

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 be asked for a reference and UK-based guarantor (usually your parents for Home students). 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 such as Housing Hand. Some guarantor service providers require you to find property through them, so check first. Landlord's have to carry out a 'Right to Rent' check by law, this just means they have to see evidence that you have the right to live and study in the UK, this will be your passport and visa for international students.

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 is 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 £600pw. Remember, rent prices do not include utility bills, Council Tax, TV license etc. You should also check if they are furnished or unfurnished. Full time students are exempt from council tax. If you are an entirely full time student household, the whole property will be exempt from council tax, other rules apply to other mixed households. You will need a [confirmation of study](#) letter from Registry to give to your local authority to prove your student status and will need to do this as soon as possible once registered at RCM. See our [Accommodation](#) Guide or talk to Student Services for more info.

Douglas + Gordon

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

Covers: South West London
Average two bed flat rent: From £668 per week (Bayswater)

Chard

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

Covers: South West & West London
Average two bed flat rent: From £530 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 £438 per week (Ealing)
From £438 per week (Acton)
From £508 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 £865 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 £507 per week (Kilburn)

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 £472 per week (Ealing)

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 £426 per week (Acton)

Dexters

182 High St, Acton, W3

0208 896 2121

www.dexters.co.uk

Covers: South West/West London

Average two bed flat rent: From £415 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 £386 per week (Willesden Green)

Portico

178 King Street, W6

0208 748 3630

www.portico.com

Covers: Across London

Average two bed flat rent: From £575 per week (Fulham)

Rolfe East

51 The Mall, Ealing W5

0208 840 7707

www.rolfe-east.com

Covers: Across London

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

Colin Bibra

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

Covers: West London/Middlesex
Average two bed flat rent: From £500 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.spareroom.co.uk

www.spotahome.com

www.londonshared.co.uk

www.cityrooms.com

flatmate.com

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.greaterlondonproperties.co.uk

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

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

Student Services Oct 2025