

LETTING AGENCIES



If you would like to find a flat, studio apartment or a whole house to share with friends you will need to contact a letting agency. Below a list of agencies in London and some tips to help you start your search. Please note Student Services cannot take responsibility for any of the agencies listed or the properties they let.

Tips for Choosing a Letting Agency

Search their website and call them up. It will save you a wasted journey should the property be let, not be suitable, or they could have a better alternative just coming onto the market that they could offer you.

Before signing up with an agency, check that that they won't charge you to do so. The Accommodation Agencies Act 1953 makes it illegal for an agency to ask for a fee for (a) registering when you apply for accommodation or (b) supplying you with addresses. This is sometimes thinly disguised as an 'application making service' or similar.

Once a particular property has been found, agencies are allowed to charge an administration fee, so be sure to ask this in advance, and you will usually have to pay a holding deposit, refundable upon signing the tenancy contract. Be sure to ask about fees for making out the tenancy agreement, reference checks and utility reconnection.

You will more than likely be asked for a reference or guarantor (usually your parents). They will almost certainly have to be resident in the UK. If you are an international student or don't have a guarantor, you may have to pay up to 6 month's rent in advance or use an online guarantor service.

Take a look at www.studenthousing.lon.ac.uk and the websites listed below.

Agency Listings

The list below gives you a comparison at a glance. The area immediately around the RCM can be expensive, with two bed flats starting at around an eye-watering £3000 per week!, but you may be able to find studio flats locally for around £500pw. Remember, rent prices do not include utility bills, Council Tax, TV license. You should also check if they are furnished or unfurnished.

Douglas + Gordon

67-68 Warwick Square SW1V 2AR
0207 963 4600
www.douglasandgordon.com

Covers: South West London
Average two bed flat rent: From £600 per week (Fulham)

Chard

146 Old Brompton Road SW7
0207 244 7711
www.chard.co.uk

Covers: South West & West London
Average two bed flat rent: From £450 per week (Fulham)

Foxtons

94 Old Brompton Road SW7
0207 590 1000
www.foxtons.co.uk

Covers: UK – search for the branch you require within London areas.
Average two bed flat rent:
From £440 per week (Ealing)
From £415 per week (Acton)
From £495 per week (Hammersmith)

Foxtons' Dedicated Student Accommodation Finder

020 7893 6329
www.foxtons.co.uk/students/royal-college-of-music/

Covers: London – wide
Includes online detailing approximate journey times to RCM.

John D Wood + Co Lettings

125 Gloucester Road SW7
0207 835 0044
www.johndwood.co.uk

Covers: South West London, mostly Richmond and Fulham, surrounding areas.
Average two bed flat rent: From £430 per week (Earls Court)

M2 Property

6 Roland Gardens SW7
0207 043 8431
www.m2property.com

Covers: South West/West London
Average two bed flat rent: From £595 per week (Notting Hill)

Cedar Estates

251 West End Lane NW6
0207 431 1100
www.cedarestates.com

Covers: Across London
Average two bed flat rent: From £461 per week (Kilburn)

Ludlow Thompson

12 Clapham Road SW9
0207 820 4141
www.ludlowthompson.com

Covers: South/South East/South West/North West London
Average two bed flat rent: From £369 per week (Acton)
Often also deal with large houses of multiple occupancy, 6 bedrooms +

Life Residential

Portal West Business Centre, W3
0203 318 8100
www.liferesidential.co.uk

Covers: South East/South West/East London
Average two bed flat rent: From £438 per week (Harrow)

City Deal Estates

113 Churchfield Rd, Acton W3
0208 896 1993
www.citydealestates.com

Covers: South West/West London
Average two bed flat rent: From £369 per week (Acton)

Individual rooms in large shared houses also available from £200pw

Dexters

182 High St, Acton, W3
0208 896 2121
www.dexters.co.uk

Covers: South West/West London
Average two bed flat rent: From £414 per week (Ealing)

Usually have many properties of 3+ bedrooms available.

Black Katz

24 Shepherds Bush Rd W6
0207 371 6337
www.blackkatz.com

Covers: Across London
Average two bed flat rent: From £415 per week (Crouch End)

Portico

178 King Street, W6
0208 748 3630
www.portico.com

Covers: Across London
Average two bed flat rent: From £400 per week (Ealing)

Rolfe East

51 The Mall, Ealing W5
0208 840 7707
www.rolfe-east.com

Covers: Across London
Average two bed flat rent: From £450 per week (Acton)

Colin Bibra

44 The Mall, Ealing, W5
0208 566 3333
www.colinbibra.com

Covers: West London/Middlesex
Average two bed flat rent: From £450 per week (Ealing)

Properties of 4+ bedrooms often available.

HAM Estates

660 Holloway Road, N19 3NU
0208 348 5286 / 07588 533 163
www.hampropertytorent.uk

Covers: North London

Properties of 4-5 bedrooms available to students

Online Services

There are plenty of web based agencies you can also try, but again do plenty of research as to fees, contracts, the property and of course the landlord. Many of these websites are specific to students, and often come inclusive of all fees and bills, meaning less fuss for you.

www.student.com

www.gumtree.com

www.rightmove.com

www.zoopla.co.uk

www.studentpad.co.uk

www.accommodationforstudents.com

www.easyroommate.com

www.housepals.co.uk

www.easylondonaccommodation.com

www.greaterlondonproperties.co.uk

www.flatmates.co.uk

www.london2let.com/student-property

For info and advice on a whole range of accommodation issues, tailored to students and tenants visit the following sites:

www.studenthousing.lon.ac.uk

www.ukstudentlife.com

Travel

Remember that the further you live outside of the centre of London the cheaper the accommodation will normally become. However, when considering places think both about your journey times and costs to get to the RCM and to go out in the evenings and weekends. Also, research the area in which you are looking, and take a look at bus routes and time tables. The Transport for London website can help plan your journey www.tfl.gov.uk. Most RCM students live in and around the Hammersmith, Acton & Ealing areas, with easy access to South Kensington on the District line.

All UK students must register to vote. You can register at both your home and term time address; vote in both locations during local elections but just one during general elections. Register via www.gov.uk/register-to-vote

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