



ACCOMMODATION GUIDE

2025-26

STUDENT LIVING IN LONDON

London is the largest metropolis in the United Kingdom and serves as the country's economic, transportation, and cultural centre. With its vibrant and diverse array of cultures, architecture, and activities, London is an excellent city for students. However, finding accommodation in such a big city can be challenging.

There are several types of accommodation, regulations to be aware of, and potential scams to avoid. To prevent any negative experiences, this guide provides general knowledge on how to find accommodation in London and enjoy your student life as much as possible.

If you have any worries, problems, or queries, Dauphine is available to help. Please do not hesitate to ask.

You can contact the team at
dauphinelondon@dauphine.psl.eu

Type of Accommodations

When starting your research for accommodation, decide whether you would like to live alone or share a flat, be close to the university, rent a whole house with friends, or live alone in a studio flat. Each of these decisions will affect the final price. Once you have an idea, it is important to do your due diligence. Research the area you would like to live in and understand the average market prices so you can set realistic expectations for your budget. Consider the proximity to the nearest tube station and bus stop, the availability of local food options and grocery stores, and the overall safety and maintenance of the area. Additionally, how far are you willing to commute? Is it worth investing in accommodation closer to the university to save on travel expenses?

As a student, you have three primary options:

House/Flat Share

This is the most common type of private accommodation, where you can rent a property with friends. If you are considering this, [Accommodation for Students](#) offers the largest selection of properties available in cities all over the UK.

Private Halls of Residence

These properties are like university-owned halls of residence but are open to everyone. They tend to be more expensive due to their higher level of amenities.

Room in a Private House

This option involves renting a room in a house or flat. Although it may not be the accommodation you envisioned, it can be a useful temporary solution if you are experiencing delays in finding accommodation.

Location

When considering accommodation, we recommend looking at the following locations that are not too distant from our campus:

Islington – walking distance from campus or buses available.

King's Cross - 1 stop on the Northern Line or a 10-minute walk.

Clerkenwell - 10-minute walk or 1 stop via bus or tube.

Camden - 2 stops on the Northern Line (10 mins).

Old Street / Shoreditch - 10-minute bus ride or 1 stop on the Northern Line.

Student residence

Université Paris Dauphine, PSL, London does not provide halls of residence on the campus. However, we can direct you to our preferred partners who offer a diverse range of accommodation within easy travelling distance. London offers a range of student accommodation options to fit every budget, style, and preference. The main types of student accommodation consist of **private student halls, house or flat shares, bedsits/studios, and lodgings.** You should always check the relevant websites for the most up-to-date information.

Student Accommodation

Chapter Islington	
Address	32-34 Market Road, London, N7 9AW
Distance From campus	5 Minute Walk
Cost per Week	From £411.50
Website	https://www.chapter-living.com/properties/north/islington

Urbanest Kings Cross	
Address	Canal Reach, King's Cross, London, N1C 4BD
Distance From campus	27 Minute Walk or 15-minute bus
Cost per Week	From £412
Website	https://uk.urbanest.com/locations/kings-cross/?utm_source=chatgpt.com

iQ Will Wyatt Court London	
Address	168 Pitfield Street London N1 6JP United Kingdom
Distance From campus	30 Minute Walk
Cost per Week	From £363
Website	https://www.universityliving.com/unit-ed-kingdom/london/property/iq-will-wyatt-court

IQ Hoxton	
Address	67 Kingsland Road, London, E2 8AG
Distance From campus	39 Minute Walk, 20 Minute Bus
Cost per Week	From £389
Website	https://g.co/kgs/GBR1BBx

Canto Court	
Address	Canto Court, 122 Old St, London EC1V 9BD
Distance From campus	25 Minute Walk, 15 Minute Bus
Cost per Week	From £432
Website	https://cantocourt.com/the-building/

Student Living Heights	
Address	Derwent Point, 312 Goswell Road, London, England, EC1V 7AF
Distance From campus	9 Minute Walk
Cost per Week	From £435
Website	https://www.unitestudents.com/student-accommodation/london/student-living-heights

Guide to Finding Accommodation for International Students (Without In-Person Viewings)

If you're moving to the UK for university and can't view flats or rooms in person before you arrive, you're not alone—many international students face the same challenge.

While purpose-built student accommodation is a popular and convenient choice, it often comes with limited availability and long waiting lists. If you're unable to secure a spot or need something sooner, private renting is often the most practical option.

What is Private Renting?

Private renting means:

- Renting a whole flat or house on your own.
- Sharing with friends.
- Or living in shared accommodation with others (like housemates you haven't met yet).

Since you might be arranging this remotely, it's essential to use reliable platforms and be cautious of scams. Always request video tours, reviews, or speak with current or past tenants if possible.

Where to Search for Accommodation

Here are some trusted platforms to help you find suitable housing from abroad:

Property Listing Sites

- [Rightmove](#) – One of the UK's largest rental websites, offering a wide range of flats, houses, and rooms.
- [Zoopla](#) – A major UK property portal with market insights and area guides to help you choose wisely.
- [Nestoria](#) – Combines listings from various sites to give you a broad overview of what's available.

Shared Accommodation & Flatshares

- [SpareRoom](#) – Great for finding house shares, especially if you're looking to meet new people or live with other students.

- [EasyRoommate](#) – Connects you with people offering rooms in shared homes.

Classified Listings & Direct Landlords

- [Gumtree](#) – Useful for both private landlord listings and house shares (be cautious and verify listings).
- [OpenRent](#) – Offers direct listings from landlords, often with lower fees and transparent processes.

Facebook Marketplace & Groups – Local university groups or housing forums can be helpful for real-time leads and recommendations.

Local Estate Agents

- These are real estate professionals in the area who can help you find verified rentals based on your needs. Many offer video tours or virtual viewing options for overseas students.

Tips for Renting from Abroad

- Ask for a virtual tour: Video walk-throughs help you get a realistic view of the place.
- Check reviews: Look for feedback from other tenants or on platforms like [StudentCrowd](#) or Trustpilot.
- Don't send money without a contract: Be cautious of scams—legitimate landlords or agents will provide a tenancy agreement before payment.
- Ask for photos of ID and tenancy certificates from landlords when using less formal channels like Gumtree or Facebook.

Renting in London at Age 17: What International Students Need to Know

If you're under 18 when starting university in London, there are a few important legal and practical things to be aware of before renting.

Legal Age Restrictions

- Most private landlords and letting agents won't rent to under-18s, because you can't legally sign a tenancy agreement — it's not legally binding until you're 18.
- Some providers may allow 17-year-olds if your 18th birthday is coming soon and a parent or guardian co-signs the agreement or acts as a guarantor.

Options That Do Accept Under-18s

- University-managed halls and some student accommodation providers (like the ones listed previously) often accept 17-year-olds and have systems in place for younger residents.
- These accommodations are safer, have 24/7 support, and are experienced in hosting international students.

Guarantors

- Most accommodation will ask for a UK-based guarantor (someone who agrees to pay your rent if you can't).
- If you don't have one, many providers accept international guarantors, or you can use a guarantor service (like [Housing Hand](#)) — though this may come with extra fees.

When to apply for accommodation

Halls & Hostels

It is best to apply as early as possible. Applications typically open early, with many halls beginning to book as early as 9 months before the application deadline. Make sure you ask for the deadline to apply. May to July is the best time to book, with availability decreasing from there. If you wait till August or September, you will have to be much more flexible with price and Location. If booking accommodation before your place at Dauphine is confirmed, make sure to check the cancellation policy.

Private Accommodation

In rooms with a resident landlord, you would need to start looking 4-6 weeks before your move-in date. While in shared housing or using an agent, it's best to start looking 3 months before moving in. For example, if your first semester will start in September, begin your search between May and early August.

In summary, start your search well in advance to secure the best accommodation options.

Moving in

There are several crucial factors to consider before moving in and to ensure a smooth transition. Here are some key points to keep in mind.

TV license: If you want to watch live TV, record live shows on any channel, or watch **BBC iPlayer** on any device, you will need a TV license. If you watch or record live TV, or access BBC iPlayer, without a license you risk prosecution and a fine of £1000. It costs £159 a year and you can buy one at [tvlicensing.co.uk](https://www.tvlicensing.co.uk). If you change accommodation, your license will not move with you, and you must update your new address.

Private possessions insurance: you may need insurance for your belongings for loss or theft. Depending on your needs, research to find the best deals online. Electricity in the **UK is 230v**. If you are from a country operating on a different voltage, ensure you have a **3-pin plug adaptor** and a voltage transformer. UK appliances such as kettles, hair dryers and rice cookers are cheap.

Council Tax: is tax on your accommodation which the government uses to pay for local services. If you are in a household where everyone is a student, you do not have to pay council tax. You can request a Council tax exemption [here](#). If you are sharing a house with someone who is not a student you may still need to pay for Council Tax, check your household's eligibility [here](#). If you move into a house before your course starts or remain beyond your course end date, you may be charged Council Tax for these periods. Read more about student discount on the [UK Government website](#)

Tenancy agreement UK: most accommodations will require you to sign a tenancy agreement. These are legally binding and difficult to leave, so read everything before you sign. Normally you will be offered an Assured Short Hold Tenancy agreement, which is 12 months. It is vital to read your tenancy agreement in full, as you could accidentally breach your contract.

Here are some key things to look out for:

- Check the start and end date of your tenancy.
- Make sure every tenant's name is on the agreement, including the landlord.
- Look at your obligations in detail (what you can and cannot do during your time in the accommodation) and make sure you agree.
- Look at your landlord's obligations in detail (what they can and cannot do while you are their tenant) and you agree.
- Check the rent amount, who is liable for it, and the payment date.
- Check the address for the property to see if it is correct.
- Check the notice period to end the tenancy and how this can be given, by both landlord and tenant.

- Check deposit information and how it needs to be paid. Never sign anything until you are fully aware of your rights and responsibilities as a tenant. If you need help understanding a tenancy agreement, you can contact the Residential Services team for advice.

Inventory List: It is important to take an inventory when you arrive at your accommodation. An inventory is a checklist of furniture provided by the landlord; this includes any known faults or damages before anyone moves in. If your landlord does not provide an inventory list, make one yourself. Keep a note of all the furniture in the accommodation, log its condition, and record any marks on walls, doors, floors and windows and any damages to the furniture itself. Make sure to take photos to keep your inventory too. You and the landlord should agree and make it valid, as this could save you from having any issues with getting your deposit back when you move out.

Utility Bills: If living in private accommodation your utilities (water, gas, electricity) may not be included in your rent, so you should allow £100 - £150 per month unless otherwise stated. Most student accommodation providers include bills in the rent but make sure to double check.

Other Costs: Do not forget to budget for additional costs, such as WIFI and landline phones. Ask the landlord or previous tenants about additional utility costs before you move in.

Rent: Check with your landlord or accommodation provider how this works for you, but normally you will pay monthly or quarterly.

