

PROPERTY APPRAISAL REPORT

📍 HA5 1JH £ 580,139



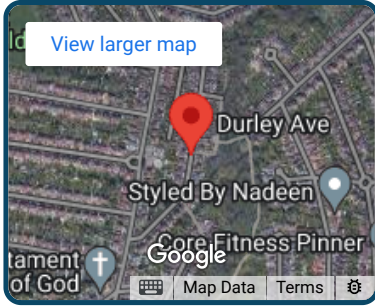
Empowering You To Make Smart Property Decisions Faster

See How The Numbers Stack Up!

YOUR ESTATE
AGENCY
YOUR SLOGAN

POWERED BY
PROPERTY DEALS
INSIGHT

78, Durley Avenue



Bed Room(s)
4



Estimated Valuation
£ 580,139



Tenure
Freehold



UPRN
100021300679

- All the data you find below has been gathered from thousands of reliable data points to give you a bespoke Valuation estimate for your property.
- Find all the comparable data that you will need to assist you make an informed decision
- Additionally, property buyers/investors get comprehensive data on yield, cashflow and return on investment to help quicker sales.

Property Valuation



£ 580,139

Property Valuation

£ 536,629 - £ 623,649
Low - High



Avg Price/m²
£ 5,743.96



Valuation Confidence
High



Sold Price
£ 472,000
Sold Date: 2018-12-14



£ 2,414 PCM

Rental Valuation

£ 2,293 - £ 2,535
Low - High



Rental Yield
4%



Similar Properties Assessed
188



Price Change
£ 108,139

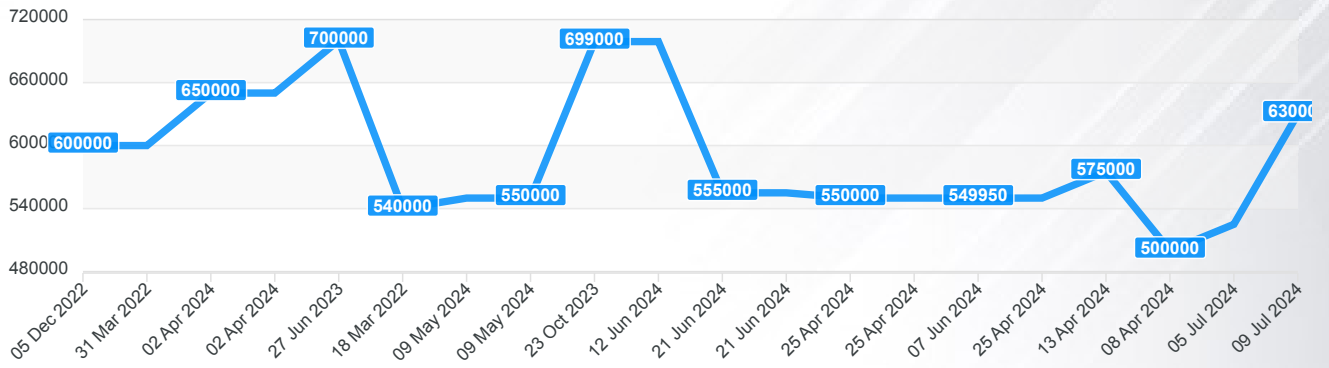
Your Inputs

Postcode	HA5 1JH
Address	78, Durley Avenue
Bedrooms	4
Property Type	Terraced
Construction Period	Between 1914 - 2000
Receptions	2
Bathrooms	1
Current Condition	Good
Internal Area	100
Units	SQM
Garage	Double
Parking Spaces	1 Space
Garden	Average

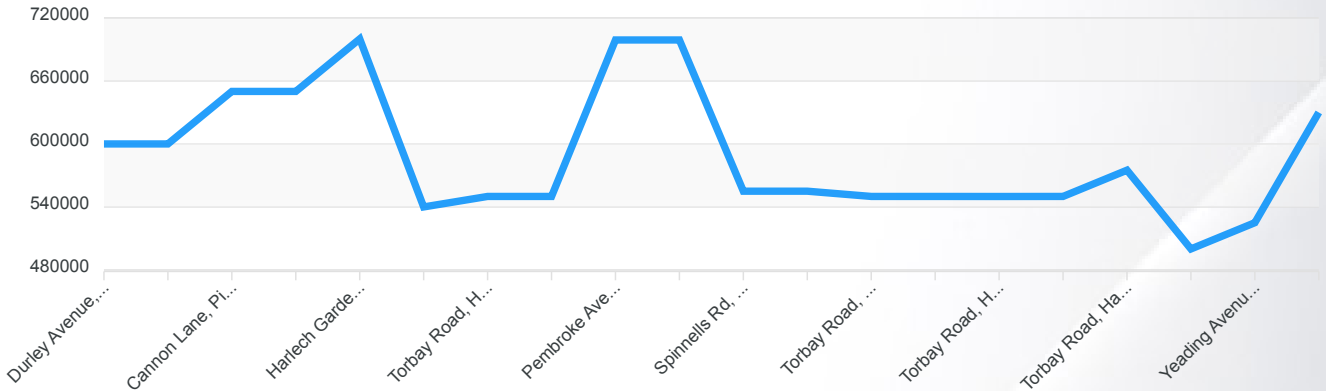


Comparables for Sale Locally

Similar properties asking price trends



Asking price by property types



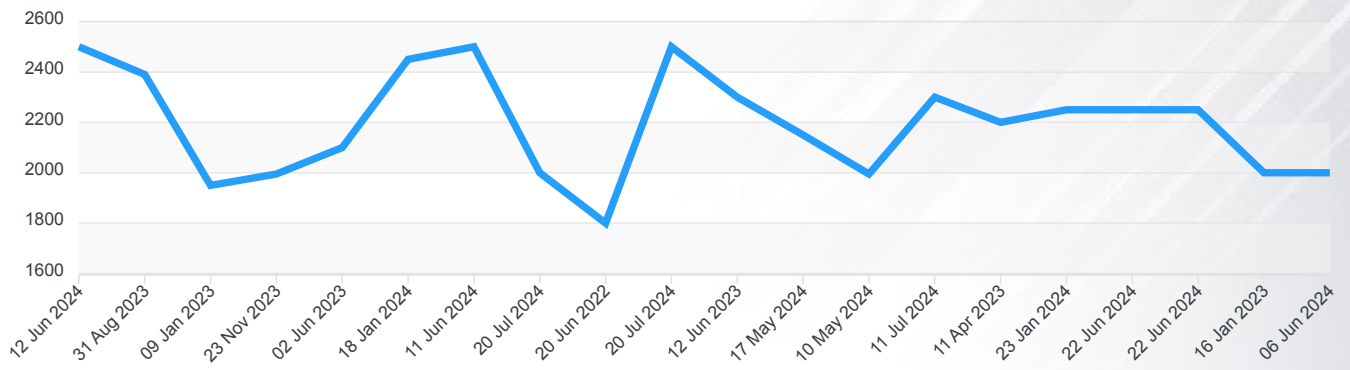
Comparables for Sale Locally

Address	Property Type	Asking Price	Beds	Baths	Listed On	Distance
Durley Avenue, Pinner, Middlesex	Terraced	£600,000	3	1	05 Dec 2022	0.02 Miles
Cannon Lane, Pinner	Terraced	£600,000	3	2	31 Mar 2022	0.08 Miles
Cannon Lane, Pinner, HA5	Terraced	£650,000	3	2	02 Apr 2024	0.15 Miles
Cannon Lane, Pinner HA5	Terraced	£650,000	3	2	02 Apr 2024	0.15 Miles
Harlech Gardens, Pinner, Middlesex	Terraced	£700,000	3	2	27 Jun 2023	0.49 Miles
Waverley Road, Rayners Lane , Harrow	Terraced	£540,000	3	2	18 Mar 2022	0.52 Miles
Torbay Road, Harrow HA2	Terraced	£550,000	3	2	09 May 2024	0.52 Miles
Torbay Road, Harrow, HA2	Terraced	£550,000	3	2	09 May 2024	0.52 Miles
Pembroke Avenue, Pinner HA5	Terraced	£699,000	4	3	23 Oct 2023	0.53 Miles
Pembroke Avenue, Pinner, HA5	Terraced	£699,000	4	3	12 Jun 2024	0.53 Miles
Spinnells Rd, Rayners Lane, Harrow HA2	Terraced	£555,000	3	2	21 Jun 2024	0.56 Miles
Spinnells Rd, Rayners Lane, Harrow	Terraced	£555,000	3	2	21 Jun 2024	0.57 Miles
Torbay Road, Harrow	Terraced	£550,000	3	2	25 Apr 2024	0.59 Miles
Torbay Road, Harrow HA2	Terraced	£550,000	3	2	25 Apr 2024	0.59 Miles
Torbay Road, Harrow HA2	Terraced	£549,950	3	2	07 Jun 2024	0.59 Miles
Torbay Road, Harrow HA2	Terraced	£550,000	3	2	25 Apr 2024	0.59 Miles
Torbay Road, Harrow, HA2	Terraced	£575,000	3	2	13 Apr 2024	0.59 Miles

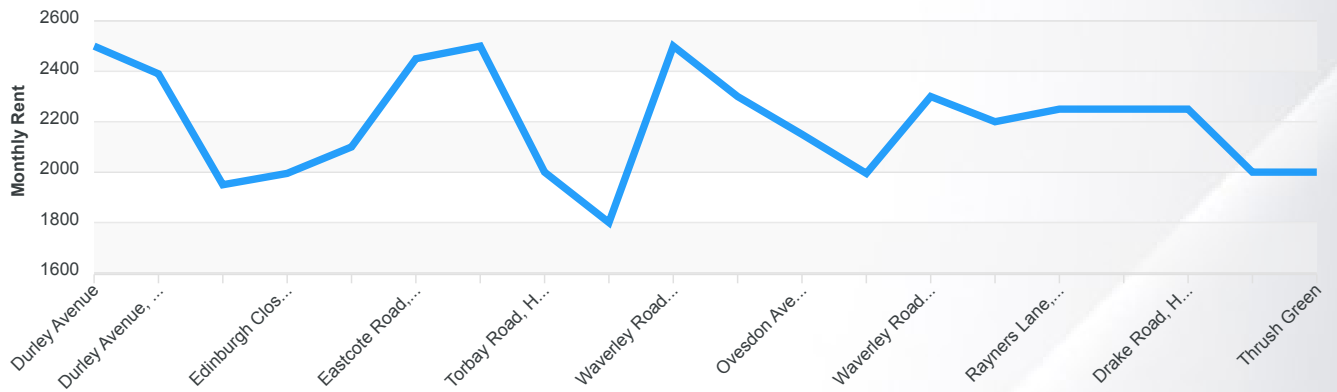


Comparables for Let Locally

Asking rent price trends



Rental trends by property types



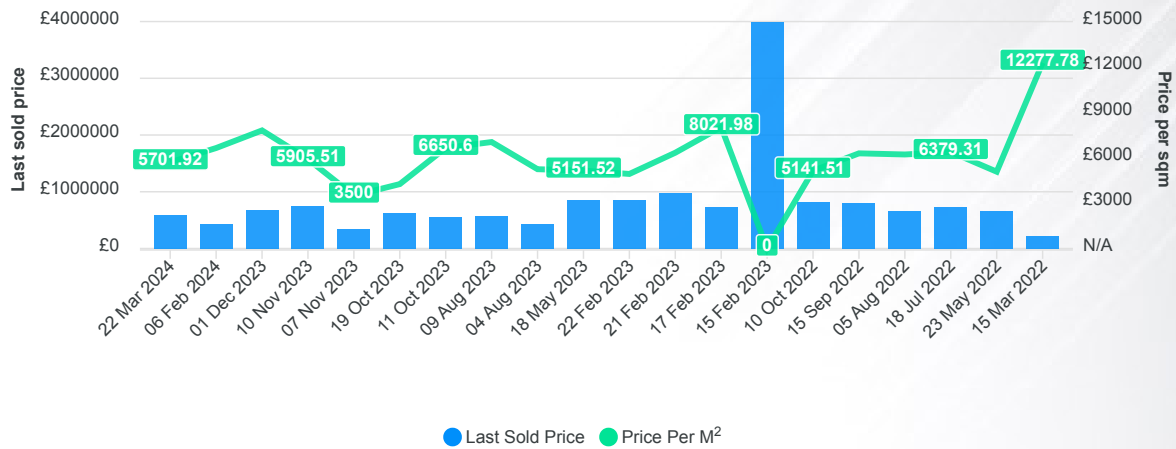
Comparables for Let Locally

Address	Property Type	Beds	Baths	Listed On	Rent Per Month	Distance
Durley Avenue	Terraced	3	1	12 Jun 2024	£2,500	0.01 Miles
Durley Avenue, Pinner	Terraced	4	1	31 Aug 2023	£2,390	0.01 Miles
Cannon Lane, Pinner	Terraced	3	1	09 Jan 2023	£1,950	0.07 Miles
Edinburgh Close, Pinner	Terraced	3	1	23 Nov 2023	£1,995	0.42 Miles
Vale Croft, Pinner - NO NEW VIEWINGS	Terraced	3	1	02 Jun 2023	£2,100	0.46 Miles
Eastcote Road, Pinner, Middlesex, HA5 1EL	Terraced	4	2	18 Jan 2024	£2,450	0.49 Miles
Waverley Road, Harrow, HA2	Terraced	3	1	11 Jun 2024	£2,500	0.56 Miles
Torbay Road, Harrow HA2	Terraced	3	2	20 Jul 2024	£2,000	0.59 Miles
Torbay Road, Harrow, HA2	Terraced	3	2	20 Jun 2022	£1,800	0.59 Miles
Waverley Road, Harrow HA2	Terraced	3	1	20 Jul 2024	£2,500	0.62 Miles
Kingsley Road, Pinner	Terraced	3	1	12 Jun 2023	£2,300	0.66 Miles
Ovesdon Avenue, Harrow HA2	Terraced	3	1	17 May 2024	£2,150	0.7 Miles
Perwell Avenue, Harrow HA2	Terraced	3	1	10 May 2024	£1,995	0.73 Miles
Waverley Road, Harrow HA2	Terraced	3	1	11 Jul 2024	£2,300	0.74 Miles
Fairview Crescent, Harrow, HA2	Terraced	3	2	11 Apr 2023	£2,200	0.8 Miles
Rayners Lane, Harrow, HA2	Terraced	3	1	23 Jan 2024	£2,250	0.81 Miles
Drake Road , Harrow HA2	Terraced	3	1	22 Jun 2024	£2,250	0.81 Miles



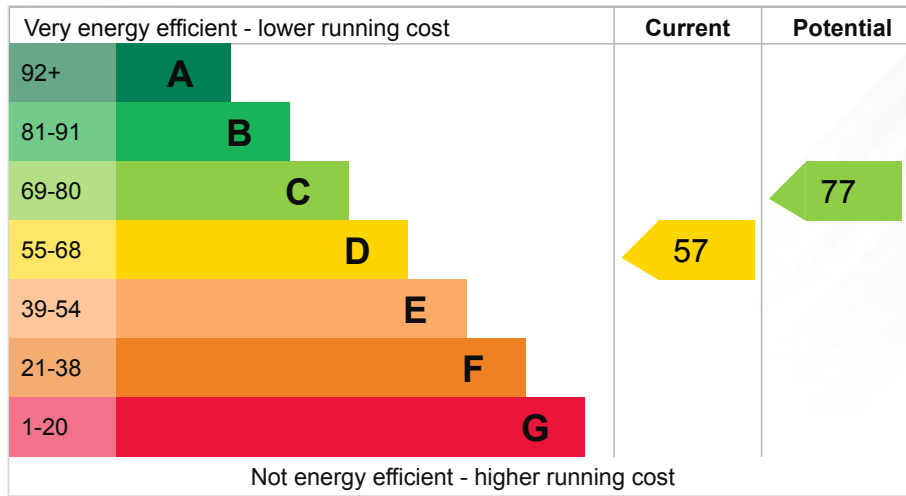
Recently Sold Properties Nearby

Local sold and avg persqm price



Address	Postcode	Property Type	Beds	Sold Price	Sold Date	Internal Area	Price/m ²	Tenure
3, Hill Road	HA5 1JY	Detached	5	£593,000	22 Mar 2024	104.0 m ²	£5,701.92	Freehold
17, Edinburgh Close	HA5 1JR	Terraced	3	£425,000	06 Feb 2024	64.0 m ²	£6,640.62	Freehold
14, Lyncroft Avenue	HA5 1JX	Semi-Detached	4	£679,000	01 Dec 2023	87.0 m ²	£7,804.6	Freehold
6, Hill Road	HA5 1JZ	Semi-Detached	6	£750,000	10 Nov 2023	127.0 m ²	£5,905.51	Freehold
70, Durley Avenue	HA5 1JH	Terraced	4	£350,000	07 Nov 2023	100.0 m ²	£3,500	Freehold
6, Harlech Gardens	HA5 1JT	Terraced	7	£630,000	19 Oct 2023	148.0 m ²	£4,256.76	Freehold
182, Cannon Lane	HA5 1JD	Semi-Detached	5	£552,000	11 Oct 2023	83.0 m ²	£6,650.6	Freehold
92, Durley Avenue	HA5 1JH	Terraced	4	£570,000	09 Aug 2023	81.0 m ²	£7,037.04	Freehold
182, Cannon Lane	HA5 1JD	Semi-Detached	5	£435,000	04 Aug 2023	83.0 m ²	£5,240.96	Freehold
11, Carlisle Close	HA5 1JN	Flat	8	£850,000	18 May 2023	165.0 m ²	£5,151.52	Freehold
28, Pembroke Avenue	HA5 1JP	Terraced	8	£847,500	22 Feb 2023	172.0 m ²	£4,927.33	Freehold
15, Stirling Avenue	HA5 1JS	Detached	8	£975,000	21 Feb 2023	154.0 m ²	£6,331.17	Freehold
22, Durley Avenue	HA5 1JQ	Terraced	5	£730,000	17 Feb 2023	91.0 m ²	£8,021.98	Freehold
Gesher School, Cannon Lane	HA5 1JF	Other	-	£4,000,000	15 Feb 2023	-	-	Freehold
27, Pembroke Avenue	HA5 1JP	Terraced	8	£817,500	10 Oct 2022	159.0 m ²	£5,141.51	Freehold
22, Lyncroft Avenue	HA5 1JX	Semi-Detached	6	£805,000	15 Sep 2022	128.0 m ²	£6,289.06	Freehold
86, Durley Avenue	HA5 1JH	Terraced	5	£665,000	05 Aug 2022	107.0 m ²	£6,214.95	Freehold

Energy Efficiency Rating



The graph shows the current energy efficiency of this home.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The government has proposed that all rental properties will need an EPC rating of band C or above by 2025.

The new regulations will apply to new tenancies first, then applied to all tenancies from 2028.

And the penalty for not having a valid EPC will also be raised from £5,000 to £30,000 from 2025.

Don't get caught out, find what the potential rating can be with a few improvements.

Cash Flow

One Off Costs £ 165142

Down Payment	% 25	£ 145035
Renovation Cost (Sample)		£ 2000
Mortgage Fees		£ 600
Legal Pack		£ 1000
Stamp Duty:	Standard High Rate	£ 16507

Net Monthly In/Out £ 490

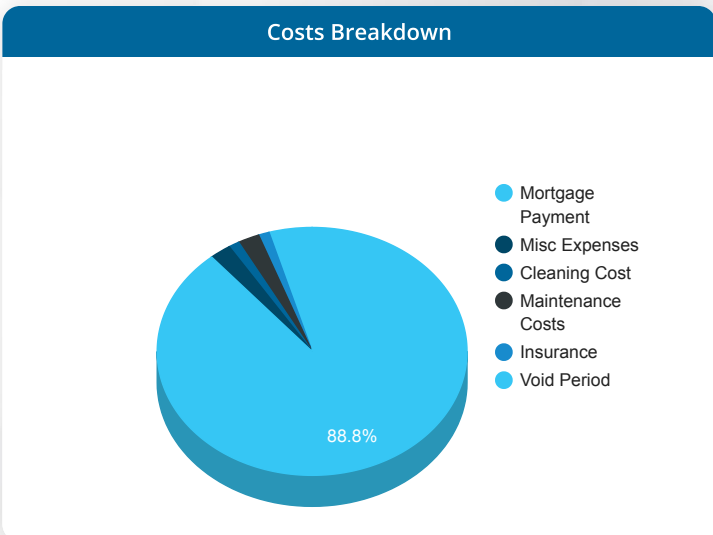
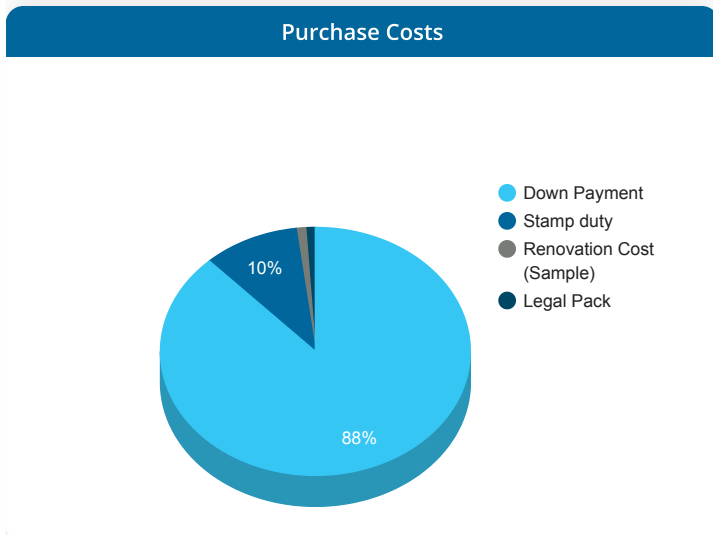
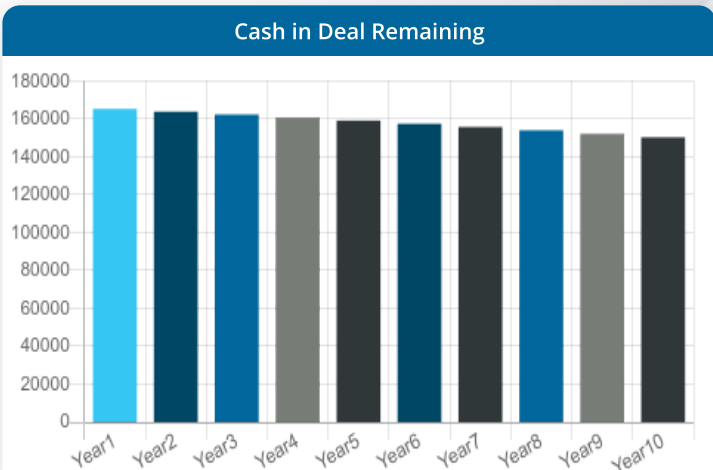
Mortgage Type :	Interest Only Repayment
Interest Rate	% 5.25
Rental Payments	£ 2414
Mortgage Payment	£ 1904
Cleaning Cost	£ 20

Annual Costs £ 4445

Maintenance Costs	£ 600
Property Management	% 6
Insurance	£ 300
Void Period	£ 1207
Misc Expenses	£ 600.0



Year	CashFlow (£)	Cash In Deal (£)
Year1	1,435	£ 165,142
Year2	1,478	£ 163,664
Year3	1,522	£ 162,142
Year4	1,568	£ 160,574
Year5	1,615	£ 158,958
Year6	1,664	£ 157,295
Year7	1,713	£ 155,581
Year8	1,765	£ 153,816
Year9	1,818	£ 151,999
Year10	1,872	£ 150,126



Flip Analysis

Cash invested
£ 215,253

Gain or Loss
+ £ 40,008

Post Refurb Valuation
£ 696,166

Investment Period
12 Months

Finance Cost
8%

Return On Investment
27.59%

Acquisition Cost

Down Payment	£ 145034
Legal Fees	£ 1000
Stamp Duty	£ 16507
Total Acquisition Costs	£ 162541

Finance/Mortgage Costs

Loan Amount	£ 435104
Interest Rate per annum (%)	
Loan term (months)	
Total Finance Costs	£ 35308

Project Costs

Renovation / Repairs	£ 17404
Other Costs	£ 0
Total Project Costs	£ 17404

Sale/Closing Costs

Post Refurb Valuation	£ 696166
Agent Comission	£ 5801
Miscellaneous	£ 0
Early Repayment Charges	£ 0
Sales Proceeds	£ 690365

Insights from data sources you can trust

HM Land
Registry



Google
Maps



Ministry of Housing,
Communities &
Local Government



Ordnance
Survey



GOV.UK



HM Revenue
& Customs



Office for
National Statistics



Ofcom
stay connected



Ofsted
raising standards
improving lives



Valuation Office
Agency



New data sources are added on a regular basis allowing us
to enrich the services you get all the time.