

ADDRESS: 75 Cavendish Road

DATE: 15/07/2026

CLIENT: CSJ ESTATES

PLOT	BEDS	BATHROOMS	FLOOR	OSS	SQM	SQFT	ON MARKET £	£/SQFT	OFFERS FROM	£/SQFT
Flat 1	3	2	Ground	Private Garden (47m2)	91.1	981	£700,000	£714	£665,000	£678
Flat 2	1	1	Ground	Communal Garden (65m2)	41.8	450	£385,000	£856	£365,750	£813
Flat 3	1	1	Ground	Private Garden (9m2) + Communal (65m2)	41.1	442	£400,000	£905	£380,000	£860
Flat 4	2	2	First & Second	Communal Garden (65m2)	71.5	770	£575,000	£747	£546,250	£709
Flat 5	1	1	First	Communal Garden (65m2)	37.2	400	£350,000	£875	£332,500	£831
Flat 6	2	2	First & Second	Communal Garden (65m2)	73.5	791	£575,000	£727	£546,250	£691
							£2,985,000	£804	£2,835,750	£764

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.
- 7) Prices assumed at building completion stage with finished stock available for purchasers to view.