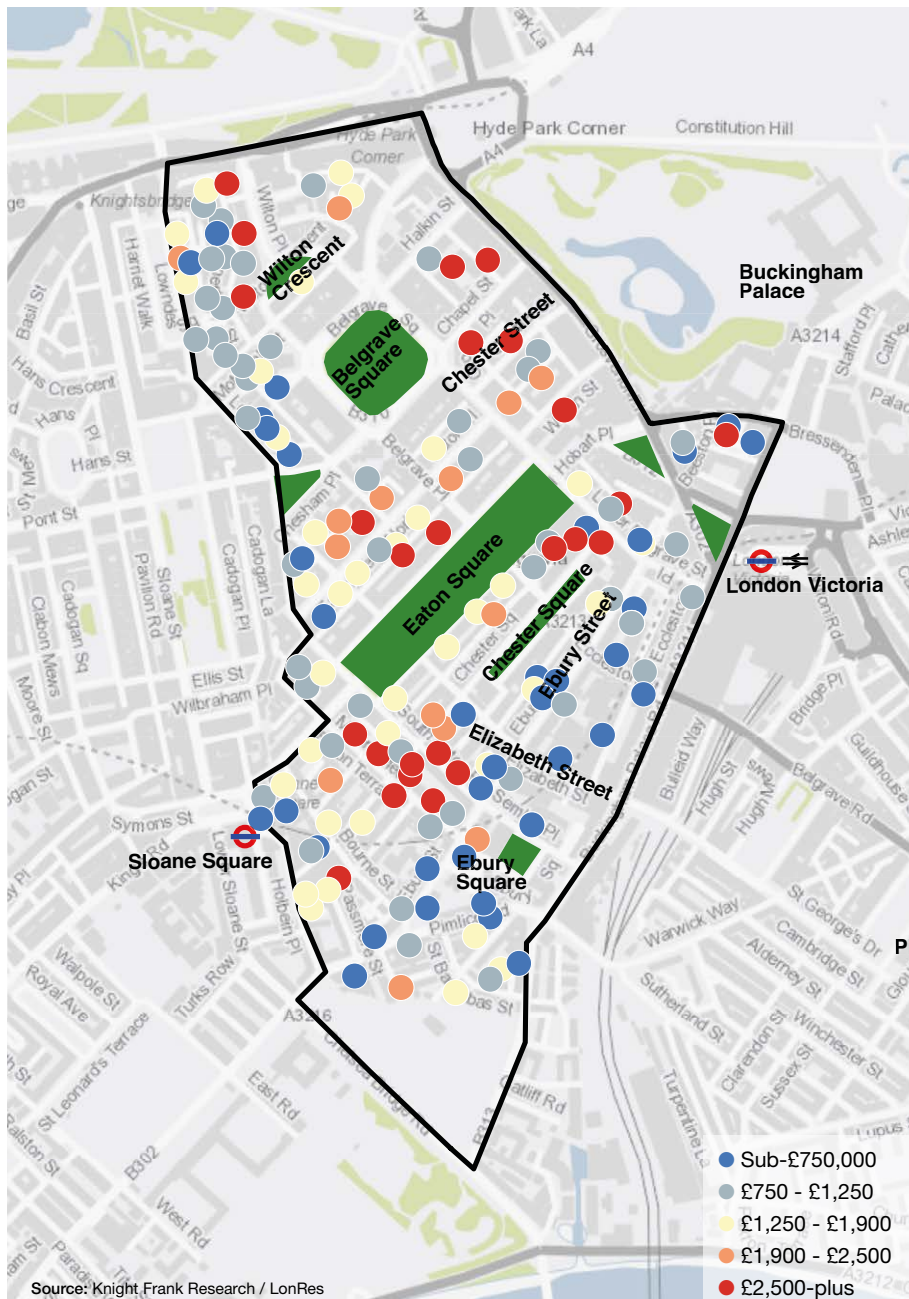


BELGRAVIA LETTINGS MARKET INSIGHT 2017

FIGURE 1
Rental values in Belgravia

Average achieved weekly rental values by postcode, year to March 2017



Source: Knight Frank Research / LonRes

FIGURE 2
Belgravia fact sheet

Population: 7,360

Average change in achieved weekly rental values in Belgravia

Year to March 2017 versus year to March 2016

One-bedroom flat	-3.8%
Two-bedroom flat	-4.2%
Three-bedroom flat	-10.4%

Average achieved weekly rental values by postcode area

Year to March 2017

SW1W

One-bedroom flat	£543
Two-bedroom flat	£819
Three-bedroom flat	£1,240

SW1X

One-bedroom flat	£689
Two-bedroom flat	£1,183
Three-bedroom flat	£1,971

Source: Knight Frank Research / LonRes

SALES BY PROPERTY TYPE

£1,000,000-plus sales, two years to December 2016

Flat	68%
Terraced	32%

Source: Knight Frank Research / Land Registry

AGE OF HOUSING STOCK

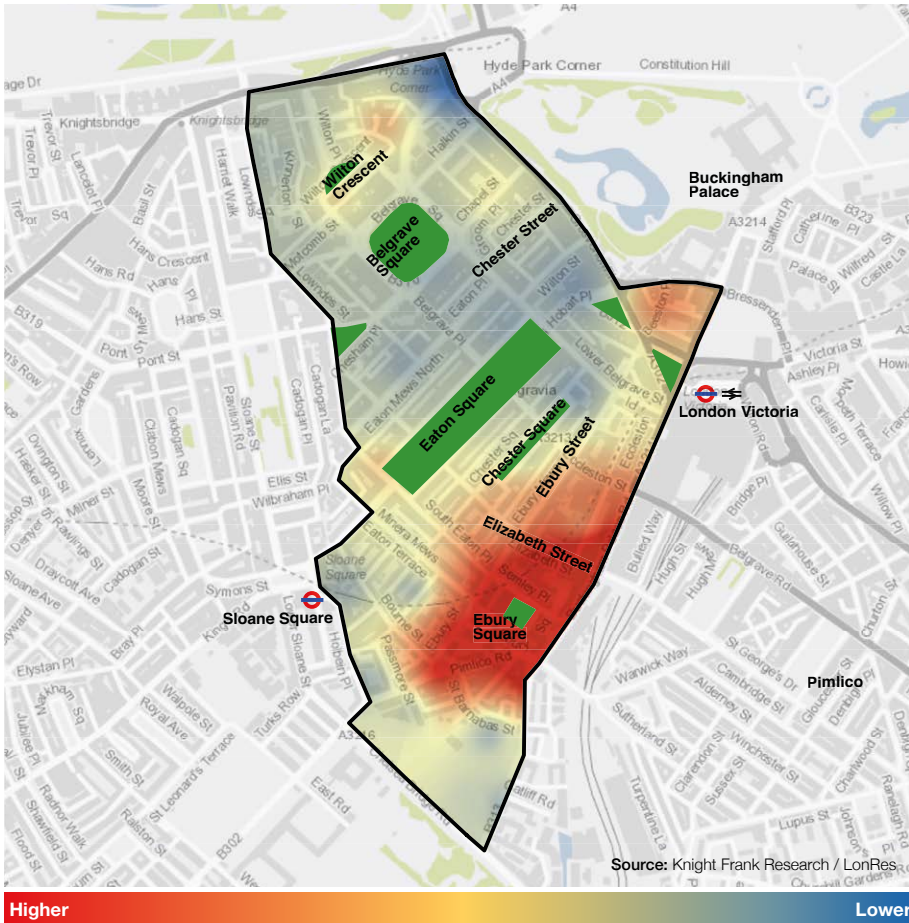
Pre-1900	55%
1900-1939	10%
1945-1972	18%
1973-1999	7%
2000-present	10%

Source: Knight Frank Research

BELGRAVIA LETTINGS MARKET INSIGHT 2017

FIGURE 3 Rental value growth performance

Change in average achieved weekly rental value for a two-bedroom flat, Q1 2017 versus Q1 2015



Higher Lower

FIGURE 4 Rental market analysis by property type

Average achieved weekly rental values, year to March 2017

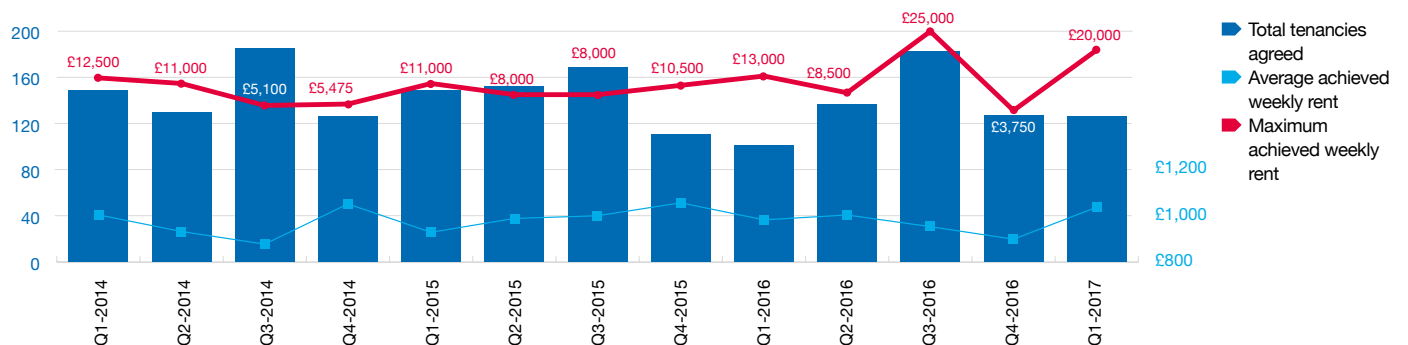
Type	Beds	Average weekly rent	Type	Beds	Average weekly rent
Flat	0	£367	House	2	£1,029
Flat	1	£561	House	3	£1,825
Flat	2	£951	House	4	£2,304
Flat	3	£1,543	House	5	£3,401

Lettings market breakdown by property type



Source: Knight Frank Research / LonRes

FIGURE 5 Transaction volumes and rental value data



Source: Knight Frank Research / LonRes

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