

Rent tribunal decisions in Wandsworth

Generated 15 Oct 2026. All decisions in Wandsworth.

Online version, with every decision: <https://rentrisecheck.uk/area/wandsworth?period=all&x=1>

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What the tribunal decided

41 decisions in this search (40 set a rent). In 22, the landlord's proposed rent can be compared with the rent the tribunal decided; the figures below come from those, and n is the number of decisions behind each figure.

	All	Old rules	New rules
Set below the landlord's figure	82% (18 of 22)	86% (18 of 21)	too few (0 of 1)
Same as the landlord's figure	18% (4 of 22)	14% (3 of 21)	too few (1 of 1)
Above the landlord's figure	0% (0 of 22)	0% (0 of 21)	too few (0 of 1)
Typical cut, where the rent was set lower	-10.0% (n=18)	-10.0% (n=18)	–
Typical increase the landlord proposed	+35.3% (n=21)	+31.8% (n=20)	too few (n=1)
Typical increase the tribunal decided	+14.3% (n=21)	+12.7% (n=20)	too few (n=1)

Only 1 new-rules decision here, too few to show a pattern.

"Typical" is the median. n is the number of decisions each figure comes from. Figures from fewer than 5 decisions are shown as "too few".

Old rules: landlord's notice before 1 May 2026, when the tribunal could set the rent higher than the landlord asked. **New rules:** notice on or after 1 May 2026; the tribunal can only confirm the landlord's figure or set a lower one.

Left out of these figures: housing association and affordable rents, rooms in shared houses, rents including bills, register entries (only the decided rent is published), and decisions whose figures haven't been checked.

Past decisions are not a prediction. Each tribunal decides on the evidence in front of it.

The decisions

Most recent first. Rents per calendar month as the tribunal recorded them (weekly rents x 52 / 12). Decisions where the tribunal set no rent, whose figures haven't been checked, or that were published as scanned images are not listed; they are in the online version.

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Top Floor Flat, 75 Lavender Hill, London, SW11 5QL [old rules] GOV.UK: LON/00BJ/MNR/2026/0007	flat, 2 bed	£2,200	£2,310	£2,250	7 Aug 2026
19 Belleville Road, London SW11 6QS [old rules] GOV.UK: LON/00BJ/MNR/2026/0377	house, 3 bed	£2,750	£4,000	£3,650	6 Aug 2026
Flat 21 Sutton Courtenay House, Hazlehurst Road, London SW17 0UB GOV.UK: LON/00BJ/MRA/2026/0014	flat, 3 bed	£1,575	£2,200	£2,200	27 Jul 2026
31 Eustace Building, 372 Queenstown Road, London, SW11 8NT [old rules] GOV.UK: LON/00BJ/MNR/2026/0439	flat, 1 bed	£2,383.33	£2,665	£2,550	24 Jul 2026
Flat 1 Marius Mansions, Marius Road, London SW17 7QG [old rules] GOV.UK: LON/00BJ/MNR/2026/0132	flat, 2 bed	£475	£750	£700	13 Jul 2026
33 Nantes Close, London, SW18 1JL [old rules] GOV.UK: LON/00BJ/MNR/2026/0362	flat, 1 bed	£1,400	£1,650	£1,600	13 Jul 2026
Flat 1, 174 Tooting High St., London SW17 0RX [old rules] GOV.UK: LON/00BJ/MNR/2026/0164	flat, 2 bed	£1,700	£2,150	£2,150	26 Jun 2026
40 Dempster Road, Wandsworth, London, SW18 1AT [old rules] GOV.UK: LON/00BE/MNR/2026/0005	house, 5 bed	£2,639	£4,008.33	£2,873	5 May 2026
Flat 15 Belgrave Court, Ascalon Street, London, SW8 4DJ [old rules] GOV.UK: LON/00BJ/MNR/2025/1053	flat, 1 bed	£1,325	£1,700	£1,653	29 Apr 2026

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Flat 6, Newbridge Court, Hazelhurst Road, London, SW17 0UE [old rules] GOV.UK: LON/00BJ/MNR/2025/0834	flat, 3 bed	£550	£750	£750	5 Nov 2025
Flat 408, Anchor House, Smugglers Way, London, SW18 1EN [old rules] GOV.UK: LON/00BJ/MNR/2025/0647	flat, 2 bed	£2,250	£2,650	£2,385	22 Jul 2025
40 Dempster Road, LONDON, SW18 1AT [old rules] GOV.UK: LON/00BJ/MNR/2025/0628	house, 5 bed	£2,400.67	£3,900	£2,639	12 May 2025
Flat K62 Du Cane Court, Balham High Road, London SW17 7JZ [old rules] GOV.UK: LON/00BJ/MNR/2025/0650	flat, 1 bed	£1,350	£1,850	£1,800	7 May 2025
Top Floor Flat, 75 Lavendar Hill, London, SW11 5QL [old rules] GOV.UK: LON/00BJ/MNR/2025/0600	flat, 2 bed	£1,980	£2,300	£2,200	4 Apr 2025
Flat 74 Albert Palace Mansions, Lurline Gardens, London SW11 4DQ [old rules] GOV.UK: LON/00BJ/MNR/2024/0029	flat, 2 bed	£900	£1,320	£1,040	12 Nov 2024
40 Dempster Road, Wandsworth, London, SW18 1AT [old rules] GOV.UK: LON/00BJ/MNR/2024/0003	house, 5 bed	£1,733.33	£3,466.67	£2,400.67	25 Mar 2024
Top Floor Flat, 75 Lavender Hill, London, SW11 5QL [old rules] GOV.UK: LON/00BJ/MNR/2023/0472	flat, 2 bed	£1,975	£2,200	£1,980	14 Mar 2024
Flat 76 Albert Palace Mansions, Lurline Gardens, London , SW11 4DQ [old rules] GOV.UK: LON/00BJ/MNR/2023/0409	flat, 2 bed	£962.50	£1,320	£1,000	16 Jan 2024
Flat 3 Falcon Heights, 91 Falcon Road, London, SW11 2PF [old rules] GOV.UK: LON/00BJ/MNR/2023/0231	flat, 2 bed	£1,700	£2,300	£2,300	16 Aug 2023
Flat 1 Marius Mansions, Marius Road, London, SW17 7QG [old rules] GOV.UK: LON/00BJ/MNR/2022/0018	flat, 1 bed		£500	£440	26 May 2022
Flat 1 Marius Mansions, Marius Road, London, SW17 7QG [old rules] GOV.UK: LON/00BJ/MNR/2021/0045	flat, 2 bed	£480	£556.67	£448	5 Aug 2021
121A Alfarching Lane, London SW18 2AU. [old rules] GOV.UK: LON/00BJ/MNR/2020/0068	flat, 2 bed	£390	£433.33	£325	21 Oct 2020

Less comparable decisions

Housing association or affordable rents, rooms in shared houses, rents that include bills, and register entries (where only the decided rent is published). Listed for completeness; they are not in the figures above.

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
50 Avoca Road, Tooting Bec, SW17 8SL [room in shared house] [bills included] GOV.UK: LON/00BJ/MRA/2026/0046	room	£1,200	£1,230	£1,200	31 Jul 2026
111 Eversleigh Road, London, SW11 5UY [old rules] [housing association / affordable rent] GOV.UK: LON/00BJ/MNR/2026/0158	house, 2 bed	£1,388.04	£1,457.44	£2,350	16 Jul 2026
36 Eversleigh Road, London, SW11 5XA [old rules] [housing association / affordable rent] GOV.UK: LON/00BJ/MNR/2024/0661	house, 2 bed	£1,906.32	£2,086	£2,000	18 Feb 2025
Flat 2 Mills House, Thessaly Road, London, SW8 4HD [old rules] [bills included] GOV.UK: LON/00BJ/MNR/2024/0308	flat	£650	£895	£807.50	16 Dec 2024
38 Eversleigh Road, London, SW11 5XA [old rules] [housing association / affordable rent] GOV.UK: LON/00BJ/MNR/2024/0157	house, 2 bed	£1,906	£2,085	£1,900	13 Aug 2024

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
126C Trinity Road, Tooting, London SW17 7HS [old rules] [housing association / affordable rent] [register entry only] GOV.UK: LON/00BJ/MNR/2024/0138	flat, 1 bed			£606.67	25 Jul 2024
Flat 1 Marius Manions, Marius Road, London, SW17 7QG [old rules] [register entry only] GOV.UK: LON/00BJ/MNR/2023/0220	flat, 2 bed			£475	23 Oct 2023
6 Phelps House, Felsham Road, London, SW15 1DF [old rules] [register entry only] GOV.UK: LON/00BJ/MNR/2023/0082	flat, 2 bed			£1,675	18 Jun 2023
38 Eversleigh Road, London, SW11 5XA [old rules] [housing association / affordable rent] GOV.UK: LON/00BJ/MNR/2023/0100	house	£1,874		£1,906	31 May 2023
44 Valnay Street, London, SW17 8PT [old rules] [register entry only] GOV.UK: LON/00BJ/MNR/2022/0117				£1,603.33	28 Sep 2022

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