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SPRING 2012
LONDON
RESIDENTIAL REVIEW
Knight Frank

HIGHLIGHTS

- Prime central London rental prices increased by a further 1.7% in March and have now **hit their new record for just 12 months.**
- The volume of sales agreed was up 47% across prime central London in Q1 2012 compared to the same period in 2011, with the £2m+ bracket performing particularly well, up 93%.
- Rents fell 0.1% in March, and have been falling since October 2011
- The six consecutive monthly falls total just 0.8% and Q1 rents were still 1.2% higher than they were in Q1 2011**
- The £600 to £1,500 per week rental sector is performing much more strongly than the £1,500+ sector
- The new 7% and 5% stamp duty rates introduced in the Chancellor's recent Budget speech do not appear to be significantly impacting the prime London market, though we are seeing more negotiations around the £2m price level

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Play" data-modal- id=single-image-modal data-modal-container data-img-caption=""> Old School RuneScape for Android is a classic RuneScape experience optimized for mobile devices. The flip-down camera, point-and-click controls and simple gameplay lend itself well to mobile devices. The heavily redesigned user interface makes it easy to control your character. There are hundreds of hours of content to dive into, and even if you don't pay for a membership, there is still plenty of free content. Even if you achieve what most can't and push all your skills to the limit, you still have to climb the mountain that is Ironman. While Old School RuneScape is addictive, it's a bit dated as it's based on the 2007 version of RuneScape. If you want a similar yet modern experience, try RuneScape. Both games are cross-platform, so you can continue playing from your mobile device to your PC. âââââ 2 Google Play images" data-modal-id=single-image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> Google Play" data-modal-id= single-image-modal data -modal-container-id=einzelbild-modal-container data-img-caption=""> Like the old school RuneScape, DOFUS Touch is a port of the popular MMO for PC. DOFUS Touch is a free-to-play game with a tactical turn-based combat system and an emphasis on social gameplay. While there are microtransactions, you can easily avoid them. It's perfect for people who prefer MMOs that focus more on combat than grinding. If you're familiar with the PC version, you'll find that DOFUS Touch has less content than its desktop counterpart. But that doesn't mean you'll run out of stuff quickly, there's a lot of content to keep you busy. Play DOFUS Touch if you're looking for an MMO that supports action-packed gameplay. 2 picturesPlay " data-modal-id=single-image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> Google Play " data-modal-id=single-image -modal data-modal-container-id=single-image-modal-container data-img-caption=""> MU Origin 3 is not a particularly innovative MMO, but it is one of the most impressive. While the sheer number of features can be overwhelming at times, the balance between automatic and manual controls ensures that things never get too clunky or boring. It's perfect if you've just picked up one of the best Android phones and want to put the screen to the test. The most important thing that sets MU Origin 3 apart from the competition is the battle system. While the point-and-click mechanics are suitable for games like Old School RuneScape, MU Origin 3 supports fast and active gameplay. MMO battles tend to range from relaxing to boring, but MU Origin 3 keeps things lively. Give it a try if you want a modern game that doesn't stray too far from the classic MMO formula. "2 images on Google Play" data-modal-id=single-image-modal data-modal-container-id=single-image-modal-container data -img-caption=""> Google Play" data-modal-id = single-image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> Toram Online is a refreshingly open-ended MMO that encourages exploration and customization without being limited to classes or trees skills and gorgeous panoramic views are a reward in themselves. Toram's graphics aren't revolutionary, but the world is designed to bring out the best in it. Toram Online doesn't shake the classic MMO formula too much, but some unique features and smooth gameplay make it worth it. Play , if you are tired of typical fantasy landscapes and Genshin Impact doesn't tempt you 2 images on Google Play "data-modal-id=single-image-modal data- modal-container-id =single-image-modal-container data-img-caption = ""> Google Play " data-modal-id=single-image-modaldata-img-caption=""> Ni no Kuni: Cross Worlds is the newest game on this list. It has all the features you would expect from a modern MMO, and combined with beautiful graphics, you should definitely play an MMO. If the graphics look familiar, it's because Studio Ghibli did all the animation for Cross Worlds. This game has a rich story and characters as well as amazing graphics. This is a great creation that shows how good a mobile MMO can be. Play this game and experience a modern, polished MMO that won't disappoint you. 2 Google Play images" data-modal-id=single-image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> Google Play" data-modal-id=single -image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> MMOs are traditionally experiences that take years to complete, but that's not always the case. If you're looking for an MMO to finish before the universe heats up, check out Adventure Quest. If you play a few hours a day, you will reach the maximum level within a year. You will not find large-scale PvP battles or huge quest lines here. What you get instead is a fun, serious, and casual MMO. Monetization is not a big part of this game. As with all MMOs, there are ways to pay for various classes and cosmetics, but no pay-to-win mechanisms. If you're looking for a fun casual MMO or have never played an MMO, this is a great place to start. 2 Google Play images" data-modal-id=single-image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> Google Play" data-modal-id=single -image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> Eve Echoes is a fresh take on the traditional MMO formula. Instead of ending up in another fantasy world full of goblins and elves, you get a spaceship and say "good luck!" It is designed from the ground up as a sandbox so you are free to experimentfirst. It's a complex MMO that's the exact opposite of Adventure Quest, but unlike its big brother, Eve Online, you don't need spreadsheets. However, it is difficult to recommend it to Eve Online veterans. This removes a lot of features that, while great for mobile gaming, will be missed by these gamers a lot. However, for those who want a fun space-themed MMO, this is a must-have. 2 Google Play images" data-modal-id=single-image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> Google Play" data-modal-id=single -image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> If you're more interested in graphics and visuals, give it a try. Black Desert strives for an ultra-realistic look and succeeds. This an impressive looking game that gets even more impressive once the spells start flying. Black Desert is pretty standard MMO mechanics. You'll find your main quests, side quests, a somewhat limited PvP mode, and various other tidbits. If Black Desert has one major flaw, it's graphics can be overly detailed and sometimes blend into a confusing mess If you have one of the best Android tablets, be sure to play it 2 Google Play images" data-modal-id=single-image-modal data-modal-container- id=single-image-modal-container data-img-caption=""> Google Play" data-modal-id= single -image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> Maple Story is a cute 2D chibi MMO presented with a smile. We wholeheartedly recommend Maple Story to anyone with even the slightest interest in an MMO game, as it's rare for a game to be so much fun with enough content to keep coming back for months. The strength of Maple Story is that it has as much content as RuneScape or Albion, but it has been stripped down to a 2D package. This results in less grinding or repetitive clicks in the game and more jumping and kicking.Data Modal - 2 images Google Play -id=single-image-modal data-modal-container-id=single-image-modal-container data-img-caption=""> Google Play" data-modal-id=single -image-modal data -modal- container-id=single-image-modal-container data-img-caption=""> If you're a fan of great survival games but want a multiplayer game, Stormfall is for you. You'll start from scratch, building your base and leveling up your character as you venture into the wilderness. There are dungeons to plunder, giant spiders to kill, and bosses to defeat. PvP is a central part of the Stormfall experience. You can form alliances and factions to keep your base alive, but always stay on top. Play this game if you want a survival fantasy game that rewards and challenges you at every turn. "2 images on Google Play" data-modal-id=single-image -modal data-modal-container-id =single-image-modal -container data-img-caption=""> Google Play" data-modal-id = single-image-modal data-modal-con tainer-id=einzelbild-modal-container data-img-caption=""> Nova Empire is for you if you liked the setting of Eve Echoes but not the experience. The focus on PvP means that it is best to join a prominent clan early on otherwise you will try to defend your base from others Nova Empire can be brutal at times but very rewarding The ship design feature is fairly simple but building fleets to dispatch is a lot of fun. However, there haven't been any major content updates lately, so if you want an MMO that's constantly evolving, look elsewhere. Mobile MMOs are no longer a sideline to the main quest, PC MMOs. From casual adventures like Adventure Quest 3D to Klas sikers like old school RuneScape has something for everyone. This variety is what makes the mobile MMO genre so good, but if you want to see what other awesome options are available on Android, check out our roundup of the best games available. available.

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