

LANDFALL LONDON · AREA GUIDE

Living in City & East London

Live close to work in the City or Canary Wharf, with modern apartments, markets and the Elizabeth line.

AVERAGE HOME PRICE

£448,000

Tower Hamlets, Aug 2026. London: £554,000

AVERAGE RENT

£2,338 a month

London average, Sep 2026

TO HEATHROW

About 45 minutes

Elizabeth line, direct from Canary Wharf

SHORT-HAUL FLIGHTS

London City Airport

In the Royal Docks, for the UK and Europe

Cover photo: Bit Cloud / Unsplash

The City of London is the historic financial district, and Canary Wharf, a few miles east, is home to many of the big banks. Around them, east London has changed fast: the old docks and warehouses of Wapping, Shoreditch and the Docklands are now apartments, offices, restaurants and parks.

This is where you get the most modern housing for your money, often with a concierge, a gym and a short walk to work. Many people on corporate relocations start here, then move further out once they know the city.

GOOD FOR

- Walking or a short ride to work in the City or Canary Wharf
- Modern apartments with a concierge and gym
- Singles and couples on corporate relocations
- Markets, restaurants and nightlife

PROPERTY

Buying and renting

East London has some of the best-value prices in inner London. The average home in Tower Hamlets, which covers Canary Wharf, Wapping, Spitalfields and Bethnal Green, sold for about £448,000 in August 2026, down around 13% in a year as flat prices fell. Hackney averaged about £619,000 and Greenwich about £463,000.

Much of the housing is new-build flats in large developments. These are leasehold, and service charges can be high, so check the charge, what it covers and the building's fire safety paperwork before you buy. Your lender may ask for an EWS1 form on taller buildings.

Renting is straightforward, with many professionally managed build-to-rent buildings that let directly and have on-site staff. Since May 2026, tenancies in England roll on with no fixed term, and you can leave with two months' notice.

BEFORE YOU COMMIT

- Compare service charges between buildings: they vary widely.
- Visit at night as well as by day, especially near the bars of Shoreditch.
- Budget for Stamp Duty, and the 2% non-resident surcharge if you buy before you're UK resident.

FAMILY & SCHOOLS

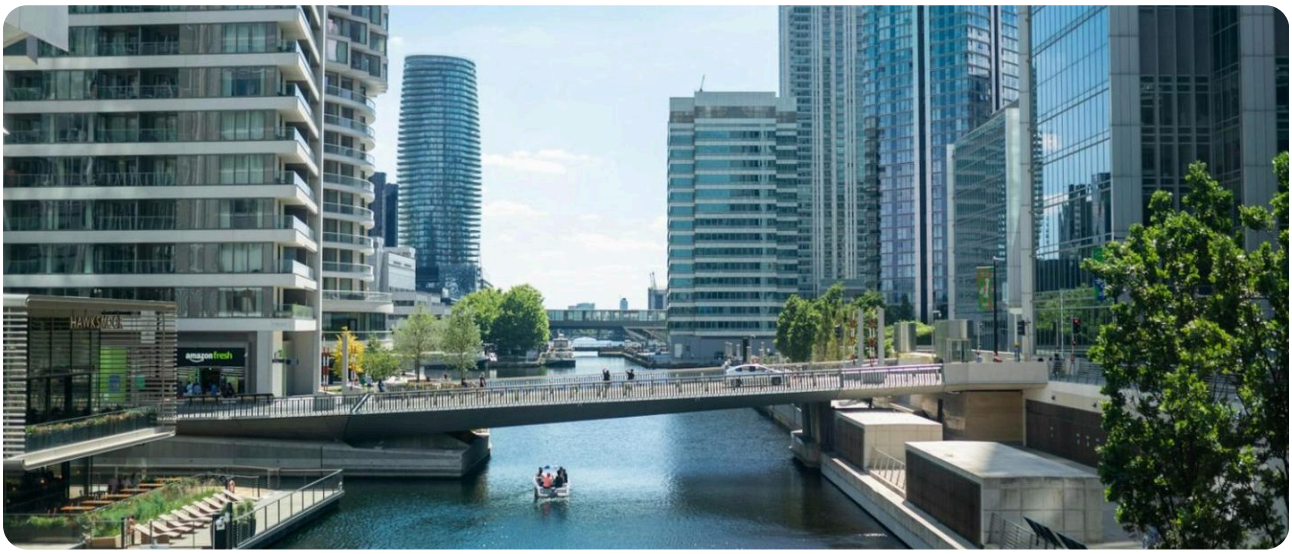
Schools and family life

Families who stay in east London often head for Greenwich, Wapping, Victoria Park or Stoke Newington for more space, parks and good primary schools. State school places are allocated by your home council.

There are fewer international schools here than in west and north London, so families who want an American curriculum often commute or live elsewhere. The Elizabeth line and Jubilee line make the west and north reachable, but check the school run before you sign a lease.

BEFORE YOU COMMIT

- Apply for state school places through your home council once you have an address.
- Time the journey to any school you're considering at rush hour.
- Look for nurseries near work as well as home: many in the City and Canary Wharf fill early.



A footbridge over the dock at Canary Wharf on a summer day. Photo: James Frewin / Unsplash

SOCIAL LIFE

Markets, food and going out

Shoreditch and Spitalfields have markets, street art and some of London's best restaurants and bars. Columbia Road flower market fills up on Sunday mornings, and Broadway Market and Victoria Park are weekend favorites.

Greenwich has the Royal Observatory, the Cutty Sark and a huge park with a view back over Canary Wharf. The Queen Elizabeth Olympic Park in Stratford has the London Stadium, the aquatics center and miles of paths.

TRAVEL

Getting around and getting home

The Elizabeth line runs from Canary Wharf and Whitechapel through the City and the West End to Heathrow, and the Jubilee line and the DLR serve the Docklands. Uber Boat by Thames Clippers runs river buses from Canary Wharf and Greenwich into central London.

London City Airport, in the Royal Docks, has short flights around the UK and Europe. For the US, Heathrow is about 45 minutes away on the Elizabeth line.

COMMUNITY

Finding your people

East London is young, mixed and international, with a big workforce from global companies in Canary Wharf and the City. Work networks, running clubs and community gardens are easy ways to meet people.

Groups such as American Women Lawyers in London and the UK alumni clubs of US universities hold events across the City.

WHERE TO LOOK

A starting shortlist

Canary Wharf & Wapping

Riverside apartments, the Elizabeth and Jubilee lines, and work on your doorstep.

Shoreditch, Spitalfields & Hackney

Warehouse conversions, markets and nightlife, close to the City.

Greenwich

A riverside town with a royal park, family houses and quick links to Canary Wharf.

Stratford & the Olympic Park

Newer neighborhoods with green space, big shopping centers and fast trains.

READ NEXT

Landfall guides for this move

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How does renting work in the UK?
yourlandfall.com/guides/renting-in-the-uk

What happens to my stock options and RSUs when I move to the UK?
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When do I start paying UK tax?
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Sources. Figures checked in November 2026. The London average home price was £554,000 in August 2026, and the average London rent was £2,338 a month in September 2026. Prices and rents change, so check current listings before you decide.

- UK House Price Index England: August 2026 (GOV.UK): https://www.gov.uk/government/statistics/uk-house-price-index-for-august-2026/uk-house-price-index-england-august-2026
- ONS: Private rent and house prices, UK, October 2026: https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/privaterentandhousepricesuk/october2026
- GOV.UK Housing Hub: private renting has changed (Renters' Rights Act): https://housinghub.campaign.gov.uk/private-renting-is-changing/

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