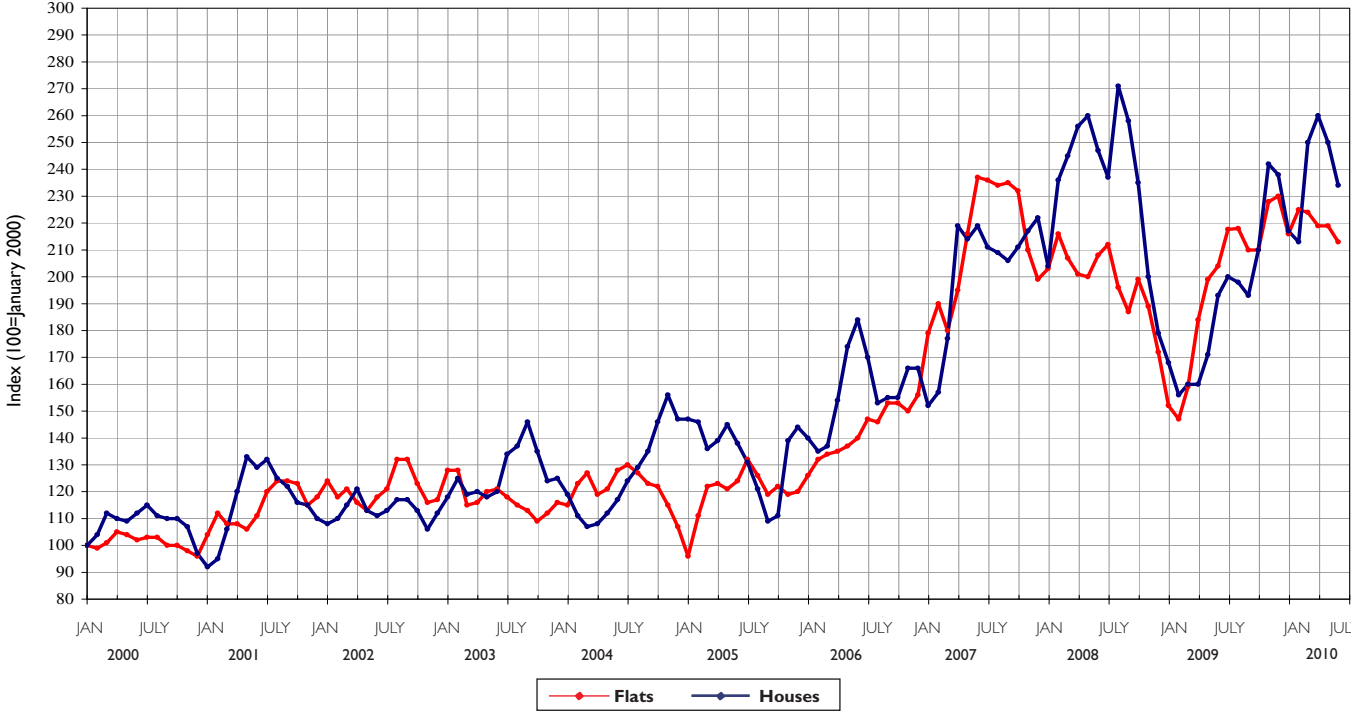


JOHN D WOOD & CO.

The South Kensington 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 1,725 flats and 550 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 South Kensington

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
JANUARY	100	92	108	118	119	147	140	152	204	168	217
FEBRUARY	104	95	110	125	111	146	135	157	236	156	213
MARCH	112	106	115	119	107	136	137	177	245	160	250
APRIL	110	120	121	120	108	139	154	219	256	160	260
MAY	109	133	113	118	112	145	174	214	260	171	250
JUNE	112	129	111	120	117	138	184	219	247	193	234
JULY	115	132	113	134	124	131	170	211	237	200	
AUGUST	111	125	117	137	129	121	153	209	271	198	
SEPTEMBER	110	122	117	146	135	109	155	206	258	193	
OCTOBER	110	116	113	135	146	111	155	211	235	210	
NOVEMBER	107	115	106	124	156	139	166	217	200	242	
DECEMBER	97	110	112	125	147	144	166	222	179	238	

Flats in South Kensington

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
JANUARY	100	104	124	128	115	96	126	179	203	152	216
FEBRUARY	99	112	118	128	123	111	132	190	216	147	225
MARCH	101	108	121	115	127	122	134	180	207	159	224
APRIL	105	108	116	116	119	123	135	195	201	184	219
MAY	104	106	113	120	121	121	137	216	200	199	219
JUNE	102	111	118	121	128	124	140	237	208	204	213
JULY	103	120	121	118	130	132	147	236	212	218	
AUGUST	103	124	132	115	127	126	146	234	196	218	
SEPTEMBER	100	124	132	113	123	119	153	235	187	210	
OCTOBER	100	123	123	109	122	122	153	232	199	210	
NOVEMBER	98	115	116	112	115	119	150	210	189	228	
DECEMBER	96	118	117	116	107	120	156	199	172	230	

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.