

ADDRESS: 70 Christchurch Road, London, England, SW2 3DE
DATE: 07-11-2025
CLIENT: CSJ Estates

70 Christchurch Road, London, England, SW2 3DE								
PLOT	FLOOR	BEDS	BATHROOMS	AMENITIES	SQM	SQFT	£/SQFT	ON MARKET £
1	Ground	2	2	Garden (24.8 sqm)	75.7	815	£11	£600,000
2	First	2	2	Balcony (7.0 sqm)	76.7	825	£11	£575,000
3	First	2	1	Balcony (7.0 sqm)	82.5	888	£11	£600,000
4	First	2	2	Balcony (8.0 sqm)	72.4	779	£11	£550,000
5	Second	2	1	Balcony (7.0 sqm)	62.6	674	£11	£500,000
6	Second	2	2	Balcony (7.0 sqm)	74.8	805	£11	£600,000
7	Second	2	2	Balcony (8.0 sqm)	72.4	779	£11	£500,000
8	Third	2	1	2 x Balcony (7 & 9 sqm)	61.7	664	£11	£500,000
9	Third & Fourth	3	2	Balcony (10.0 sqm)	117.0	1,259	£11	£750,000
						7,487	£691	£5,175,000



Notes & General Assumptions

These figures are given as a guide for marketing only. They may not be used as a formal valuation, which falls outside the remit of our instructions and are based on the assumption that the property will contain no structural defects or onerous restrictions or covenants that could adversely affect the saleability. Final sales figures are subject to specification and prevailing market conditions.

- 1) A freehold or long leasehold interest of not less than 999 years un-expired. A share of freehold is also recommended.
- 2) Service charges, commensurate with the development, location and government policy.
- 3) A high-quality internal specification and quality of finishing in accordance with market expectations.
- 4) A 10-year build warranty.
- 5) Parking Allocations inline with brief and where expected.
- 6) Private & Social tenures inline with brief.

Kinleigh Folkard & Hayward

020 8222 7200
 newhomes@kfh.co.uk

Schedule of accommodation and appraisal for the proposed development at
70 Christchurch Road, London, SW19 2PB
 Prepared by Kinleigh Folkard & Hayward For CSJ
 November 2025

Unit	Floor	Bedrooms	Amenity SQM	SQM	SQFT	Marketing	£/sqft	Achievable	£/sqft
1	G	2	24.8	76	815	£575,000	706	£560,000	687
2	1	2	7.0	77	826	£560,000	678	£545,000	660
3	1	2	7.0	83	888	£570,000	642	£555,000	625
4	1	2	8.0	72	779	£550,000	706	£535,000	687
5	2	2	7.0	63	674	£520,000	772	£505,000	749
6	2	2	7.0	75	805	£560,000	696	£545,000	677
7	2	2	8.0	72	779	£555,000	712	£540,000	693
8	3	2	18.0	62	664	£520,000	783	£505,000	760
9	3 & 4	3	10.0	117	1259	£775,000	615	£755,000	599
Totals		19	96.8	696	7,490	£5,185,000	692	£5,045,000	674

The above prices are provided as a guide only and do not constitute a formal valuation. They are based on current market conditions and are subject to change due to market fluctuation. They are given in the course of our estate agency role and no liability is accepted by Kinleigh Folkard & Hayward for use by any party.