

Comprehensive Property Analysis Report

Property ID: PROP-0473a407

Report Date: 2025-06-20

Property Overview

Property Information	Value
UPRN	92049261

Property Summary

Key Attribute	Value
Property Type	Mid-terrace
Area (sqm)	149.0 sqm
Bedrooms	4
Bathrooms	4
Condition	Very poor
Council Tax Band	G
Building Age	7 years

Location Details

Primary Address

Address Component	Value
Full Address	143, High Street, Tower Hamlets, Greater London, FW41 9ND
Building Number	143
Street Name	High Street
Town/City	Tower Hamlets
County	Greater London
Postcode	FW41 9ND

Geographic Information

Geographic Detail	Value
Latitude	51.465957327198986°N
Longitude	0.15076404141393335°E
Coordinates	51.465957327198986°N, 0.15076404141393335°E
British National Grid	SP8489470333
What3Words	happy.park.place
USRN	74868407

Administrative Areas

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

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	180.59 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	Single Family
Occupancy Residency	Family resident

Physical Dimensions

Dimension	Value
Property Area	149.0 sqm
Property Height	16.40 m
Number of Storeys	4
Total Rooms	8

Room Composition

Room Type	Count
Bedrooms	4
Bathrooms	4

Building Age & Period

Age Information	Value
Construction Year	2018
Building Age	7 years
Age Category	Contemporary (Post-2000)
Maintenance Risk	Very low maintenance risk
Property Period	2009-Present

External Features

Feature	Details
Parking Type	Allocated space

Access Type	Shared access
Front Garden Area	68.3 sqm
Back Garden Area	65.3 sqm

Financial & Administrative

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

Maintenance & Condition

Maintenance Item	Status/Date
Last Major Works	2023-09-10
Renovation Required	Yes
Current Condition	Very poor
Maintenance Priority	Immediate attention required

Construction Details

Construction Methods

Construction Aspect	Details
Construction Type	Stone
Foundation Type	Unknown
Floor Type	Suspended timber

Structural Dimensions

Dimension	Measurement
Property Height	17.19 m
Floor Level	1.61 m above datum

Structural Features

Feature	Present
Basement	Yes
Construction Year	2018

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Assessment required - Unknown construction type
Maintenance Considerations	Professional structural survey recommended
Foundation Suitability	Foundation type assessment may be required
Height Classification	Tall structure - enhanced fire safety considerations

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	Medium
Risk Type	Multiple

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	29.39 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	773 m
River Proximity Risk	Low-medium risk - Moderate distance
Coastal Distance	20.9 km
Lake Distance	3861 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	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	Medium Flood Risk
Recommended Actions	Standard precautions adequate

Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£760,778.44
Value per sqm	£5,105.90
Valuation Date	2025-03-12

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£744,648.68
Value Appreciation	£16,129.76
Appreciation %	2.2%
Sale Date	2022-10-02
Monthly Rent	£2,737.08
Annual Rent	£32,844.96
Gross Rental Yield	4.32%

Financial Analysis

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

Protection Measures

Insurance & Risk Assessment

Insurance Factor	Details
Annual Insurance Premium	£2,226.93
Insurance Excess	£2,301.00
Insurance Status	Uninsured
Flood Re Eligible	No
Risk Rating	Low

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

Natural Protection Measures

Natural Measure	Status
Measures Implemented	3 of 6 (50.0%)
Tree Planting	✓ Implemented
Rain Garden	✓ 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 Barriers, Sump Pump, Non Return Valves

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	B
Carbon Rating	E
Emissions Score	Very poor

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	31,547 kWh
Grid Electricity	15,372 kWh
Gas Usage	16,175 kWh
Solar Generation	0 kWh
Carbon Emissions	7,034.9 kg CO2e
Annual Energy Bill	£5,886.49

Building Fabric & Systems

Building Element	Specification
Loft Insulation	350mm
Thermal Bridge Score	0.68
Air Tightness Score	8.8
Water Heating	Instant electric
Glazing Type	Low-E coated

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Good - Energy efficient
Energy Intensity	212 kWh/sqm/year
Intensity Rating	High - Above average consumption
Carbon Intensity	47.2 kg CO2e/sqm/year

Property History

Environmental Conditions

Environmental Factor	Status
Air Quality	Low
Water Quality	Very poor
Noise Pollution	None
Last Environmental Issue Date	2021-03-04

Flood History

Flood Information	Details
Flood Return Period	1 in 100 years
Flood Damage Severity	Severe damage

Fire History

Fire Information	Details
Fire Damage Severity	Total loss

Ground Conditions

Ground Factor	Status
Subsidence Status	Minor movement
Contamination Status	Under investigation
Ground Stability	High risk

Historical Risk Assessment

Risk Category	Assessment
Environmental Risk	Low - Good environmental conditions
Historical Flood Risk	High - Previous severe flood damage
Ground Stability Risk	Medium - Minor ground movement

Transaction History

Sales Information

Sales Detail	Information
Sale Price	£744,648.68
Sale Date	2022-10-02
Previous Owner	James Williams
Marketing Period	87 days
Marketing Assessment	Normal marketing period

Rental Information

Rental Detail	Information
Monthly Rent	£2,737.08
Annual Rent	£32,844.96
Rental History	Never rented
Vacancy Periods	5
Typical Tenancy Duration	24-36 months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	4.41% - Average yield
Capital Appreciation	2.2% 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	3/5	40%	Medium flood risk
Property Protection	3/5	30%	Protection measures
Location Risk	2/5	30%	Standard location risk
OVERALL SCORE	2.70/5.0	100%	54.0%
RISK LEVEL	MEDIUM RISK		YELLOW

Key Risk Factors

Risk Factor	Assessment
Primary Risk	Medium

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	66	74	89.2%
ProtectionMeasures	26	26	100.0%
EnergyPerformance	27	27	100.0%
History	10	13	76.9%
TransactionHistory	8	8	100.0%
OVERALL TOTAL	137	148	92.6%

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 08:36:40
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-0473a407
UPRN	92049261
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