



Welcome to England's capital!

We have split the London guide into North and South as Londoners themselves are known to do and this first page provides you with some websites and apps that will help with your move. Rental prices are mentioned in the specific guides, but rents can vary massively even within locations, so it may be helpful to compare prices and neighbourhoods using the links below.

The links also deal with transport and things to do in the various areas around the capital.

| Moving to London

Information on average Flatshare prices by neighborhood/postcode:

<http://www.moveflat.com/london-flat/flatshare-flatmate/london-areas/by-price-down/property/Box/>

<http://www.london.gov.uk/rents/>

<http://www.londonrents.org.uk/>



Westminster

<http://www.net-lettings.co.uk/london-map-england>

Useful advice for flat hunting:

<http://www.thefirstpint.co.uk/2010/10/09/flat-hunting-useful-tips-advice/>

<http://www.commutefrom.com/beta/>

Flatshare websites:

<http://www.spareroom.com>

<http://www.moveflat.com>

<http://www.gumtree.com>

Moving companies:

<http://www.anyvan.com> - post your need and men with vans will post the price they will do it for.



Tower Bridge

| Travel Apps

City Mapper: Put in your start and end point into this app and it will tell you all manner of ways that you could get from A to B, including timings, price, rain proof options and more. It also lets you know when the next bus at your stop is coming and takes you on really interesting walking routes. Most who have it don't know how they survived without it!

Taxis: Taxis in London can be expensive if you get them off the street. Downloading apps like Uber or Ulicabs can get you cheaper fares as well as the added safety of having your driver's details before getting into the cab.

Tube Map: Helps you get from one stop to another, providing travel updates and timings for journeys

BikeBays: If you ride a motorbike (definitely a fantastic way to get around London) this app will tell you where all the motorbike bays are and whether they cost money to park in.

| Other useful London websites

<http://londonist.com/>

<http://www.timeout.com/london>

<http://www.designmynight.com/london>

<http://www.stuckinlondon.com>



Different influences have made East London one of the city's most diverse areas; from the industrial warehouses of London's historical docks and London's curry mile hosted on Brick Lane, to London's finance hub within the City, and the bustling areas of Dalston and Stoke Newington in the north. The result is a mix of trendy bars, graffiti and vintage shops next to an array of international restaurants.

Whitechapel Art Gallery, the Museum of London Dockyards and the Museum of Childhood, an outpost of the V&A that promises a truly nostalgic trip for all. There are also some great parks, including Clissold Park, Finsbury Park and Victoria Park, for those who want to escape to some green space.

| Housing

Housing prices in the East vary. Wapping, Shoreditch and Hoxton can be quite expensive but moving north around Kingsland Road towards Dalston or east towards Hackney Road and Bethnal Green Road all have reasonably priced accommodation. You can expect to find a double room in a house share, with bills included, for circa £650 p/m.

Towards Stoke Newington, streets are made up of converted Victorian properties and a few scattered estates. Cheaper properties can be found heading towards Clissold Park and Hackney Downs. Estate Agents for properties in that area can mostly be found on Kingsland Road or around Old Street Roundabout.

| Things to do

East London is full of markets. For food, clothes and crafts head to Spitalfields Market on a Saturday or Brick Lane Market on a Sunday. Head to Columbia Road Flower Market on Sunday mornings for fresh flowers and a nibble at one of the many cafes around.



Spitalfields Market

As an alternative to supermarkets, go to Ridley Road Market for everything from fresh vegetables to exotic Caribbean ingredients.

This area of London hosts some lesser known but equally great galleries and museums, including the

| Food and Drink



Pagoda in Victoria Park

If you want a drink, visit one of the many bars on Hoxton Square such as Zigfried von Underbelly or go to the Water Poet for a beer garden on sunny day. For dancing, try Dalston Superstore for a two story club with some of London's best underground DJs; or for live music and craft beers head to Birthdays.

Shoreditch High Street lets you hop from Latin flavoured Barrio East to local favourite, The Shoreditch. For stunning views of London, both Queen of Hoxton and Dalston Roof Park have roof top bars, and the Sky Garden at 20 Fenchurch street is worth a visit, although you'll have to book in advance.

If you're feeling flush you can head to the 40th floor bar in the Heron Tower near Liverpool Street. The Dolphin in Bethnal Green is also a favourite for those who don't want the night to end! For a more intimate affair, head just outside of the City and grab a drink at beautiful Wilton's, the oldest Music hall in London!



Wilton's Music Hall



For eating out, the Breakfast Club serves all day breakfast and cocktails; Dishoom, does delicious Indian food including breakfast and for something quick head to Brick Lane Beigel Bake, the 24 hour bagel bakery on Brick Lane. In Stoke Newington, the Duke's Brew & Que serve food from the USA's deep South and do a delicious weekend American brunch. For delicious cakes and coffee head to The Haberdashery on Stoke Newington High Street.



Liverpool Street Train Station is your link out of London in this area with trains towards the East and the East Midlands as well as trains to Stansted airport. Fenchurch Street, near Tower Hill and the City, will take you east to Essex.

| Useful Links

Attractions in East London:

<http://www.telegraph.co.uk/travel/destination/uk/england/london/50397/East-London-attractions.html>

A guide to East London:

<http://visiteastlondon.com/>

What to do in Shoreditch:

<https://www.airbnb.co.uk/locations/london/shoreditch>

Some information on neighbourhoods in East London:

<http://www.theguardian.com/travel/2012/jul/27/london-top-five-neighbourhoods>

| Transport

East London is served by many bus routes as well as the DLR, Central line (Bethnal Green Station), Northern Line (Old Street Station) and the Overground which goes right through it. If you're further North, you can also take the Victoria Line (Highbury & Islington or Finsbury Park Station). The Circle and District lines also serve much of the East. Travelling to work in Whitehall can take around 35-45 mins depending on your precise location.





Nestled between prosperous Maida Vale and Hampstead, the West Hampstead and Kilburn area is an affordable and eclectic suburb with great transport links and a diverse population. Increasingly popular with young professionals due to its relatively moderate rent prices and proximity to both nightlife and Hampstead Heath, this is a great location for Fast Streamers.



West Hampstead

| Housing

The majority of housing here consists of converted terraces and apartments, so you're most likely to be sharing a house or part of a house with others. As with everywhere in London, the market is incredibly swift, so plan ahead and grab a bargain quickly. Although spareroom.com and gumtree.com are the most common methods of house-hunting, BlackKatz renting agent also operates in the area.



Tricycle Theatre

Although generally affordable in comparison to many parts of London, you will find that the areas around West Hampstead station (e.g. roads off West End Lane) are more expensive (with house shares starting at around £700pcm) than those around Kilburn, where you can rent a room from £550-£600 pcm upwards (e.g. around Shoot-Up Hill – yes, really). The two are separated by just one stop on the Jubilee line, and both are worth considering.

| Things to do

For shopping in the local area, West End Lane has a number of small boutiques and charity shops, while Kilburn High Road mixes big-brand shopping with bargain buckets. There is also a farmers market every Saturday on West End Lane which will make you feel like a true local.

For a bit of culture there is the local Tricycle Theatre which hosts independent films and plays, and the Good Ship hosts comedians on Monday evenings. If you fancy a blockbuster, a short walk or tube ride to Finchley Road's O2 Centre will satisfy. And for those who want to get back to nature, Hampstead Heath is a couple of stops on the Overground or scenic walk away and is surrounded by pubs and cafes.

| Food and Drink

Kilburn is great for eating out on a budget, with Spicy Basil for authentic (and cheap) Thai, Little Bay for a unique cosy atmosphere, and Ariana II for Afghan cuisine (rated highly by Time Out). In West Hampstead, try Sarancinos for good Italian, or the Wet Fish Café for something fabulously European. One Sixty is a fairly new smoke-house, and offers over 50 craft beers alongside succulent ribs and burgers.

West End Lane boasts trendy bars and pubs such as The Alice House, the Black Lion and the Gallery. Down Kilburn High Road the Earl Derby is big, beautiful and always has seats, while the Betsy Smith has a quirky feel to its cocktails and beers. To go "out out", you have the option of dancing the night away in Love & Liquor or the recently opened Kilburn Ironworks. There are night buses from Camden which is overflowing with clubs and bars, and more central areas too.

| Transport

West Hampstead and Kilburn are both on the Jubilee line, meaning you can be in Westminster in about 20 minutes. Other good links into central London include the Bakerloo line (Kilburn Park) and the Metropolitan line (Finchley Road – one stop from



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West Hampstead & Kilburn

West Hampstead), while the Overground (Brondesbury, West Hampstead or Kilburn High Road), travels between the South-West and East. The Thameslink is also a useful line, connecting West Hampstead with the City via Kings Cross, and with both Luton and Gatwick Airport.

The area is also well served by day and night buses into central London – but be aware that bus links between this area and the North-East (e.g. Finsbury Park, Dalston) are poor, and you will need to go central to go back out again if travelling late at night. For those with cars, the area is residential so you should be able to park with a permit – but be aware that Camden Council do not issue parking permits to those residing in ‘new-build’ properties.

/ Useful Links

Living in West Hampstead:

<http://www.movebubble.com/2015/11/west-hampstead-london-guide/>

What to do in Kilburn:

<http://www.stuckinlondon.com/londonareaguide/kilburn.php>

What to do in West Hampstead:

<http://www.stuckinlondon.com/londonareaguide/west-hampstead.php>



Camden Town is known for its market and colourful nightlife and one of the most bustling areas in London. People come here to hunt for treasures in the markets, sample food from around the world and listen to live music. Hampstead, on the other hand, is a mix of picturesque countryside and historical buildings that give it a real village feel.

| Housing

Although Hampstead is lovely, it can be more expensive to live in, so perhaps try Camden. Although Camden High Street can be quite noisy, the side streets are a mix of terraced houses and council estates with privately-owned flats. For cheaper housing, head towards Kentish Town, Caledonian Road or Belsize Park. Estate Agents for properties in that area can mostly be found around Camden High Street Station or on Kentish Town Road. A studio or 1 bedroom flat will cost between £850-£1250pcm to rent, whilst a room in a decent house share will come in cheaper, costing between £675-£850pcm.

| Things to do

Hampstead and its surroundings are very green. Hampstead Heath has three different bathing ponds, one for men, one for women and one mixed. Climb to the top of Primrose Hill for an outstanding view of London. On a rainy day, the area has a few interesting indoor attractions, including the Freud Museum (Sigmund Freud's London home from 1938) and the grand Kenwood House.



Camden High Street

Camden High Street attracts large crowds who check out Camden Market - for a quieter time, try to visit on a weekday or watch a concert at Koko or The Roundhouse whose roof turns into a fake beach in the summer. You may also want to spend some time taking a boat tour on Regent's Canal. Also to be

found in this area is London Zoo, a great day out for any age – and don't miss out on the Penguin show!

| Food and Drink

In Hampstead, the historic pub The Spaniard Inns serves fantastic Gastropub food or for a snack go to La Creperie de Hampstead. If you're hungry in Camden Town try Bar Gansa for a delicious English breakfast or head towards Kentish Town to Dirty Burger or Chicken Shop. For dessert try Chin Chin Laboratorists whose ice cream is frozen to order with liquid nitrogen generated steam.



Camden High Street is full of bars and pubs. On a nice day head to Edinboro Castle for their beautiful beer garden or have a drink at Barfly where many bands including Coldplay and Franz Ferdinand started their careers. For a night out Proud Camden is an art gallery by day and hosts indie-electro club nights by night. Just outside Camden tube station, Electric Ballroom has regular club nights on Fridays and Saturdays and runs gigs during the week.

| Transport

Camden and Hampstead are both served by the Northern Line as well as several bus routes; the 88 takes you from Camden to Westminster. It's a 40 minute tube journey from Camden to Westminster. The closest train Stations are Euston and Kings Cross, both of which serve trains that travel North so you can get to Birmingham in 1hr20, Manchester in 2hrs and even Edinburgh in 4hr20.

| Useful Links

Camden: www.lovecamden.org/
www.camdenguide.co.uk/

Hampstead: www.wikitavel.org/en/London/Hampstead



This area of London is ideally located just twenty minutes from central London and is therefore extremely popular for graduates and first time Londoners. There is loads to do here from bars, pubs and clubs to independent cafes, pop ups, and markets.

| Housing

South West London is constantly expanding due to demand so it's pretty easy to find somewhere. Much of the market is taken up with converted terraces tailored to house sharers, however it is also possible to find single occupancy flats. Accommodation is quickly snapped up so it is a good idea to move quickly and keep your options open by contacting more than one agent.

Clapham Junction, Clapham Common & Clapham South tend to be the more expensive areas of Clapham, as they are so popular. Head slightly away from the main High Street to Clapham North or up towards Stockwell which has the great advantage of the Victoria line, the fastest tube line in London. Brixton is generally cheaper than Clapham, but prices can vary depending on location and proximity to the main high street.



Clapham Common

Streatham is popular with first time buyers and the rental market is good so you can get a lot more for your money compared to its "up and coming" neighbours. Although slightly further out than Clapham and Brixton, it's well worth it for the amount saved in rent. Rent can range from £900 pcm for popular areas of Clapham Common to £400 pcm for less central areas.

| Things to do



Brixton Academy

Head to Clapham Junction or Brixton High Street for a spot of shopping, with both having a number of high street chains and department stores. Alternatively try Brixton Village Market for some vintage shops and food from all over the world. The Brixton O2 Academy hosts some top music events or for something more chilled, check out Clapham Picture House or Ritzy Brixton for a variety of films including both new releases and classics.

Streatham boasts an ice rink and leisure centre. South West London is buzzing in the summer with a number of festivals coming to the area including *SW4* and *Calling*, both hosted on Clapham Common. Clapham Common is also a beautiful green space that tricks you into forgetting that you are a mere 20 minutes from the centre of the capital and offers popular military fitness classes on the green in all weathers for any fitness fanatics.

| Food and Drink

There are a number of chain restaurants in all three areas, including Nandos, GBK and Slug & Lettuce. For something a bit different, try Franco Manca in Brixton or Bodeans on Clapham High Street. Brixton Village Market has a number of street food options if you need to grab something on the go. For a couple of after work drinks, you can go to one of the many bars along Clapham High Street such as *Be at One* or *Bison & Bird*. For a more traditional pub setting, try The Clapham North or The Falcon which has an outdoor seating area for a sunny day.



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South West London

Brixton, Clapham & Streatham

For going out options, Clapham is very 'main-stream'. If you like chart music with a hint of old school dance & pop, head to Infernos at the heart of Clapham High Street or Electric Social in Brixton. For something more indie, try Dog Star in Brixton. The Red Lion in Streatham and Venn Street Records in Clapham are great live music venues.

| Transport

Clapham: Clapham North, Clapham Common & Clapham South are all on the Northern Line and will get you to Whitehall within approx. 20 minutes. The 88 bus also serves the Whitehall area and runs frequently throughout the day. You can also get the overground from Clapham Junction, which may be more convenient if you live close by as it will get you to Victoria in 5 minutes.



Number 88 Bus

Brixton: Brixton is on the Victoria line and takes around 10 minutes to get to Victoria. You can also do this on the overground in 5 minutes, but this service is less frequent than the tube. The area is well served by buses, but not many go direct to Whitehall.

Streatham: Streatham has two National Rail stations running into Victoria and London Bridge in 30 minutes. Buses run frequently, however as with Brixton, there is no direct bus to Whitehall from here.

You can get to Westminster/ St James Park in around 20 – 30 minutes depending on where you live.

| Useful Links

Clapham: www.loveclapham.com

www.timeout.com/london/things-to-do/clapham-area-guide

Brixton: www.timeout.com/...to.../brixton-village-market-restaurants-and-cafes

Streatham: www.kfh.co.uk/area-guides/living-in-streatham.htm



These areas are perfect for those who aren't quite ready for the hectic bustle of central London, with plentiful green, open spaces and a more suburban vibe. Wimbledon, Putney and Richmond all have their own high streets and activities to offer, but still have the good transport links into Westminster desired by many Fast Streamers.

| Housing

These areas are typically more expensive than others, but there are some bargains to be found, especially if you look for a room in a house share. As with all London locations prices vary: you can secure a room in a house share from around £550pcm, though many go for well above this price. A 1 bed flat in these areas can be found from £800pcm upwards, dependent on location. As Wandsworth Borough has the lowest council tax in London, properties in Southfields, Battersea, and Putney have savings after rent compared to those nearby. Prices in South Wimbledon also tend to be a bit cheaper than the surrounding areas.

| Things to do

There are plenty of open, green spaces in South West London, including Wimbledon Common, Putney Heath and Wimbledon Park, so there is always somewhere to go for a walk or chill out in the sun. In addition, **Richmond Park** is the biggest Royal Park in London, and reportedly David Attenborough's favourite park, here you will find wild deer and beautiful scenery. Kew Gardens are also horticultural heaven for a day out.



Wimbledon Common

South West London is a great area for sports fans. You can catch a glimpse of Murray at the Wimbledon

Tennis Championships in summer, or head to the start line of the annual Oxbridge Boat Race in Putney. If being active and playing sport are more your thing, there are several gyms and sports clubs in the area.

Each area has its own high street, containing classic high street stores and supermarkets, meaning you don't have to venture far afield for a shopping trip or to get the essentials. However, a trip into central London to go shopping, theatre, museums or anything else will only take around 45 minutes.

| Food and Drink

All of these areas have plenty of places to eat, including independent restaurants and cafes as well as chains. In the Wimbledon area you can find many favourites such as Wagamama and Wahaca, and there are a number of independent restaurants such as the unusual Rodizio Preto (the Brazilian Steakhouse). Beirut Street Kitchen in Richmond comes highly recommended for a Lebanese style lunch meal, and in Putney you can't go wrong with a visit to Emile's. The three areas also contain many fantastic independent coffee shops to spend hours in catching up with friends.



Richmond High Street

There are plenty of pubs worth a visit in South West London. Hemmingways in Wimbledon Village are infamous for their welly boot and top hat cocktails, while the Dog and Fox in Wimbledon Village is perfect for a country pub lunch.

For nightclubs, Fez in Putney is worth a visit, and you could head out to Kingston for Pryzm, a club with multiple rooms and floors. For a big night it's fairly easy to venture to Clapham, and night buses mean that you can get home in the early hours.



| Transport

These areas are predominantly a bit further out of the centre, in Zones 3 or 4 (which will cost you more to get to work if you are based in Westminster). Putney is in Zone 2. Overground from Richmond is useful to get North and North-West and the District line links Westminster area directly with Richmond, Putney and Wimbledon. The areas are also served by South West Trains service to Waterloo. South Wimbledon is on the Northern Line meaning you can change to the Victoria line at Stockwell and travel into Victoria. Wimbledon is also on the Tramlink route, as an alternative way to get around South London.

Bus services are another handy way of getting around, although the number of routes available varies by location.

| Useful Links

<http://www.wandsworth.gov.uk/>

<http://www.merton.gov.uk/>

Wimbledon: www.timeout.com/london/things-to-do/wimbledon-area-guide

Richmond: www.visitrichmond.co.uk

<http://www.richmond.gov.uk/>

Putney: www.timeout.com/london/things-to-do/putney-area-guide



South East London has lots to offer including the Tate Modern and National Theatre. The South Bank, which stretches from Waterloo Bridge to Tower Bridge is particularly popular. South London offers lots to do at the weekend, including antique shops; food markets and walks along the river.

| Housing

Greenwich and Deptford: Greenwich is a great places to live as it has fantastic atmosphere and beautiful views down the River Thames. Deptford is a great alternative if you want to live in Zone 2, south of the river but make your rent go further. Extensive redevelopment in both Deptford and Greenwich in recent years means that properties are available to rent at a range of prices. If you're looking to flat share, a room in a riverside property in Greenwich costs around £750-800 per month. The further away you look from the river, the greater the range of properties and prices are.

Crystal Palace and Dulwich: Crystal Palace and Dulwich are made up of old Victorian houses converted into spacious flats which are reasonably priced (around £600-£700 per month) as most of the area is in zone 2 and 3. East Dulwich is more reasonably priced than other parts of Dulwich and is far livelier.

Bermondsey and Rotherhithe: Bermondsey and Rotherhithe offer a mix of house shares and riverview



Dulwich Park

apartments in a central location. This area is popular with families so can be a little more expensive as many properties come with gardens. There is a local nature reserve and lots of sports facilities.

Bromley and Orpington: If you're interested in finding more space for your money or in renting a house, more suburban areas such as Bromley (Zone

4) or Orpington (Zone 6) are a good place to look for both terraced and detached houses.

Brockley and Forest Hill: Brockley and Forest Hill offer good quality and surprisingly affordable housing for the centrality of the locations. There are a mix of Victorian and modern developments available.

| Things to do

There is a huge range of things to do in South East



The Cutty Sark

London but each area has some must see attractions.

Greenwich and Deptford: Greenwich is home to the world famous Cutty Sark as well as its market which is a great place to sample street food. Of course a visit to Greenwich also gives you the opportunity to impress friends with eastern V western hemisphere foot selfies (a profile picture must!).

For a bit of greenery, Greenwich Park is large, leafy and gets very busy when the sun is out! Here you'll find incredible views over London with a rose garden, tennis courts, Queen Caroline's bath, and the Royal Observatory.

Crystal Palace and Dulwich: For Dulwich, it's all about coffee in Dulwich Village and a trip to Dulwich Park. Dulwich also has an art gallery - The Dulwich Picture Gallery which is free for those who want to soak up some culture.

When in Crystal Palace you obviously have to go and see the old ruins of the original Crystal Palace. However there's also a children's farm and lots of interesting antique markets.



Bermondsey and Rotherhithe: Rotherhithe offers great walks along the river and London's only city farm. There is also a large Tesco and other shops by Canada Water station.

Bromley and Orpington: Bromley offers the buzz of London and the space of suburbia; the Churchill Theatre hosts plays fresh from their London runs while the Pavilion Leisure Centre with all of its flumes and the Intu Shopping Centre mean that you always have something to do on a rainy day.



Horniman Museum and Gardens

Similarly Orpington has lots of attractions to keep you occupied; take out some frustrations on the Orpington Super Bowl lanes (slush puppies included!); be first in line to enter the new shopping centre and cinema in late 2015; join the Orpington Symphony Orchestra. Alternatively you could visit Chelsfield Lakes Golf Centre for friendly, PGA Pro coaching, rounds of golf on the 9 or 18 hole courses or just a beautiful walk featuring picturesque views reaching as far as central London on a clear day.

Brockley and Forest Hill: Brockley and Forest Hill are located between Lewisham and Peckham and are preserved Victorian paradises with all the modern perks. Visit the Brockley Jack Theatre for fringe theatre, performances and shows, and Hilly Fields in Brockley is a vibrant park with views across London. It is definitely worth a visit, not least as it has adult climbing frames and is home to the Midsomer Fayre.

If you're in Forest Hill, visit Horniman Museum and Gardens (home to a giant Walrus) and its Gardens, which have incredible views over London. 'The Hob' is a popular pub with comedy and quiz nights for evenings out.

Greenwich and Deptford: Greenwich also has lots of the regular high street shops and restaurants such as Byron and Zizzi. If you fancy trying something different have a drink at Greenwich's very own Meantime Brewery, or get delicious pistachio ice-cream at Black Vanilla. The Greenwich Market is also a great place to grab a bite to eat. Come here for fresh fruit and vegetables, antiques, delicious street food, trendy crafts and fashion. It's worth visiting for the churros alone! In terms of nightlife you can enjoy the local bars or cross the river and head to the O2 and surrounding venues.

Crystal Palace and Dulwich: In Dulwich you'll find a range of restaurants to discover such as the Dulwich Picture Gallery Café which has a great reputation. Similarly you can try food from all over the world in Brixton Market which is just a stones throw away – it is worth going for a look around, let alone for dinner. East Dulwich is the more "edgy" part of town and contains a lot of funky cocktail bars. The whole of this area is a stone's throw from Brixton, Peckham and Clapham.

Bermondsey and Rotherhithe: The Mayflower pub in Rotherhithe bills itself as the 'oldest pub on the river Thames' and is great for a cosy drink and hearty English food. The Salt Quay also offers a good choice of food and has a great balcony to sit out on in the summer. In addition, the Yellow House by Surrey



The Mayflower, Rotherhithe

Quays station does good pizza and steak.

Bromley and Orpington: In Orpington, why not try dinner at or order a takeaway from the Xi'an Chinese restaurant (a favourite of Gary Rhodes).

Brockley and Forest Hill: 'The Hob' is a popular pub in Forest Hill. Head there for pub quiz and comedy nights. A meal in Brown's Café in Brockley is also a

| Food and Drink



must; voted one of the best cafes in London in Timeout.

| Transport

Greenwich and Deptford: Greenwich is in Zone 2 and is well connected to central London. Take the Overground to trendy east London or connect to the Jubilee line to get to Whitehall. The DLR will take you to Canary Wharf. National rail services to London Bridge/Charing Cross, and buses to Liverpool Street or the Strand. You can also take the cable car to the O2 Arena, (or climb over the O2 arena for that matter) or take a trip down the Thames on a river boat.



Crystal Palace and Dulwich: Crystal Palace is on the London Overground line and therefore within 20 minutes of both London's bustling West End and London's trendy East End. Dulwich is 15 minutes from London Bridge on National Rail with frequent trains heading into Victoria. It is also well connected with both central and south London through frequently running buses.

Bermondsey and Rotherhithe: Both Rotherhithe and Bermondsey are in Zone 2 and on the Jubilee line which means you can reach Westminster station in less than 10 mins. Rotherhithe and Canada Water also have the London Overground.

Bromley and Orpington: Orpington offers a national rail service to Charing Cross, Waterloo, Cannon Street and Victoria, whilst Bromley offers a fast service to Victoria taking just 17 minutes

Brockley and Forest Hill: Brockley is served by a London Overground and Railway station, and it will take you approximately 30 minutes to get into

Westminster, and a little longer from Forest Hill that is slightly further out.

A good bus service runs throughout South East London and the night bus is convenient way to get home late at night and is more cost effective than a taxi.

| Useful Links

www.london-se.com

Greenwich and Deptford:
www.visitgreenwich.org.uk

<http://www.timeout.com/london/things-to-do/greenwich-area-guide>

www.londonist.com/2013/04/top-things-to-do-in-the-royal-borough-of-greenwich.php

<http://www.timeout.com/london/things-to-do/deptford-area-guide>

Crystal Palace and Dulwich:
www.timeout.com/london/things-to-do/crystal-palace-a-locals-guide

www.visitlondon.com/discover-london/london-areas/places/dulwich

www.southlondonguide.co.uk/dulwichvillage/information.htm

Bermondsey and Rotherhithe:
www.timeout.com/london/things-to-do/bermondsey-area-guide

www.lonleyplanet.com/england/london/greenwich-and-south-london/rotherhithe/things-to-do

Bromley and Orpington:
www.londonist.com/2011/06/top-ten-things-to-do-in-the-borough-of-bromley.php

www.orpington1st.co.uk/thingstodo/

Brockley and Forest Hill:
www.timeout.com/london/things-to-do/blackheath-and-brockley-a-locals-guide

www.visitlondon.com/discover-london/london-areas/events/forest-hill



This is probably the closest you can live to Westminster for a reasonable cost. Although it doesn't have the same defined 'vibe' as places like Brixton and Clapham, it has some lovely pubs and restaurants and being less than a 30 minute walk from the South Bank and Westminster, there's always something to do. It generally feels quite safe, even at night.

| Housing

Kennington and Oval are very mixed areas, look down one street and you'll find rows of Georgian townhouses - home to many politicians; look down another and you'll see tower blocks. You'll find flat shares in the large Georgian townhouses lining the main roads - Kennington Road, Kennington Park Road and Brixton Road, as well as new build blocks of flats on the side roads. Prices are generally quite good considering the central location, from around £800-900.

| Things to do

For a spot of culture there is the Imperial War Museum, and for gin-enthusiasts they have opened a Gin brewery museum in Kennington. You can also visit the Horniman Museum and Gardens, which includes a great aquarium. For lovers of the arts, the area boasts fringe theatre Oval House. And for lovers of cricket, of course there's the Kia Oval Cricket Ground.



The Kia Oval

There are several parks in the area: Kennington Park and Vauxhall Park, if you fancy stepping away from the built up city to a bit more greenery.

Also remember that in this location you are incredibly close to all the sights of central London, with the Southbank Centre hosting hundreds of events

throughout the year; a huge variety including musical performances, art exhibitions and comedy shows.

| Food, Drink and Nightlife

You are so close to central London that you can go anywhere within about half an hour but if you want to stay closer to home there are lots of pubs, such as the Grand Union, a cool place with a roof terrace, playing live music every Saturday night and a regular Happy Hour. There are also great restaurants, particularly Kennington Tandoori and Adulis, an Eritrean restaurant for something a bit different! And



Kennington Road

for those who enjoy a big night out, London is your oyster!

| Transport

You can walk to Westminster in half an hour or less, depending on where you live and the West End in about 45 minutes.

For the Tube there is Lambeth North (Bakerloo Line, Zone 1), Kennington and Oval (Northern Line, Zone 2), and Vauxhall (Victoria Zone 1, and National Rail). There are also lots of buses - mostly 24 hour from central and south London. If you work in Westminster you won't need to buy a monthly travel card, think of the money you'll save!

Your location is also perfect for entertaining yourself on evenings and weekends; Oxford Circus and Bank are both about 10 minutes by tube.

| Useful Links

www.weekendnotes.co.uk/london/kennington

www.vauxhallandkennington.org.uk



Housing Britain's oldest recorded town, Essex is known and loved for its 350 mile long coastline, a new city and dozens of thriving seaside towns. With 3 university campuses and a thriving population of commuting professionals, Essex is a fantastic place to live.

| Housing

Being one of the cheaper Home Counties, the rental market here moves very quickly. As a general rule of thumb, the closer you are to either the sea (Leigh on Sea, Pagglesham) or London (Chelmsford, Colchester), the more expensive it gets.

There are two universities (but three campuses) in Essex, so you won't be short of cheaper/student accommodation. The campuses of the University of Essex are in Southend on Sea and Colchester, with the campus of Anglia Ruskin being in Chelmsford. If you fancy having a 'quainter' lifestyle, seaside towns like Leigh on Sea are perfect with their old fisherman cottages and cockle sheds.

Essex is a big county, so there is a wide variety of accommodation and places to choose from. Basildon is a very busy town centre and is one of the cheapest places to rent in Essex (one bed flats start from approximately £450pcm). Southend is also very reasonable, with flats starting from £400pcm. More expensive (and prettier!) places to live are Leigh on Sea or Chelmsford where one bed flats start from £650pcm.



Leigh on Sea

There is a lot of rural Essex to choose from too, but living out in the 'sticks' of Essex isn't ideal unless you have a car, as the transport links aren't as good. That being said, if you're after a more rural (but still accessible) place to live, areas such as Hockley and Rochford have a lot of green spaces and thatched

roofs and aren't too far away from mainline bus links or a train station.

| Things to do

Essex has a huge variety of things to do to suit all tastes.



Colchester Zoo

Essex has a number of theatres, bowling alleys, music venues, cinemas and leisure centres. There are also libraries dotted all over Essex, so you're never short of a book or two.

There is a lot of 'green space' and beaches in Essex which makes it perfect for strolling along and relaxing at the weekend. Essex is also home to a white water rafting centre (Lee Valley), a tropical house and two wildlife islands – Wallasea and Mersea.

Colchester has one of the best zoos in the UK, which is definitely worth a visit or two (a yearly adult pass can be purchased for £59.99). Southend has an aquarium, a pier, Europe's biggest free-admission theme park (Adventure Island) as well as a green flag beach.

Chelmsford is now a recognised city and has a beautiful cathedral and an ice rink. Chelmsford is also home to the annual 'V festival', featuring all sorts of popular music acts.

Just outside Leigh on Sea is the ruin of Hadleigh castle, which dates back to 1215. Southend, Leigh Broadway, Tayleigh, Chelmsford, Colchester and Basildon all feature the usual high street shops but there are also three large indoor shopping centres in



Civil Service HR Fast Stream

Essex; Lakeside, Bluewater and Westfield. Lakeside is in Thurrock (the c2c train line) and has a wide variety of high street and boutique shops; Bluewater is a more upmarket shopping centre just over the QE2 bridge into Kent. It's more difficult to get to by public transport but features a huge variety of designer stores. Westfield is in Stratford (the Greater Anglia train line) and has a great mix of both.

| Food and Drink

There are a plethora of bars, cafes, restaurants and clubs in Essex. Most towns feature all of the usual high street chains, such as Ask, Prezzo's and Nandos as well as more unique places such as Bella Pais (Greek restaurant and steakhouse) in Colchester, and Bauman's Brasserie in Coggeshall.



Leigh broadway (in Leigh on Sea) specialises in boutique milkshake and cocktail cafes, and being a seaside town, you'll never have better fish and chips! Essex is also the home of TOWIE and this is largely filmed in Brentwood – so be sure to visit the Sugar Hut club for a potential TV appearance!

| Transport

Rail: There are two main train lines into London from Essex; the c2c line or the Greater Anglia line. The c2c line serves coastal Essex, starting from Shoeburyness and ending in London Fenchurch Street (passing through Southend, Leigh on Sea and Basildon) and takes approximately 1 hour from the start of the line to the end. The Greater Anglia line starts from Southend Victoria and ends at London Liverpool Street – this line is longer and passes through places such as Hockley, Rochford, Chelmsford and Colchester. If this line is followed the whole way through, it will take about 2.5-3 hours to reach London. Bus links are also good in Essex,

Essex

though neither buses nor trains serve rural Essex (places such as Ongar, Barling Manga).

Airport: Southend has its own airport which is growing rapidly – it currently flies to most of the major cities in Europe and you can get last minute flights at very reasonable costs! London Stansted Airport is also situated in Essex, so is another option for international travel.

Car: If you have a car, make the most of Essex by visiting remote fisherman towns such as Pagglesham, and travel to the rural farmlands which are perfect for summer picnics. Coastal destinations such as Walton, Frinton, Southend and Leigh-on-sea are easily accessible by car, with cheap parking.

| Civil Service Community

DWP has an office in Basildon, but there are also large job centres in Basildon, Southend, Chelmsford and Colchester. Being a coastal town, there is also the Maritime and Coastguard Agency based in Leigh on Sea with offices in Clacton and West Mersea. There are two immigration offices in Harwich and Stansted airport, and an office of the Department for Communities and Local Government based in Wickford. There is also an office of the Crown Prosecution Service based in Chelmsford and an MoD testing centre in Shoeburyness.

There are currently no Essex based Fast Stream activities but that is due to the close proximity to London. Parts of Essex can reach central London in less than 20 minutes, with coastal areas reaching central London in an hour, and there are many London based Fast Stream activities, details of which can be found on One HR.

| Useful Links

Gives lots of ideas on where to go and what to visit whilst living in Essex <http://www.visitessex.com/>

Gives practical information on living in Essex, from council tax bands to leisure facilities <http://www.essex.gov.uk/Pages/Default.aspx>

Gives ideas on great days out in Essex <http://www.essexdaysout.com/whats-on-in-essex-this-weekend/>