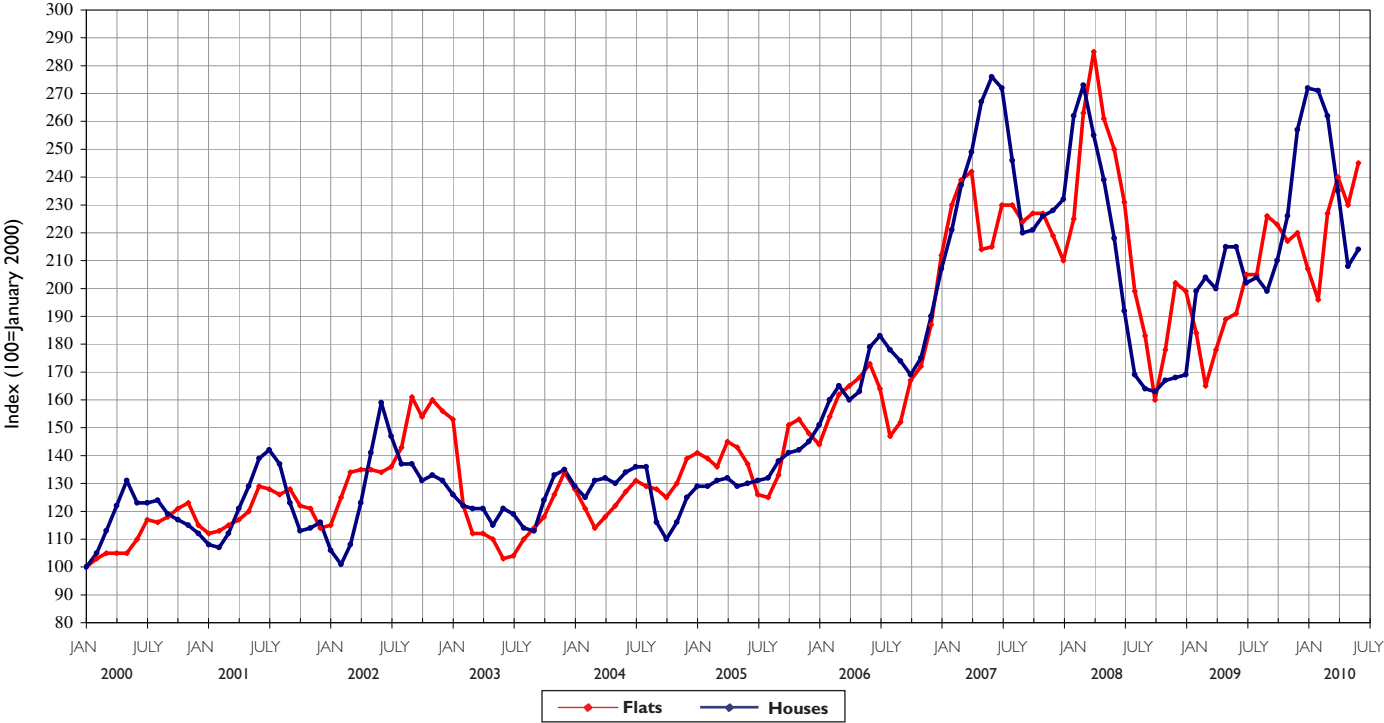


JOHN D WOOD & CO.

The Kensington & Holland Park Property Graph



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LOCAL MARKET INDEX

Introduction

The graph illustrates the general trend in values and unlike other indices uses actual transactional data from the date of exchange. There are over 990 flats and over 970 houses in this series and the data is from all leading agents. The graphs are independently compiled by Dr Gibbons of the London School of Economics using a regression methodology developed in conjunction with Professor Muellbauer of Nuffield College, Oxford. For a full copy of the methodology and the indices please visit www.johndwood.co.uk and go to Surveyors and Publications. For further information please contact **James Wyatt FRICS 020 7908 1102**.

Important Note

The graph and index are based upon actual transactions and represents a trend line for the market over the time period concerned and is for guidance purposes only. Under no account should this be relied upon for individual properties. From experience properties can be more or less sensitive to market vagaries depending upon individual circumstances and professional advice should always be sought. If a valuation at a specific point in time is needed please contact the Valuation and Surveying Team of John D Wood & Co. on **020 7908 1110** or professional@johndwood.co.uk

Houses in W8 & W14

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
JANUARY	100	108	106	126	129	129	151	207	232	169	272
FEBRUARY	105	107	101	122	125	129	160	221	262	199	271
MARCH	113	112	108	121	131	131	165	237	273	204	262
APRIL	122	121	123	121	132	132	160	249	255	200	235
MAY	131	129	141	115	130	129	163	267	239	215	208
JUNE	123	139	159	121	134	130	179	276	218	215	214
JULY	123	142	147	119	136	131	183	272	192	202	
AUGUST	124	137	137	114	136	132	178	246	169	204	
SEPTEMBER	119	123	137	113	116	138	174	220	164	199	
OCTOBER	117	113	131	124	110	141	169	221	163	210	
NOVEMBER	115	114	133	133	116	142	175	226	167	226	
DECEMBER	112	116	131	135	125	145	190	228	168	257	

Flats in W8 & W14

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
JANUARY	100	112	115	153	128	141	144	212	210	199	207
FEBRUARY	103	113	125	122	121	139	154	230	225	184	196
MARCH	105	115	134	112	114	136	162	239	263	165	227
APRIL	105	117	135	112	118	145	165	242	285	178	240
MAY	105	120	135	110	122	143	168	214	261	189	230
JUNE	110	129	134	103	127	137	173	215	250	191	245
JULY	117	128	136	104	131	126	164	230	231	205	
AUGUST	116	126	143	110	129	125	147	230	199	205	
SEPTEMBER	118	128	161	114	128	133	152	224	183	226	
OCTOBER	121	122	154	118	125	151	167	227	160	223	
NOVEMBER	123	121	160	126	130	153	172	227	178	217	
DECEMBER	115	114	156	134	139	148	187	219	202	220	

If you have already instructed another estate agent the terms of that agreement must be considered before instructing us to avoid a dual fee liability.