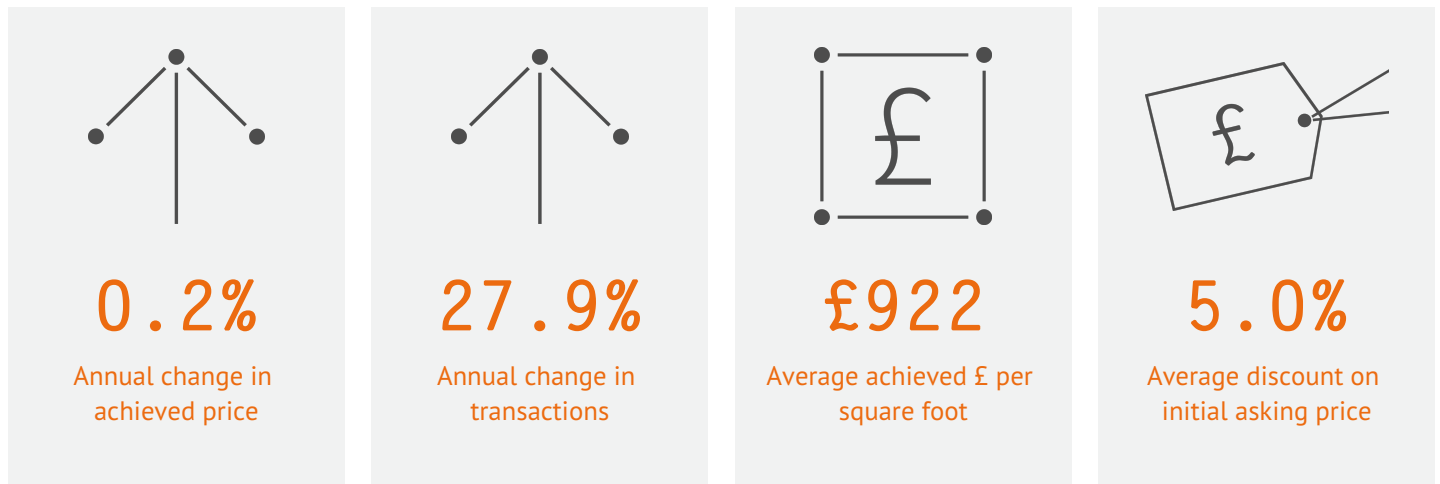


AREA OVERVIEW

KINGS CROSS & ISLINGTON Q3 2017 SALES REPORT



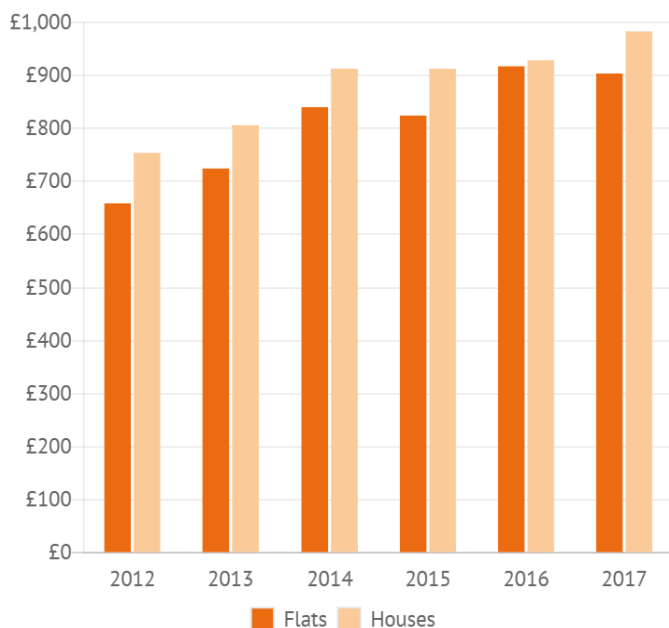
SOLD: JUL-SEP 2017



Source: LonRes - Jul-Sep 2017

Achieved Prices by Year

(£ per square foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Jul-Sep 2017

Key Findings

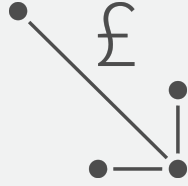
- Average flat prices are now 37.3% higher than they were 5 years ago, with buyers paying £245 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 1.7% for flats over the last year, and have increased by 5.9% for houses.
- 24.4% of properties sold within 3 months, compared with 20.2% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £672,578 for flats and £1,797,658 for houses.

CURRENT AVAILABILITY



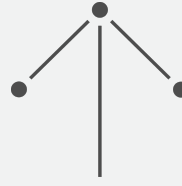
74%

have been on the market for over three months



49.3%

of properties on the market have been reduced in price



49.8%

Annual change in the number of available properties

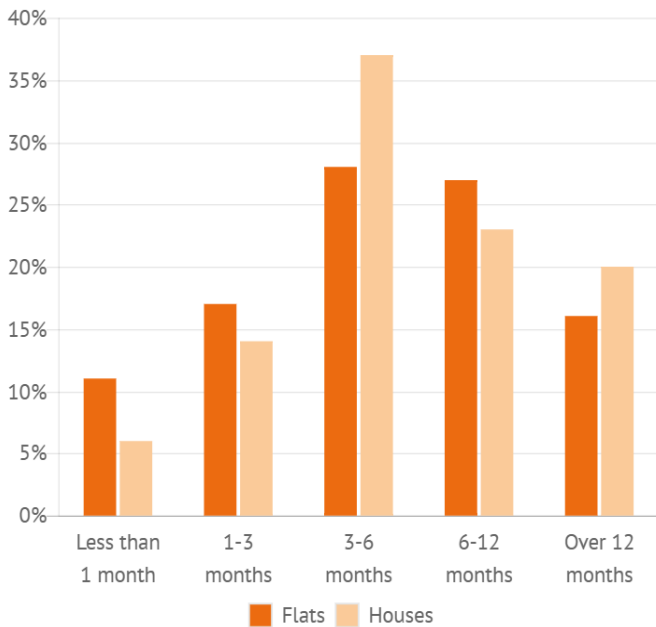


22.6%

Percentage of available properties currently under offer

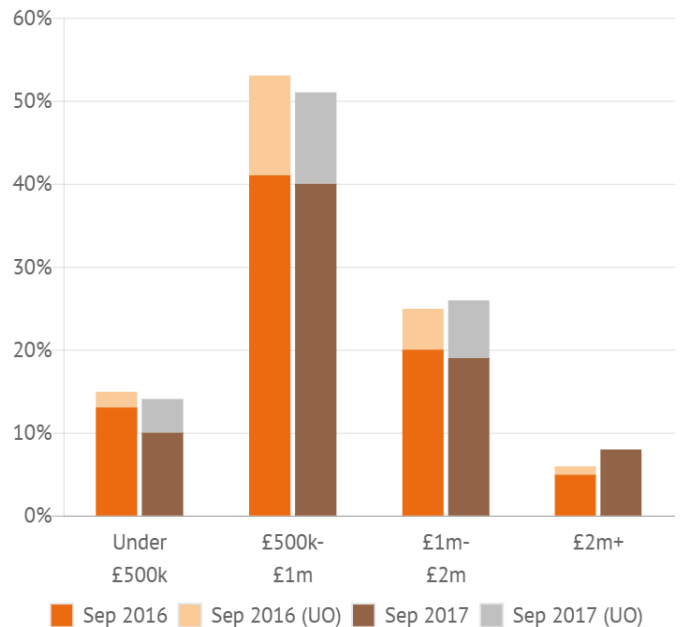
Source: LonRes - As at Oct 5th 2017

Time on the Market



Source: LonRes - As at Oct 5th 2017

Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2017

Key Findings

- 33.5% of properties on the market are priced at £1 million or higher.
- 43.5% of properties currently available have been on the market for more than six months.
- 22.5% of flats and 23.9% of houses on the market are currently under offer.

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