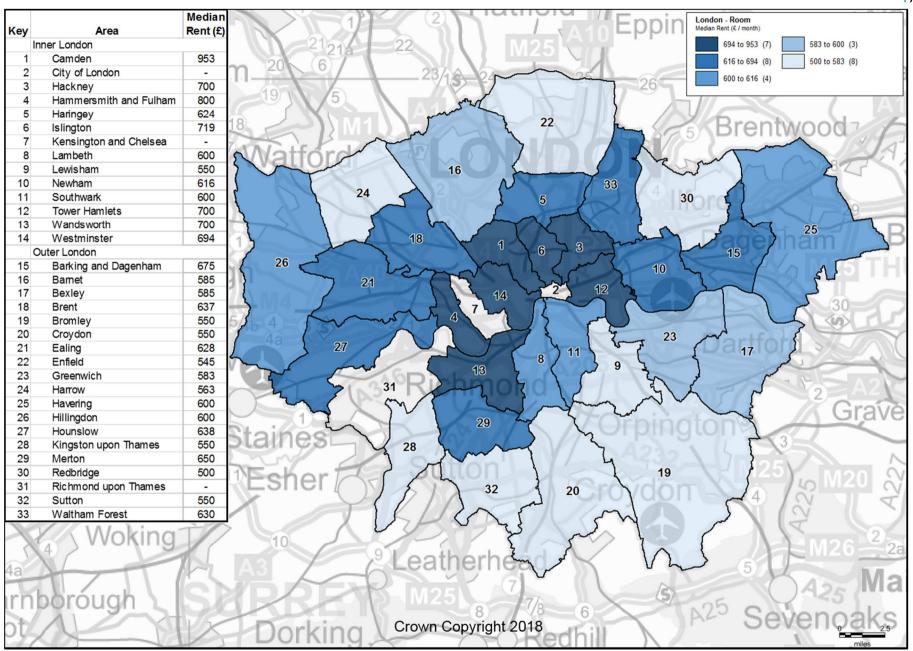# Private Rental Market Statistics, 'Room' monthly rents recorded between 1 October 2017 and 30 September 2018 for London

Valuation Office Agency

Key	Area	Median Rent (£)
	Inner London	
1	Camden	953
2	City of London	-
3	Hackney	700
4	Hammersmith and Fulham	800
5	Haringey	624
6	Islington	719
7	Kensington and Chelsea	-
8	Lambeth	600
9	Lewisham	550
10	Newham	616
11	Southwark	600
12	Tower Hamlets	700
13	Wandsworth	700
14	Westminster	694
	Outer London	
15	Barking and Dagenham	675
16	Barnet	585
17	Bexley	585
18	Brent	637
19	Bromley	550
20	Croydon	550
21	Ealing	628
22	Enfield	545
23	Greenwich	583
24	Harrow	563
25	Havering	600
26	Hillingdon	600
27	Hounslow	638
28	Kingston upon Thames	550
29	Merton	650
30	Redbridge	500
31	Richmond upon Thames	-
32	Sutton	550
33	Waltham Forest	630

London - Room
Median Rent (£ / month)

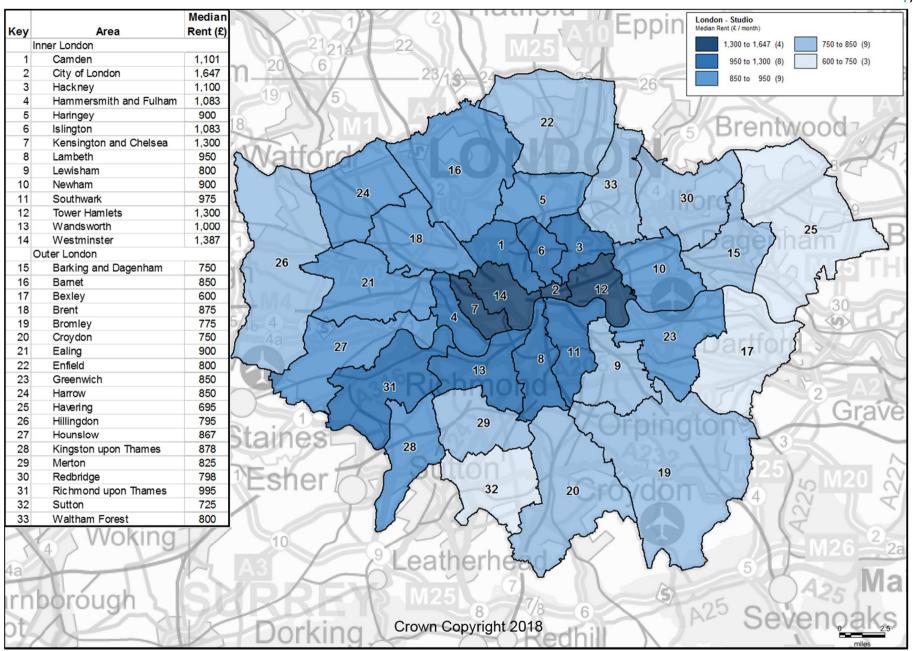|	
694 to 953 (7)	583 to 600 (3)
616 to 694 (8)	500 to 583 (8)
600 to 616 (4)	

Crown Copyright 2018

Statistics derived from fewer than five observations have been suppressed and denoted by '-'.

The data used to generate these statistics are based on a sample of rental information, collected by Rent Officers from landlords and letting agents.

Please note the legend labels are up to and not including the highest figure for each category. Although the highest median rent is included in the first category.

The composition of this sample changes over time therefore any differences in median rent may be due to differences in the sample rather than true changes in the rental market.

1

Private Rental Market Statistics, 'Studio' monthly rents recorded between 1 October 2017 and 30 September 2018 for London

Valuation Office Agency

Key	Area	Median Rent (£)
	Inner London	
1	Camden	1,101
2	City of London	1,647
3	Hackney	1,100
4	Hammersmith and Fulham	1,083
5	Haringey	900
6	Islington	1,083
7	Kensington and Chelsea	1,300
8	Lambeth	950
9	Lewisham	800
10	Newham	900
11	Southwark	975
12	Tower Hamlets	1,300
13	Wandsworth	1,000
14	Westminster	1,387
	Outer London	
15	Barking and Dagenham	750
16	Barnet	850
17	Bexley	600
18	Brent	875
19	Bromley	775
20	Croydon	750
21	Ealing	900
22	Enfield	800
23	Greenwich	850
24	Harrow	850
25	Havering	695
26	Hillingdon	795
27	Hounslow	867
28	Kingston upon Thames	878
29	Merton	825
30	Redbridge	798
31	Richmond upon Thames	995
32	Sutton	725
33	Waltham Forest	800

London - Studio
Median Rent (£ / month)

- 1,300 to 1,647 (4)
- 950 to 1,300 (8)
- 850 to 950 (9)
- 750 to 850 (9)
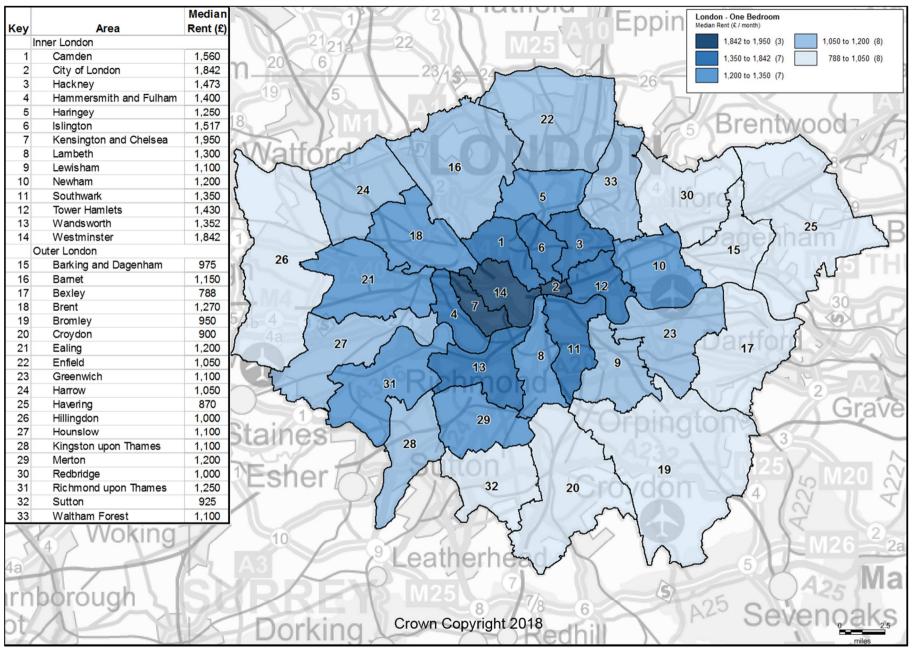- 600 to 750 (3)

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Private Rental Market Statistics, 'One Bedroom' monthly rents recorded between 1 October 2017 and 30 September 2018 for London

Valuation Office Agency

Key	Area	Median Rent (£)
	Inner London	
1	Camden	1,560
2	City of London	1,842
3	Hackney	1,473
4	Hammersmith and Fulham	1,400
5	Haringey	1,250
6	Islington	1,517
7	Kensington and Chelsea	1,950
8	Lambeth	1,300
9	Lewisham	1,100
10	Newham	1,200
11	Southwark	1,350
12	Tower Hamlets	1,430
13	Wandsworth	1,352
14	Westminster	1,842
	Outer London	
15	Barking and Dagenham	975
16	Barnet	1,150
17	Bexley	788
18	Brent	1,270
19	Bromley	950
20	Croydon	900
21	Ealing	1,200
22	Enfield	1,050
23	Greenwich	1,100
24	Harrow	1,050
25	Havering	870
26	Hillingdon	1,000
27	Hounslow	1,100
28	Kingston upon Thames	1,100
29	Merton	1,200
30	Redbridge	1,000
31	Richmond upon Thames	1,250
32	Sutton	925
33	Waltham Forest	1,100

London - One Bedroom
Median Rent (£ / month)

- 1,842 to 1,950 (3)
- 1,350 to 1,842 (7)
- 1,200 to 1,350 (7)
- 1,050 to 1,200 (8)
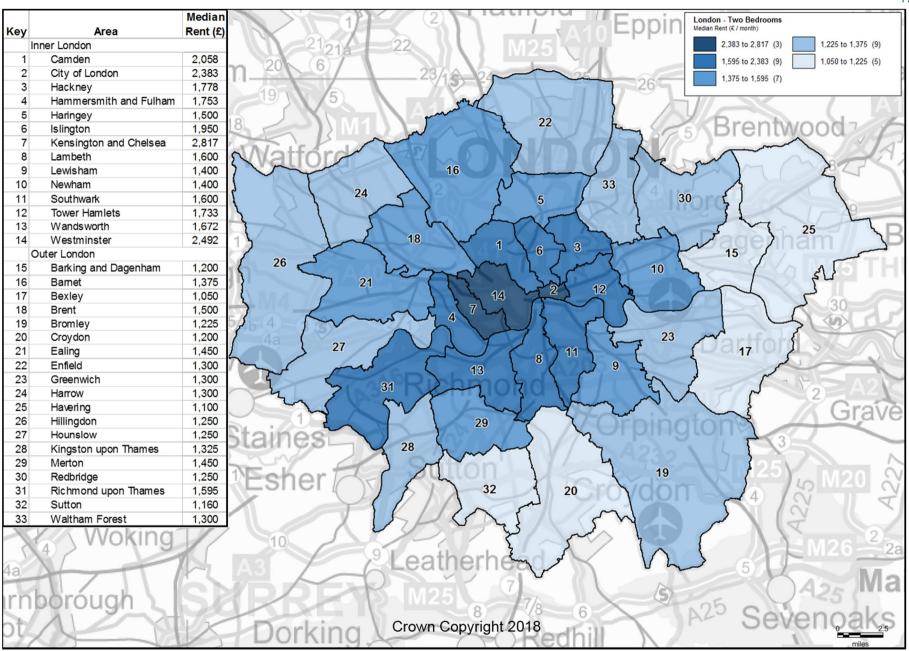- 788 to 1,050 (8)

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Private Rental Market Statistics, 'Two Bedrooms' monthly rents recorded between 1 October 2017 and 30 September 2018 for London

Valuation Office Agency

Key	Area	Median Rent (£)
	Inner London	
1	Camden	2,058
2	City of London	2,383
3	Hackney	1,778
4	Hammersmith and Fulham	1,753
5	Haringey	1,500
6	Islington	1,950
7	Kensington and Chelsea	2,817
8	Lambeth	1,600
9	Lewisham	1,400
10	Newham	1,400
11	Southwark	1,600
12	Tower Hamlets	1,733
13	Wandsworth	1,672
14	Westminster	2,492
	Outer London	
15	Barking and Dagenham	1,200
16	Barnet	1,375
17	Bexley	1,050
18	Brent	1,500
19	Bromley	1,225
20	Croydon	1,200
21	Ealing	1,450
22	Enfield	1,300
23	Greenwich	1,300
24	Harrow	1,300
25	Havering	1,100
26	Hillingdon	1,250
27	Hounslow	1,250
28	Kingston upon Thames	1,325
29	Merton	1,450
30	Redbridge	1,250
31	Richmond upon Thames	1,595
32	Sutton	1,160
33	Waltham Forest	1,300

London - Two Bedrooms
Median Rent (£ / month)

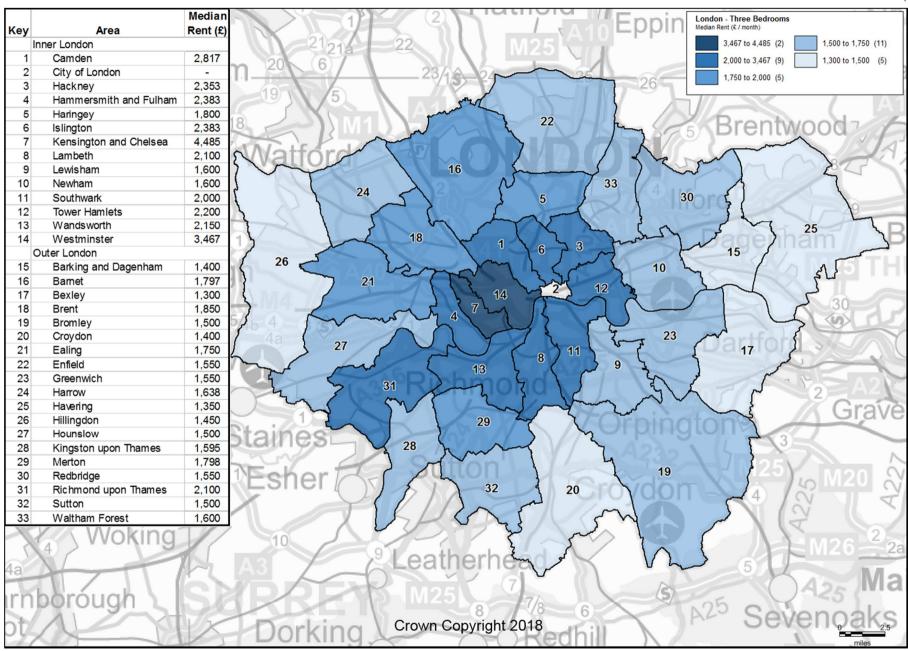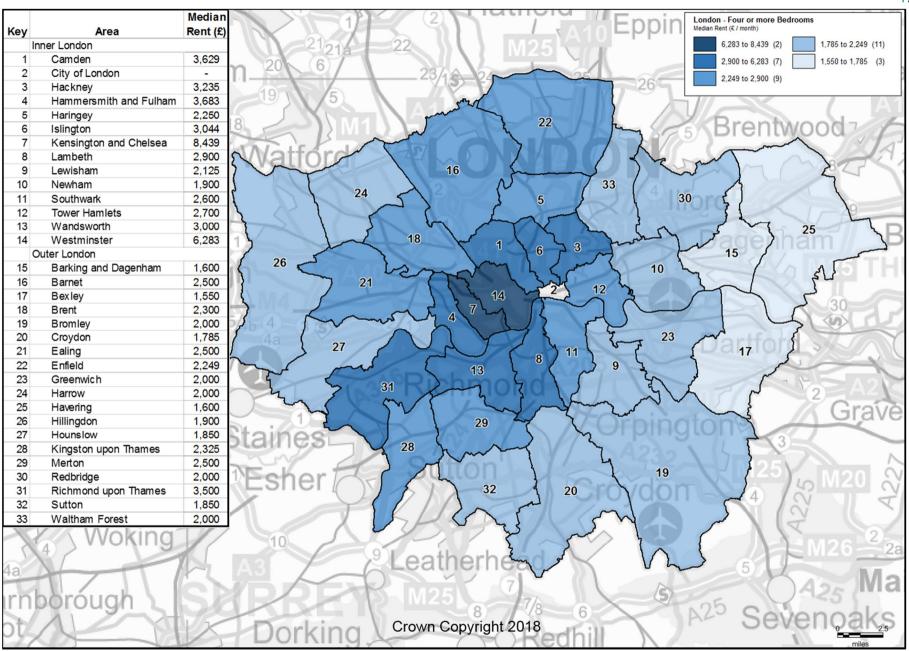|		
2,383 to 2,817 (3)	1,225 to 1,375 (9)	
1,595 to 2,383 (9)	1,050 to 1,225 (5)	
1,375 to 1,595 (7)		

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Private Rental Market Statistics, 'Three Bedrooms' monthly rents recorded between 1 October 2017 and 30 September 2018 for London

Key	Area	Median Rent (£)
	Inner London	
1	Camden	2,817
2	City of London	-
3	Hackney	2,353
4	Hammersmith and Fulham	2,383
5	Haringey	1,800
6	Islington	2,383
7	Kensington and Chelsea	4,485
8	Lambeth	2,100
9	Lewisham	1,600
10	Newham	1,600
11	Southwark	2,000
12	Tower Hamlets	2,200
13	Wandsworth	2,150
14	Westminster	3,467
	Outer London	
15	Barking and Dagenham	1,400
16	Barnet	1,797
17	Bexley	1,300
18	Brent	1,850
19	Bromley	1,500
20	Croydon	1,400
21	Ealing	1,750
22	Enfield	1,550
23	Greenwich	1,550
24	Harrow	1,638
25	Havering	1,350
26	Hillingdon	1,450
27	Hounslow	1,500
28	Kingston upon Thames	1,595
29	Merton	1,798
30	Redbridge	1,550
31	Richmond upon Thames	2,100
32	Sutton	1,500
33	Waltham Forest	1,600

London - Three Bedrooms
Median Rent (£ / month)

3,467 to 4,485 (2)	1,500 to 1,750 (11)
2,000 to 3,467 (9)	1,300 to 1,500 (5)
1,750 to 2,000 (5)	

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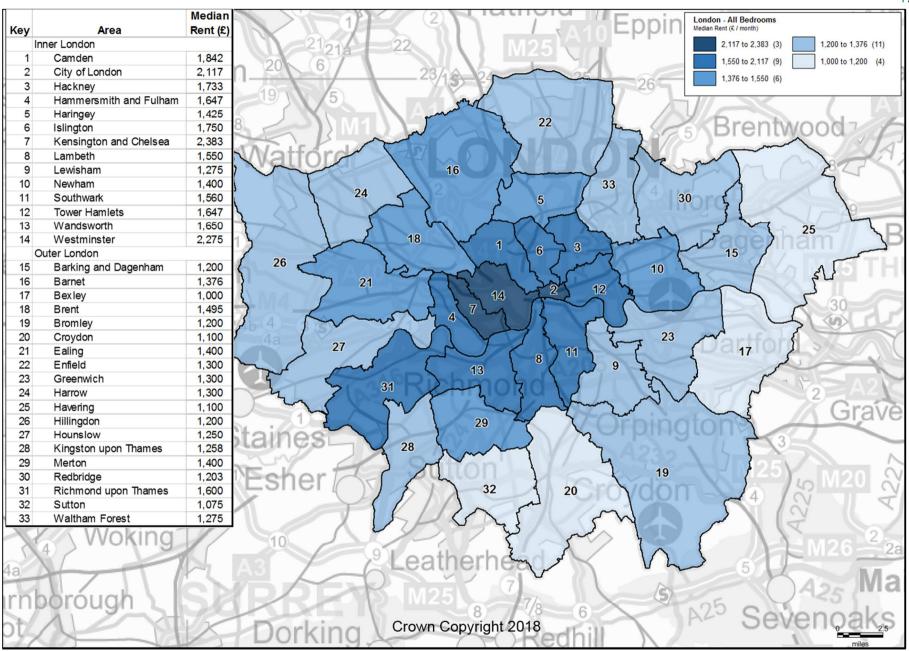Please note the legend labels are up to and not including the highest figure for each category. Although the highest median rent is included in the first category.
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Private Rental Market Statistics, 'Four or more Bedrooms' monthly rents recorded between 1 October 2017 and 30 September 2018 for London

Valuation Office Agency

Key	Area	Median Rent (£)
	Inner London	
1	Camden	3,629
2	City of London	-
3	Hackney	3,235
4	Hammersmith and Fulham	3,683
5	Haringey	2,250
6	Islington	3,044
7	Kensington and Chelsea	8,439
8	Lambeth	2,900
9	Lewisham	2,125
10	Newham	1,900
11	Southwark	2,600
12	Tower Hamlets	2,700
13	Wandsworth	3,000
14	Westminster	6,283
	Outer London	
15	Barking and Dagenham	1,600
16	Barnet	2,500
17	Bexley	1,550
18	Brent	2,300
19	Bromley	2,000
20	Croydon	1,785
21	Ealing	2,500
22	Enfield	2,249
23	Greenwich	2,000
24	Harrow	2,000
25	Havering	1,600
26	Hillingdon	1,900
27	Hounslow	1,850
28	Kingston upon Thames	2,325
29	Merton	2,500
30	Redbridge	2,000
31	Richmond upon Thames	3,500
32	Sutton	1,850
33	Waltham Forest	2,000

London - Four or more Bedrooms
Median Rent (£ / month)

- 6,283 to 8,439 (2)
- 2,900 to 6,283 (7)
- 2,249 to 2,900 (9)
- 1,785 to 2,249 (11)
- 1,550 to 1,785 (3)

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**Private Rental Market Statistics, 'All Bedrooms' monthly rents
recorded between 1 October 2017 and 30 September 2018 for London**

Valuation Office
Agency

Key	Area	Median Rent (£)
	Inner London	
1	Camden	1,842
2	City of London	2,117
3	Hackney	1,733
4	Hammersmith and Fulham	1,647
5	Haringey	1,425
6	Islington	1,750
7	Kensington and Chelsea	2,383
8	Lambeth	1,550
9	Lewisham	1,275
10	Newham	1,400
11	Southwark	1,560
12	Tower Hamlets	1,647
13	Wandsworth	1,650
14	Westminster	2,275
	Outer London	
15	Barking and Dagenham	1,200
16	Barnet	1,376
17	Bexley	1,000
18	Brent	1,495
19	Bromley	1,200
20	Croydon	1,100
21	Ealing	1,400
22	Enfield	1,300
23	Greenwich	1,300
24	Harrow	1,300
25	Havering	1,100
26	Hillingdon	1,200
27	Hounslow	1,250
28	Kingston upon Thames	1,258
29	Merton	1,400
30	Redbridge	1,203
31	Richmond upon Thames	1,600
32	Sutton	1,075
33	Waltham Forest	1,275

London - All Bedrooms
Median Rent (£ / month)

■ 2,117 to 2,383 (3)		■ 1,200 to 1,376 (11)	
■ 1,550 to 2,117 (9)		■ 1,000 to 1,200 (4)	
■ 1,376 to 1,550 (6)			

Crown Copyright 2018

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