## SEPTEMBER 2025 QUARTERLY RENTALS UPDATE

525

660

W9

NOTTING HILL

W11

660

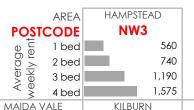
895

575

840







NW<sub>6</sub>

445

630

585

775

### 40 post codes covered

AR3A Insights focuses on the most popular residential areas for international assignees showing weekly rental prices against property size.

#### Rent per week variation

ST J WOOD

NW8

585

830

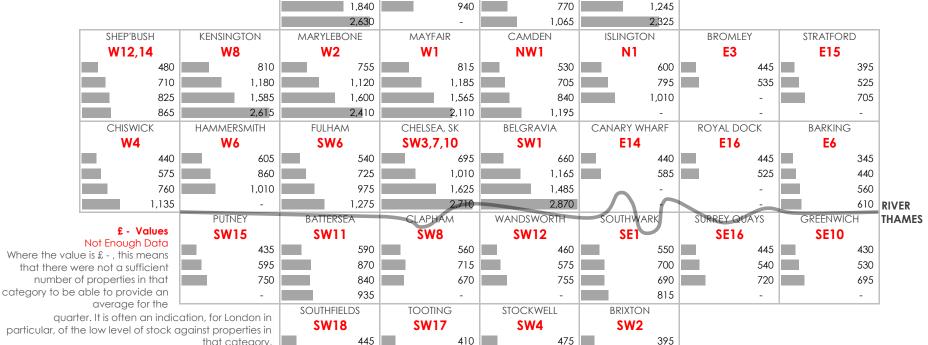
505

670

905

These are averages for each property size. Rent can vary quite significantly in London even for each property category within similar locations. These average weekly rents do, however, provide a good benchmark to narrow possible suitable areas.





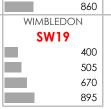


#### Marco Previero

Director and Research Lead at R3

Market expertise at R3 comes from sustained investment in research and analysis. It is an absolute pleasure to be able to share this research consistently and for free with everyone."

that category.



520

705

#### **Anna Barker**

Director and Operations Lead at R3

"Our Research capabilities feed directly into operations. It enables us to provide "real time" market advice for employees relocating into London.



# SEPTEMBER 2025 QUARTERLY RENTALS UPDATE



| SOUTH W   |  |                        |                            |  |   |   |   |  |  |   |
|---|--|------------------------|----------------------------|--|---|---|---|--|--|---|
|   | . ,  |                        |                            | 1-bed  | 2-bed   | 3-bed   | 4-bed   | Rate   | Yield  | Turnover  |
| SW1   | Belgravia  |                        |                            | 660  | 1,165   | 1,485   | 2,870   | 369  | 0.0%   |   |
| SW3   | Chelsea  |                        |                            | 715  | 1,050   | 1,735   | 2,835   | 212  | 0.0%   |   |
| SW5   | Earl's Cour  | †                      |                            | 605  | 845   | 1,120   | 1,660   | 162  | 0.0%   | 2%  |
| SW6   | Fulham   |                        |                            | 540  | 725   | 975   | 1,275   | 102  | 0.0%   | NED   |
| SW7   | South Ken  | sington                |                            | 790  | 1,105   | 1,700   | 2,590   | 201  | 0.0%   | 2%  |
| SW10  | West Chel  | sea                    |                            | 590  | 875   | 1,445   | NED   | 139  | 0.0%   | 2%  |
| Marian Co.  | -13  |                        |                            | 4  | 0.1   |   | 4   |  | W  | T   |
| WEST (We  | -  |                        |                            | 1-bed  | 2-bed   | 3-bed   | 4-bed   | C rate   | Yield  | Turnover  |
| W4  | Chiswick   |                        |                            | 440  | 575   | 760   | 1,135   | 109  | 0.0%   |   |
| W6  | Hammersr   |                        |                            | 605  | 860   | 1,010   | NED   | 198  | 0.0%   |   |
| W12   | Shepherd'  |                        |                            | 440  | 730   | 730   | 865   | 219  | 0.0%   |   |
| W14   | West Kens  | ington                 |                            | 525  | 695   | 915   | NED   | 91   | 0.0%   | 2%  |
| WEST (Co  | antral)  |                        |                            | 1-bed  | 2-bed   | 3-bed   | 4-bed   | C rate   | Yield  | Turnover  |
| WEST (C)  | Mayfair  |                        |                            | 815  | 1,185   | 1,565   | 2,110   | 1,580  | 0.0%   |   |
| W2  | ,  | n /A A an d a h        | 2000                       | 755  | 1,120   |   | 2,110   | 222  | 0.0%   |   |
|   |  | n/Marylek              | orie                       |  |   | 1,600   |   |  |  |   |
| W8  | Kensingtor   |                        |                            | 810  | 1,180   | 1,585   | 2,615   | 148  | 0.0%   |   |
| W9  | Maida Va   |                        |                            | 525  | 660   | 940   | NED   | 111  | 0.0%   |   |
| W11   | Notting Hil  | I                      |                            | 660  | 895   | 1,840   | 2,630   | 191  | 0.0%   | 2%  |
| NORTH W   | EST  |                        |                            | 1-bed  | 2-bed   | 3-bed   | 4-bed   | C rate   | Yield  | Turnover  |
| NW1   | Camden   |                        |                            | 530  | 705   | 840   | 1,195   | 284  | 0.0%   |   |
| NW3   | Hampsted   | ıd                     |                            | 560  | 740   | 1,190   | 1,175   | 141  | 0.0%   |   |
| NW6   | Kilburn  |                        |                            | 445  | 630   | 770   | 1,065   | 166  | 0.0%   |   |
| NW8   | St John's V  | Vood                   |                            | 585  | 830   | 1,245   | 2,325   | 100  | 0.0%   |   |
| NWS   | 21 101111 S A  | voou                   |                            | 383  | 830   | 1,245   | 2,325   | 100  | 0.1%   | ∠7₀   |
|   |  |                        |                            |  | Hampstead<br>NW3  |   |   |  |  |   |
|   |  |                        | Notting Hill<br><b>W11</b> | Maida Vale<br><b>W9</b>  | Kilburn<br><b>NW6</b>   | St J Wood<br>NW8  |   |  |  |   |
|   | Shep' Bush<br><b>W12, 14</b>   | Kensington<br>W8       | Mary'bone<br><b>W2</b>     | Mayfair<br><b>W1</b>   | Camden<br>NW1   | Islington<br><b>N1</b>  | Bromley<br>E3   | Stratford<br>E15   |  |   |
|   | Chiswick W4  | Ham-smtih<br><b>W6</b> | Fulham<br><b>SW6</b>       | Chelsea, SK<br>SW3, 7, 10  | Belgravia<br>SW1  | Can Wharf<br>E14  | Royal Dock<br><b>E16</b>  | Barking<br><b>E6</b>   |  |   |
|   |  |                        |                            |  |   |   |   |  |  |   |
|   |  | Putney<br>SW15         | Battersea<br>SW11          | Clapham<br>SW8   | Wdsworth<br>SW12  | South SE1   | Sur Quays<br>SE16   | Greenwich<br>SE10  |  |   |
|   |  |                        |                            |  |   |   |   |  |  |   |
|   |  |                        | SW11 Southfield            | SW8 Tooting  | SW12  | SE1  Brixton  |   |  |  |   |
|   | EST (South)  |                        | SW11 Southfield            | Tooting SW17 Wimbledon SW19  | Stockwell<br>SW4  | Brixton<br>SW2  | SE16  | SE10 C rate  | Yield  | Turnover  |
| SW2   | Brixton  |                        | SW11 Southfield            | Tooting SW17 Wimbledon SW19  | Stockwell SW4   | Brixton<br>SW2  | 4-bed<br>905  | C rate   | 0.1%   | 1%  |
| SW2<br>SW4  | Brixton<br>Stockwell   |                        | SW11 Southfield            | Tooting SW17  Wimbledon SW19  1-bed  395 475   | Stockwell SW4  2-bed  505 585   | SE1  Brixton SW2  3-bed  670 775  | 4-bed<br>905<br>NED   | C rate 121 158   | 0.1%<br>0.0%   | 1%<br>2%  |
| SW2<br>SW4<br>SW8   | Brixton<br>Stockwell<br>Clapham  |                        | SW11 Southfield            | Tooting SW17  Wimbledon SW19  1-bed  395 475 560   | \$\text{Stockwell sW4}\$  2-bed  505 585 715  | 3-bed 670 775 670   | 4-bed 905 NED NED   | C rate  121 158 181  | 0.1%<br>0.0%<br>0.0%   | 1%<br>2%<br>2%  |
| SW2<br>SW4<br>SW8<br>SW11   | Brixton<br>Stockwell<br>Clapham<br>Battersea   | SW15                   | SW11 Southfield            | Tooting SW17  Wimbledon SW19  1-bed  395  475  560  590  | Stockwell<br>SW4  2-bed  505 585 715 870  | 3-bed 670 775 670 840   | 4-bed<br>905<br>NED<br>NED<br>935                                   | C rate 121 158 181 139   | 0.1%<br>0.0%<br>0.0%<br>0.1%   | 1%<br>2%<br>2%<br>2%  |
| SW2<br>SW4<br>SW8   | Brixton<br>Stockwell<br>Clapham  | SW15                   | SW11 Southfield            | Tooting SW17  Wimbledon SW19  1-bed  395 475 560   | \$\text{Stockwell sW4}\$  2-bed  505 585 715  | 3-bed 670 775 670   | 4-bed 905 NED NED   | C rate  121 158 181  | 0.1%<br>0.0%<br>0.0%   | 1%<br>2%<br>2%<br>2%  |
| SW2<br>SW4<br>SW8<br>SW11   | Brixton<br>Stockwell<br>Clapham<br>Battersea   | SW15                   | SW11 Southfield            | Tooting SW17  Wimbledon SW19  1-bed  395  475  560  590  | Stockwell<br>SW4  2-bed  505 585 715 870  | 3-bed 670 775 670 840   | 4-bed<br>905<br>NED<br>NED<br>935                                   | C rate 121 158 181 139   | 0.1%<br>0.0%<br>0.0%<br>0.1%   | 1%<br>2%<br>2%<br>2%<br>1%  |
| SW2<br>SW4<br>SW8<br>SW11<br>SW12   | Brixton<br>Stockwell<br>Clapham<br>Battersea<br>Wandswor   | SW15                   | SW11 Southfield            | Tooting SW17  Wimbledon SW19  1-bed  395 475 560 590 460   | \$\text{Stockwell sw4}\$  2-bed  505 585 715 870 575  | 3-bed 670 775 670 840 755   | 4-bed<br>905<br>NED<br>935<br>NED                                   | C rate  121 158 181 139 106  | 0.1%<br>0.0%<br>0.0%<br>0.1%<br>0.0%                                   | 1%<br>2%<br>2%<br>2%<br>1%<br>2%  |
| SW2<br>SW4<br>SW8<br>SW11<br>SW12<br>SW15<br>SW17                                 | Brixton<br>Stockwell<br>Clapham<br>Battersea<br>Wandswol<br>Putney<br>Tooting  | SW15                   | SW11 Southfield            | Tooting SW17  Wimbledon SW19  1-bed  395 475 560 590 460 435 410                                 | \$\text{Stockwell sw4}\$  2-bed  505 585 715 870 575 595 520  | 3-bed 670 775 670 840 755 750 705   | 4-bed<br>905<br>NED<br>935<br>NED<br>NED<br>NED<br>860              | C rate  121 158 181 139 106 92 113   | 0.1%<br>0.0%<br>0.0%<br>0.1%<br>0.0%<br>0.0%                           | 1%<br>2%<br>2%<br>2%<br>1%<br>2%  |
| SW2<br>SW4<br>SW8<br>SW11<br>SW12<br>SW15<br>SW17                                 | Brixton<br>Stockwell<br>Clapham<br>Battersea<br>Wandswor<br>Putney<br>Tooting<br>Southfield  | SW15                   | SW11 Southfield            | Tooting SW17  Vimbledon SW19  1-bed  395 475 560 590 460 435 410 445                             | \$\text{Stockwell sW4}\$  2-bed  505 585 715 870 575 595 520 575  | 3-bed 670 775 670 840 755 750 840   | 4-bed<br>905<br>NED<br>935<br>NED<br>NED<br>860<br>NED              | C rate  121 158 181 139 106 92 113 93  | 0.1%<br>0.0%<br>0.0%<br>0.1%<br>0.0%<br>0.0%<br>0.1%                   | 1%<br>2%<br>2%<br>2%<br>1%<br>2%<br>1%                                  |
| SW2<br>SW4<br>SW8<br>SW11<br>SW12<br>SW15<br>SW17                                 | Brixton<br>Stockwell<br>Clapham<br>Battersea<br>Wandswol<br>Putney<br>Tooting  | SW15                   | SW11 Southfield            | Tooting SW17  Wimbledon SW19  1-bed  395 475 560 590 460 435 410                                 | \$\text{Stockwell sw4}\$  2-bed  505 585 715 870 575 595 520  | 3-bed 670 775 670 840 755 750 705   | 4-bed<br>905<br>NED<br>935<br>NED<br>NED<br>NED<br>860              | C rate  121 158 181 139 106 92 113   | 0.1%<br>0.0%<br>0.0%<br>0.1%<br>0.0%<br>0.0%                           | 1%<br>2%<br>2%<br>2%<br>1%<br>2%<br>1%                                  |
| SW2<br>SW4<br>SW8<br>SW11<br>SW12<br>SW15<br>SW17<br>SW18<br>SW19                 | Brixton<br>Stockwell<br>Clapham<br>Battersea<br>Wandswor<br>Putney<br>Tooting<br>Southfield<br>Wimbledo  | SW15                   | SW11 Southfield            | Tooling SW17  Wimbledon SW19  1-bed  395 475 560 590 460 435 410 445 400                         | \$\text{Stockwell sW4}\$  2-bed  505 585 715 870 575 595 520 575 505  | 3-bed 670 775 670 840 755 705 840 670                                       | 4-bed 905 NED 935 NED NED 936 NED NED 860 NED 895                   | C rate 121 158 181 139 106 92 113 93 99  | 0.1%<br>0.0%<br>0.0%<br>0.1%<br>0.0%<br>0.1%<br>0.1%<br>0.0%           | 1% 2% 2% 2% 1% 2% 1% 2% 2% 2% 2% 2%                                     |
| SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19   | Brixton<br>Stockwell<br>Clapham<br>Battersea<br>Wandswoi<br>Putney<br>Tooting<br>Southfield<br>Wimbledo  | sw15                   | SW11 Southfield            | Tooling SW17  Wimbledon SW19  1-bed  395 475 560 590 460 435 410 445 400  1-bed                  | \$\text{Stockwell sW4}\$  2-bed  505 585 715 870 575 595 520 575 505  2-bed   | 3-bed 670 775 670 840 755 705 840 670 3-bed                                 | 4-bed  905 NED NED 935 NED NED NED 860 NED 895 4-bed                | C rate  121 158 181 139 106 92 113 93 99 C rate                                | 0.1%<br>0.0%<br>0.0%<br>0.1%<br>0.0%<br>0.1%<br>0.1%<br>0.0%           | 1% 2% 2% 2% 1% 2% 1% 2% 2% 1% 2% 2% Turnover                            |
| SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA                                | Brixton Stockwell Clapham Battersea Wandswoi Putney Tooting Southfield Wimbledo  | sw15                   | SW11 Southfield            | Tooting SW17  Wimbledon SW19  1-bed  395 475 560 590 460 435 410 445 400  1-bed 550              | \$\text{Stockwell sw4}\$  2-bed  505 585 715 870 575 595 520 575 505  2-bed 700   | 3-bed 670 775 670 840 755 705 840 670 3-bed 690                             | 4-bed 905 NED 935 NED NED 935 NED NED 860 NED 895 4-bed 815         | C rate  121 158 181 139 106 92 113 93 99 C rate 356                            | 0.1%<br>0.0%<br>0.0%<br>0.1%<br>0.0%<br>0.1%<br>0.1%<br>0.0%<br>Yield  | 1% 2% 2% 2% 1% 2% 1% 2% 5% 1% 2% 2% Turnover                            |
| SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA                                | Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo  | rth con                | SW11 Southfield            | Tooting SW17  Vimbledon SW19  1-bed  395 475 560 590 460 435 410 445 400  1-bed 550 445          | \$\text{Stockwell sw4}\$  2-bed  505 585 715 870 575 595 520 575 505  2-bed  700 540  | 3-bed 670 775 670 840 755 705 840 670 3-bed 690 720                         | 4-bed 905 NED 935 NED NED 860 NED 895 4-bed 815 NED                 | C rate  121 158 181 139 106 92 113 93 99 C rate 356 137                        | 0.1% 0.0% 0.0% 0.1% 0.0% 0.1% 0.1% 0.1%                                | 1% 2% 2% 2% 1% 2% 1% 2% 5% 1% 2% 2% Turnover 2% 2%                      |
| SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA                                | Brixton Stockwell Clapham Battersea Wandswoi Putney Tooting Southfield Wimbledo  | rth con                | SW11 Southfield            | Tooting SW17  Wimbledon SW19  1-bed  395 475 560 590 460 435 410 445 400  1-bed 550              | \$\text{Stockwell sw4}\$  2-bed  505 585 715 870 575 595 520 575 505  2-bed 700   | 3-bed 670 775 670 840 755 705 840 670 3-bed 690                             | 4-bed 905 NED 935 NED NED 935 NED NED 860 NED 895 4-bed 815         | C rate  121 158 181 139 106 92 113 93 99 C rate 356                            | 0.1%<br>0.0%<br>0.0%<br>0.1%<br>0.0%<br>0.1%<br>0.1%<br>0.0%<br>Yield  | 1% 2% 2% 2% 1% 2% 1% 2% 5% 1% 2% 2% Turnover 2% 2%                      |
| SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA                                | Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo AST Southwark Surrey Quo   | rth con                | SW11 Southfield            | Tooting SW17  Vimbledon SW19  1-bed  395 475 560 590 460 435 410 445 400  1-bed  550 445 430     | \$\frac{\$\text{Stockwell}}{\text{\$\text{\$SW4}}}\$\$  \begin{align*} 2-\text{bed} & & & & & & & & & & & & & & & & & & &   | 3-bed 670 775 670 840 755 705 840 670 3-bed 690 720 695                     | 4-bed 905 NED 935 NED NED 860 NED 895 4-bed 815 NED NED             | C rate  121 158 181 139 106 92 113 93 99 C rate 356 137 279                    | 0.1% 0.0% 0.0% 0.1% 0.0% 0.1% 0.0% 0.1% 0.0% 0.1% 0.0%                 | 1% 2% 2% 1% 2% 1% 2% 2% 2% Turnover 2% 2% 2%                            |
| SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH &          | Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo AST Southwark Surrey Qua Greewich                                  | rth con                | SW11 Southfield            | Tooting SW17  Vimbledon SW19  1-bed  395 475 560 590 460 435 410 445 400  1-bed  1-bed 430 1-bed | \$\frac{2-bed}{\$505}\$ \$585 \$715 \$870 \$575 \$595 \$520 \$575 \$505  2-bed \$540 \$530  2-bed   | 3-bed  670 775 670 840 755 705 840 670 3-bed 690 720 695 3-bed              | 4-bed 905 NED 935 NED 860 NED 895 4-bed 815 NED NED 4-bed           | C rate  121 158 181 139 106 92 113 93 99 C rate 356 137 279 C rate             | 0.1% 0.0% 0.0% 0.1% 0.0% 0.1% 0.0% 0.1% 0.1                            | 1% 2% 2% 1% 2% 1% 2% 2% Turnover 2% 2% Turnover                         |
| SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH &          | Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo AST Southwark Surrey Que Greewich Islington                        | rth con                | SW11 Southfield            | Tooting SW17  1-bed 395 475 560 590 460 435 410 445 400  1-bed 550 445 430  1-bed 600            | 2-bed 505 585 715 870 575 595 520 575 505 2-bed 700 540 530 2-bed 795   | 3-bed 670 775 670 840 755 705 840 670 3-bed 690 720 695 3-bed 1,010         | 4-bed 905 NED 935 NED NED 860 NED 895 4-bed NED NED NED NED         | C rate  121 158 181 139 106 92 113 93 99 C rate 356 137 279 C rate 188         | 0.1% 0.0% 0.0% 0.1% 0.0% 0.1% 0.0% 0.1% 0.1                            | 1% 2% 2% 1% 2% 1% 2% 1% 2% 2%  Turnover 2% 2% Turnover                  |
| SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1 E3    | Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo AST Southwark Surrey Que Greewich EAST Islington Bromley           | rth con                | SW11 Southfield            | Tooting SW17  1-bed 395 475 560 590 460 435 410 445 400  1-bed 550 445 600 445                   | \$\frac{2-bed}{505} \frac{505}{585} \frac{715}{595} \frac{520}{505} \frac{540}{530} \frac{540}{530} \frac{2-bed}{535} \frac{795}{535} \frac{535}{535} 535 | 3-bed 670 775 670 840 755 705 840 670 3-bed 690 720 695 3-bed 1,010 NED     | 4-bed 905 NED 935 NED NED 860 NED 895 4-bed NED NED NED NED NED NED | C rate  121 158 181 139 106 92 113 93 99 C rate 356 137 279 C rate 188 167     | 0.1% 0.0% 0.0% 0.1% 0.0% 0.1% 0.0% 0.1% 0.0% Yield 0.1% 0.1% 0.1% 0.1% | 1% 2% 2% 1% 2% 1% 2% 1% 2% 2% Turnover 2% 2% Turnover 0% NED            |
| SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1 E3 E6 | Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo  AST Southwark Surrey Quo Greewich  EAST Islington Bromley Barking | sw15                   | SW11 Southfield            | Tooting SW17  1-bed 395 475 560 590 460 435 410 445 400  1-bed 550 445 430  1-bed 600 445 345    | \$\frac{2-bed}{505} \frac{505}{585} \frac{715}{595} \frac{520}{505} \frac{540}{540} \frac{540}{530} \frac{2-bed}{535} \frac{440}{540} \frac{535}{535} \frac{440}{540} \frac{535}{540} \frac{540}{540} 540 | 3-bed 670 775 670 840 755 705 840 670 3-bed 690 720 695 3-bed 1,010 NED 560 | 4-bed 905 NED 935 NED 860 NED 895 4-bed 815 NED NED NED NED NED 610 | C rate  121 158 181 139 106 92 113 93 99 C rate 356 137 279 C rate 188 167 140 | 0.1% 0.0% 0.0% 0.1% 0.0% 0.1% 0.01% 0.1% 0.                            | 1% 2% 2% 1% 2% 1% 2% 1% 2% 2% Turnover 2% 2% Turnover 0% NED 2%         |
| SW2 SW4 SW8 SW11 SW12 SW15 SW17 SW18 SW19 SOUTH EA SE1 SE16 SE10 NORTH & N1 E3    | Brixton Stockwell Clapham Battersea Wandswor Putney Tooting Southfield Wimbledo AST Southwark Surrey Que Greewich EAST Islington Bromley           | sw15                   | SW11 Southfield            | Tooting SW17  1-bed 395 475 560 590 460 435 410 445 400  1-bed 550 445 600 445                   | \$\frac{2-bed}{505} \frac{505}{585} \frac{715}{595} \frac{520}{505} \frac{540}{530} \frac{540}{530} \frac{2-bed}{535} \frac{795}{535} \frac{535}{535} 535 | 3-bed 670 775 670 840 755 705 840 670 3-bed 690 720 695 3-bed 1,010 NED     | 4-bed 905 NED 935 NED NED 860 NED 895 4-bed NED NED NED NED NED NED | C rate  121 158 181 139 106 92 113 93 99 C rate 356 137 279 C rate 188 167     | 0.1% 0.0% 0.0% 0.1% 0.0% 0.1% 0.0% 0.1% 0.0% Yield 0.1% 0.1% 0.1% 0.1% | 1% 2% 2% 1% 2% 1% 2% 1% 2% 1% 2%  Iurnover 2% 2% Turnover 0% NED 2% NED |