

HAMPSTEAD STUDENT LETTINGS INSIGHT

Knight Frank



WHAT YOU NEED TO KNOW ABOUT: HAMPSTEAD

Best known for... Hampstead Heath, hill-top position, literary alumni, bohemian vibe, boutique shops and café society.

Area overview: Hampstead overlooks London from its lofty hilltop position and is one of the most highly sought-after areas to live in the capital. The area is steeped in history and known for its intellectual, artistic, musical and literary associations - from John Keats to George Orwell. Mature students are especially keen on Hampstead because of its village-like atmosphere. It is situated north-west of the City and is part of the London Borough of Camden.

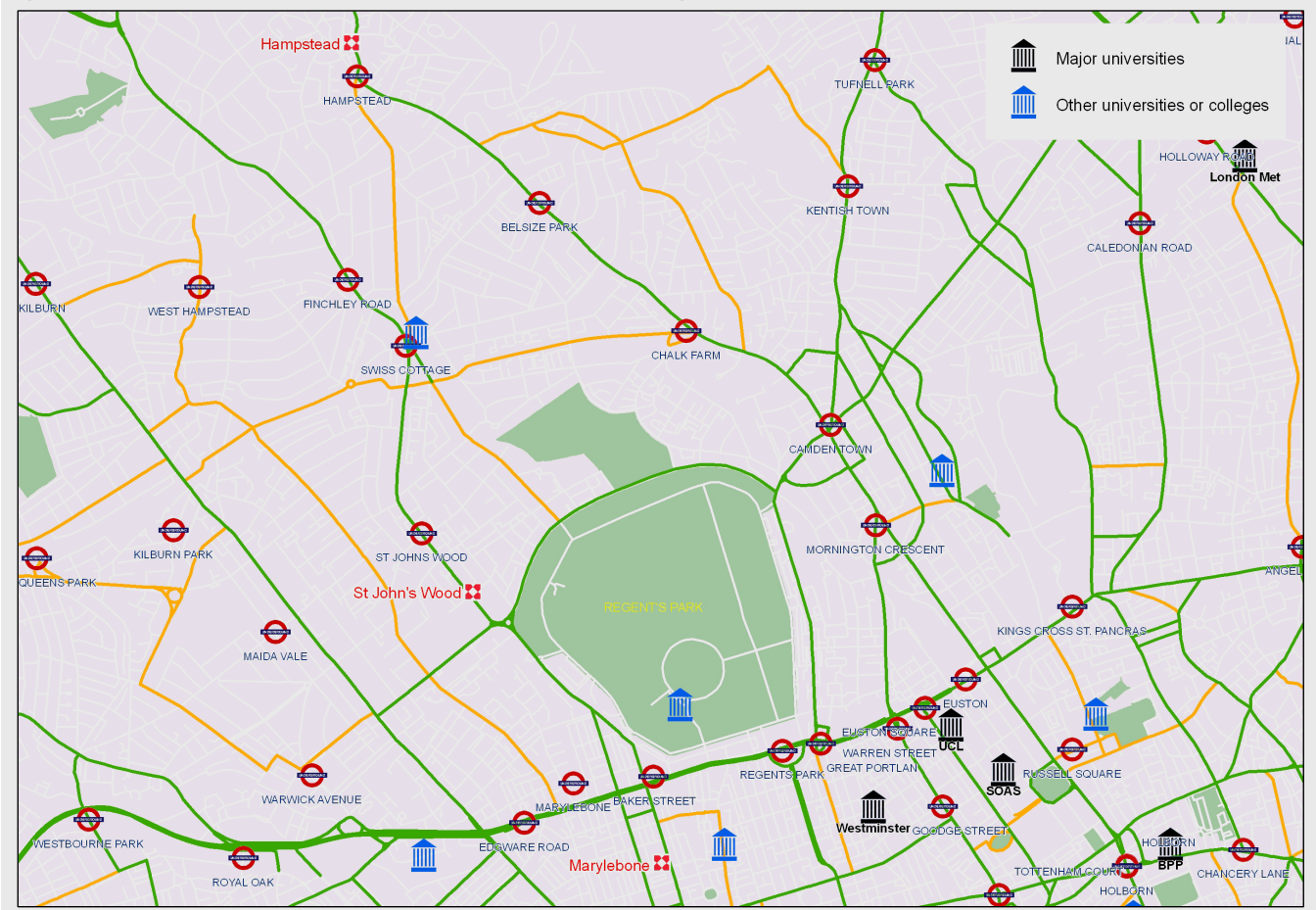
Social: Hampstead Heath is one of London’s most popular open spaces and a great spot for summer picnics and days out with friends. For evening entertainment, Hampstead has a selection of highly-regarded pubs, bars, and restaurants. But nearby Camden is home to a much wider range of venues for nights out.

Cultural: As well as having four theatres and a cinema, Hampstead is home to The Freud Museum, Keats House, Kenwood House, Fenton House, The Isokon Building, Burgh House, and the Camden Arts Centre.

Sport and leisure: Hampstead Heath has a chain of ponds, including three open-air public swimming pools. Its vast green spaces offer a beautiful setting for keen runners. Sports enthusiasts can join a range of clubs, from skittles and golf to tennis and rugby.

Transport: Travelling to any of London’s university campuses is easy from Hampstead and Belsize Park underground stations (Northern Line), Hampstead Heath rail station and numerous buses. Residents can also catch the Jubilee Line at Swiss Cottage, or overground trains from Finchley Road and Hampstead stations.

Figure 1: Nearby tube stations, universities and colleges



Key to major university abbreviations

BPP	BPP University College Of Professional Studies Limited
London Met	London Metropolitan University
SOAS	School of Oriental and African Studies (University of London)
UCL	University College London (University of London)
Westminster	University of Westminster



Fast facts: the student rental market in Hampstead

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

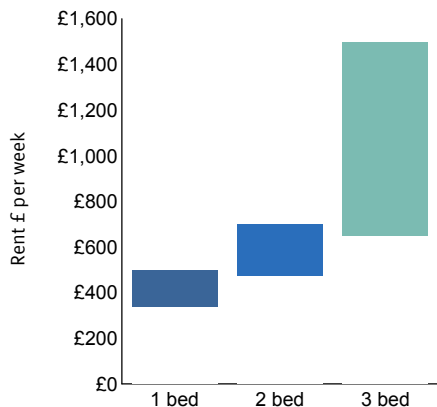
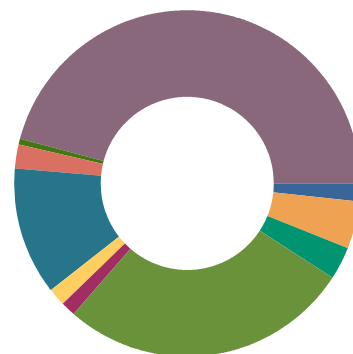


Figure 3
Nationality of Knight Frank tenants
London lettings, past 12 months

Africa	2%
Asia	4%
Australasia	3%
Europe	27%
India	1%
Middle East	2%
North America	12%
Russia & CIS	2%
South America	1%
UK	46%
Total:	100%



Hampstead properties

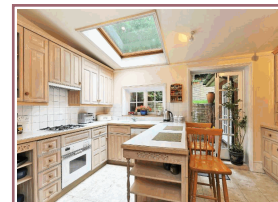
Great location

1 bed
Asking rent: £395pw
Hampstead Village



Stunning garden apartment

2 bed
Asking rent: £625pw
Hampstead Village



Spacious village apartment

1 bed
Asking rent: £475pw
Hampstead Village



Three double bedrooms

3 bed
Asking rent: £795pw
West Hampstead



Knight Frank Lettings

+44 (0)20 7629 8171
rentals@knightfrank.com

Knight Frank LLP
55 Baker Street
London, W1U 8AN

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