

Address: 293 Mitcham Road, SW17 9JQ
 Client: CSJ
 Ref: KMLRD
 Date: 20/08/2024

Unit	Floor	Beds	GIA (Sq M)	GIA (Sq ft)	Outside Space	Net Achievable Price	Net Epsf	Gross Marketing Price	Gross Epsf	Aspect
1	G/1	1B2P	58	624	Garden & Balcony	£415,000	£665	£435,000	£697	
2	G/1	1B1P	37	398	N/A	£290,000	£728	£305,000	£766	
3	G/1	1B2P	58	624	Garden & Balcony	£405,000	£649	£425,000	£681	
4	G/1	1B2P	58	624	Garden & Balcony	£405,000	£649	£425,000	£681	
5	G/1	2B3P	77	829	Garden & Balcony	£530,000	£639	£560,000	£676	
6	G/1	2B3P	77	829	Garden & Balcony	£530,000	£639	£560,000	£676	
7	G/1	3B5P	97	1,044	Garden & Balcony & Terrace	£650,000	£623	£685,000	£656	
8	G/1	3B4P	82	883	Terrace	£570,000	£646	£600,000	£680	
			544	5,856		£3,795,000	£648	£3,995,000	£682	

Scheme Summary			GIA (Sq ft)		Net Achievable Prices (£)			Gross Marketing Prices (£)		
Beds	Number	Mix %	Total	Average	Total	Average	Epsf	Total	Average	Epsf
1B1P	1	13%	398	398	£290,000	£290,000	£728	£305,000	£305,000	£766
1B2P	3	38%	1,873	624	£1,225,000	£408,333	£654	£1,285,000	£428,333	£686
2B3P	2	25%	1,658	829	£1,060,000	£530,000	£639	£1,120,000	£560,000	£676
3B4P	1	13%	883	883	£570,000	£570,000	£646	£600,000	£600,000	£680
3B5P	1	13%	1,044	1,044	£650,000	£650,000	£623	£685,000	£685,000	£656
Summary	8	100%	5,856	732	£3,795,000	£474,375	£648	£3,995,000	£499,375	£682

Assumptions / Notes:

- Pricing based on schedule of accommodation and floor plans provided by the client.
- All units priced assumed to be private tenure only.
- Reasonable levels of service charge and a peppercorn ground rent
- High specification levels, in-line with expectations for new builds in the area.
- Apartments are sold on long leases - minimum 250 years.
- Prices exclude car parking revenue.
- High on-site security provisions including controlled access and CCTV.