LDG Estate Agents Reports Residential Lettings Inventory Growth Across Key Central Neighbourhoods Ahead of Regulatory Transition

May 07, 2026

Looking at this address "53 Great Titchfield, 53 Great Titchfield", this appears to be incomplete and likely refers to Great Titchfield Street in London, England.

LONDON, UK - May 07, 2026 -
LDG Estate Agents, an independent property agency based in Fitzrovia, has reported an increase in residential lettings inventory across several central London neighbourhoods during the first half of 2026. The firm currently lists 32 properties available for residential letting across postcodes spanning Fitzrovia, Bloomsbury, Covent Garden, Soho, Mayfair, Marylebone, Borough Market, and Lancaster Gate, with weekly rents ranging from approximately £392 to £6,900. LDG, which operates from 53 Great Titchfield Street in London's W1W postcode, stated that the increase in available stock reflects a broader pattern of rising supply across the prime central London lettings market.

The firm's inventory data is consistent with wider industry reporting. According to property data provider LonRes, new lettings instructions across prime London increased by 31.5 percent on an annual basis in January 2026, while the total stock of available rental properties stood 44 percent higher at the end of

January compared with the same period a year earlier. Agent sentiment surveys conducted by LonRes in the spring of 2026 indicated that 61 percent of respondents expected rental growth of between one and five percent over the course of the year, with the majority forecasting transaction levels broadly in line with 2025. Rental growth returned to the prime London lettings market in the first quarter of 2026 following two softer quarters, suggesting that the market may be entering a period of stabilisation rather than continued contraction.

The increase in lettings inventory has occurred against a backdrop of regulatory change. The Renters' Rights Act, which came into force on 1 May 2026, introduced structural changes to tenancy agreements, rent review processes, and landlord obligations. Industry analysts had anticipated that the legislation would prompt a segment of private and professional landlords to exit the buy-to-let market, thereby reducing supply. However, some agencies, including LDG, have reported that the transition period has also drawn landlords with unencumbered properties into the lettings market, particularly those choosing to let while awaiting more favourable sales conditions. The net effect on supply has varied by location and price band, with certain central London micro-markets experiencing a notable increase in available stock.

LDG's current lettings portfolio is concentrated in neighbourhoods where the firm maintains an active operational presence. Fitzrovia accounts for the largest share of the firm's residential inventory, with 11 active listings at rents ranging from £634 to £1,500 per week. Covent Garden contributes five listings, Bloomsbury five, and Mayfair three. The Borough Market properties, priced between £2,500 and £6,900 per week, represent the upper end of the firm's current stock, while Lancaster Gate offers the most accessible entry point with weekly rents starting below £400.

Laurence Glynne, Founding Father of LDG Estate Agents, commented on the current market conditions. "The lettings market in central London is recalibrating after a period of elevated demand and constrained supply," Glynne said. "What the firm is observing across its core neighbourhoods is not a downturn but a rebalancing. Stock levels are normalising, tenants are exercising more selectivity, and landlords who present properties at realistic rents are continuing to achieve occupancy. The regulatory changes have introduced a period of adjustment, but underlying demand for rental accommodation in these locations remains supported by the concentration of employers, institutions, and transport connectivity."

The broader market context provides additional perspective on the dynamics affecting the firm's operating environment. Prime central London property values have experienced a cumulative decline of more than 15 percent over the past decade, according to LonRes data, and average discounts from asking price reached 14.2 percent in the first quarter of 2026. These pricing conditions have contributed to an increase in property owners choosing to let rather than sell, adding to the rental supply pool. At the same time, international demand for rental accommodation in central London continues to be underpinned by the concentration of educational institutions, professional services firms, and cultural infrastructure within the neighbourhoods

where LDG operates.

The firm noted that the composition of its lettings enquiries has shifted over the course of 2026. Corporate relocation tenants, international professionals, and postgraduate students continue to account for a substantial portion of demand across the Fitzrovia, Bloomsbury, and Covent Garden markets. At price points exceeding £1,000 per week, enquiries are increasingly originating from individuals relocating from other global cities, a pattern consistent with industry data indicating that central London rents remain below their previous peaks relative to comparable international markets.

LDG Estate Agents is a member of the Property Redress Scheme and holds Client Money Protection certification. The firm operates across residential lettings, residential sales, commercial property, and investment advisory services. Additional information is available through the firm's office at 53 Great Titchfield Street, London, W1W 7PJ, or by telephone at +44 (0)20 7580 1010.

###

For more information about LDG, contact the company here:LDGLDG+4402075801010hello@ldg.co.uk53 Great Titchfield, 53 Great Titchfield

LDG

Property People with over 100 years knowledge serving businesses and residents in Fitzrovia and neighbouring communities.

Website: https://ldg.co.uk/

Email: hello@ldg.co.uk

Phone: +4402075801010