

# Comprehensive Property Analysis Report

Property ID: PROP-b61609b3

Report Date: 2025-06-19

## Property Overview

| Property Information | Value    |
|----------------------|----------|
| UPRN                 | 99370584 |

## Property Summary

| Key Attribute    | Value    |
|------------------|----------|
| Property Type    | Flat     |
| Area (sqm)       | 71.6 sqm |
| Bedrooms         | 5        |
| Bathrooms        | 2        |
| Condition        | Good     |
| Council Tax Band | F        |
| Building Age     | 48 years |

Location Details

Primary Address

| Address Component | Value  |
|-------------------|--|
| Full Address      | 175, High Street, Wandsworth, Greater London, ES67 2FP |
| Building Number   | 175  |
| Street Name       | High Street  |
| Town/City         | Wandsworth   |
| County            | Greater London   |
| Postcode          | ES67 2FP   |

Geographic Information

| Geographic Detail     | Value                                      |
|-----------------------|--|
| Latitude              | 51.43513558226645°N                        |
| Longitude             | 0.30695770344632595°E                      |
| Coordinates           | 51.43513558226645°N, 0.30695770344632595°E |
| British National Grid | SU6141112618                               |
| What3Words            | bright.street.place                        |
| USRN                  | 82193036                                   |

Administrative Areas

| Administrative Detail      | Value                |
|----------------------------|----------------------|
| Country                    | England              |
| Region                     | London               |
| Local Authority            | Wandsworth Council   |
| Electoral Ward             | Wandsworth Ward      |
| Parliamentary Constituency | Wandsworth and South |

Area Classification

| Classification             | Value             |
|----------------------------|-------------------|
| Urban/Rural Classification | Urban             |
| Local Density              | 97.74 per hectare |
| Density Category           | Medium Density    |

Property Attributes

Basic Property Information

| Attribute               | Value           |
|-------------------------|-----------------|
| Property Type           | Flat            |
| Occupancy Type          | Owner Occupied  |
| Property Condition      | Good            |
| Property Classification | Flat            |
| Building Residency      | Mixed Use       |
| Occupancy Residency     | Family resident |

Physical Dimensions

| Dimension         | Value    |
|-------------------|----------|
| Property Area     | 71.6 sqm |
| Property Height   | 9.50 m   |
| Number of Storeys | 1        |
| Total Rooms       | 9        |

Room Composition

| Room Type | Count |
|-----------|-------|
| Bedrooms  | 5     |
| Bathrooms | 2     |

Building Age & Period

| Age Information   | Value                |
|-------------------|----------------------|
| Construction Year | 1977                 |
| Building Age      | 48 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 | Public road |
|-------------|-------------|

**Financial & Administrative**

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

**Maintenance & Condition**

| Maintenance Item     | Status/Date                    |
|----------------------|--------------------------------|
| Last Major Works     | 2018-01-20                     |
| Renovation Required  | No                             |
| Current Condition    | Good                           |
| Maintenance Priority | Regular maintenance sufficient |

Construction Details

Construction Methods

| Construction Aspect | Details          |
|---------------------|------------------|
| Construction Type   | Brick            |
| Foundation Type     | Pile foundations |
| Floor Type          | Beam and block   |

Structural Dimensions

| Dimension       | Measurement        |
|-----------------|--------------------|
| Property Height | 14.80 m            |
| Floor Level     | 1.35 m above datum |

Structural Features

| Feature           | Present |
|-------------------|---------|
| Basement          | No      |
| Construction Year | 1977    |

Construction Analysis

| Analysis Factor            | Assessment  |
|----------------------------|---|
| Construction Risk Level    | Low - Traditional solid construction                |
| Maintenance Considerations | Monitor pointing and structural movement            |
| Foundation Suitability     | Deep foundations - suitable for poor ground         |
| Height Classification      | Medium height - standard building regulations apply |

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 | Low  |
| Risk Type          | Surface water  |

Elevation & Water Proximity

| Geographic Factor    | Measurement                         |
|----------------------|-------------------------------------|
| Ground Elevation     | 25.02 m above sea level             |
| Elevation Risk       | Low risk - Good elevation           |
| River Distance       | 618 m                               |
| River Proximity Risk | Low-medium risk - Moderate distance |
| Coastal Distance     | 78.4 km                             |
| Lake Distance        | 534 m                               |
| Canal Distance       | 892 m                               |

Environmental Risk Factors

| Environmental Factor | Status  |
|----------------------|---|
| Soil Type            | Unknown   |
| Soil Risk Level      | Assessment required - Unknown 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 Risk                         |
| Risk Score           | 1/10                             |
| Primary Risk Factors | No major risk factors identified |

|                     |  |
|---------------------|--|
| Recommended Actions | Minimal additional protection required |
|---------------------|--|

Financial Information

Property Valuation

| Valuation Item         | Value       |
|------------------------|-------------|
| Current Property Value | £652,556.71 |
| Value per sqm          | £9,113.92   |
| Valuation Date         | 2025-04-15  |

Transaction Financial Summary

| Transaction Type   | Financial Details |
|--------------------|-------------------|
| Last Sale Price    | £591,000.49       |
| Value Appreciation | £61,556.22        |
| Appreciation %     | 10.4%             |
| Sale Date          | 2025-04-03        |
| Monthly Rent       | £4,329.73         |
| Annual Rent        | £51,956.76        |
| Gross Rental Yield | 7.96%             |

Financial Analysis

| Analysis Factor   | Assessment                  |
|-------------------|-----------------------------|
| Market Segment    | Upper-middle market segment |
| Investment Rating | Good - Above average yield  |



Protection Measures

Insurance & Risk Assessment

| Insurance Factor         | Details   |
|--------------------------|-----------|
| Annual Insurance Premium | £2,434.44 |
| Insurance Excess         | £1,609.00 |
| Insurance Status         | Uninsured |
| Flood Re Eligible        | Yes       |
| Risk Rating              | Very low  |

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

Natural Protection Measures

| Natural Measure       | Status            |
|-----------------------|-------------------|
| Measures Implemented  | 1 of 6 (16.7%)    |
| Tree Planting         | ✗ Not Implemented |
| Rain Garden           | ✓ Implemented     |
| Green Roof            | ✗ Not 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, Sump Pump            |
| Insurance               | Ensure Flood Re coverage is active for affordable premiums |

Energy Performance

Energy Ratings

| Rating Type     | Rating    |
|-----------------|-----------|
| EPCrating       | F         |
| Carbon Rating   | D         |
| Emissions Score | Very poor |

Energy Consumption

| Energy Metric            | Annual Consumption |
|--------------------------|--------------------|
| Total Energy Consumption | 13,401 kWh         |
| Grid Electricity         | 10,601 kWh         |
| Gas Usage                | 2,567 kWh          |
| Solar Generation         | 0 kWh              |
| Carbon Emissions         | 2,901.3 kg CO2e    |
| Annual Energy Bill       | £3,359.99          |

Building Fabric & Systems

| Building Element     | Specification    |
|----------------------|------------------|
| Loft Insulation      | 0mm              |
| Thermal Bridge Score | 0.26             |
| Air Tightness Score  | 6.4              |
| Water Heating        | Instant electric |
| Glazing Type         | Double           |

Energy Efficiency Analysis

| Analysis Factor  | Assessment                             |
|------------------|--|
| EPC Performance  | Poor - Significant improvements needed |
| Energy Intensity | 187 kWh/sqm/year                       |
| Intensity Rating | Medium-High - Moderate consumption     |
| Carbon Intensity | 40.5 kg CO2e/sqm/year                  |

Property History

Environmental Conditions

| Environmental Factor          | Status     |
|-------------------------------|------------|
| Air Quality                   | Very high  |
| Water Quality                 | Poor       |
| Noise Pollution               | Planes     |
| Last Environmental Issue Date | 2022-06-26 |

Flood History

| Flood Information     | Details       |
|-----------------------|---------------|
| Flood Return Period   | 1 in 50 years |
| Flood Damage Severity | Minor damage  |

Fire History

| Fire Information     | Details    |
|----------------------|------------|
| Fire Damage Severity | Total loss |

Ground Conditions

| Ground Factor        | Status                |
|----------------------|-----------------------|
| Subsidence Status    | Under investigation   |
| Contamination Status | Current contamination |
| Ground Stability     | Stable                |

Historical Risk Assessment

| Risk Category         | Assessment                       |
|-----------------------|----------------------------------|
| Environmental Risk    | High - Poor air quality concerns |
| Ground Stability Risk | Low - Stable ground conditions   |

Transaction History

Sales Information

| Sales Detail         | Information                                     |
|----------------------|---|
| Sale Price           | £591,000.49                                     |
| Sale Date            | 2025-04-03                                      |
| Previous Owner       | Michael Smith                                   |
| Marketing Period     | 28 days   |
| Marketing Assessment | Quick sale - High demand or competitive pricing |

Rental Information

| Rental Detail            | Information       |
|--------------------------|-------------------|
| Monthly Rent             | £4,329.73         |
| Annual Rent              | £51,956.76        |
| Rental History           | Mixed use history |
| Vacancy Periods          | 2                 |
| Typical Tenancy Duration | 36+ months        |

Market Analysis

| Analysis Factor      | Assessment                                |
|----------------------|---|
| Gross Rental Yield   | 8.79% - Excellent yield                   |
| Capital Appreciation | 10.4% since last sale                     |
| Marketing Efficiency | High - Quick sale indicates strong demand |
| Rental Stability     | Good - Minimal vacancy                    |

Comprehensive Risk Analysis

Overall Risk Summary

| Risk Category       | Score    | Weight | Impact                 |
|---------------------|----------|--------|------------------------|
| Property Flood Risk | 2/5      | 40%    | Low flood risk         |
| Property Protection | 3/5      | 30%    | Protection measures    |
| Location Risk       | 2/5      | 30%    | Standard location risk |
|                     |          |        |                        |
| OVERALL SCORE       | 2.30/5.0 | 100%   | 46.0%                  |
| RISK LEVEL          | LOW RISK |        | GREEN                  |

Key Risk Factors

| Risk Factor  | Assessment |
|--------------|------------|
| Primary Risk | 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  | 2025-06-19 12:59:25                           |
| Report Generator  | MKM Research Labs Property Report System v2.0 |
| Report Type       | Comprehensive Property Analysis               |
| Property ID       | PROP-b61609b3                                 |
| UPRN              | 99370584                                      |
| 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 |