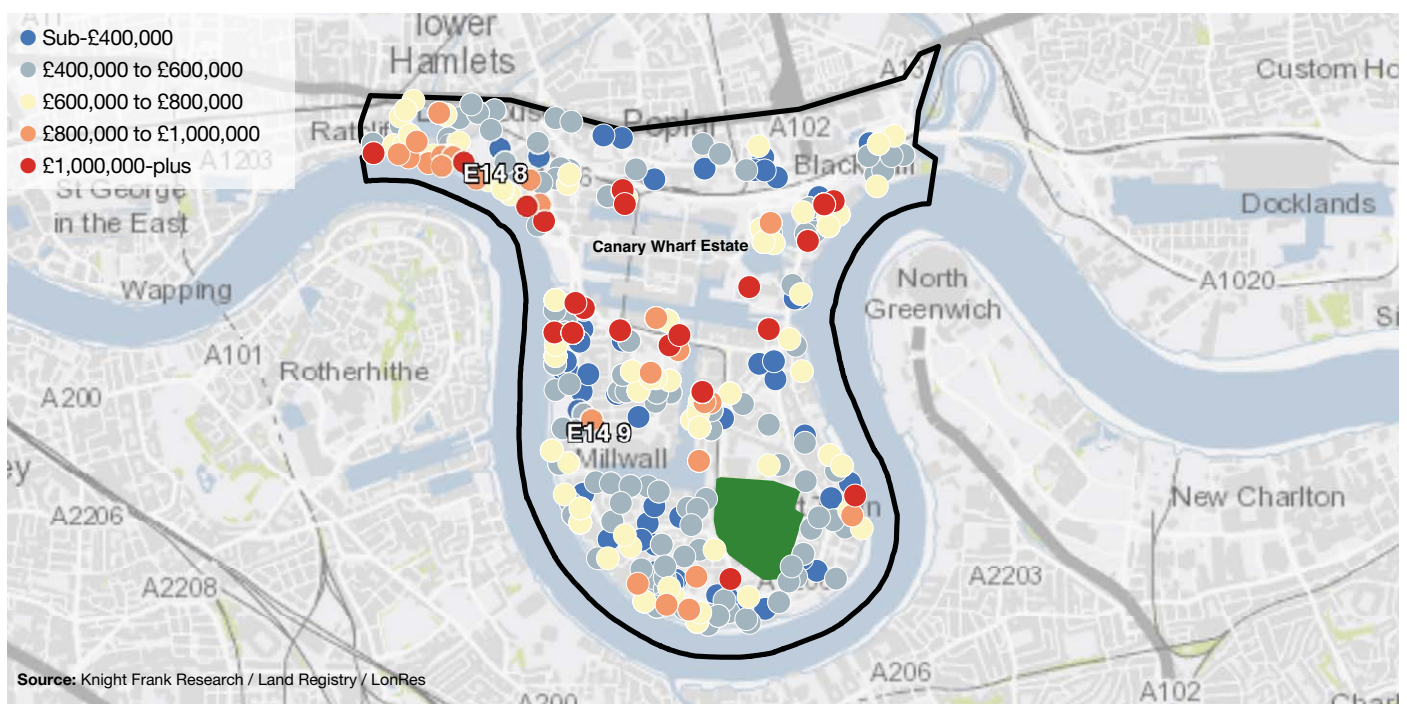




E14 SALES MARKET INSIGHT 2018

FIGURE 1
Property prices in E14 Maximum achieved price by postcode, 12 months to October 2017



East London market update

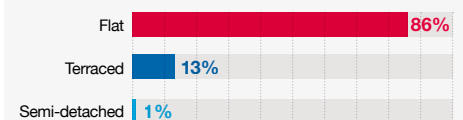
Average and maximum prices in this part of E14 have risen this year, as figure 3 shows. While this has been accompanied by a slowdown in trading volumes in some areas (figure 5), it underlines how demand and pricing will continue to be driven by the area's wider transformation, underpinned by a high-quality new-build pipeline. The majority of the 100,000-plus jobs in Canary Wharf are in finance and insurance but there has been notable growth in emerging tech industries. Some 40,000 additional jobs will be created in the wider borough of Tower Hamlets, by 2025, according to Experian. Planned infrastructure improvements include a new school in Wood Wharf, which will enhance the area's growing appeal to families, as will the improved accessibility that will come with the opening of an Elizabeth Line station in late 2018.

Andrew Grocock,
Head of Canary Wharf Office
"E14 continues to offer both good value for money and modern, high-quality housing stock. Such characteristics are important in the capital, where buyers face affordability constraints and are increasingly driven by the quality of specification and amenity. Additionally, stamp duty hikes mean demand is price sensitive, which requires new-build pricing to be accurately benchmarked. Similarly, a slowdown in sales volumes in the second-hand market underlines how vendors need to set asking prices that will stand up to heightened buyer scrutiny."

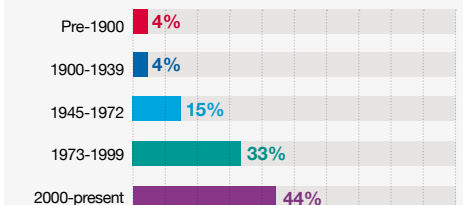
FIGURE 2
E14 fact sheet (area on map)

Population: 24,257

STOCK BY PROPERTY TYPE



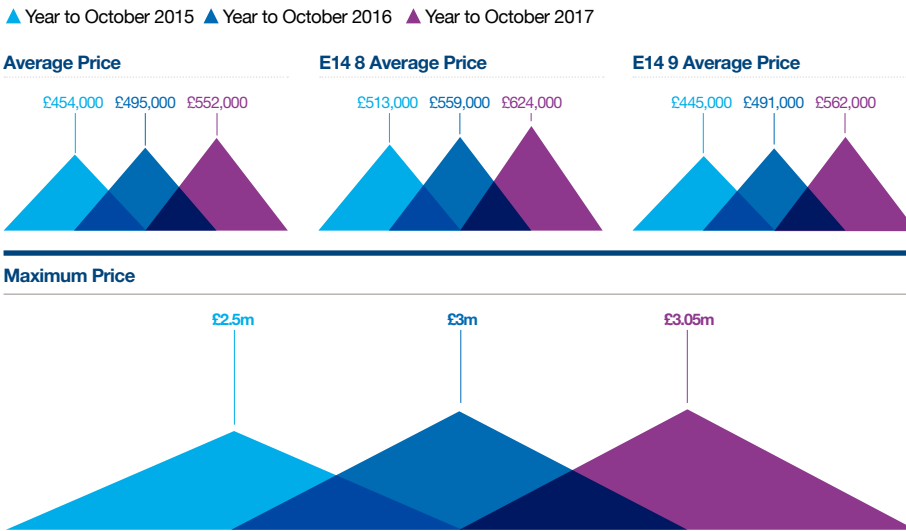
AGE OF HOUSING STOCK



Source: Knight Frank Research / Valuation Office Agency

E14 SALES MARKET INSIGHT 2018

FIGURE 3 **Sale price** (area in figure 1)



Source: Knight Frank Research / Land Registry / LonRes

FIGURE 4 **The Crossrail effect**

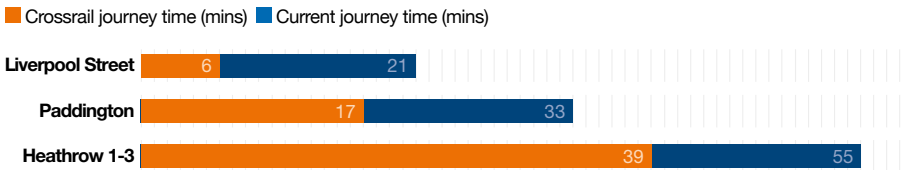
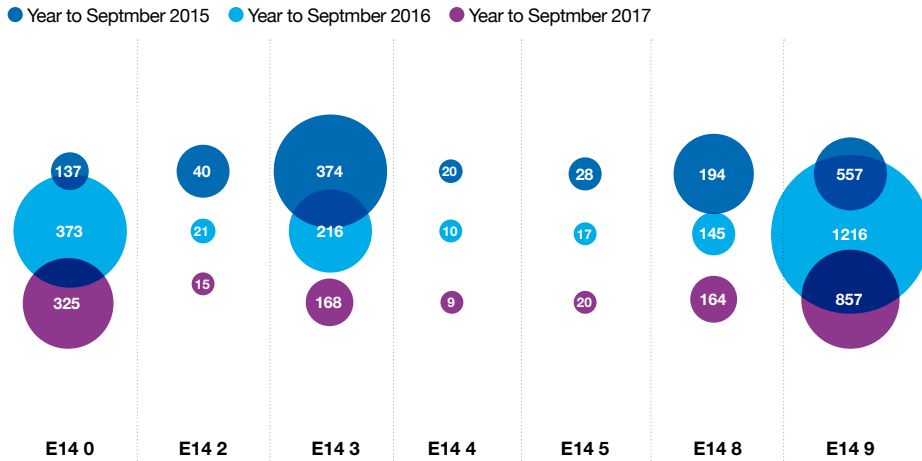
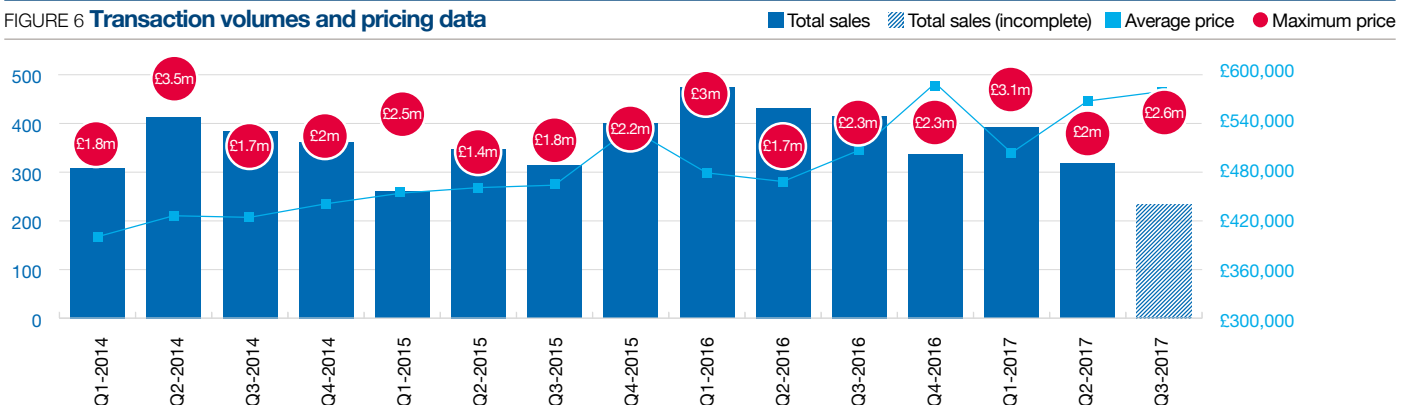


FIGURE 5 **Sales volumes by neighbourhood**



Source: Knight Frank Research / Land Registry / LonRes

FIGURE 6 **Transaction volumes and pricing data**



Source: Knight Frank Research / Land Registry / LonRes

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