

130 GLENGALL ROAD LONDON, NW6 7HH

Current estimated capital value

£540,000

Capital value range

£477,000 to £604,000

Confidence level

High

Last recorded sale

No records

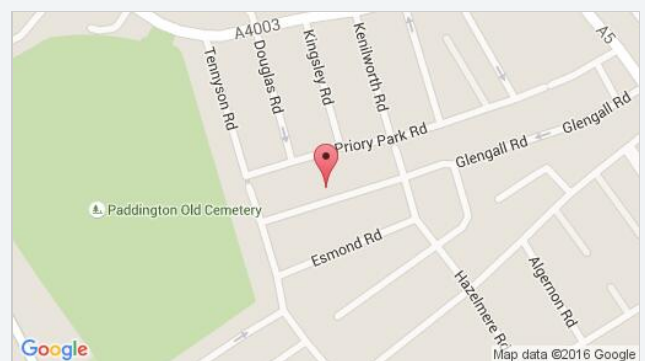
Value change from last recorded sale

No records

Estimated rental value (per month) / gross yield

£1,770 / 3.9%

Subject property location



Source: Google

This property has been valued using Hometrack's Automated Valuation Model (AVM). The key outputs for this are the **estimated capital value**, the **capital value range**, the **confidence level**, and the **estimated rental value and gross yield**.

Estimated capital value: This is the most probable sale price of the property in average condition when sold on the open market. This is based on the information provided when you ordered the report, plus available market information on sales and mortgage valuations for similar properties in the local area at the date of valuation.

Capital value range: This is the range of values within which the subject property is likely to fall. It takes into account additional factors such as aspect and plot size. There is a 68% probability that the value of this property will fall within this range.

Confidence level: Hometrack's AVM provides an indication for the accuracy of each valuation, banded into high, medium and low. A high confidence level indicates that the valuation is likely to be more accurate.

Estimated rental value and gross yield: This is the most probable rental value per month when let on the open market. This is based on the information provided when you ordered the report, plus available market information on rental levels. Gross yield is the rent expressed on an annual basis, as a percentage of the estimated capital value.



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Property Valuation Report

Valuation Date: 6 July 2016

Report created for: Test Client

1. Overview

This report provides an automated property valuation and additional local market analysis for **130 GLENGALL ROAD LONDON** (the subject property).

The valuation has been created using Hometrack's market-leading Automated Valuation Model (AVM). An AVM is a computer-based model which provides an estimated value by combining a range of statistical techniques and market data. Note that the prices provided in this report are estimated values only.

This report is based upon the following information which was provided during the order process:

Property type	Converted Flat
Bedrooms	2
Reception	1
Bathrooms	1
Floor area	55m²
Year built	Not provided

Valuation date 6 July 2016

The Hometrack Automated Valuation Model can value a property at any date after 1 January 1999. This valuation estimate has been calculated based on the Valuation Date above.

About Hometrack

Hometrack is the residential property market specialist.

We provide objective, board-ready evidence and insight to help our customers make informed business and strategy decisions about the residential property market.

To find out more about us, go to www.hometrack.com

2. Comparable properties

The accuracy of an automated valuation will vary according to a number of factors. The most important of these are how similar the subject property is to the rest of the stock in the local area, and the volume of available mortgage valuations and registered sales data for comparable local properties.

Table 1 below shows the ten comparable local properties which were used to estimate the current capital value for the subject property. For each comparable, the table shows the distance to the subject property, the street name, property characteristics and its estimated market value at the date of valuation.

Table 1 - Capital value comparables for the subject property

Distance	Street Address	Type	Beds	Recep.	Floor area	Last sale and date	Est'd current value
38m	GLENGALL ROAD, NW6 7HH	Converted Flat	2	1	49 sqm		£484,000
60m	PRIORY PARK ROAD, NW6 7UU	Converted Flat	2	1	60 sqm		£607,000
128m	CHARTERIS ROAD, NW6 7EY	Converted Flat	2	1	56 sqm		£521,000
114m	GLENGALL ROAD, NW6 7ER	Converted Flat	2	1	50 sqm		£581,000
174m	PRIORY PARK ROAD, NW6 7UP	Converted Flat	2	1	55 sqm		£474,000
102m	TENNYSON ROAD, NW6 7RU	Converted Flat	2	1	61 sqm		£613,000
181m	DOUGLAS ROAD, NW6 7RP	Converted Flat	2	1	58 sqm		£624,000
84m	98A GLENGALL ROAD, NW6 7HH	Converted Flat	2	1	68 sqm	£465,000 (Nov 2014)	£572,000
213m	56 GLENGALL ROAD, NW6 7ER	Converted Flat	2	1	60 sqm	£393,000 (Apr 2014)	£557,000
109m	ESMOND ROAD, NW6 7HE	Converted Flat	2	1	47 sqm		£549,000

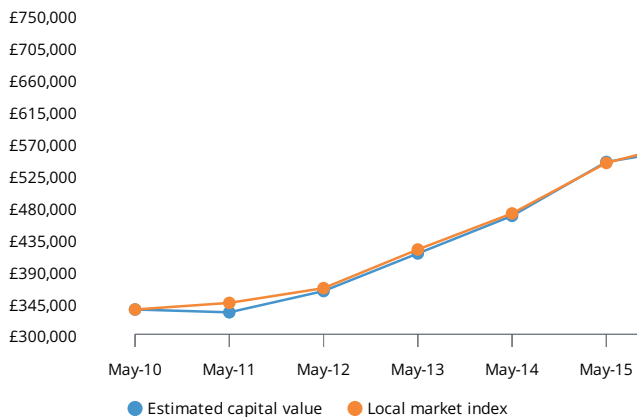
Source: Hometrack

3. Performance relative to the local market

This section tracks the historic performance of the subject property’s estimated capital value against the change in residential values across the local NW6 market.

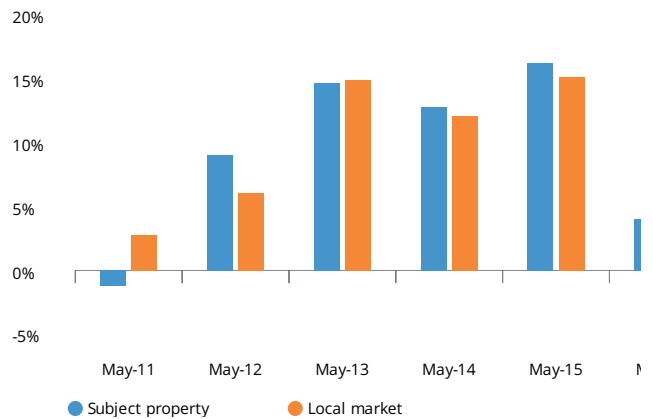
The charts below show the estimated value of the subject property over five years prior to the valuation date. This series is based on an automated valuation of the subject property using the market evidence available up to each date. This is compared to the performance of the local market using Hometrack’s house price index for NW6 to project forward values from the first estimated valuation.

Subject property value over time – estimated and indexed over 5 years



Source: Hometrack

Relative performance of subject property to the local market over 5 years

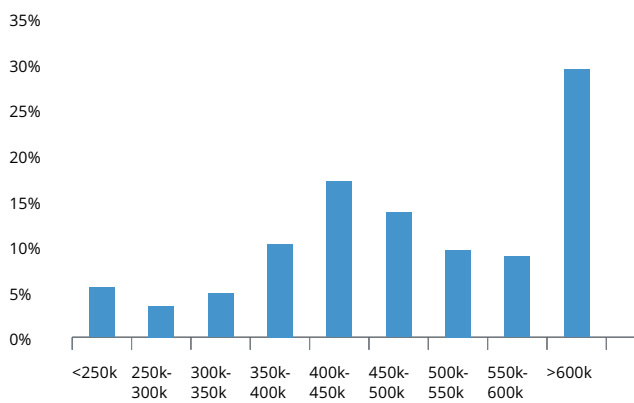


Source: Hometrack

4. Price distribution of recent sales and wider market trends

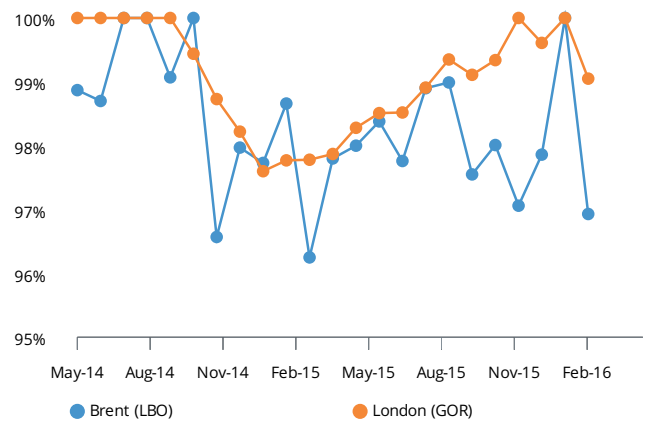
The charts below show the profile of recorded sales by price band for converted flats in NW6 7 and the trend in the proportion of the asking price being achieved and the average time to sell across the wider housing market. Please note that there will typically be a lag of around 3 months on actual sales data.

Profile of residential sales in the last 12 months - converted flats in NW6 7



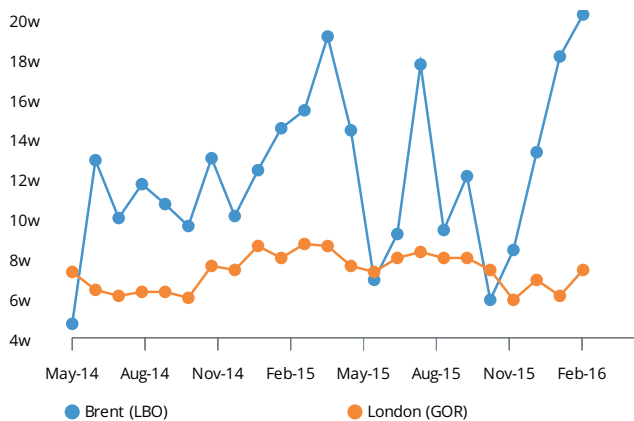
Source: Hometrack

Proportion of the asking price achieved on actual sales



Source: Hometrack

Time on the market to sales completion (weeks)



Source: Hometrack

5. Recent property sales

The table below shows recent local sales of properties similar to the subject property.



115 GLENGALL ROAD, NW6 7HG

Flat/Maisonette
Sold price £775,000
Sold on 19 October 2015



104 PRIORY PARK ROAD, NW6 7UU

2 bed, 1 reception Flat/Maisonette
Sold price £110,000
Sold on 28 October 2015



94 PRIORY PARK ROAD, NW6 7UU

2 bed, 1 reception Flat/Maisonette
Sold price £640,000
Sold on 14 December 2015



98A GLENGALL ROAD, NW6 7HH

2 bed, 1 reception Flat/Maisonette
Sold price £465,000
Sold on 17 November 2014



44A DONALDSON ROAD, NW6 6NG

2 bed, 1 reception Flat/Maisonette
Sold price £765,000
Sold on 15 October 2015



102 CHARTERIS ROAD, NW6 7EX

2 bed, 1 reception Flat/Maisonette
Sold price £550,000
Sold on 3 July 2015



45A PRIORY PARK ROAD, NW6 7UP

1 bed, 1 reception Flat/Maisonette
Sold price £460,500
Sold on 24 November 2015



38 DOUGLAS ROAD, NW6 7RP

2 bed, 1 reception Flat/Maisonette
Sold price £410,000
Sold on 29 June 2012



69A VICTORIA ROAD, NW6 6TB

2 bed, 1 reception Flat/Maisonette
Sold price £541,000
Sold on 10 April 2015



56 GLENGALL ROAD, NW6 7ER

2 bed, 1 reception Flat/Maisonette
Sold price £393,000
Sold on 2 April 2014



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