

SAVILLS CORPORATE SERVICES
LONDON AREA & RENTAL GUIDE

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Price and area guide for London

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CHELSEA & SOUTH KENSINGTON

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£295 - £400	£400 - £650	£550 - £1,400	£900 - £2,500	£1,800 - £4,000+

average price per week

Chelsea and Kensington boast some of the most sought-after streets in the capital. Stylish and affluent, these neighbourhoods are characterised by beautiful homes, outstanding shopping and a wonderfully rich mix of restaurants, cafes, museums and galleries.

Property

Chelsea is known for its pretty garden squares, colourful terraces and tucked away mews houses. South Kensington properties tend to be grander stucco affairs with the area offering a high proportion of apartments, including impressive lateral conversions.

Nearby

Shopping is exclusive and plentiful on Chelsea's King's Road and around South Kensington's Brompton Cross. For culture, there are some of London's finest museums and galleries – including the Natural History Museum, Science Museum, Saatchi Gallery and the Victoria & Albert Museum.

Transport

Sloane Square and South Kensington underground stations are served by four tube lines, making it fast and straightforward to travel north, east, south, and west throughout the capital.





CENTRAL LONDON

KENSINGTON & NOTTING HILL

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£300 - £500	£450 - £750	£650 - £1,250	£1,200 - £2,500	£2,500+

average price per week

Tradition and fashion happily co-habit in Kensington and Notting Hill. As two of London’s most desirable postcodes, they offer some of the finest shopping, eating, architecture and green spaces to be found anywhere in the capital.

Property

Kensington and Notting Hill’s beautiful tree-lined streets are lined with large family homes and stylish apartments. Notting Hill’s private garden squares are highly prized, as are homes with park views.

Nearby

Hyde Park and Kensington Palace offer abundant greenery with the grandest of backdrops. For shopping, there’s fashionable High Street Kensington, trendy Westbourne Grove and eclectic Portobello Market. A little further east is Whiteleys shopping centre in Bayswater.

Transport

Underground stations include Kensington High Street, Notting Hill Gate and neighbouring Bayswater and Queensway. Paddington rail station is nearby, offering fast services to Heathrow Airport (30 minutes) and the west.



KNIGHTSBRIDGE & BELGRAVIA

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£350 - £650	£450 - £1,500	£600 - £3,000	£1,000 - £9,000	£2,000+

average price per week

Nothing says exclusivity more eloquently than a Knightsbridge or Belgravia address. This is prime central London at its most prestigious and cosmopolitan – with luxury shopping, art galleries, high-end restaurants and five star hotels around every corner.

Property

Knightsbridge and Belgravia’s residential streets are lined with elegant stucco houses and stylish mansion blocks – the best of them looking onto private garden squares.

Nearby

Shopping in Knightsbridge is centred around Harrods, Harvey Nichol’s and the designer brands of Sloane Street. Belgravia’s retail experience has retained a more ‘villagey’, but equally exclusive, feel. Other nearby attractions include Hyde Park, Kensington Palace, the Serpentine Gallery and the iconic Royal Albert Hall.

Transport

Knightsbridge and Kensington High Street underground stations connect to four tube lines, giving fast, easy access to the rest of London. Paddington rail station is nearby, offering express services to Heathrow Airport (30 minutes) and the west.





MAYFAIR & MARYLEBONE

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£350 - £500	£450 - £1,000	£650 - £2,500	£1,250 - £9,000	£2,50 - £4,000+

average price per week

Bordered by Park Lane to the west and Piccadilly to the south, the exclusive enclave of Mayfair is one of London's original villages. Today, the area is characterised by gracious living and high-end shopping, embassies, galleries and private members' clubs. North of Oxford Street is Marylebone with its beautiful architecture and garden squares. It is centred on pretty Marylebone High Street, which is packed with specialist food stores, boutiques and some of the capital's most exciting restaurants.

Property

Mayfair and Marylebone are two of London's most sought-after central neighbourhoods. On their pristinely kept streets, Georgian and Victorian terraces, mansion blocks and mews houses are the order of the day.

Nearby

Greenery is just around the corner as Regent's Park, Green Park, Hyde Park and St James's Park are all close by. Entertainment highlights range from the Royal Academy of Arts on Piccadilly, to London Zoo in Regent's Park.

Transport

As you would expect from such a central location, connections are excellent. There's a choice of ten Underground stations nearby as well as Marylebone and Paddington rail stations (Heathrow Airport is just 30 minutes away).



VICTORIA, PIMLICO & WESTMINSTER

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£325 - £525	£400 - £750	£550 - £1,300	£850 - £2,500	£1,500+

average price per week

These boroughs, with their deep royal and political connections, offer a unique mix of grandeur and charm. Major landmarks, such as Buckingham Palace and the Houses of Parliament, give way to delightful residential streets and garden squares. There is excellent shopping on the doorstep, a wonderful roll-call of restaurants and cultural diversions aplenty.

Property

The residential squares that are so abundant in this area offer a green and tranquil experience in the very heart of the capital. SW1 architecture is largely of a regency style and there are a good mix of family homes and spacious apartments.

Nearby

This area is home to some of the grandest buildings in London, from Buckingham Palace to Westminster Abbey. Tate Britain is on the banks of the Thames, while the National Gallery and the National Portrait Gallery are just a short stroll away at Trafalgar Square.

Transport

Victoria is one of the capital's major transport hubs. Well-served by overland and underground trains, it makes travel around London and further afield straightforward. Gatwick Airport is just 30 minutes away by Gatwick Express.





CENTRAL LONDON

EARL'S COURT, WEST KENSINGTON & BARONS COURT

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£250 - £350	£350 - £500	£450 - £1,100	£725 - £1,400	£1,500+

average price per week

Spanning the boroughs of Kensington & Chelsea and Hammersmith & Fulham, these adjacent London 'villages' are all about cosmopolitan vibrancy. With their central location, buzzy feel and excellent amenities, they attract everyone from young professionals to families.

Property

Properties range from stucco-fronted houses on garden squares to mews houses, studio flats to large lateral spaces. Large-scale investment in recent years has also seen iconic contemporary developments added to the area's skyline.

Nearby

Earl's Court has a thriving social and cultural scene. The restaurants and bars of the area are wonderfully varied and there are many small galleries and music venues. For tennis fans, Barons Court has the Queen's Club – host to the annual AEGON Championships.

Transport

Earl's Court, West Kensington and Barons Court underground stations have excellent connections to all corners of the capital. The A4, one of London's main road arteries, runs through these boroughs, giving a fast route into and out of the capital.

WATERLOO

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£300 - £490	£375 - £750	£395 - £1,600	£750 - £2,700	£800+

average price per week

Traditionally a business and tourist destination, Waterloo and the surrounding area is now a popular choice for residents looking for easy access into central London. The regeneration of Elephant Park and brand new contemporary developments such as South Bank Place continue to prove that this is an ever popular destination for city living and exploring everything London has to offer.

Property

London’s South Bank is at the forefront of high-end modern developments which provide a back drop to the traditional Victorian town houses and converted apartments that intertwine themselves within its streets stretching south to Elephant & Castle and Oval. The architecture is as diverse as its people and provides a selection of properties to suit everyone.

Nearby

Overlooked by the Iconic London Eye, Waterloo is host to array of arts & culture including the Royal Festival Hall, National Theatre and the Tate Modern. Whether you like to indulge in fine dining with expansive river views from the Oxo Tower or discover new street food markets such as Mercato Metropolitano, the streets of Waterloo have a huge selection of both hidden gems and already popular bars and festivals throughout the year.

Transport

Waterloo is the largest train station in London offering easy access to mainline rail and the West & South of England, as well as various underground lines with access across the city. Southwark, Lambeth North and Elephant & Castle are also easily accessible in the area. London Eye Waterloo Pier for access to the Thames Clipper.





BARNES

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£220 - £300	£280 - £420	£390 - £700	£510 - £1,150	£800+

average price per week

Barnes is a uniquely countrified corner of the capital that offers the best of both worlds. On the Surrey banks of the Thames, it's a 'villagey' place with a weekly farmer's market, the ever-popular Barnes Fair and acres of wild open spaces, yet all within a short train ride of Central London.

Property

Properties range from the Regency villas of Castlenau and famous Lion houses of Laurel Road, to Victorian and Edwardian family houses in the centre of Barnes.

Nearby

Barnes Pond with its 120 acres of common and the London Wetland Centre are big family favourites. Barnes High Street and Church Road have a fabulous mix of independent retailers – from butchers to booksellers, fishmongers to fashion boutiques. There's also a huge choice of traditional and gastro pubs.

Transport

Barnes might feel a world away, but it's within easy reach of Central London. Two local train stations – Barnes and Barnes Bridge – offer frequent services to the West End and City.



BATTERSEA

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£250 - £325	£300 - £450	£350 - £650	£500 - £900	£725+

average price per week

As one of the most desirable SW postcodes south of the Thames, Battersea is very popular with families and young professionals alike. Just over the river from Chelsea, Fulham and Kensington, Battersea offers everything from a beautiful park and bustling local high streets, to a vibrant restaurant and bar scene as well as outstanding connections into the heart of London.

Property

Battersea is a mix of grand parkside mansion blocks, the ever popular houses in the Shaftesbury Estate and an abundance of large family homes.

Nearby

Battersea Park is a big draw to the area for residents looking for a relaxing stroll and a picnic spot. Other local highlights include the shopping of Northcote Road market, brunch spots and bars along with a number of highly regarded local schools. The current regeneration of Battersea Power Station will create a major new leisure hub south of the river and already has a variety of popular new restaurants.

Transport

Clapham Junction is one of Europe's largest mainline stations, this services Battersea Park and Queenstown Road stations providing easy access to Waterloo and Victoria among others. Construction of Battersea's new tube station is underway and will be found near the Power Station.





CLAPHAM & BALHAM

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£300	£350 - £500	£450 - £700	£600 - £1,000	£800+

average price per week

Clapham is centred around the vast, popular common and is known for the village-like atmosphere of its historic Old Town. Clapham South Side is home to both an array of bars and restaurants as well as quiet residential streets near Abbeville Village. The Northern Line provides transport links from Clapham Common and Clapham South into the city.

The area known as 'Between the Commons' is an affluent area popular with families and young professionals alike. Northcote road runs through the centre of the area and provides a bustling hub of cafes and boutiques. The road also features the Northcote Road market that sells something for everyone.

Property

Both Clapham and Balham have a mixture of different buildings. The modern developments popping up provide lateral whereas the Victorian terraces conversions are very charming and a popular choice with many families.

Nearby

Balham is a vibrant and bustling community with plenty going on, both by day and by night. You will find both Waitrose and Sainsbury's in the area, with a Tesco Express nearby for those everyday essentials. When there's a need for something more specialist, a number of independent food retailers can be found in the town.

Clapham Common itself contains three ponds, an all weather games area, tennis courts, bowling green and grass pitches, as well as two playgrounds, a One O'clock Club and areas dedicated to children and families. The historic bandstand provides a venue for many musical gatherings and with three cafés and wildlife area there is much to enjoy.

Transport

The Northern Line provides transport links from Balham, Clapham Common and Clapham South into the city. Clapham Junction station which is one of Europe's largest stations provides links both in and out of the city, and easy access to Gatwick Airport. Balham further benefits from both a tube station on the Northern Line and an over ground station with quick links to Victoria.

WANDSWORTH

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£250 - £325	£300 - £450	£350 - £650	£475 - £800	£725+

average price per week

Sitting conveniently between Putney and Battersea, Wandsworth has something for everyone. From riverside walks and green parks to the Southside shopping centre, with its multitude of retailers, eateries and a cinema, it offers a most pleasant and convenient lifestyle.

Property

Wandsworth has an eclectic mix of properties, from new build developments apartments including the development Ram Brewery site in the heart of the town centre, on the banks for the River Wandle, to Victorian terrace cottages in the Tonsley's. There are big 1900's semis and detached houses, off East Hill, Trinity Road and the "Toast Rack" at the side of Wandsworth Common. Spencer Park has large detached houses surrounding communal gardens and The Magdalen estate west of Wandsworth Common offers 1920's houses, typically with spacious layouts and wide gardens.

Nearby

Wandsworth is six miles south-west of central London with Fulham across the river to the north, Battersea to the east, Earlsfield and Tooting to the south and Putney to the west. Wandsworth hot spots include the Old York Road, which boutique shops restaurants and cafes, St John's Hill with good pubs and bars, Wandsworth waterfront and Wandsworth Common for slower paced strolling with views of the river Thames and open green spaces.

Transport

In spite of having no Tube station, Wandsworth is well connected. Most commuters use trains to Victoria or Waterloo from Clapham Junction. Some people then change at Vauxhall for the Tube. It is often a better commuting experience than using the nearby Northern line. And it is a quick journey out of London on the A3. Ample bus routes connecting various parts of the city.





SOUTH WEST LONDON

FULHAM & PARSON'S GREEN

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£275 - £350	£350 - £475	£375 - £900	£600 - £1,850	£900+

average price per week

The leafy and family-friendly areas of Fulham and Parson's Green offer a good balance between residential enclaves, peaceful green spaces and characterful high streets. Nestled in a crook of the Thames, it's an area with a wealth of riverside frontage, giving a rare sense of space and light in such a central location.

Property

Fulham and Parson's Green have a large stock of family houses, from grids of red brick Victorian terraces to imposing stucco-fronted properties, and Parson's Green's Peterborough Estate is renowned for its distinctive Lion houses.

Nearby

Fulham Broadway has been regenerated in recent years to offer a wide variety of cafes, bars, restaurants and leisure facilities. Fulham Palace, with its historic house and grounds, is a popular family destination, while Craven Cottage, home of Fulham Football Club and Chelsea's Stamford Bridge, offer a more adrenaline-fuelled day out.

Transport

Fulham and Parson's Green are well served by underground lines and are close to the A4, offering fast and easy routes into and out of town.

PUTNEY, ROEHAMPTON & WEST WANDSWORTH

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£250 - £320	£300 - £415	£350 - £725	£360 - £1,400	£800+

average price per week

This well-heeled corner of south west London offers good links into the centre of London, plenty of green space and a real sense of community in a pretty riverside setting. With a good stock of houses offering outside space plus excellent schools on the doorstep, it's an area that's extremely popular with families.

Property

Property in this part of London is largely Victorian and Edwardian, but there have been a number of major contemporary developments in recent years, many along the banks of the river. Homes overlooking Putney Common are particularly sought-after.

Nearby

The area has a good choice of parks, including Putney Heath and Putney Common and nearby Richmond Park. The shopping is diverse, from independent shops to high street names, and is focused on Putney High Street and the Putney Exchange. Every April the Oxford and Cambridge Boat Race draws huge crowds that line the river banks from Putney to Mortlake.

Transport

Excellent connections make Putney popular with commuters. Putney's mainline train station offers quick services into Waterloo, while the underground stations of Putney Bridge and East Putney feed into the rest of the tube network via the District Line.





RICHMOND

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£225 - £325	£325 - £425	£370 - £695	£650 - £1,400	£1,400+

average price per week

It has to be one of London's finest views: the grand classical buildings of Richmond with their lawns stepping down to the Thames at Richmond Bridge. The blend of historic architecture, bustling town centre, riverside position and 2,500 acre deer park, add up to a well-rounded neighbourhood that's considered by many to offer London living at its best.

Nearby

The Green is the centrepiece of Richmond, ringed with historic buildings and close to the Thames towpath, which is perfect for a stroll at any time of the year. Shopping in central Richmond is a fabulous mix of big brands and independent retailers, and the borough also has a great range of cafes, restaurants and bars.

Property

Richmond's property is diverse. Small streets of quaint cottages in the centre, give way to large Georgian and Victorian terraces and detached family homes on Richmond Hill and around the park.

Transport

Mainline and underground links from Richmond offer easy options for travelling into Central London, and the proximity to the M3 and M4 make the area extremely accessible by car.

WIMBLEDON

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£220 - £310	£275 - £375	£350 - £500	£450 - £1,150	£750+

average price per week

Best known as the setting for the world’s most famous tennis tournament, Wimbledon is an area of two parts, with ‘Wimbledon Village’ up on the hill and ‘Wimbledon Town’ down near the station, it is an area to suit everyone!

Property

Up in the Village you will tend to find Georgian and Victorian homes of varying sizes, as well as some purpose built apartment blocks. In the town there are great 3-5 family houses along with plenty of 1-2 bedroom flats.

Nearby

‘Wimbledon Village’ has a charming high street full of boutique shops and restaurants, The Common and Cannizaro Park that offer acres of beautiful open scenery. ‘Wimbledon Town’ with the mainline station and District tube line, offers a plethora of high street shops, a cinema and theatre and numerous restaurants.

Transport

Wimbledon has excellent rail and underground links into London, as well as fast road connections west and south to Heathrow and Gatwick airports.





WEST LONDON

BROOK GREEN, HAMMERSMITH & SHEPHERD'S BUSH

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£300 - £350	£350 - £600	£450 - £900	£600 - £1,300	£900 - £2,500

average price per week

From quiet residential streets to busy commercial centres, riverside walkways to designer shopping, this is a diverse part of the capital. Brook Green, Hammersmith and Shepherd's Bush lie immediately to the west of Central London and are popular with those leaving Holland Park, Kensington and Chelsea in search of more space for their money.

Property

Brook Green is a leafy enclave of Georgian, Victorian and Edwardian homes, which also has a good stock of mansion blocks and charming cottages. Hammersmith and Shepherd's Bush have a more urban feel that is increasingly attracting young professionals, with new developments and conversions appearing alongside the traditional London terraces.

Nearby

Hammersmith Apollo and the Lyric Theatre are two of the most popular cultural haunts locally, while the area's main streets are lined with a fantastic selection of restaurants and bars. Shepherd's Bush boasts the Westfield Shopping Centre – one of Europe's largest – with its designer stores and cinema complex.

Transport

Hammersmith is one of London's main transport hubs, so there are a huge number of options, whichever direction you happen to be heading in. The overground, underground and road connections are among the best in town.

CHISWICK

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£300 - £350	£350 - £450	£425 - £700	£500 - £1,200	£800 - £2,800

average price per week

Chiswick’s genteel charms and riverside setting belie the area’s proximity to Central London, which is just a few minutes away by underground. It’s a neighbourhood well known for its relaxed pavement culture, with al fresco cafes and restaurants giving the area a stylish, cosmopolitan feel, particularly during the summer months.

Property

Chiswick is home to London’s first garden suburb, Bedford Park, with its admired late-Victorian Arts and Crafts architecture. Down by the river, the 16th and 17th Century waterside properties of Chiswick Mall are some London’s most elegant and distinctive, and in between are neat terraces of Victorian and Edwardian homes.

Nearby

Chiswick House is a neo-Palladian villa with stunning grounds open to the public all year-round, and there are plenty of other outdoor options including the Thames path, Chiswick Common and Turnham Green. Elsewhere, a wonderful selection of independent retailers, cafes and eateries are clustered around Turnham Green Terrace, Chiswick High Road and Devonshire Road.

Transport

The District and Piccadilly underground lines speed residents east to the city and west to Heathrow, while the nearby A4 gives easy access to one of west London’s main arterial routes.





WEST LONDON

EALING

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£230 - £345	£325 - £410	£350 - £695	£460 - £1,150	£695 - £1,850+
average price per week				

Ealing is enjoying something of a renaissance; much of which is due to the Crossrail project and associated regeneration and investment. The excellent state and independent schools, open spaces and transport options continue to keep Ealing as a mainstay on the west London map.

Property

Ealing is a leafy west London suburb set apart by its beautiful terraced, detached and semi-detached Victorian and Edwardian homes. As well as traditional apartments, Ealing has seen considerable investment in new homes, with landmark developments such as Dickens Yard and the Apex making the area perfect for both young professionals and families.

Nearby

Ealing is one of London's greenest boroughs, offering a wealth of open spaces and parks. The shopping is vibrant and diverse, from independent stores to high street names, and there's a fantastic selection of restaurants and bars to choose from.

Transport

Ealing is considered one of London's main commuter transport hubs, with Ealing Broadway providing direct access to the Central and District Line, as well as the mainline rail link to Paddington. Ealing Common underground station is easily accessible should you require the Piccadilly Line.



HAMPSTEAD, HIGHGATE & BELSIZE PARK

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£290 - £400	£300 - £650	£450 - £1,295	£700 - £2,500	£1,300+

average price per week

This is north London at its leafiest. Hilly and interesting, the neighbourhoods of Hampstead, Highgate and Belsize Park are adjacent to the vast open spaces of Hampstead Heath. The cosy high streets are thronged with fashion boutiques, restaurants, cafes and wonderful London pubs, with the pavements coming alive in the summer months.

Property

Just beyond the bustle of the city, this area is characterised by peaceful, tree-lined streets of Georgian and Victorian architecture. Larger family homes with park and city views are popular, and there is the occasional modernist gem amongst the historic splendour.

Nearby

Open air summer concerts at Kenwood House, the swimming ponds of Hampstead Heath, the gothic mystery of Highgate Cemetery – this is an area that begs to be explored on foot. For those with a historical passion, Keats House, Fenton House and the Freud Museum are all nearby.

Transport

With Hampstead, Belsize Park, Swiss Cottage and West Hampstead stations to choose from, Central London is only a matter of minutes away.





NORTH LONDON

ST JOHN'S WOOD & REGENT'S PARK

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£300 - £400	£400 - £550	£550 - £1,800	£800 - £4,000	£1,700+

average price per week

Despite being so close to Central London, St John's Wood has retained a peaceful and village like quality that makes it extremely popular with families. St John's Wood High Street, always busy in the summer months continues to be a destination street offering a mix of boutique style shops, restaurants, bars and cafes all the while surrounded by the stunning green spaces of Regent's Park and Primrose Hill alike, adding to St John's Wood's unwavering appeal.

Property

The area is popular with international visitors and has a mix of red mansion blocks and period style homes ranging from white stucco fronted villas and lovely Nash Terraces within Regent's Park all the while offering a wide variety of options in terms of scale and style.

Nearby

A local walking tour would take in the best views of London from the top of Primrose Hill, a visit to London Zoo in Regent's Park and a stroll along a towpath from Camden to Little Venice. Abbey Road studios, Beatles Crossing and Lords Crickets Grounds – open to the public for tours – are three other popular local attractions.

Transport

St John's Wood in Zone 2, is situated on the Jubilee Line which is one stop from Baker Street underground making it easy to reach central London. Oxford Circus and the West End are just 10 minutes away. Regent's Park and Great Portland underground stations are situated in Zone 1 with access to various lines.



MAIDA VALE & LITTLE VENICE

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£275 - £350	£325 - £600	£425 - £1,500	£550 - £2,250	£1,000+

average price per week

Maida Vale & Little Venice is a charming location; extremely popular with families as well as professionals and internationals relocating to London. The area has retained much of its charm and boasts a wide selection of boutique cafes, restaurants and gastro pubs.

Property

The area offers all types of property in Maida Vale and Little Venice, ranging from mansion blocks which were built in the early 19th century, to a number of houseboats and white stucco houses.

Nearby

If it's hustle and bustle you want, head to Oxford Street – it's only 6 stops away on the tube. If you look beyond the high street, you will find small parades of shops such as Formosa Street & Lauderdale Parade and Paddington Recreation for the outdoorsy types. In addition, Maida Vale has been home to BBC Symphony Orchestra since 1934.

Transport

The area is served by Maida Vale and Warwick Avenue stations (Bakerloo Line) as well as Paddington station (Heathrow Express, District & Circle Lines).





NORTH LONDON

PRIMROSE HILL & CAMDEN TOWN

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£280 - £400	£400 - £600	£550 - £1,000	£750 - £2,500	£1,200+

average price per week

From the sophisticated charms of Primrose Hill to the throng of Camden Lock Market, this is a part of North London with something for everyone. Primrose Hill is a stylish, bohemian neighbourhood with a strong sense of community built around its quaint and quirky high street. Camden on the other hand has a more alternative edge and, known for its colourful nightlife, attracts a slightly younger crowd.

Property

Colourful streets of painted Georgian and Victorian terraces are a feature of this affluent corner of the capital. Closer to the Regent's Canal, the modern developments of luxury apartments are proving popular with international residents and young professionals.

Nearby

The well-manicured greenery of Regent's Park is close to both Primrose Hill and Camden Town – it's also home to London Zoo, and the views from the top of Primrose Hill are among London's best. For a different pace, head to Camden Lock Market with its range of stalls, shops, restaurants, cafes and bars.

Transport

The area is served by four underground stations – Chalk Farm, Camden Town, St John's Wood and Swiss Cottage – making journeys around town quick and convenient in every direction.

CANARY WHARF

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£250 - £500	£285 - £750	£350 - £1,000	£500 - £5,000	£800+

average price per week

Originally one of London’s key port areas, Canary Wharf has been transformed into a global hub of finance and commerce to rival the City of London. Centred on the gleaming skyscrapers of Cabot Square, it is home to some of the world’s leading banking, professional services and media companies including Barclays, Citigroup, Clifford Chance and Thomson Reuters.

Property

The area offers a rich mix of contemporary, high-end developments and historic warehouse conversions. Given the setting, there are more options for waterside living here than anywhere else in the capital.

Nearby

Greenwich with its beautiful park is just south of the river. To the north and west are the trendy East End and the City of London. Stratford – site of the Olympic Park and a massive area of regeneration – is also nearby.

Transport

Canary Wharf is extremely well served, with transport options including the Docklands Light Railway, the Underground (Jubilee Line) and the Thames Clipper. It will also be included on the Crossrail line which is due for completion later this year.





EAST LONDON

ISLINGTON

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£300 - £400	£350 - £550	£475 - £950	£750 - £1,400	£800+

average price per week

Centred on bustling Upper Street, Islington is an upmarket neighbourhood in Central London that has managed to hold onto its independent feel and sense of community. With its elegant garden squares and rich cultural life, it's perennially popular with families.

Nearby

A cultural hub, Islington is home to the Almeida Theatre, the King's Head Theatre and Sadler's Wells – the UK's leading dance venue. It also has an excellent choice of green spaces, including Highbury Fields with its parkland, sports facilities and cafe.

Property

Islington's predominance of beautiful Georgian and Victorian terraces has made this one of London's premier addresses. Architecturally, it is among the capital's best-preserved boroughs.

Transport

Served by all the major underground lines, Islington is incredibly well-connected to the City, which lies just to the south, and to the rest of London. It is also minutes away from King's Cross St Pancras with access to national and international rail services (including Crossrail when it opens in 2018).



WAPPING & EAST LONDON

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£300 - £350	£350 - £700	£475 - £2,000	£600 - £3,000	£850 - £3,500

average price per week

This area, on the fringes of the City, is defined by its riverside setting and architecture that harks back to the days when London was a major global port. Today it offers some of London’s finest waterfront living, with luxury apartments, world-class restaurants and boutique shopping housed in the former docks buildings and wharves.

Property

Wapping is defined by converted warehouses and modern riverside apartment blocks. Period or contemporary, the housing stock is universally of a high standard and a popular choice with those working in the neighbouring City.

Nearby

The Thames path, colourful street markets, neighbourhood restaurants, historic pubs and marinas – there are so many aspects to life in Wapping. The area also has an increasingly rich cultural life, with Whitechapel Gallery housing a collection that includes everyone from Pablo Picasso to Lucian Freud.

Transport

Excellent transport links include the overground at Wapping – linking North and South London – and the Jubilee line, which connects the West End and Canary Wharf. The City is a short stroll or cycle away.





CLERKENWELL

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£375 - £450	£400 - £650	£575 - £950	£750 - £1,000	£1,300+
average price per week				

Historic Clerkenwell is an oasis tucked away in the heart of London, centred on Clerkenwell Green and St. John's Square, Church and Museum. It is an area which has a great deal going for it; being within walking distance of the City and only a short drive into the West End. Once home to jewellers and printers, Clerkenwell is now a hub of media and creative companies - hosting the annual "Clerkenwell Design Week" which enjoys an international reputation.

Property

Its history and current culture is reflected in the mix of its architecture - ranging from modern, purpose built, high-end developments to authentic loft conversions. Its cobbled streets, winding alleyways, and pre-Victorian buildings give it a sense of history and the feel of a village neighbourhood.

Nearby

Clerkenwell is packed with some great venues, including Zetter Townhouse, Anglo, St. John, and the Hix Oyster & Chop Bar. It is also home to Exmouth Market, a pedestrianised street, packed with pop up stalls, independent retailers, restaurants (Including Moros), bistros, cafes and bars - a great place to relax.

World class venues at The Barbican Centre and Sadler's Wells Theatre are based in Clerkenwell alongside the Old Red Lion Theatre which hosts small productions on a weekly basis.

Transport

Via Farringdon and Barbican Stations the Clerkenwell area is well-connected to the rest of London, all its major airports and the Eurostar.

SHOREDITCH

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£370 - £450	£400 - £650	£550 - £950	£750 - £2,500	£950+

average price per week

Shoreditch has been transformed in the last decade to become an in-demand residential destination and the base for some of the capital’s leading media and technology businesses. The area has kept its urban edge and has a 24/7 feel thanks to its unique mix of commerce and culture – the huge variety of galleries, restaurants, bars and clubs make this an incredibly exciting and vibrant place to call home.

Property

Shoreditch has a wide range of property from Georgian terraces, restored weavers’ cottages and warehouse conversions, through to gleaming new builds on the fringes of the City.

Nearby

The alleyways of the Shoreditch Triangle are filled with fashion boutiques, coffee shops, restaurants and organic supermarkets. Spitalfields Market on the doorstep of the City, is a slightly glossier alternative with its on-trend shopping and upmarket cafés.

Transport

A short walk to the Square Mile, Shoreditch offers fast connections to the rest of London, thanks to three nearby tube and rail stations – Shoreditch High Street, Old Street and Liverpool Street.





EAST LONDON

VICTORIA PARK

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£300 - £350	£350 - £450	£475 - £750	£700 - £1,000	£1,000+

average price per week

Victoria Park boasts beautiful old buildings, boutiques, restaurants and pubs in a tranquil atmosphere away from the hubbub of the city. The park itself is home to picturesque lakes, fountains and cherry trees. With an old English Garden, a children's playground and skate ramps the park has something for everyone. It also plays host to a number of festivals through the summer months, putting it at the heart of the community. Close to the City, Victoria Park is a popular location for both families and young couples.

Property

The area is known for its period properties. These are often over 2,000 sq ft and some have been converted into apartments. There are also a few converted period schoolhouses which provide quirky contemporary accommodation with period features.

Nearby

Located on the edge of Victoria Park the pace of life here is much slower than other parts of Hackney but there is still loads to do, particularly in the Victoria Park village area. It is also only a short bus ride to Dalston and Hackney Central which are packed with lively bars and restaurants. Stratford – the site of the Olympic Park and a massive area of regeneration is also nearby.

Transport

Victoria Park has excellent Underground links from Mile End or Bethnal Green station south of the park and two Overground stations along the East London line (Hackney Wick & Homerton). The recent expansion of the Overground has greatly improved connectivity into north and North West London. The locals rely heavily on direct bus routes which can get you to Canary Wharf or Liverpool Street in twenty minutes.

HACKNEY

1 Bed	2 Bed	3 Bed	4-5 Bed
£350 - £475	£400 - £700	£550 - £900	£700 - £1,500

average price per week

Once a forgotten East London suburb, Hackney now has a thriving arts and fashion scene, as well as world renowned bars and clubs. Its proximity to the City has also been key in driving new buyers to the area, many of whom enjoy walking or cycling to work.

Property

Period terraces form the majority of houses in Hackney, with a mixture of Victorian and Georgian properties. Converted spaces are also in abundance and there is a variety of canal-side apartments which are highly sought after.

Nearby

Hackney is one of the most talked about places in London. In recent years it has attracted food lovers with a range of farmers markets and innovative restaurants. It has also become a creative mecca attracting art and fashion lovers. This means the area has some of the best attractions around.

Despite being close to the City, Hackney benefits from some amazing open spaces and parks which hugely contribute to its popularity. With cycling more popular in Hackney than any other London borough, there are also some great spaces for locals to explore on two wheels.

Education is also on the up: two of London’s most successful City Academies are in Hackney and there are plans to rebuild or renovate every other Hackney school.

Transport

The area is well supported by the London Overground System, which makes it easy to get to Liverpool Street and the city along with many bus routes connecting you to Shoreditch and Islington.





LONDON WATERFRONT

Studio	1 Bed	2 Bed	3-4 Bed	4-5 Bed
£300 - £700	£350 - £700	£450 - £1,500	£600 - £5,000	£2,500+

average price per week

The River Thames winds its way through the centre of the capital, flowing past diverse neighbourhoods and serving as the only constant in a city that is continually evolving. As waterside living has always held a fascination for so many, the river's banks are also the site of some of London's most desirable real estate.

Property

Thameside living comes in so many different forms – from the traditional family homes of Richmond, Chiswick, Barnes and Putney, to the warehouse conversions around the historic Docklands. London's stylish lock-up-and-leave developments of Wandsworth, Battersea, Fulham and Chelsea are the pinnacle of modern living, and typically offer luxury amenities including 24-hour concierge and residents' gyms, spas and swimming pools.

Nearby

Living on the river means enjoying an abundance of light and some of the best panoramas anywhere. Often they will feature iconic landmarks such as the London Eye, Tower Bridge, the Houses of Parliament or Battersea Power Station. The river banks north and south are also lined with fine restaurants, traditional pubs and cultural gems such as the Tate Modern, the South Bank Centre and Royal Festival Hall.

Transport

Underground stations are dotted along the length of the Thames, and most of the river is well served by the Thames Clipper boat service which transports commuters from Putney to Canary Wharf.

SAVILLS LONDON OFFICE NETWORK

London

- Barnes

Battersea (2)

Brook Green

Canary Wharf

Chelsea

Chiswick

Clapham

Clerkenwell

Ealing

Earls Court

East Sheen

Fulham – Bishops Park

Fulham – Parsons Green

Hackney

Hampstead

Islington

Kensington

Knightsbridge
- Maida Vale & Little Venice

Margaret Street (2)

Marylebone

Mayfair

Northcote Road

Notting Hill

Primrose Hill

Putney

Richmond (2)

Shoreditch

Sloane Street

St John's Wood

Victoria Park

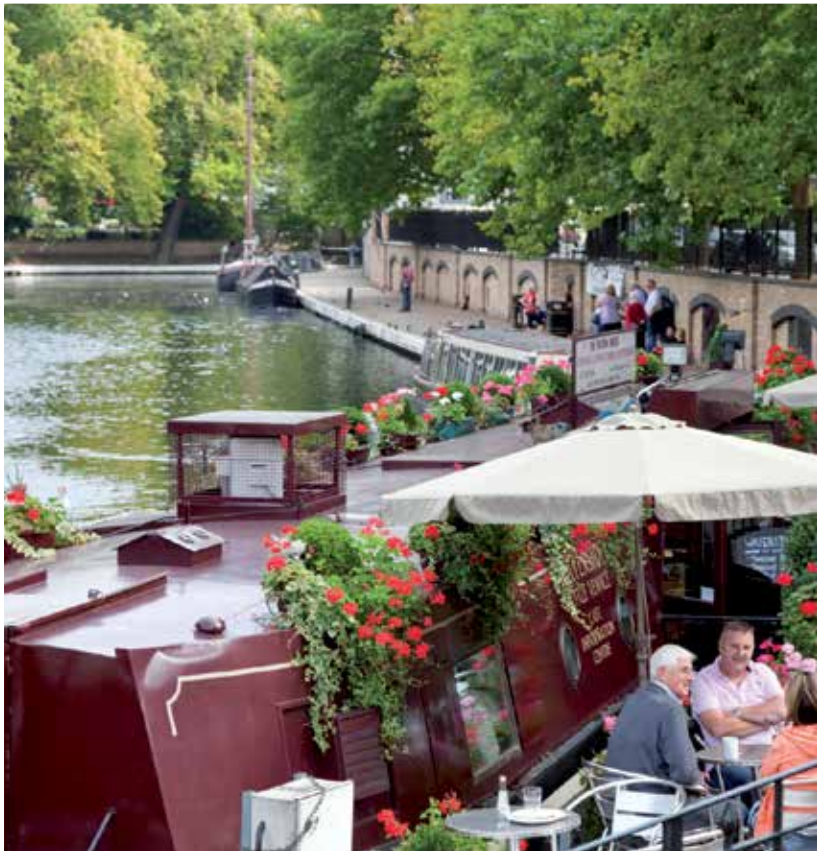
Wandsworth

Wapping

Westminster

Wimbledon

Waterloo



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