

Kentish Town Road (369-377) NW5 2TJ

Jan-18



Unit	Level	Beds	Outside Space	Parking	SQ M	SQ FT	Price (£)	Price (£) per SQ FT
1	1	1	N		50	538	£460,000	£855
2	1	2	N		76	818	£685,000	£837
3	1	2	Y		70	753	£635,000	£843
4	2	1	N		50	538	£470,000	£873
5	2	2	N		76	818	£695,000	£850
6	2	2	Y		70	753	£645,000	£856
7	3	1	N		50	538	£480,000	£892
8	3	2	N		76	818	£705,000	£862
9	3	2	Y		70	753	£655,000	£869
10	4	1	N		50	538	£490,000	£910
11	4	2	N		76	818	£715,000	£874
12	4	2	Y		70	753	£665,000	£883
13	5&6	1//2	Y		97	1044	£1,070,000	£1,025
14	5	1//2	Y		84	904	£880,000	£973
Total					965	10387	£9,250,000	£886

Unit	Level	SQ M	SQ FT	Annual Rent (£)
Basement	B	154	1658	£40,800
Ground	G	157	1690	£67,600
Total		311	3348	£108,400

£108,400 annual rent at 5.5% return = £1,970,000

Whilst writing, we confirm that this advice is given purely for marketing purposes only and is not to be considered or used as a formal valuation or structural survey and is subject to any variances in the marketplace.

This appraisal assumes the following:

New build to very high specification.
NHBC guarantee (or similar).