

Area Overview

Vauxhall, Nine Elms, Borough & Kennington Q4 2021
Lettings Report



Let: Oct-Dec 2021



9.3%

Three-month change
in achieved price



-63%

Three-month change
in transaction volume



£38

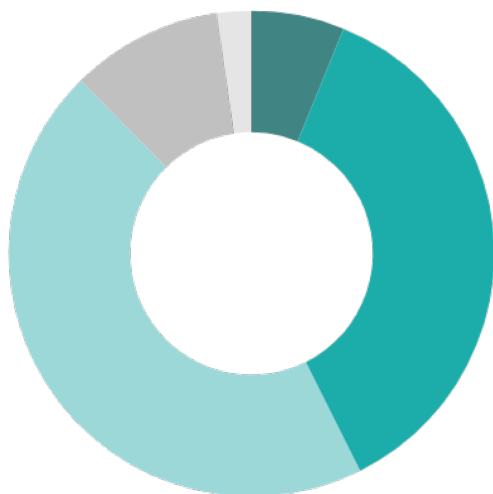
Average £ per square
foot per annum for a
2-bed flat



0.0%

Average discount on
initial asking price

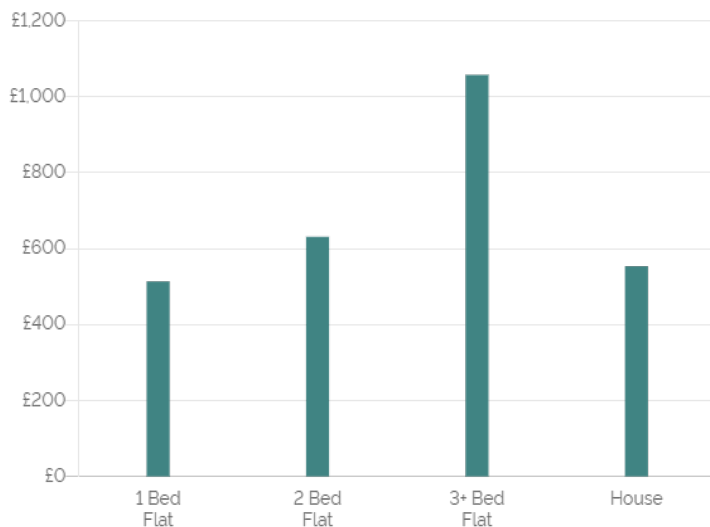
Let Properties by Type



■ 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 £609 per week for flats and £554 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £42.93 per square foot per annum in rent, up from £36.21 at the same time last year, and up from £39.29 6 months ago.
- The number of properties let over the last 3 months was down 53.8% versus the same period last year, but down 63.0% from 3 months ago.
- Achieved rental values rose by 18.5% compared to the same period last year, and rose by 9.3% versus 3 months ago.

Current Availability



42

Average number of days current inventory has been available



7.8%

of properties on the market have been reduced in price



-76.9%

Annual change in the number of available properties

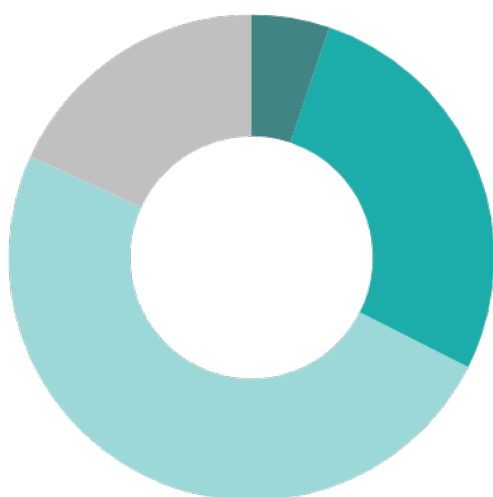


20.8%

Percentage of available properties currently under offer

Source: LonRes - As at Jan 6th 2022

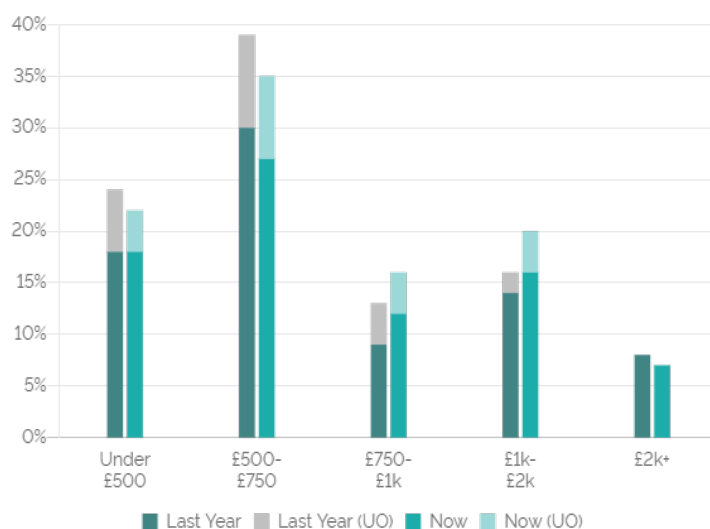
Properties On Market by Type



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

Source: LonRes - As at Jan 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2022

Key Findings

- 73.0% of properties have asking prices less than £1,000 per week, down from 78.1% from the previous 3 months and down from 81.4% from the same time last year.
- 6.8% of properties have asking prices of £2,000 or more per week.
- 7.8% of flats and 0.0% 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 Vauxhall, Nine Elms, Borough & Kennington Q4 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).