

Address: 42 High Street, Teddington, TW11 8EW
Client: Unico Developments
Ref: LRDSGB
Date: 19/10/2023

Unit	Floor	Beds	GIA (Sq M)	GIA (Sq ft)	Outside Space	Net Achievable Price	Net £psf	Gross Marketing Price	Gross £psf
Flat 1	1	1B2P	53	575	Balcony & Patio	£405,000	£705	£425,000	£739
Flat 2	1	1B2P	52	558	Balcony	£390,000	£699	£410,000	£735
Flat 3	1	1B2P	54	582	Balcony	£400,000	£687	£420,000	£721
Flat 4	1	1B2P	54	582	Patio	£400,000	£687	£420,000	£721
Flat 5	2	1B2P	53	575	Balcony	£400,000	£696	£420,000	£731
Flat 6	2	1B2P	50	538	Balcony	£385,000	£715	£405,000	£753
Flat 7	2 & 3	3B4P	84	908	Terrace	£640,000	£704	£675,000	£743
Flat 8	2 & 3	2B4P	82	885	Terrace	£620,000	£701	£650,000	£735
			483	5,203		£3,640,000	£700	£3,825,000	£735

Scheme Summary			GIA (Sq ft)		Net Achievable Prices (£)			Gross Marketing Prices (£)				
Beds	Number	Mix %	Total	Average	Total	Average	£psf	Total	Average	£psf	Minimum	Maximum
1B2P	6	75%	3,410	568	£2,380,000	£396,667	£698	£2,500,000	£416,667	£733	£405,000	£425,000
2B4P	1	13%	885	885	£620,000	£620,000	£701	£650,000	£650,000	£735	£650,000	£650,000
3B4P	1	13%	908	908	£640,000	£640,000	£704	£675,000	£675,000	£743	£675,000	£675,000
Summary	8	100%	5,203	650	£3,640,000	£455,000	£700	£3,825,000	£478,125	£735	£405,000	£675,000

Assumptions / Notes:

- 1 Pricing based on schedule of accommodation and floor plans provided by the client.
- 2 All units priced assumed to be private tenure only.
- 3 Reasonable levels of service charge and a peppercorn ground rent
- 4 High specification levels, in-line with expectations for new builds in the area.
- 5 Apartments are sold on long leases - minimum 999 years. Houses are sold freehold.
- 6 Prices exclude car parking revenue.
- 7 High on-site security provisions including controlled access and CCTV.