NEWSLETTER | SEPTEMBER 2022



ANNUAL R3VIEW 2021 v 2022

A complex city

Behind the headlines

Recent market updates have suggested that London has suffered from double digit rental price growth in the last year. Whilst that may be true for London as a City, the picture in the detail is, as always, much different.

R3 has focused on typical

residential neighbourhoods favoured by expats and applied its rigorous analysis to provide a different picture.

Based on research the annual increase for typical expat areas stands at 7.2% (FIGURE 1).

FIGURE 1 – ANNUAL INCREASE

Across all typical expat areas

7.2%

The picture differs for each area under review.

FIGURE 2 provides an overview of the London Market by broader neighbourhoods, showing that this increase has not been uniform across London.

FIGURE 3 overleaf goes deeper, showing that the overall rate of increase can often be very different when looking at different

sizes of property from 1 beds all the way to 4 beds. With areas in more prime locations showing a much more modest swing (with rents increasing as well as decreasing in certain areas against certain property sizes).

Appendices

The last three pages include R3 research in full, showing the heat map across 37 different London postcodes, and finally the weekly rents for each postcode both in 2021 and 2022.

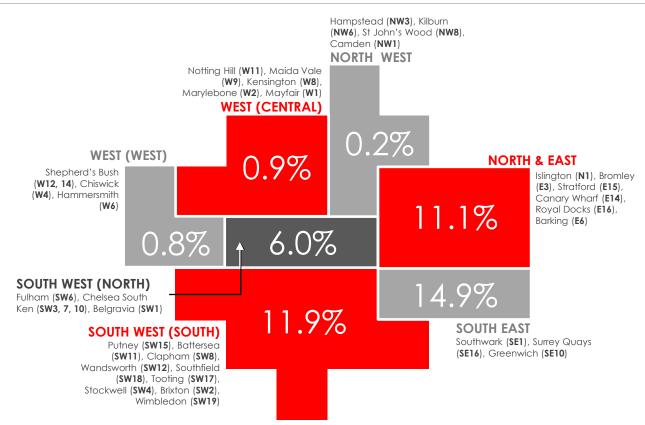
R3 leads the way

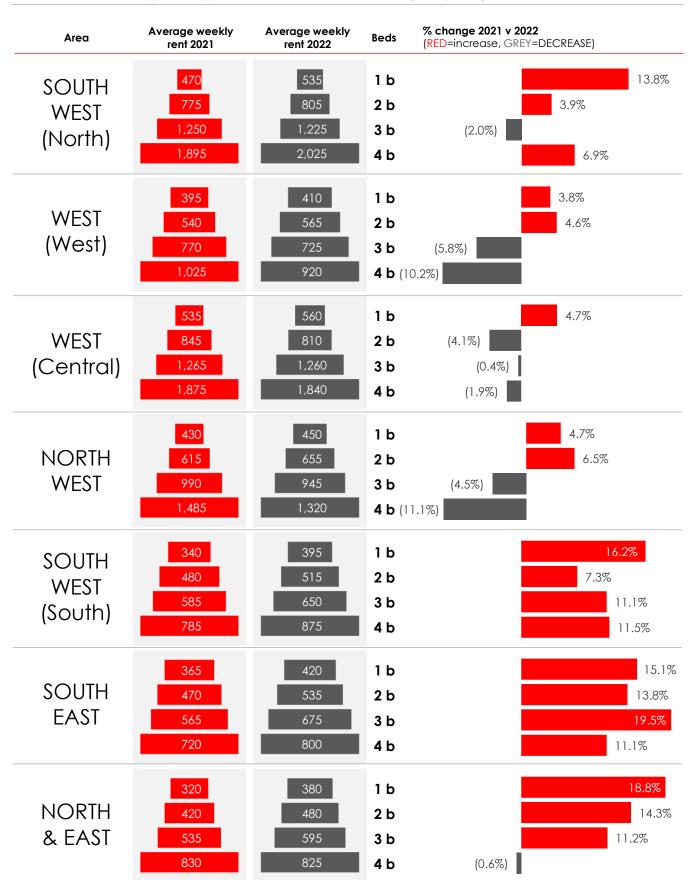
R3 leads the way in research targeted at the relocation market in the UK. No other destination service or relocation service providers invests so much, or shares as much, to ensuring our knowledge of the market is best in class.

Please get in touch to find out how we can help you and your employee.

FIGURE 2 – OVERVIEW OF THE LONDON MARKET

Overview of rental increases / (decreases) in the main residential neighbourhoods of London





SEPTEMBER 2022 v SEPTEMBER 2021 HEAT MAP - % RENTAL CHANGE



Crime

SOUTH WI	EST (North)			1 0 0 0	2 6 6 6	2 6 6 6	4	Rate	Yield	Turnove
SW1				1-bed	2-bed	3-bed	4-bed	Kule	rieid	Tuttiove
3111	Belgravia			16.0%	14.8%	(0.3%)	9.1%	(11.2%)	6.1%	124.2%
SW3	Chelsea			18.0%	11.4%	(7.0%)	5.0%	(0.6%)	-	320.0%
SW5	Earl's Cou	rt		11.5%	3.0%	(6.4%)	(3.4%)	(5.6%)	12.0%	165.8%
SW6	Fulham			6.3%	8.6%	5.2%	6.5%	(7.2%)	20.0%	76.9%
SW7	South Ken	sington		14.0%	(18.2%)	(8.1%)	9.3%	(4.9%)	(14.8%)	200.0%
SW10	West Che	lsea		12.1%	9.8%	13.6%	13.6%	(11.3%)	15.4%	72.2%
WEST (We	est)			1-bed	2-bed	3-bed	4-bed	C rate	Yield	Turnove
W4	Chiswick			10.6%	18.1%	15.3%	18.5%	(13.6%)	23.1%	46.4%
W6	Hammersi	mith		(13.9%)	(14.8%)	(18.4%)	(31.8%)	(6.8%)	(9.3%)	289.5%
W12	Shepherd	's Bush		12.1%	20.2%	(5.3%)	(6.9%)	-	48.3%	31.5%
W14	West Kens	ington		17.3%	8.6%	(7.3%)	(9.4%)	(11.6%)	37.0%	41.5%
WEST (Ce	entral)			1-bed	2-bed	3-bed	4-bed	C rate	Yield	Turnove
W1	Mayfair			(5.1%)	(5.2%)	5.0%	(18.0%)	0.7%	(12.5%)	136.7%
W2	Paddingto	on/Marylek	oone	9.5%	2.8%	(1.0%)	26.3%	(9.5%)	(4.2%)	400.0%
W8	Kensingto	n		(7.0%)	(25.1%)	(3.1%)	6.0%	0.7%	(28.1%)	121.9%
W9	Maida Va	ıle		13.3%	13.5%	2.5%	(15.6%)	(17.5%)	18.2%	109.1%
W11	Notting Hi	II		20.7%	8.1%	(3.8%)	(5.0%)	(9.0%)	(3.3%)	82.2%
NORTH W				1-bed	2-bed	3-bed	4-bed	C rate	Yield	Turnove
NW1	Camden			14.5%	9.8%	(8.9%)	(23.7%)	(6.9%)	5.4%	165.4%
NW3	Hampsted	ad		(12.7%)	(8.7%)	(6.3%)	(23.8%)	(11.3%)	(24.4%)	146.4%
NW6	Kilburn			11.6%	12.1%	4.4%	12.0%	(7.9%)	20.0%	57.4%
NW8	St John's V	Vood		11.2%	15.9%	(5.2%)	1.4%	(9.0%)	(19.6%)	165.0%
					Hampstead	ī				
					NW3					
			Notting Hill	Maida Vale	Kilburn	St J Wood	1			
			W11	W9	NW6	NW8				
									_	
	Shep' Bush W12 , 14	Kensington W8	Mary'bone W2	Mayfair W1	Camden NW1	Islington N1	Bromley E3	Stratford E15		
	W12, 14	****	***2	***	NWI	IN I		LIS		
	Chiswick	Ham-smtih	Fulham SW6	Chelsea, SK SW3, 7, 10	Belgravia SW1	Can Wharf E14	Royal Dock E16	Barking E6		
	W4	W6		3113, 7, 10		-17				
	W4	WO		3110, 7, 10						
	W4	Putney	Battersea	Clapham	Wdsworth	South	Sur' Quays	Greenwich		
	W4					∕ ſ				
	W4	Putney	Battersea SW11	Clapham SW8	Wdsworth SW12	South SE1	Sur' Quays	Greenwich		
	W4	Putney	Battersea	Clapham	Wdsworth	South	Sur' Quays	Greenwich		
	W4	Putney	Battersea SW11	Clapham SW8	Wdsworth SW12	South SE1	Sur' Quays	Greenwich		
	W4	Putney	Battersea SW11	Clapham SW8 Tooting SW17 Wimbledon	Wdsworth SW12	South SE1	Sur' Quays	Greenwich		
	W4	Putney	Battersea SW11	Clapham SW8	Wdsworth SW12	South SE1	Sur' Quays	Greenwich		
	W4	Putney	Battersea SW11	Clapham SW8 Tooting SW17 Wimbledon	Wdsworth SW12	South SE1	Sur' Quays	Greenwich		
SOUTH W		Putney	Battersea SW11	Clapham SW8 Tooting SW17 Wimbledon SW19	Wdsworth SW12 Stockwell SW4	South & SE1 Brixton SW2	Sur Quays SE16	Greenwich SE10	Yield	Turnove
SOUTH WI	EST (South) Brixton	Putney	Battersea SW11	Clapham SW8 Tooting SW17 Wimbledon	Wdsworth SW12	South SE1	Sur' Quays	Greenwich	Yield 22.2%	
_	EST (South)	Putney SW15	Battersea SW11	Tooling SW17 Wimbledon SW19	Wdsworth SW12 Stockwell SW4	South SE1 Brixton SW2	Sur Quays SE16	Greenwich SE10		41.5%
SW2 SW4 SW8	EST (South) Brixton Stockwell Clapham	Putney SW15	Battersea SW11	Tooling SW17 Wimbledon SW19 1-bed 14.8%	Wdsworth SW12 Stockwell SW4 2-bed 16.9% 6.3% 1.7%	South SE1 Brixton SW2 3-bed 14.2% 8.7% 14.2%	4-bed 15.6% 1.1% 9.6%	C rate (9.1%) (9.7%) (8.0%)	22.2% 9.8% 14.7%	41.5% 27.0% 28.4%
SW2 SW4 SW8 SW11	EST (South) Brixton Stockwell Clapham Battersea	Putney SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4%	Wdsworth SW12 Stockwell SW4 2-bed 16.9% 6.3% 1.7% (12.3%)	South \$\section{\setion{\setion{\setion{\section{\setion{\setion{\section{\seti	4-bed 15.6% 1.1% 9.6% 4.3%	C rate (9.1%) (9.7%) (8.0%) (7.3%)	22.2% 9.8% 14.7% (7.3%)	41.5% 27.0% 28.4% 106.1%
SW2 SW4 SW8 SW11 SW12	EST (South) Brixton Stockwell Clapham Battersea Wandswo	Putney SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%)	22.2% 9.8% 14.7% (7.3%) 18.2%	41.5% 27.0% 28.4% 106.1% 41.9%
SW2 SW4 SW8 SW11 SW12 SW15	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney	Putney SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 13.4%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%) (7.9%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1%	41.5% 27.0% 28.4% 106.1% 41.9% 66.7%
SW2 SW4 SW8 SW11 SW12 SW15 SW17	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting	Putney SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4% 11.3%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8% 15.9% 13.2%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 13.4%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%) (7.9%) (1.6%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6%	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0%
SW2 SW4 SW8 SW11 SW12 SW15 SW17	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield	Putney SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4% 11.3% 13.6%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8% 15.9% 13.2% 16.7%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 13.4% 16.2%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%) (7.9%) (1.6%) (13.8%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5%	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo	Putney SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4% 11.3% 13.6% 11.7%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8% 15.9% 14.3%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 16.2% 18.8% 22.0%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%) (7.9%) (1.6%) (13.8%) (12.5%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5% 15.6%	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6% 51.4%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo	Putney SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 11.3% 13.6% 11.7% 1-bed	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8% 15.9% 14.3% 2-bed	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2% 18.6% 3-bed	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 16.2% 18.8% 22.0%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%) (1.6%) (13.8%) (12.5%) C rate	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5% 15.6% Yield	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6% 51.4%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledc	Putney SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 11.3% 13.6% 11.7% 1-bed 16.5%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8% 15.9% 14.3% 2-bed 12.6%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2% 18.6% 3-bed 25.6%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 16.2% 18.8% 22.0% 4-bed 15.1%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (1.6%) (13.8%) (12.5%) C rate (5.2%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5% 15.6% Yield 20.6%	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6% 51.4% Turnove
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledc UST Southwark	Putney SW15 rth and and and and and and and and and an	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4% 11.3% 13.6% 11.7% 1-bed 16.5% 13.2%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8% 15.9% 13.2% 16.7% 14.3% 2-bed 12.6% 11.2%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2% 18.6% 3-bed 25.6% 17.4%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 13.4% 16.2% 18.8% 22.0% 4-bed 15.1% 9.4%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (1.6%) (13.8%) (12.5%) C rate (5.2%) (15.4%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5% 15.6% Yield 20.6% 11.4%	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6% 51.4% Turnove 125.9% 84.1%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE16 SE10	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledc SST Southwark Surrey Que Greewich	Putney SW15 rth and and and and and and and and and an	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4% 11.3% 13.6% 11.7% 1-bed 16.5% 13.2% 15.2%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8% 15.9% 14.3% 2-bed 12.6% 11.2% 16.9%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2% 18.6% 3-bed 25.6% 17.4% 17.0%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 16.2% 18.8% 22.0% 4-bed 15.1% 9.4% 9.0%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%) (7.9%) (1.6%) (13.8%) (12.5%) C rate (5.2%) (15.4%) (11.3%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5% 15.6% Yield 20.6% 11.4% 13.5%	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6% 51.4% Turnove 125.9% 84.1% 42.7%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE16 SE10 NORTH &	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledc SST Southwark Surrey Qu Greewich	Putney SW15 rth and and and and and and and and and an	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4% 11.3% 13.6% 11.7% 1-bed 16.5% 13.2% 15.2% 1-bed	2-bed 16.9% 6.3% 17.7% (12.3%) 10.8% 15.9% 14.3% 2-bed 11.2% 16.9% 2-bed	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2% 18.6% 3-bed 25.6% 17.4% 17.0%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 13.4% 16.2% 4-bed 15.1% 9.4% 9.0%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%) (7.9%) (1.6%) (13.8%) (12.5%) C rate (5.2%) (15.4%) (11.3%) C rate	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5% 15.6% Yield 20.6% 11.4% 13.5% Yield	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6% 51.4% Turnove 42.7%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbleda Surrey Qu Greewich EAST Islington	Putney SW15 rth and and and and and and and and and an	Battersea SW11	Tooting sw17 Vimbledon sw19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4% 11.3% 13.6% 11.7% 1-bed 16.5% 13.2% 15.2% 1-bed 22.4%	2-bed 16.9% 6.3% 17.7% (12.3%) 10.8% 15.9% 14.3% 2-bed 11.2% 16.9% 2-bed 15.6%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2% 13.2% 17.4% 17.0% 3-bed 3.9%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 13.4% 16.2% 4-bed 15.1% 9.4% 9.0%	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%) (7.9%) (1.6%) (12.5%) C rate (5.2%) (15.4%) (11.3%) C rate (12.4%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5% 15.6% Yield 20.6% 11.4% 13.5% Yield 22.2%	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6% 51.4% Turnove 42.7% Turnove 52.7%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1 E3	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbleda Surrey Qu Greewich EAST Islington Bromley	Putney SW15 rth and and and and and and and and and an	Battersea SW11	Tooting sw17 Vimbledon sw19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4% 11.3% 13.6% 11.7% 1-bed 16.5% 13.2% 1-bed 22.4% 12.7%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8% 15.9% 14.3% 2-bed 12.6% 11.2% 16.9% 2-bed 15.6% 16.3%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2% 13.2% 17.4% 17.0% 3-bed 3.9% 20.8%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 13.4% 16.2% 4-bed 15.1% 9.4% 9.0% 4-bed (3.1%) (9.7%)	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%) (7.9%) (1.6%) (12.5%) C rate (5.2%) (11.3%) C rate (12.4%) (14.0%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5% 15.6% Yield 20.6% 11.4% 13.5% Yield 22.2% 15.6%	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6% 51.4% Turnove 42.7% Turnove 52.7%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledc UST Southwark Surrey Qu Greewich EAST Islington Bromley Barking	Putney SW15 arth arth arch arch	Battersea SW11	Tooting sw17 Vimbledon sw19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4% 11.3% 13.6% 11.7% 1-bed 16.5% 13.2% 15.2% 1-bed 22.4% 12.7% 9.6%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8% 15.9% 14.3% 2-bed 12.6% 11.2% 16.9% 2-bed 15.6% 16.3% 11.1%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2% 18.6% 3-bed 25.6% 17.4% 17.0% 3-bed 3.9% 20.8% 17.9%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 16.2% 18.8% 22.0% 4-bed 15.1% 9.0% 4-bed (3.1%) (9.7%)	C rate (9.1%) (9.7%) (8.0%) (7.3%) (1.6%) (12.5%) C rate (5.2%) (11.3%) C rate (12.4%) (14.0%) (12.2%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5% 15.6% Yield 20.6% 11.4% 13.5% Yield 22.2% 15.6% 22.2%	41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6% 51.4% Turnove 42.7% Turnove 52.7% 51.7% 22.5%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1 E3 E6	EST (South) Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbleda Surrey Qu Greewich EAST Islington Bromley	Putney SW15 arth arth arch arch	Battersea SW11	Tooting sw17 Vimbledon sw19 1-bed 14.8% 12.9% 34.2% 24.4% 11.6% 10.4% 11.3% 13.6% 11.7% 1-bed 16.5% 13.2% 1-bed 22.4% 12.7%	2-bed 16.9% 6.3% 1.7% (12.3%) 10.8% 15.9% 14.3% 2-bed 12.6% 11.2% 16.9% 2-bed 15.6% 16.3%	3-bed 14.2% 8.7% 14.2% 6.7% 5.0% 8.8% 15.5% 13.2% 13.2% 17.4% 17.0% 3-bed 3.9% 20.8%	4-bed 15.6% 1.1% 9.6% 4.3% 12.1% 13.4% 16.2% 4-bed 15.1% 9.4% 9.0% 4-bed (3.1%) (9.7%)	C rate (9.1%) (9.7%) (8.0%) (7.3%) (8.1%) (7.9%) (1.6%) (12.5%) C rate (5.2%) (11.3%) C rate (12.4%) (14.0%)	22.2% 9.8% 14.7% (7.3%) 18.2% 17.1% 20.6% 23.5% 15.6% Yield 20.6% 11.4% 13.5% Yield 22.2% 15.6%	Turnove 41.5% 27.0% 28.4% 106.1% 41.9% 66.7% 100.0% 32.6% 51.4% Turnove 125.9% 84.1% 42.7% 42.7% 42.7% 76.8%

WEEKLY RENTALS AVERAGE VALUES



SOUTH W	EST (North)			1-bed	2-bed	3-bed	4-bed	Rate	Yield	Turnove
SW1	Belgravia			580	1,050	1,470	2,925	247	3.5%	74%
SW3	Chelsea			590	925	1,390	2,325	171	2.5%	63%
SW5	Earl's Cour	†		485	680	1,030	1,715	169	2.8%	101%
SW6	Fulham			425	570	805	1,140	116	3.6%	92%
SW7	South Ken	_		610	875	1,530	2,165	156	2.3%	697
SW10	West Chel	sea		510	725	1,125	1,875	125	3.0%	62%
WEST (We	-			1-bed	2-bed	3-bed	4-bed	C rate	Yield	Turnove
W4	Chiswick			365	490	680	1,025	102	3.2%	101%
W6	Hammersr			465	660	820	890	177	3.9%	74%
W12	Shepherd'			370	535	630	805	184	4.3%	1179
W14	West Kens	ington		440	570	760	965	107	3.7%	92%
WEST (Ce				1-bed	2-bed	3-bed	4-bed	C rate	Yield	Turnove
W1	Mayfair			650	1,010	1,480	2,045	746	2.1%	719
W2		n/Maryleb	one	575	920	1,445	2,140	220	4.6%	85%
W8	Kensingto			595	790	1,430	2,215	141	2.3%	719
W9	Maida Va			425	590	805	1,105	118	3.9%	138%
W11	Notting Hil	l		555	735	1,140	1,705	152	2.9%	82%
NORTH W	EST			1-bed	2-bed	3-bed	4-bed	C rate	Yield	Turnove
NW1	Camden			475	675	820	1,030	231	3.9%	69%
NW3	Hampstec	ıd		445	630	1,050	1,485	110	3.1%	69%
NW6	Kilburn			385	510	710	980	140	3.6%	85%
NW8	St John's V	Vood		495	800	1,195	1,780	101	4.1%	53%
			Notting Hill W11	Maida Vale W9	NW3 Kilburn NW6	St J Wood NW8				
	Shep' Bush	Kensington	Mary'bone	Mayfair	Camden	Islington	Bromley	Stratford		
	W12, 14	W8	W2	W1	NW1	N1	E3	E15		
				W1 Chelsea, SK SW3, 7, 10		N1				
	W12, 14 Chiswick	W8 Ham-smtih	W2 Fulham	Chelsea, SK	NW1 Belgravia	NI Can Wharf F E14	E3 Royal Dock E16	E15 Barking		
	W12, 14 Chiswick	W8 Ham-smtih W6	Fulham SW6 Battersea SW11	Chelsea, SK SW3, 7, 10	Belgravia SW1 Wdsworth SW12	Can Wharf FE14 South & SE1	Royal Dock E16	E15 Barking E6 Greenwich		
	W12, 14 Chiswick	W8 Ham-smtih W6	Fulham SW6 Battersea SW11	Chelseo, SK SW3, 7, 10 Clapham SW8	Belgravia SW1	Can Wharf E14 South & SE1	Royal Dock E16	E15 Barking E6 Greenwich		
	W12, 14 Chiswick	W8 Ham-smtih W6	Fulham SW6 Battersea SW11	Chelsea, SK SW3, 7, 10	Belgravia SW1 Wdsworth SW12	Can Wharf FE14 South & SE1	Royal Dock E16	E15 Barking E6 Greenwich		
_	W12, 14 Chiswick	W8 Ham-smtih W6	Fulham SW6 Battersea SW11	Chelsea, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19	Belgravia SW1 Wdsworth SW12 Stockwell SW4	Can Wharf FE14 South & SE1	Royal Dock E16 Sur Quays SE16	E15 Barking E6 Greenwich	Yield	
SW2	Chiswick W4 EST (South) Brixton	W8 Ham-smtih W6	Fulham SW6 Battersea SW11	Chelsea, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19	Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450	South SE1 Brixton SW2 3-bed 605	Royal Dock E16 Sur Quays SE16	Barking E6 Greenwich SE10 C rate	4.4%	92 %
SW2 SW4	Chiswick W4 EST (South) Brixton Stockwell	W8 Ham-smtih W6	Fulham SW6 Battersea SW11	Chelsea, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395	Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510	South SE1 Brixton SW2 3-bed 605 690	Royal Dock E16 Sur Quays SE16	Barking E6 Greenwich SE10 C rate 120 140	4.4% 4.5%	92 % 113%
SW2 SW4 SW8	Chiswick W4 Chiswick W4 EST (South) Brixton Stockwell Clapham	W8 Ham-smtih W6	Fulham SW6 Battersea SW11	Chelseq, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510 610	South SET Brixton SW2 3-bed 605 690 725	E3 Royal Dock E16 Sur Quays SE16 4-bed 850 895 970	Barking E6 Greenwich SE10 C rate 120 140 150	4.4% 4.5% 3.9%	92 % 113% 122%
SW2 SW4 SW8 SW11	Chiswick W4	Ham-smtin W6	Fulham SW6 Battersea SW11	Chelsea, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510 610 675	South SE1 Brixton SW2 3-bed 605 690 725 720	4-bed 850 895 970 965	E15 Barking E6 C rate 120 140 150 139	4.4% 4.5% 3.9% 3.8%	92% 113% 122% 101%
SW2 SW4 SW8	Chiswick W4 Chiswick W4 EST (South) Brixton Stockwell Clapham	Ham-smtin W6	Fulham SW6 Battersea SW11	Chelseq, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510 610	South SET Brixton SW2 3-bed 605 690 725	E3 Royal Dock E16 Sur Quays SE16 4-bed 850 895 970	Barking E6 Greenwich SE10 C rate 120 140 150	4.4% 4.5% 3.9%	92% 113% 122% 101% 105%
SW2 SW4 SW8 SW11 SW12 SW15	EST (South) Brixton Stockwell Clapham Battersea Wandswoi	Ham-smtin W6	Fulham SW6 Battersea SW11	Chelseq, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510 610 675 515 510	Can Wharf E14 South SE1 Brixton SW2 3-bed 605 690 725 720 625 615	4-bed 850 895 970 965 925 890	E15 Barking E6 Creenwich SE10 120 140 150 139 102 105	4.4% 4.5% 3.9% 3.8%	92% 113% 122% 101% 105%
SW2 SW4 SW8 SW11 SW12	EST (South) Brixton Stockwell Clapham Battersea Wandswoi	Ham-smtin W6	Fulham SW6 Battersea SW11	Chelseq, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 450 510 610 675 515	South SET South SET South SET SOUTH SW2 SOUTH SW2 SOUTH SW2 STATE SOUTH SW2 SW2 SOUTH SW2 SOUTH SW2 SOUTH SW2 SOUTH SW2 SOUTH SW2	4-bed 850 895 970 965 925	E15 Barking E6 C rate 120 140 150 139 102	4.4% 4.5% 3.9% 3.8% 3.9% 4.1% 4.1%	92% 113% 122% 101% 105% 105%
SW2 SW4 SW8 SW11 SW12 SW15	EST (South) Brixton Stockwell Clapham Battersea Wandswoi	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelseq, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510 610 675 515 510	Can Wharf E14 South SE1 Brixton SW2 3-bed 605 690 725 720 625 615	4-bed 850 895 970 965 925 890	E15 Barking E6 Creenwich SE10 120 140 150 139 102 105	4.4% 4.5% 3.9% 3.8% 3.9% 4.1%	92% 113% 122% 101% 105% 105%
SW2 SW4 SW8 SW11 SW12 SW15 SW17	EST (South) Brixton Stockwell Clapham Battersea Wandswoo	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelseq, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345	**NW1*** **Belgravia	South SE1 Brixton SW2 3-bed 605 690 725 720 625 615 595	4-bed 850 850 870 965 970 965 925 890 755	E15 Barking E6 Creenwich SE10 120 140 150 139 102 105 120	4.4% 4.5% 3.9% 3.8% 3.9% 4.1% 4.1%	92% 113% 122% 101% 105% 105% 132%
SW2 SW4 SW8 SW11 SW12 SW15 SW17	EST (South) Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelsed, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345 375	**NW1*** **Belgravia	800 South SE1 Brixton SW2 3-bed 605 690 725 720 625 615 595 685	4-bed 850 895 970 965 925 890 755 885	E15 Barking E6 Creenwich SE10 120 140 150 139 102 105 120 100	4.4% 4.5% 3.9% 3.8% 3.9% 4.1% 4.1%	929 1139 1229 1019 1059 1059 1329 1229
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19	EST (South) Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelsed, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345 375 335	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510 610 675 515 510 430 490 440	800 South SE1 Brixton SW2 South SE1 Brixton SW2 South SE1 Sent Sent Sent Sent Sent Sent Sent Sent	## A-bed ## A-bed ## A-bed ## B50 ## B50 ## B95 ## P70 ## P65 ## P95 ## B90 ## P55 ## B85 ## P50 ## P55 ## B85 ## P50 ## P55	E15 Barking E6 Creenwich SE10 120 140 150 139 102 105 120 100 91	4.4% 4.5% 3.9% 3.8% 4.1% 4.1% 4.2% 3.7%	929 1139 1229 1019 1059 1059 1329 1229 1099
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19	EST (South) Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelsed, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345 375 335	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510 610 675 515 510 430 490 440 2-bed	800 South SE1 Brixton SW2 3-bed 605 690 725 720 625 615 595 685 605 3-bed	4-bed 850 895 970 965 925 880 755 885 750	E15 Barking E6 Creenwich SE10 120 140 150 139 102 105 120 100 91 Crate	4.4% 4.5% 3.9% 3.8% 4.1% 4.1% 4.2% 3.7%	929 1139 1229 1019 1059 1059 1329 1229 1099
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19	EST (South) Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelsed, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345 375 335 1-bed 495	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510 610 675 515 510 430 490 440 2-bed 625	800 South SE1 Brixton SW2 3-bed 605 690 725 720 625 615 595 685 605 3-bed 785	4-bed 850 895 970 965 925 880 755 885 750 4-bed 915	E15 Barking E6 Crate 120 140 150 139 102 105 120 100 91 Crate 276	4.4% 4.5% 3.9% 3.8% 4.1% 4.1% 4.2% 3.7% Yield	929 1139 1229 1019 1059 1059 1329 1229 1099 Turnove 1229 1279
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA	EST (South) Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelsed, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345 375 335 1-bed 495 385	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510 610 675 515 510 430 490 440 2-bed 625 495	800 South SE1 Brixton SW2 3-bed 605 690 725 720 625 615 595 685 605 3-bed 785 640	4-bed 850 895 970 965 925 889 755 885 750 4-bed 915 755	E15 Barking E6 Crate 120 140 150 139 102 105 120 100 91 Crate 276 148	4.4% 4.5% 3.9% 3.8% 4.1% 4.1% 4.2% 3.7% Yield 4.1% 4.9%	925 1135 1225 1015 1055 1055 1325 1225 1095 Turnove 1225 1275
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA	EST (South) Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelsed, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345 375 335 1-bed 495 385 380	NW1 Belgravia SW1 Wdsworth SW12 Stockwell SW4 2-bed 450 510 610 675 515 510 430 490 440 2-bed 625 495 485	800 min sw2 3-bed 605 690 725 720 625 615 595 685 605 3-bed 785 640 620	4-bed 850 895 970 965 925 889 755 885 750 4-bed 915 755 730	E15 Barking E6 Crate 120 140 150 139 102 105 120 100 91 Crate 276 148 228	4.4% 4.5% 3.9% 3.8% 4.1% 4.1% 4.2% 3.7% Yield 4.1% 4.9% 4.2%	929 1139 1229 1019 1059 1059 1329 1229 1099 Turnove 1229 1179
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10	EST (South) Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelsed, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345 375 335 1-bed 495 385 380	**NW1*** **Belgravia	850uth 851 878ton 8 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	4-bed 850 895 970 965 925 889 755 885 750 4-bed 915 755 730	E15 Barking E6 C rate 120 140 150 139 102 105 120 100 91 C rate 276 148 228 C rate	4.4% 4.5% 3.9% 3.8% 4.1% 4.1% 4.2% 3.7% Yield 4.1% 4.2%	929 1139 1229 1019 1059 1329 1229 1229 1229 1279 1179 Turnove 1139
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH &	EST (South) Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelsed, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345 375 335 1-bed 495 385 380 1-bed 465	**NW1*** **Belgravia	3-bed 605 690 725 720 625 615 595 685 605 3-bed 785 640 620 3-bed 805	4-bed 850 895 970 965 925 889 755 885 750 4-bed 915 755 730 4-bed 1,080	E15 Barking E6 C rate 120 140 150 139 102 105 120 100 91 C rate 276 148 228 C rate 183	4.4% 4.5% 3.9% 3.8% 4.1% 4.1% 4.2% 3.7% Yield 4.1% 4.2% Yield 4.4%	929 1139 1229 1019 1059 1059 1329 1229 1229 1279 1179 Turnove 1139 1329
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1 E3	EST (South) Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelsed, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345 375 335 1-bed 495 385 380 1-bed 465 355	**Nw1** **Belgravia	South Fild South SE1 South SE2 South	## A-bed ## A-b	E15 Barking E6 C rate 120 140 150 139 102 105 120 100 91 C rate 276 148 228 C rate 183 184	4.4% 4.5% 3.9% 3.8% 4.1% 4.1% 4.2% 3.7% Yield 4.1% 4.2% Yield 4.4% 5.2%	929 1139 1229 1019 1059 1059 1329 1229 1099 Turnover 1139 1139 1329 1099
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1 E3 E6	EST (South) Brixton Stockwell Clapham Battersea Wandswoi Putney Tooting Southfield Wimbledo SST Southwark Surrey Quo Greewich EAST Islington Bromley Barking	Ham-smtih W6 Putney SW15	Fulham SW6 Battersea SW11	Chelsed, SK SW3, 7, 10 Crapham SW8 Tooting SW17 Wimbledon SW19 1-bed 350 395 530 485 385 370 345 375 335 1-bed 495 385 380 1-bed 465 355 285	**NW1*** **Belgravia	3-bed 605 690 725 720 625 615 595 685 605 3-bed 785 640 620 3-bed 805 610 460	4-bed 850 895 970 965 925 889 755 885 750 4-bed 915 755 730 4-bed 1,080 745 710	E15 Barking E6 C rate 120 140 150 139 102 105 120 100 91 C rate 276 148 228 C rate 183 184 130	4.4% 4.5% 3.9% 3.8% 4.1% 4.1% 4.2% 3.7% Yield 4.1% 4.2% Yield 4.4% 5.2% 4.6%	Turnovei 1229 1019 1059 1059 1229 1099 Turnovei 1229 1179 Turnovei 1139 1329 1099 1409 1229

SEPTEMBER 2021

WEEKLY RENTALS AVERAGE VALUES



	EST (North)			1-bed	2-bed	3-bed	4-bed	Rate	Yield	Turnove
SW1	Belgravia			500	915	1,475	2,680	278	3.3%	33%
SW3	Chelsea			500	830	1,495	2,215	172	2.5%	15%
SW5	Earl's Cour	rt		435	660	1,100	1,775	179	2.5%	38%
SW6	Fulham			400	525	765	1,070	125	3.0%	52%
SW7	South Ken	sington		535	1,070	1,665	1,980	164	2.7%	23%
SW10	West Chel	sea		455	660	990	1,650	141	2.6%	36%
WEST (We	est)			1-bed	2-bed	3-bed	4-bed	C rate	Yield	Turnove
W4	Chiswick			330	415	590	865	118	2.6%	69 %
W6	Hammersr			540	775	1,005	1,305	190	4.3%	19%
W12	Shepherd'			330	445	665	865	184	2.9%	89%
W14	West Kens	ington		375	525	820	1,065	121	2.7%	65%
WEST (Ce	entral)			1-bed	2-bed	3-bed	4-bed	C rate	Yield	Turnove
W1	Mayfair			685	1,065	1,410	2,495	741	2.4%	30%
W2		on/Maryleb	one	525	895	1,460	1,695	243	4.8%	179
W8	Kensingto			640	1,055	1,475	2,090	140	3.2%	32%
W9	Maida Va			375	520	785	1,310	143	3.3%	669
W11	Notting Hil	I		460	680	1,185	1,795	167	3.0%	45%
NORTH W				1-bed	2-bed	3-bed	4-bed	C rate	Yield	Turnove
NW1	Camden	-1		415	615	900	1,350	248	3.7%	269
NW3	Hampsted	ICI		510	690	1,120	1,950	124	4.1%	289
NW6 NW8	Kilburn St John's V	Vood		345 445	455 690	680 1,260	875 1,755	152 111	3.0% 5.1%	549 209
INWO	21 1011112 A	vood		443	670	1,260	1,/33	111	5.1%	207
					Hampstead NW3					
			Notting Hill W11	Maida Vale	Kilburn	St J Wood				
			WII	W9	NW6	NW8				
	Shep' Bush W12, 14	Kensington W8	Mary'bone W2	Mayfair W1	Camden NW1	Islington N1	Bromley E3	Stratford E15		
	Chiswick W4	Ham-smtih W6	Fulham SW6	Chelsea, SK	Belgravia	Can Wharf	Royal Dock	Barking		
				SW3, 7, 10	SW1	E14	E16	E6		
		Putney SW15	Battersea SW11	Clapham	SW1 Wdsworth SW12	South SE1		E6 Greenwich SE10		
			Battersea SW11	Clapham SW8	Wdsworth SW12	South SE1	Sur Quays	Greenwich		
			Battersea	Clapham	Wdsworth	South	Sur Quays	Greenwich		
			Battersea SW11	Crapham SW8	Wdsworth SW12	South SE1	Sur Quays	Greenwich		
SOUTH W	ECT (Coulth)		Battersea SW11	Tooting SW17 Wimbledon SW19	Wdsworth SW12 Stockwell SW4	South SE1 Brixton SW2	Sur Quays SE16	Greenwich SE10	Viold	Turneye
	EST (South)		Battersea SW11	Tooting SW17 Wimbledon SW19	Wdsworth SW12 Stockwell SW4	South SEI Brixton SW2 3-bed	Sur Quays SE16	Greenwich SE10	Yield 3.6%	Turnove
SW2	Brixton		Battersea SW11	Tooting SW17 Wimbledon SW19	Wdsworth SW12 Stockwell SW4 2-bed 385	South SEI Brixton SW2 3-bed 530	Sur Quays SE16	C rate	3.6%	65%
	Brixton Stockwell		Battersea SW11	Tooting SW17 Wimbledon SW19	Wdsworth SW12 Stockwell SW4	South SE1 Brixton SW2 3-bed	Sur Quays SE16	Greenwich SE10		
SW2 SW4	Brixton		Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350	Wdsworth SW12 Stockwell SW4 2-bed 385 480	South SEI Brixton SW2 3-bed 530 635	Sur Quays SE16 4-bed 735 885	C rate 132 155	3.6% 4.1% 3.4%	65% 89%
SW2 SW4 SW8 SW11	Brixton Stockwell Clapham Battersea	SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390	**Stockwell SW4** 2-bed 385 480 600 770	3-bed 530 635 635 675	4-bed 735 885 885 925	C rate 132 155 163 150	3.6% 4.1% 3.4% 4.1%	65% 89% 95% 49%
SW2 SW4 SW8	Brixton Stockwell Clapham	SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395	Stockwell SW4 2-bed 385 480 600	South SE1 Brixton SW2 3-bed 530 635 635	Sur Quays SE16 4-bed 735 885 885	C rate 132 155 163	3.6% 4.1% 3.4%	65% 89% 95%
SW2 SW4 SW8 SW11 SW12	Brixton Stockwell Clapham Battersea Wandswo	SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345	2-bed 385 480 600 770 465	3-bed 530 635 635 675 595	4-bed 735 885 885 925 825	C rate 132 155 163 150	3.6% 4.1% 3.4% 4.1% 3.3%	65% 89% 95% 49% 74%
SW2 SW4 SW8 SW11 SW12 SW15	Brixton Stockwell Clapham Battersea Wandswo	SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 335	2-bed 385 480 600 770 465 440	3-bed 530 635 635 675 595 565	4-bed 735 885 885 925 785	C rate 132 155 163 150 111 114	3.6% 4.1% 3.4% 4.1% 3.3% 3.5%	65% 89% 95% 49% 74% 63%
SW2 SW4 SW8 SW11 SW12 SW15 SW17	Brixton Stockwell Clapham Battersea Wandswor Putney Tooting	SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 335 310	2-bed 385 480 600 770 465 440 380	3-bed 530 635 635 675 595 565 515	4-bed 735 885 885 925 785 650	C rate 132 155 163 150 111 114 122	3.6% 4.1% 3.4% 4.1% 3.3% 3.5% 3.4%	65% 89% 95% 49% 74% 63%
SW2 SW4 SW8 SW11 SW12 SW15 SW17	Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo	SW15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 335 310 330	2-bed 385 480 600 770 465 440 380 420	3-bed 530 635 635 675 595 565 515 605	4-bed 735 885 885 925 785 650 745	C rate 132 155 163 150 111 114 122 116	3.6% 4.1% 3.4% 4.1% 3.3% 3.5% 3.4%	65% 89% 95% 49% 74% 63% 66% 92%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19	Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo	sw15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 335 310 330 300	2-bed 385 480 600 770 465 440 380 420 385	3-bed 530 635 635 675 595 565 510	4-bed 735 885 885 925 785 650 745	C rate 132 155 163 150 111 114 122 116 104	3.6% 4.1% 3.4% 4.1% 3.3% 3.5% 3.4% 3.4% 3.2%	65% 89% 95% 49% 74% 63% 66% 92% 72%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19	Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo	sw15	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 335 310 330 300	2-bed 385 480 600 770 465 440 380 420 385	3-bed 530 635 635 675 595 565 515 605 510	4-bed 735 885 885 925 785 650 745 615	C rate 132 155 163 150 111 114 122 116 104 C rate	3.6% 4.1% 3.4% 4.1% 3.3% 3.5% 3.4% 3.2%	65% 89% 95% 49% 74% 63% 66% 92% 72%
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19	Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo	rth cays	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 3310 330 300 1-bed 425	2-bed 385 480 600 770 465 440 380 420 385 2-bed 555	3-bed 530 635 635 675 595 565 515 605 510 3-bed 625	4-bed 735 885 885 925 785 650 745 615 4-bed 795	C rate 132 155 163 150 111 114 122 116 104 C rate 291	3.6% 4.1% 3.4% 4.1% 3.3% 3.5% 3.4% 3.2% Yield 3.4%	657 897 957 497 748 637 667 927 729 Turnove
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA	Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo AST Southwark Surrey Que Greewich	rth cays	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 335 310 330 300 1-bed 425 340	2-bed 385 480 600 770 465 440 380 420 385 2-bed 555 445	3-bed 530 635 635 675 595 565 515 605 510 3-bed 625 545	4-bed 735 885 885 925 785 650 745 615 4-bed 795 690	C rate 132 155 163 150 111 114 122 116 104 C rate 291 175	3.6% 4.1% 3.4% 4.1% 3.3% 3.5% 3.4% 3.2% Yield 3.4% 4.4%	657 897 957 497 747 637 667 727 Turnover 547 697 827
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA	Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo AST Southwark Surrey Que Greewich	rth cays	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 330 300 1-bed 425 340 330	2-bed 385 480 600 770 465 440 380 420 385 2-bed 555 445 415	3-bed 530 635 635 675 595 565 510 3-bed 625 545 530	4-bed 735 885 885 925 785 650 745 615 4-bed 795 690 670	C rate 132 155 163 150 111 114 122 116 104 C rate 291 175 257	3.6% 4.1% 3.4% 4.1% 3.3% 3.5% 3.4% 3.2% Yield 3.4% 4.4% 3.7%	657 897 957 497 748 639 669 929 729 Turnovel 549
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1 E3	Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo AST Southwark Surrey Que Greewich	rth cays	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 330 300 1-bed 425 340 330 1-bed 380 315	2-bed 385 480 600 770 465 440 380 420 385 2-bed 555 445 415 2-bed 545 400	3-bed 530 635 635 675 595 565 515 605 510 3-bed 625 545 530 3-bed 775 505	4-bed 735 885 885 925 785 650 745 615 4-bed 795 690 670 4-bed 1,115 825	C rate 132 155 163 150 111 114 122 116 104 C rate 291 175 257 C rate 209 214	3.6% 4.1% 3.4% 4.1% 3.3% 3.5% 3.4% 3.2% Yield 3.4% 4.4% 3.7% Yield 3.6% 4.5%	657 8897 957 497 749 637 667 727 Turnovel 547 829 Turnovel 749 879
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1 E3 E6	Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo AST Southwark Surrey Que Greewich EAST Islington Bromley Barking	rth cays	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 330 300 1-bed 425 340 330 1-bed 380 315 260	2-bed 385 480 600 770 465 440 380 420 385 2-bed 555 445 415 2-bed 545 400 315	3-bed 530 635 635 675 595 565 515 605 510 3-bed 625 545 530 3-bed 775 505 390	4-bed 735 885 885 925 785 650 745 615 4-bed 795 690 670 4-bed 1,115 825 630	C rate 132 155 163 150 111 114 122 116 104 C rate 291 175 257 C rate 209 214 148	3.6% 4.1% 3.4% 4.18 3.3% 3.5% 3.4% 3.2% Yield 3.4% 4.4% 3.7% Yield 3.6% 4.5% 4.5%	657 899 959 497 749 637 667 729 Turnover 547 829 Turnover 749 879
SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1 E3	Brixton Stockwell Clapham Battersea Wandswo Putney Tooting Southfield Wimbledo AST Southwark Surrey Que Greewich EAST Islington Bromley	rth cays	Battersea SW11	Tooting SW17 Wimbledon SW19 1-bed 305 350 395 390 345 330 300 1-bed 425 340 330 1-bed 380 315	2-bed 385 480 600 770 465 440 380 420 385 2-bed 555 445 415 2-bed 545 400	3-bed 530 635 635 675 595 565 515 605 510 3-bed 625 545 530 3-bed 775 505	4-bed 735 885 885 925 785 650 745 615 4-bed 795 690 670 4-bed 1,115 825	C rate 132 155 163 150 111 114 122 116 104 C rate 291 175 257 C rate 209 214	3.6% 4.1% 3.4% 4.1% 3.3% 3.5% 3.4% 3.2% Yield 3.4% 4.4% 3.7% Yield 3.6% 4.5%	657 899 959 497 749 637 667 929 729 Turnover 547 699 829