

WAPPING STUDENT LETTINGS INSIGHT

Knight Frank



WHAT YOU NEED TO KNOW ABOUT: WAPPING

Best known for... newspaper publishing, warehouse conversions and nearby Canary Wharf.

Area overview: Wapping is a quiet, safe place to live and is particularly popular with junior city workers, European professionals and students in their 20s, 30s and 40s. Situated on the River Thames to the east of the City, the area is characterised by warehouse conversions, riverside pubs and cobbled streets. Prices are lower than in west London, making larger properties more affordable.

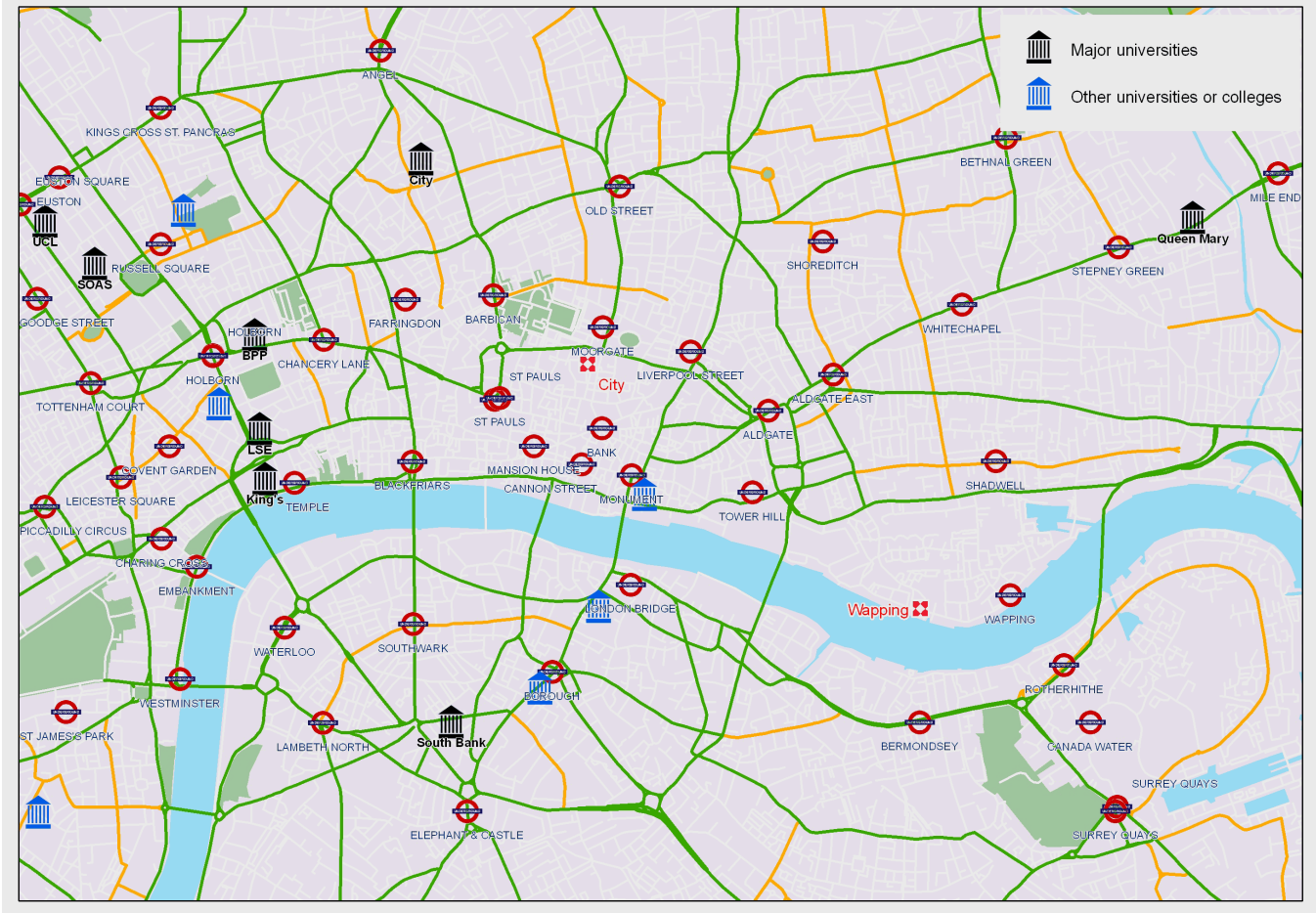
Social: The 20,000-capacity O2 concert venue is on the opposite side of the river and boasts an exhibition centre, cinema, restaurants, bars and clubs as well as the arena, which hosts everything from Kings of Leon concerts to Peter Kay stand-up comedy. Nearby Shad Thames and Canary Wharf also offer modern bars, restaurants and shops.

Cultural: Wapping is a short walk from the cultural hub of the South Bank - home to the popular landmark London Eye and a large number of galleries, museums, festivals, exhibitions and music venues. The South Bank Centre - which consists of the Royal Festival Hall, the Hayward Gallery, Queen Elizabeth Hall, and the Saison Poetry Library - lies at the heart of an arts quarter stretching from the Royal National Theatre to the Tate Modern and Shakespeare's Globe. The famous Borough Market is also close by.

Sport and leisure: On the opposite side of the river is Greenwich Park, the venue for the 2012 Olympics equestrian events. Residents will benefit from being close to the Olympic Park and facilities that will be made available to sports clubs and the local community after the games.

Transport: Travelling to any of London's university campuses is easy from Wapping as transport links include the Docklands Light Railway and river taxis as well as the underground, overground, and buses. Wapping sits outside the congestion charging zone and most properties come with parking spaces.

Figure 1: Nearby tube stations, universities and colleges



Key to major university abbreviations

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



Fast facts: the student rental market in Wapping

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

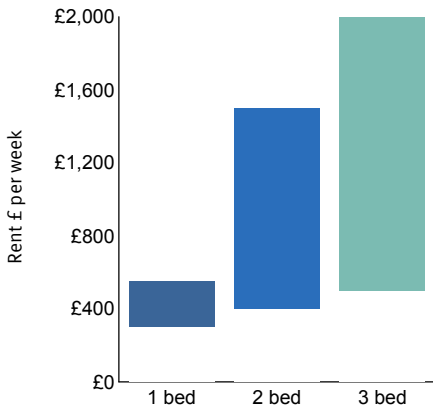
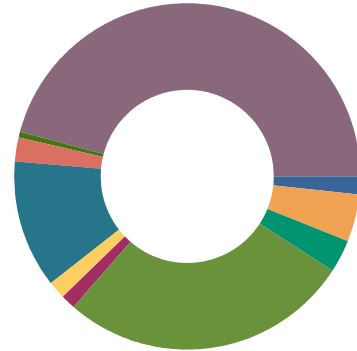


Figure 3
Nationality of Knight Frank tenants
London lettings, past 12 months

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%



Wapping properties

Impressive apartment in Grade 1 listed convers

2 bed
Asking rent: £795pw

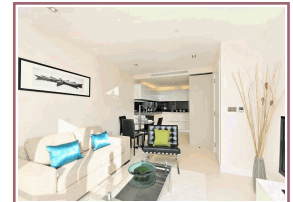
St Pancras Chambers, Euston
Road



Brand new modern development in the heart of

1 bed
Asking rent: £525pw

Bezier, City Road, EC1



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