

Comprehensive Property Analysis Report

Property ID: PROP-9d4f9b7f

Report Date: 2025-06-19

Property Overview

Property Information	Value
UPRN	16501456

Property Summary

Key Attribute	Value
Property Type	Flat
Area (sqm)	61.8 sqm
Bedrooms	4
Bathrooms	3
Condition	Poor
Council Tax Band	F
Building Age	70 years

Location Details

Primary Address

Address Component	Value
Full Address	186, High Street, Westminster, Greater London, OM22 2YF
Building Number	186
Street Name	High Street
Town/City	Westminster
County	Greater London
Postcode	OM22 2YF

Geographic Information

Geographic Detail	Value
Latitude	51.455793448161046°N
Longitude	-0.26704358837453457°E
Coordinates	51.455793448161046°N, -0.26704358837453457°E
British National Grid	SP6744363465
What3Words	happy.street.place
USRN	65172049

Administrative Areas

Administrative Detail	Value
Country	England
Region	London
Local Authority	Westminster Council
Electoral Ward	Westminster Ward
Parliamentary Constituency	Westminster and West

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	63.81 per hectare
Density Category	Medium Density

Property Attributes

Basic Property Information

Attribute	Value
Property Type	Flat
Occupancy Type	Rented
Property Condition	Poor
Property Classification	Flat
Building Residency	Mixed Use
Occupancy Residency	HMO

Physical Dimensions

Dimension	Value
Property Area	61.8 sqm
Property Height	12.70 m
Number of Storeys	1
Total Rooms	9

Room Composition

Room Type	Count
Bedrooms	4
Bathrooms	3

Building Age & Period

Age Information	Value
Construction Year	1955
Building Age	70 years
Age Category	Mature (1925-1975)
Maintenance Risk	Medium maintenance risk
Property Period	1945-1975

External Features

Feature	Details
Parking Type	Driveway only

Access Type	Private road
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Financial & Administrative

Category	Status/Value
Council Tax Band	F
Housing Association Property	No
Income Generating	Yes
Pays Business Rates	No

Maintenance & Condition

Maintenance Item	Status/Date
Last Major Works	2015-12-21
Renovation Required	Yes
Current Condition	Poor
Maintenance Priority	Immediate attention required

Construction Details

Construction Methods

Construction Aspect	Details
Construction Type	Concrete
Foundation Type	Raft foundations
Floor Type	Suspended concrete

Structural Dimensions

Dimension	Measurement
Property Height	9.11 m
Floor Level	1.43 m above datum
Site Height	2.09 m

Structural Features

Feature	Present
Basement	Yes
Construction Year	1955

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Low - Robust construction method
Maintenance Considerations	Check for concrete carbonation over time
Foundation Suitability	Suitable for variable ground conditions
Height Classification	Standard height - typical residential scale

Property Risk Assessment

Flood Risk Analysis

Risk Factor	Assessment
EA Flood Zone	Zone 3b
Zone Risk Level	Functional floodplain - Used for flood storage
Overall Flood Risk	Very Low
Risk Type	Surface water

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	35.78 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	977 m
River Proximity Risk	Low-medium risk - Moderate distance
Coastal Distance	70.9 km
Canal Distance	1330 m

Environmental Risk Factors

Environmental Factor	Status
Soil Type	Subsoils
Soil Risk Level	Assessment required - Subsoils characteristics need evaluation

Flood Defence Systems

Defence System	Status
Government Defence Scheme	Yes
Defence Benefit	Reduced flood risk from scheme

Risk Summary

Risk Category	Assessment
Overall Risk Level	Low Risk
Risk Score	1/10
Primary Risk Factors	No major risk factors identified
Recommended Actions	Minimal additional protection required

Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£614,086.88
Value per sqm	£9,936.68
Valuation Date	2024-12-23

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£630,503.49
Value Appreciation	£-16,416.61
Appreciation %	-2.6%
Sale Date	2022-10-21
Monthly Rent	£4,983.30
Annual Rent	£59,799.60
Gross Rental Yield	9.74%

Financial Analysis

Analysis Factor	Assessment
Market Segment	Upper-middle market segment
Investment Rating	Excellent - High yield potential

Protection Measures

Insurance & Risk Assessment

Insurance Factor	Details
Annual Insurance Premium	£1,678.60
Insurance Excess	£1,940.00
Insurance Status	Standard cover
Flood Re Eligible	No
Risk Rating	Very low

Resilience Measures

Protection Summary	Status
Measures Installed	6 of 15
Coverage Percentage	40.0%
Protection Rating	Fair - Moderate protection

Installed Protection Measures

Protection Measure	Status
Flood Gates	✗ Not Installed
Flood Barriers	✗ Not Installed
Sump Pump	✗ Not Installed
Non Return Valves	✓ Installed
Waterproof Flooring	✓ Installed
Raised Electricals	✓ Installed
Waterproof Plaster	✗ Not Installed
Flood Warning System	✓ Installed
Emergency Kit	✗ Not Installed
Sand Bags	✗ Not Installed
Drainage Improvement	✓ Installed
Water Butts	✓ Installed
Permeable Paving	✗ Not Installed
Flood Proof Doors	✗ Not Installed
Flood Proof Windows	✗ Not Installed

Natural Protection Measures

Natural Measure	Status
Measures Implemented	1 of 6 (16.7%)
Tree Planting	✓ Implemented
Rain Garden	✗ Not Implemented
Green Roof	✗ Not Implemented
Wetlands	✗ Not Implemented
Natural Drainage	✗ Not Implemented
Vegetation Management	✗ Not Implemented

Protection Recommendations

Recommendation Category	Suggested Actions
Priority Installations	Install: Flood Gates, Flood Barriers, Sump Pump

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	F
Carbon Rating	C
Emissions Score	Good

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	7,702 kWh
Grid Electricity	7,702 kWh
Gas Usage	0 kWh
Solar Generation	0 kWh
Carbon Emissions	4,705.8 kg CO2e
Annual Energy Bill	£2,624.69

Building Fabric & Systems

Building Element	Specification
Loft Insulation	0mm
Thermal Bridge Score	0.22
Air Tightness Score	7.6
Water Heating	Solar thermal
Glazing Type	Single

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Poor - Significant improvements needed
Energy Intensity	125 kWh/sqm/year
Intensity Rating	Average - Typical consumption
Carbon Intensity	76.1 kg CO2e/sqm/year

Property History

Environmental Conditions

Environmental Factor	Status
Air Quality	Low
Water Quality	Very poor
Noise Pollution	Train
Last Environmental Issue Date	2022-01-28

Flood History

Flood Information	Details
Flood Return Period	1 in 500 years
Flood Damage Severity	No damage

Fire History

Fire Information	Details
Fire Damage Severity	Severe

Ground Conditions

Ground Factor	Status
Subsidence Status	Severe subsidence
Contamination Status	Remediated
Ground Stability	Stable

Historical Risk Assessment

Risk Category	Assessment
Environmental Risk	Low - Good environmental conditions
Historical Flood Risk	Low - No previous flood damage
Ground Stability Risk	Low - Stable ground conditions

Transaction History

Sales Information

Sales Detail	Information
Sale Price	£630,503.49
Sale Date	2022-10-21
Previous Owner	Emma Mattimore
Marketing Period	288 days
Marketing Assessment	Very long marketing period - Possible market challenges

Rental Information

Rental Detail	Information
Monthly Rent	£4,983.30
Annual Rent	£59,799.60
Rental History	Currently rented
Vacancy Periods	5
Typical Tenancy Duration	12-24 months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	9.48% - Excellent yield
Capital Appreciation	-2.6% since last sale
Marketing Efficiency	Below average - Extended marketing period
Rental Stability	Concerning - Multiple vacancy periods

Comprehensive Risk Analysis

Overall Risk Summary

Risk Category	Score	Weight	Impact
Property Flood Risk	1/5	40%	Very Low flood risk
Property Protection	3/5	30%	Protection measures
Location Risk	2/5	30%	Standard location risk
OVERALL SCORE	1.90/5.0	100%	38.0%
RISK LEVEL	LOW RISK		GREEN

Key Risk Factors

Risk Factor	Assessment
Primary Risk	Very Low

Risk Management Recommendations

Priority	Recommended Action
Priority 1	Regular monitoring advised
Priority 2	Consider flood protection measures

Recommended Monitoring Schedule

Monitoring Item	Frequency
Property condition	Annual
Flood risk updates	Annual

Data Summary & Report Metadata

Data Completeness Analysis

Data Section	Fields Used	Total Available	Completeness
PropertyHeader	65	74	87.8%
ProtectionMeasures	26	26	100.0%
EnergyPerformance	27	27	100.0%
History	10	13	76.9%
TransactionHistory	8	8	100.0%
OVERALL TOTAL	136	148	91.9%

Data Quality Assessment

Quality Metric	Assessment
Overall Completeness	Excellent - Very comprehensive dataset
Best Data Section	ProtectionMeasures (100.0%)
Weakest Data Section	History (76.9%)
Critical Data Reliability	High - Key sections well populated

Report Generation Metadata

Metadata Item	Value
Report Generated	2025-06-19 11:13:09
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-9d4f9b7f
UPRN	16501456
Data Sources	Property Portfolio Database
Analysis Scope	Property-Only Analysis
Data Last Updated	Unknown

Data Improvement Recommendations

Priority	Recommendation
Priority 1	Maintain current high data quality standards