

Area Overview

Knightsbridge & Belgravia Q4 2020 Lettings Report



Let: Oct-Dec 2020



-2.5%

Three-month change in achieved price



-21.3%

Three-month change in transaction volume



£51

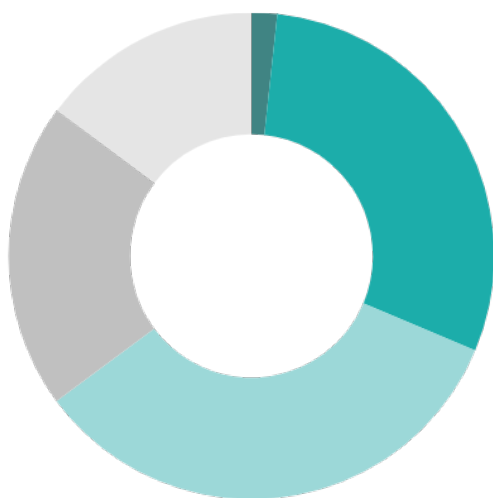
Average £ per square foot per annum for a 2-bed flat



5.7%

Average discount on initial asking price

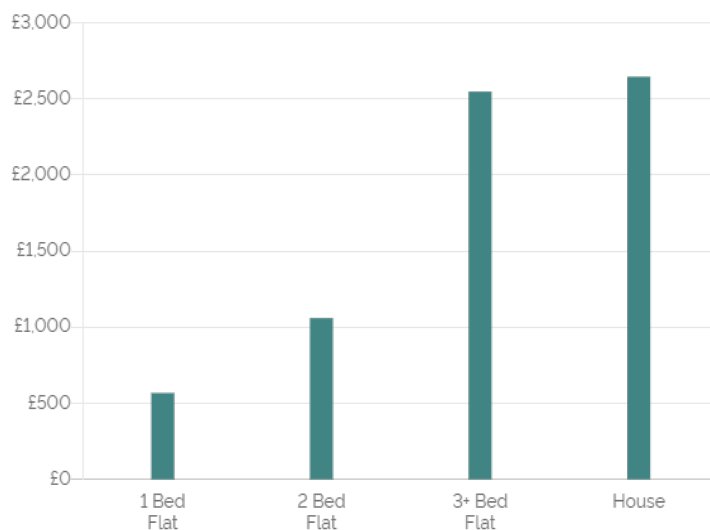
Let Properties by Type



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

Source: LonRes - Oct-Dec 2021

Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2021

Key Findings

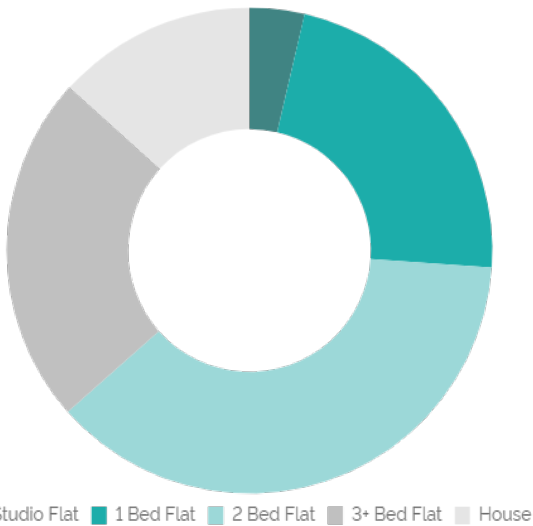
- Rental values averaged £1,247 per week for flats and £2,644 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £52.61 per square foot per annum in rent, down from £56.12 at the same time last year, and down from £53.96 6 months ago.
- The number of properties let over the last 3 months was up 13.9% versus the same period last year, but down 21.3% from 3 months ago.
- Achieved rental values fell by 6.3% compared to the same period last year, and fell by 2.5% versus 3 months ago.

Current Availability



Source: LonRes - As at Jan 6th 2021

Properties On Market by Type



Source: LonRes - As at Jan 6th 2021


Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2021

Key Findings

- 44.3% of properties have asking prices less than £1,000 per week, down from 45.7% from the previous 3 months and up from 28.6% from the same time last year.
- 28.6% of properties have asking prices of £2,000 or more per week.
- 51.5% of flats and 43.1% of houses currently available have seen a reduction in asking rents since they were first put on the market.

 Proceed with caution! – Partial closure of the housing market in Q2 2020 and the ongoing impact of COVID restrictions and stamp duty incentives continue to impact the data this quarter.

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January 6, 2021, the Knightsbridge & Belgravia Q4 2020 Lettings Report catchment includes all properties let within the aforementioned areas(s).