

# Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington  
Q4 2023 Lettings Report



## Let: Oct-Dec 2023



**-5.7%**

Three-month change  
in achieved price



**-47.8%**

Three-month change  
in transaction volume



**£40**

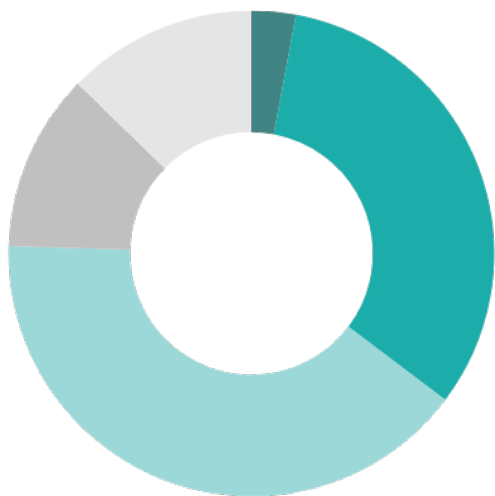
Average £ per square  
foot per annum for a  
2-bed flat



**-2.6%**

Average discount on  
initial asking price

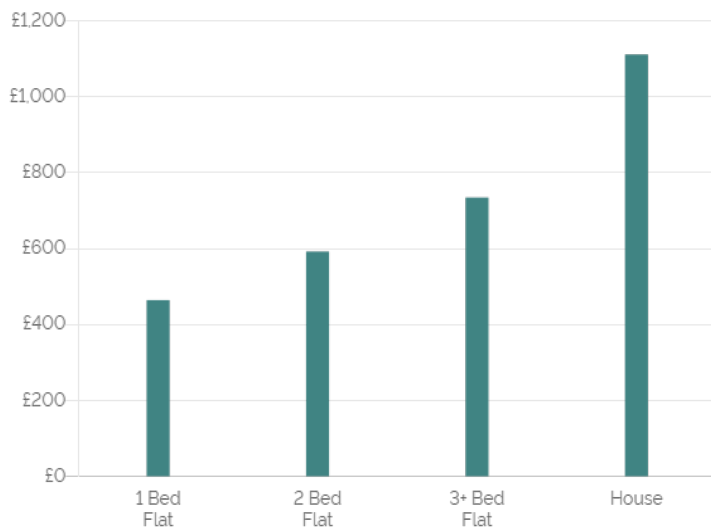
### Let Properties by Type



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

Source: LonRes - Oct-Dec 2024

### Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2024

### Key Findings

- Rental values averaged £560 per week for flats and £1,084 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £42.12 per square foot per annum in rent, which was the same as the same period last year, but down from £44.67 6 months ago.
- The number of properties let over the last 3 months was down 30.5% versus the same period last year, but down 47.8% from 3 months ago.
- Achieved rental values remain unchanged versus the same period last year, but rose 0.2% from 6 months ago.

# Current Availability



**92**  
Average number of days current inventory has been available



**26.3%**  
of properties on the market have been reduced in price



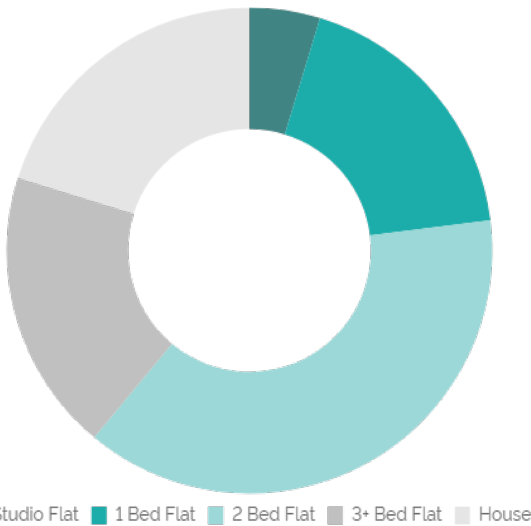
**91.9%**  
Annual change in the number of available properties



**17.8%**  
Percentage of available properties currently under offer

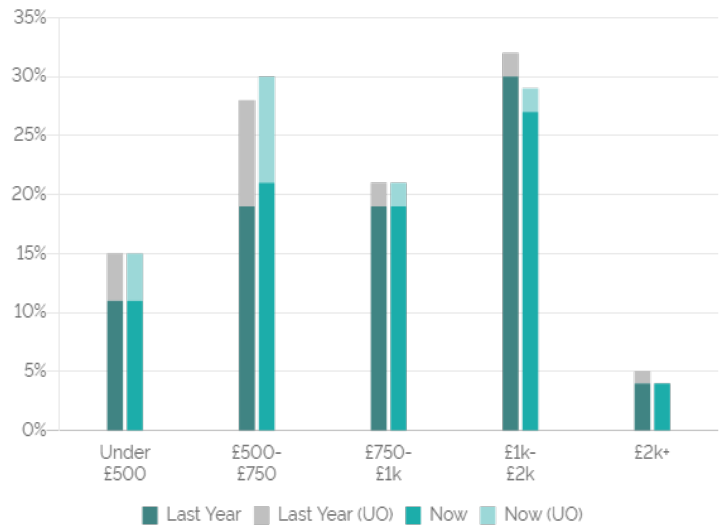
Source: LonRes - As at Jan 4th 2024

## Properties On Market by Type



Source: LonRes - As at Jan 4th 2024

## Properties on the Market by Price Band



Source: LonRes - As at Jan 4th 2024

## Key Findings

- 66.4% of properties have asking prices less than £1,000 per week, up from 64.7% from the previous 3 months and down from 73.9% from the same time last year.
- 4.3% of properties have asking prices of £2,000 or more per week.
- 20.0% of flats and 51.2% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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January 4, 2024, the Hammersmith & Brook Green, Chiswick, North Kensington Q4 2023 Lettings Report catchment includes all properties let within the aforementioned area(s).