



110 Walm Lane, Willesden Green, NW2 4RS

Apt No.	Floor	Beds	OS (sq.m)	OS (sq.ft)	GIA (Sq M)	GIA (Sq ft)	Prices	£/sq.ft
1	Ground	Studio	N/A	N/A	39	420	£385,000	£917
2	Ground	1	N/A	N/A	54	581	£475,000	£817
1	1st	2	7.0	75	81	872	£735,000	£843
2	1st	2	7.0	75	74	797	£695,000	£873
3	1st	2	7.0	75	76	818	£700,000	£856
4	1st	1	5.0	54	58	624	£515,000	£825
5	1st	2	7.3	79	77	829	£705,000	£851
6	1st	1	6.0	65	51	549	£485,000	£883
7	1st	2	7.9	85	79	850	£715,000	£841
8	1st	1	6.7	72	51	549	£485,000	£883
9	1st	1	6.7	72	55	592	£500,000	£845
1	2nd	2	7.0	75	82	883	£745,000	£844
2	2nd	2	7.0	75	74	797	£705,000	£885
3	2nd	2	7.0	75	76	818	£710,000	£868
4	2nd	1	5.0	54	58	624	£520,000	£833
5	2nd	2	7.0	75	77	829	£715,000	£863
6	2nd	2	5.0	54	67	721	£635,000	£880
7	2nd	2	6.7	72	64	689	£620,000	£900
8	2nd	1	6.7	72	55	592	£505,000	£853
1	3rd	2	7.0	75	81	872	£755,000	£866
2	3rd	2	7.0	75	74	797	£715,000	£898
3	3rd	2	7.0	75	76	818	£720,000	£880
4	3rd	1	5.0	54	58	624	£525,000	£841
5	3rd	2	7.0	75	77	829	£725,000	£875
6	3rd	2	7.3	79	67	721	£645,000	£894
7	3rd	2	6.7	72	64	689	£625,000	£907
8	3rd	1	6.7	72	55	592	£510,000	£861
5	4th	2	12.3	132	78	840	£725,000	£863
6	4th	2	13.4	144	77	829	£735,000	£887
1	4th/5th	3	25.0	269	99	1,066	£875,000	£821
2	4th/5th	3	21.0	226	101	1,087	£875,000	£805
3	4th/5th	3	31.0	334	98	1,055	£875,000	£829
4	4th/5th	3	14.0	151	87	936	£835,000	£892
33	Total / Average				2,340	25,188	£21,690,000	£861

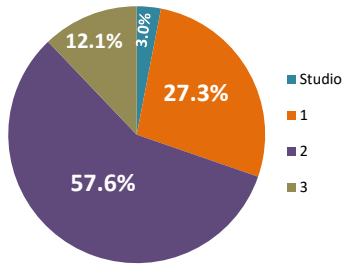
Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our Consultancy Role. No liability is given to any third party. The figures suggested are given purely as guidance.



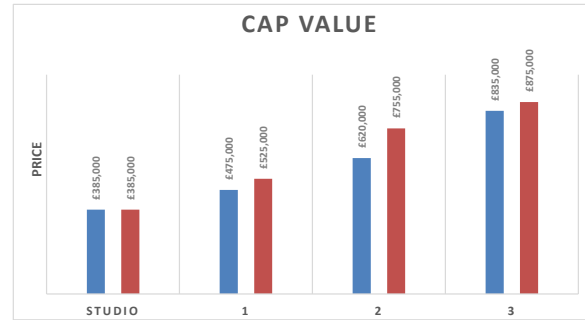
Summary - 110 Walm Lane, Willesden Green, NW2 4RS

Units		GIA (Sq ft)				Values		
Type	Number	Total	Average	Min	Max	Prices		
						Total	Average	£/sq ft
Studio	1	420	420	420	420	£385,000	£385,000	£917
1	9	5,328	592	549	624	£4,520,000	£502,222	£848
2	19	15,296	805	689	883	£13,325,000	£701,316	£871
3	4	4,144	1,036	936	1,087	£3,460,000	£865,000	£835
Summary	33	25,188	763			£21,690,000	£657,273	£861

Mix percentage of scheme (%)



Net Min & Max prices



Date: 6/11/2020
Client: PAPHC
Ref:

Assumptions:

- 1 A freehold or long leasehold interest of 250 years unexpired
- 2 A high-quality internal specification and quality of finish in accordance with market expectations
- 3 Assumes good floor to ceiling heights (2.4m+ throughout)
- 4 Reasonable Ground Rents and Service Charges, commensurate with the development and its location
- 5 An appropriate marketing programme in accordance with current practice, relative to the development

Range	Value	No. Of Units	% Of Units	% Of Value	Note
£1m and above	-	-	0%	0%	We have not been advised of availability of parking facility onsite. Should there be parking available at the development, we would suggest an extra charge of £10,000 per space which is appropriate to the area
>£600,000 but <£1m	16,785,000	23	70%	77%	
£0 - <£600,000 (HTB)	4,905,000	10	30%	23%	
Parking not included in pricing	£ 21,690,000	33			

	Mix %		
	% of Block	min	max
Studio	3.0%	£385,000	£385,000
1	27.3%	£475,000	£525,000
2	57.6%	£620,000	£755,000
3	12.1%	£835,000	£875,000
Summary	100%		

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