

# Comprehensive Property Analysis Report

Property ID: PROP-d96a5f70

Report Date: 2025-06-20

## Property Overview

Property Information	Value
UPRN	42022100

## Property Summary

Key Attribute	Value
Property Type	End-terrace
Area (sqm)	177.4 sqm
Bedrooms	1
Bathrooms	4
Condition	Excellent
Council Tax Band	H
Building Age	31 years

Location Details

Primary Address

Address Component	Value
Full Address	9, High Street, Camden, Greater London, SV12 9ZX
Building Number	9
Street Name	High Street
Town/City	Camden
County	Greater London
Postcode	SV12 9ZX

Geographic Information

Geographic Detail	Value
Latitude	51.483672914964274°N
Longitude	0.05265064854711943°E
Coordinates	51.483672914964274°N, 0.05265064854711943°E
British National Grid	SU1448083615
What3Words	bright.park.spot
USRN	43659197

Administrative Areas

Administrative Detail	Value
Country	England
Region	London
Local Authority	Camden Council
Electoral Ward	Camden Ward
Parliamentary Constituency	Camden and East

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	155.01 per hectare
Density Category	High Density

Property Attributes

Basic Property Information

Attribute	Value
Property Type	End-terrace
Occupancy Type	Vacant
Property Condition	Excellent
Property Classification	End-terrace
Building Residency	Multi Family
Occupancy Residency	Other

Physical Dimensions

Dimension	Value
Property Area	177.4 sqm
Property Height	13.60 m
Number of Storeys	1
Total Rooms	7

Room Composition

Room Type	Count
Bedrooms	1
Bathrooms	4

Building Age & Period

Age Information	Value
Construction Year	1994
Building Age	31 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	Shared access
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Financial & Administrative

Category	Status/Value
Council Tax Band	H
Housing Association Property	Yes
Income Generating	Yes
Pays Business Rates	Yes

Maintenance & Condition

Maintenance Item	Status/Date
Last Major Works	2022-04-08
Renovation Required	No
Current Condition	Excellent
Maintenance Priority	Assessment recommended

Construction Details

Construction Methods

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

Structural Dimensions

Dimension	Measurement
Property Height	8.77 m
Floor Level	1.72 m above datum

Structural Features

Feature	Present
Basement	No
Construction Year	1994

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Assessment required - Unknown construction type
Maintenance Considerations	Professional structural survey recommended
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 2
Zone Risk Level	Medium risk - 1 in 1000 to 1 in 100 annual probability
Overall Flood Risk	High
Risk Type	Multiple

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	30.39 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	798 m
River Proximity Risk	Low-medium risk - Moderate distance
Coastal Distance	53.0 km
Canal Distance	398 m

Environmental Risk Factors

Environmental Factor	Status
Soil Type	Chalk
Soil Risk Level	Assessment required - Chalk 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-Medium Risk
Risk Score	3/10
Primary Risk Factors	High Flood Risk
Recommended Actions	Standard precautions adequate

Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£2,043,743.86
Value per sqm	£11,520.54
Valuation Date	2025-02-28

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£2,544,735.57
Value Appreciation	£-500,991.71
Appreciation %	-19.7%
Sale Date	2023-02-22
Monthly Rent	£9,339.24
Annual Rent	£112,070.88
Gross Rental Yield	5.48%

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	£11,304.57
Insurance Excess	£656.00
Insurance Status	Flood Re supported
Flood Re Eligible	Yes
Risk Rating	Medium

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

Natural Protection Measures



Natural Measure	Status
Measures Implemented	2 of 6 (33.3%)
Tree Planting	✓ Implemented
Rain Garden	✗ Not Implemented
Green Roof	✓ 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
Insurance	Ensure Flood Re coverage is active for affordable premiums

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	A
Carbon Rating	E
Emissions Score	Poor

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	31,788 kWh
Grid Electricity	15,392 kWh
Gas Usage	16,396 kWh
Solar Generation	2,746 kWh
Carbon Emissions	12,886.4 kg CO2e
Annual Energy Bill	£5,387.33

Building Fabric & Systems

Building Element	Specification
Loft Insulation	250mm
Thermal Bridge Score	0.43
Air Tightness Score	4.1
Water Heating	Gas combi
Glazing Type	Low-E coated

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Excellent - Very energy efficient
Energy Intensity	179 kWh/sqm/year
Intensity Rating	Medium-High - Moderate consumption
Carbon Intensity	72.6 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	2022-06-17

Flood History

Flood Information	Details
Flood Return Period	1 in 50 years
Flood Damage Severity	No damage

Fire History

Fire Information	Details
Fire Damage Severity	Moderate
Last Fire Date	2020-04-14

Ground Conditions

Ground Factor	Status
Subsidence Status	Minor movement
Contamination Status	Current contamination
Ground Stability	High risk

Historical Risk Assessment

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

Transaction History

Sales Information

Sales Detail	Information
Sale Price	£2,544,735.57
Sale Date	2023-02-22
Previous Owner	Fearghal Jones
Marketing Period	305 days
Marketing Assessment	Very long marketing period - Possible market challenges

Rental Information

Rental Detail	Information
Monthly Rent	£9,339.24
Annual Rent	£112,070.88
Rental History	Previously rented
Vacancy Periods	4
Typical Tenancy Duration	24-36 months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	4.40% - Average yield
Capital Appreciation	-19.7% 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	4/5	40%	High flood risk
Property Protection	3/5	30%	Protection measures
Location Risk	2/5	30%	Standard location risk
OVERALL SCORE	3.10/5.0	100%	62.0%
RISK LEVEL	MEDIUM RISK		YELLOW

Key Risk Factors

Risk Factor	Assessment
Primary Risk	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	64	74	86.5%
ProtectionMeasures	26	26	100.0%
EnergyPerformance	27	27	100.0%
History	11	13	84.6%
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 (84.6%)
Critical Data Reliability	High - Key sections well populated

Report Generation Metadata

Metadata Item	Value
Report Generated	2025-06-20 10:04:29
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-d96a5f70
UPRN	42022100
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