

KENSINGTON STUDENT LETTINGS INSIGHT

Knight Frank



WHAT YOU NEED TO KNOW ABOUT: KENSINGTON

Best known for... its museums, palace, upmarket shops and green spaces.

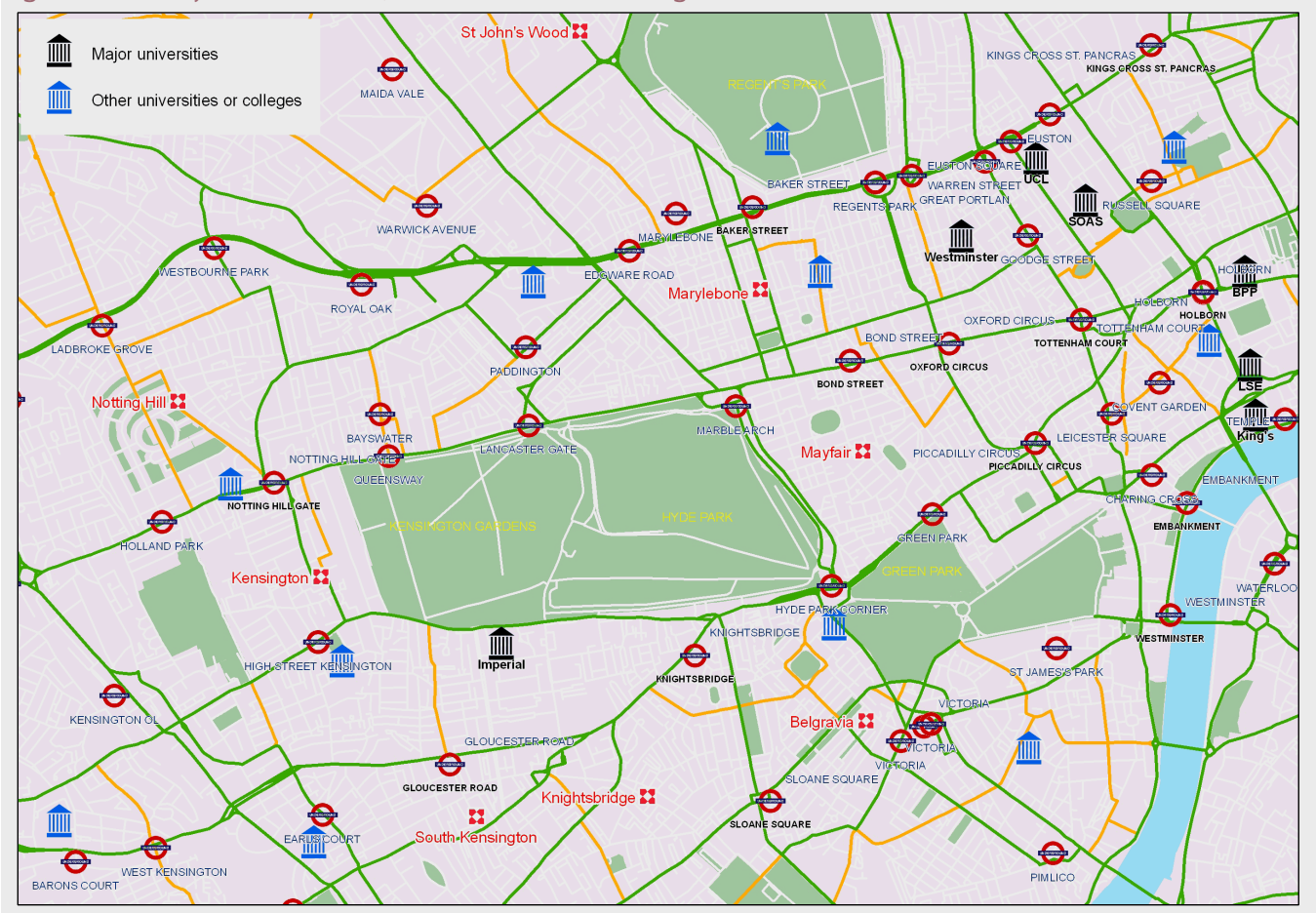
Area overview: Characterised by detached villas, townhouses and mansion blocks, arranged in attractive squares and quiet streets, Kensington is one of London’s most sought-after residential areas. Its tranquil green spaces and parks make it popular with young families as well as students, providing a real sense of community. Student rental properties range from one-bedroom flats to larger houses for sharers, although most students ask for studio flats. Many of our student tenants are studying postgraduate or MBA courses, and many are mature students.

Social and cultural: Notable attractions and institutions include Kensington Palace in Kensington Gardens, the Royal Albert Hall, the Natural History Museum, the Science Museum, the Victoria and Albert Museum and Portobello market. The Olympia exhibition hall is just over the western border in West Kensington.

Sport and leisure: As well as having many green spaces of its own, Kensington is situated between two of the most famous parks in London - Holland Park and Hyde Park, both of which offer a tranquil setting for joggers and cyclists. The parks also host large events in the warmer months, ranging from pop concerts and music festivals to speakers’ corner and triathlons.

Transport: Travelling to any of London’s university campuses is easy from High Street Kensington and Notting Hill Gate underground stations as well as Olympia rail station and numerous bus routes.

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)
UCL	University College London (University of London)
Westminster	University of Westminster



Fast facts: the student rental market in Kensington

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

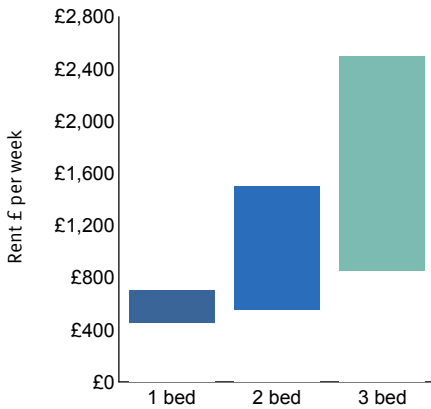
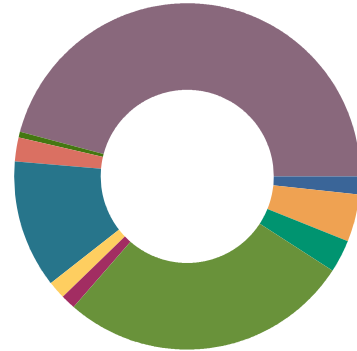


Figure 3
Nationality of Knight Frank tenants
London lettings, past 12 months

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%



Kensington properties

Contemporary 1 bedroom apartment

1 bed

Asking rent: £700pw

Wycombe Square, Kensington
W8



2 bedroom flat with direct lift access

3 bed

Asking rent: £750pw

Aubrey Lodge, Kensington W8



Ideally located 1 bedroom apartment

1 bed

Asking rent: £550pw

Stratford Road, Kensington
W8



Spacious and bright apartment

2 bed

Asking rent: £990pw

Young Street, Kensington W8



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