

Comprehensive Property Analysis Report

Property ID: PROP-0cb7520d

Report Date: 2025-06-20

Property Overview

Property Information	Value
UPRN	69575902

Property Summary

Key Attribute	Value
Property Type	End-terrace
Area (sqm)	143.1 sqm
Bedrooms	6
Bathrooms	2
Condition	Excellent
Council Tax Band	H
Building Age	65 years

Location Details

Primary Address

Address Component	Value
Full Address	23, High Street, Westminster, Greater London, FR50 9NK
Building Number	23
Street Name	High Street
Town/City	Westminster
County	Greater London
Postcode	FR50 9NK

Geographic Information

Geographic Detail	Value
Latitude	51.499630505159615°N
Longitude	0.0586860118626592°E
Coordinates	51.499630505159615°N, 0.0586860118626592°E
British National Grid	SU3140243046
What3Words	bright.river.place
USRN	72149359

Administrative Areas

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

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	58.40 per hectare
Density Category	Medium Density

Property Attributes

Basic Property Information

Attribute	Value
Property Type	End-terrace
Occupancy Type	Rented
Property Condition	Excellent
Property Classification	End-terrace
Building Residency	Multi Family
Occupancy Residency	Family resident

Physical Dimensions

Dimension	Value
Property Area	143.1 sqm
Property Height	16.70 m
Number of Storeys	2
Total Rooms	10

Room Composition

Room Type	Count
Bedrooms	6
Bathrooms	2

Building Age & Period

Age Information	Value
Construction Year	1960
Building Age	65 years
Age Category	Mature (1925-1975)
Maintenance Risk	Medium maintenance risk
Property Period	1945-1975

External Features

Feature	Details
Parking Type	None

Access Type	Right of way
Front Garden Area	23.4 sqm
Back Garden Area	35.2 sqm

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	2016-03-10
Renovation Required	No
Current Condition	Excellent
Maintenance Priority	Assessment recommended

Construction Details

Construction Methods

Construction Aspect	Details
Construction Type	Timber Frame
Foundation Type	Deep foundations
Floor Type	Beam and block

Structural Dimensions

Dimension	Measurement
Property Height	23.02 m
Floor Level	1.42 m above datum

Structural Features

Feature	Present
Basement	Yes
Construction Year	1960

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Medium - Fire and moisture considerations
Maintenance Considerations	Regular inspection for rot and pest damage
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	High
Risk Type	Coastal

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	36.79 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	974 m
River Proximity Risk	Low-medium risk - Moderate distance
Coastal Distance	70.8 km

Environmental Risk Factors

Environmental Factor	Status
Soil Type	Peat
Soil Risk Level	High risk - Peat soils can shrink and subside

Flood Defence Systems

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

Risk Summary

Risk Category	Assessment
Overall Risk Level	Medium Risk
Risk Score	5/10
Primary Risk Factors	High Flood Risk, Peat Soil
Recommended Actions	Consider flood protection measures

Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£1,224,495.58
Value per sqm	£8,556.92
Valuation Date	2025-02-02

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£1,225,391.16
Value Appreciation	£-895.58
Appreciation %	-0.1%
Sale Date	2022-09-18
Monthly Rent	£7,895.23
Annual Rent	£94,742.76
Gross Rental Yield	7.74%

Financial Analysis

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

Protection Measures

Insurance & Risk Assessment

Insurance Factor	Details
Annual Insurance Premium	£9,221.03
Insurance Excess	£550.00
Insurance Status	Specialist cover
Flood Re Eligible	No
Risk Rating	Very low

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	✗ Not Installed
Flood Barriers	✗ Not Installed
Sump Pump	✓ 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	✓ Installed
Water Butts	✓ Installed
Permeable Paving	✗ Not Installed
Flood Proof Doors	✗ Not Installed
Flood Proof Windows	✓ Installed

Natural Protection Measures

Natural Measure	Status
Measures Implemented	3 of 6 (50.0%)
Tree Planting	✓ Implemented
Rain Garden	✓ Implemented
Green Roof	✗ Not Implemented
Wetlands	✗ Not Implemented
Natural Drainage	✓ Implemented
Vegetation Management	✗ Not Implemented

Protection Recommendations

Recommendation Category	Suggested Actions
Priority Installations	Install: Flood Gates, Flood Barriers, Non Return Valves

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	A
Carbon Rating	D
Emissions Score	Fair

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	17,742 kWh
Grid Electricity	7,854 kWh
Gas Usage	9,888 kWh
Solar Generation	3,079 kWh
Carbon Emissions	6,326.1 kg CO2e
Annual Energy Bill	£2,553.46

Building Fabric & Systems

Building Element	Specification
Loft Insulation	300mm
Thermal Bridge Score	0.57
Air Tightness Score	11.1
Water Heating	District heating
Glazing Type	Low-E coated

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Excellent - Very energy efficient
Energy Intensity	124 kWh/sqm/year
Intensity Rating	Average - Typical consumption
Carbon Intensity	44.2 kg CO2e/sqm/year

Property History

Environmental Conditions

Environmental Factor	Status
Air Quality	Very high
Water Quality	Poor
Noise Pollution	Traffic
Last Environmental Issue Date	2022-12-09

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	None

Ground Conditions

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

Historical Risk Assessment

Risk Category	Assessment
Environmental Risk	High - Poor air quality concerns
Historical Flood Risk	Low - No previous flood damage
Ground Stability Risk	Low - Stable ground conditions

Transaction History

Sales Information

Sales Detail	Information
Sale Price	£1,225,391.16
Sale Date	2022-09-18
Previous Owner	Robert Garcia
Marketing Period	328 days
Marketing Assessment	Very long marketing period - Possible market challenges

Rental Information

Rental Detail	Information
Monthly Rent	£7,895.23
Annual Rent	£94,742.76
Rental History	Currently rented
Vacancy Periods	0
Typical Tenancy Duration	24-36 months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	7.73% - Good yield
Capital Appreciation	-0.1% since last sale
Marketing Efficiency	Below average - Extended marketing period
Rental Stability	Excellent - No 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	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 10:14:43
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-0cb7520d
UPRN	69575902
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