

APPENDIX 1

Review of Planning Policy

- 1.1 This Appendix identifies those national, regional and local policies that we consider are relevant, for the purposes of undertaking an appropriate viability assessment to determine the maximum reasonable level of affordable housing for the proposed development.
- 1.2 Viability assessment is a process of assessing if a proposed scheme is financially viable by looking at whether the value generated by a development is more than the costs of developing it. The costs of development in a viability assessment include the cost of the site (the Benchmark Land Value ('BLV'), as well as a risk adjusted profit for the developer.
- 1.3 Guidance is provided at national level and supplemented through regional guidance (in the case of London), and at local level in certain instances, in respect of viability for planning purposes. Professional guidance for practitioners has been principally provided by the RICS.

National Planning Policy Framework

- 1.4 The National Planning Policy Framework ("NPPF") originally published in March 2012 and revised in 2021. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF has a clear presumption in favour of sustainable development and in determining planning applications local planning authorities should take account of this; in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Planning Act 1990.
- 1.5 The NPPF considers the relevance of viability testing in determine appropriate planning conditions and obligation. The NPPF makes it clear Planning obligations must only be sought where they meet all the tests set out in Regulation 122(2) of the community Infrastructure Levy Regulations 2010:
 - Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related to the scale and kind of development.
- 1.6 Paragraph 57 of the NPPF provides clear guidance of the relevance of viability in determining relevant planning contributions:

“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”

- 1.7 The NPPF makes specific reference to the recommendation that all viability assessments should reflect National Planning Guidance (NPG). National Planning Guidance (NPG) refers to viability under Planning Obligations (published 19 May 2016) and Viability (published 6 March 2014 and updated 24 July 2018 and May 2019).

NPG: Planning Obligations

- 1.8 Paragraph 002 of Planning Practice Guidance (PPG) states:

“Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.”

(Paragraph 002 Ref ID 23-b-002-20190901)

- 1.9 Furthermore, PPG indicates:

Planning obligations should not be sought where they are clearly not necessary to make the development acceptable in planning terms; and planning obligations must be fully justified and evidenced. Where affordable housing contributions are being sought; planning obligations should not prevent development from going forward.

(Paragraph: 001 Ref ID 23-004-20150326)

- 1.10 The PPG also indicates where local planning authorities are requiring affordable housing obligations or tariff style contributions to infrastructure:

..they can provide flexibility in ensuring the planning permission responds to site and scheme specific circumstances..

(Paragraph: 0010 Reference ID: 23b-010-20190315)

- 1.11 The PPG (Paragraph: 007 Reference ID: 23b-007-20150326) recommends that on individual schemes, applicants should submit evidence on scheme viability where obligations are under consideration. This should be taken in the context that Paragraph 57 of the NPPF indicates where up to date policies set out expected contributions applications should be considered to be assumed to be viable.

NPG: Viability

- 1.12 In the Viability section of the NPG most recently updated in September 2019, applicants are now required to demonstrate as to whether the particular circumstances justify the need for a viability assessment at the application stage. The NPG then sets out such circumstances which could include:

“...where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.”

(Paragraph 007 Reference ID: 10-007-20190509)

- 1.13 Where viability assessments accompany applications the NPG at paragraph 008 (ID 008-20190509) requires these to be based upon and refer back to the viability assessment that informed the plan and provide evidence of what has changed. In these cases, “the weight to be given to a viability assessment is a matter for the decision maker having regard to all the circumstances in the case ...”

- 1.14 The NPG sets out guidance on standardisation of inputs for assessments notably:

- Gross Development value (Paragraph: 011 Ref ID 10-011-20180724);
 - Build Costs (Paragraph: 012 Ref ID 10-012-20180724);
 - Benchmark Land Value (Paragraph: 013 Ref ID 10-013-20190509);
- (Paragraph: 014 Ref ID 10-014-20190509);

- (Paragraph: 015 Ref ID 10-015-20190509);
- (Paragraph: 016 Ref ID 10-016-20190509);
- (Paragraph: 017 Ref ID 10-017-20190509); and
- Return (Paragraph: 011 Ref ID 10-018-20190509).

NPG: Benchmark Land Value (BLV)

- 1.15 Of relevance to assessing development is the benchmark by which the scheme is compared. NPG indicates that land value for any assessment a BLV should be established having regard to the existing use value (EUV) of the land (Component 1), plus a premium for the landowner to reflect a minimum return at which a reasonable landowner would be willing to sell their land (Component 2). Landowners and purchasers are guided to consider policy requirements; and have regard to the implications of site-specific abnormal costs; to when undertaking transactions.
- 1.16 EUV (Component 1) is guided to be informed market evidence for current uses, having regard to compliance with planning policies in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. NPG indicates that EUV should disregard hope value and the price paid for the land. EUV should be established using published sources of information, such as land registry records of transactions and real estate licensed software packages and research.
- 1.17 The premium or Component 2, is guided to be the incentive for releasing the land for development and can be informed by appropriate adjusted land transactions which have regard to existing and emerging policies which will affect the potential development opportunity of the land.
- 1.18 NPG proposes that an Alternative Use Value (AUV) for the site is the value of land for uses other than the existing use. NPG guides that an AUV can be used where there is evidence the AUV would fully comply with up to date development plan policies; where the alternative use can be implemented; and if there is an explanation as to why the alternative use has not been pursued. NPG indicates that AUV reflects the inclusion of Component 2 and therefore no further premium is to be applied to AUV to establish BLV.

Regional Planning Policy: The New London Plan

- 1.19 The “new” London Plan was published in March 2021 and promises to change one of the key foundations of planning policy for development in Greater London. A principle concept in the London Plan is “Good Growth,” which is defined as “sustainable growth that works for everyone” to improve the health and quality of life for all Londoners, and in particular by rebalancing housing development towards more genuinely affordable homes for Londoners to buy and rent.
- 1.20 The London Plan builds upon many of the policies set out at the national level with a significant emphasis upon achieving development in the most suitable and sustainable of locations, prioritising the use of previously developed land and making the most efficient use of available land.
- 1.21 Chapter 4 of the London Plan is titled “Housing” and addresses the need for and supply of housing in London’s boroughs outlining policies H1 to H16, which are designed to be followed to ensure the sustainable development of homes in London. We have considered these policies in undertaking our FVA.
- 1.22 Policy H1 (Table 4.1) is important to note as it demonstrates the 10-year targets for net housing completions (2019/20 to 2028/2029). It shows that the London Borough of Southwark has a net housing target of 23,550 new homes, which is one of the highest across London.
- 1.23 Policies H4, H5, H6 and H7 address affordable housing within London and as such are particularly important in the context of viability. These policies demonstrate the requirement for the delivery of affordable housing and targets for doing so (H4), outlining the threshold approach to viability within planning applications (H5).
- 1.24 These policies outline that the strategic target for affordable housing is 50% on gross residential development, with the threshold level at 35%. To follow the “Fast Track Route”, it must include affordable housing in excess of 35% and meet further criteria regarding tenure (H6) and other relevant policy requirements.
- 1.25 Where a planning application for a development does not meet the threshold for the Fast Track Route, it will follow the “Viability Tested Route”, which requires detailed

supporting viability evidence to be submitted in a standardised and accessible format as part of the application.

The Mayor of London’s Affordable Housing and Viability SPG

1.26 The Affordable Housing and Viability SPG (“the AH&V SPG”) was adopted in August 2017 and focuses on affordable housing and viability including detailed guidance on viability assessments. The guidance seeks amongst other things to clarify viability appraisals and appropriate land values.

1.27 The AH&V SPG focuses on affordable housing and viability. It includes four distinct parts: background and approach; a background to what the Mayor terms “the threshold approach” to viability assessments; detailed guidance on viability assessments; and a specific approach to Build to Rent schemes.

1.28 Paragraph 1.3 of Part One of the AH&V SPG states:

“...the SPG provides guidance to ensure that existing policy is as effective as possible. It does not and cannot introduce new policy.”

1.29 Paragraph 1.13 of Part One of the AH&V SPG states:

“The London Plan is clear that boroughs should take account of supplementary planning guidance when implementing Policies 3.9 (Mixed and balanced communities), 3.11 (Affordable housing targets), and 3.12 (Negotiating affordable housing on individual private residential and mixed-use schemes).”

1.30 Paragraph 2.1 of Part Two of the AH&V SPG states:

“This SPG does not and cannot set a fixed affordable housing requirement.”

1.31 Paragraph 2.5, however, states:

“Where the level of affordable housing offered meets the threshold, this should normally be considered the maximum reasonable amount of affordable housing which can be delivered through the planning system (subject to an early review mechanism to help ensure delivery). However, this will only apply where the affordable housing

threshold, relevant tenure split, and other requirements are met without public subsidy.”

1.32 The definition of ‘threshold’, which is ‘at least 35%’, is what the Mayor therefore ‘normally’ considers to be the maximum reasonable amount of affordable housing across all schemes that require a viability assessment. Schemes that meet the ‘threshold’, (defined in detail by the Mayor) will head down the “Fast Track Route”, and those schemes not meeting the Mayor’s definition of ‘threshold’ will head down the “Viability Tested Route”.

1.33 Paragraph 2.18 then goes on to state:

“... it (35%) is not a fixed level of affordable housing, but a threshold at which the approach to viability information changes. This means schemes which cannot deliver the threshold can still gain permission where the lower level of affordable housing is fully justified through site-specific viability assessments.”

1.34 Part Three of the AH&V SPG deals with guidance on submitting a viability assessment, and what should be contained including justification on: programme; scheme values and costs using market evidence; and developer’s profit.

1.35 At paragraph 3.43 the AH&V SPG states:

“The ‘Existing Use Value plus’ (EUV+) approach to determining the benchmark land value is based on the existing use value of a site plus an appropriate site premium..... A premium is usually added to provide the landowner with an additional incentive to release the site, having regard to site circumstances.”

1.36 In relation to what the Mayor terms “market value approach”, paragraph 3.49 states:

“...Market land transactions used must be fully evidenced and justified as being genuinely comparable and consistent with the methodology applied in the viability assessment....”

1.37 Paragraphs 3.53 to 3.66 (and Annex A) of the AH&V SPG provide a detailed and prescriptive approach to review mechanisms within S106 Agreements. If a review

mechanism is not included, then a scheme will not meet the Mayor's definition of 'threshold approach'.

- 1.38 The SPG shows a preference to an EUV plus method with the plus varying to reflect the specifics of the scheme. The SPG notes that the Market Value and Alternative Use Value should reflect planning policy and in the case of the alternative use, to be deliverable it should fully comply with development plan policies. The SPG also promotes review mechanisms on all schemes, disregarding phasing or length of development programme.

Local Planning Policy

- 1.39 At the local level, the London Borough of Camden's (LBC) Local Plan Core Strategy (July 2017) is a key strategic document. It contains policies for guiding planning decisions and sets out the Council's vision, objectives, and detailed strategy for future development in the Borough. The Local Plan replaces the Core Strategy and Camden Development Policies documents. The Local Plan will cover all development from 2016 to 2031.
- 1.40 There are various other relevant adopted and emerging planning policy documents that affect planning applications for the Site, including:
- London Borough of Camden Supplementary Planning Guidance
 - London Borough of Camden Draft Holborn Vision and Strategy (2019);
 - London Borough of Camden Draft Site Allocations Plan (2020); and
 - Camden Planning Guidance: Housing (2021).

Residential Developments and Affordable Housing

- 1.41 Policy H4 of Camden's Local Plan requires that "all developments provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. For developments with capacity for 10 or more additional dwellings the affordable housing should be provided on site. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing."



- 1.42 Policy H4 applies a sliding scale target for the rate of affordable housing provided starting at 2% for one home and increasing by 2% for each home added to the site's capacity. A blanket target of 50% applies to developments with capacity for 25 or more additional dwellings.
- 1.43 The guideline mix of affordable housing types is 60% social-affordable rented housing and 40% intermediate housing.
- 1.44 Where the development's contribution to affordable housing falls significantly short of the Council's targets due to financial viability, the council will seek a deferred contingent contribution based on the initial shortfall and a viability assessment on costs and receipts as updated as possible.
- 1.45 LBC Local Plan Policy H2 applies to all proposals for non-residential development and extensions involving significant floorspace increase. Policy H2 specifically seeks provision of self-contained houses and flats (Use Class C3), rather than other forms of housing.
- 1.46 LBC published the Camden Planning Guidance: Housing in January 2021, which supports the policies in the Local Plan and forms a Supplementary Planning Document (SPD).
- 1.47 This SPD confirms the position set out in policies H2 and H4, as set out above, regarding the additions to gross floorspace in respect of a development being required to provide housing and affordable housing.

APPENDIX 2

330 Gray's Inn Road: Area Schedule: Proposed Scheme

Job no. 18116
Date 26.01.2023
Revision H

**ALLFORD
HALL
MONAGHAN
MORRIS**

			Proposed Areas (areas in square metres)															
Floors			Hotel		Retained hosp./ Aff. B1		Office		Lab Enabled		Lab Enabled/Gym		Residential Block A		Residential Block B		Ear Institute	
			GIA m ²	NIA m ²	GIA m ²	NIA m ²	GIA m ²	NIA m ²	GIA m ²	NIA m ²	GIA m ²	NIA m ²	GIA m ²	NIA m ²	GIA m ²	NIA m ²	GIA m ²	NIA m ²
B3	Basement 3		339	-	20	-	445	-	176	-	542	-	185	-	223	-	726	-
B2	Basement 2		499	-	0	-	4	-	2	-	1,634	1,243	58	-	2	-	1,308	1,080
B1	Basement 1		552	201	2	-	35	-	19	-	669	576	180	-	155	-	1,164	843
WGF	Wicklow St. Ground Floor		919	637	1	-	1,142	570	6	-	4	-	525	390	170	-	745	358
SGF	Swinton St. Ground Floor		708	473	51	-	117	-	945	597	41	-	444	389	412	308	2	-
L01	First Floor		582	411	133	80	-	-	1,619	1,295	-	-	404	338	413	328	-	-
L02	Second Floor		582	411	133	80	-	-	1,585	1,260	-	-	404	338	359	275	-	-
L03	Third Floor		582	399	107	57	1,578	1,312	-	-	-	-	404	338	350	266	-	-
L04	Fourth Floor		582	393	107	57	1,543	1,277	-	-	-	-	328	267	350	266	-	-
L05	Fifth Floor		519	335	-	-	1,489	1,223	-	-	-	-	251	193	350	266	-	-
L06	Sixth Floor		519	335	-	-	925	648	-	-	-	-	-	-	297	227	-	-
L07	Seventh Floor		465	297	-	-	918	648	-	-	-	-	-	-	297	227	-	-
L08	Eighth Floor		443	282	-	-	-	-	-	-	-	-	-	-	297	227	-	-
L09	Ninth Floor		213	105	-	-	-	-	-	-	-	-	-	-	297	227	-	-
L10	Tenth Floor		213	105	-	-	-	-	-	-	-	-	-	-	295	229	-	-
L11	Eleventh Floor		204	95	-	-	-	-	-	-	-	-	-	-	-	-	-	-
L12	Twelfth Floor		204	95	-	-	-	-	-	-	-	-	-	-	-	-	-	-
L13	Thirteenth Floor		204	95	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			8,328	4,666	554	273	8,197	5,679	4,351	3,152	2,890	1,819	3,183	2,253	4,269	2,846	3,945	2,280

BCO : LAB Split

BCO NIA	LAB NIA
6,037	6,894
BCO	LAB
47%	53%

Area Total

GIA m ²	NIA m ²
35,716	22,968

			Proposed Areas (areas in square feet)															
Floors			Hotel		Retained hosp./ Aff. B1		Office		Lab Enabled		Lab Enabled/Gym		Residential Block A		Residential Block B		Ear Institute	
			GIA ft ²	NIA ft ²	GIA ft ²	NIA ft ²	GIA ft ²	NIA ft ²	GIA ft ²	NIA ft ²	GIA ft ²	NIA ft ²	GIA ft ²	NIA ft ²	GIA ft ²	NIA ft ²	GIA ft ²	NIA ft ²
B3	Basement 3		3,650	-	212	-	4,794	-	1,892	-	5,829	-	1,989	-	2,405	-	7,812	-
B2	Basement 2		5,371	-	3	-	39	-	21	-	17,590	13,383	627	-	21	-	14,079	11,625
B1	Basement 1		5,937	2,162	26	-	377	-	200	-	7,197	6,198	1,939	-	1,673	-	12,530	9,071
WGF	Wicklow St. Ground Floor		9,894	6,857	9	-	12,293	6,139	69	-	46	-	5,649	4,198	1,835	-	8,014	3,850
SGF	Swinton St. Ground Floor		7,626	5,089	552	-	1,264	-	10,168	6,429	445	-	4,777	4,187	4,439	3,315	23	-
L01	First Floor		6,260	4,421	1,427	857	-	-	17,429	13,939	-	-	4,349	3,638	4,445	3,531	-	-
L02	Second Floor		6,260	4,420	1,427	858	-	-	17,060	13,564	-	-	4,349	3,638	3,864	2,960	-	-
L03	Third Floor		6,260	4,294	1,151	612	16,985	14,120	-	-	-	-	4,349	3,638	3,767	2,863	-	-
L04	Fourth Floor		6,260	4,225	1,155	610	16,609	13,744	-	-	-	-	3,531	2,874	3,767	2,863	-	-
L05	Fifth Floor		5,586	3,601	-	-	16,030	13,167	-	-	-	-	2,702	2,077	3,767	2,863	-	-
L06	Sixth Floor		5,586	3,601	-	-	9,960	6,978	-	-	-	-	-	-	3,197	2,443	-	-
L07	Seventh Floor		5,005	3,197	-	-	9,884	6,978	-	-	-	-	-	-	3,197	2,443	-	-
L08	Eighth Floor		4,768	3,032	-	-	-	-	-	-	-	-	-	-	3,197	2,443	-	-
L09	Ninth Floor		2,293	1,125	-	-	-	-	-	-	-	-	-	-	3,197	2,443	-	-
L10	Tenth Floor		2,293	1,125	-	-	-	-	-	-	-	-	-	-	3,175	2,465	-	-
L11	Eleventh Floor		2,196	1,025	-	-	-	-	-	-	-	-	-	-	-	-	-	-
L12	Twelfth Floor		2,196	1,025	-	-	-	-	-	-	-	-	-	-	-	-	-	-
L13	Thirteenth Floor		2,196	1,025	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			89,639	50,221	5,962	2,937	88,234	61,127	46,838	33,932	31,108	19,581	34,258	24,251	45,947	30,634	42,459	24,546

These areas have been prepared for our client, are approximate only and have been measured from [insert drawing type, e.g. preliminary drawings.] [Also include in the document a list of the drawing numbers and relevant revisions.] using Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) [delete as necessary]. They are measured and calculated generally in accordance with the [insert the publisher e.g. RICS] [insert code e.g. the Code of Measuring Practice], [insert edition] and have been calculated in metric units. (If you are unable to avoid providing a conversion to imperial units, you should also state clearly the conversion factor used.) Construction tolerances, workmanship and design by others may affect the stated areas. The building as constructed may present anomalies in relation to survey and design information that may also affect the stated areas. All the above should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design development and construction processes.

APPENDIX 3

330 Gray's Inn Road, WC1

Residential Market Report

with pricing based on an updated unit mix as at 21.12.2022

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1. Introduction

1.1. Purpose of Report

This report has been prepared by the specialist Consultancy team within the London Residential Development Department of Savills UK Ltd. The purpose of this report is to provide you with an overview of the residential development opportunity at 330 Gray's Inn Road in order to support for your pre-application viability discussions. This report will cover the wider London and local market context, review of the scheme proposals and our anticipated pricing position.

Please note any advice contained or attached in this report is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS 1 and PS 2 of the RICS Valuation – Professional Standards (PS 1.5 - VPS 1-5 exceptions), effective from 1st July 2017.

Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required, this will be explicitly stated along with our understanding of limitations and purpose.

1.2. Site Location

The subject site is located to the south of Kings Cross Station, within the Kings Cross Conservation area, in the London Borough of Camden. We understand the site extends to 0.53 hectares and is bound by Gray's Inn Road to the west, Swinton Street to the south and Wicklow Street to the north and can be referred to as the 'Wicklow Triangle'. It is well connected, with Kings Cross Station located circa 0.3 miles to the north providing access to many major bus and rail routes as well as to six London Underground lines. The surrounding area is mixed-use in nature, most recently attracting creative and knowledge-based uses including The Gagosian Gallery, UCL departments, Time-out, Heatherwick Studios and The Water Rats. Part of the subject site comprises the former Throat, Nose and Ear Hospital at 330 Gray's Inn Road.

Figure 1 – Surrounding Neighbourhood

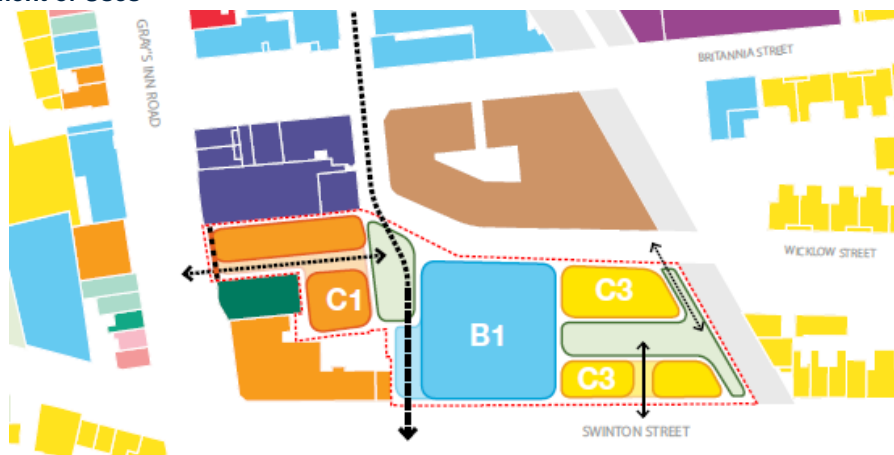


Source: Design Review Panel Presentation, Groveworld

1.3. Scheme Proposals

Allford Hall Monaghan Morris (AHMM) have been appointed to produce updated scheme designs for the site. We understand a mixed-use development is proposed which will include a hotel with active ground floor uses (a restaurant and bar), an office building to include a café at ground floor, two residential buildings and communal courtyard space. The diagram below shows the locations of the various uses: hotel (C1), office (C2) and residential (C3).

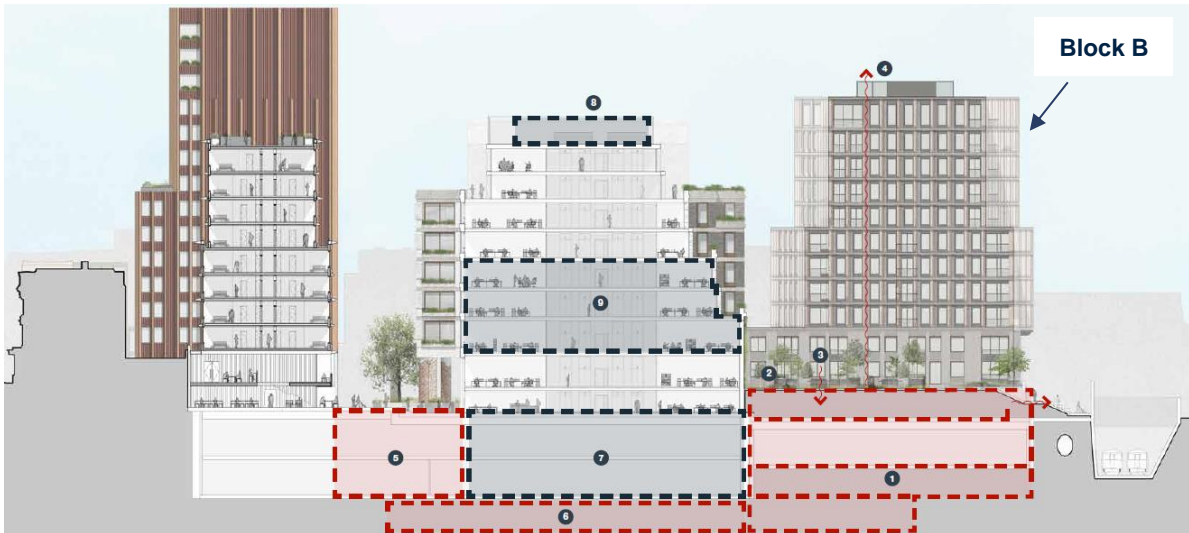
Figure 2 – Arrangement of Uses



Source: Design Review Panel Presentation, Groveworld

The residential element of the scheme includes 72 units in total (44 of which are proposed as private sale) split over two buildings ranging in height from 5 to 10 storeys. Block A, which fronts Swinton Street, comprises 5 storeys and will accommodate all of the affordable units. Block B, which fronts Wicklow Street, comprises 10 storeys and will accommodate 44 private units, with flexible workspace on the ground floor.

Figure 3 – Indicative Massing



Source: LBC Pre-Application Workshop, AHMM

We set out the indicative unit mix for each residential building below.

Table 1 – Block A Affordable Unit Mix

Unit Type	Average Unit Size (sqm)	Average Unit Size (sqft)	Mix	Units
1B2P	52	561	29%	8
2B3P	66	710	4%	1
2B4P	76	814	29%	8
2B4P (Duplex)	94	1,012	4%	1
3B5P	88	947	7%	2
3B5P (Duplex)	111	1,191	18%	5
3B6P	110	1184	7%	2
3B6P (Duplex)	132	1412	4%	1
Total	91	979	100%	28

Table 2 – Block B Private Unit Mix

Unit Type	Average Unit Size (sqm)	Average Unit Size (sqft)	Mix	Units
Studio	43	467	36%	16
1B2P	57	610	25%	11
2B4P	87	933	34%	15
3B6P	114	1,232	5%	2
Total	76	811	100%	44



2. Prime London Market Overview

2.1. Market Definition and Performance

Savills Prime London Index monitors the price movements of prime second hand residential property in London and is made up of five geographical areas: prime central London, prime North West London, prime South West London, prime West London and prime North & East London. Outer prime London refers to all of these areas excluding prime central London.

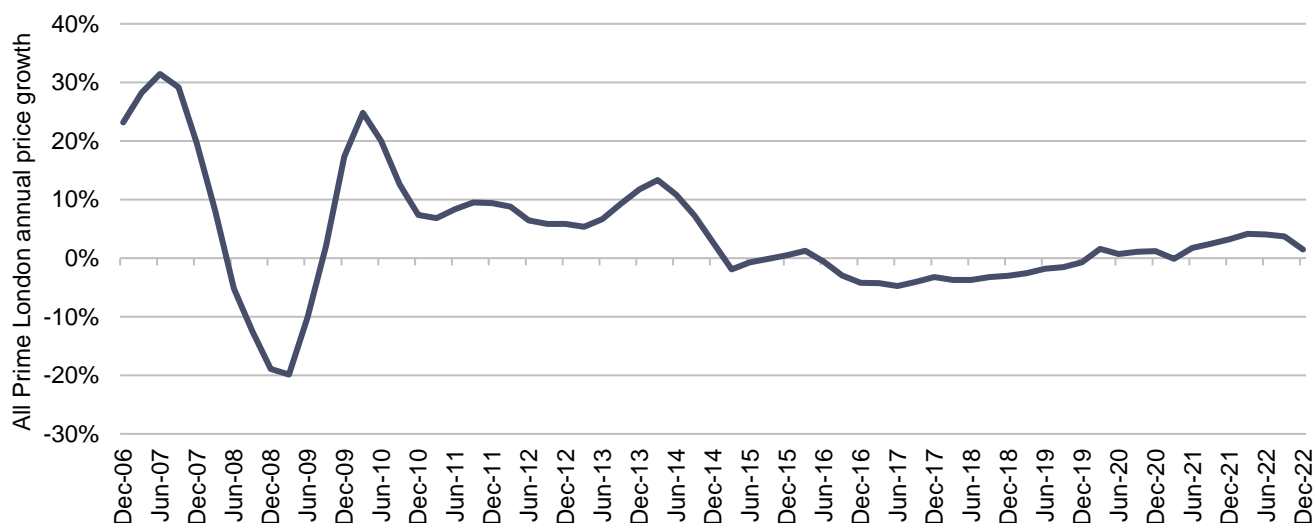
Over time the boundaries of the prime London residential market, as defined by both location and quality of stock, have expanded as demand for prime residential property has increased. Many areas on the fringes of the traditional prime locations are increasingly seeing the supply of new prime property, priced at over £1,000psf. These new prime locations include areas such as City of London, Victoria, Battersea, Hammersmith, Paddington, and Southbank where there are currently large volumes of prime residential development underway. The prime new build market in London refers to property worth over £1,000psf.

Prior to the Covid-19 outbreak, prime London's residential markets had begun to see a recovery in prices as a decisive outcome in the December 2019 general election led to significantly improved buyer confidence as it gave a much clearer direction for Brexit. This led to a bounce in transactions at the end of 2019 and the beginning of 2020, resulting in the first quarter of positive annual price growth in prime London in three years in March 2020.

Since then, values have grown slowly on an annual basis since, aside from a single quarter with negative growth in Q1 2021. Annually, values across all prime London are up 1.5%, down from the previous quarter's annual growth of 3.8%.

The strongest annual growth recorded in Q4 2022 was in North West London, at 3.2%, while Prime Central London performed more weakly at 0.9%. The South West is the only regions to have recovered beyond the 2014 peak at year's end, while Prime Central London remains -18.3% below the recent historical peak. The recovery has been slower in central London in part due to lifestyle changes realised during the pandemic, with larger houses with access to green space being more in demand, as well as a lack of international buyers amidst travel restrictions.

Figure 4 – All Prime London annual house price growth, December 2022



Source: Savills Research

Whilst activity levels and prices are improving, a more noteworthy recovery has been delayed by fewer than expected international buyers, with caution due to the wider economic and geopolitical uncertainty triggered by the war in Ukraine.

Outside central London there continues to be unmet demand from those looking to upsize. While the supply-demand imbalance remains a feature of the market, the lack of suitable stock is expected to support further price growth despite the successive increases in the bank base rate. Here, equity outweighs debt as a source of funding and much higher levels of disposable income means buyers have been more insulated against economic pressures, such as increased interest rates and rising costs of living. However, we expect to see increasing price sensitivity creep into the market during the remainder of the year given the current economic backdrop.

2.2. Prime London Outlook

Over the next year, the UK is expected to enter a shallow recession. As interest rates continue to rise, weak sentiment from the wider prime markets across the UK could feed into central London. World GDP growth is also forecast to slow in 2023; the US and Eurozone are expected to suffer from similar pressures as the UK. But this is much less of a concern in other emerging economies such as in the Middle East, India and, to some extent, China.

As such, we are forecasting values to fall by a marginal -2.0% by the end of next year. This is much less significant than the wider London and indeed UK housing markets, as there is less reliance on mortgage debt in central London and there remains value on offer across this rarefied market. Domestic political instability is also likely to temper growth in 2024 with the likelihood of a general election and the possibility of tax changes for both domestic and non-domiciled individuals. But economic forecasts also predict lower inflation and a return to GDP growth in real terms. We are therefore forecasting modest growth of 2.0% by the end of 2024, not that dissimilar to the levels of growth we have seen throughout 2022.

Longer term, growth will be underpinned by the value on offer, a lack of supply compounded by fewer new build alternatives, and falling levels of inflation and interest rates. But stronger growth is likely to be held back by potential tax changes under a new Government. By the end of 2027 we expect average prime central London values to increase by 13.5%.

Across outer prime London, the rising cost of debt is likely to have a much more profound effect. Although the top end of the market is less reliant on borrowing than the mainstream, it is not completely immune to interest rate changes. Wider economic and cost of living pressures will impact on buyers' budgets. As such, we expect prime prices to fall by an average of -7.0% by the end of 2023, unwinding some of the growth seen since the beginning of the pandemic and bringing values back to where they were in early 2021.

There is no doubt that new entrants to the mortgage market and existing borrowers coming to the end of a fixed term mortgage over the next 18 months or so will face a sharp rise in costs. But, for the latter, the extensive use of longer term fixes recently means that many will avoid the most significant rises in the cost of their debt. Some may still need to temporarily dip into their savings or cut back on discretionary spending to cover these increases. However, the prime markets are driven by greater levels of wealth and so these homeowners' finances are likely better able to withstand this than those in the wider mainstream markets.

Looking further ahead, we expect 2024 to be a year of two halves as Bank base rate is forecast to gradually come down from mid-2024 onwards, once inflation is under control. Over the medium term, once the economy picks up and we see a more significant improvement in mortgage costs, demand from affluent buyers looking to upsize and relocate within the capital will pick up again and so we predict a more pronounced rebound for 2026. In total over the five year period to 2027, we expect values across outer prime London to rise by an average of 6.1%.



Table 3 – Capital value forecasts by year (updated November 2022)

	2023	2024	2025	2026	2027	5-year compound growth
Prime Central London	-2.0%	2.0%	5.0%	4.0%	4.0%	13.5%
Outer Prime London	-7.0%	0.0%	3.5%	6.0%	4.0%	6.1%

Source: Savills Research



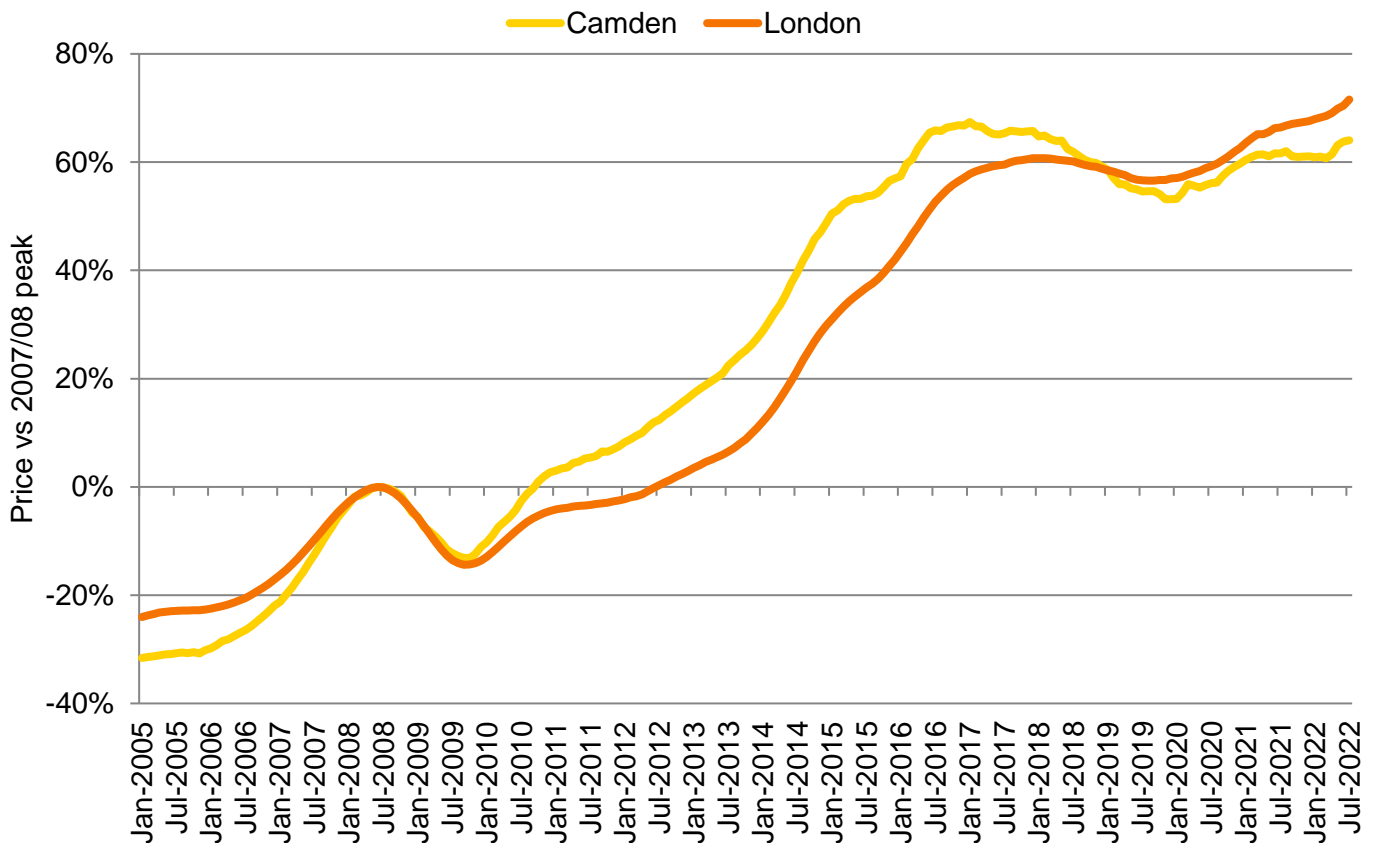
3. Local Market Overview

3.1. House Price Performance

Since the 2007/08 price peak, values in the London Borough of Camden have increased by 64% as of July 2022. The London average for growth over the same period is 72%. Since the price peak, only six London boroughs have seen values increase less than in Camden. Values in Camden peaked between October 2016 and March 2017, where house prices were 67% above the levels seen in 2007/08. This was significantly above the London average at the time of 56%.

Through the 12 months to July 2022 values in Camden have increased by 1.5%, which is behind the London average of 3.1% and significantly behind Great Britain at 8.6%.

Figure 5 – House price growth vs 2007/08 peak



Source: Savills Research, HM Land Registry

330 Gray's Inn Road, WC1

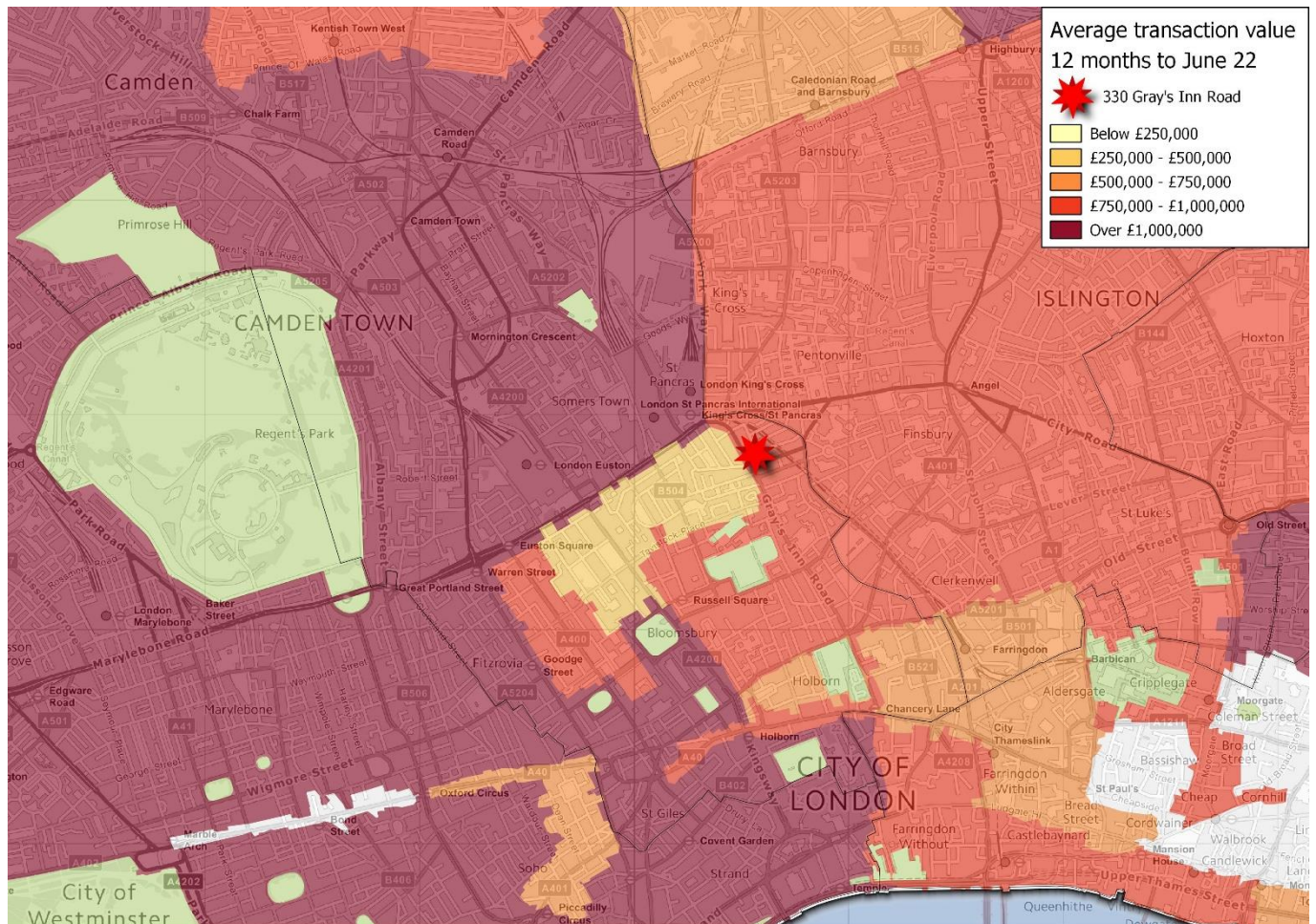
Residential Market Report



3.2. Current Sales Values

Over the 12 months to June 2022, the average transaction values in the immediate surrounding area of 330 Gray's Inn Road fell in the range of £750,000 - £1,000,000. Areas of higher value are found to the north west, towards Camden Town and towards Westminster further west. Lower values were found directly to the west near Euston Square, where average values fell between £250,000 and £500,000. Transactions in the wider WC1 postcode area were higher at £1,014,000 but average transaction values in the smaller postcode district of WC1X were just under £1,000,000. This is above the London average but below the Camden borough average of £1,065,000.

Figure 6 – Average transaction values (12 months to June 2022)

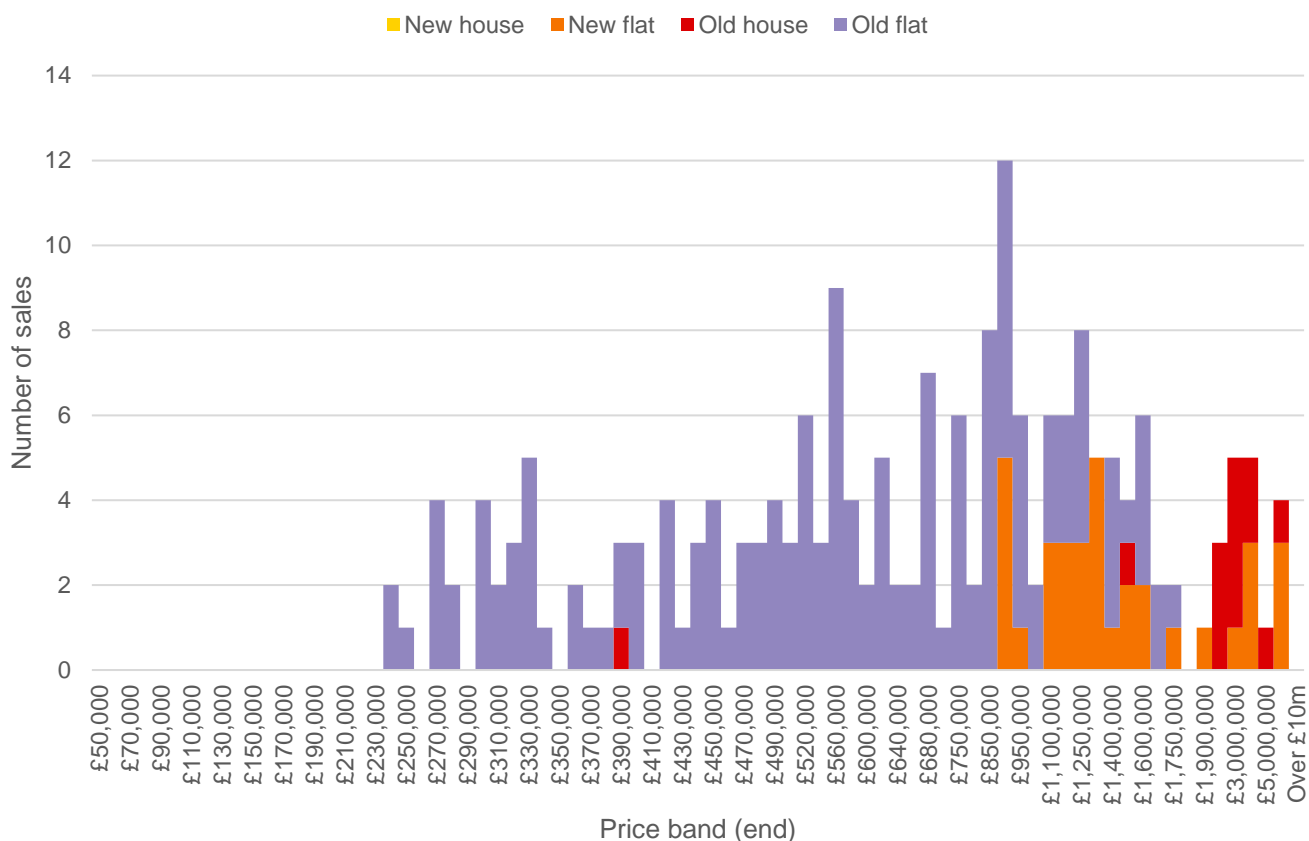


Source: Savills Research, HM Land Registry

3.3. Depth of the Market

In WC1, sales were dominated by second-hand flats in the 12 months to July 2021, making up 77% of all transactions. A similar trend is seen across Camden, where sales of second-hand flats make up 75% of all transactions in the same period. This suggests limited there is a limited amount of new-build stock at this location.

Figure 7 – Depth of market – WC1



Source: Savills Research, HM Land Registry

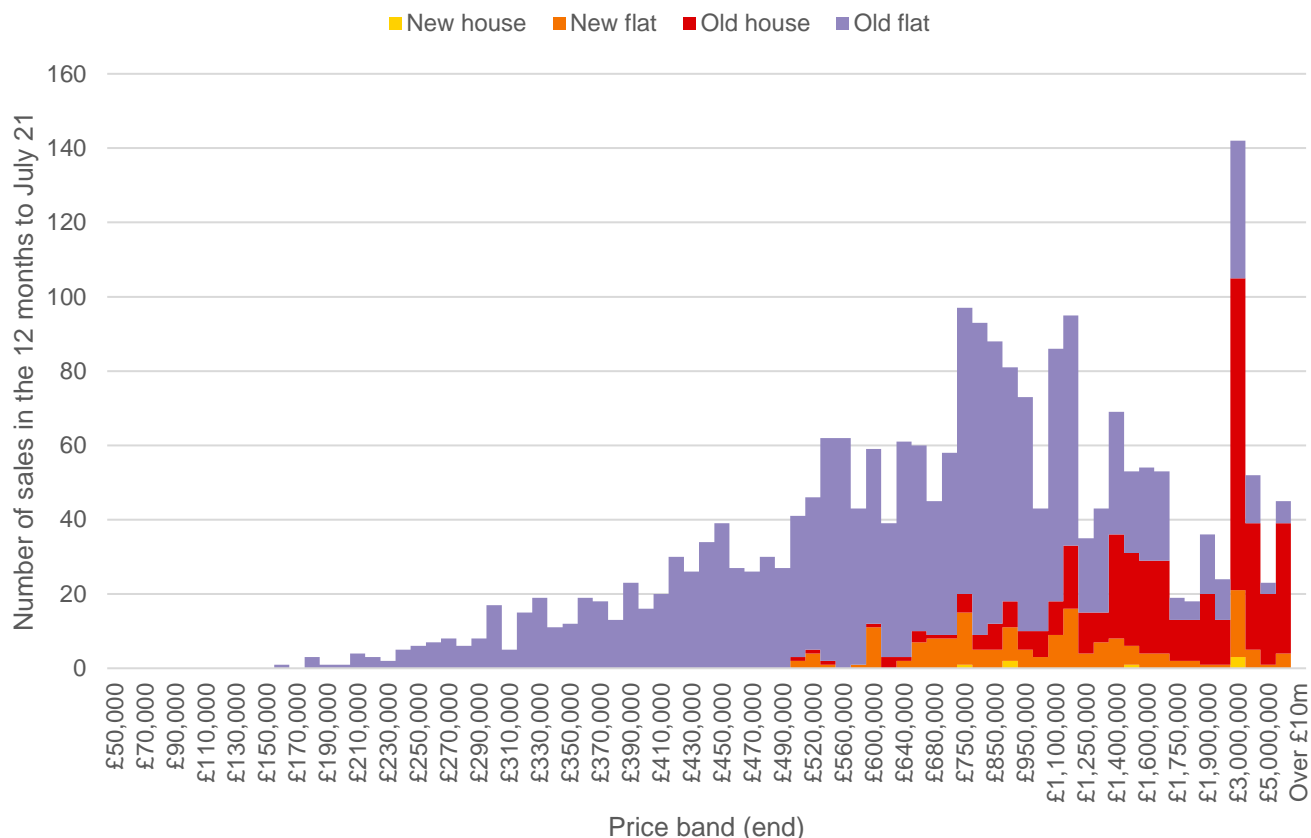
*Note due to Land Registry lags, transactions in the 12 months to July 2021 is the most recent reliable data source.

The most significant difference between the two areas is the proportion of sales of new build flats. In WC1 these made up 17% of all sales, compared to 7% across Camden.

In terms of transaction values, the new build flats in WC1 tended to fall in the range of £1,000,000 - £1,600,000, which is higher than across Camden, where values of new build flats were more spread out across a range of £600,000 - £1,400,000.



Figure 8 – Depth of market – Camden



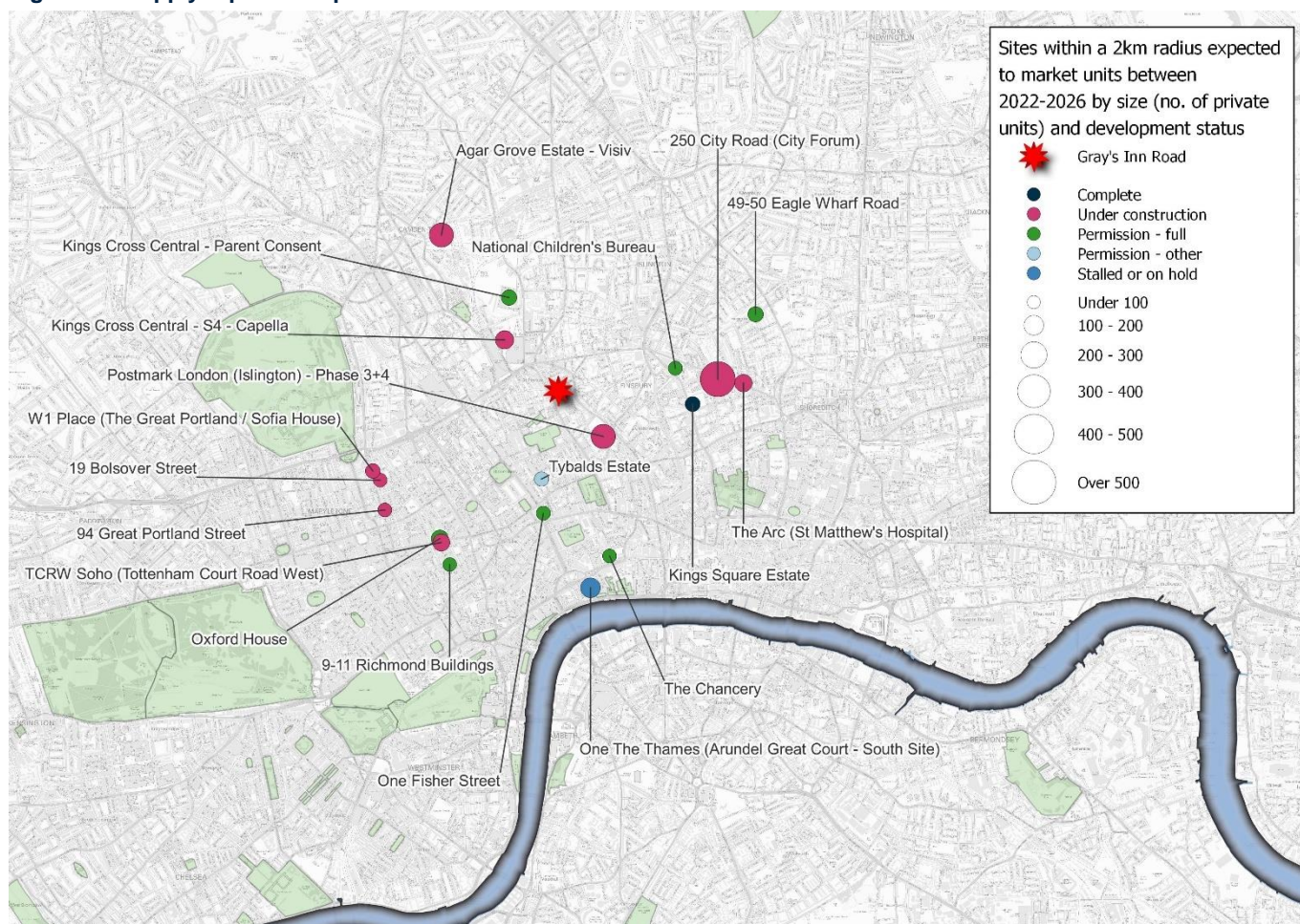
Source: Savills Research, HM Land Registry

3.4. Local Supply

The map below shows the sites within a 2km radius that are expected to market units between 2022-2026. In order to arrive at our forecast supply, we take a view on development status progression, unit volumes and when specific schemes are going to market units.

There are 19 similar development sites in the local area that we expect to market units in the next five years, which in total account for over 1,989 private homes. 9 of these schemes are under construction and 8 have some form of planning permission.

Figure 9 – Supply Pipeline Map



Source: Savills Research, HM Land Registry

Table 4 – Schemes over £750psf in the local area to market private units within the next 5 years

Site Name	Local Authority	Postcode	Total Units	Private Units	Principal Player	Development Status
250 City Road (City Forum)	Islington	EC1V 2PU	930	616	Berkeley Homes Capital	Under Construction
Postmark London (Islington) - Phase 3+4	Islington	EC1A 1BB	336	255	Taylor Wimpey Central London	Under Construction
Agar Grove Estate - Visiv	Camden	NW1 9SS	496	251	London Borough of Camden	Under Construction
One The Thames (Arundel Great Court - South Site)	Westminster	WC2R 3AZ	151	151	Waterway Properties / Mark Wadhwa	Stalled or on hold
Kings Cross Central - S4 - Capella	Camden	N1C 4AG	176	120	Argent	Under Construction

330 Gray's Inn Road, WC1

Residential Market Report



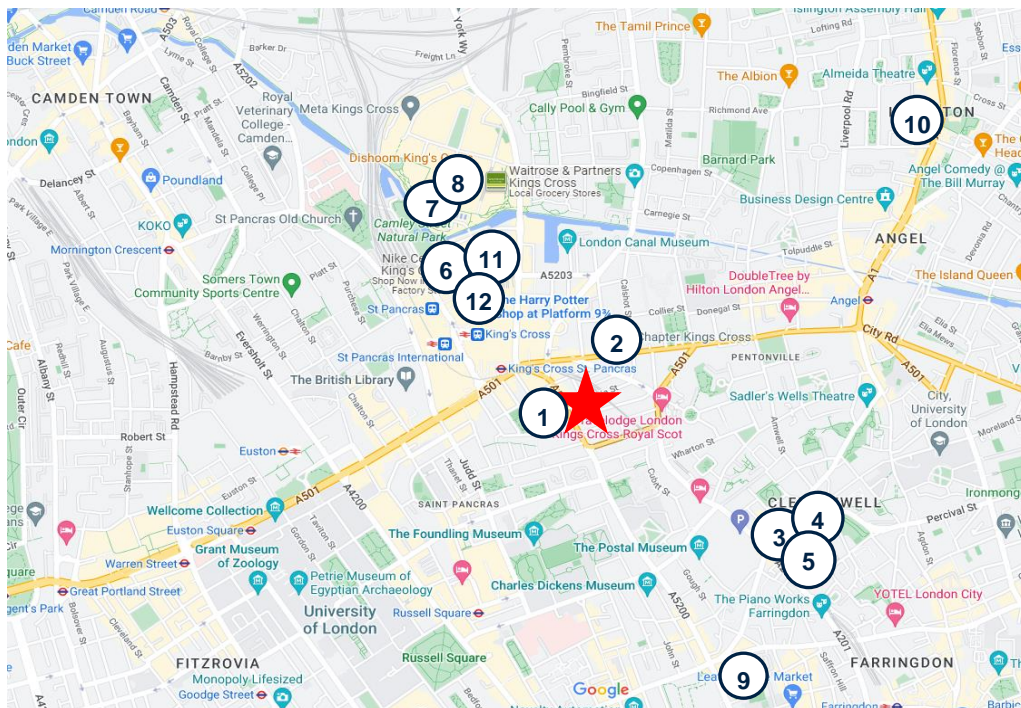
The Arc (St Matthew's Hospital)	Hackney	EC1V 1JT	100	100	Ghelamco Group	Under Construction
TCRW Soho (Tottenham Court Road West)	Westminster	W1D 2HD	92	92	Galliard Homes	Under Construction
Oxford House	Westminster	W1D 1BX	89	89	Great Portland Estates plc	Permission - full
Kings Cross Central - Parent Consent	Camden	N1C 4AA	1704	950	Argent LLP	Permission - full
49-50 Eagle Wharf Road	Hackney	N1 7ED	50	50	Galliard Homes	Permission - full
Kings Square Estate	Islington	EC1V 7PB	140	42	London Borough of Islington	Complete
W1 Place (The Great Portland / Sofia House)	Westminster	W1W 5NP	37	37	Concord London	Under Construction
Tybalds Estate	Camden	WC1N 3JT	56	28	London Borough of Camden	Permission - other
National Children's Bureau	Islington	EC1V 7QE	26	22	Musco / Wood Hall Investments	Permission - full
One Fisher Street	Camden	WC1B 4AE	22	22	Crossrail	Permission - full
94 Great Portland Street	Westminster	W1W 7AP	17	17	Great Malborough Estates	Under Construction
19 Bolsover Street	Westminster	W1W 5NA	17	17	Amazon Property	Under Construction
The Chancery	Westminster	WC2A 1PP	14	14	116 Chancery Ltd	Permission - full
9-11 Richmond Buildings	Westminster	W1D 3HF	13	13	Almondbox Property	Permission - full

4. Comparable Evidence

4.1. New Build Comparables

The map below outlines the key new build schemes in the immediate area as well as in neighbouring comparable locations. These provide a useful indication of the current value benchmark in the local area, as well as in the more established higher value locations including within Argent's King's Cross Central development.

We have provided more detail on the schemes listed below in **Appendix One**. We note that whilst we have provided the average value on a per sq ft basis for ease of comparison, we have had reference to the capital values in our analysis of these comparables.



Map Ref	Scheme	Av £/sqft	
		Asking	Achieved
1	St Pancras Place (Macadam House)	£1,635	£1,410
2	King's Cross Quarter (Grimaldi Square)	£1,760	£1,420
3	Postmark London - Phase 1 - West Central 1	£1,420	£1,265
4	Postmark - Phase 2 - Signature Place	£1,585	£1,425
5	Postmark Phase 3 - Folio Gardens	£1,420	£1,470
6	King's Cross Central - Luma	£1,620	£1,595
7	King's Cross Central - Fenman House	£1,655	£1,335
8	King's Cross Central - Plimsoll Building	£1,490	£1,360
9	Bourne	£1,085	£1,060
10	Islington Square	£1,595	£1,280
11	King's Cross Central - Cadence	£1,740	£1,670
12	King's Cross Central - Capella	£1,615	-

4.2. Analysis of Comparable Evidence

St Pancras Place is a development by Regal London comprising 46 private units and benefiting from a concierge, landscaped gardens and leisure facilities. It was launched in November 2014 and sold out in September 2018. It is reported that the majority of the units sold during at the beginning of the sales period with a small number of three bed units remaining on the market until later in 2018. The development was therefore selling in very different market conditions, making it difficult to compare to the subject scheme. The most recent sales data from this development shows an average achieved value of £1,410 per sq ft., however please note that the sample size is small and includes a significant number of 3 beds, distorting this average £/sqft. We have included this development within our comparable evidence due to its location adjacent to the subject site, but do not consider it directly comparable given the timing of the sales and the quality of the amenities.

Kings Cross Quarter is another development by Regal London comprising 98 private apartments and is located circa 0.3 miles to the north east of the site. The development provides a high quality amenity offering with a concierge, gym, spa, swimming pool, cinema and residents' courtyards. It was launched in May 2016 and sold out in February 2020. The most recent sales show an average achieved value of £1,420 per sq ft. across a range of studios, 1, 2 and 3 bed apartments. Please note, the achieved sales data has been extracted from the Land Registry database and therefore many of the prices are likely to have been agreed prior to completion (September 2018) and therefore at a different time in the market. Given this and the lack of amenity offering at the subject site we expect prices to be lower at 330 Gray's Inn Road.

Taylor Wimpey's **Postmark** development is located approximately 0.6 miles to the south of the subject site. The development is part of a major regeneration project which comprises four phases and will provide a total of 681 new homes and over 20,000 sq ft of commercial and retail space alongside extensive placemaking and public realm. The development also benefits from good transport connections being located close to Russell Square (Piccadilly Underground line), Chancery Lane (Central Underground line) and Farringdon (Great Northern, Thameslink and Elizabeth Line) stations. The first phase of Postmark (West Central 1) launched in August 2018 and comprises 151 private units. This phase sold out and completed during Q4 2021, with the most recent sales showing an average achieved price of £1,265 per sq ft. Phase 2, Signature Place, launched at the end of February 2020 and will complete during Q4 2022. With the launch of Phase 2, Taylor Wimpey announced that it will provide a high quality amenity offering for residents across the site. This will include an exclusive wellness centre with pool, sauna, steam room, gym, fitness studio and treatment room, a private cinema, a podium garden, roof terraces and a 24 hour concierge. Since launching, Signature Place has sold all of its 109 private units during Q3 2022, achieving an average price of £1,425 per sq ft across predominantly 1 and 2 bed units. This uplift in £/sqft value is due to more efficiently sized units in Phase 2 and the high quality amenity offering now provided. The third phase of Postmark, Folio Gardens, comprises 122 private units, and launched in October 2021, with completion due in Q4 2023. At present, 36 units have sold, with achieved sales averaging £1,470 per sq ft across a range of studio, 1, 2 and 3 bed units. We understand construction of Phase 4 commenced during Q1 2022, with completion billed for Q4 2024. This phase has not yet launched. We expect the subject development to achieve values lower than those achieved at Postmark due to its significantly smaller scale, lack of wider placemaking and public realm and limited amenity provision when compared to the extensive offering at Postmark.

Argent's Kings Cross Central development is located to the north of King's Cross station less than a mile north of the subject site, and comprises a large-scale mixed use redevelopment, including extensive high quality public realm, and retail and leisure uses. The phased development of the residential buildings have allowed values to be built overtime, with the most recent buildings benefitting from the extremely successful placemaking already delivered which has established this as a desirable residential address. We have included the **Plimsoll Building, Fenman House, Luma, Cadence and Capella** within our comparables schedule as they have been selling units most recently. The Plimsoll Building comprises 178 private units and launched in March 2014. It sold out in September 2019 and the most recent sales show an average achieved value of £1,360 per sq ft on a sample of studio, 1, 2 and 3 bed units. Fenman House comprises 76 private units and launched in April 2016. It sold out in March 2020 and the most recent sales show an average achieved value of £1,335 per sq ft across a range of one, two and three bed units. Luma comprises 61 units and launched in September 2017. It sold out during Q3 2021, having completed during Q4 2020, with a achieved sale prices blending at £1,595 per sq ft. Cadence launched in February 2020 and comprises 103 private units, with completions due to run from Q4 2022 through to Q1 2023. Two units remain unsold as of Q3 2022, with recent achieved sales averaging £1,670 per sq ft. It is understood that around 35% of units in this phase have sold overseas. It was expected to be higher but the various lockdowns hindered overseas marketing efforts, resulting in mainly UK buyers many of whom already owned or rented units in previous blocks on the estate. Capella launched earlier this year in March and comprises 120 private units. Construction is progressing and completions are billed for Q2 2024. To date 97 units have sold, although this sales data is not yet available. It's most recent price list shows an average asking price of £1,615 per sq ft. We expect the subject site to achieve values lower than these developments due to its smaller scale, limited amenity offering and location outside of the Kings Cross Central masterplan.

Bourne is a small development of 31 private units by the London Borough of Camden. It is located approximately a mile to the south of the subject site and was launched in October 2017. It sold out in December 2019 and has achieved an average value of £1,060 per sq ft. We consider this scheme to be comparable to the subject site due to its scale and immediate surroundings, however we expect the subject site to achieve values above this as it will benefit from superior transport connections and access to higher quality local amenities.

Islington Square is a Galliard Homes development located approximately 1.1 mile to the north east of the subject site. It is located off Upper Street in Islington which is a more established residential neighbourhood than the area surrounding the subject site. The scheme comprises 167 private units across 8, 17 and 11 Ester Anne Place. It first launched in Asia in September 2011 but was relaunched in February 2016. Three units remain unsold. Recent sales showing average asking prices of £1,595 per sq ft and average achieved value of £1,280 per sq ft, demonstrating the considerable discounts offered. Although we consider Islington to be a less comparable location, we expect values to be in line with the achieved sales at this development given the superior transport links.

4.3. Review of Scheme Proposals

4.3.1. Scheme Design

Block B fronts Wicklow Street, a quieter side street, and contains all private units. The building includes a small lobby area with enough space for a daytime concierge desk and back of house area. The apartments are arranged over ten floors with the upper floors likely to benefit from preferential views towards Kings Cross or the City, due to the building being higher than many of the surrounding buildings. All units have access to private amenity space, with some units on the top floors benefiting from large terraces.

4.3.2. Unit Mix

The private units in Block B comprise a high proportion of studio, one bed and two bed units with only a small provision of three bed units (5%). This mix is generally well suited to the market in this location and to the anticipated buyer profile of overseas investors and domestic purchasers looking to buy as an investment or to live in. The smaller units are likely to appeal to the investor market and those with stretched affordability, whilst the larger units will be suitable for purchasers buying for their own or their children's use.

On average the studio and one bed units are well sized, however the scheme includes some oversized studios, one and two bed units. This is not out of line with the comparable schemes, but will affect the achievable per sq ft value of these units due to a capital value ceiling in this area and for schemes of this scale.

4.3.3. Amenity

We understand the two residential buildings will benefit from a shared garden which will separate the two buildings and provide amenity space for the residents. A wider amenity offering will be provided within the hotel and office buildings including a restaurant, bar and café which will be open to the public. Residents within the private residential units will also benefit from private amenity space in the form of a balcony or terrace. We understand a daytime concierge will be provided within Block B.

Overall this amenity offering is suitable for a development of this size, however as discussed in section 4.2 above, this amenity offering is limited compared to some of the larger comparable schemes which are offering a more extensive range of residents only facilities. We therefore expect values at the subject scheme to be lower than the larger schemes with a better amenity offering.

5. Opinion of Value

5.1. Pricing Approach

When coming to our pricing for the proposed units, we adopted the following approach:

1. Data assembly of sales values from relevant comparable schemes.
2. Analysis of comparable evidence on both a price per sq ft and capital value basis, taking into account factors including the scheme scale, location, transport links, local amenity provision, unit typologies, residents' amenity provision, specification, and completion date.
3. Analysis of the proposed scheme to identify value drivers such as views and position within the local context.
4. Pricing of the proposed scheme on a unit by unit basis using the accommodation schedule provided by AHMM

In pricing the scheme we have taken account of individual unit floor positions, aspects and views of each block. As the scheme is still at the initial stage of design we have assumed all floor layouts to be optimised and that that all units will have access to private amenity space.

5.2. Indicative Sales Values

With reference to the above, we have individually priced the private units within Block B based on the plans and schedules provided by AHMM. The table below provides a breakdown of our opinion of achievable prices for the units. A full pricing schedule is attached at **Appendix Two**.

Block B Summary – Private Sale

Unit Type	Av Area Sq./ft.	Unit Mix	# Units	Av Price	Av £/psf
Studio	467	36%	16	£650,000	£1,392
1B2P	610	25%	11	£764,545	£1,254
2B4P	933	34%	15	£1,114,500	£1,195
3B6P	1232	5%	2	£1,725,000	£1,400
Total	696	100%	44	£885,852	£1,272

As can be seen from the table above, our overall pricing results in an average capital value of circa **£885,850**, which is lower than the majority of the comparable schemes on a capital value basis reflecting the specific site constraints. This pricing equates to an average value of **£1,272 per sq. ft.**, which again is at the lower end of the comparable schemes analysed, reflecting the current scheme design which includes some oversized units and a limited amenity offering for residents.

This is based on the following assumptions:

- A long leasehold interest of a minimum of 250 years unexpired
- A high quality internal specification and quality of finish in accordance with market expectations
- Optimised internal layouts in accordance with market expectations
- Reasonable ground rents and service charges, commensurate with the services provided and the price point

5.3. Absorption

We have reviewed the key local comparables and some wider London schemes at a similar price point in order to provide an estimated sales rate for 330 Gray's Inn Road.

Local Comparable Schemes

Scheme	Launch Date	Units Sold to date	Sales Rate Per Month
King's Cross Central – Capella, N1C	Q1 2022	97	10.8
Postmark (Phase 3), EC1A	Q4 2021	20	1.5
King's Cross Central – Cadence, N1C	Q1 2020	101	3.1
Postmark (Phase 2), EC1A	Q1 2020	112 (Sold Out)	3.7
Postmark (Phase 1), EC1A	Q3 2018	151 (Sold Out)	4.1
Bourne, EC1N	Q4 2017	31 (Sold Out)	1.2
King's Cross Central - Luma, N1C	Q3 2017	61 (Sold Out)	1.3
King's Cross Central – Fenman House, N1C	Q2 2016	76 (Sold Out)	2.2
King's Cross Quarter, N1	Q2 2016	99 (Sold Out)	2.2
Islington Square, N1	Q1 2016	164	2.0
St Pancras Place, WC1X	Q4 2014	46 (sold out)	1.0
King's Cross Central – Plimsoll Building, N1C	Q1 2014	178 (Sold Out)	2.7

Taking into consideration the scale of this development and current market conditions, we consider an average sales rate of **3 – 4 units per month** to be achievable. However we would expect peaks and troughs over the sales period, with a significantly higher number of sales in launch months and in the period leading up to and just after scheme completion.

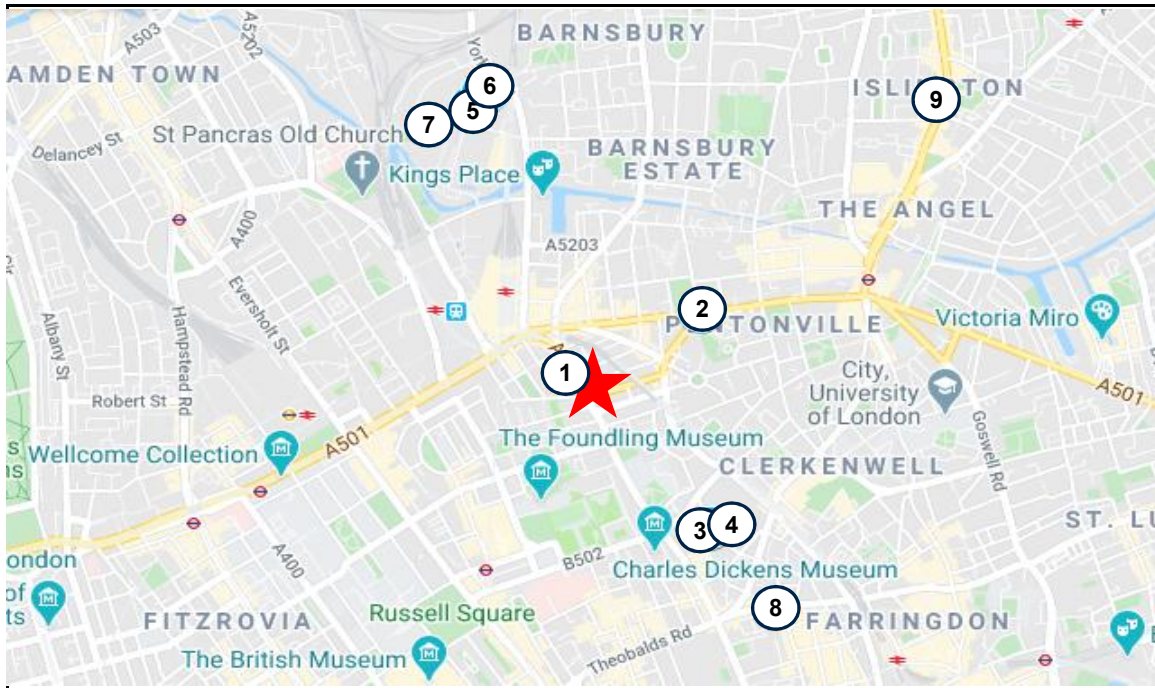
Assuming a sales launch 18 months prior to completion, we would expect circa 60% of units to be sold off-plan pre completion. This assumes a comprehensive and high-quality global sales and marketing campaign, with suitable sales collateral and access to a marketing suite with show flat.

330 Gray's Inn Road, WC1

Sales Comparables



Sales Comparables Map



Map Ref	Scheme	Av £/sqft	
		Asking	Achieved
1	St Pancras Place	£1,635	£1,415
2	King's Cross Quarter	£1,760	£1,425
3	Postmark Phase 1	£1,425	£1,280
4	Postmark - Phase 2 - Signature Place	£1,595	£1,475
5	King's Cross Central - Luma	£1,620	--
6	King's Cross Central - Fenman House	£1,650	£1,335
7	King's Cross Central - Plimsoll Building	£1,510	£1,395
8	Bourne	£1,085	£1,045
9	Islington Square	£1,595	£1,245

Comparable Schemes Analysis

St Pancras Place

Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
3 Bed	1,087	1,087	1,087	£1,695,000	£1,760,000	£1,890,000	£1,559	£1,619	£1,739
Total	398	915	1,087	£695,000	£1,493,750	£1,890,000	£1,559	£1,633	£1,739

Achieved Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
3 Bed	1,087	1,170	1,281	£1,440,750	£1,639,888	£1,859,688	£1,325	£1,401	£1,498
Total	398	1,074	1,281	£695,000	£1,521,777	£1,859,688	£1,325	£1,417	£1,746

King's Cross Quarter

Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
2 Bed	810	952	1,037	£1,380,000	£1,634,364	£1,902,000	£1,639	£1,717	£1,834
3 Bed	1,340	1,488	1,635	£2,680,000	£2,832,500	£2,985,000	£1,639	£1,904	£2,228
Total	810	1,034	1,635	£1,380,000	£1,818,692	£2,985,000	£1,639	£1,758	£2,228

Achieved Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
Studio	398	446	474	£670,500	£775,538	£891,874	£1,512	£1,740	£1,926
1 Bed	517	605	710	£758,030	£864,866	£1,064,000	£1,262	£1,429	£1,733
2 Bed	775	969	1,195	£1,125,000	£1,333,488	£2,025,000	£1,048	£1,377	£1,826
3 Bed	1,346	1,394	1,442	£1,935,000	£2,002,500	£2,070,000	£1,342	£1,437	£1,538
Total	398	765	1,442	£670,500	£1,091,911	£2,070,000	£1,048	£1,427	£1,926

Postmark Phase 1

Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
Studio	424	450	535	£670,000	£707,000	£805,000	£1,308	£1,570	£1,813
1 Bed	556	633	740	£830,000	£931,724	£1,070,000	£1,264	£1,472	£1,642
2 Bed	765	968	1,392	£1,080,000	£1,378,685	£2,035,000	£1,075	£1,425	£1,692
3 Bed	936	1,271	1,841	£1,385,000	£1,777,023	£2,578,100	£1,132	£1,398	£1,678
Total	424	955	1,841	£670,000	£1,361,196	£2,578,100	£1,075	£1,425	£1,813

Achieved Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
Studio	424	450	535	£670,000	£698,950	£764,750	£1,308	£1,553	£1,722
1 Bed	556	633	740	£805,100	£885,884	£1,027,200	£1,176	£1,400	£1,576
2 Bed	765	968	1,392	£1,015,200	£1,238,117	£1,830,000	£913	£1,279	£1,578
3 Bed	936	1,271	1,841	£1,160,000	£1,544,173	£2,335,500	£959	£1,215	£1,577
Total	424	955	1,841	£670,000	£1,221,951	£2,335,500	£913	£1,279	£1,722

Postmark - Phase 2 - Signature Place

Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	583	587	597	£895,000	£952,438	£975,000	£1,534	£1,623	£1,671
2 Bed	875	934	1,135	£1,310,000	£1,479,118	£1,890,000	£1,439	£1,584	£1,845
3 Bed	1,066	1,066	1,066	£1,725,000	£1,725,000	£1,725,000	£1,619	£1,619	£1,619
Total	583	832	1,135	£895,000	£1,326,519	£1,890,000	£1,439	£1,594	£1,845

Achieved Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	583	586	597	£895,000	£914,720	£936,000	£1,534	£1,560	£1,604
2 Bed	882	882	882	£1,200,000	£1,275,540	£1,325,250	£1,361	£1,447	£1,503
Total	583	783	882	£895,000	£1,155,267	£1,325,250	£1,361	£1,475	£1,604

King's Cross Central - Luma

Asking Prices									
Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
2 Bed	885	926	948	£1,325,000	£1,406,875	£1,535,000	£1,425	£1,519	£1,734
3 Bed	1,396	1,474	1,701	£2,165,000	£2,424,000	£3,290,000	£1,540	£1,644	£1,934
4 Bed	2,201	2,201	2,201	£4,175,000	£4,175,000	£4,175,000	£1,897	£1,897	£1,897
Total	885	1,213	2,201	£1,325,000	£1,967,857	£4,175,000	£1,425	£1,622	£1,934

King's Cross Central - Fenman House									
Asking Prices									
Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
2 Bed	718	958	1,209	£1,050,000	£1,710,000	£2,350,000	£1,462	£1,786	£1,944
3 Bed	1,060	1,075	1,090	£1,580,000	£1,714,444	£1,895,000	£1,450	£1,594	£1,788
Total	718	1,039	1,209	£1,050,000	£1,713,077	£2,350,000	£1,450	£1,649	£1,944

Achieved Prices									
Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	484	550	603	£504,935	£604,726	£782,235	£1,043	£1,100	£1,297
2 Bed	710	827	1,209	£753,264	£1,174,669	£2,207,500	£1,061	£1,420	£1,835
3 Bed	1,033	1,071	1,098	£1,176,402	£1,435,025	£1,750,000	£1,115	£1,340	£1,651
Total	484	862	1,209	£504,935	£1,151,162	£2,207,500	£1,043	£1,336	£1,835

King's Cross Central - Plimsoll Building									
Asking Prices									
Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
3 Bed	1,110	1,314	1,584	£1,750,000	£2,026,071	£2,300,000	£1,285	£1,542	£1,728
Total	510	1,145	1,584	£600,000	£1,730,250	£2,300,000	£1,285	£1,511	£1,728

Achieved Prices									
Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
3 Bed	1,110	1,314	1,584	£1,625,000	£1,846,457	£2,090,000	£1,184	£1,405	£1,575
Total	510	1,145	1,584	£585,000	£1,594,670	£2,090,000	£1,147	£1,393	£1,575

Bourne									
Asking Prices									
Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	510	597	969	£600,000	£696,000	£1,340,000	£992	£1,165	£1,383
2 Bed	785	923	1331	£770,000	£976,500	£1,300,000	£840	£1,057	£1,192
3 Bed	1189	1189	1189	£1,275,000	£1,275,000	£1,275,000	£1,072	£1,072	£1,072
Total	510	827	1331	£600,000	£895,645	£1,340,000	£840	£1,083	£1,383

Achieved Prices									
Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	510	597	969	£595,000	£678,325	£1,273,000	£942	£1,135	£1,314
2 Bed	785	931	1331	£769,500	£949,428	£1,279,000	£802	£1,020	£1,165
3 Bed	1189	1189	1189	£1,200,000	£1,200,000	£1,200,000	£1,009	£1,009	£1,009
Total	510	828	1331	£595,000	£867,413	£1,279,000	£802	£1,047	£1,314

Islington Square									
Asking Prices									
Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
Studio	463	474	490	£685,000	£701,667	£725,000	£1,398	£1,482	£1,513
1 Bed	526	612	667	£725,000	£812,381	£940,000	£1,220	£1,328	£1,520
2 Bed	899	964	1,168	£1,180,000	£1,435,000	£1,840,000	£1,200	£1,488	£1,900
3 Bed	1,872	2,139	2,668	£2,350,000	£4,035,633	£6,177,800	£1,203	£1,886	£2,316
Total	463	961	2,668	£685,000	£1,532,514	£6,177,800	£1,170	£1,594	£2,316

Achieved Prices									
Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
Studio	463	463	463	£436,500	£448,250	£460,000	£943	£968	£994
1 Bed	517	622	721	£509,541	£695,473	£990,000	£814	£1,117	£1,482
2 Bed	893	1,030	1,249	£930,000	£1,281,008	£1,779,000	£891	£1,243	

3 Bed	1,927	2,211	3,337	£1,980,000	£3,044,758	£5,650,000	£951	£1,377	£2,322
Total	463	958	3,337	£436,500	£1,193,485	£5,650,000	£814	£1,246	£2,322

**St Pancras Place
WC1X 8QF**

Developer:	Regal London		
Overall Av £/sq ft:	Asking:	£1,635	
	Achieved:	£1,415	
Total Units:	60		
Total Private Units:	46		
Private Unit Mix:		#	%
	Studio	0	0%
	1 Bed	17	37%
	2 Bed	20	43%
	3 Bed	9	20%
	4 Bed	0	0%
Max No. Storeys:	8		
Launch Date:	Nov-14		
Completion Date:	Jul-18		
Transport Links:	King's Cross & St Pancras stations		
Local Authority:	Camden		
Specification:	Oak veneer wooden flooring, contemporary German kitchen units, white quartz worktop, Neff/Bosch appliances, high quality fitted carpet in bedrooms, fitted wardrobe to master bedrooms, natural stone wall and floor tiles in bathrooms, underfloor heating		
Amenity Provision:	Landscaped gardens, concierge, leisure facilities		
Current Status:	Complete and sold out		
Units Sold:	46		
Av Sales Rate PCM:	1.00		
Incentives:	NKN		



Other Comments: Construction completed during Q3 2018 and, while the scheme was previously said to be sold out, the last sales completion is now expected during the penultimate week of September 2018. We set out the latest sales below, all of which are 3 bed units, distorting the overall achieved £/sqft rate.

Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
15	5	3 Bed	1,087	£1,890,000	£1,739		£0	
18	1	3 Bed	1,087	£1,695,000	£1,559		£0	
19	1	3 Bed	1,087	£1,695,000	£1,559		£0	
4 HAND AXE YARD		3 Bed	1,087		£0	£1,500,000	£1,380	12/07/2018
8 HAND AXE YARD		3 Bed	1,087		£0	£1,440,750	£1,325	29/06/2018
8 HAND AXE YARD		3 Bed	1,087		£0	£1,490,000	£1,371	01/05/2018
16 HAND AXE YARD		3 Bed	1,281		£0	£1,859,688	£1,452	30/04/2018
17 HAND AXE YARD		3 Bed	1,195		£0	£1,650,000	£1,381	30/08/2018
18 HAND AXE YARD		3 Bed	1,227		£0	£1,700,655	£1,386	15/06/2018
19 HAND AXE YARD		3 Bed	1,227		£0	£1,838,120	£1,498	16/04/2018
38	1	Studio	398	£695,000	£1,559	£695,000	£1,746	May-18

**King's Cross Quarter
N1 9JE**

Developer:	Regal London		
Overall Av £/sq ft:	Asking:	£1,760	
	Achieved:	£1,425	
Total Units:	118		
Total Private Units:	98		
Private Unit Mix:		#	%
	Studio	15	15%
	1 Bed	29	30%
	2 Bed	52	53%
	3 Bed	2	2%
4 Bed	0	0%	
Max No. Storeys:	10		
Launch Date:	May-16		
Completion Date:	Sep-18		
Transport Links:	Angel, King's Cross & St Pancras stations		
Local Authority:	Islington		
Specification:	Contemporary German kitchen design, quartz stone worktops, Neff/Bosch appliances, oak veneer wooden flooring, high quality carpet to bedrooms, fitted wardrobe to master bedroom, natural stone/porcelain floor tiles to all bathrooms, underfloor heating		
Amenity Provision:	Concierge, gym, cinema, landscaped courtyards, spa & swimming pool		
Current Status:	Complete and sold out		
Units Sold:	99		
Av Sales Rate PCM:	2.20		
Incentives:	NKN		



Other Comments: A penthouse has been split meaning that there are now 99 private units in the development. Construction completed during Q3 2018. The last unit (a penthouse) sold in mid February 2020. We set out the latest sales from the development below.

Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
FLAT 19		1 Bed	517		£0	£781,902	£1,512	Mar-19
FLAT 9		1 Bed	517		£0	£770,000	£1,489	Aug-18
FLAT 4		1 Bed	517		£0	£758,030	£1,466	Jul-18
FLAT 14		1 Bed	517		£0	£780,755	£1,510	Jul-18
FLAT 2		1 Bed	549		£0	£820,440	£1,494	Oct-18
FLAT 15		1 Bed	549		£0	£772,622	£1,407	Jul-18
FLAT 20		1 Bed	549		£0	£781,900	£1,424	Jul-18
FLAT 5		1 Bed	549		£0	£758,030	£1,381	Jul-18
FLAT 10		1 Bed	549		£0	£763,341	£1,390	Jul-18
FLAT 3		1 Bed	614		£0	£810,000	£1,319	Dec-18
FLAT 17		1 Bed	614		£0	£1,032,246	£1,681	Dec-18
FLAT 12		1 Bed	614		£0	£1,030,751	£1,679	Nov-18
FLAT 27		1 Bed	614		£0	£1,051,199	£1,712	Oct-18
FLAT 7		1 Bed	614		£0	£1,017,268	£1,657	Sep-18
FLAT 22		1 Bed	614		£0	£1,064,000	£1,733	Aug-18
FLAT 18		1 Bed	624		£0	£864,784	£1,386	Feb-19
FLAT 18		1 Bed	624		£0	£864,784	£1,386	Feb-19
FLAT 19		1 Bed	624		£0	£860,162	£1,378	Oct-18
FLAT 9		1 Bed	624		£0	£848,076	£1,359	Sep-18
FLAT 3		1 Bed	624		£0	£810,900	£1,300	Sep-18
FLAT 17		1 Bed	624		£0	£924,906	£1,482	Sep-18
FLAT 22		1 Bed	624		£0	£851,700	£1,365	Sep-18
FLAT 24		1 Bed	624		£0	£851,700	£1,365	Sep-18
FLAT 14		1 Bed	624		£0	£831,300	£1,332	Sep-18
FLAT 7		1 Bed	624		£0	£839,790	£1,346	Sep-18
FLAT 12		1 Bed	624		£0	£831,300	£1,332	Sep-18
FLAT 4		1 Bed	624		£0	£801,360	£1,284	Sep-18

FLAT 8		1 Bed	624		£0	£839,790	£1,346	Sep-18
FLAT 13		1 Bed	624		£0	£831,300	£1,332	Sep-18
FLAT 23		1 Bed	624		£0	£851,700	£1,365	Sep-18
FLAT 18		1 Bed	646		£0	£936,700	£1,450	Sep-18
FLAT 24		1 Bed	657		£0	£950,000	£1,446	Nov-18
FLAT 13		1 Bed	657		£0	£912,500	£1,389	Sep-18
FLAT 14		1 Bed	657		£0	£829,080	£1,262	Sep-18
FLAT 15		1 Bed	710		£0	£946,000	£1,332	Oct-18
FLAT 20		2 Bed	775		£0	£1,125,000	£1,452	Dec-18
FLAT 25		2 Bed	775		£0	£1,231,650	£1,589	Oct-18
FLAT 31		2 Bed	807		£0	£1,279,437	£1,585	Jun-19
D02-4	2	2 Bed	810	£1,380,000	£1,704		£0	
FLAT 17		2 Bed	861		£0	£1,273,500	£1,479	Dec-18
FLAT 16		2 Bed	861		£0	£1,389,200	£1,613	Oct-18
FLAT 30		2 Bed	861		£0	£1,500,000	£1,742	Jul-18
D02-2	2	2 Bed	891	£1,509,000	£1,694		£0	
FLAT 1		2 Bed	893		£0	£1,233,000	£1,381	Dec-18
FLAT 21		2 Bed	926		£0	£1,399,556	£1,511	Mar-19
FLAT 24		2 Bed	926		£0	£1,417,800	£1,531	Oct-18
FLAT 25		2 Bed	926		£0	£1,388,573	£1,500	Sep-18
FLAT 29		2 Bed	926		£0	£1,298,494	£1,402	Sep-18
FLAT 9		2 Bed	926		£0	£1,308,000	£1,413	Sep-18
FLAT 14		2 Bed	926		£0	£1,325,600	£1,432	Sep-18
FLAT 19		2 Bed	926		£0	£1,392,740	£1,504	Aug-18
A02-1	2	2 Bed	936	£1,585,000	£1,693		£0	
A03-1	3	2 Bed	936	£1,605,000	£1,715		£0	
A01-1	1	2 Bed	936	£1,559,000	£1,666		£0	
FLAT 20		2 Bed	936		£0	£1,279,520	£1,367	Nov-18
FLAT 21		2 Bed	936		£0	£1,300,000	£1,389	Nov-18
FLAT 11		2 Bed	936		£0	£1,290,000	£1,378	Oct-18
FLAT 16		2 Bed	936		£0	£1,279,520	£1,367	Oct-18
FLAT 5		2 Bed	936		£0	£1,190,000	£1,271	Sep-18
FLAT 1		2 Bed	936		£0	£1,185,750	£1,267	Sep-18
FLAT 6		2 Bed	936		£0	£1,243,440	£1,328	Sep-18
FLAT 10		2 Bed	936		£0	£1,216,967	£1,300	Sep-18
FLAT 15		2 Bed	936		£0	£1,206,240	£1,289	Sep-18
D05-5	5	2 Bed	954	£1,678,000	£1,759		£0	
FLAT 28		2 Bed	958		£0	£1,520,000	£1,587	Oct-18
FLAT 26		2 Bed	958		£0	£1,500,000	£1,566	Sep-18
FLAT 8		2 Bed	969		£0	£1,202,280	£1,241	Feb-19
FLAT 4		2 Bed	969		£0	£1,131,600	£1,168	Nov-18
FLAT 12		2 Bed	969		£0	£1,274,400	£1,315	Oct-18
B01-1	1	2 Bed	982	£1,635,000	£1,665		£0	
B05-5	5	2 Bed	985	£1,700,000	£1,726		£0	
FLAT 6		2 Bed	990		£0	£1,331,400	£1,345	Mar-19
FLAT 1		2 Bed	990		£0	£1,201,500	£1,214	Dec-18
FLAT 16		2 Bed	990		£0	£1,288,000	£1,301	Nov-18
FLAT 11		2 Bed	990		£0	£1,356,225	£1,370	Oct-18
A01-3	1	2 Bed	991	£1,624,000	£1,639		£0	
A06-3	6	2 Bed	1012	£1,801,000	£1,780		£0	
D06-2	6	2 Bed	1037	£1,902,000	£1,834		£0	
FLAT 3		2 Bed	1,044		£0	£1,224,000	£1,172	Dec-18
FLAT 8		2 Bed	1,044		£0	£1,509,690	£1,446	Sep-18
FLAT 23		2 Bed	1,044		£0	£1,567,000	£1,501	Aug-18
FLAT 13		2 Bed	1,044		£0	£1,492,728	£1,430	Aug-18
FLAT 18		2 Bed	1,044		£0	£1,446,700	£1,386	Jul-18
FLAT 22		2 Bed	1,055		£0	£1,465,200	£1,389	Oct-18
FLAT 2		2 Bed	1,076		£0	£1,127,250	£1,048	Dec-18
FLAT 6		2 Bed	1,076		£0	£1,138,500	£1,058	Dec-18
FLAT 10		2 Bed	1,076		£0	£1,156,500	£1,075	Dec-18
FLAT 26		2 Bed	1,076		£0	£1,350,000	£1,255	Dec-18
FLAT 35		2 Bed	1,109		£0	£2,025,000	£1,826	Dec-18
FLAT 19		2 Bed	1,184		£0	£1,395,000	£1,178	Dec-18
FLAT 27		2 Bed	1,195		£0	£1,550,000	£1,297	Oct-18
B08-3	8	3 Bed	1,340	£2,985,000	£2,228		£0	
FLAT 34		3 Bed	1,346		£0	£2,070,000	£1,538	

FLAT 33		3 Bed	1,442		£0	£1,935,000	£1,342	Dec-18
B08-1	8	3 Bed	1,635	£2,680,000	£1,639		£0	
FLAT 8		Studio	398		£0	£677,450	£1,702	Sep-18
FLAT 13		Studio	398		£0	£708,024	£1,779	Aug-18
FLAT 28		Studio	398		£0	£670,500	£1,685	Aug-18
FLAT 18		Studio	398		£0	£693,600	£1,743	Aug-18
FLAT 4		Studio	398		£0	£678,900	£1,706	Jul-18
FLAT 7		Studio	463		£0	£869,847	£1,879	Oct-18
FLAT 17		Studio	463		£0	£891,874	£1,926	Oct-18
FLAT 2		Studio	463		£0	£699,999	£1,512	Aug-18
FLAT 12		Studio	463		£0	£866,533	£1,872	Jul-18
FLAT 2		Studio	474		£0	£800,000	£1,688	Dec-18
FLAT 26		Studio	474		£0	£840,000	£1,772	Dec-18
FLAT 11		Studio	474		£0	£806,293	£1,701	Sep-18
FLAT 6		Studio	474		£0	£787,007	£1,660	Aug-18
FLAT 16		Studio	474		£0	£816,436	£1,722	Aug-18
FLAT 21		Studio	474		£0	£826,605	£1,744	Aug-18

**Postmark Phase 1
EC1A 1BB**

Developer:	Taylor Wimpey		
Overall Av £/sq ft:	Asking:	£1,425	
	Achieved:	£1,280	
Total Units:	151		
Total Private Units:	151		
Private Unit Mix:		#	%
	Studio	5	3%
	1 Bed	29	19%
	2 Bed	70	46%
	3 Bed	47	31%
	4 Bed	0	0%
Max No. Storeys:	13		
Launch Date:	Aug-18		
Completion Date:	Q1 2022		
Transport Links:	Chancery Lane (0.5 miles), Farringdon (0.6 miles)		
Local Authority:	Camden		
Specification:	Individually designed kitchen configurations, bespoke crafted cabinetry, quartz stone worktops, fitted Siemens appliances, engineered timber flooring, comfort cooling in living areas and bedrooms, underfloor heating		
Amenity Provision:	24 hour concierge, gym, private lounge, rooftop terrace, landscaped courtyard		
Service Charge:	<£6psf		
Ground Rent:		£ per annum	
	Studio	£500	
	1 Bed	£500	
	2 Bed	£750	
	3 Bed	£1,000	
	4 Bed		
# Parking Spaces:	38		
Parking Space £:	£70,000		
Current Status:	Under construction		
Units Sold:	136		
Av Sales Rate PCM:	6.80		
Incentives:	Legals paid on some units.		
Other Comments:	The Postmark development will offer 681 homes and 22,942 sqft of commercial and retail space across four distinct sites. This is the first of the four phases and offers 151 private homes.		



Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
A5.01.05	1	1 Bed	640	£895,000	£1,398	£868,150	£1,356	Sep-18
A5.01.06	1	1 Bed	582	£925,000	£1,589	£878,750	£1,510	Dec-19
A5.02.05	2	1 Bed	639	£905,000	£1,416	£877,850	£1,374	Sep-18
A5.02.06	2	1 Bed	582	£895,000	£1,538	£868,150	£1,492	Mar-19
A5.03.05	3	1 Bed	635	£875,000	£1,378	£831,250	£1,309	Mar-19
A5.03.06	3	1 Bed	578	£920,000	£1,592	£892,400	£1,544	Oct-18
A5.04.03	4	1 Bed	579	£930,000	£1,606	£902,100	£1,558	Nov-18
A5.05.04	5	1 Bed	578	£850,000	£1,471	£807,500	£1,397	Mar-19
A5.06.02	6	1 Bed	578	£900,000	£1,557	£855,000	£1,479	Aug-19
A4.UG.02	UG	1 Bed	648	£945,000	£1,458	£888,300	£1,371	Nov-18
A4.UG.03	UG	1 Bed	556	£830,000	£1,493	£805,100	£1,448	Sep-18
A3.01.02	1	1 Bed	712	£900,000	£1,264	£837,000	£1,176	Oct-19
A3.01.04	1	1 Bed	704	£910,000	£1,293	£864,500	£1,228	Mar-19
A3.02.02	2	1 Bed	714	£940,000	£1,317	£880,000	£1,232	Mar-19
A3.02.04	2	1 Bed	703	£960,000	£1,366	£921,600	£1,311	Oct-18
A3.03.02	3	1 Bed	713	£985,000	£1,381	£955,450	£1,340	Sep-18
A3.03.04	3	1 Bed	702	£970,000	£1,382	£940,900	£1,340	Sep-18
A3.04.02	4	1 Bed	712	£1,005,000	£1,412	£939,675	£1,320	Sep-18
A3.04.04	4	1 Bed	703	£970,000	£1,380	£873,000	£1,242	Apr-19
A3.07.02	7	1 Bed	740	£1,070,000	£1,446	£1,027,200	£1,388	Sep-18

A3.08.02	8	1 Bed	597	£980,000	£1,642	£940,800	£1,576	Oct-18
A3.09.02	9	1 Bed	597	£945,000	£1,583	£883,575	£1,480	Sep-18
A1.05.02	5	1 Bed	589	£915,000	£1,553	£841,800	£1,429	Aug-19
A1.05.03	5	1 Bed	594	£925,000	£1,557	£851,000	£1,433	Sep-19
A1.06.02	6	1 Bed	589	£925,000	£1,570	£860,000	£1,460	Mar-19
A1.06.03	6	1 Bed	601	£935,000	£1,556	£900,000	£1,498	Sep-19
A1.07.02	7	1 Bed	592	£945,000	£1,596	£916,650	£1,548	Sep-18
A1.07.03	7	1 Bed	595	£935,000	£1,571	£906,950	£1,524	Sep-18
A1.08.02	8	1 Bed	604	£935,000	£1,548	£876,000	£1,450	Mar-19
A6.01.03	1	2 Bed	808	£1,080,000	£1,337	£1,015,200	£1,256	Aug-18
A6.01.04	1	2 Bed	913	£1,300,000	£1,424	£1,120,000	£1,227	Nov-19
A6.02.01	2	2 Bed	944	£1,375,000	£1,457	£1,196,250	£1,267	Sep-19
A6.02.03	2	2 Bed	808	£1,100,000	£1,361	£1,023,000	£1,266	Sep-18
A6.02.04	2	2 Bed	924	£1,325,000	£1,434	£1,164,000	£1,260	Sep-19
A6.03.01	3	2 Bed	893	£1,300,000	£1,456	£1,195,000	£1,338	Sep-19
A6.03.03	3	2 Bed	808	£1,125,000	£1,392	£1,068,750	£1,323	Aug-18
A6.03.04	3	2 Bed	907	£1,345,000	£1,483	£1,175,875	£1,296	Sep-19
A6.04.01	4	2 Bed	895	£1,410,000	£1,575	£1,198,500	£1,339	Sep-19
A6.04.03	4	2 Bed	805	£1,145,000	£1,422	£1,064,850	£1,323	Mar-19
A6.04.04	4	2 Bed	907	£1,365,000	£1,505	£1,186,000	£1,308	Sep-19
A6.05.01	5	2 Bed	895	£1,430,000	£1,598	£1,344,200	£1,502	Nov-18
A6.05.03	5	2 Bed	805	£1,167,500	£1,450	£1,097,450	£1,363	Oct-18
A6.05.04	5	2 Bed	907	£1,390,000	£1,533	£1,278,800	£1,410	Nov-18
A6.06.01	6	2 Bed	895	£1,465,000	£1,637	£1,274,550	£1,424	Sep-19
A6.06.03	6	2 Bed	805	£1,190,000	£1,478	£1,130,500	£1,404	Aug-18
A6.06.04	6	2 Bed	907	£1,410,000	£1,555	£1,198,500	£1,321	Sep-19
A6.07.01	7	2 Bed	1392	£2,035,000	£1,462	£1,830,000	£1,315	Aug-19
A6.07.03	7	2 Bed	808	£1,205,000	£1,491	£1,096,550	£1,357	Mar-19
A6.07.04	7	2 Bed	907	£1,340,000	£1,477	£1,218,888	£1,344	Sep-19
A6.08.02	8	2 Bed	913	£1,320,000	£1,446	£1,135,200	£1,243	Aug-19
A5.G.01	L & UG	2 Bed	1156	£1,440,000	£1,246	£1,274,400	£1,102	Sep-19
A5.G.02	L & UG	2 Bed	1202.0	£1,540,000	£1,281	£1,463,000	£1,217	Aug-18
A5.G.03	L & UG	2 Bed	1065	£1,400,000	£1,315	£1,250,000	£1,174	Sep-19
A5.G.04	L & UG	2 Bed	957	£1,150,000	£1,202	£1,050,000	£1,097	Nov-19
A5.01.02	1	2 Bed	814	£1,215,000	£1,493	£1,069,200	£1,314	Sep-19
A5.02.02	2	2 Bed	817	£1,235,000	£1,512	£1,086,800	£1,330	Oct-19
A5.03.02	3	2 Bed	798	£1,240,000	£1,554	£1,134,600	£1,422	Mar-19
A5.04.02	4	2 Bed	1072	£1,300,000	£1,213	£1,172,000	£1,093	Feb-19
A5.05.02	5	2 Bed	817	£1,275,000	£1,561	£1,132,824	£1,387	Jun-19
A4.UG.01	UG	2 Bed	1125	£1,410,000	£1,253	£1,286,100	£1,143	Sep-19
A4.UG.06	UG	2 Bed	765	£1,140,000	£1,490	£1,071,600	£1,401	Sep-18
A4.01.01	1	2 Bed	775	£1,175,000	£1,516	£1,116,000	£1,440	Sep-18
A4.01.03	1	2 Bed	798	£1,175,000	£1,472	£1,116,250	£1,399	Sep-18
A4.02.01	2	2 Bed	775	£1,200,000	£1,548	£1,140,000	£1,471	Sep-18
A4.02.03	2	2 Bed	801	£1,200,000	£1,498	£1,122,000	£1,401	Sep-18
A4.03.01	3	2 Bed	773	£1,220,000	£1,578	£1,159,000	£1,499	Jan-20
A4.03.03	3	2 Bed	798	£1,220,000	£1,529	£1,159,000	£1,452	Sep-18
A4.04.01	4	2 Bed	935	£1,570,000	£1,679	£1,475,800	£1,578	Feb-19
A4.05.01	5	2 Bed	944	£1,570,000	£1,663	£1,460,000	£1,547	Mar-19
A4.06.01	6	2 Bed	945	£1,590,000	£1,683	£1,447,800	£1,532	Mar-19
A3.UG.01	UG	2 Bed	908	£1,176,000	£1,295	£1,016,000	£1,119	Aug-19
A3.01.01	1	2 Bed	1228	£1,320,000	£1,075	£1,148,400	£935	Nov-19
A3.01.03	1	2 Bed	993	£1,465,000	£1,475	£1,259,900	£1,269	Sep-19
A3.02.01	2	2 Bed	1227	£1,340,000	£1,092	£1,120,123	£913	Nov-19
A3.02.03	2	2 Bed	1000	£1,485,000	£1,485	£1,410,750	£1,411	Sep-18
A3.03.01	3	2 Bed	1219	£1,360,000	£1,116	£1,173,000	£962	Nov-19
A3.03.03	3	2 Bed	1003	£1,505,000	£1,500	£1,428,800	£1,425	Dec-18
A3.04.01	4	2 Bed	1222	£1,370,000	£1,121	£1,164,500	£953	Nov-19
A3.04.03	4	2 Bed	1004	£1,530,000	£1,524	£1,453,500	£1,448	Dec-18
A3.05.01	5	2 Bed	1219	£1,380,000	£1,132	£1,200,000	£984	Oct-19
A3.05.03	5	2 Bed	1050	£1,510,000	£1,438	£1,313,700	£1,251	Sep-19
A3.06.01	6	2 Bed	1219	£1,400,000	£1,148	£1,190,000	£976	Jan-20
A3.06.03	6	2 Bed	1037	£1,535,000	£1,480	£1,320,100	£1,273	Sep-19
A3.07.04	7	2 Bed	1053	£1,590,000	£1,510	£1,431,000	£1,359	Jan-20
A3.08.04	8	2 Bed	1057	£1,610,000	£1,523	£1,400,000	£1,325	Feb-20
A3.09.04	9	2 Bed	1052	£1,615,000	£1,535	£1,500,000	£1,426	

A3.11.02	11	2 Bed	1057	£1,635,000	£1,547	£1,447,600	£1,370	Jul-19
A3.12.02	12	2 Bed	1059	£1,660,000	£1,568	£1,460,800	£1,379	Jun-19
A3.13.02	13	2 Bed	993	£1,680,000	£1,692	£1,478,400	£1,489	Jun-19
A1.04.01	4	2 Bed	1132	£1,450,000	£1,281	£1,260,000	£1,113	Mar-19
A1.05.01	5	2 Bed	1131	£1,495,000	£1,322	£1,300,650	£1,150	Aug-19
A1.06.01	6	2 Bed	1134	£1,515,000	£1,336	£1,302,900	£1,149	Nov-19
A1.07.01	7	2 Bed	1137	£1,540,000	£1,354	£1,339,800	£1,178	Aug-19
A1.07.04	7	2 Bed	803	£1,250,000	£1,557	£1,112,500	£1,385	Nov-19
A1.07.05	7	2 Bed	785	£1,285,000	£1,637	£1,117,950	£1,424	Nov-19
A1.08.01	8	2 Bed	1136	£1,583,400	£1,394	£1,405,000	£1,237	Jan-20
A6.02.02	2	3 Bed	1063	£1,490,000	£1,402	£1,250,000	£1,176	Dec-19
A6.03.02	3	3 Bed	1065	£1,510,000	£1,418	£1,253,300	£1,177	Sep-19
A6.04.02	4	3 Bed	1066	£1,600,000	£1,501	£1,355,000	£1,271	Nov-19
A6.05.02	5	3 Bed	1065	£1,550,000	£1,455	£1,302,000	£1,223	Nov-19
A6.06.02	6	3 Bed	1061	£1,570,000	£1,480	£1,298,248	£1,224	Oct-19
A6.07.02	7	3 Bed	1841	£2,578,100	£1,400	£2,335,500	£1,269	Mar-20
A6.08.01	8	3 Bed	1262	£1,819,000	£1,441	£1,570,000	£1,244	Dec-19
A6.09.01	9	3 Bed	1266	£1,947,900	£1,539	£1,655,715	£1,308	Jan-20
A6.10.01	10	3 Bed	1326	£2,039,250	£1,538	£1,733,362	£1,307	Jan-20
A6.10.02	10	3 Bed	1395	£1,980,000	£1,419	£1,700,000	£1,219	Aug-19
A6.11.01	11	3 Bed	1327	£1,970,000	£1,485	£1,800,000	£1,356	Aug-19
A6.11.02	11	3 Bed	1013	£1,700,000	£1,678	£1,425,000	£1,407	Jul-19
A5.01.01	1	3 Bed	1128	£1,440,000	£1,277	£1,250,000	£1,108	Sep-19
A5.01.03	1	3 Bed	1424	£1,890,000	£1,327	£1,579,877	£1,109	Nov-19
A5.02.01	2	3 Bed	1130	£1,470,000	£1,301	£1,294,800	£1,146	Nov-19
A5.03.01	3	3 Bed	1065	£1,410,000	£1,324	£1,225,000	£1,150	Oct-19
A5.04.01	4	3 Bed	1066	£1,430,000	£1,341	£1,245,000	£1,168	Oct-19
A5.05.01	5	3 Bed	1066	£1,450,000	£1,360	£1,276,000	£1,197	Oct-19
A5.05.03	5	3 Bed	1372	£2,125,000	£1,549	£1,773,950	£1,293	Nov-19
A5.06.01	6	3 Bed	1074	£1,500,000	£1,397	£1,270,000	£1,182	Nov-19
A4.04.02	4	3 Bed	1259	£1,745,800	£1,387	£1,483,930	£1,179	Jan-20
A4.05.02	5	3 Bed	1258	£1,755,000	£1,395	£1,474,200	£1,172	Oct-19
A3.07.01	7	3 Bed	1626	£1,840,000	£1,132	£1,560,000	£959	Feb-20
A3.07.03	7	3 Bed	1572	£2,030,000	£1,291	£1,800,279	£1,145	Aug-19
A3.08.01	8	3 Bed	1640	£1,944,120	£1,185	£1,600,000	£976	Dec-19
A3.09.01	9	3 Bed	1631	£2,020,000	£1,239	£1,600,000	£981	Feb-20
A3.09.03	9	3 Bed	1570	£2,150,000	£1,369	£2,048,000	£1,304	Sep-18
A3.10.01	10	3 Bed	1570	£2,175,000	£1,385	£2,175,000	£1,385	Mar-20
A3.11.01	11	3 Bed	1581	£2,141,650	£1,355	£1,800,000	£1,139	Mar-20
A3.12.01	12	3 Bed	1580	£2,180,000	£1,380	£1,885,000	£1,193	May-19
A3.13.01	13	3 Bed	1357	£2,150,000	£1,584	£2,140,000	£1,577	Aug-19
A1.05.04	5	3 Bed	939	£1,385,000	£1,475	£1,301,900	£1,386	Sep-18
A1.06.04	6	3 Bed	936	£1,420,000	£1,517	£1,207,000	£1,290	Feb-20
A1.07.06	7	3 Bed	936	£1,390,000	£1,485	£1,160,000	£1,239	Aug-19
A1.08.03	8	3 Bed	950	£1,400,000	£1,474	£1,218,000	£1,282	Jun-19
A4.UG.04	UG	Studio	535	£700,000	£1,308	£700,000	£1,308	Sep-18
A4.UG.05	UG	Studio	444	£805,000	£1,813	£764,750	£1,722	Sep-18
A4.01.02	1	Studio	424	£670,000	£1,580	£670,000	£1,580	Sep-18
A4.02.02	2	Studio	424	£670,000	£1,580	£670,000	£1,580	Sep-18
A4.03.02	3	Studio	424	£690,000	£1,627	£690,000	£1,627	Oct-18

**Postmark - Phase 2 - Signature Place
EC1A 1BB**

Developer:	Taylor Wimpey		
Overall Av £/sq ft:	Asking:	£1,595	
	Achieved:	£1,475	
Total Units:	109		
Total Private Units:	109		
Private Unit Mix:		#	%
	Studio	0	0%
	1 Bed	42	39%
	2 Bed	64	59%
	3 Bed	3	3%
4 Bed	0	0%	
Max No. Storeys:	10		
Launch Date:	Feb-20		
Completion Date:	TBC		
Transport Links:	Chancery Lane (0.5 miles), Farringdon (0.6 miles)		
Local Authority:	Camden		
Specification:	Individually designed kitchen configurations, bespoke crafted cabinetry, quartz stone worktops, fitted Siemens appliances, engineered timber flooring, comfort cooling in living areas and bedrooms, underfloor heating		
Amenity Provision:	24 hour concierge, gym, private lounge, rooftop terrace, landscaped courtyard		
Service Charge:	<£6psf		
Ground Rent:		£ per annum	
	Studio		
	1 Bed	£500	
	2 Bed	£750	
	3 Bed	£1,000	
4 Bed			
# Parking Spaces:	38		
Parking Space £:	£70,000		
Current Status:	Under Construction		
Units Sold:	57		
Av Sales Rate PCM:	28.50		
Incentives:	£1k towards legals		
Other Comments:	Phase 2 is 112 units and 68 units were launched on 26/2/2020.		



Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
4	01	1 Bed	583	£895,000	£1,534	£895,000	£1,534	Feb-20
11	02	1 Bed	583	£899,500	£1,542	£899,500	£1,542	Feb-20
32	05	1 Bed	583	£960,000	£1,646	£921,600	£1,580	Feb-20
36	05	1 Bed	597	£970,000	£1,624	£921,500	£1,543	Feb-20
39	06	1 Bed	583	£970,000	£1,663		£0	Feb-20
43	06	1 Bed	597	£975,000	£1,632		£0	
46	07	1 Bed	583	£975,000	£1,671		£0	Feb-20
53	08	1 Bed	583	£975,000	£1,671	£936,000	£1,604	Feb-20
3	G	2 Bed	914	£1,315,000	£1,439		£0	
6	01	2 Bed	882	£1,310,000	£1,486	£1,200,000	£1,361	Feb-20
13	02	2 Bed	882	£1,320,000	£1,497	£1,210,000	£1,373	Feb-20
20	03	2 Bed	882	£1,340,000	£1,520	£1,273,000	£1,444	Feb-20
27	04	2 Bed	882	£1,350,000	£1,531	£1,280,000	£1,452	Feb-20
34	05	2 Bed	882	£1,365,000	£1,548	£1,296,750	£1,471	Feb-20
41	06	2 Bed	882	£1,375,000	£1,560	£1,306,250	£1,482	Feb-20
42	06	2 Bed	882	£1,365,000	£1,548		£0	
45	06	2 Bed	882	£1,375,000	£1,560	£1,265,000	£1,435	Mar-20
48	07	2 Bed	882	£1,385,000	£1,571	£1,315,750	£1,493	Feb-20
54	08	2 Bed	1066	£1,625,000	£1,525		£0	
55	08	2 Bed	882	£1,395,000	£1,582	£1,325,250	£1,503	Feb-20
59	08	2 Bed	882	£1,395,000	£1,582	£1,283,400	£1,456	Feb-20
60	09	2 Bed	875	£1,615,000	£1,845		£0	

61	09	2 Bed	1056	£1,835,000	£1,738		£0	
62	09	2 Bed	1135	£1,890,000	£1,666		£0	
63	09	2 Bed	1135	£1,890,000	£1,666		£0	
26	04	3 Bed	1066	£1,725,000	£1,619		£0	

**King's Cross Central - Luma
N1C 4AG**

Developer:	Argent		
Overall Av £/sq ft:	Asking:	£1,620	
	Achieved:	N/A	
Total Units:	61		
Total Private Units:	61		
Private Unit Mix:		#	%
	Studio	0	0%
	1 Bed	24	39%
	2 Bed	28	46%
	3 Bed	8	13%
	4 Bed	1	2%
Max No. Storeys:	11		
Launch Date:	Sep-17		
Completion Date:	Jun-20		
Transport Links:	Kings Cross		
Local Authority:	Camden		
Specification:	Engineered timber flooring, underfloor heating, comfort cooling to reception rooms, master and second bedrooms in selected apartments, dimmable lighting control system, fully integrated kitchen appliances, marble and quartz worktops.		
Amenity Provision:	Communal lounge		
Current Status:	Under construction		
Units Sold:	59		
Av Sales Rate PCM:	1.90		
Incentives:	NKN		



Other Comments: Construction is on course to complete in summer 2020 and two penthouses remain to be sold - a 3-bed at £3.29m and a 4-bed at £4.175m.

Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
A3-01	3	2 Bed	939	£1,415,000	£1,507		£0	Mar-19
B07-02	7	2 Bed	885	£1,535,000	£1,734		£0	Mar-19
A1-01	1	2 Bed	930	£1,325,000	£1,425		£0	Dec-18
B01-05	1	2 Bed	938	£1,340,000	£1,429		£0	Dec-18
A2-01	2	2 Bed	939	£1,390,000	£1,480		£0	Sep-18
A4-03	4	2 Bed	887	£1,425,000	£1,607		£0	Sep-18
B02-05	2	2 Bed	944	£1,400,000	£1,483		£0	Sep-18
B03-04	3	2 Bed	948	£1,425,000	£1,503		£0	Sep-18
B09-04	9	3 Bed	1701	£3,290,000	£1,934		£0	Dec-19
B06-02	5	3 Bed	1401	£2,165,000	£1,545		£0	Mar-19
B09-02	8	3 Bed	1396	£2,225,000	£1,594		£0	Mar-19
A6-01	6	3 Bed	1467	£2,275,000	£1,551		£0	Sep-18
A6-03	5	3 Bed	1406	£2,165,000	£1,540		£0	Sep-18
B10-01	10	4 Bed	2201	£4,175,000	£1,897		£0	Dec-19

**King's Cross Central - Fenman House
N1C 4AA**

Developer:	Argent		
Overall Av £/sq ft:	Asking:	£1,650	
	Achieved:	£1,335	
Total Units:	76		
Total Private Units:	76		
Private Unit Mix:		#	%
	Studio	7	9%
	1 Bed	6	8%
	2 Bed	48	63%
	3 Bed	15	20%
4 Bed	0	0%	
Max No. Storeys:	16		
Launch Date:	Apr-16		
Completion Date:	Dec-17		
Transport Links:	Kings Cross		
Local Authority:	Camden		
Specification:	Timber parquet flooring, stone tiling in bathrooms, stone worktops, high quality integrated appliances (V-Zug, Miele, Leibherr & Siemens), fitted wardrobes to bedrooms, underfloor heating, comfort cooling in selected apartments.		
Amenity Provision:	Roof garden, daytime concierge		
# Parking Spaces:	38		
Parking Space £:	NKN		
Current Status:	Complete and Sold Out		
Units Sold:	76		
Av Sales Rate PCM:	1.62		
Incentives:	NKN		
Other Comments:	The last unit sold at the end of Q1 2019. Construction completed during Q4 2017.		



Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
11		1 Bed	484		£0	£504,935	£1,043	Jan-18
12		1 Bed	527		£0	£550,462	£1,045	Jan-18
13		1 Bed	592		£0	£633,238	£1,070	Jan-18
22		1 Bed	527		£0	£562,878	£1,068	Jan-18
23		1 Bed	592		£0	£645,655	£1,091	Jan-18
31		1 Bed	484		£0	£529,768	£1,095	Jan-18
32		1 Bed	538		£0	£575,295	£1,069	Jan-18
33		1 Bed	603		£0	£658,071	£1,091	Jan-18
121		1 Bed	603		£0	£782,235	£1,297	Jan-18
15		2 Bed	710		£0	£753,264	£1,061	Jan-18
17		2 Bed	818		£0	£931,233	£1,138	Jan-18
25		2 Bed	710		£0	£812,186	£1,144	Jan-18
27		2 Bed	818		£0	£990,155	£1,210	Jan-18
35		2 Bed	721		£0	£824,603	£1,144	Jan-18
37		2 Bed	840		£0	£1,010,849	£1,203	Jan-18
75	7	2 Bed	718	£1,050,000	£1,462	£966,000	£1,345	Apr-18
77		2 Bed	818		£0	£1,230,000	£1,504	Jan-18
92		2 Bed	764		£0	£1,151,000	£1,507	Jan-18
104		2 Bed	818		£0	£1,300,000	£1,589	Feb-18
122		2 Bed	764		£0	£1,117,320	£1,462	Jan-18
124		2 Bed	818		£0	£1,200,096	£1,467	Jan-18
134	13	2 Bed	835	£1,425,000	£1,707	£1,330,000	£1,593	Oct-18
141	14	2 Bed	1,068	£2,015,000	£1,887	£1,960,000	£1,835	Jan-19
142	14	2 Bed	1,209	£2,350,000	£1,944	£2,207,500	£1,826	Dec-18
143		2 Bed	807		£0	£1,010,500	£1,252	Jan-18
14		3 Bed	1,055		£0	£1,176,402	£1,115	Jan-18
16		3 Bed	1,066		£0	£1,279,872	£1,201	Jan-18
24		3 Bed	1,055		£0	£1,197,096	£1,135	Jan-18
26		3 Bed	1,066		£0	£1,300,566	£1,220	

34		3 Bed	1,087		£0	£1,217,790	£1,120	Jan-18
36		3 Bed	1,098		£0	£1,321,260	£1,203	Jan-18
46	4	3 Bed	1,090	£1,580,000	£1,450	£1,437,800	£1,319	Dec-18
56	5	3 Bed	1,090	£1,615,000	£1,482	£1,427,850	£1,310	Jan-19
66	6	3 Bed	1,090	£1,650,000	£1,514	£1,400,000	£1,284	Feb-19
76	7	3 Bed	1,078	£1,600,000	£1,484	£1,490,000	£1,382	May-19
83	8	3 Bed	1,090	£1,720,000	£1,578	£1,471,500	£1,350	May-19
93	9	3 Bed	1060	£1,755,000	£1,656	£1,654,400	£1,561	Jan-18
103	10	3 Bed	1,060	£1,790,000	£1,689	£1,555,000	£1,467	May-19
113	11	3 Bed	1,060	£1,825,000	£1,722	£1,750,000	£1,651	Dec-18
123		3 Bed	1,033		£0	£1,580,867	£1,530	Jan-18
133	13	3 Bed	1,060	£1,895,000	£1,788	£1,700,000	£1,604	Nov-18