



Valuation Office
Agency

BY EMAIL

Mr [REDACTED]
**31 Draper House
Walworth Road
London
SE1 6SX**

Statutory Valuations Team

Valuation Office Agency
Temple Quay House
2 The Square
Bristol
BS1 6PN

Our Reference : 1653784
Your Reference : RTB 23789

Please ask for : Tom Hanwell
Tel : 01666 929073
Mob : 07769 672041
E Mail : tom.hanwell@voa.gsi.gov.uk

Date : 14th December 2017

Dear Mr [REDACTED]

31 Draper House Walworth Road London SE1 6SX

I am attaching a list of comparables to which I may have regard in making my Determination. I should be pleased to receive any comments you may wish to make in writing within **14 days** of the date of this letter which is the 14th December 2017. This is not an opportunity to introduce new comparables.

Yours sincerely

Tom Hanwell

Tom Hanwell MRICS
RICS Registered Valuer
District Valuer appointed under the Housing Act 1985 as amended



Case No: 1653784
Right to Buy Determination
Part V Housing Act 1985 (As Amended)

Property: 31 Draper House Walworth Road London SE1 6SX
Tenants) Mr [REDACTED]
Landlord: London Borough of Southwark

Proposed comparables to be used in the valuation:

42 Ebenezer House Kennington Lane SE11 4HN

A two bed maisonette on the 11th and 12th floors on an estate in a "Tower" block
sold for £ 340,000 on 25-08-2017 – in a fair to good condition
The property is similar in size, age, and construction located within half a mile

22 Hurley House Kennington Lane SE11 4PJ

A two bed maisonette on the 5th and 6th floors on an estate in a "Tower" block
sold for £ 316,000 on 24-03-2016 – in a fair to good condition
The property is similar in size, age, and construction located within half a mile

119 Draper House Walworth Road SE1 6SY

A two bed flat on the 20th floor on the same estate in a "Tower" block
sold for £ 385,000 on 19-12-2014 – no details on condition
The property is similar in size, age, and construction located on the same road

111 Draper House Walworth Road SE1 6SY









A one bed flat on the 19th floor on the same estate in a "Tower" block
sold for £ 295,000 on 20-09-2016 – in a fair condition
The property two thirds the size, similar in age, construction and located on the same road









50 Albert Barnes House New Kent Road SE1 6PJ

A one bed flat on the 8th floor in a "Tower" block
sold for £ 279,000 on 27-05-2016 – in a fair condition
The property two thirds the size, similar in age, construction and located within half a mile

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Extracts from the Land Registry Price Paid dataset (<http://landregistry.data.gov.uk/app/ppd/search>)

Flat 22, Bradenham, Boyson Road, London, SE17 2BA									
Transaction history				Detailed address				Attributes	
A	1998-03-27	£56,950		secondary name	Flat 22			property type	flat maisonette
				building name or no.	Bradenham			estate type	leasehold
				street	Boyson Road			new build?	no
				locality	London				
				town	London				
				district	Southwark				
				county	Greater London				
				postcode	SE17 2BA				

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				town	London				
				district	Southwark				
				county	Greater London				
				postcode	SE17 2BA				