

Rental Yields in Chiswick

Below is a “snap shot” of how rental yields have changed over the last ten years. Yields have fallen across all property types as the rise in capital values has outperformed the rise in rental values. The Bank of England base rate has remained at a fairly constant level over this ten year period ranging between 0.25% and 0.5%. Our forecast is that London rents will steadily increase over the next five years as supply into the Private Rental Sector continues to fall. With the recent fall in capital values then it maybe an opportune time in the next twelve months to buy investment property.

To discuss your requirements call Andrew Nunn on 020 8995 1500 or email andrew@andrewnunnassociates.co.uk.

Rental Yields in Chiswick (10 year comparison)

2008–2009

Property Type	Rent (PW)	Rent (PA)	Capital Value	Gross Yield
1 bed flat	320	16640	370000	4.5%
2 bed flat	415	21580	445000	4.8%
3 bed flat	525	27300	600000	4.6%
2 bed house	525	27300	625000	4.4%
3 bed house	600	31200	765000	4.1%
4 bed house	910	47320	1100000	4.3%
5 bed house	1250	65000	1500000	4.3%

2018–2019

Property Type	Rent (PW)	Rent (PA)	Capital Value	Gross Yield
1 bed flat	325	16900	400000	4.2%
2 bed flat	420	21840	535000	4.1%
3 bed flat	525	27300	650000	4.2%
2 bed house	550	28600	800000	3.6%
3 bed house	700	36400	1100000	3.3%
4 bed house	1000	52000	1500000	3.5%
5 bed house	1350	70200	2000000	3.5%

*Prices used are average prices based on sales and rentals achieved through Andrew Nunn Associates

‘Generation Rent’ is transforming the UK rental market, driving change in rental property whilst providing real hope for revitalisation of the High Street, says research.



Generation Rent’ is transforming the UK rental market, driving change in rental property whilst providing real hope for revitalisation of the High Street – says new research from MRI Software, a global property technology provider.

Their research shows that city and town centres are where Generation Z and Millennial renters – dubbed ‘Generation Rent’ because they’ve been priced out of the home purchase market – want to live.

Their findings reveal that the standards they are demanding in rental accommodation promise to reshape the market and bring in a new level of professional property management.

The findings of the survey of top executives and managers across the property industry reveal that::

- Nine in ten (91%) say ‘Generation Rent’ prefer to live in town and city centres, so they can have easy access to amenities that suit their lifestyle – such as gyms, cafes and bars, shops and services.
- A similar proportion (90%) say residential rentals in UK town and city centres will become increasingly important for property owners.
- Four out of five (82%) say ‘Generation Rent’ is renting for longer, driving demand for higher quality properties.
- Almost three quarters (72%) see residential development of former retail premises as the route to giving the British High Street a new lease of life.

Let Property



Chiswick Road



Harvard Road



Old Timber Court



Fletcher Road



Grosvenor Road



Powell Place

Property Management

Looking after your investment

Having your property managed by Andrew Nunn & Associates will save you lots of time and stress...

No more dealing with emergency repairs such as broken boilers, faulty electrics, burst pipes and rodents and no more time spent chasing rent and tardy tenants.

You will get peace of mind that your property is in safe hands and you will receive relevant proactive advice on all landlord legislation as and when it happens.

Furthermore and uniquely the property management team at Andrew Nunn & Associates is based here in Chiswick and they are familiar with every property on our books and are routinely carrying out quarterly checks on those properties on behalf of our landlord clients. If you are looking for something different from your property manager then visit our offices for an informal chat.

"Dear Suzana,

Thank you so much for all your help with the tenancy of our flat. You have been so calm, patient and professional even during the difficult times! We are so grateful for everything you have done to make the process as stress-free for us as possible and for your friendly voice at the end of the phone.

Very best wishes, CM"



For further information please contact Suzana Tomasevic on 020 8995 1600 or suzana@andrewnunnassociates.co.uk

Managed Property



Rusthall Avenue



Burnaby Crescent



Ashlar Court



Brackley Terrace



Marlborough Court



Berrymede Road

Andrew Nunn & associates



Andrew Nunn & Associates

The Clock House

66 South Parade

Chiswick

London

W4 5LG

020 8995 1600

lettings@andrewnunnassociates.co.uk



www.andrewnunnassociates.co.uk

