

## Executive Summary

Estimated value: **£263,500** A **B** C D E 9.1%

## Property Assessment: 208 Long Lane, LONDON, N3 2RA

<b>Report date:</b>	14 Nov, 2007	<b>Our reference:</b>	142074
<b>Effective date:</b>	14 Nov, 2007	<b>Your reference:</b>	



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

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**Indexation Model: Estimated Value: £275,000 | Std Dev: 5.7%**

<b>Data Source:</b>	Rightmove	<b>Data Source:</b>	Surveyor	<b>Data Source:</b>	Land Registry
<b>Value:</b>	£190,000	<b>Value:</b>		<b>Value:</b>	£187,500
<b>Date:</b>	04 Jun, 2003	<b>Date:</b>		<b>Date:</b>	20 Jun, 2003

**Comparables Model: Estimated Value: £237,500 | Std Dev: 13.0%**

										
<b>Address:</b>	218 Long Lane, LONDON, N3 2RA	183 Long Lane, LONDON, N3 2QY	204 Long Lane, LONDON, N3 2RA	183a Long Lane, LONDON, N3 2QY	5 Nursery Avenue, LONDON, N3 2RD	170 Long Lane, LONDON, N3 2RA	165 Squires Lane, LONDON, N3 2AA	171 Squires Lane, LONDON, N3 2AA	261 Squires Lane, LONDON, N3 2QS	16 Abingdon Road, LONDON, N3 2RG
<b>Distance:</b>	<100m	<100m	<100m	<100m	<100m S	<100m	<100m N	<100m N	200m SW	200m E
<b>Type:</b>	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat
<b>Style:</b>	Conversion	Conversion	Conversion	Unknown	Unknown	Conversion	Unknown	Conversion	Conversion	Conversion
<b>Tenure:</b>	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold	Leasehold
<b>Indexed Price:</b>	<b>£220,500</b>	<b>£246,000</b>	<b>£237,500</b>	<b>£242,000</b>	<b>£243,000</b>	<b>£186,500</b>	<b>£232,500</b>	<b>£233,000</b>	<b>£270,500</b>	<b>£291,500</b>
<b>Rightmove:</b>	£182,000 (20/07/05)	- (20/03/05)	- (04/05/05)	-	£200,000 (22/02/06)	-	£207,500 (29/08/06)	-	£225,000 (16/12/05)	£280,000 -
<b>Surveyor:</b>	£175,000 (22/06/05)	£120,000 (19/07/00)	£210,000 (31/07/06)	-	£152,000 (24/07/01)	£110,000 (24/06/02)	-	£195,000 (16/05/06)	£220,000 (30/01/06)	£180,000 (13/12/02)
<b>Land Registry:</b>	£180,000 (07/04/06)	£220,000 (05/08/05)	£185,000 (09/08/04)	£185,000 (22/04/04)	£152,000 (21/09/01)	-	£200,000 (25/08/06)	-	£220,000 (22/03/06)	-
<b>Beds:</b>	2	2	2	-	2	1	2	2	2	2
<b>Living Rooms:</b>	1	1	1	-	-	1	-	-	1	1
<b>Bathrooms:</b>	1	1	1	-	-	1	-	-	1	2
<b>Cloakrooms:</b>	-	0	-	-	-	-	-	-	-	-
<b>Conservatories:</b>	-	0	-	-	-	-	-	-	-	-
<b>Heating:</b>	Gas	Gas	Gas	Unknown	Unknown	Gas	Unknown	Unknown	Gas	Gas
<b>Floor Area:</b>	53 sqm	71 sqm	112 sqm	-	-	53 sqm	-	-	69 sqm	92 sqm
<b>Parking:</b>	None	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	None	None
<b>Year Built:</b>	1900	1900	1900	-	-	1900	-	-	1895	1950
<b>Condition:</b>	Average	Average	Average	Unknown	Unknown	Average	Unknown	Unknown	Good	Good

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