

Comprehensive Property Analysis Report

Property ID: PROP-183eaae6

Report Date: 2025-06-20

Property Overview

Property Information	Value
UPRN	67544407

Property Summary

Key Attribute	Value
Property Type	Flat
Area (sqm)	55.6 sqm
Bedrooms	4
Bathrooms	1
Condition	Good
Council Tax Band	D
Building Age	44 years

Location Details

Primary Address

Address Component	Value
Full Address	9, High Street, Westminster, Greater London, EE16 5ZO
Building Number	9
Street Name	High Street
Town/City	Westminster
County	Greater London
Postcode	EE16 5ZO

Geographic Information

Geographic Detail	Value
Latitude	51.491146027409904°N
Longitude	0.038854926263872824°E
Coordinates	51.491146027409904°N, 0.038854926263872824°E
British National Grid	SU4932711361
What3Words	sunny.street.place
USRN	76524121

Administrative Areas

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

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	132.72 per hectare
Density Category	High Density

Property Attributes

Basic Property Information

Attribute	Value
Property Type	Flat
Occupancy Type	Vacant
Property Condition	Good
Property Classification	Flat
Building Residency	Single Family
Occupancy Residency	Unoccupied

Physical Dimensions

Dimension	Value
Property Area	55.6 sqm
Property Height	6.70 m
Number of Storeys	1
Total Rooms	3

Room Composition

Room Type	Count
Bedrooms	4
Bathrooms	1

Building Age & Period

Age Information	Value
Construction Year	1981
Building Age	44 years
Age Category	Modern (1975-2000)
Maintenance Risk	Low maintenance risk
Property Period	1976-1999

External Features

Feature	Details
Parking Type	On-street only

Access Type	Right of way
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Financial & Administrative

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

Maintenance & Condition

Maintenance Item	Status/Date
Last Major Works	2018-09-16
Renovation Required	No
Current Condition	Good
Maintenance Priority	Regular maintenance sufficient

Construction Details

Construction Methods

Construction Aspect	Details
Construction Type	Stone
Foundation Type	Strip foundations
Floor Type	Beam and block

Structural Dimensions

Dimension	Measurement
Property Height	18.82 m
Floor Level	1.48 m above datum
Site Height	4.84 m

Structural Features

Feature	Present
Basement	Yes
Construction Year	1981

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Assessment required - Unknown construction type
Maintenance Considerations	Professional structural survey recommended
Foundation Suitability	Traditional foundations - suitable for stable ground
Height Classification	Tall structure - enhanced fire safety considerations

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	Coastal

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	28.77 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	733 m
River Proximity Risk	Low-medium risk - Moderate distance
Coastal Distance	32.1 km
Canal Distance	1902 m

Environmental Risk Factors

Environmental Factor	Status
Soil Type	Clay
Soil Risk Level	Medium-high risk - Clay can shrink and swell

Flood Defence Systems

Defence System	Status
Government Defence Scheme	No
Defence Status	No formal defence scheme

Risk Summary

Risk Category	Assessment
Overall Risk Level	Low-Medium Risk
Risk Score	2/10
Primary Risk Factors	Clay Soil
Recommended Actions	Standard precautions adequate

Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£348,818.41
Value per sqm	£6,273.71
Valuation Date	2024-09-28

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£336,057.56
Value Appreciation	£12,760.85
Appreciation %	3.8%
Sale Date	2024-07-13
Monthly Rent	£2,486.21
Annual Rent	£29,834.52
Gross Rental Yield	8.55%

Financial Analysis

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

Protection Measures

Insurance & Risk Assessment

Insurance Factor	Details
Annual Insurance Premium	£621.56
Insurance Excess	£1,639.00
Insurance Status	Specialist cover
Flood Re Eligible	No
Risk Rating	High

Resilience Measures

Protection Summary	Status
Measures Installed	5 of 15
Coverage Percentage	33.3%
Protection Rating	Limited - Basic protection only

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	✗ Not Installed
Emergency Kit	✗ Not Installed
Sand Bags	✓ Installed
Drainage Improvement	✓ 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	✗ Not Implemented
Rain Garden	✗ Not Implemented
Green Roof	✓ Implemented
Wetlands	✗ Not Implemented
Natural Drainage	✓ 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	E
Emissions Score	Excellent

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	9,331 kWh
Grid Electricity	6,660 kWh
Gas Usage	1,647 kWh
Solar Generation	0 kWh
Carbon Emissions	3,842.6 kg CO2e
Annual Energy Bill	£2,113.29

Building Fabric & Systems

Building Element	Specification
Loft Insulation	100mm
Thermal Bridge Score	0.24
Air Tightness Score	9.6
Water Heating	Gas system with cylinder
Glazing Type	Double

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Poor - Significant improvements needed
Energy Intensity	168 kWh/sqm/year
Intensity Rating	Medium-High - Moderate consumption
Carbon Intensity	69.1 kg CO2e/sqm/year

Property History

Environmental Conditions

Environmental Factor	Status
Air Quality	Exceeds limits
Water Quality	Poor
Noise Pollution	Traffic
Last Environmental Issue Date	2022-08-10

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	None

Ground Conditions

Ground Factor	Status
Subsidence Status	No issues
Contamination Status	Historical industrial
Ground Stability	Minor concerns

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	£336,057.56
Sale Date	2024-07-13
Previous Owner	Emma Williams
Marketing Period	50 days
Marketing Assessment	Normal marketing period

Rental Information

Rental Detail	Information
Monthly Rent	£2,486.21
Annual Rent	£29,834.52
Rental History	Never rented
Vacancy Periods	2
Typical Tenancy Duration	6-12 months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	8.88% - Excellent yield
Capital Appreciation	3.8% since last sale
Marketing Efficiency	Good - Normal marketing period
Rental History	No rental history - Owner occupied property

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	2025-06-20 09:49:08
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-183eaae6
UPRN	67544407
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