

KNIGHTSBRIDGE STUDENT LETTINGS INSIGHT

Knight Frank



WHAT YOU NEED TO KNOW ABOUT: KNIGHTSBRIDGE

Best known for... Harrods, Hyde Park, an array of museums, chic bars, restaurants, hotels and clubs.

Area overview: One of London’s most exclusive residential areas. The area’s proximity to acres of royal parkland and a wealth of high-end shops, grand hotels and foreign embassies has secured its worldwide popularity, lending a cosmopolitan vibe that is enjoyed by its thriving international community. The area attracts undergraduates, postgraduates and mature students and is especially popular with those studying at Imperial.

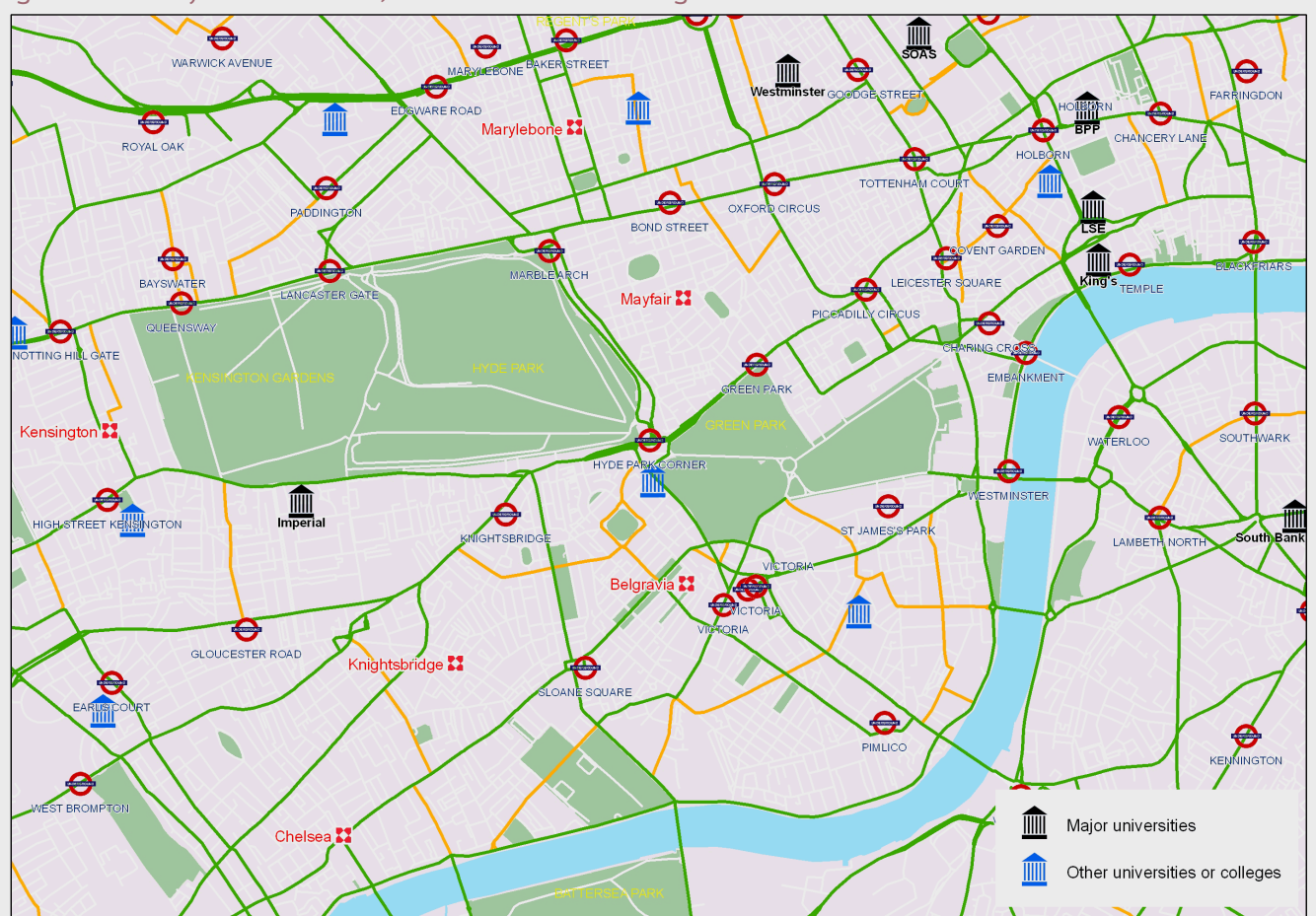
Properties: Knightsbridge is made up of large, elegant 18th and 19th century terraced houses, grand mansion blocks, pretty Victorian cottages in narrow mews and new exclusive developments. Studio and one-bedroom apartments are in high-demand, particularly those close to Imperial’s main campus on Exhibition Road. Students usually request that properties are fully furnished. As well as standard furniture, these properties should come with kitchen utensils, linen and towels. Developments with porters are also very popular with students.

Social and cultural: Some of London’s most exclusive bars, hotels and restaurants are found here. Nearby museums include the V & A, Natural History Museum and the Science Museum. People travel from far and wide for the high-end shops such as Harrods and Harvey Nichols.

Sport and leisure: Knightsbridge is dotted with pretty garden squares, many with tennis courts, to which local residents can gain access by subscribing for an annual fee. There are several large open spaces in the area including Hyde Park, Battersea Park and Chelsea Embankment Gardens. The area is also home to a number of fitness centres and spas.

Transport: Travelling to any of London’s university campuses is easy from Knightsbridge, with two underground stations - Knightsbridge and Sloane Square, both of which are in zone 1. Victoria Station is within walking distance and, as the second busiest railway terminus in London, it includes an air terminal for passengers travelling by train to Gatwick Airport. Bus links in Knightsbridge are both frequent and numerous.

Figure 1: Nearby tube stations, universities and colleges



Key to major university abbreviations

BPP	BPP University College Of Professional Studies Limited
Imperial	Imperial College London
King's	King's College London (University of London)
LSE	London School of Economics and Political Science (University of London)
SOAS	School of Oriental and African Studies (University of London)
South Bank	London South Bank University
Westminster	University of Westminster



Fast facts: the student rental market in Knightsbridge

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

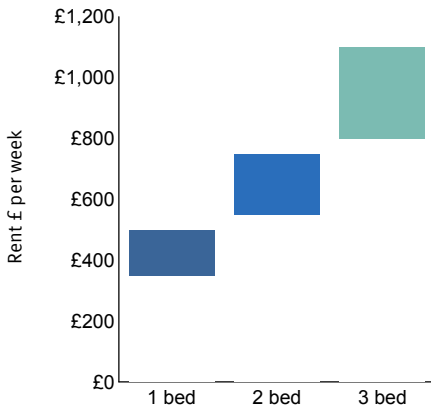
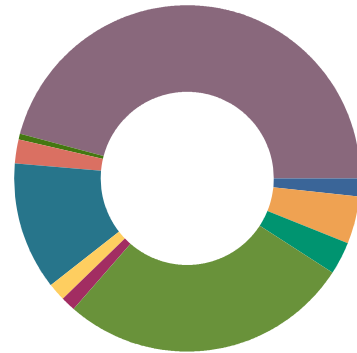


Figure 3
Nationality of Knight Frank tenants
London lettings, past 12 months

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%



Knightsbridge properties

Great flat in heart of Chelsea

1 bed
Asking rent: £425pw
Kings Road



Immaculate, modern one bedroom flat

1 bed
Asking rent: £525pw
Kings Road



Two bedroom flat on Sloane Avenue

2 bed
Asking rent: £575pw
Sloane Avenue



Studio flat in a popular portered building

0 bed
Asking rent: £595pw
Sloane Avenue



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