

# KING'S CROSS MARKET INSIGHT 2017

FIGURE 1

## Property prices in King's Cross and surrounding area

Average price, 12 months to October 2016

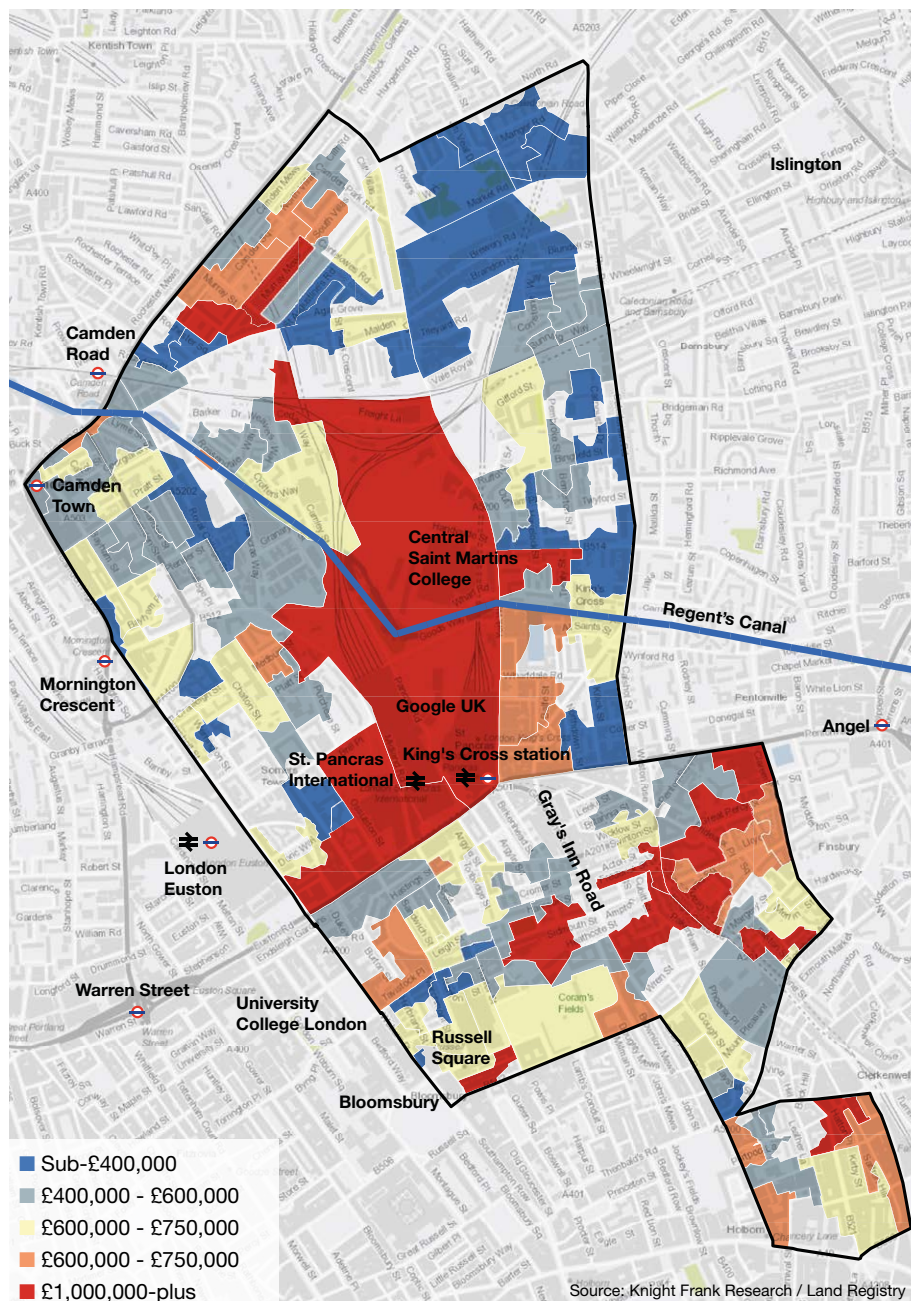


FIGURE 2

## King's Cross fact sheet

**Population: 56,111**

**16.7%** Growth in the three years to Q3 2016

**45.7%** Growth in the five years to Q3 2016

**Maximum price** 2015: £3 million  
2016: £3.75 million

Source: Land Registry / LonRes

**Average price** 2015: £623,494  
2016: £616,720

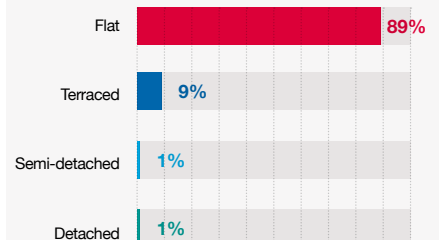
Source: Land Registry

### BLUE PLAQUES

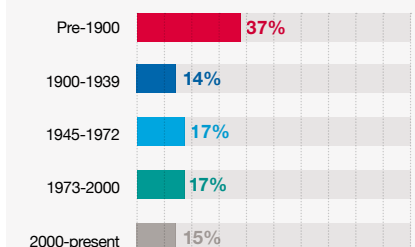
**Sir Nigel Gresley** Railway engineer  
**Paul Nash** Artist

### PROPERTY TYPE

£500,000-plus sales, two years to October 2016



### AGE OF HOUSING STOCK





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FIGURE 3 Price growth versus area average January 2011 to October 2016

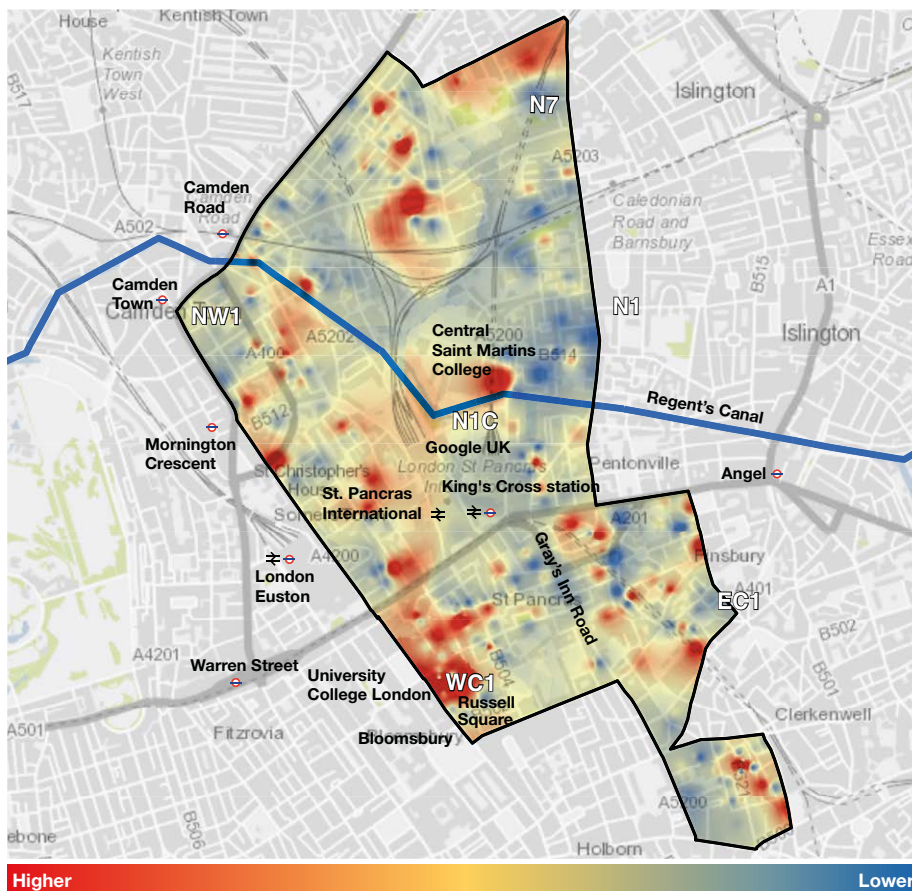
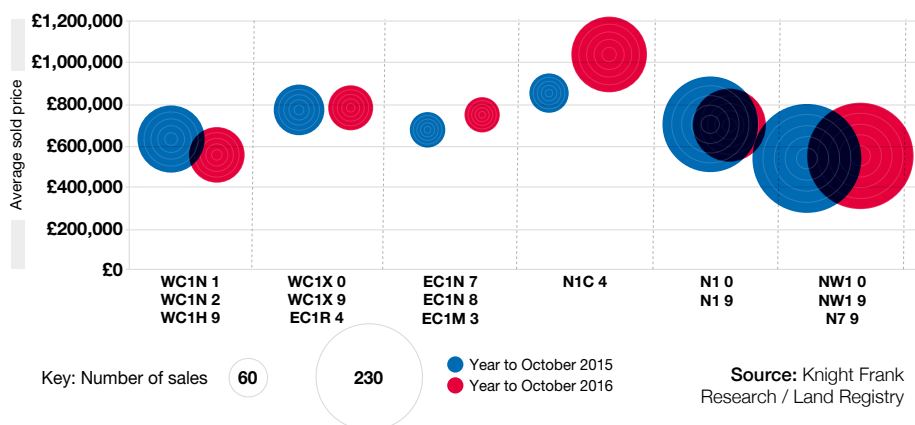


FIGURE 4 Average sold price and sales volumes by neighbourhood

Note: Variations in average sold prices between different time periods do not necessarily indicate price growth



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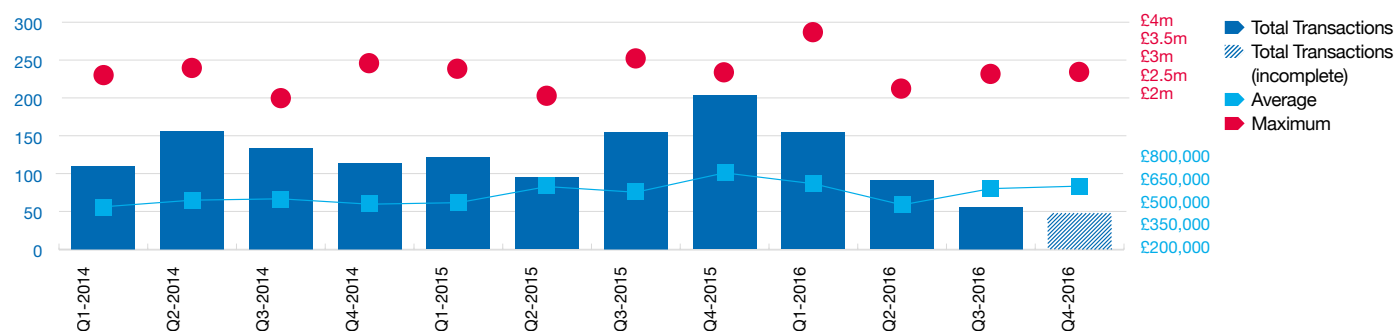
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FIGURE 5 Transaction volumes and pricing data (area in figure 1)



Source: Knight Frank Research / Land Registry / LonRes