

Which area is best for you?

Whether you are after leafy parks, vibrant nightlife or international cuisine, London has it all.

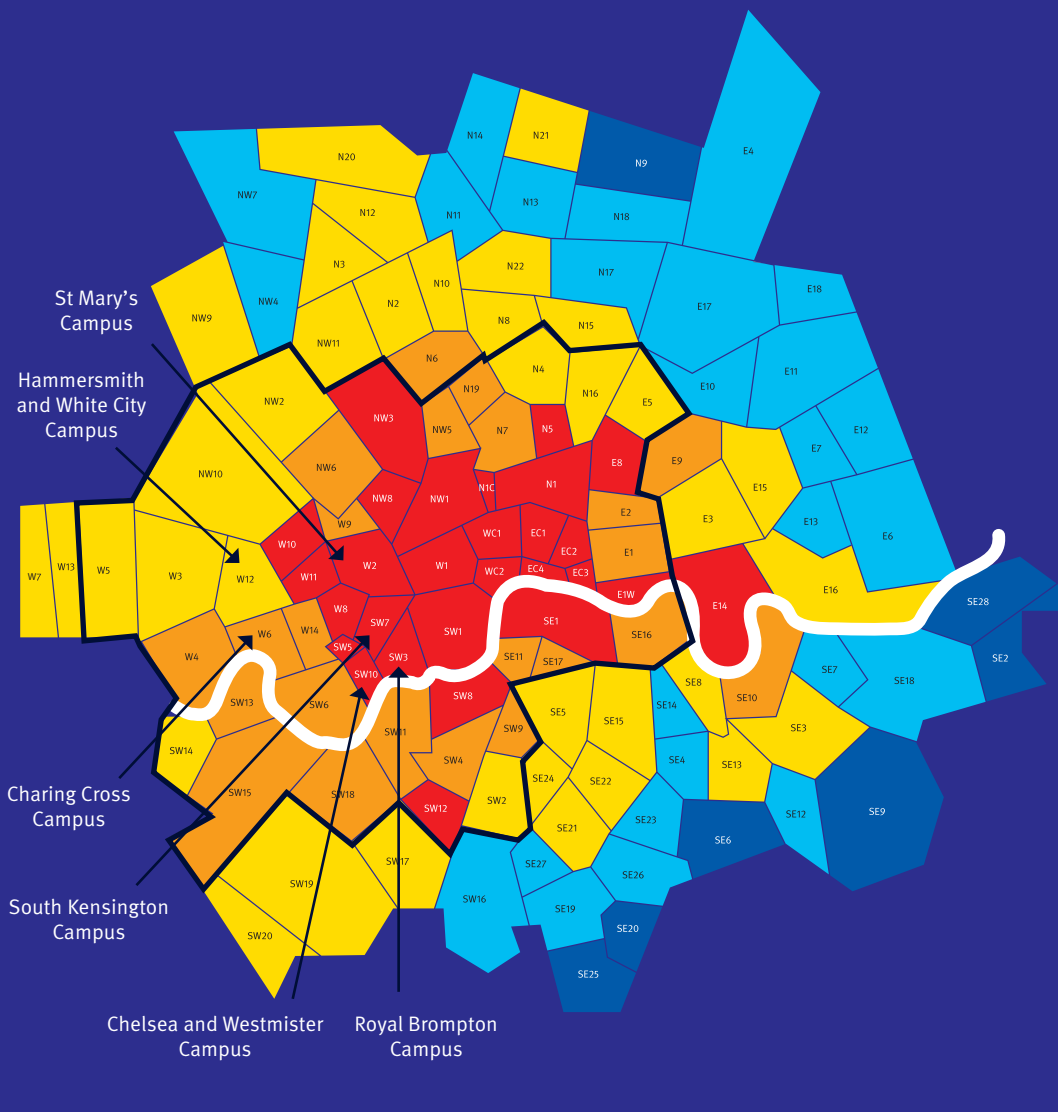
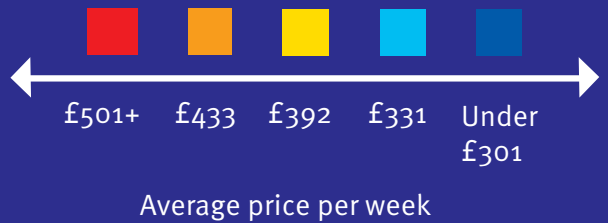
We recommend that you research the different areas to find your perfect fit.

To help you get started we have identified some of the most popular areas for our students to live. We have calculated the median rent per week, as well as travel options to South Kensington campus in order to help you choose an area which best suits your needs.

COST OF LIVING

Living expenses will vary considerably according to your personal circumstances and lifestyle.

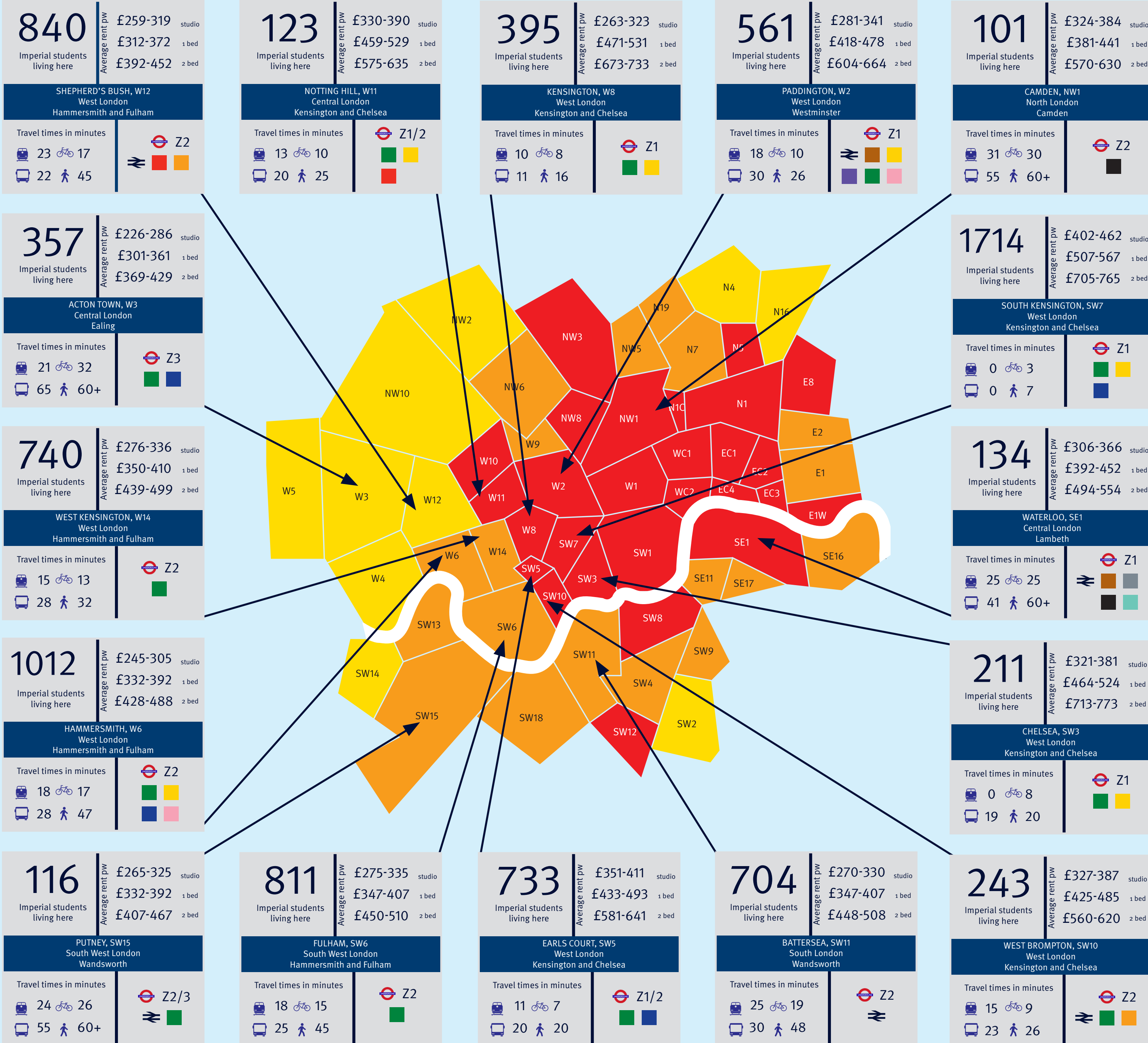
The College's *Money Management* pages provide a rough guide of what you could expect to pay for essentials such as accommodation, food, bills, travel and leisure activities: [bit.ly/ic-LivingCosts](https://www.imperial.ac.uk/money-management)



Rent prices vary from area to area and is cheaper in areas further away from the centre of London. The map above gives you an idea of rent costs across London. The amounts above are average rent prices for a one bed flat per week.

- Travel time by train/tube
- Travel time by bike
- Travel time by bus
- Transport for London fare zone

- Tube line key:
- | | | |
|----------|--------------------|-------------------|
| Bakerloo | Elizabeth | Piccadilly |
| Central | Hammersmith & City | Victoria |
| Circle | Jubilee | Waterloo & City |
| District | Metropolitan | London Overground |
| | Northern | National Rail |



DISCLAIMER
The figures in this area guide are accurate as of August 2022 and are sourced from the following:
London rent figures: www.london.gov.uk/what-we-do/housing-and-land/renting/london-rents-map
Travel times: Google Maps, distance from the tube/train station of each area to South Kensington campus.
Student numbers: Imperial College London Registry.

Area Guide 2023



House viewing guide

TOP TIP
Take me with you to viewings and make notes!

Key Areas	Properties I've viewed			Key Areas	Properties I've viewed		
Safety	1	2	3	Cleaning	1	2	3
Are working smoke detectors and fire blankets fitted?				Is the house clean?			
If there was a fire in the main hallway, could you still escape?				Will you be provided with equipment to keep it clean?			
Can you open all exit doors from the inside?				Is the house free from signs of pests/rodents (such as droppings)?			
Are all the gas/electric appliances safety tested?				Plumbing			
Does the cooker work?				Do all the taps work?			
Is the heating in the house adequate?				Even the hot water tap?			
Security				Do the sinks drain?			
Are external doors fitted with strong, secure locks?				Is the toilet leak-free?			
Are ground floor windows lockable?				Does the shower work properly?			
Are ground floor curtains thick enough to not be seen through?				Are there enough bathrooms for the number of housemates?			
Location				Furniture			
Is transport to and from College (including by foot) accessible?				Has the house got enough furniture for the number of housemates sharing?			
Are there shops and services nearby?				Is there enough space in the kitchen to store food?			
Outside				Is all the furniture in good condition?			
Does the roof look in good condition?				Is the furniture fire resistant?			
Are the gutters/walls free from plants growing inside?				Landlord Services			
Are the drains clear?				Does the landlord provide window cleaning?			
Are the wooden window frames or fences safe and free from rot?				Does the landlord include anything else as part of the rent (water bills/internet etc)?			
				Does the landlord provide lawn cutting?			

Where to look

Imperial Home Solutions

Search properties available with private landlords and look out for rooms and flatshares listed by Imperial students on the dedicated message board.

imperialhomesolutions.co.uk

Student noticeboards

Check with your hall, Students' Union and departments for notices. Also look for posts from other Imperial students on College networking pages.

General websites and forums

Look out for properties on:

- studentrooms.co.uk
- sparetoom.co.uk

Estate Agents

They advertise properties through their own agencies, or they will place adverts on property listing websites such as:

- findapropt.com
- rightmove.co.uk
- zoopla.co.uk

When to start looking

Typically, the majority of private accommodation in London is only advertised one to two months before it is available. A few agencies specialise in student lets and may advertise earlier in the year, with a start date in September.

However, if you are looking on the open market, estate agents won't know what properties are available for September/ October until June, July or August. If you start looking earlier than this, you may be expected to pay rent on a property you aren't ready to move in to.

Whilst some **private halls** allow you to reserve a room all-year round, many only release their availability for the next academic year in January.

Whatever accommodation type you choose, don't feel pressured to make a quick decision. Before agreeing to any tenancy, check our contract course to make sure you know what you're signing up for.

Search timeline

JANUARY, FEBRUARY

Start speaking to your friends about whether you want to live together. Think about where you want to live and what budget you have.

If you want to live in Private Halls now is the time to make enquiries.

JUNE, JULY, AUGUST

This is a good time to look at housing providers; they will have a better idea of what will be available in September and October.

SEPTEMBER

Left it to last minute? Don't panic and agree to a property that won't suit your needs. It may be worth getting short-term accommodation to ease your search.

MARCH, APRIL, MAY

Attend our annual Housing Events. Meet local housing providers, speak with experts and learn about house-hunting dos and don'ts.

Landlords begin to advertise properties and take advanced bookings.

SEPTEMBER/OCTOBER

MOVE IN! Relax and enjoy your new home.

RENT GUARANTOR SCHEME

Are you looking to rent private accommodation and need a UK guarantor? Imperial can help you out.

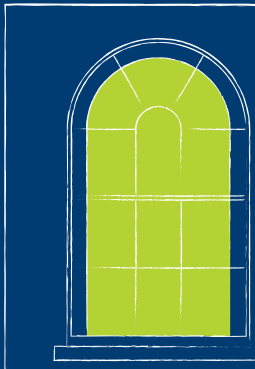
What is a guarantor?

A guarantor is someone willing to be responsible for payment of your rent or damage if you don't pay it. If you do not have a UK-based guarantor, the agent or the landlord could ask you to pay more rent in advance.

You will need a reference in order to let a property. Most students have yet to build up a credit history to provide the kind of references required by agents.

The scheme is managed by the Student Accommodation Office. Visit our website to check if you are eligible and read our full terms and conditions. bit.ly/ic-rent-guarantee

Student Accommodation Office



College accommodation

- Applications and queries
- Guidance for living in halls
- Medical and wellbeing support

accommodation@imperial.ac.uk
www.imperial.ac.uk/accommodation
[ImperialAccomm](https://www.imperial.ac.uk/accommodation)



Private accommodation

- Support through all stages of your private housing journey
- Contract checking service
- Rent Guarantor Scheme
- Imperial Home Solutions



Private Housing Masterclass

We've put together six, short online guides that cover everything you need to know about your private housing journey.

1. BEFORE THE SEARCH

- Finding flatmates
- Setting budgets
- Choosing an area

2. VIEWING PROPERTIES

- Viewing checklists
- Questions to ask
- Fees and deposits

3. CONTRACTS

- Contract checking
- Legal obligations

4. MOVING IN

- Inventories
- Bills

5. DURING THE TENANCY

- Repairs
- Harassment

6. MOVING OUT

- Departure checklist
- Deposit disputes

bit.ly/private-housing-masterclass

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Imperial
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An exclusive property search service only for Imperial students

www.imperialhomesolutions.co.uk

- Search properties with private landlords, Estate Agents and Private Halls providers
- Engage with the community message board to look for flatmates
- Create property favourites and housing alerts