

QUEEN'S PARK MARKET INSIGHT 2018

FIGURE 1
Property prices in Queen's Park

Achieved price, year to December 2017

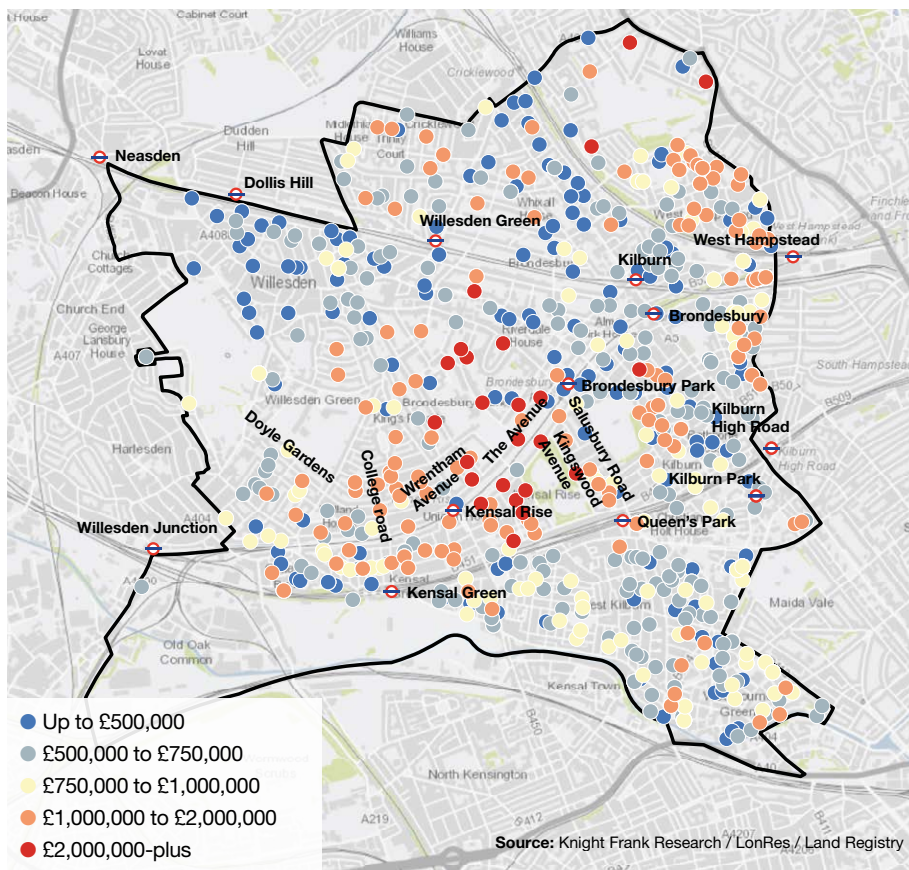


FIGURE 2
Queen's Park fact sheet

Population: 153,991

AVERAGE £PSF

Year to December 2017	£840
Year to December 2016	£835
Year to December 2015	£815

MAXIMUM £PSF

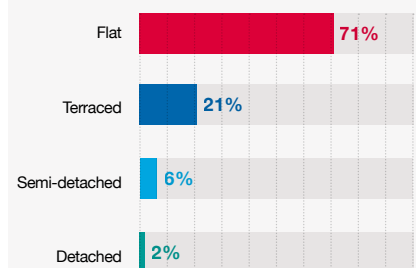
Year to December 2017	£1,315
Year to December 2016	£1,280
Year to December 2015	£1,400

Source: Knight Frank Research / LonRes

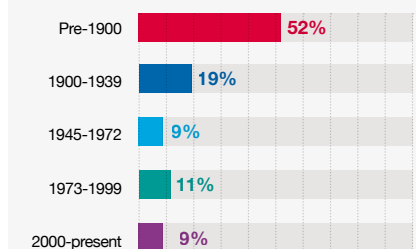
BLUE PLAQUES

Amy Johnson Aviator
Viscount Northcliffe Newspaper Proprietor

STOCK BY PROPERTY TYPE



AGE OF HOUSING STOCK



Source: Knight Frank Research / Valuation Office Agency

Prime Outer London Update

Prices in prime outer London fell 2.2% in the year to January as the market continued to adjust to higher rates of stamp duty. However, leading indicators of demand suggest that recent declines may start to bottom out. Knight Frank data shows there was a 6% rise in the number of new prospective buyers in 2017 compared to 2016. Meanwhile, viewings rose 17% and the number of exchanges rose 11% year-on-year.

Laura Dam Villena, Queen's Park Office Head

"Prices in Queen's Park and Kensal Rise rose on an annual basis until the middle of 2017. By the end of the year, they had declined 8.7% as stamp duty related price adjustments rippled outwards from prime central London. However, with a 52% increase in buyers registering and an 81% increase in viewings last year compared to 2016, there is still strong demand for appropriately-priced high-quality homes. Recent competitive bidding suggests that the decline may be set to reverse and we are still seeing a steady flow of buyers from prime central London areas including Notting Hill and St John's Wood."

QUEEN'S PARK SALES MARKET INSIGHT 2018

FIGURE 3 **£PSF map of Queen's Park** Achieved prices, two years to December 2017 (where available)

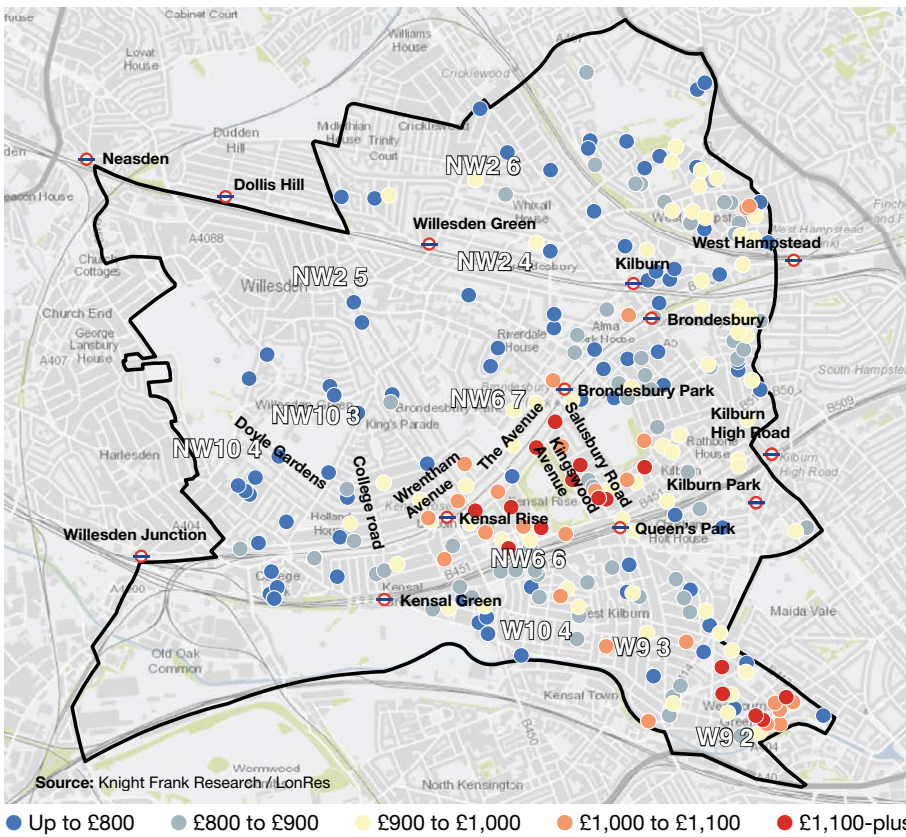
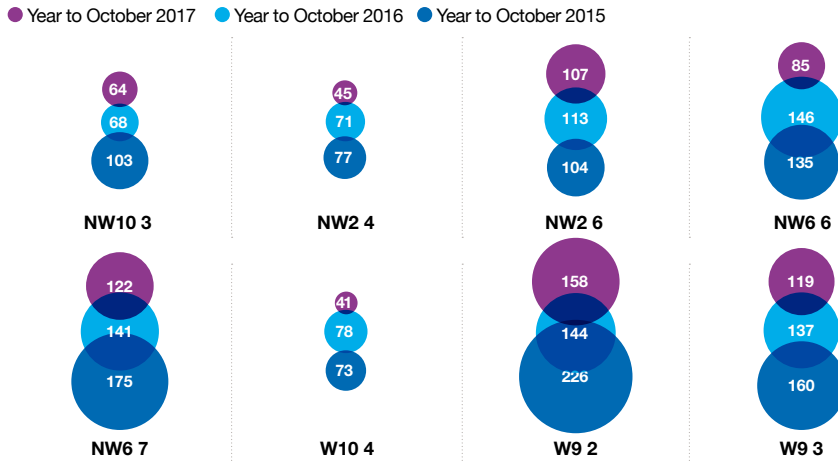
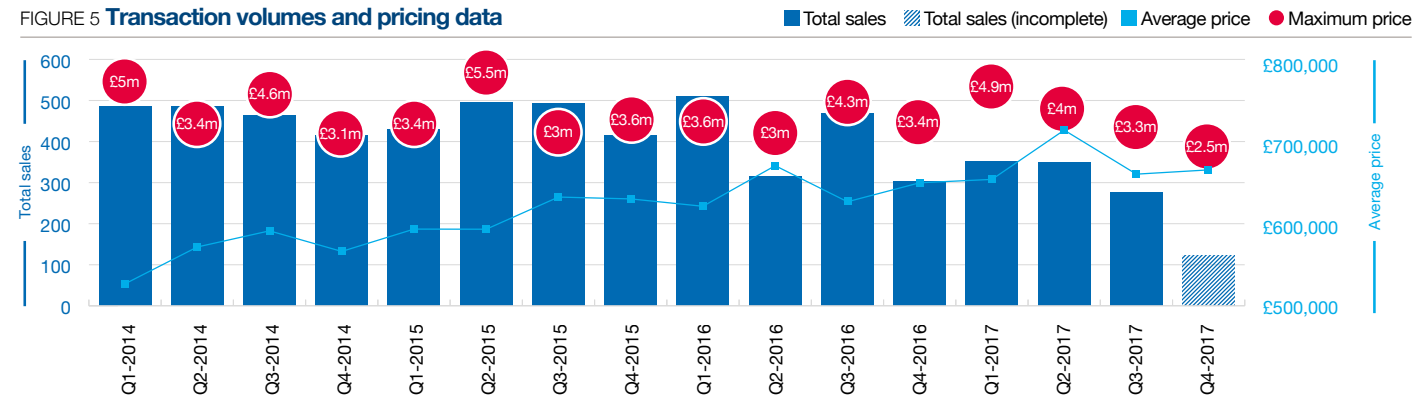


FIGURE 4 **Sales volumes by neighbourhood**



Source: Knight Frank Research / LonRes

FIGURE 5 **Transaction volumes and pricing data**



Source: Knight Frank Research / Land Registry / LonRes

LONDON RESIDENTIAL



Laura Dam Villena
Queen's Park Office Head
+44 20 3815 3022
laura.damvillena@knightfrank.com

RESIDENTIAL RESEARCH



Tom Bill
Head of London Residential Research
+44 20 7861 1492
tom.bill@knightfrank.com

PRESS OFFICE



Harry Turner
+44 20 3861 6974
harry.turner@knightfrank.com



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