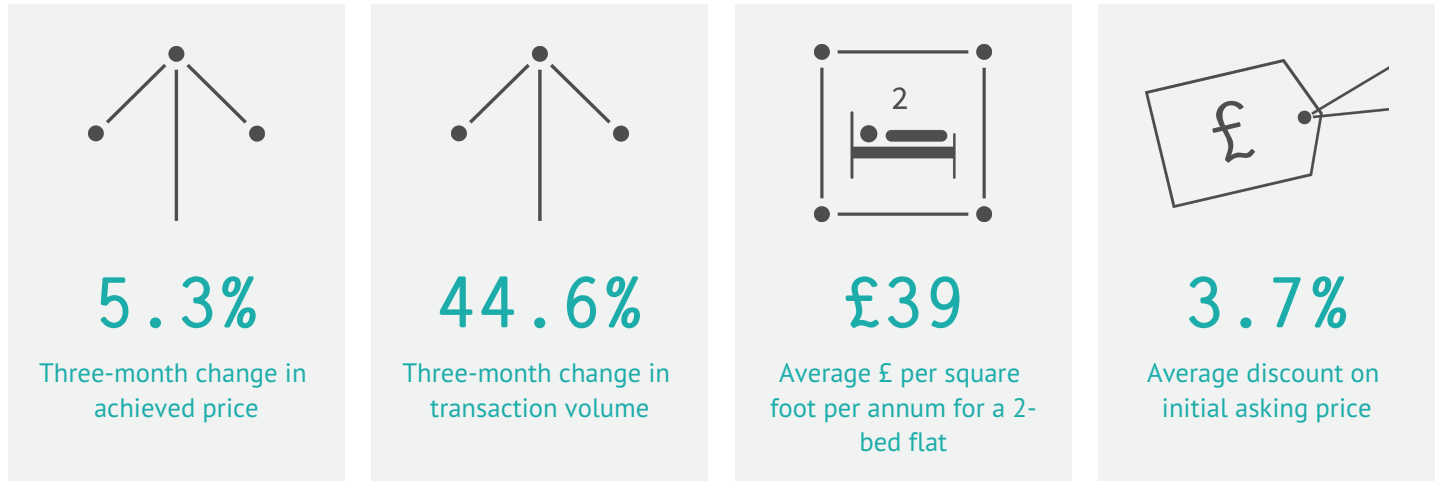


AREA OVERVIEW

KINGS CROSS & ISLINGTON Q3 2017 LETTINGS REPORT

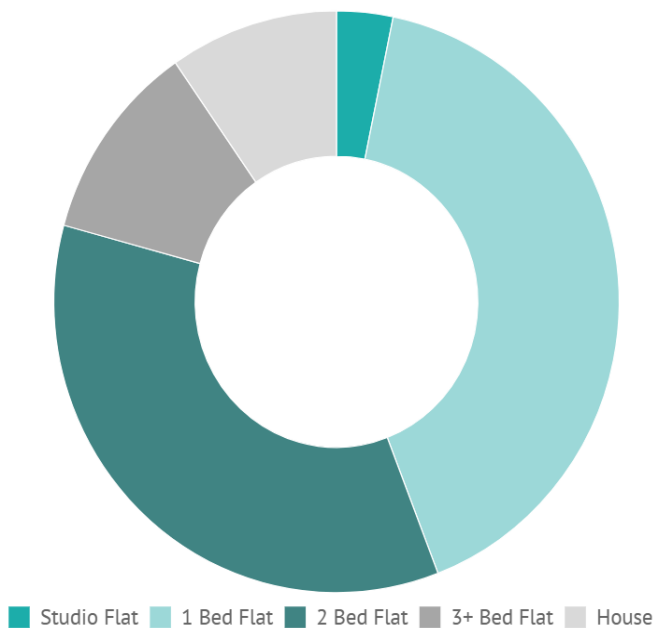


LET: JUL-SEP 2017



Source: LonRes - Jul-Sep 2017

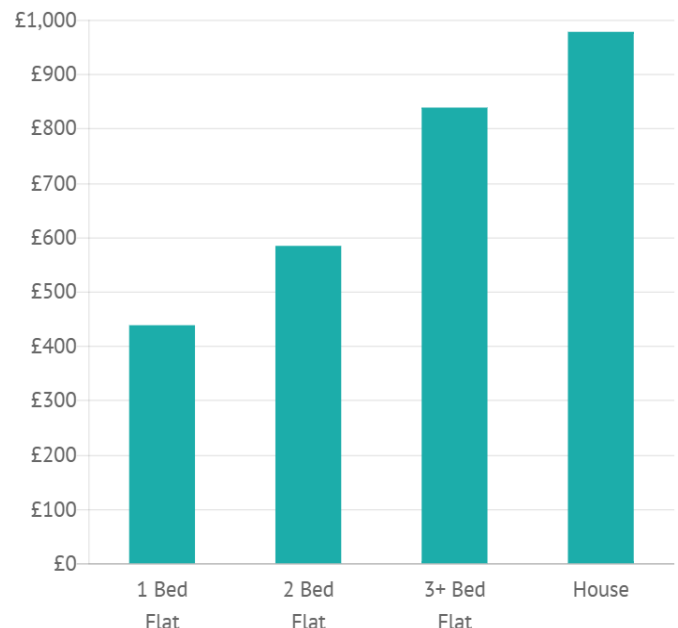
Let Properties by Type



Source: LonRes - Jul-Sep 2017

Achieved Rental Price per Week by Property Type

(Price per week)

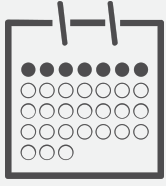


Source: LonRes - Jul-Sep 2017

Key Findings

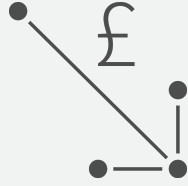
- Rental values averaged £530 per week for flats and £978 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £40.20 per square foot per annum in rent, down from £41.48 at the same time last year, and up from £38.17 6 months ago.
- The number of properties let over the last 3 months was down 16.2% versus the same period last year, but up 44.6% from 3 months ago.
- Achieved rental values fell by 3.1% compared to the same period last year, and 5.3% versus 3 months ago.
- The CPI was 2.9%, and the RPI was 3.9% last month (ONS).

CURRENT AVAILABILITY



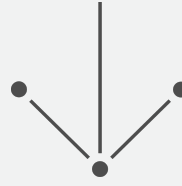
94

Average number of days current inventory has been available



27.5%

of properties available have been reduced in price



-40.7%

Annual change in the number of available properties

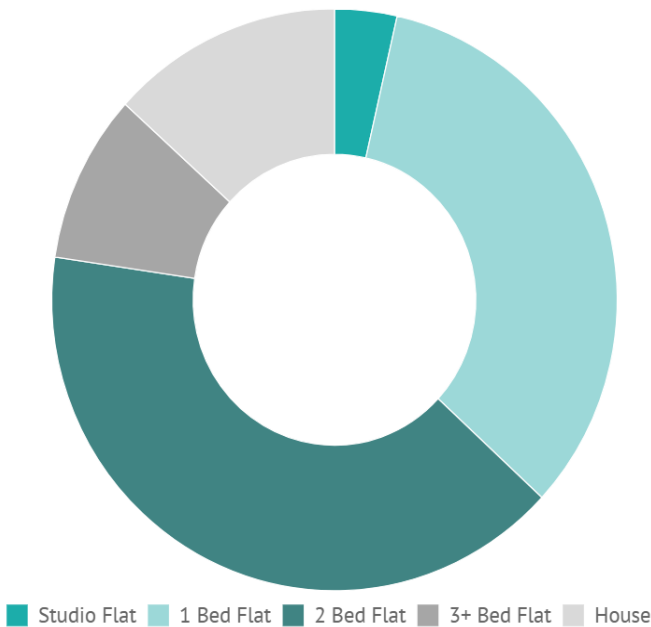


32.0%

Percentage of available properties currently under offer

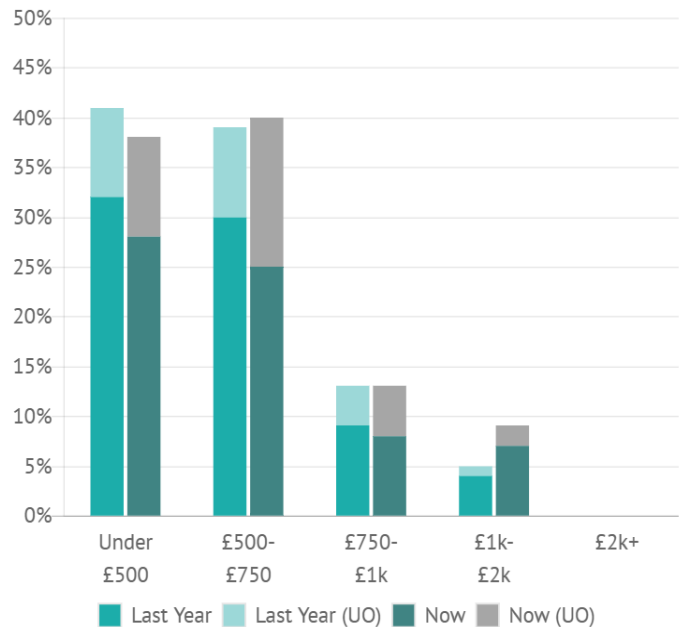
Source: LonRes - As at Oct 5th 2017

Properties On Market by Type



Source: LonRes - As at Oct 5th 2017

Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2017

Key Findings

- 39.3% of properties have asking prices less than £500 per week, down from 48.8% from the previous 3 months and down from 50.3% from the same time last year.
- 7.9% of properties have asking prices of £1,000 or more per week.
- 25.0% of flats and 43.9% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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October 5, 2017, the Kings Cross & Islington Q3 2017 Lettings Report catchment includes all properties let within the aforementioned area(s).