

Comprehensive Property Analysis Report

Property ID: PROP-1c0a9a7c

Report Date: 2025-06-20

Property Overview

Property Information	Value
UPRN	51930394

Property Summary

Key Attribute	Value
Property Type	Flat
Area (sqm)	110.1 sqm
Bedrooms	3
Bathrooms	3
Condition	Excellent
Council Tax Band	G
Building Age	34 years

Location Details

Primary Address

Address Component	Value
Full Address	131, High Street, Westminster, Greater London, LN97 2AS
Building Number	131
Street Name	High Street
Town/City	Westminster
County	Greater London
Postcode	LN97 2AS

Geographic Information

Geographic Detail	Value
Latitude	51.49550327863139°N
Longitude	0.055632403241484246°E
Coordinates	51.49550327863139°N, 0.055632403241484246°E
British National Grid	SP5760729524
What3Words	happy.street.place
USRN	59143745

Administrative Areas

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

Area Classification

Classification	Value
Urban/Rural Classification	Urban
Local Density	138.60 per hectare
Density Category	High Density

Property Attributes

Basic Property Information

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

Physical Dimensions

Dimension	Value
Property Area	110.1 sqm
Property Height	14.40 m
Number of Storeys	1
Total Rooms	11

Room Composition

Room Type	Count
Bedrooms	3
Bathrooms	3

Building Age & Period

Age Information	Value
Construction Year	1991
Building Age	34 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	Shared access
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Financial & Administrative

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

Maintenance & Condition

Maintenance Item	Status/Date
Last Major Works	2018-05-08
Renovation Required	No
Current Condition	Excellent
Maintenance Priority	Assessment recommended

Construction Details

Construction Methods

Construction Aspect	Details
Construction Type	Timber Frame
Foundation Type	Pile foundations
Floor Type	Solid concrete

Structural Dimensions

Dimension	Measurement
Property Height	23.76 m
Floor Level	1.06 m above datum

Structural Features

Feature	Present
Basement	No
Construction Year	1991

Construction Analysis

Analysis Factor	Assessment
Construction Risk Level	Medium - Fire and moisture considerations
Maintenance Considerations	Regular inspection for rot and pest damage
Foundation Suitability	Deep foundations - suitable for poor ground
Height Classification	Tall structure - enhanced fire safety considerations

Property Risk Assessment

Flood Risk Analysis

Risk Factor	Assessment
EA Flood Zone	Zone 3a
Zone Risk Level	High risk - Greater than 1 in 100 annual probability
Overall Flood Risk	High
Risk Type	River

Elevation & Water Proximity

Geographic Factor	Measurement
Ground Elevation	36.54 m above sea level
Elevation Risk	Low risk - Good elevation
River Distance	854 m
River Proximity Risk	Low-medium risk - Moderate distance
Coastal Distance	86.1 km

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-Medium Risk
Risk Score	3/10
Primary Risk Factors	High Flood Risk
Recommended Actions	Standard precautions adequate

Financial Information

Property Valuation

Valuation Item	Value
Current Property Value	£942,844.75
Value per sqm	£8,563.53
Valuation Date	2024-08-04

Transaction Financial Summary

Transaction Type	Financial Details
Last Sale Price	£867,696.88
Value Appreciation	£75,147.87
Appreciation %	8.7%
Sale Date	2023-08-09
Monthly Rent	£5,651.51
Annual Rent	£67,818.12
Gross Rental Yield	7.19%

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	£5,810.09
Insurance Excess	£1,493.00
Insurance Status	Uninsured
Flood Re Eligible	No
Risk Rating	High

Resilience Measures

Protection Summary	Status
Measures Installed	7 of 15
Coverage Percentage	46.7%
Protection Rating	Fair - Moderate protection

Installed Protection Measures

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

Natural Protection Measures

Natural Measure	Status
Measures Implemented	2 of 6 (33.3%)
Tree Planting	✓ Implemented
Rain Garden	✗ Not Implemented
Green Roof	✗ Not Implemented
Wetlands	✗ Not Implemented
Natural Drainage	✗ Not Implemented
Vegetation Management	✓ Implemented

Protection Recommendations

Recommendation Category	Suggested Actions
Priority Installations	Install: Flood Barriers, Sump Pump

Energy Performance

Energy Ratings

Rating Type	Rating
EPCrating	E
Carbon Rating	A
Emissions Score	Excellent

Energy Consumption

Energy Metric	Annual Consumption
Total Energy Consumption	24,950 kWh
Grid Electricity	10,063 kWh
Gas Usage	11,992 kWh
Solar Generation	0 kWh
Carbon Emissions	6,026.4 kg CO2e
Annual Energy Bill	£3,858.34

Building Fabric & Systems

Building Element	Specification
Loft Insulation	150mm
Thermal Bridge Score	0.14
Air Tightness Score	14.6
Water Heating	Heat pump
Glazing Type	Secondary glazing

Energy Efficiency Analysis

Analysis Factor	Assessment
EPC Performance	Below average - Improvements recommended
Energy Intensity	227 kWh/sqm/year
Intensity Rating	High - Above average consumption
Carbon Intensity	54.7 kg CO2e/sqm/year

Property History

Environmental Conditions

Environmental Factor	Status
Air Quality	High
Water Quality	Good
Noise Pollution	Train
Last Environmental Issue Date	2022-03-07

Flood History

Flood Information	Details
Flood Return Period	1 in 500 years
Flood Damage Severity	Moderate damage
Last Flood Date	2021-03-25

Fire History

Fire Information	Details
Fire Damage Severity	Minor

Ground Conditions

Ground Factor	Status
Subsidence Status	Severe subsidence
Contamination Status	Historical industrial
Ground Stability	Stable

Historical Risk Assessment

Risk Category	Assessment
Environmental Risk	Low - Good environmental conditions
Historical Flood Risk	Medium - Previous moderate damage
Ground Stability Risk	Low - Stable ground conditions

Transaction History

Sales Information

Sales Detail	Information
Sale Price	£867,696.88
Sale Date	2023-08-09
Previous Owner	James Mattimore
Marketing Period	46 days
Marketing Assessment	Normal marketing period

Rental Information

Rental Detail	Information
Monthly Rent	£5,651.51
Annual Rent	£67,818.12
Rental History	Currently rented
Vacancy Periods	1
Typical Tenancy Duration	36+ months

Market Analysis

Analysis Factor	Assessment
Gross Rental Yield	7.82% - Good yield
Capital Appreciation	8.7% since last sale
Marketing Efficiency	Good - Normal marketing period
Rental Stability	Good - Minimal vacancy

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	63	74	85.1%
ProtectionMeasures	26	26	100.0%
EnergyPerformance	27	27	100.0%
History	11	13	84.6%
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 (84.6%)
Critical Data Reliability	High - Key sections well populated

Report Generation Metadata

Metadata Item	Value
Report Generated	2025-06-20 10:24:33
Report Generator	MKM Research Labs Property Report System v2.0
Report Type	Comprehensive Property Analysis
Property ID	PROP-1c0a9a7c
UPRN	51930394
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