

Executive Summary

Estimated rental value: **£1,005pcm** A B **C** D E (11.5%) Value if furnished: £1,095pcm

Estimated sales value: **£264,000** A **B** C D E (8.1%)

Property Assessment: 15, Sandringham Court, 26 Arragon Road, TWICKENHAM, TW1 3ND

Report date: 15 Nov, 2007 Our reference: 143100
 Effective date: 15 Nov, 2007 Your reference:



Property Type: Flat	Bedrooms: 2	Heating: Unknown
Property Style:	Living Rooms: -	Parking: Unknown
Tenure: Leasehold	Bathrooms: -	Condition: Unknown
Unexp. Term: -	Cloakrooms: -	Floor Area: -
Year Built: -	Conservatory: -	

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Yield Model: Estimated Value: £1,045pcm | Std Dev: 17.8%

Projected yield for flats in this area: 5.0%

Yield standard deviation: 15.9%

Rental History Model: Not used for this valuation

No previous transaction price data available.

Comparables Model: Estimated Value: £975pcm | Std Dev: 12.8%

										
Address:	36a London Road, TWICKENHAM, TW1 3RR	29 Amyand Park Road, TWICKENHAM, TW1 3HB	24 Cheltenham Avenue, TWICKENHAM, TW1 3HD	48, Lebanon Court, Richmond Road, TWICKENHAM, TW1 3DA	86b Queens Road, TWICKENHAM, TW1 4ET	Flat 19, Addison Court, 15 Heath Road, TWICKENHAM, TW1 4AG	39b, Popesgrove Mansions, Heath Road, TWICKENHAM, TW1 4AX	Flat 4, Cherry Tree House, 59a Staines Road, TWICKENHAM, TW2 5BH	120 Amyand Park Road, TWICKENHAM, TW1 3HP	3, Brook House, 143 London Road, TWICKENHAM, TW1 1EQ
Distance:	<100m W	300m NW	300m NW	300m NE	300m SW	400m S	500m SW	500m W	500m N	500m NW
Type:	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat
Style:	Unknown	Unknown	Purpose Built	Unknown	Conversion	Unknown	Unknown	Unknown	Unknown	Purpose Built
Furnished:	Furnished	Unfurnished	Part Furnished	Unfurnished		Unfurnished	Furnished	Furnished	Furnished	Furnished
Indexed Price:	£875pcm	£1,000pcm	£925pcm	£1,100pcm	£850pcm	£1,120pcm	£975pcm	£1,080pcm	£1,265pcm	£925pcm
Last Rental (Date)	£900pcm (02/08/06)	- (04/02/07)	- (02/02/06)	£1,100pcm (22/02/07)	£825pcm (23/03/06)	£1,150pcm (30/08/06)	£1,000pcm (14/09/06)	£1,080pcm (16/01/07)	£1,300pcm (16/07/06)	- (18/03/06)
Beds:	2	2	2	2	2	2	2	2	2	2
Living Rooms:	-	-	1	-	1	-	-	-	1	1
Bathrooms:	-	-	1	-	1	-	-	-	1	1
Cloakrooms:	-	-	-	-	0	-	-	-	0	-
Conservatories:	-	-	-	-	0	-	-	-	0	-
Heating:	Unknown	Unknown	Gas	Unknown	Gas	Unknown	Unknown	Unknown	Gas	Electric
Floor Area:	-	-	47 sqm	-	67 sqm	-	-	-	69 sqm	63 sqm
Parking:	Unknown	Unknown	None	Unknown	None	Unknown	Unknown	Unknown	Off Street	None
Year Built:	-	-	1935	-	1900	-	-	-	1890	1970
Condition:	Unknown	Unknown	Average	Unknown	Average	Unknown	Unknown	Unknown	Good	Average

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Indexation Model: Estimated Value: £274,500 | Std Dev: 7.6%

Data Source:	Rightmove	Data Source:	Surveyor	Data Source:	Land Registry
Value:	£230,000	Value:		Value:	£222,500
Date:	31 Aug, 2004	Date:		Date:	20 Oct, 2004

Comparables Model: Estimated Value: £249,500 | Std Dev: 10.6%

										
Address:	20 Arragon Road, TWICKENHAM, TW1 3NZ	Flat 4, 61 Arragon Road, TWICKENHAM, TW1 3NG	13, Sandringham Court, 26 Arragon Road, TWICKENHAM, TW1 3ND	17, Sandringham Court, 26 Arragon Road, TWICKENHAM, TW1 3ND	10, Sandringham Court, 26 Arragon Road, TWICKENHAM, TW1 3ND	Flat 6, 61 Arragon Road, TWICKENHAM, TW1 3NG	8, Sandringham Court, 26 Arragon Road, TWICKENHAM, TW1 3ND	19, Sandringham Court, 26 Arragon Road, TWICKENHAM, TW1 3ND	18, Sandringham Court, 26 Arragon Road, TWICKENHAM, TW1 3ND	1, Sandringham Court, 26 Arragon Road, TWICKENHAM, TW1 3ND
Distance:	<100m	<100m	<100m	<100m	<100m	<100m	<100m	<100m	<100m	<100m
Type:	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat
Style:	Purpose Built	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Tenure:	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold
Indexed Price:	£261,000	£231,000	£266,000	£266,000	£229,000	£236,500	£226,000	£268,500	£264,000	£269,500
Rightmove: (Date)	£215,000 (20/10/05)	-	-	-	-	-	-	-	-	-
Surveyor: (Date)	£200,000 (29/10/02)	-	-	-	-	-	-	-	-	-
Land Registry: (Date)	-	£210,000 (06/06/06)	£217,500 (28/02/05)	£195,000 (14/11/02)	£168,000 (06/01/03)	£215,000 (05/05/06)	£205,000 (07/12/06)	£215,000 (22/04/05)	£240,000 (28/04/06)	£233,000 (22/12/05)
Beds:	2	-	-	-	-	-	-	-	-	-
Living Rooms:	1	-	-	-	-	-	-	-	-	-
Bathrooms:	1	-	-	-	-	-	-	-	-	-
Cloakrooms:	-	-	-	-	-	-	-	-	-	-
Conservatories:	-	-	-	-	-	-	-	-	-	-
Heating:	Gas	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Floor Area:	58 sqm	-	-	-	-	-	-	-	-	-
Parking:	None	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Year Built:	1995	-	-	-	-	-	-	-	-	-
Condition:	Good	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

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