

Students' guide to local accommodation



Looking for housing in London can be time consuming and laborious at times. Together, we have collated this mini-guide containing information from some of the current ICR students living in London to help you with what to look for before moving to the city.

You'll see that our current students live in a variety of places. Most students work out of one of the two main ICR sites – Sutton or Chelsea.

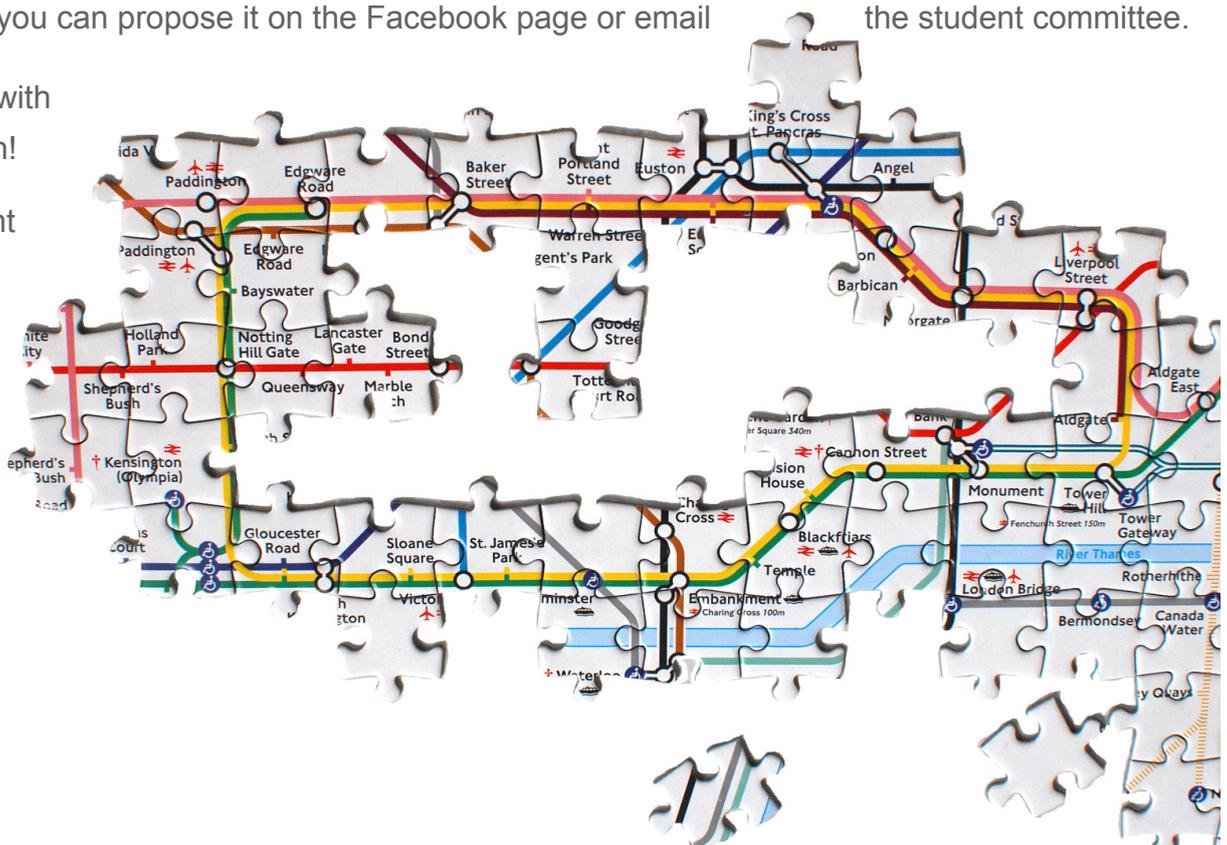
This will likely be the same for you, and may influence your decision on where to live. If you are working between the two sites, this makes it both easier and harder to look for accommodation. There is no need to worry though, this guide will show you locations that are good for both sites.

Typically, ICR students pay between £450 and £900pcm in basic rent for their accommodation – generally much higher than outside of London. Students based on the Sutton campus (Zone 5) aiming to live in the local area will be looking at the cheaper end of the scale (unless specifically looking at one bedroom apartments, which can push rent up to +£700pcm), while those looking to live with fewer people, have more space, or be in a commuter friendly or central location will find rent is higher (+£650pcm). Indeed, in these areas, studio and one bedroom apartments will be upwards of £1000pcm. You can find great deals everywhere though, so it is definitely worth spending time doing some research before settling on a place.

Previous students have also joined together and created their own house shares. This can be a great way to save money, and to share accommodation with your peers. If you are interested in doing this, you can propose it on the Facebook page or email the student committee.

Good luck with
your search!

The Student
Committee



Where to live if you are studying in **SUTTON**



Sutton is a very well-connected area of greater London, giving many different options on where to live. Commonly, students live near to Sutton, near the Northern line (underground) or train line (Thameslink or Southern). Here is a note on some places that Sutton students live.

SM1 – Sutton:

Sutton is the nearest town to the ICR and is a great place to live if you prefer a short commute or would like to save a little more money in travel/living costs. There are many green spaces nearby, such as Nonsuch Park and Banstead Downs, as well as the smaller Manor Park in the heart of Sutton. The town centre has every amenity you need and, although not connected to the tube, there are frequent trains from Sutton to central London (Victoria, Blackfriars, St. Pancras). Fast trains taking 30 min and run 2-3 times an hour, making it easy to spend an evening or weekend in the city.

The ICR has a shuttle bus for staff & students that runs between the station and the Institute taking 5-10 min. Alternatively, it is a 30 min walk from the centre of Sutton to the ICR. The 80 and 280 buses also pass right by the Institute and have stops in Belmont, Sutton, Morden, Mitcham and Tooting – a monthly student bus pass costs £56, which covers all buses across London.



KT17-19 – Epsom:

Epsom is in Surrey and is a 10-minute train journey from Sutton; an unlimited ticket between these two stations costs £660 a year. This town is quieter, feeling completely separate to London, and is surrounded by vast green space such as Epsom common and the racecourse. Despite this, getting the train to London is simple, with both Southern and South West trains calling at London Bridge, Waterloo, and Victoria. The train takes around 40 minutes, and there are 6-10 trains an hour. More importantly,

you will always get a seat! With two train companies operating, you will also have more options if there are cancellations or strikes.

You get a lot for your money when renting in Epsom - many flats are modern and have outdoor space like a garden or balcony. Parking is easy and there is quick access to the M25. The high street contains everything you need for everyday living, with supermarkets, gyms, cafes, pubs, a cinema and a few clothes shops.

Epsom is just outside Zone 6, which means it is not a borough of London and therefore you cannot use contactless payments on trains. This also means you will not be eligible to apply for a student oyster card.



SW16 – Streatham:

One of Streatham's claims to fame is that it has the longest high street in Europe! The area of Streatham spans from the beautiful Streatham Common up towards bustling Brixton, which means there are plenty of properties to live in, as well as shops and places to eat.

The good thing about Streatham is that it is very well connected to central London and to more vibrant neighbouring areas like nearby Brixton and Clapham, but is a lot cheaper to live in than them!

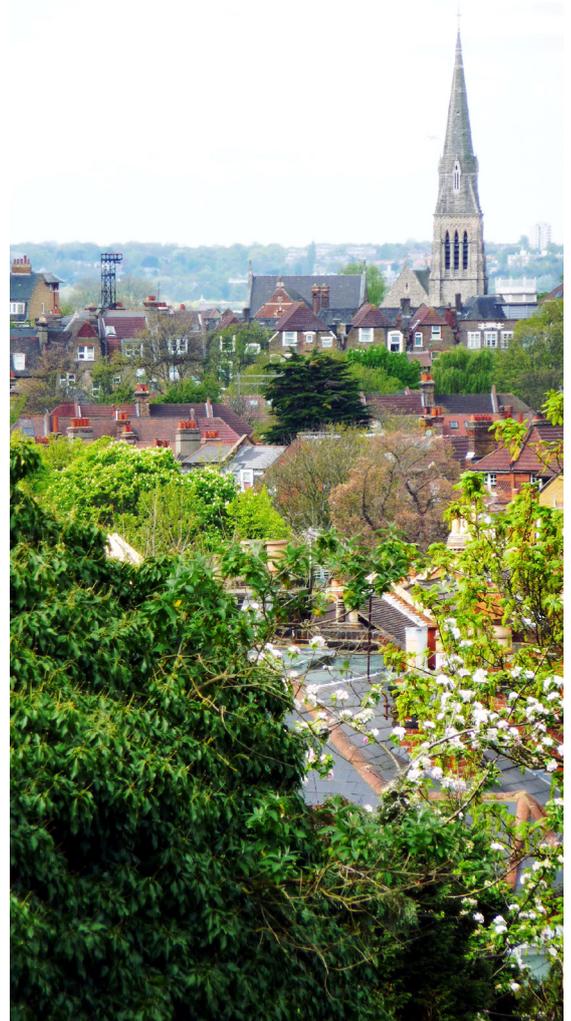
Streatham is covered by the Thameslink and Southern rail networks so there are lots of direct trains to central London also. All three mainline Streatham stations (Streatham Hill, Streatham and Streatham Common) also all have direct trains to Sutton. Train times vary between 10 – 30 min, and are fairly frequent. A Zone 3-5 student Travelcard is approximately £70pcm.

SE11 – Kennington:

Kennington is close to the heart of central London - it takes less than 10 minutes on the tube to get to Leicester Square. Living here, in Zone 2, you would be easily connected to lots of London's main attractions, both by walking and public transport.

Nearby, Elephant and Castle has many new developments popping up, bringing with it shops and bars and restaurants, making it a very vibrant and exciting place to live.

The commute is approximately one hour door to door but there are many possible routes to Sutton, which is good when there are delays/cancellations or strikes. The typical route would be to take the tube to Balham and change to the train, or take the Thameslink from Elephant and Castle direct to Sutton. A Zone 2-5 student Travelcard is around £90pcm.



Where to live if you are studying in **CHELSEA**

Chelsea is our central-London campus, which is well connected via the London underground and bus route. Because of this, there are many different options for places to live. Here is a note on some places that Chelsea students live.



W14/W6/SW6 - Hammersmith and Fulham:

The borough of Hammersmith and Fulham is very close to the ICR's Chelsea site: 20-40 min walk, 5-10 min bike or 10-15 min tube/bus ride. Located on the edge of Zone 1, it is easy to get into central London (20-30 min by tube) yet it is still mostly residential with numerous parks, shops, bars and restaurants.

It is an expensive part of London to live in so most students tend to live on the outskirts of the borough, but if you can find a good flat share there are definitely affordable places. Walking to work and living close by makes it more affordable and easier to pop in on weekends.

WC1 – Bloomsbury:

If you are new to London and want to join an international community of graduate students, you might want to consider applying to live at Goodenough College (goodenough.ac.uk). This accommodation provides likeminded students with a sense of community and encourages members to organise clubs and activities. Most of the accommodation is single bedrooms, but studios and flats are also available.

Bloomsbury is in the heart of London (10 min walk from King's Cross station, and 20-30 min walk from Covent Garden or Oxford Circus) but remains one of the most peaceful neighbourhoods of Zone 1. It takes 30 min to travel to the Chelsea site on the Piccadilly line. A Zone 1-2 student Travelcard is around £85pcm.



Where to live if you are studying in **SUTTON & CHELSEA**



This section describes areas to live that are great for either campus. These areas are particularly worth considering for those students whose projects will involve them working at both the Sutton and Chelsea sites.

SW19- Wimbledon:

The Wimbledon area is great for newcomers - it is good for access both to the ICR sites as well as to central London. There are plenty of restaurants in the area with international cuisines, and some of the best pubs in London. It's also a great place to live if you like outdoor space, parks and running as you have Wimbledon Common on your doorstep and the popular Wimbledon Windmilers running society in the area. It is in Zone 3 in South-West London and is where the famous tennis tournament takes place! The high street has a cinema, and there are lots of affordable places to rent.



Wimbledon is at an equal distance to both the Chelsea and Sutton sites so it is ideal for someone who is expecting to be commuting to both.

For Sutton: there are approximately 2-3 trains per hour to Sutton, and also a direct bus to Sutton station, which is great at the weekends when there may be planned engineering works affecting the trains.

For Chelsea: to save money, you can buy a monthly Zone 2-3 Travelcard (~£65) and take the District line to Fulham Broadway, then get any bus to the ICR (free with any Travelcard). The main station is the first stop on the District line so you get a seat every morning!

South Wimbledon station is on the Northern line, which runs 24/7 at the weekend (night tube), and provides easy access to both Sutton and Chelsea.

In order to access central London you can use the northern and district lines, as well as the trains, which run every 2-5 minutes from Wimbledon train station to Waterloo.

SW12 – Balham:

Balham is not big and has a nice relaxed vibe, but is very well connected to surrounding areas. Rent prices are probably a bit higher than other places due to the popularity of Balham with families and young couples, but there is a market everyday (excluding Sundays) where you can buy fresh fruit and vegetables for a very reasonable price, and lots of bars and restaurants to enjoy. Close by there are also a few parks - one favourite is Clapham Common where it is ideal to chill out on a sunny day.

For Sutton: you are linked to Sutton by a direct train. There are roughly two fast trains every hour (~20 min to Sutton station) with slower ones in between. Door to door is approximately 40 min,

For Chelsea: you're directly connected to central London by the Northern line and can reach Leicestershire Square in less than 20 minutes.

A Zone 3-5 student Travelcard is around £70pcm.