

Comprehensive Property Analysis Report

Property ID: PROP-12eea198

Report Date: 2025-06-19

Property Overview

Property Information	Value
UPRN	62855116

Property Summary

Key Attribute	Value
Property Type	Flat
Area (sqm)	112.3 sqm
Bedrooms	3
Bathrooms	3
Condition	Poor
Council Tax Band	D
Building Age	64 years

Location Details

Primary Address

Address Component	Value
Full Address	38, High Street, Belvedere, Greater London, EL64 9DH
Building Number	38
Street Name	High Street
Town/City	Belvedere
County	Greater London
Postcode	EL64 9DH

Geographic Information

Geographic Detail	Value
Latitude	51.48740691002455°N
Longitude	-0.010308627941834327°E
Coordinates	51.48740691002455°N, -0.010308627941834327°E
British National Grid	TQ9882091462
What3Words	bright.street.home
USRN	99657495

Administrative Areas

Administrative Detail	Value
Country	England
Region	London
Local Authority	Belvedere Council
Electoral Ward	Belvedere Ward
Parliamentary Constituency	Belvedere and West

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	162.87 per hectare
Density Category	High Density

Property Attributes

Basic Property Information

Attribute	Value
Property Type	Flat
Occupancy Type	Owner Occupied
Property Condition	Poor
Property Classification	Flat
Building Residency	Multi Family
Occupancy Residency	HMO

Physical Dimensions

Dimension	Value
Property Area	112.3 sqm
Property Height	11.00 m
Number of Storeys	1
Total Rooms	5

Room Composition

Room Type	Count
Bedrooms	3
Bathrooms	3

Building Age & Period

Age Information	Value
Construction Year	1961
Building Age	64 years
Age Category	Mature (1925-1975)
Maintenance Risk	Medium maintenance risk
Property Period	1945-1975

External Features

Feature	Details
Parking Type	Allocated space

Access Type	Shared access
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Financial & Administrative

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

Maintenance & Condition

Maintenance Item	Status/Date
Last Major Works	2016-01-17
Renovation Required	Yes
Current Condition	Poor
Maintenance Priority	Immediate attention required

Construction Details

Construction Methods

Construction Aspect	Details
Construction Type	Concrete
Foundation Type	Raft foundations
Floor Type	Mixed

Structural Dimensions

Dimension	Measurement
Property Height	8.06 m
Floor Level	1.67 m above datum

Structural Features

Feature	Present
Basement	No
Construction Year	1961

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Low - Robust construction method
Maintenance Considerations	Check for concrete carbonation over time
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 1
Zone Risk Level	Low risk - Less than 1 in 1000 annual probability
Overall Flood Risk	Medium
Risk Type	Multiple

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	22.95 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	843 m
River Proximity Risk	Low-medium risk - Moderate distance
Coastal Distance	32.3 km
Lake Distance	3683 m

Environmental Risk Factors

Environmental Factor	Status
Soil Type	Sandy
Soil Risk Level	Medium risk - Sandy soils drain well but can be unstable

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	2/10
Primary Risk Factors	Medium Flood Risk
Recommended Actions	Standard precautions adequate

Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£532,775.25
Value per sqm	£4,744.21
Valuation Date	2024-10-10

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£569,816.23
Value Appreciation	£-37,040.98
Appreciation %	-6.5%
Sale Date	2025-05-17
Monthly Rent	£2,099.70
Annual Rent	£25,196.40
Gross Rental Yield	4.73%

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	£2,278.78
Insurance Excess	£715.00
Insurance Status	Specialist cover
Flood Re Eligible	Yes
Risk Rating	High

Resilience Measures

Protection Summary	Status
Measures Installed	6 of 15
Coverage Percentage	40.0%
Protection Rating	Fair - Moderate protection

Installed Protection Measures

Protection Measure	Status
Flood Gates	✓ 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	✓ 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	5 of 6 (83.3%)
Tree Planting	✓ Implemented
Rain Garden	✓ Implemented
Green Roof	✓ Implemented
Wetlands	✓ Implemented
Natural Drainage	✗ Not Implemented
Vegetation Management	✓ Implemented

Protection Recommendations

Recommendation Category	Suggested Actions
Priority Installations	Install: Flood Barriers
Insurance	Ensure Flood Re coverage is active for affordable premiums

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	G
Carbon Rating	E
Emissions Score	Poor

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	6,388 kWh
Grid Electricity	6,388 kWh
Gas Usage	0 kWh
Solar Generation	0 kWh
Carbon Emissions	6,387.1 kg CO2e
Annual Energy Bill	£2,247.43

Building Fabric & Systems

Building Element	Specification
Loft Insulation	0mm
Thermal Bridge Score	0.49
Air Tightness Score	6.3
Water Heating	Gas multipoint
Glazing Type	Double

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Very poor - Major improvements required
Energy Intensity	57 kWh/sqm/year
Intensity Rating	Good - Below average consumption
Carbon Intensity	56.9 kg CO2e/sqm/year

Property History

Environmental Conditions

Environmental Factor	Status
Air Quality	Exceeds limits
Water Quality	Poor
Noise Pollution	Planes
Last Environmental Issue Date	2021-08-05

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	Minor

Ground Conditions

Ground Factor	Status
Subsidence Status	Severe subsidence
Contamination Status	Under investigation
Ground Stability	Active movement

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	£569,816.23
Sale Date	2025-05-17
Previous Owner	Sarah Mattimore
Marketing Period	186 days
Marketing Assessment	Very long marketing period - Possible market challenges

Rental Information

Rental Detail	Information
Monthly Rent	£2,099.70
Annual Rent	£25,196.40
Rental History	Mixed use history
Vacancy Periods	4
Typical Tenancy Duration	0-6 months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	4.42% - Average yield
Capital Appreciation	-6.5% 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	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	64	74	86.5%
ProtectionMeasures	26	26	100.0%
EnergyPerformance	27	27	100.0%
History	10	13	76.9%
TransactionHistory	8	8	100.0%
OVERALL TOTAL	135	148	91.2%

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 12:59:40
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-12eea198
UPRN	62855116
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