

Rental Market Overview Report



London

The London rental market remains highly competitive. Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks’ services are critical in this market. Consultants maintain area expertise and are skillful guides in navigating this competitive region.

Your consultant will manage your home search and may work with trusted real estate professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Those interested in a property must be prepared to make quick decisions and have funds, references, and proof of employment readily available.

Considerations	Findings	Comments
Housing Availability	Low	Monthly rental prices have increased due to limited availability in certain areas
Owner Paid Real Estate Fees	No	Paid for by the landlord
Typical Lease Length	12 Months	
Typical Security Deposit	Low	5 weeks rent
Early Termination Clauses	Limited	Can be negotiated, typically after initial 12-month lease term
Negotiation of Lease Terms	Yes	

Types of Housing – London

Apartments

These are multi-residential units in low or high rise buildings. They range in size from a studio apartment to units with three bedrooms and 2.5 baths. Apartment complexes can be as small as five units and as large as 500 units. The apartment building may have private entrances into each unit or have a common entrance shared by all residents.

Advantages

Disadvantages

No maintenance responsibilities	Lack of privacy
Major appliances and/or hook-up provided	Limited covered/enclosed parking
Recreational amenities may be available	Limited storage
Some utilities may be included	Pet restrictions

2 Level Apartments

A different type of flat that exists in the London is the 2-level flat (also known as a maisonette or duplex flat). These are types of flats which contain two floors within one household, meaning that they have a built-in staircase and their overall living space is split into two levels rather than just the one, like in a typical flat.

Advantages	Disadvantages
Yard (garden) space	Yard maintenance may be your responsibility
Garage/covered parking	Tenant responsible for several utilities
Some privacy	Pet restrictions

Single-Family Homes

Single-Family Homes are free standing residential properties. Styles included detached, semi-detached, Terraced, End of Terrace, Cottages, Bungalows and Townhouses.

Advantages	Disadvantages
Privacy	Yard maintenance is your responsibility

Garages	Tenant responsible for all utilities
Yard (gardens)	Snow removal, as applicable

Neighborhoods

Neighbourhood		1BD	2BD	3BD	4BD	5BD
CITY- City of London, Finsbury & Clerkenwell	Apartment	£2600 pcm	£3500pcm	N/A	N/A	N/A
	House	N/A	£4100pcm	£3,400 pcm	N/A	N/A
CITY: Square Mile	Apartment	£2200 pcm	£2,450pcm	N/A	N/A	N/A
	House	N/A	N/A	£3000 pcm	£3,700pcm	£4,800 pcm
CITY: Shoreditch	Apartment	£2200 pcm	£2,500pcm	N/A	N/A	N/A
	House	N/A	N/A	£3300 pcm	£3,500pcm	£4,400 pcm
CENTRAL: Chelsea	Apartment	£2700 pcm	£4000pcm	£6400pcm	N/A	N/A
	House	N/A	N/A	£8000pcm	£10000 pcm	£13,000 pcm
CENTRAL: Marylebone	Apartment	£2600 pcm	£3800pcm	£6000pcm	N/A	N/A
	House	N/A	N/A	£6100 pcm	£8900 pcm	£15,000 pcm
CENTRAL: Notting Hill & Bayswater	Apartment	£2,300 pcm	£3,100pcm	N/A	N/A	N/A
	House	N/A	N/A	£6,000 pcm	£8,100 pcm	£11,300 pcm
CENTRAL: South Kensington	Apartment	£3200 pcm	£4,400 pcm	N/A	N/A	N/A
	House	N/A	N/A	£8,600 pcm	£14,800 pcm	£20,100 pcm
CENTRAL- Southwark and Bermondsey	Apartment	£1800-4000	£2400-7000	£3000-9000	N/A	N/A
CENTRAL: Westminster & Pimlico	Apartment	£2,900 pcm	£4,800 pcm	N/A	N/A	N/A
	House	N/A	N/A	£9,900 pcm	£14,600 pcm	£22,000 pcm
NORTH: Angel & Islington	Apartment	£2500 pcm	£2,900 pcm	£3300pcm	N/A	N/A
	House	N/A	N/A	£3500 pcm	£4400 pcm	£5800 pcm
NORTHWEST: St John's Wood	Apartment	£1,900 pcm	£3,000 pcm	N/A	N/A	N/A

	House	N/A	N/A	£4,800 pcm	£7,200 pcm	£11,000 pcm
NORTH WEST- Hampstead and Belsize Park	Apartment	£1,900 pcm	£3500 pcm	£3000-6000	N/A	N/A
	House	N/A	N/A	£3800-6500	£4000-8000	£12000 pcm
NORTH WEST- Harrow, Wembley & Colindale	Apartment	£1500pcm	£1800pcm	N/A	N/A	N/A
	House	N/A	N/A	£2600pcm	£3500pcm	£4200pcm
NORTH WEST- St John's Wood and Maida Vale	Apartment	£2350pcm	£3200pcm	N/A	N/A	N/A
	House	N/A	N/A	£5000pcm	£9000pcm	£12000pcm
EAST: Stratford	Apartment	£1800pcm	£2600pcm	£2800-3500	N/A	N/A
	House	N/A	N/A	£3000pcm	£3700pcm	£4800pcm
EAST- Whitechapel, Bow & Bethnal Green	Apartment	£1900pcm	£2900pcm	£3200-5000	N/A	N/A
	House	N/A	N/A	£3400pcm	£3700pcm	£4200pcm
SOUTH EAST- Canary Wharf & Docklands	Apartment	£2600 pcm	£3200 pcm	£3500pcm	N/A	N/A
	House	N/A	N/A	£3500 pcm	£4200 pcm	£6,500 pcm
SOUTH EAST: Greenwich	Apartment	£2200 pcm	£3000 pcm	N/A	N/A	N/A
	House	N/A	N/A	£3300 pcm	£3800 pcm	£4,400 pcm
SOUTH EAST: Southwark	Apartment	£2400pcm	£2700pcm	N/A	N/A	N/A
	House	N/A	N/A	£3200pcm	£3800pcm	£4500pcm
SOUTH EAST: Wapping	Apartment	£1,900 pcm	£2,500 pcm	N/A	N/A	N/A
	House	N/A	N/A	£3,200 pcm	£5,500Pcm	N/A
SOUTH EAST- Elephant and Castle	Apartment	£2400pcm	£3300pcm	N/A	N/A	N/A
	House	N/A	N/A	N/A	£3500pcm	£4400pcm
SOUTH WEST: Chiswick	Apartment	£1900 pcm	£2,500 pcm	£3000pcm	N/A	N/A
	House	N/A	N/A	£3,600 pcm	£4,200 pcm	£6000 pcm
SOUTH WEST- Clapham and Battersea	Apartment	£2600 pcm	£3800 pcm	£4000pcm	N/A	N/A
	House	N/A	N/A	£4000 pcm	£4300 pcm	£4,900 pcm
SOUTH WEST:						

Putney	Apartment	£2000 pcm	£2,400 pcm	N/A	N/A	N/A
	House	N/A	N/A	£4100 pcm	£5000 pcm	£7500 pcm
SOUTH WEST: Richmond & Kew	Apartment	£2000 pcm	£2300 pcm	N/A	N/A	N/A
	House	N/A	N/A	£3,500 pcm	£4200 pcm	£5,800 pcm
SOUTH WEST: Wimbledon	Apartment	£2000 pcm	£2350 pcm	N/A	N/A	N/A
	House	N/A	N/A	£3300 pcm	£4000 pcm	£7500 pcm
SOUTH WEST- Vauxhall and Nine Elms	Apartment	£3000pcm	£3700pcm	N/A	N/A	N/A
	House	N/A	N/A	£5500pcm	£10000pcm	£15000pcm