

CANARY WHARF STUDENT LETTINGS INSIGHT

Knight Frank



WHAT YOU NEED TO KNOW ABOUT: CANARY WHARF

Best known for... its skyscrapers and for being one of London's two main financial centres.

Area overview: London's flagship area for commerce and technology, E14 is a striking mix of gleaming steel and glass structures met by garden areas and the banks of the Thames. Some of the most striking and modern houses, warehouse conversions and new build flats have sprung up as Docklands has flourished. The Canary Wharf management team operate regular security patrol checks around the financial district, making it a safe and secure place to live. The majority of students who rent through us are from Europe or Asia and many are post-graduates who plan to work for one of the nearby banks or law firms.

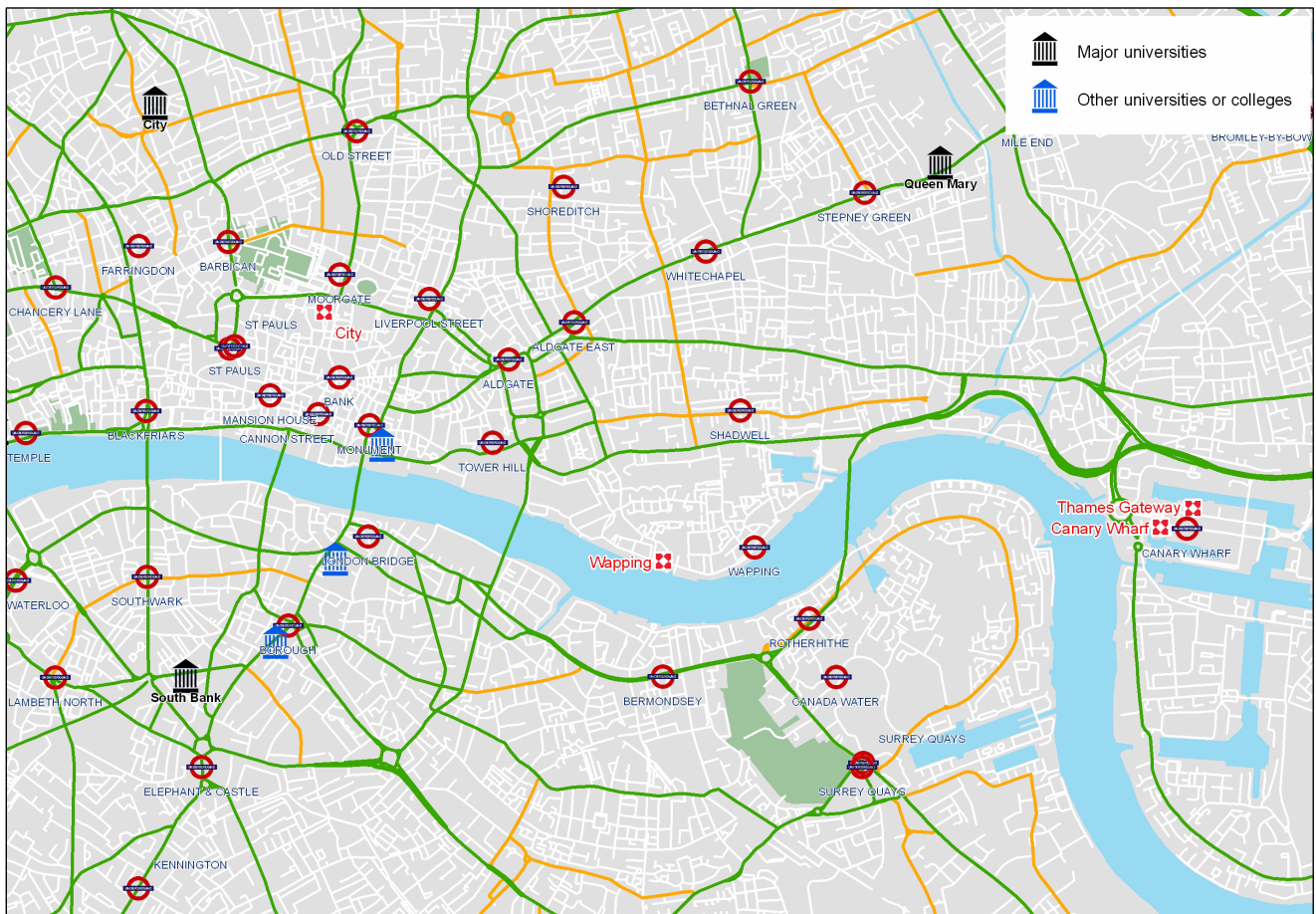
Properties: The vast majority of properties in the area are purpose-built developments and range from small studios to large three- or four-bedroom penthouse apartments. These developments usually have a 24-hour concierge service as well as a gym and sometimes a swimming pool. Chinese students are particularly keen on Canary Wharf because of its modern, new-build properties.

Social: While many students tend to go out within the City or the West End, Canary Wharf does have a shopping centre with over 200 shops as well as bars and restaurants. Popular restaurants in the area include those opened by celebrity chefs Jamie Oliver and Gordon Ramsey.

Cultural, sport and leisure: Situated in a former sugar warehouse, the Museum of London Docklands charts the long history of London, from Roman settlement to Docklands' regeneration. The shopping centre hosts events throughout the year, ranging from sculpture exhibitions to tango dance lessons. Many of the residential developments have on-site leisure facilities. The area also boasts its own 10-screen cinema and a number of big-name fitness centres.

Transport: Travelling to any of London's university campuses is easy from Canary Wharf as it is connected by the Docklands Light Railway, the underground's Jubilee Line and the river boat service.

Figure 1: Nearby tube stations, universities and colleges



Key to major university abbreviations

City	City University
Queen Mary	Queen Mary (University of London)
South Bank	London South Bank University



Fast facts: the student rental market in Canary Wharf

Figure 2
Average rents in Canary Wharf
Range of values per property size

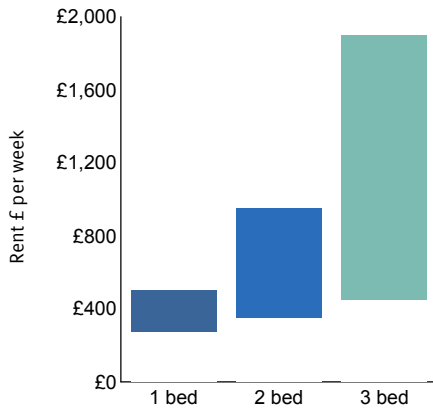
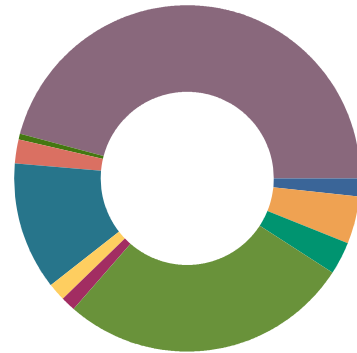
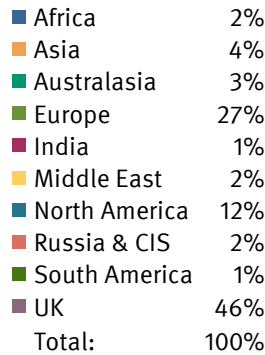


Figure 3
Nationality of Knight Frank tenants
London lettings, past 12 months



Canary Wharf properties

One double bedroom apartment

1 bed
Asking rent: £315pw
356 St. David's Square



Two bedroom duplex apartment

2 bed
Asking rent: £350pw
3 Forge Square



Two bedroom warehouse apartment

2 bed
Asking rent: £595pw
B101 Port East Apartments



Split level three bedroom apartment

3 bed
Asking rent: £550pw
5 Arran House



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