

Area Overview

Kensington, Notting Hill & Holland Park Q4 2021 Lettings Report



Let: Oct-Dec 2021



8.3%

Three-month change in achieved price



-52%

Three-month change in transaction volume



£45

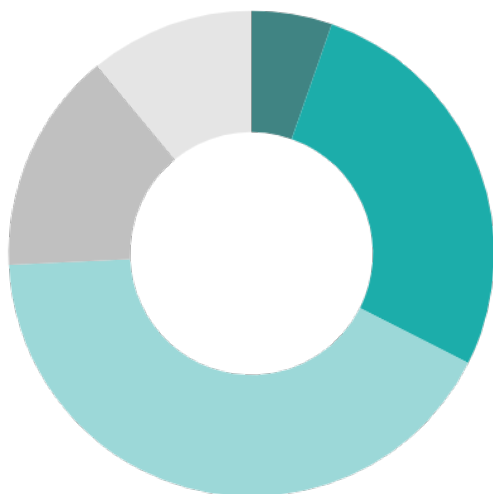
Average £ per square foot per annum for a 2-bed flat



0.2%

Average discount on initial asking price

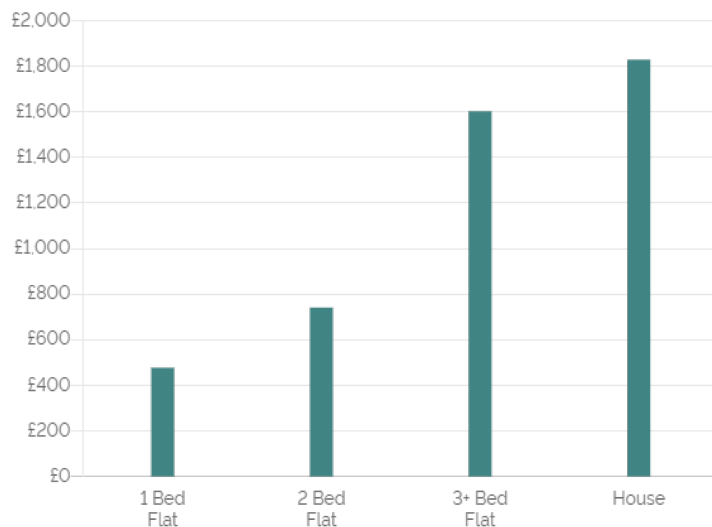
Let Properties by Type



Legend: 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 £752 per week for flats and £1,734 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £47.31 per square foot per annum in rent, up from £40.16 at the same time last year, and up from £43.69 6 months ago.
- The number of properties let over the last 3 months was down 35.7% versus the same period last year, but down 52.0% from 3 months ago.
- Achieved rental values rose by 17.8% compared to the same period last year, and rose by 8.3% versus 3 months ago.

Current Availability



66

Average number of days current inventory has been available



18.4%

of properties on the market have been reduced in price



-72.6%

Annual change in the number of available properties

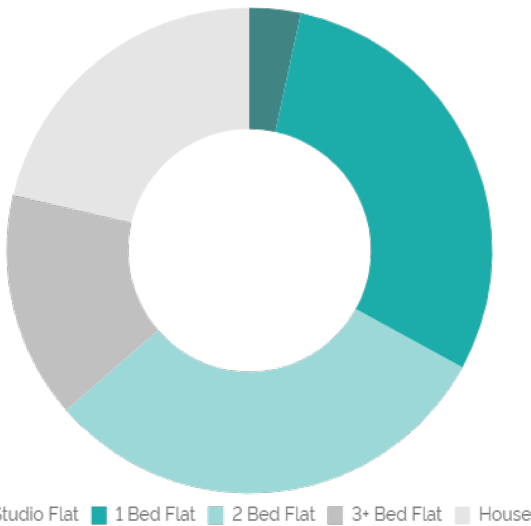


19.9%

Percentage of available properties currently under offer

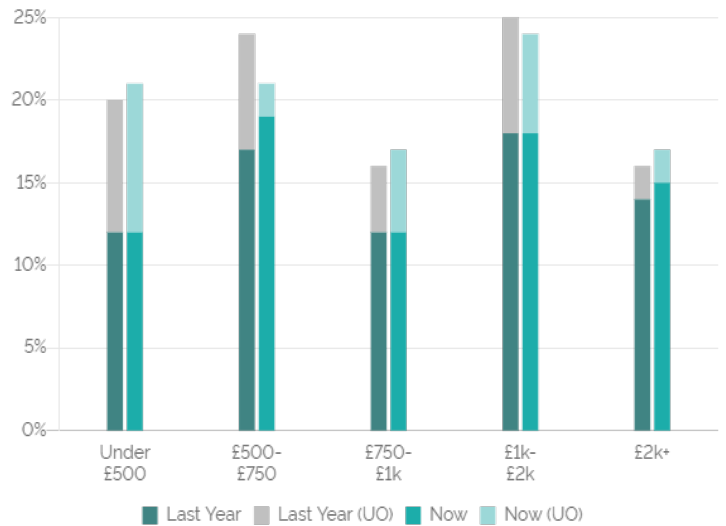
Source: LonRes - As at Jan 6th 2022

Properties On Market by Type



Source: LonRes - As at Jan 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2022

Key Findings

- 59.0% of properties have asking prices less than £1,000 per week, down from 65.9% from the previous 3 months and down from 73.6% from the same time last year.
- 17.1% of properties have asking prices of £2,000 or more per week.
- 16.7% of flats and 25.0% of houses currently available have seen a reduction in asking rents since they were first put on the market.

The information and data within this report is provided for information purposes only. If you are reproducing or redistributing LonRes content you must include a source accreditation to LonRes. LonRes information and data may not be used for commercial purposes, including using it as a basis for any other data product or service.

While we make every effort to ensure our information and data is as robust as possible we cannot guarantee its accuracy or completeness. Those looking to place reliance on LonRes content do so at their own risk. LonRes shall not be liable for any loss or damage, direct or indirect, arising from inaccuracy or incompleteness of the data or any decision made in reliance upon the data. None of the information or data within this report is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such.

January 6, 2022, the Kensington, Notting Hill & Holland Park Q4 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).