

## 13a Russell Hill

**Pollard Machin**

estate agents since 1885

Plot	Floor	Beds	Bath	Outside Space	Sq Mt	Sq Ft	Gross Sale Price	£PSF	Rent p/m	Rent p/a
Flat 1	Lower Ground	3	1	7sqm Balcony & 6sqm Terrace	75.0	807	£450,000	£558	£2,000	£24,000
Flat 2	Lower Ground	2	1	6sqm Balcony & 5.5sqm Terrace	63.0	678	£415,000	£612	£1,750	£21,000
Flat 3	Ground Floor	2	1	6sqm Balcony	77.0	829	£425,000	£513	£1,700	£20,400
Flat 4	Ground Floor	2	1	6sqm Balcony	61.0	656	£400,000	£609	£1,650	£19,800
Flat 5	First Floor	3	1	7sqm Balcony	80.0	861	£450,000	£523	£1,900	£22,800
Flat 6	First Floor	2	1	6sqm Balcony	63.0	678	£410,000	£605	£1,600	£19,200
Flat 7	Second Floor	1	1	5sqm Balcony	54.1	582	£330,000	£567	£1,300	£15,600
Flat 8	Second Floor	1	1	5sqm Balcony	50.1	539	£325,000	£603	£1,300	£15,600
						<b>£5,630</b>	<b>£3,205,000</b>	<b>£569</b>	<b>£13,200</b>	<b>£158,400</b>

The values provided in this evaluation of the potential development site are based on the best of our knowledge and current market conditions. However, these values are not guaranteed prices that will be achieved at the time of sale. Consequently, Pollard Machin and the author of this evaluation will not be liable for any loss or damages incurred as a result of reliance on the information provided herein. This disclaimer is in accordance with relevant UK regulations and professional standards.

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