

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington
Q4 2021 Lettings Report



Let: Oct-Dec 2021



6.7%

Three-month change
in achieved price



-44.8%

Three-month change
in transaction volume



£34

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



1.0%

Average discount on
initial asking price

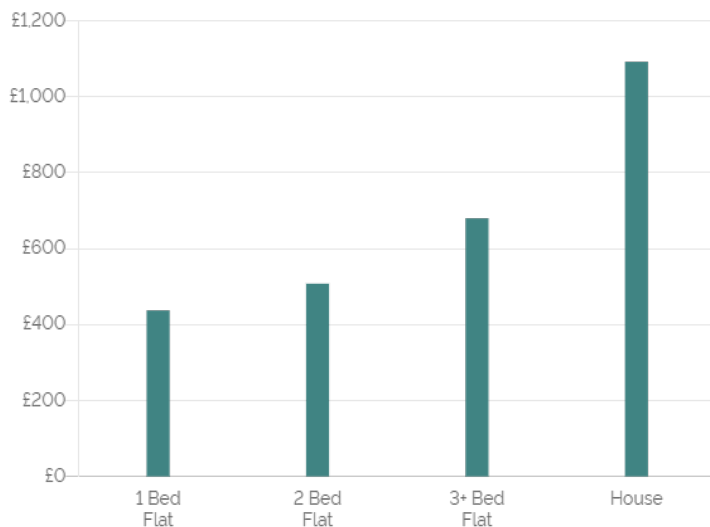
Let Properties by Type



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

Source: LonRes - Oct-Dec 2022

Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2022

Key Findings

- Rental values averaged £467 per week for flats and £1,092 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £36.17 per square foot per annum in rent, up from £31.33 at the same time last year, and up from £33.90 6 months ago.
- The number of properties let over the last 3 months was down 41.6% versus the same period last year, but down 44.8% from 3 months ago.
- Achieved rental values rose by 15.4% compared to the same period last year, and rose by 6.7% versus 3 months ago.

Current Availability



65

Average number of days current inventory has been available



19.7%

of properties on the market have been reduced in price



-49.1%

Annual change in the number of available properties



23.1%

Percentage of available properties currently under offer

Source: LonRes - As at Jan 6th 2022

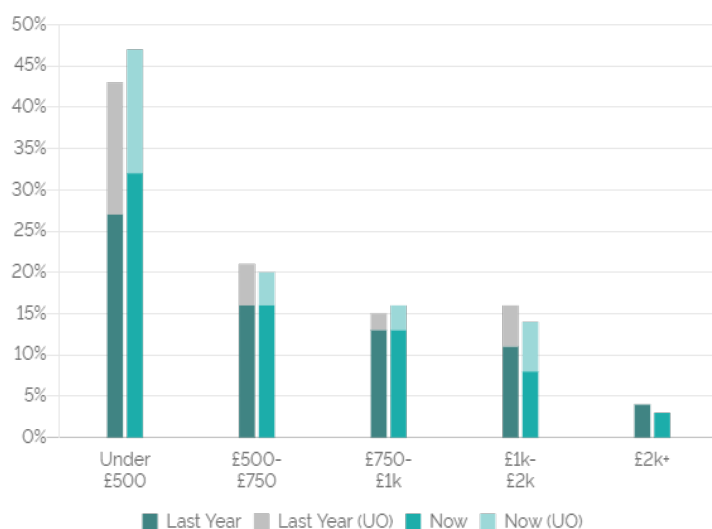
Properties On Market by Type



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

Source: LonRes - As at Jan 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2022

Key Findings

- 47.0% of properties have asking prices less than £500 per week, up from 39.3% from the previous 3 months and down from 57.8% from the same time last year.
- 16.8% of properties have asking prices of £1,000 or more per week.
- 17.8% of flats and 33.3% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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January 6, 2022, the Hammersmith & Brook Green, Chiswick, North Kensington Q4 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).