

Address: Kingston Bridge House, Church Grove, KT1 4AG
Client: Westcombe
Ref: LRD
Date: 24/02/2023

Unit	Floor	Beds	GIA (Sq M)	GIA (Sq ft)	Outside Space	Price	Gross £psf
1	Ground	3B4P	87	933		£615,000	£659
2	Ground	1B2P	56	598		£397,500	£664
3	Ground	2B3P	68	731		£515,000	£705
4	Ground	1B2P	66	705		£447,500	£635
5	Ground	2B3P	61	661		£480,000	£726
6	Ground	1B2P	51	551		£372,500	£676
7	Ground	1B2P	50	538		£367,500	£683
8	Ground	1B2P	52	554		£372,500	£672
9	Ground	1B2P	50	538		£367,500	£683
10	Ground	2B3P	63	682		£495,000	£725
11	First	3B4P	86	928		£625,000	£674
12	First	1B2P	61	651		£425,000	£653
13	First	2B3P	75	806		£555,000	£688
14	First	1B2P	65	702		£450,000	£641
15	First	3B5P	86	926		£625,000	£675
16	First	2B3P	64	688		£500,000	£727
17	First	2B3P	61	657		£485,000	£739
18	First	1B2P	51	550		£375,000	£682
19	First	1B2P	50	538		£370,000	£687
20	First	1B2P	50	538		£370,000	£687
21	First	1B2P	50	538		£370,000	£687
22	First	STUDIO	38	412		£300,000	£728
23	First	1B2P	56	602		£400,000	£665
24	Second	3B4P	86	928		£635,000	£684
25	Second	1B2P	61	651		£427,500	£656
26	Second	2B3P	75	806		£560,000	£695
27	Second	1B2P	65	702		£452,500	£645
28	Second	3B5P	86	926		£635,000	£686
29	Second	2B3P	64	688		£505,000	£734
30	Second	2B3P	61	657		£490,000	£746
31	Second	1B2P	51	550		£377,500	£686
32	Second	1B2P	50	538		£372,500	£692
33	Second	1B2P	50	538		£372,500	£692
34	Second	1B2P	50	538		£372,500	£692
35	Second	STUDIO	38	412		£302,500	£734
36	Second	1B2P	56	602		£402,500	£669
37	Third	3B4P	86	928		£645,000	£695
38	Third	1B2P	61	651		£430,000	£660
39	Third	2B3P	75	806		£565,000	£701
40	Third	2B3P	65	702		£515,000	£734
41	Third	3B5P	86	926		£645,000	£697
42	Third	2B3P	64	688		£510,000	£741
43	Third	2B3P	61	657		£495,000	£754
44	Third	1B2P	51	550		£380,000	£691
45	Third	1B2P	50	538		£375,000	£697
46	Third	1B2P	50	538		£375,000	£697
47	Third	1B2P	50	538		£375,000	£697
48	Third	STUDIO	38	412		£305,000	£740
49	Third	1B2P	56	602		£405,000	£673
50	Fourth	2B3P	61	657		£500,000	£762
51	Fourth	1B2P	51	550		£382,500	£695
52	Fourth	1B2P	50	538		£377,500	£701
53	Fourth	1B2P	50	538		£377,500	£701
54	Fourth	1B2P	50	538		£377,500	£701
55	Fourth	STUDIO	38	412		£307,500	£746
56	Fourth	1B2P	56	602		£407,500	£677
57	Fifth	2B3P	61	657		£505,000	£769
58	Fifth	1B2P	51	550		£385,000	£700
59	Fifth	1B2P	50	538		£380,000	£706

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60	Fifth	1B2P	50	538		£380,000	£706
61	Fifth	1B2P	50	538		£380,000	£706
62	Fifth	STUDIO	38	412		£310,000	£752
63	Fifth	1B2P	56	602		£410,000	£681
64	Sixth	2B3P	61	657		£510,000	£777
65	Sixth	1B2P	51	550		£387,500	£705
66	Sixth	1B2P	50	538		£382,500	£711
67	Sixth	1B2P	50	538		£382,500	£711
68	Sixth	1B2P	50	538		£382,500	£711
69	Sixth	STUDIO	38	412		£312,500	£758
70	Sixth	1B2P	56	602		£412,500	£686
			4,051	43,606		£30,455,000	£698

Scheme Summary			GIA (Sq ft)		Gross Marketing Prices (£)		
Type	Number	Mix %	Total	Average	Total	Average	£psf
STUDIO	6	9%	2,474	412	£1,837,500	£306,250	£743
1B2P	41	59%	23,441	572	£16,007,500	£390,427	£683
2B3P	16	23%	11,198	700	£8,185,000	£511,563	£731
3B4P	4	6%	3,717	929	£2,520,000	£630,000	£678
3B5P	3	4%	2,777	926	£1,905,000	£635,000	£686
Summary	70	100%	43,606	623	£30,455,000	£435,071	£698

Assumptions / Notes:

- Pricing based on schedule of accommodation and floor plans provided by the client.
- Reasonable levels of ground rent and service charges.
- High specification levels, in-line with expectations for new builds in the area.
- Apartments are sold on long leases - minimum 250 years. Houses are sold freehold.
- Prices exclude car parking revenue.
- High on-site security provisions including controlled access and CCTV.