

P03 - Sandycombe Road, Richmond - Indicative Pricing Exercise
November 2016



Type	Unit	Floor	Size (m ²)	Size (ft ²)	Beds	BedCount	Notes	Tenure	Value	£ psf
Flat	1	First	77.75	837	3b4p	3		Private	£615,000	£735
Flat	2	First	67.98	732	2b3p	2		Private	£565,000	£772
Flat	3	First	56.28	606	1b2p	1		Private	£450,000	£743
Flat	4	First	55.98	603	1b2p	1		Private	£450,000	£747
Flat	5	First	40.66	438	1b1p	1	Studio	Private	£365,000	£834
Flat	6	Second	77.75	837	3b4p	3		Private	£630,000	£753
Flat	7	Second	67.98	732	2b3p	2		Private	£575,000	£786
Flat	8	Second	56.28	606	1b2p	1		Private	£450,000	£743
Flat	9	Second	55.98	603	1b2p	1		Private	£450,000	£747
Flat	10	Second	40.66	438	1b1p	1	Studio	Private	£370,000	£845
Flat	11	Second	73.97	796	2b3p	2		Private	£615,000	£772
Flat	12	Second	73.11	787	2b3p	2		Private	£615,000	£781
Flat	13	Third	79.82	859	3b4p	3		Private	£645,000	£751
Flat	14	Third	68.94	742	2b3p	2		Private	£585,000	£788
Flat	15	Third	52.79	568	1b2p	1		Private	£450,000	£792
Flat	16	Third	50.35	542	1b2p	1		Private	£450,000	£830
Flat	17	Third	63.42	683	2b3p	2		Private	£565,000	£828
Flat	18	Third	51.61	556	1b2p	1		Private	£450,000	£810
Flat	19	Fourth	64.15	691	2b3p	2		Private	£575,000	£833
Flat	20	Fourth	78.72	847	3b4p	3		Private	£660,000	£779
Total	20		1,254	13,500					£10,530,000	£780

Please note, this is a Pricing Exercise. It has been produced as an informal document for illustration and discussion purposes only. It does not contain prices/rents indicated, have been based upon certain General Assumptions (as listed including an appropriate use for the ground floor), together with accommodation schedules, specification details etc. These details may be incomplete and subject to change and have not been verified by Knight Frank.

General Assumptions

- i. A freehold or long leasehold interest of 999 years unexpired with share of freehold.
- ii. Reasonable Ground Rents and Service Charges, commensurate with the development and its location.
- iii. A high-quality internal specification and quality of finish in accordance with market expectations.
- iv. Continuation of current market conditions.
- v. An appropriate marketing programme in accordance with current practice, relative to the development.