

# Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington  
Q2 2020 Lettings Report



## Let: Apr-Jun 2020



-11.9%

Three-month change  
in achieved price



2.1%

Three-month change  
in transaction volume



£30

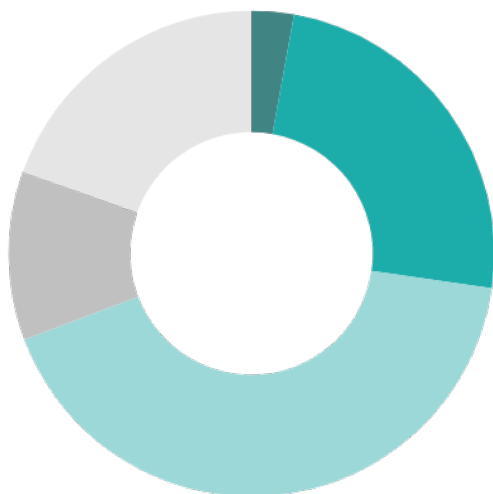
Average £ per square  
foot per annum for a  
2-bed flat



2.2%

Average discount on  
initial asking price

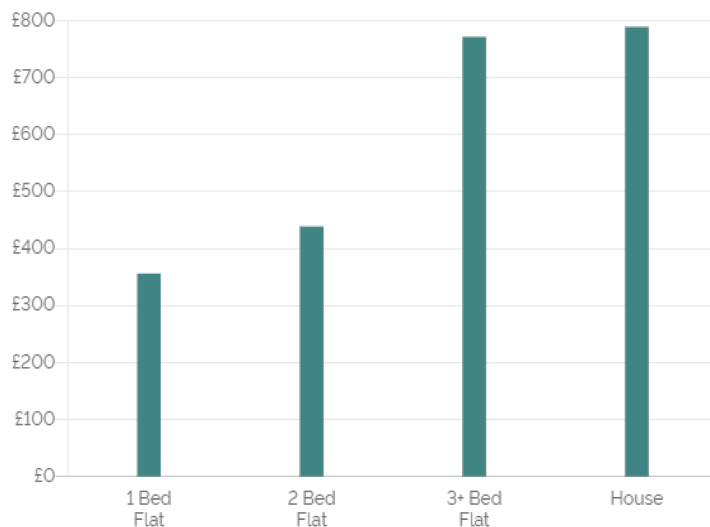
### Let Properties by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - Apr-Jun 2020

### Achieved Rental Price per Week by Property Type



Source: LonRes - Apr-Jun 2020

### Key Findings

- Rental values averaged £444 per week for flats and £789 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £31.91 per square foot per annum in rent, down from £33.44 at the same time last year, and down from £36.23 6 months ago.
- The number of properties let over the last 3 months was down 36.8% versus the same period last year, but up 2.1% from 3 months ago.
- Achieved rental values fell by 4.6% compared to the same period last year, and fell by 11.9% versus 3 months ago.

# Current Availability



179

Average number of days current inventory has been available



31.2%

of properties on the market have been reduced in price



86.3%

Annual change in the number of available properties

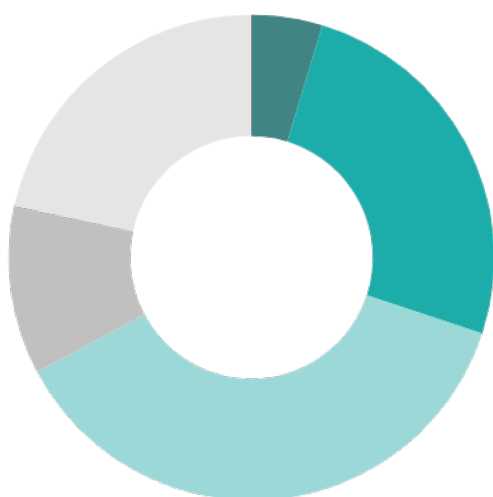


37.4%

Percentage of available properties currently under offer

Source: LonRes - As at Jul 6th 2020

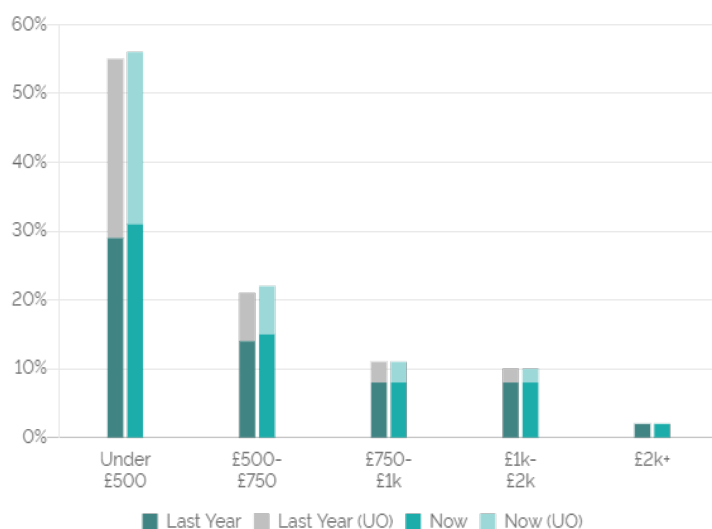
## Properties On Market by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - As at Jul 6th 2020

## Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2020

## Key Findings

- 56.2% of properties have asking prices less than £500 per week, up from 54.5% from the previous 3 months and up from 44.4% from the same time last year.
- 10.9% of properties have asking prices of £1,000 or more per week.
- 32.6% of flats and 25.9% of houses currently available have seen a reduction in asking rents since they were first put on the market.

**⚠** Proceed with caution! Lockdown restrictions were in place this quarter and as a result we saw a significant reduction in sales and lettings activity.

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July 6, 2020, the Hammersmith & Brook Green, Chiswick, North Kensington Q2 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).