

# Area Overview

St John's Wood, Regents Park & Camden Q2 2020

Lettings Report



VICTORSTONE

## Let: Apr-Jun 2020



-12%

Three-month change  
in achieved price



-64.5%

Three-month change  
in transaction volume



£36

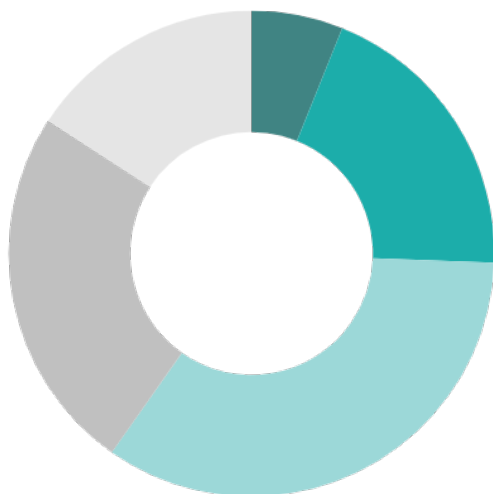
Average £ per square  
foot per annum for a  
2-bed flat



4.6%

Average discount on  
initial asking price

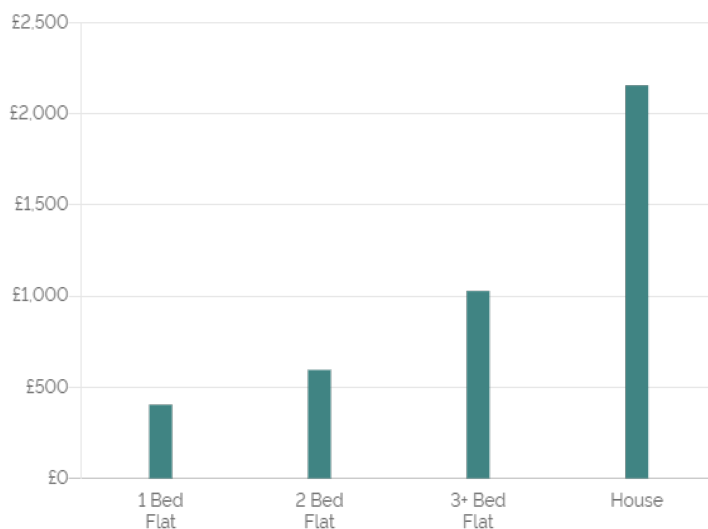
### Let Properties by Type



■ 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

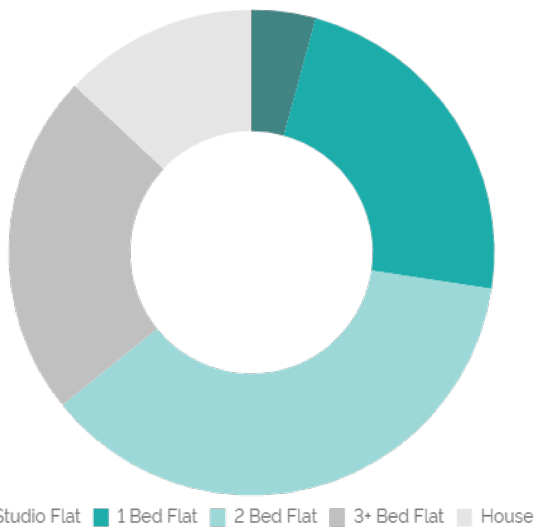
- Rental values averaged £602 per week for flats and £2,156 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £38.49 per square foot per annum in rent, down from £45.41 at the same time last year, and down from £43.74 6 months ago.
- The number of properties let over the last 3 months was down 77.9% versus the same period last year, but down 64.5% from 3 months ago.
- Achieved rental values fell by 15.3% compared to the same period last year, and fell by 12.0% versus 3 months ago.

# Current Availability



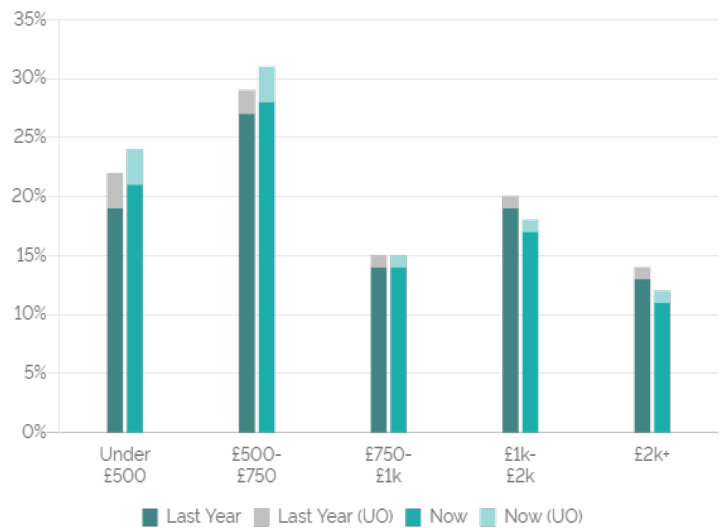
Source: LonRes - As at Jul 6th 2020

## Properties On Market by Type



Source: LonRes - As at Jul 6th 2020

## Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2020

## Key Findings

- 70.1% of properties have asking prices less than £1,000 per week, up from 54.3% from the previous 3 months and up from 61.3% from the same time last year.
- 12.2% of properties have asking prices of £2,000 or more per week.
- 38.7% of flats and 36.2% 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 St John's Wood, Regents Park & Camden Q2 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).