One of west London's key transport hubs and commercial and employment centres. It is focused on the two London Underground stations, bus station and road network converging at Hammersmith Broadway.

W14 - West Kensington

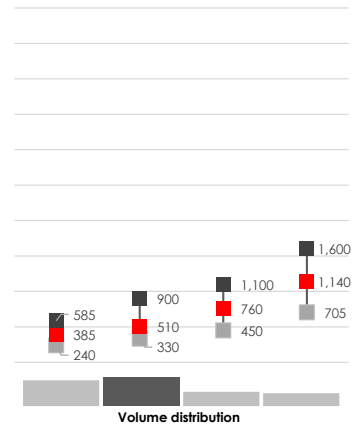
Hammersmith&Fulham, RBKC

Home to the Olympia (exhibition and events centre), West Kensington is a residential area. It consists mainly of Victorian terraced houses, many of which are subdivided into blocks of flats.

SW South West (North of the River)

SW6 Fulham

	1 bed	2 beds	3 beds	4 beds
■ LQ	240	330	450	705
■ Mid	385	510	760	1,140
■ UQ	585	900	1,100	1,600

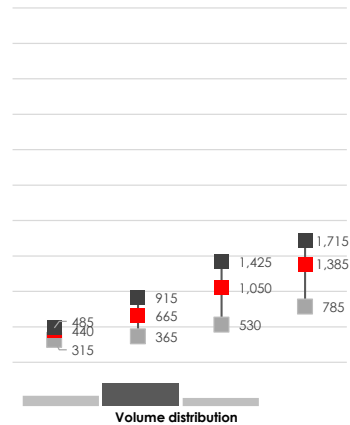


Closest Tube stations

- Fulham Broadway
- Parson's Green
- Putney Bridge

SW10 West Brompton

	1 bed	2 beds	3 beds	4 beds
■ LQ	315	365	530	785
■ Mid	440	665	1,050	1,385
■ UQ	485	915	1,425	1,715

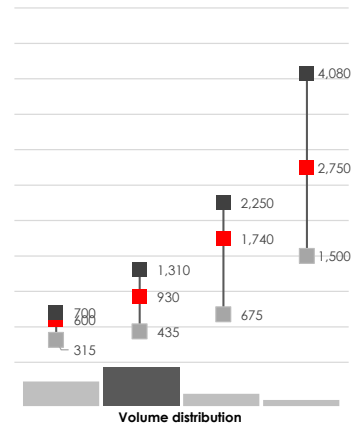


Closest Tube stations

- Earl's Court
- Gloucester Road

SW7 South Kensington/ Knightsbridge [SUPER PRIME]

	1 bed	2 beds	3 beds	4 beds
■ LQ	315	435	675	1,500
■ Mid	600	930	1,740	2,750
■ UQ	700	1,310	2,250	4,080

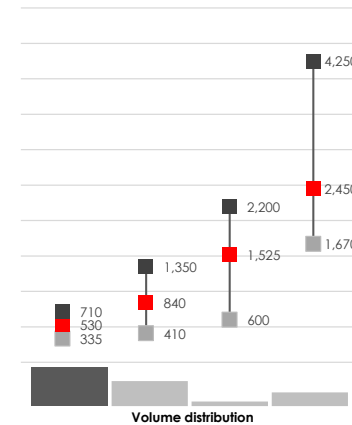


Closest Tube stations

- Gloucester Road
- South Kensington
- Knightsbridge

SW3 Chelsea [SUPER PRIME]

	1 bed	2 beds	3 beds	4 beds
■ LQ	335	410	600	1,670
■ Mid	530	840	1,525	2,450
■ UQ	710	1,350	2,200	4,250

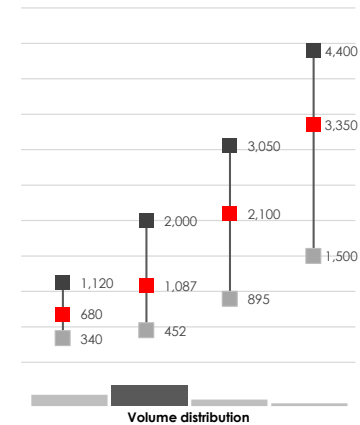


Closest Tube stations

- Sloane Square
- South Kensington

SW1 Belgravia [SUPER PRIME]

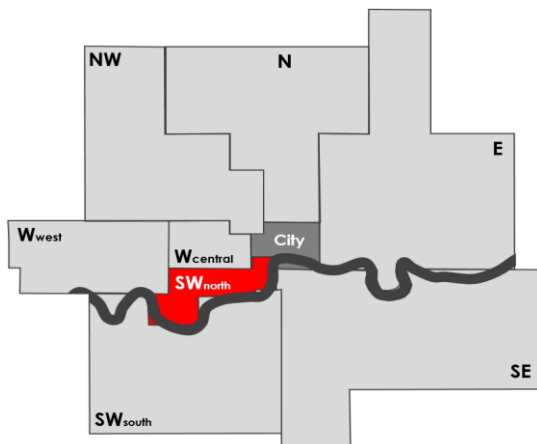
	1 bed	2 beds	3 beds	4 beds
■ LQ	340	452	895	1,500
■ Mid	680	1,087	2,100	3,350
■ UQ	1,120	2,000	3,050	4,400



Closest Tube stations

- Sloane Square
- Hyde Park Corner

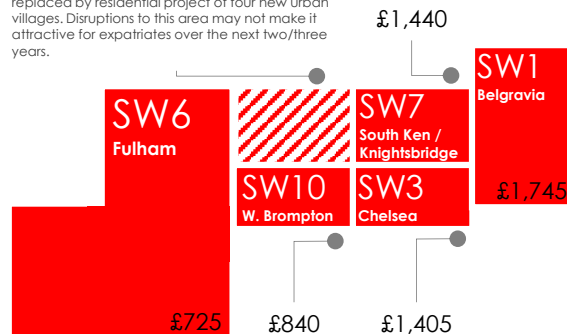
London Map



Detailed Post Code Map

Rent figure is average across all sizes, and all quartiles

SW5 - Earl's Court: Material regeneration of the Earl's Court Exhibition Centre, surrounding car parks and two council estates to be demolished and replaced by residential project of four new urban villages. Disruptions to this area may not make it attractive for expatriates over the next two/three years.



Area Detail

SW6 - Fulham Borough of Hammersmith & Fulham
Increasingly affluent area of south west London, very green and within very close reach of Chelsea and Kensington. Good for families, and more affordable than other SW north of the River.

SW10 - West Brompton Royal Borough of Kensington & Chelsea
Boasts many beautiful traditional residential squares with many imposing properties fronting onto them. Some more expensive pockets within it such as The Boltons.

SW7 - South Ken/Knightsbridge RBKC (Kensington & Chelsea)
Graceful garden squares and streets, and includes the Natural History Museum, the Science Museum, the Royal Albert Hall, Imperial College London, the Victoria and Albert Museum, the Royal College of Art, the Royal College of Music. It is also the home of Harrods and Harvey Nichols. **SUPER PRIME**

SW3 - Chelsea Royal Borough of Kensington & Chelsea
Most desirable part of Chelsea is around Sloane Square and Knightsbridge tube. This property market attracts considerable attention, and is a very complex market that can vary from street to street. **SUPER PRIME**

SW1 - Belgravia City of Westminster/RBKC
Noted for its immensely expensive residential properties, it is one of the wealthiest districts in the world together with parts of Chelsea and Knightsbridge. A complex property market. **SUPER PRIME**

SW South West (South of the River)

SW15 Putney

	1 bed	2 beds	3 beds	4 beds
LQ	240	305	400	675
Mid	320	440	625	860
UQ	380	590	1,100	1,175

SW18 Wandsworth

	1 bed	2 beds	3 beds	4 beds
LQ	240	315	390	555
Mid	320	440	680	735
UQ	335	690	895	945

SW19 Wimbledon

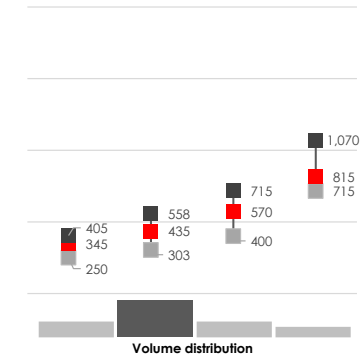
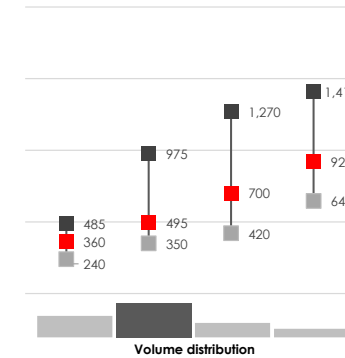
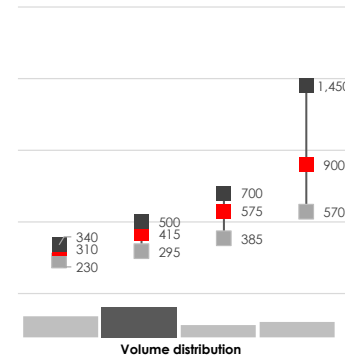
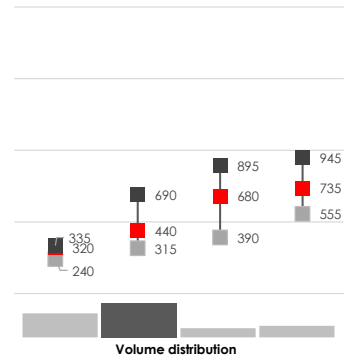
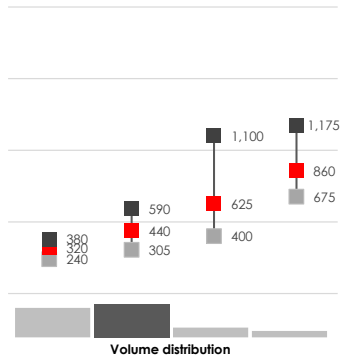
	1 bed	2 beds	3 beds	4 beds
LQ	230	295	385	570
Mid	310	415	575	900
UQ	340	500	700	1,450

SW11 Battersea

	1 bed	2 beds	3 beds	4 beds
LQ	240	350	420	645
Mid	360	495	700	920
UQ	485	975	1,270	1,410

SW4 Clapham

	1 bed	2 beds	3 beds	4 beds
LQ	250	303	400	715
Mid	345	435	570	815
UQ	405	558	715	1,070



Closest Tube stations
Putney
East Putney



Closest Tube stations
Clapham Junction
Clapham South
Clapham Common



Closest Tube stations
Wimbledon
Wimbledon Park
Southfields



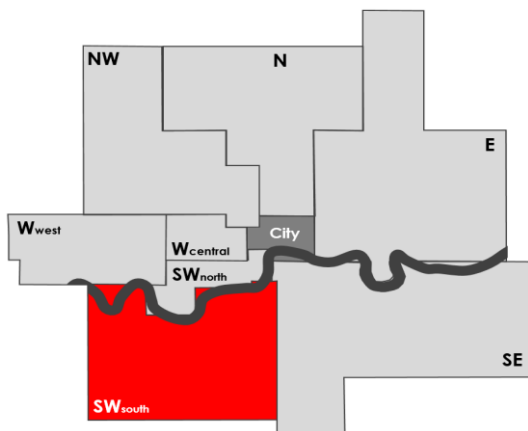
Closest Tube stations
Battersea Park
Vauxhall



Closest Tube stations
Clapham High Street
Clapham Common
Clapham North



London Map



Detailed Post Code Map

Rent figure is average across all sizes, and all quartiles



Area Detail

SW15 - Putney Borough of Wandsworth
Residential and shopping district in south London, near the river Thames. Good for families with plenty of open spaces and clean air, and good links to the City.

SW18 - Wandsworth Borough of Wandsworth
Also known as 'Nappy Valley' due to the larger numbers of middle-class, affluent families, it is an area of , mainly, Victorian houses bordered by the west side of Wandsworth Common, a large park.

SW19 - Wimbledon Borough of Merton
The combination of convenient access to central London with the benefit of plentiful recreational facilities has seen strong demand for homes, especially the larger properties in the Wimbledon Village and Wimbledon Park areas; with a resulting effect on prices to make it amongst the highest in the outer London area.

SW11 - Battersea Borough of Wandsworth
The new US embassy is being constructed at Nine Elms , a new development that also sees the building of luxury apartments in the area. Battersea Park is one of the largest South of the River . Close to Chelsea and more affordable - poor transport links.

SW4 - Clapham Borough of Lambeth
Relative proximity to expensive areas of central London has led to an increase in middle-class people living in Clapham. The area is an affluent place, though its professional residents often live relatively close to significant pockets of social housing.

NW North West

NW6 West Hampstead

	1 bed	2 beds	3 beds	4 beds
LQ	250	310	470	850
Mid	400	495	750	990
UQ	490	600	920	1,225

NW8 St John's Wood

	1 bed	2 beds	3 beds	4 beds
LQ	310	395	560	845
Mid	425	600	1,000	1,450
UQ	625	975	1,690	1,825

NW3 Hampstead

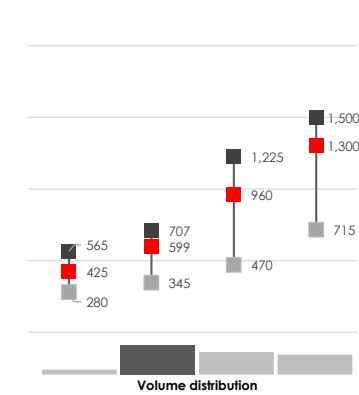
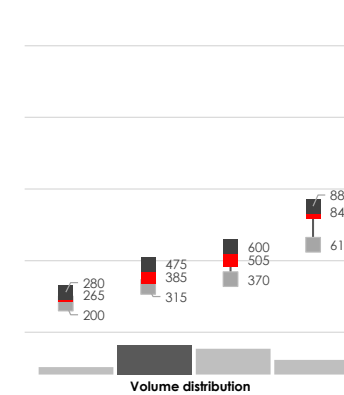
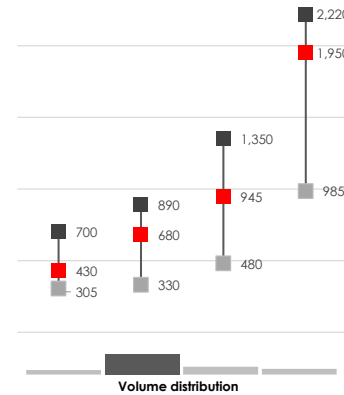
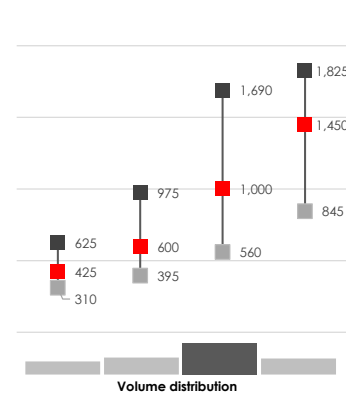
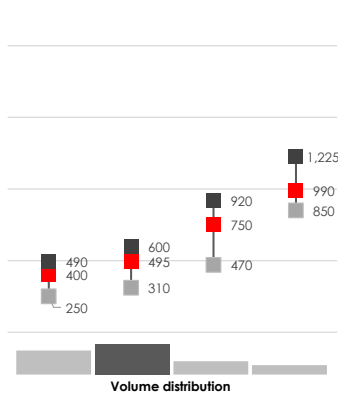
	1 bed	2 beds	3 beds	4 beds
LQ	305	330	480	985
Mid	430	680	945	1,950
UQ	700	890	1,350	2,220

NW11 Golders Green

	1 bed	2 beds	3 beds	4 beds
LQ	200	315	370	610
Mid	265	385	505	840
UQ	280	475	600	880

NW1 Camden

	1 bed	2 beds	3 beds	4 beds
LQ	280	345	470	715
Mid	425	599	960	1,300
UQ	565	707	1,225	1,500



Closest Tube stations

- West Hampstead
- Kilbrun
- Finchley Road



Closest Tube stations

- St John's Wood
- Maida Vale
- South Hampstead



Closest Tube stations

- Hampstead Heath
- Hampstead
- Belsize Park



Closest Tube stations

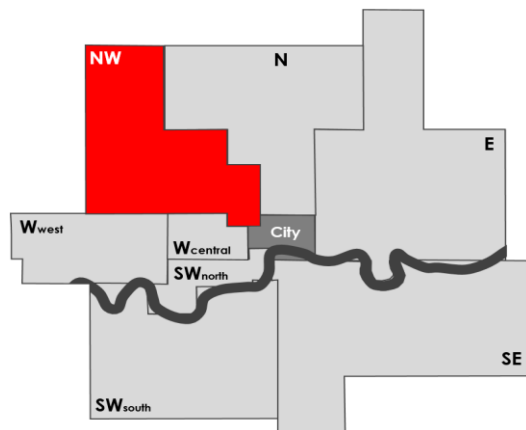
- Brent Cross
- Golders Green

Closest Tube stations

- Camden Road
- Chalk Farm
- Camden Road



London Map



Detailed Post Code Map

Rent figure is average across all sizes, and all quartiles



Area Detail

NW6 - West Hampstead Borough of Camden
Mainly residential with several small shops, restaurants, cafes, bakeries concentrated on the northern section of West End Lane and West End Green.

NW8 - St John's Wood City of Westminster
Developed with a large amount of low density "villa" housing, as opposed to the terraced housing it remains a desirable residential district. Close to ASL International School.

NW3 - Hampstead Borough of Camden
Known for its intellectual, liberal, artistic, musical and literary associations and for the large and hilly parkland Hampstead Heath, It is home to some of the most expensive housing in the London area (on the sales market).

NW11 - Golders Green Borough of Barnet
It has a wide variety of housing and a busy main shopping street, Golders Green Road. The area has relatively expensive property .

NW1 - Camden Borough of Camden
Known for its markets as a major tourist attraction at weekends, selling goods of all types including fashion, lifestyle, books, food, junk/antiques and more bizarre items; they and the surrounding shops are popular with young people, in particular those searching for "alternative" clothing.

NE North and East

N1 Islington

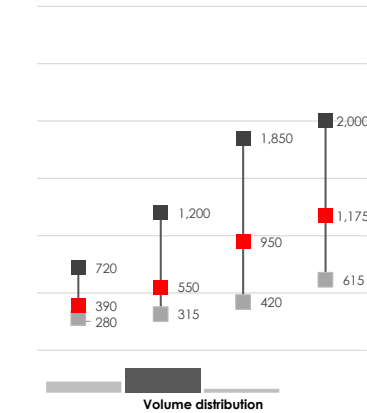
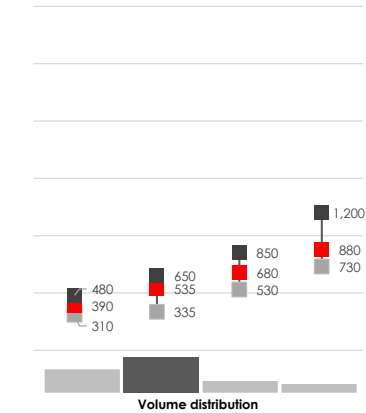
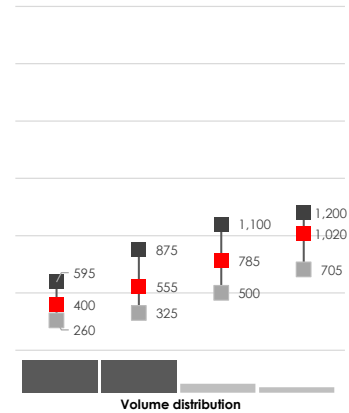
	1 bed	2 beds	3 beds	4 beds
■ LQ	260	325	500	705
■ Mid	400	555	785	1,020
■ UQ	595	875	1,100	1,200

E1 Wapping

	1 bed	2 beds	3 beds	4 beds
■ LQ	310	335	530	730
■ Mid	390	535	680	880
■ UQ	480	650	850	1,200

E14 Poplar / Canary Wharf

	1 bed	2 beds	3 beds	4 beds
■ LQ	280	315	420	615
■ Mid	390	550	950	1,175
■ UQ	720	1,200	1,850	2,000



Closest Tube stations
Highbury and Islington
Angel



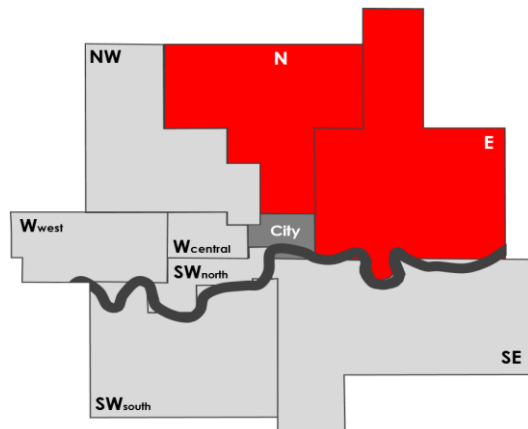
Closest Tube stations
Shadwell
Wapping



Closest Tube stations
Canary Wharf
Poplar/All Saints
Westferry



London Map



Detailed Post Code Map

Rent figure is average across all sizes, and all quartiles



Area Detail

N1 - Islington Borough of Islington
It is an inner-city district in London, spanning from Islington High Street to Highbury Fields, encompassing the area around the busy Upper Street. Young, up and coming, trendy and close to the City.

E1 - Wapping Borough of Tower Hamlets
It forms part of the Docklands to the east of the City of London. Wapping's proximity to the river has given it a strong maritime character, which it retains through its riverside public houses. Many warehouses have been converted into luxury flats. Good for City commute; not great for families.

E14 - Poplar/Canary Wharf Borough of Tower Hamlet
Poplar, Isle of Dogs, Limehouse, Canary Wharf make up much of the residential area surrounding Canary Wharf's business district. Extremely popular with young professionals, it is becoming increasingly more residential, and well served with different amenities.

SE South East

SE1 Southwark

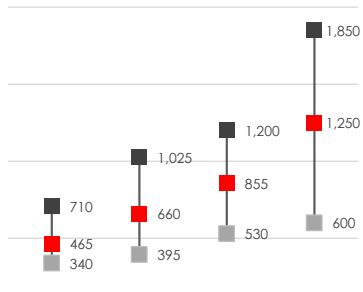
	1 bed	2 beds	3 beds	4 beds
LQ	340	395	530	600
Mid	465	660	855	1,250
UQ	710	1,025	1,200	1,850

SE16 Surrey Quays/Bermondsey

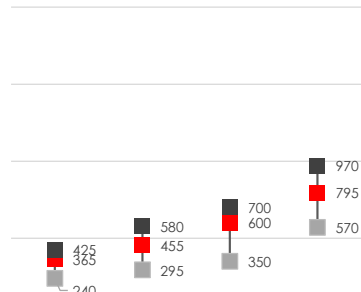
	1 bed	2 beds	3 beds	4 beds
LQ	240	295	350	570
Mid	365	455	600	795
UQ	425	580	700	970

SE10 Greenwich

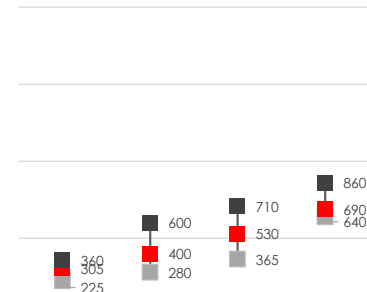
	1 bed	2 beds	3 beds	4 beds
LQ	225	280	365	640
Mid	305	400	530	690
UQ	360	600	710	860



Volume distribution



Volume distribution



Volume distribution

Closest Tube stations

Waterloo / Waterloo East	≠
Southwark	≠
Elephant & Castle	≠
Lambeth North	≠

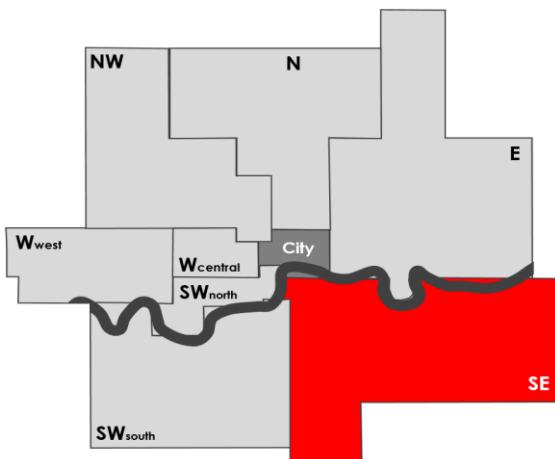
Closest Tube stations

South Bermondsey	≠
Canada Waters	OG
Bermondsey	OG
Surrey Quays	OG

Closest Tube stations

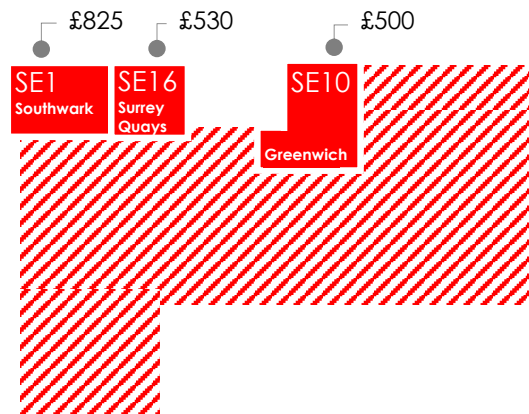
Cutty Sark	DLR
Greenwich	DLR
New Cross	≠ OG
Deptford Bridge	DLR

London Map



Detailed Post Code Map

Rent figure is average across all sizes, and all quartiles



Area Detail

SE1 - Southwark

Borough of Southwark

Generally an area of mixed development, with council estates, major office developments, social housing and high value residential gated communities side by side with each other. It has undergone extensive redevelopment in the last 10 years, it's the home of the Shard, and the increasingly trendy, up and coming Borough Market.

SE16 - Surrey Quays

Borough of Southwark

Young professionals tend to enjoy Surrey Quays for the modern, relatively maintenance free, properties, fast links to the City and the West End and the affordable house prices. There is also a newly emerging popularity with families moving here.

SE10 - Greenwich

Royal Borough of Greenwich

Greenwich offers a mixture of wide open spaces and lower density living areas, but is still situated close enough to the likes of Canary Wharf and London Bridge to feel like a part of London. Well known for its maritime history and giving its name to the Greenwich Meridian and Greenwich Mean Time (GMT).