

# Comprehensive Property Analysis Report

Property ID: PROP-b61609b3

Report Date: 2025-06-19

## Property Overview

Property Information	Value
UPRN	99370584

## Property Summary

Key Attribute	Value
Property Type	Flat
Area (sqm)	71.6 sqm
Bedrooms	5
Bathrooms	2
Condition	Good
Council Tax Band	F
Building Age	48 years

Location Details

Primary Address

Address Component	Value
Full Address	175, High Street, Wandsworth, Greater London, ES67 2FP
Building Number	175
Street Name	High Street
Town/City	Wandsworth
County	Greater London
Postcode	ES67 2FP

Geographic Information

Geographic Detail	Value
Latitude	51.43513558226645°N
Longitude	0.30695770344632595°E
Coordinates	51.43513558226645°N, 0.30695770344632595°E
British National Grid	SU6141112618
What3Words	bright.street.place
USRN	82193036

Administrative Areas

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

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	97.74 per hectare
Density Category	Medium Density

Property Attributes

Basic Property Information

Attribute	Value
Property Type	Flat
Occupancy Type	Owner Occupied
Property Condition	Good
Property Classification	Flat
Building Residency	Mixed Use
Occupancy Residency	Family resident

Physical Dimensions

Dimension	Value
Property Area	71.6 sqm
Property Height	9.50 m
Number of Storeys	1
Total Rooms	9

Room Composition

Room Type	Count
Bedrooms	5
Bathrooms	2

Building Age & Period

Age Information	Value
Construction Year	1977
Building Age	48 years
Age Category	Modern (1975-2000)
Maintenance Risk	Low maintenance risk
Property Period	1976-1999

External Features

Feature	Details
Parking Type	Driveway and garage

Access Type	Public road
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**Financial & Administrative**

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

**Maintenance & Condition**

Maintenance Item	Status/Date
Last Major Works	2018-01-20
Renovation Required	No
Current Condition	Good
Maintenance Priority	Regular maintenance sufficient

Construction Details

Construction Methods

Construction Aspect	Details
Construction Type	Brick
Foundation Type	Pile foundations
Floor Type	Beam and block

Structural Dimensions

Dimension	Measurement
Property Height	14.80 m
Floor Level	1.35 m above datum

Structural Features

Feature	Present
Basement	No
Construction Year	1977

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Low - Traditional solid construction
Maintenance Considerations	Monitor pointing and structural movement
Foundation Suitability	Deep foundations - suitable for poor ground
Height Classification	Medium height - standard building regulations apply

Property Risk Assessment

Flood Risk Analysis

Risk Factor	Assessment
EA Flood Zone	Zone 2
Zone Risk Level	Medium risk - 1 in 1000 to 1 in 100 annual probability
Overall Flood Risk	Low
Risk Type	Surface water

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	25.02 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	618 m
River Proximity Risk	Low-medium risk - Moderate distance
Coastal Distance	78.4 km
Lake Distance	534 m
Canal Distance	892 m

Environmental Risk Factors

Environmental Factor	Status
Soil Type	Unknown
Soil Risk Level	Assessment required - Unknown 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
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Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£652,556.71
Value per sqm	£9,113.92
Valuation Date	2025-04-15

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£591,000.49
Value Appreciation	£61,556.22
Appreciation %	10.4%
Sale Date	2025-04-03
Monthly Rent	£4,329.73
Annual Rent	£51,956.76
Gross Rental Yield	7.96%

Financial Analysis

Analysis Factor	Assessment
Market Segment	Upper-middle market segment
Investment Rating	Good - Above average yield



Protection Measures

Insurance & Risk Assessment

Insurance Factor	Details
Annual Insurance Premium	£2,434.44
Insurance Excess	£1,609.00
Insurance Status	Uninsured
Flood Re Eligible	Yes
Risk Rating	Very low

Resilience Measures

Protection Summary	Status
Measures Installed	8 of 15
Coverage Percentage	53.3%
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	✗ Not Installed
Raised Electricals	✓ Installed
Waterproof Plaster	✓ Installed
Flood Warning System	✓ Installed
Emergency Kit	✓ Installed
Sand Bags	✓ Installed
Drainage Improvement	✗ Not Installed
Water Butts	✗ Not Installed
Permeable Paving	✓ Installed
Flood Proof Doors	✗ Not Installed
Flood Proof Windows	✓ Installed

Natural Protection Measures

Natural Measure	Status
Measures Implemented	1 of 6 (16.7%)
Tree Planting	✗ Not Implemented
Rain Garden	✓ 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
Insurance	Ensure Flood Re coverage is active for affordable premiums

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	F
Carbon Rating	D
Emissions Score	Very poor

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	13,401 kWh
Grid Electricity	10,601 kWh
Gas Usage	2,567 kWh
Solar Generation	0 kWh
Carbon Emissions	2,901.3 kg CO2e
Annual Energy Bill	£3,359.99

Building Fabric & Systems

Building Element	Specification
Loft Insulation	0mm
Thermal Bridge Score	0.26
Air Tightness Score	6.4
Water Heating	Instant electric
Glazing Type	Double

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Poor - Significant improvements needed
Energy Intensity	187 kWh/sqm/year
Intensity Rating	Medium-High - Moderate consumption
Carbon Intensity	40.5 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	2022-06-26

Flood History

Flood Information	Details
Flood Return Period	1 in 50 years
Flood Damage Severity	Minor damage

Fire History

Fire Information	Details
Fire Damage Severity	Total loss

Ground Conditions

Ground Factor	Status
Subsidence Status	Under investigation
Contamination Status	Current contamination
Ground Stability	Stable

Historical Risk Assessment

Risk Category	Assessment
Environmental Risk	High - Poor air quality concerns
Ground Stability Risk	Low - Stable ground conditions

Transaction History

Sales Information

Sales Detail	Information
Sale Price	£591,000.49
Sale Date	2025-04-03
Previous Owner	Michael Smith
Marketing Period	28 days
Marketing Assessment	Quick sale - High demand or competitive pricing

Rental Information

Rental Detail	Information
Monthly Rent	£4,329.73
Annual Rent	£51,956.76
Rental History	Mixed use history
Vacancy Periods	2
Typical Tenancy Duration	36+ months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	8.79% - Excellent yield
Capital Appreciation	10.4% since last sale
Marketing Efficiency	High - Quick sale indicates strong demand
Rental Stability	Good - Minimal vacancy

Comprehensive Risk Analysis

Overall Risk Summary

Risk Category	Score	Weight	Impact
Property Flood Risk	2/5	40%	Low flood risk
Property Protection	3/5	30%	Protection measures
Location Risk	2/5	30%	Standard location risk
OVERALL SCORE	2.30/5.0	100%	46.0%
RISK LEVEL	LOW RISK		GREEN

Key Risk Factors

Risk Factor	Assessment
Primary Risk	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 13:23:48
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-b61609b3
UPRN	99370584
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