



WHAT YOU NEED TO KNOW ABOUT: WIMBLEDON

Best known for... tennis, *The Wombles* and large open spaces.

Area overview: Wimbledon is regarded by its residents as having two distinct residential areas - one known as 'the village' and the other as 'the town'. The village is part of the original medieval village and surrounds the high street while what is referred to as the town is the area that was developed following the introduction of a rail station in 1838. Popular with young professionals and families, the area benefits from a strong sense of community.

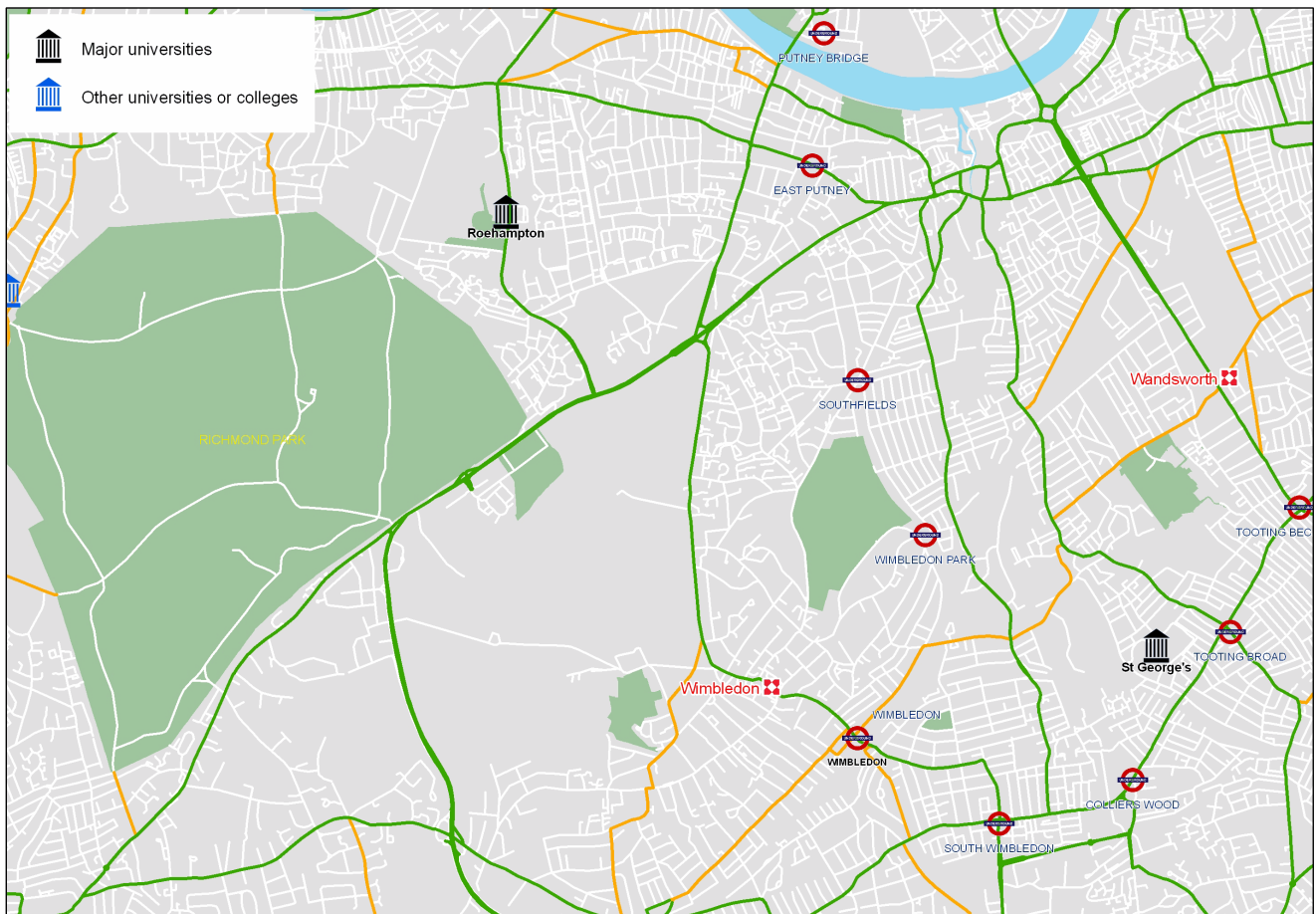
Students: Those renting in Wimbledon tend to stay in houses with between three and five people sharing. Many of the students that live in the area attend Kingston University, the London School of Economics or Roehampton University.

Social and cultural: The village has a number of highly-regarded bars, restaurants and boutique shops, as well as art galleries, a cinema, and three theatres, including the New Wimbledon Theatre.

Sport and leisure: Being further away from the city than other popular student areas means residents of Wimbledon benefit from more open spaces, such as Wimbledon Common - one of the largest areas of common land in London and a perfect setting for joggers and cyclists. The area also boasts a large number of gyms, riding schools, golf clubs and leisure centres. As the home of the world-renowned Wimbledon Tennis Championship, tennis clubs are also in abundance here.

Transport: Travelling to any of London's university campuses is easy from Wimbledon, with the journey to London's Waterloo taking just 15 minutes on average. Rail stations include Wimbledon, Wimbledon Chase, Haydons Road and Raynes Park, as well as underground stations at Wimbledon, Wimbledon Park, Wimbledon South, and Southfields.

Figure 1: Nearby tube stations, universities and colleges



Key to major university abbreviations

Roehampton
St George's

Roehampton University
St George's, University of London



Fast facts: the student rental market in Wimbledon

Figure 2
Average rents in Wimbledon
Range of values per property size

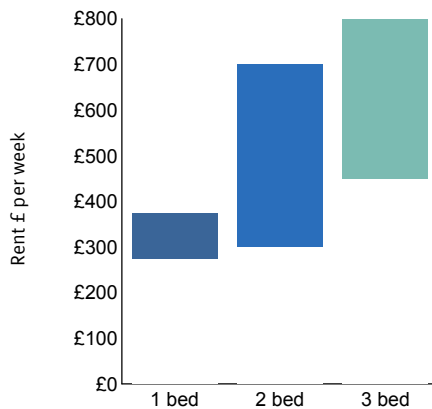
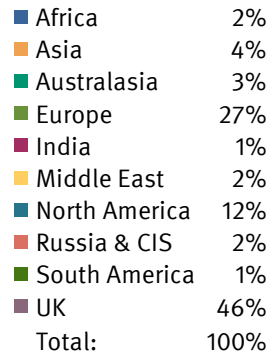


Figure 3
Nationality of Knight Frank tenants
London lettings, past 12 months



Wimbledon properties

2 bedroom house with a garden

TO LET

2 bed

Asking rent: £1,475pcm

Mandeville Close, Wimbledon



3 bedroom house with garden and garage

TO LET

3 bed

Asking rent: £2,950pcm

Sunnyside Place, Wimbledon
Village



1 bedroom flat in a portered block

LET BY

1 bed

Asking rent: £1,175pcm

Chapman Square, Wimbledon



3 bedroom spacious penthouse

LET BY

3 bed

Asking rent: £2,850pcm

Aspen Lodge, Wimbledon



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