BrickIQ MYTSL

BrickIQ Mytsl

[redacted]

REFERENCE

[redacted]

10 November 2026

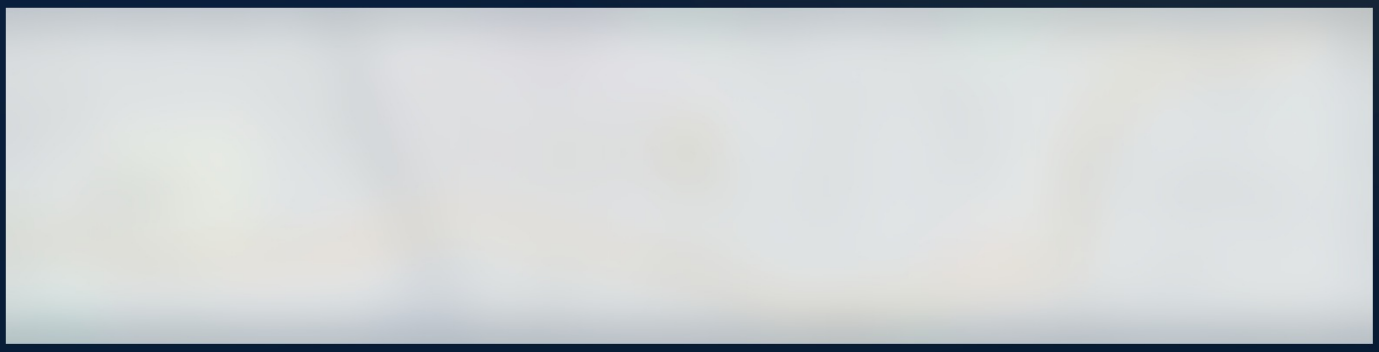
RESIDENTIAL PROPERTY VALUATION

Property Valuation Report

PROPERTY ADDRESS

[redacted]

2 bed Flat · 1 bath



ESTIMATED MARKET VALUE	ESTIMATED RENT	GROSS YIELD
£318,536	£1,354 pcm	5.1%
Range £286,682 – £350,390	£1,219 – £1,489 pcm	Confidence Medium · 72/100

PROPERTY TYPE Flat	BEDROOMS 2	FLOOR AREA Not supplied
VALUATION BASIS Sales & Lettings	COMPARABLES USED 8	EVIDENCE WINDOW Mar 2022 – Aug 2025

Indicative desktop assessment produced without an internal inspection.
Not a RICS Red Book valuation, survey or mortgage valuation.

[redacted]

01 Valuation assessment

ESTIMATED VALUE	PRICE PER SQ FT	ESTIMATED RENT	GROSS YIELD
£318,536	n/a	£1,354	5.1%
£286,682 – £350,390	Not supplied	£16,248 a year	Confidence Medium



Valuation range

Built from 8 index-adjusted comparable sale(s), then adjusted for the recorded property features. Price against the range, not the midpoint alone.



House price index — Brent

The index used to restate each historic comparable at present-day values.

LOCAL GROWTH

1 year	-0.4%
3 years	-3.2%
5 years	+5.6%
10 years	+5.2%
5-year rate	1.09% a year

ADJUSTMENTS APPLIED

- Condition: 0%
- Tenure: 0%
- Parking: 0%
- Garden: 0%
- Bathrooms: 0%
- EPC: 0%

CONFIDENCE

Comparable evidence	100
Comparable proximity	100
Market index coverage	100
Property specification	0
Physical inspection	0

Overall 72/100 — Medium.

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02 Location and area

Subject property · Stations · Schools · Food stores · Healthcare · Green space

Amenity mapping unavailable

OpenStreetMap amenity data could not be retrieved from any Overpass mirror.

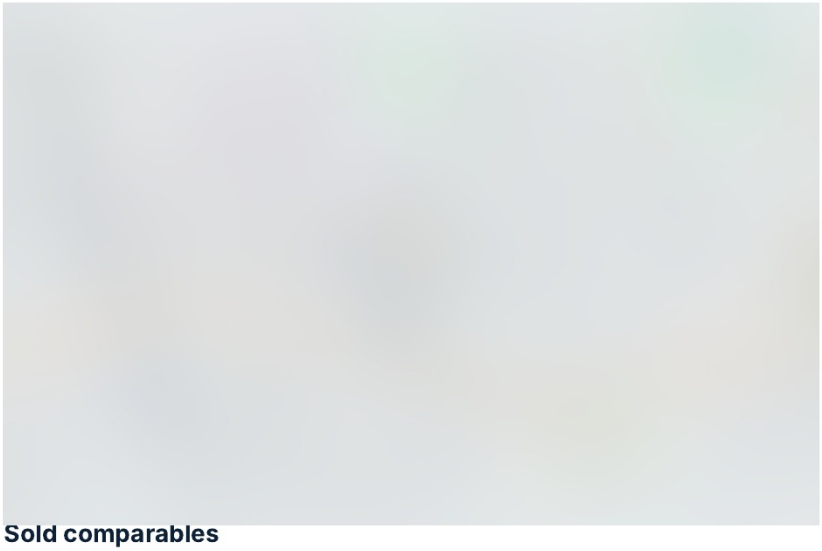
AREA SCORES

Transport	No data
Schools (proximity)	No data
Amenities	No data
Safety	30

Schools score measures proximity only, not quality or Ofsted rating. Safety is a density count of recorded crime and is not population-adjusted.

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03 Comparable evidence



Sold comparables

Lettered pins match the schedule below. Positions are postcode centroids, not exact addresses; sales sharing a postcode are spread apart so each letter stays readable. Read distances from the schedule.

EVIDENCE SUMMARY

Comparables	8
Median adjusted	£318,536
Lowest	£304,959
Highest	£326,352
Median distance	0 miles
This property	£318,536

A £304,959 adjusted · sold £300,000
FLAT-MAISONETTE · MAR 2023 · -4.3% VS SUBJECT
Same postcode · FROM SUBJECT · 88% MATCH

B £307,190 adjusted · sold £310,000
FLAT-MAISONETTE · JUL 2025 · -3.6% VS SUBJECT
Same postcode · FROM SUBJECT · 94% MATCH

C £315,987 adjusted · sold £302,500
FLAT-MAISONETTE · MAR 2022 · -0.8% VS SUBJECT
0.04 mi · SSW · 88% MATCH

D £318,367 adjusted · sold £327,750
FLAT-MAISONETTE · SEPT 2023 · -0.1% VS SUBJECT
0.04 mi · SSW · 88% MATCH

E £318,704 adjusted · sold £320,000
FLAT-MAISONETTE · AUG 2025 · +0.1% VS SUBJECT
Same postcode · FROM SUBJECT · 94% MATCH

F £320,000 adjusted · sold £320,000
FLAT-MAISONETTE · JAN 2024 · +0.5% VS SUBJECT
Same postcode · FROM SUBJECT · 91% MATCH

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04 Investment and methodology

GROSS YIELD	NET YIELD	NET INCOME	MONTHLY CASHFLOW
5.1%	**3.3%**	**£10,500**	**–£522**
£16,248 a year	After running costs	Annual, before finance	25% deposit at 5%

DEPOSIT SCENARIOS

DEPOSIT	LOAN	MONTHLY
10%	£286,682	**£1,676**
15%	£270,756	**£1,583**
25%	**£238,902**	**£1,397**
40%	£191,122	**£1,117**

PURCHASE COSTS

COST	AMOUNT
Stamp duty (primary residence)	**£5,927**
Stamp duty (additional property)	**£21,854**
Stamp duty (first-time buyer)	**£927**
Legal fees (indicative)	**£1,500**
Survey (indicative)	**£700**

HOW THE VALUATION WAS PRODUCED

- Sold transactions retrieved from HM Land Registry for postcodes in an expanding radius.
- Each sale restated at current values using the local UK House Price Index for its month of sale.
- The set is trimmed for outliers and the median taken.
- Feature adjustments applied for condition, tenure, parking, outdoor space, bathrooms and EPC.

STRENGTHS AND RISKS

- A gross yield of 5.1% sits at or above the indicative UK midpoint of 5%, which supports a lettings strategy.
- 8 index-adjusted sold comparables were available, which is a strong evidence base for a desktop valuation.
- Tenure was not confirmed. Freehold and leasehold titles can value very differently for otherwise identical properties.
- No floor area was supplied, so no price per square foot check could be run against the comparable set.
- 669 street-level crimes were recorded within about a mile in Sept 26. This is a density count and is typical of busier commercial locations.

IMPORTANT INFORMATION

This is an automated desktop assessment for guidance and discussion with BrickIQ Mytsl. It is **not** a RICS Red Book valuation, mortgage valuation, survey, or financial, investment, tax or legal advice. No inspection has been carried out.

No reliance should be placed on this report for a purchase, sale, lending, letting or tax decision. Property values can fall as well as rise.

Sources: HM Land Registry Price Paid Data · HM Land Registry UK House Price Index · Postcodes.io / ONS geography · data.police.uk street-level crime. Contains HM Land Registry and ONS data © Crown copyright, licensed under the Open Government Licence v3.0. Map data © OpenStreetMap contributors © CARTO.