

JANUARY 2021 QUARTERLY RENTALS UPDATE

AR3A INSIGHTS



| AREA | HAMPSTEAD |
|----------|-----------|
| POSTCODE | NW3 |
| 1 bed | 375 |
| 2 bed | 535 |
| 3 bed | 930 |
| 4 bed | 1,670 |

| AREA | POSTCODE | 1 bed | 2 bed | 3 bed | 4 bed |
|--------------|----------|-------|-------|-------|-------|
| NOTTING HILL | W11 | 410 | 560 | 955 | - |
| MAIDA VALE | W9 | 340 | 435 | 595 | 760 |
| KILBURN | NW6 | 320 | 400 | 575 | 695 |
| ST J WOOD | NW8 | 405 | 540 | 1,005 | 1,835 |
| SHEP'BUSH | W12,14 | 320 | 460 | 490 | 645 |
| KENSINGTON | W8 | 445 | 680 | 1,195 | 1,645 |
| MARYLEBONE | W2 | 420 | 610 | 1,030 | 1,530 |
| MAYFAIR | W1 | 470 | 685 | 1,025 | 1,390 |
| CAMDEN | NW1 | 365 | 500 | 635 | 670 |
| ISLINGTON | N1 | 360 | 465 | 515 | 590 |
| BROMLEY | E3 | 275 | 360 | 435 | 480 |
| STRATFORD | E15 | 300 | 365 | 435 | 470 |
| CHISWICK | W4 | 315 | 395 | 505 | 885 |
| HAMMERSMITH | W6 | 390 | 550 | 805 | 675 |
| FULHAM | SW6 | 370 | 475 | 575 | 770 |
| CHELSEA, SK | SW3,7,10 | 465 | 675 | 1,080 | 1,185 |
| BELGRAVIA | SW1 | 470 | 655 | 1,050 | 1,870 |
| CANARY WHARF | E14 | 330 | 420 | 495 | 520 |
| ROYAL DOCK | E16 | 305 | 365 | 470 | - |
| BARKING | E6 | 240 | 340 | 390 | 435 |
| PUTNEY | SW15 | 310 | 390 | 480 | 515 |
| BATTERSEA | SW11 | 385 | 560 | 560 | 720 |
| CLAPHAM | SW8 | 375 | 490 | 530 | 525 |
| WANDSWORTH | SW12 | 310 | 395 | 485 | 615 |
| SOUTHWARK | SE1 | 390 | 460 | 495 | 575 |
| SURREY QUAYS | SE16 | 310 | 380 | 465 | 595 |
| GREENWICH | SE10 | 315 | 385 | 480 | 535 |
| SOUTHFIELDS | SW18 | 315 | 395 | 470 | 660 |
| TOOTING | SW17 | 280 | 350 | 440 | 555 |
| STOCKWELL | SW4 | 330 | 395 | 485 | 535 |
| BRIXTON | SW2 | 290 | 360 | 440 | 575 |
| WIMBLEDON | SW19 | 280 | 360 | 460 | 540 |

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

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.

RIVER
 THAMES

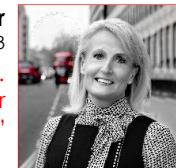
Zero Values

Not Enough Data
 Where the value is -, this means that there were not a sufficient number of properties in that category to be able to provide an average for the quarter



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."



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."

Crime

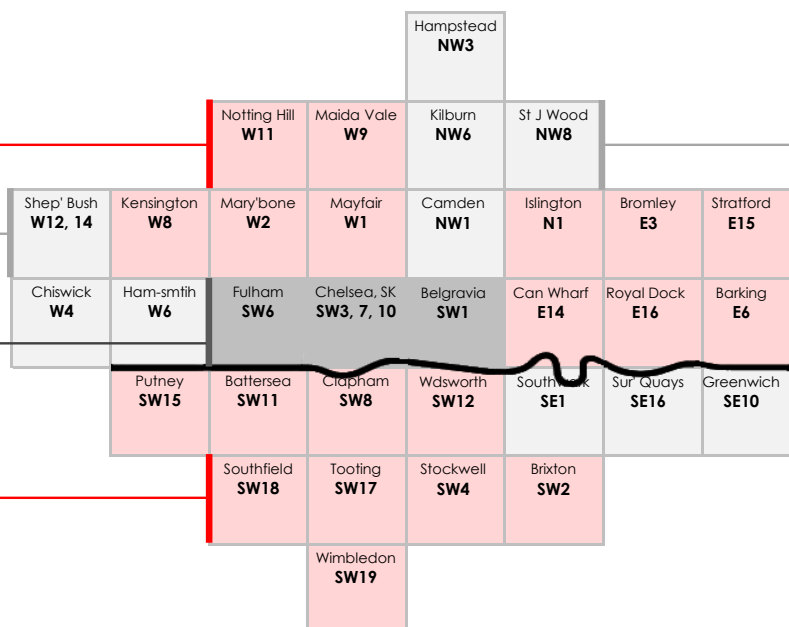
| SOUTH WEST (North) | | 1-bed | 2-bed | 3-bed | 4-bed | Rate | Yield | Turnover |
|--------------------|------------------|-------|-------|-------|-------|------|-------|----------|
| SW1 | Belgravia | 470 | 655 | 1,050 | 1,870 | 306 | 2.3% | 19% |
| SW3 | Chelsea | 450 | 780 | 1,170 | 1,835 | 179 | 2.3% | 17% |
| SW5 | Earl's Court | 370 | 530 | 675 | NED | 176 | 2.2% | 24% |
| SW6 | Fulham | 370 | 475 | 575 | 770 | 123 | 2.8% | 30% |
| SW7 | South Kensington | 520 | 710 | 1,205 | 1,720 | 175 | 1.8% | 16% |
| SW10 | West Chelsea | 420 | 540 | 870 | NED | 138 | 2.3% | 20% |

| WEST (West) | | 1-bed | 2-bed | 3-bed | 4-bed | C rate | Yield | Turnover |
|-------------|-----------------|-------|-------|-------|-------|--------|-------|----------|
| W4 | Chiswick | 315 | 395 | 505 | 885 | 112 | 2.9% | 43% |
| W6 | Hammersmith | 390 | 550 | 805 | 675 | 189 | 3.4% | 15% |
| W12 | Shepherd's Bush | 305 | 450 | 455 | 545 | 183 | 2.9% | 40% |
| W14 | West Kensington | 340 | 470 | 525 | 745 | 115 | 2.6% | 26% |

| WEST (Central) | | 1-bed | 2-bed | 3-bed | 4-bed | C rate | Yield | Turnover |
|----------------|-----------------------|-------|-------|-------|-------|--------|-------|----------|
| W1 | Mayfair | 470 | 685 | 1,025 | 1,390 | 899 | 1.3% | 18% |
| W2 | Paddington/Marylebone | 420 | 610 | 1,030 | 1,530 | 248 | 2.9% | 21% |
| W8 | Kensington | 445 | 680 | 1,195 | 1,645 | 153 | 2.0% | 18% |
| W9 | Maida Vale | 340 | 435 | 595 | 760 | 133 | 2.9% | 26% |
| W11 | Notting Hill | 410 | 560 | 955 | NED | 172 | 2.4% | 27% |

| NORTH WEST | | 1-bed | 2-bed | 3-bed | 4-bed | C rate | Yield | Turnover |
|------------|----------------|-------|-------|-------|-------|--------|-------|----------|
| NW1 | Camden | 365 | 500 | 635 | 670 | 265 | 2.9% | 20% |
| NW3 | Hampstead | 375 | 535 | 930 | 1,670 | 122 | 2.8% | 21% |
| NW6 | Kilburn | 320 | 400 | 575 | 695 | 145 | 2.9% | 30% |
| NW8 | St John's Wood | 405 | 540 | 1,005 | 1,835 | 105 | 3.0% | 18% |

NED Values
 Not Enough Data
 Where the value is £NED, this means that there were not a sufficient number of properties in that category to be able to provide an average for the quarter



| SOUTH WEST (South) | | 1-bed | 2-bed | 3-bed | 4-bed | C rate | Yield | Turnover |
|--------------------|------------|-------|-------|-------|-------|--------|-------|----------|
| SW2 | Brixton | 290 | 360 | 440 | 575 | 124 | 3.6% | 41% |
| SW4 | Stockwell | 330 | 395 | 485 | 535 | 146 | 3.4% | 48% |
| SW8 | Clapham | 375 | 490 | 530 | 525 | 158 | 2.9% | 34% |
| SW11 | Battersea | 385 | 560 | 560 | 720 | 139 | 3.2% | 28% |
| SW12 | Wandsworth | 310 | 395 | 485 | 615 | 108 | 3.1% | 47% |
| SW15 | Putney | 310 | 390 | 480 | 515 | 109 | 3.2% | 42% |
| SW17 | Tooting | 280 | 350 | 440 | 555 | 117 | 3.4% | 33% |
| SW18 | Southfield | 315 | 395 | 470 | 660 | 106 | 3.2% | 44% |
| SW19 | Wimbledon | 280 | 360 | 460 | 540 | 101 | 2.9% | 38% |

| SOUTH EAST | | 1-bed | 2-bed | 3-bed | 4-bed | C rate | Yield | Turnover |
|------------|--------------|-------|-------|-------|-------|--------|-------|----------|
| SE1 | Southwark | 390 | 460 | 495 | 575 | 307 | 2.9% | 24% |
| SE16 | Surrey Quays | 310 | 380 | 465 | 595 | 167 | 3.8% | 34% |
| SE10 | Greewich | 315 | 385 | 480 | 535 | 265 | 3.4% | 37% |

| NORTH & EAST | | 1-bed | 2-bed | 3-bed | 4-bed | C rate | Yield | Turnover |
|--------------|--------------|-------|-------|-------|-------|--------|-------|----------|
| N1 | Islington | 360 | 465 | 515 | 590 | 217 | 3.1% | 32% |
| E3 | Bromley | 275 | 360 | 435 | 480 | 206 | 3.9% | 33% |
| E6 | Barking | 240 | 340 | 390 | 435 | 136 | 4.6% | 34% |
| E14 | Canary Wharf | 330 | 420 | 495 | 520 | 190 | 3.3% | 32% |
| E15 | Stratford | 300 | 365 | 435 | 470 | 224 | 4.2% | 39% |
| E16 | Royal Dock | 305 | 365 | 470 | NED | 171 | 3.8% | 35% |