

# Comprehensive Property Analysis Report

Property ID: PROP-8eb483f8

Report Date: 2025-06-11

## Property Overview

Property Information	Value
UPRN	58180737

## Property Summary

Key Attribute	Value
Property Type	Mid-terrace
Area (sqm)	166.2 sqm
Bedrooms	3
Bathrooms	4
Condition	Very poor
Council Tax Band	G
Building Age	197 years

Location Details

Primary Address

Address Component	Value
Full Address	106, High Street, Chelsea, Greater London, YL52 7QX
Building Number	106
Street Name	High Street
Town/City	Chelsea
County	Greater London
Postcode	YL52 7QX

Geographic Information

Geographic Detail	Value
Latitude	51.49534149654447°N
Longitude	-0.15859066923028392°E
Coordinates	51.49534149654447°N, -0.15859066923028392°E
British National Grid	TQ2227968997
What3Words	bright.river.spot
USRN	77652205

Administrative Areas

Administrative Detail	Value
Country	England
Region	London
Local Authority	Chelsea Council
Electoral Ward	Chelsea Ward
Parliamentary Constituency	Chelsea and South

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	136.69 per hectare
Density Category	High Density

Property Attributes

Basic Property Information

Attribute	Value
Property Type	Mid-terrace
Occupancy Type	Vacant
Property Condition	Very poor
Property Classification	Mid-terrace
Building Residency	Mixed Use
Occupancy Residency	Other

Physical Dimensions

Dimension	Value
Property Area	166.2 sqm
Property Height	13.90 m
Number of Storeys	2
Total Rooms	4

Room Composition

Room Type	Count
Bedrooms	3
Bathrooms	4

Building Age & Period

Age Information	Value
Construction Year	1828
Building Age	197 years
Age Category	Historic (Pre-1925)
Maintenance Risk	High maintenance risk
Property Period	Pre-1919

External Features

Feature	Details
Parking Type	Garage only

Access Type	Private road
Back Garden Area	97.9 sqm

### Financial & Administrative

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

### Maintenance & Condition

Maintenance Item	Status/Date
Last Major Works	2022-05-29
Renovation Required	Yes
Current Condition	Very poor
Maintenance Priority	Immediate attention required

Construction Details

Construction Methods

Construction Aspect	Details
Construction Type	Timber Frame
Foundation Type	Raft foundations
Floor Type	Mixed

Structural Dimensions

Dimension	Measurement
Property Height	10.68 m
Floor Level	0.99 m above datum

Structural Features

Feature	Present
Basement	No
Construction Year	1828

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Medium - Fire and moisture considerations
Maintenance Considerations	Regular inspection for rot and pest damage
Foundation Suitability	Suitable for variable ground conditions
Height Classification	Medium height - standard building regulations apply

Property Risk Assessment

Flood Risk Analysis

Risk Factor	Assessment
EA Flood Zone	Zone 3a
Zone Risk Level	High risk - Greater than 1 in 100 annual probability
Overall Flood Risk	Very High
Risk Type	Multiple

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	32.72 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	636 m
River Proximity Risk	Low-medium risk - Moderate distance
Coastal Distance	30.5 km
Lake Distance	2342 m

Environmental Risk Factors

Environmental Factor	Status
Soil Type	Peat
Soil Risk Level	High risk - Peat soils can shrink and subside

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	High Risk
Risk Score	6/10
Primary Risk Factors	Very High Flood Risk, Peat Soil
Recommended Actions	Flood protection measures strongly recommended

Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£1,145,790.92
Value per sqm	£6,894.05

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£1,088,229.92
Value Appreciation	£57,561.00
Appreciation %	5.3%
Sale Date	2023-07-08
Monthly Rent	£4,067.01
Annual Rent	£48,804.12
Gross Rental Yield	4.26%

Financial Analysis

Analysis Factor	Assessment
Market Segment	Premium market segment
Investment Rating	Fair - Average yield

Protection Measures

Insurance & Risk Assessment

Insurance Factor	Details
Annual Insurance Premium	£10,963.23
Insurance Excess	£1,710.00
Insurance Status	Standard cover
Flood Re Eligible	Yes
Risk Rating	Very high

Resilience Measures

Protection Summary	Status
Measures Installed	9 of 15
Coverage Percentage	60.0%
Protection Rating	Good - Well protected

Installed Protection Measures

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

Natural Protection Measures



Natural Measure	Status
Measures Implemented	2 of 6 (33.3%)
Tree Planting	✓ Implemented
Rain Garden	✗ Not Implemented
Green Roof	✗ Not Implemented
Wetlands	✗ Not Implemented
Natural Drainage	✗ Not Implemented
Vegetation Management	✓ Implemented

Protection Recommendations

Recommendation Category	Suggested Actions
Insurance	Ensure Flood Re coverage is active for affordable premiums

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	B
Carbon Rating	E
Emissions Score	Excellent

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	39,537 kWh
Grid Electricity	23,026 kWh
Gas Usage	16,511 kWh
Solar Generation	0 kWh
Carbon Emissions	7,444.6 kg CO2e
Annual Energy Bill	£6,226.44

Building Fabric & Systems

Building Element	Specification
Loft Insulation	300mm
Thermal Bridge Score	0.50
Air Tightness Score	13.5
Water Heating	Electric immersion
Glazing Type	Triple

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Good - Energy efficient
Energy Intensity	238 kWh/sqm/year
Intensity Rating	High - Above average consumption
Carbon Intensity	44.8 kg CO2e/sqm/year

Property History

Environmental Conditions

Environmental Factor	Status
Air Quality	Very high
Water Quality	Poor
Noise Pollution	Planes
Last Environmental Issue Date	2022-07-21

Flood History

Flood Information	Details
Flood Return Period	1 in 1000 years
Flood Damage Severity	No damage

Fire History

Fire Information	Details
Fire Damage Severity	Moderate

Ground Conditions

Ground Factor	Status
Subsidence Status	Minor movement
Contamination Status	Current contamination
Ground Stability	Minor concerns

Historical Risk Assessment

Risk Category	Assessment
Environmental Risk	High - Poor air quality concerns
Historical Flood Risk	Low - No previous flood damage
Ground Stability Risk	Medium - Minor ground movement

## Transaction History

### Sales Information

Sales Detail	Information
Sale Price	£1,088,229.92
Sale Date	2023-07-08
Previous Owner	Robert McGoveran
Marketing Period	201 days
Marketing Assessment	Very long marketing period - Possible market challenges

### Rental Information

Rental Detail	Information
Monthly Rent	£4,067.01
Annual Rent	£48,804.12
Rental History	Never rented
Vacancy Periods	0
Typical Tenancy Duration	12-24 months

### Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	4.48% - Average yield
Capital Appreciation	5.3% since last sale
Marketing Efficiency	Below average - Extended marketing period
Rental History	No rental history - Owner occupied property

Comprehensive Risk Analysis

Overall Risk Summary

Risk Category	Score	Weight	Impact
Property Flood Risk	5/5	40%	Very High flood risk
Property Protection	3/5	30%	Protection measures
Location Risk	2/5	30%	Standard location risk
OVERALL SCORE	3.50/5.0	100%	70.0%
RISK LEVEL	HIGH RISK		ORANGE

Key Risk Factors

Risk Factor	Assessment
Primary Risk	Very High

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	63	71	88.7%
ProtectionMeasures	26	26	100.0%
EnergyPerformance	27	27	100.0%
History	10	13	76.9%
TransactionHistory	8	8	100.0%
OVERALL TOTAL	134	145	92.4%

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	2025-06-11 15:13:35
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-8eb483f8
UPRN	58180737
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