

Comprehensive Property Analysis Report

Property ID: PROP-d7e6357f

Report Date: 2025-06-11

Property Overview

Property Information	Value
UPRN	88447757

Property Summary

Key Attribute	Value
Property Type	Flat
Area (sqm)	119.8 sqm
Bedrooms	4
Bathrooms	4
Condition	Good
Council Tax Band	H
Building Age	24 years

Location Details

Primary Address

Address Component	Value
Full Address	185, High Street, Islington, Greater London, QG72 9VW
Building Number	185
Street Name	High Street
Town/City	Islington
County	Greater London
Postcode	QG72 9VW

Geographic Information

Geographic Detail	Value
Latitude	51.46146478429249°N
Longitude	-0.14317195593973747°E
Coordinates	51.46146478429249°N, -0.14317195593973747°E
British National Grid	TL1180372679
What3Words	sunny.street.spot
USRN	79857297

Administrative Areas

Administrative Detail	Value
Country	England
Region	London
Local Authority	Islington Council
Electoral Ward	Islington Ward
Parliamentary Constituency	Islington and North

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	121.40 per hectare
Density Category	High Density

Property Attributes

Basic Property Information

Attribute	Value
Property Type	Flat
Occupancy Type	Owner Occupied
Property Condition	Good
Property Classification	Flat
Building Residency	Single Family
Occupancy Residency	Family resident

Physical Dimensions

Dimension	Value
Property Area	119.8 sqm
Property Height	13.60 m
Number of Storeys	1
Total Rooms	5

Room Composition

Room Type	Count
Bedrooms	4
Bathrooms	4

Building Age & Period

Age Information	Value
Construction Year	2001
Building Age	24 years
Age Category	Contemporary (Post-2000)
Maintenance Risk	Very low maintenance risk
Property Period	2000-2008

External Features

Feature	Details
Parking Type	On-street only

Access Type	Shared access
Back Garden Area	19.0 sqm

Financial & Administrative

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

Maintenance & Condition

Maintenance Item	Status/Date
Last Major Works	2022-09-28
Renovation Required	No
Current Condition	Good
Maintenance Priority	Regular maintenance sufficient

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	13.60 m
Floor Level	1.46 m above datum

Structural Features

Feature	Present
Basement	Yes
Construction Year	2001

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	Medium height - standard building regulations apply

Property Risk Assessment

Flood Risk Analysis

Risk Factor	Assessment
EA Flood Zone	Zone 3b
Zone Risk Level	Functional floodplain - Used for flood storage
Overall Flood Risk	High
Risk Type	Surface water

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	37.48 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	300 m
River Proximity Risk	Medium risk - Close to river
Coastal Distance	59.1 km
Lake Distance	2273 m
Canal Distance	612 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	No
Defence Status	No formal defence scheme

Risk Summary

Risk Category	Assessment
Overall Risk Level	Medium Risk
Risk Score	4/10
Primary Risk Factors	High Flood Risk, Close to River

Recommended Actions	Consider flood protection measures
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Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£1,208,191.32
Value per sqm	£10,085.07

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£972,473.24
Value Appreciation	£235,718.08
Appreciation %	24.2%
Sale Date	2023-01-11
Monthly Rent	£8,063.06
Annual Rent	£96,756.72
Gross Rental Yield	8.01%

Financial Analysis

Analysis Factor	Assessment
Market Segment	Premium market segment
Investment Rating	Excellent - High yield potential

Protection Measures

Insurance & Risk Assessment

Insurance Factor	Details
Annual Insurance Premium	£5,567.07
Insurance Excess	£1,466.00
Insurance Status	Standard cover
Flood Re Eligible	No
Risk Rating	Very high

Resilience Measures

Protection Summary	Status
Measures Installed	3 of 15
Coverage Percentage	20.0%
Protection Rating	Limited - Basic protection only

Installed Protection Measures

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

Protection Recommendations

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

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	A
Carbon Rating	F
Emissions Score	Poor

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	16,203 kWh
Grid Electricity	8,856 kWh
Gas Usage	7,347 kWh
Solar Generation	0 kWh
Carbon Emissions	6,370.7 kg CO2e
Annual Energy Bill	£2,812.84

Building Fabric & Systems

Building Element	Specification
Loft Insulation	300mm
Thermal Bridge Score	0.27
Air Tightness Score	14.6
Water Heating	Electric immersion
Glazing Type	Low-E coated

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Excellent - Very energy efficient
Energy Intensity	135 kWh/sqm/year
Intensity Rating	Average - Typical consumption
Carbon Intensity	53.2 kg CO2e/sqm/year

Property History

Environmental Conditions

Environmental Factor	Status
Air Quality	Exceeds limits
Water Quality	Good
Noise Pollution	Train
Last Environmental Issue Date	2023-09-08

Flood History

Flood Information	Details
Flood Return Period	1 in 500 years
Flood Damage Severity	Minor damage

Fire History

Fire Information	Details
Fire Damage Severity	None

Ground Conditions

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

Historical Risk Assessment

Risk Category	Assessment
Environmental Risk	Low - Good environmental conditions
Ground Stability Risk	Low - Stable ground conditions

Transaction History

Sales Information

Sales Detail	Information
Sale Price	£972,473.24
Sale Date	2023-01-11
Previous Owner	Robert Williams
Marketing Period	187 days
Marketing Assessment	Very long marketing period - Possible market challenges

Rental Information

Rental Detail	Information
Monthly Rent	£8,063.06
Annual Rent	£96,756.72
Rental History	Never rented
Vacancy Periods	3
Typical Tenancy Duration	24-36 months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	9.95% - Excellent yield
Capital Appreciation	24.2% since last sale
Marketing Efficiency	Below average - Extended marketing period
Rental History	No rental history - Owner occupied property

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	71	90.1%
ProtectionMeasures	26	26	100.0%
EnergyPerformance	27	27	100.0%
History	10	13	76.9%
TransactionHistory	8	8	100.0%
OVERALL TOTAL	135	145	93.1%

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	2025-06-11 15:46:25
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-d7e6357f
UPRN	88447757
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