

landfall

LANDFALL LONDON · AREA GUIDE

Living in North London

Leafy villages, Hampstead Heath and the American School in London, all within half an hour of the center.

AVERAGE HOME PRICE

£798,000

Camden, Aug 2026. Islington: £654,000

AMERICAN CURRICULUM

American School in London

St John's Wood, ages 4 to 18

TO THE WEST END

15–25 minutes

Jubilee, Northern and Victoria lines

TO PARIS

Eurostar

From King's Cross St Pancras

Cover photo: Brett Jordan / Unsplash

North London covers a lot of ground: St John’s Wood and Primrose Hill by Regent’s Park, Hampstead and Highgate up on the hills, and Islington to the east. It is the traditional heartland for American families in London, largely because the American School in London is in St John’s Wood.

Expect Victorian and Edwardian houses, mansion flats and high streets that still feel like villages. Prices are high, though below Kensington and Chelsea, and Hampstead Heath gives you almost 800 acres of wild green space.

GOOD FOR

- Families at the American School in London
- Green space and village high streets
- Commutes to the West End, King’s Cross and the City
- Period houses with gardens

PROPERTY

Buying and renting

In August 2026 the average home sold for about £798,000 in Camden, which includes Hampstead and Primrose Hill, and £654,000 in Islington, with Barnet further north at about £593,000. St John’s Wood itself is in the City of Westminster. As across inner London, prices are lower than a year ago, mainly because flat prices have fallen.

Houses in Hampstead, Highgate and St John’s Wood are among the most expensive in London, so many families start in a mansion flat or a rented house and buy later. Muswell Hill, Crouch End and the streets around Highgate give you more space for the money.

Average London rent was £2,338 a month in September 2026, and family houses near good schools sit well above that. Landlords will usually ask for references and proof of income before they offer you a tenancy.

BEFORE YOU COMMIT

- Check whether a flat is leasehold and how many years the lease has left.
- Camden, Islington, Westminster and Barnet each set their own council tax and run their own school admissions.
- Walk the route to the Tube and to school at rush hour before you commit.

FAMILY & SCHOOLS

Schools and family life

The American School in London, in St John’s Wood, teaches a US curriculum from age 4 to 18, with Advanced Placement courses, a short walk from St John’s Wood station on the Jubilee line. Places are sought after, so contact the school as early as you can, ideally before you choose

where to live.

North London also has strong state primaries and secondaries, selective grammar schools in Barnet and many independent schools. You apply for state school places through your home council, and secondary school applications are due by 31 October in the year before your child starts.

BEFORE YOU COMMIT

- Talk to the American School in London before you settle on an area.
- Use your council's admissions pages to see which state schools are realistic from an address.
- Children aged 11 to 15 travel free on London buses with a Zip Oyster photocard, and under-11s travel free.



Victorian houses reflected in a pond on the edge of Hampstead Heath. Photo: Amadeusz Misiak / Unsplash

SOCIAL LIFE

Parks, culture and going out

Hampstead Heath is the big draw: swimming ponds, Kenwood House and the view across the city from Parliament Hill. Regent's Park and Primrose Hill are on St John's Wood's doorstep, with London Zoo and the open-air theater in summer.

Islington and Camden bring restaurants, live music and theater. Lord's Cricket Ground in St John's Wood is a good place to learn a very English game, and Arsenal and Tottenham Hotspur are both north London clubs. Tottenham's stadium has also hosted NFL games.

TRAVEL

Getting around and getting home

The Jubilee line runs from St John's Wood to Bond Street in under ten minutes and on to Canary Wharf, the Northern line serves Hampstead, Highgate and Camden, and the Victoria line stops at Highbury & Islington. King's Cross St Pancras has the Eurostar to Paris and Brussels.

Heathrow is about an hour away by Tube and the Elizabeth line or the Heathrow Express. Luton and Stansted airports are easy to reach from St Pancras and Liverpool Street.

COMMUNITY

Finding your people

North London has one of the longest-established American communities in the UK, built around the American School. Families tend to find their circle through school events, local clubs and places of worship.

The American Women's Club of London runs events across the city, and Hampstead and Highgate have active local societies, book groups and a Saturday morning parkrun on the Heath.

WHERE TO LOOK

A starting shortlist

St John's Wood
Walk to the American School and Regent's Park. Mansion flats and grand villas.

Hampstead & Belsize Park
Village streets, the Heath and period houses. The Northern line into town.

Highgate, Muswell Hill & Crouch End
More space for the money, good schools and Edwardian family houses.

Islington
Georgian squares, Upper Street restaurants and quick commutes to the City.

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How does renting work in the UK?

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How do UK schools work for American families?

yourlandfall.com/guides/uk-schools-for-american-families

See every step for your move. Answer five questions and get a free plan in the right order: yourlandfall.com/plan

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
- The American School in London: https://www.asl.org/
- The American Women's Club of London: https://awclondon.wildapricot.org/

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