

<b>Project: 33 Clarendon Road, Wallington</b>			
<b>Client: St Marks Properties</b>		<b>Drawing No.</b>	
<b>Appraiser: Rhodri Evans</b>		<b>Date: 13.11.24</b>	

Plot	Type	Beds	Stories	Size/ sqft	No.	Lower Price	Lower £/sqft	Upper Price	Upper £/sqft	Comment
1	LGFF	3	1	985	1	£495000	£503	£510000	£518	Maisonette w/OSP & Gdn
2	GFF	3	1	922	1	£475000	£515	£495000	£537	Maisonette w/Gdn
3	GFF	2	1	659	1	£400000	£607	£410000	£622	Apt w/Gdn
4	FFF	2	1	706	1	£410000	£581	£420000	£595	Apt w/Balc
5	FFF	2	1	721	1	£420000	£583	£430000	£596	Apt w/Balc
6	TFF	1	1	427	1	£300000	£703	£310000	£726	Apt w/Balc
7	TFF	1	1	425	1	£290000	£682	£300000	£706	Apt / No Gdn
8	SD TH	3	4	1217	1	£700000	£575	£725000	£596	TH w/OSP & Gdn
9	SD TH	3	4	1217	1	£700000	£575	£725000	£596	TH w/OSP & Gdn
<b>TOTALS</b>				<b>7279</b>	<b>9</b>	<b>£4190000</b>	<b>£576</b>	<b>£4325000</b>	<b>£594</b>	

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. The figures suggested are given purely as guidance.

Measurements taken from information supplied by architect and have not been verified by Andrews.

The Prices/rents indicated, have been based upon certain General Assumptions, together with information provided at the time by third parties,

e.g.. Architects plans/drawings, accommodation schedules, specification details etc.

- 1 A freehold or long leasehold interest of not less than 125 years unexpired.
- 2 Reasonable Ground Rents and Service Charges, commensurate with the development and its location.
- 3 External finishes, Internal specification and quality of finish in accordance with market expectations.
- 4 Based on present market conditions
- 5 An appropriate marketing programme in accordance with current practice, relative to the development.

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