

Comprehensive Deal Report



2 Bedroom Flat For Sale

Flat 33, Harris House, St James'S Crescent, London, Lambeth, Greater London, SW9 7JT

On The Market

Report Generated on: 04-05-2024

This report is used by agenda property limited as a reference document. It has not been prepared by agenda property limited but a third party analyser and therefore is to be used as reference only. Full personal due diligence should be carried out.

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Property Information

London, Lambeth, Greater London,

MARKET PRICE

£280,000

PROPERTY TYPE

Flat

BED ROOMS

2

BATHROOMS

0

SIZE (Floor Area)

725.00 Sqft
(67.35 sq. m.)

LAST SOLD FOR

£118,000

Last Sold On : 25-06-2008

Property Listed Date :15-02-2024

Property Highlights

- ✓ Reduced Price Property
- ✓ Below Market Value Property

Current Rental Analysis:

ROI After Finance

18.03%

Gross Yield

10.69%

Net Yield

9.87%

Avg.Rent in the Area

£2,494

Current Flip Analysis:

Avg.Sale Price in the Area

£441,666

Below Market Value Property:

Average Sold Price

£ 400,000

Property Price

£ 280,000

Difference

£ 120,000

42.9% Saving

Last Valued on 19-04-2024

Reduced Price Property - Price Change History

23-02-2024

£ 280,000

★ Last Reduced

Property Listed on [Rightmove](#)

Foxtons, Brixton, 506 - 508 Brixton Road, London, SW9 8EN, Phone: 020 3889 9051

(Cont'd)

2 Bedroom Flat For Sale

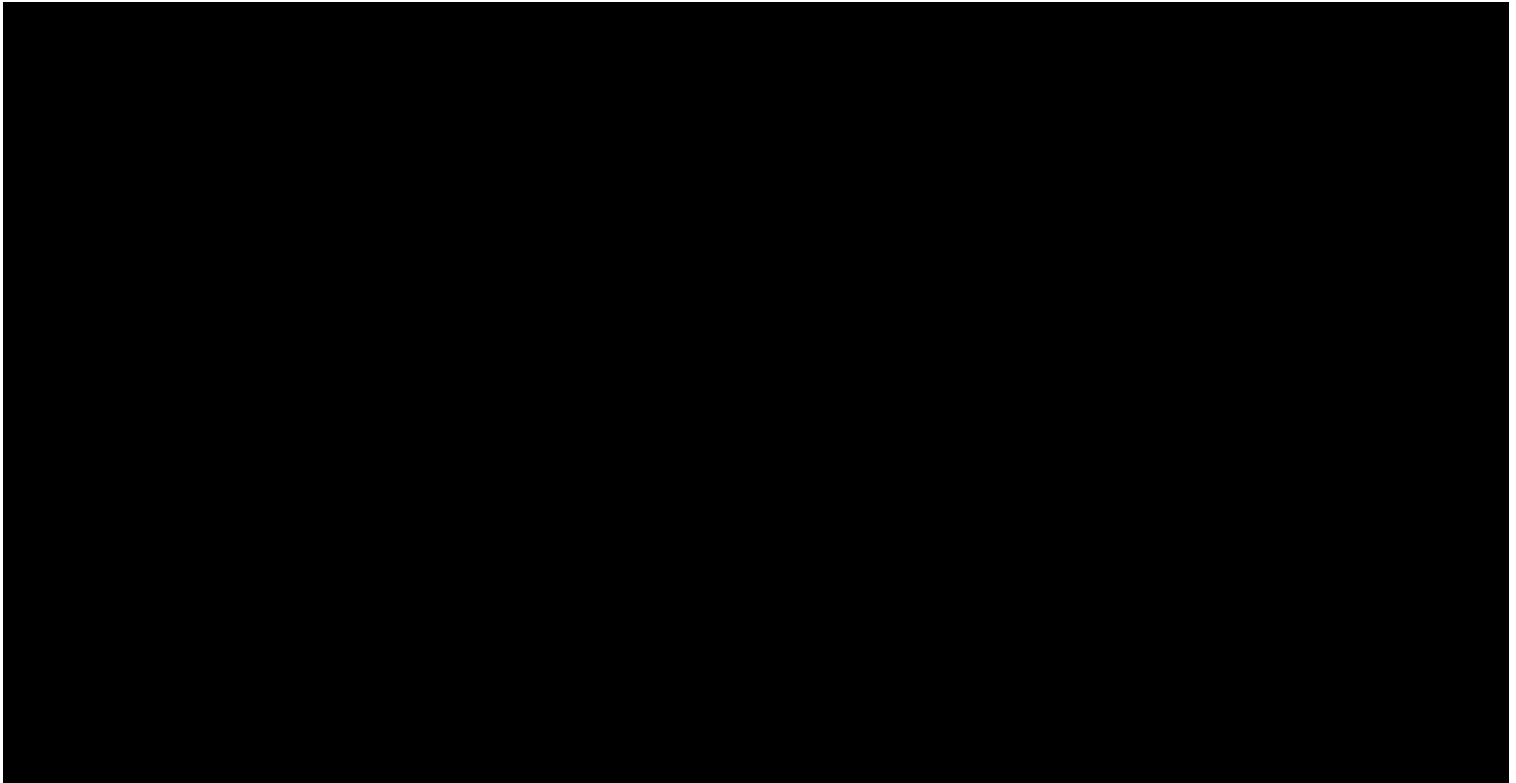
London, Lambeth, Greater London,

Property Status : On The Market

Tenure	Leasehold
Sale History	25-06-2008 - £118,000
Bedrooms	2
Total Floor Area	725 Sq.Ft. (67.35 Sq.M.)
Tenure	leasehold
Flood Risk	Flooding is Possible, Be Prepared.
EPC Rating	Nil
EPC Ratings in the Area	Domestic EPC in the Area ↗ Non-Domestic EPC in the Area ↗
County	
Council	Lambeth
Constituency	Dulwich and West Norwood
Region	London
Planning Permission Applications	Nil

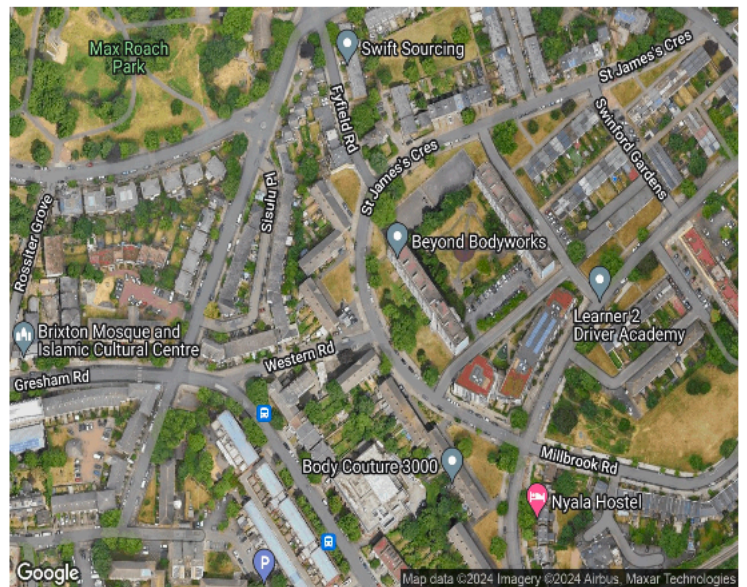
Property Images

Browse through the property images to get a better idea- Take a look at the property images.

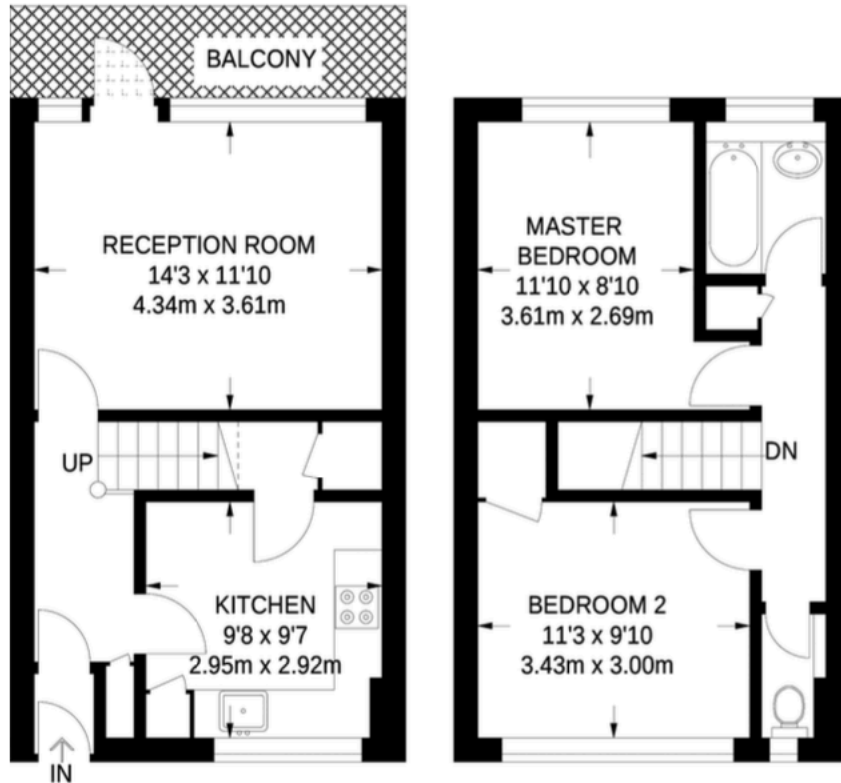


Map View & Satellite View

Get an overview of the property's location



Floor Plan



THIRD FLOOR
364 SQ FT / 33.8 SQ M

MEZZANINE
361 SQ FT / 33.5 SQ M

APPROXIMATE GROSS INTERNAL AREA
725 SQ FT / 67.3 SQ M

Market Analysis

Annual Percentage in the **Lambeth SW9** has changed by **-6.5%** in the last 12 months for Flat properties.

To compare the above data, average values across the UK went down by **-1%** in the last **12 months**.

The current average price in the **Lambeth** is **£430,903**.

Property Type Flat	Region / Location Lambeth	Time Period Last 12 Months
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Current Average
Area Price

£430,903



Percentage Annual
Change

-6.5%



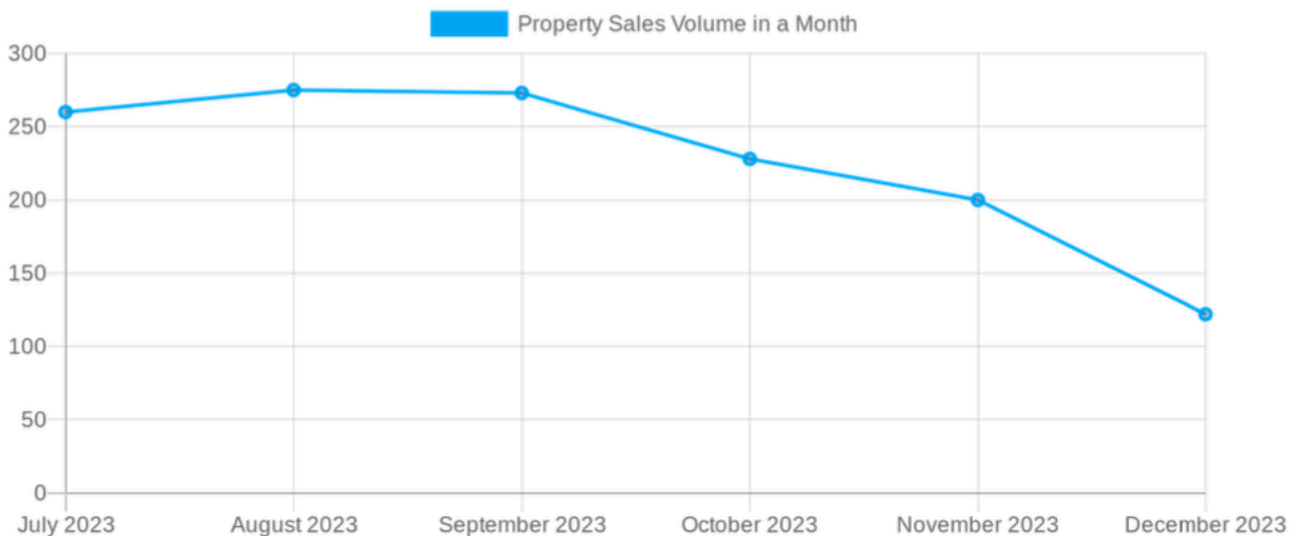
Average Area
Price / Sqft

£638 /sqft



All Property Sales in the Area

Sale Month	Property Sales Volume	Average Price
December 2023	122	£448,904
November 2023	200	£464,787
October 2023	228	£471,004
September 2023	273	£477,721
August 2023	275	£465,244
July 2023	260	£459,105



Sold Prices on Street

We found 6 properties with sold history near SW9 [REDACTED]

Flat	Leasehold
[REDACTED] Lambeth, Greater London, SW9 [REDACTED]	
Sold Price £227,500	Sold Date 12-03-2020

Flat	Leasehold
[REDACTED] Lambeth, Greater London, SW9 [REDACTED]	
Sold Price £260,000	Sold Date 30-04-2019

Flat	Leasehold
[REDACTED] Lambeth, Greater London, SW9 [REDACTED]	
Sold Price £270,000	Sold Date 04-03-2016

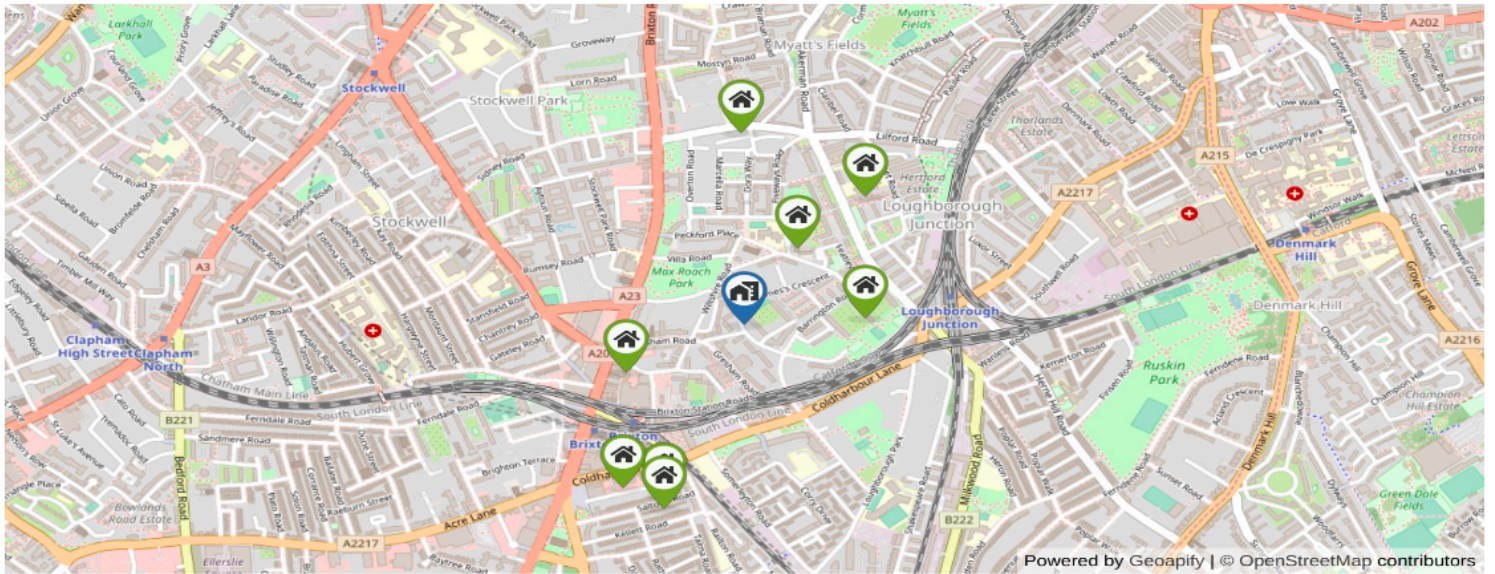
Flat	Leasehold
[REDACTED] Lambeth, Greater London, SW9 [REDACTED]	
Sold Price £250,000	Sold Date 29-01-2016

Flat	Leasehold
[REDACTED] Lambeth, Greater London, SW9 [REDACTED]	
Sold Price £171,000	Sold Date 22-05-2015

Flat	Leasehold
[REDACTED] Lambeth, Greater London, SW9 [REDACTED]	
Sold Price £163,000	Sold Date 31-07-2013

Sold Comparables

We found 8 sold price comparables recorded in the last 12 months within 1 mile radius near SW9 [REDACTED] Flat



Current Property

Property Address	Property Type	Listed Date	Price	Tenure	Bed	Sqft	Price/Sqft
[REDACTED]	Flat	15/02/2024	£280,000	Leasehold	2	725	£386

Property Address	Property Type	Sold Date	Sold Price	Tenure	Bed	Sqft	£/Sqft	With in miles
[REDACTED] Brixton, London, SW9 [REDACTED]	Flat	15/12/2023	£280,000	Leasehold	2	0	£0	0.17 miles
[REDACTED] Road, London, SW9 [REDACTED]	Flat	08/01/2024	£285,000	Leasehold	2	667	£427	0.28 miles
[REDACTED] Crescent, London, SW9 [REDACTED]	Flat	28/04/2023	£575,000	Leasehold	2	700	£821	0.32 miles
[REDACTED] SW9 [REDACTED]	Flat	02/02/2024	£651,272	Leasehold	2	980	£665	0.34 miles
[REDACTED] [REDACTED] SW9	Flat	20/10/2023	£340,000	Leasehold	2	646	£526	0.36 miles
[REDACTED] SW2 [REDACTED]	Flat	11/05/2023	£290,000	Leasehold	2	0	£0	0.39 miles
[REDACTED] SW2 [REDACTED]	Flat	28/07/2023	£445,000	Leasehold	2	840	£530	0.41 miles
[REDACTED] Road, London, SW2 [REDACTED]	Flat	29/08/2023	£445,000	Leasehold	2	527	£844	0.44 miles

On Market Property Comparables



R [Redacted] London, Lambeth, Greater London, SW9 [Redacted]



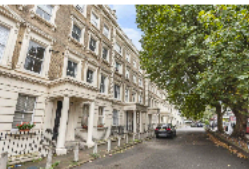
Property Type: **Flat**
 Listing Price: **£400000**
 Listing Date: **08/04/2024**
 Beds: **2** Miles: **0.11**
 Sqft: **705** £/Sqft: **£567**

R [Redacted] London, Lambeth, Greater London, SW9 [Redacted]



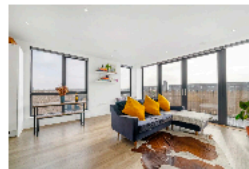
Property Type: **Apartment**
 Listing Price: **£290000**
 Listing Date: **07/05/2022**
 Beds: **2** Miles: **0.12**
 Sqft: **753** £/Sqft: **£385**

R [Redacted] Oval, SW9 [Redacted]



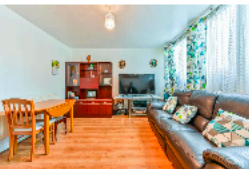
Property Type: **Flat**
 Listing Price: **£499950**
 Listing Date: **08/04/2024**
 Beds: **2** Miles: **0.17**
 Sqft: - £/Sqft: -

R [Redacted] SW9 [Redacted]



Property Type: **Flat**
 Listing Price: **£600000**
 Listing Date: **08/03/2024**
 Beds: **2** Miles: **0.17**
 Sqft: - £/Sqft: -

R [Redacted] Brixton, London, SW9 [Redacted]



Property Type: **Flat**
 Listing Price: **£325000**
 Listing Date: **16/04/2024**
 Beds: **2** Miles: **0.18**
 Sqft: **745** £/Sqft: **£436**

R [Redacted], London, SW9 [Redacted]



Property Type: **Flat**
 Listing Price: **£275000**
 Listing Date: **22/01/2024**
 Beds: **2** Miles: **0.19**
 Sqft: **732** £/Sqft: **£375**

R [Redacted] London, SW9 [Redacted]



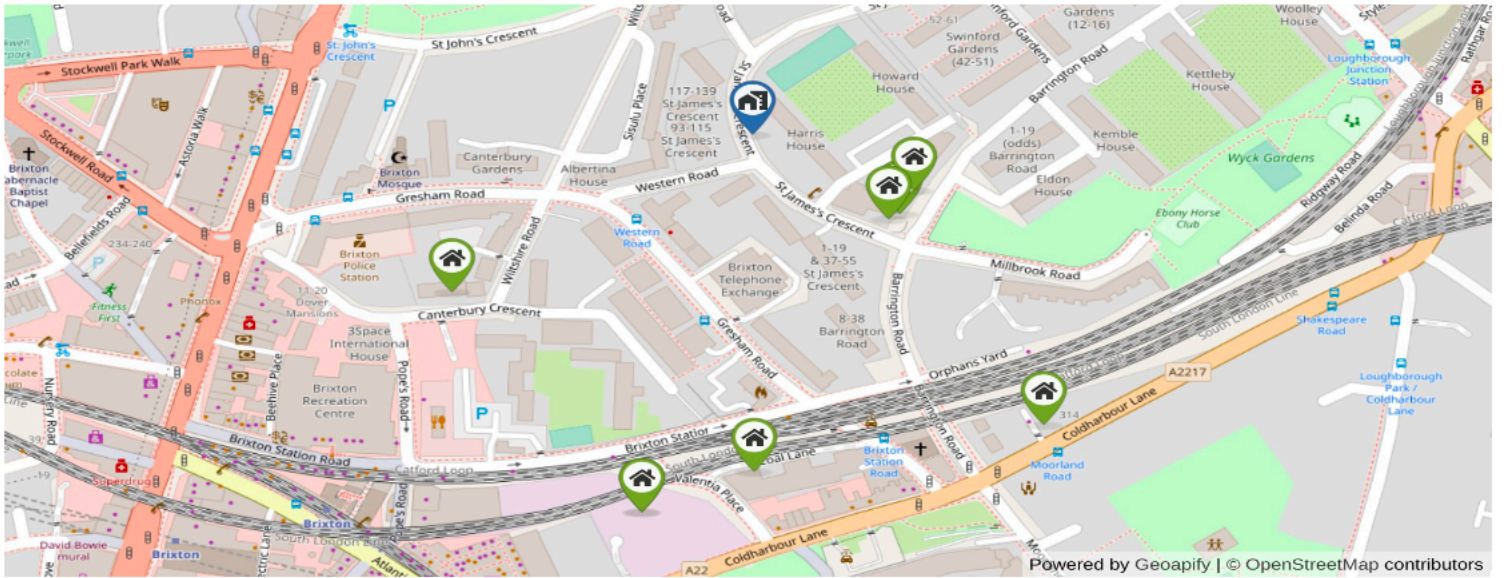
Property Type: **Apartment**
 Listing Price: **£599995**
 Listing Date: **19/01/2024**
 Beds: **2** Miles: **0.19**
 Sqft: **823** £/Sqft: **£729**

R [Redacted] London, Lambeth, Greater London, SW9 [Redacted]



Property Type: **Apartment**
 Listing Price: **£350000**
 Listing Date: **19/02/2024**
 Beds: **2** Miles: **0.19**
 Sqft: **644** £/Sqft: **£543**

On Market Rental Comparables

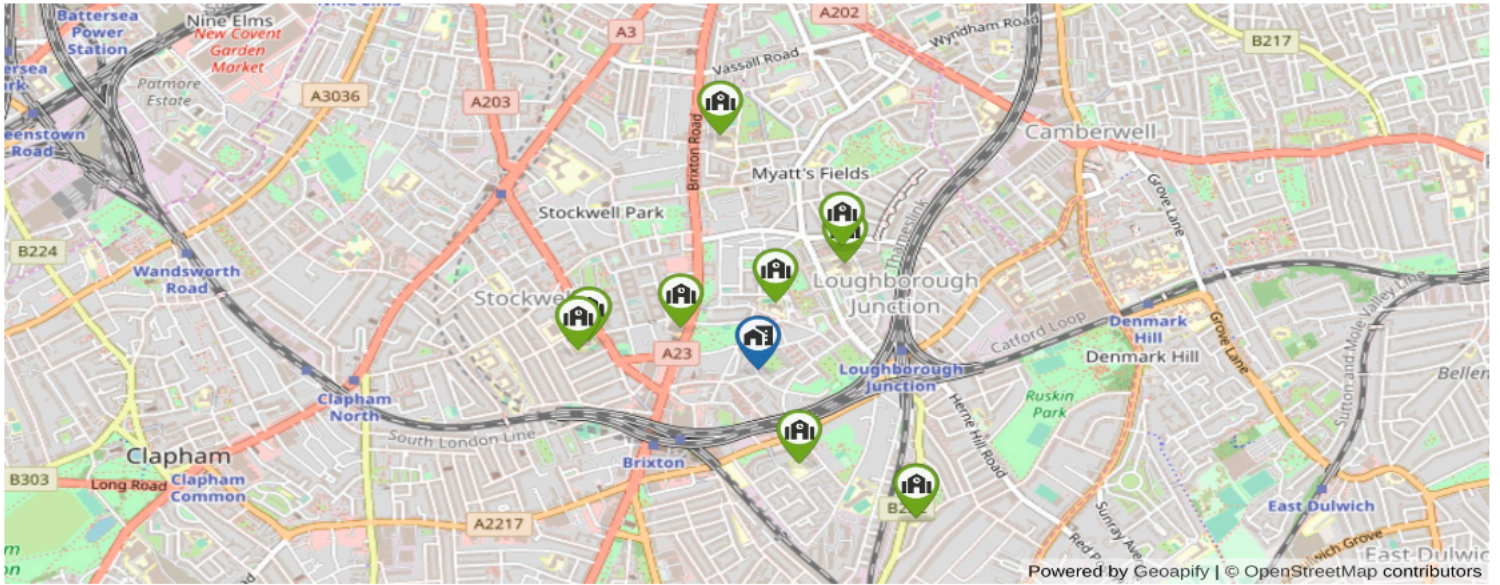


Current Property

Property Address	Property Type	Listed Date	Price	Tenure	Bed
[REDACTED]	Flat	15/02/2024	£280,000	Leasehold	2

Property Address	Property Type	Furnish Type	Rent	Listed Date	Bed
[REDACTED]	Flat	Furnished	£2,600	01/03/2024	2
[REDACTED]	Flat	Furnished or unfurnished, landlord is flexible	£2,400	19/03/2024	2
[REDACTED]	Apartment	-	£2,600	21/03/2024	2
[REDACTED]	Flat	Furnished	£2,050	02/02/2024	2
[REDACTED]	Flat	Unfurnished	£2,349	19/03/2024	2
[REDACTED]	Flat	Furnished	£2,150	01/03/2024	2
[REDACTED]	Flat	Furnished	£2,167	25/01/2024	2
[REDACTED]	Apartment	Furnished	£1,993	19/02/2024	2

Primary Schools



OFSTED RATING

OUTSTANDING

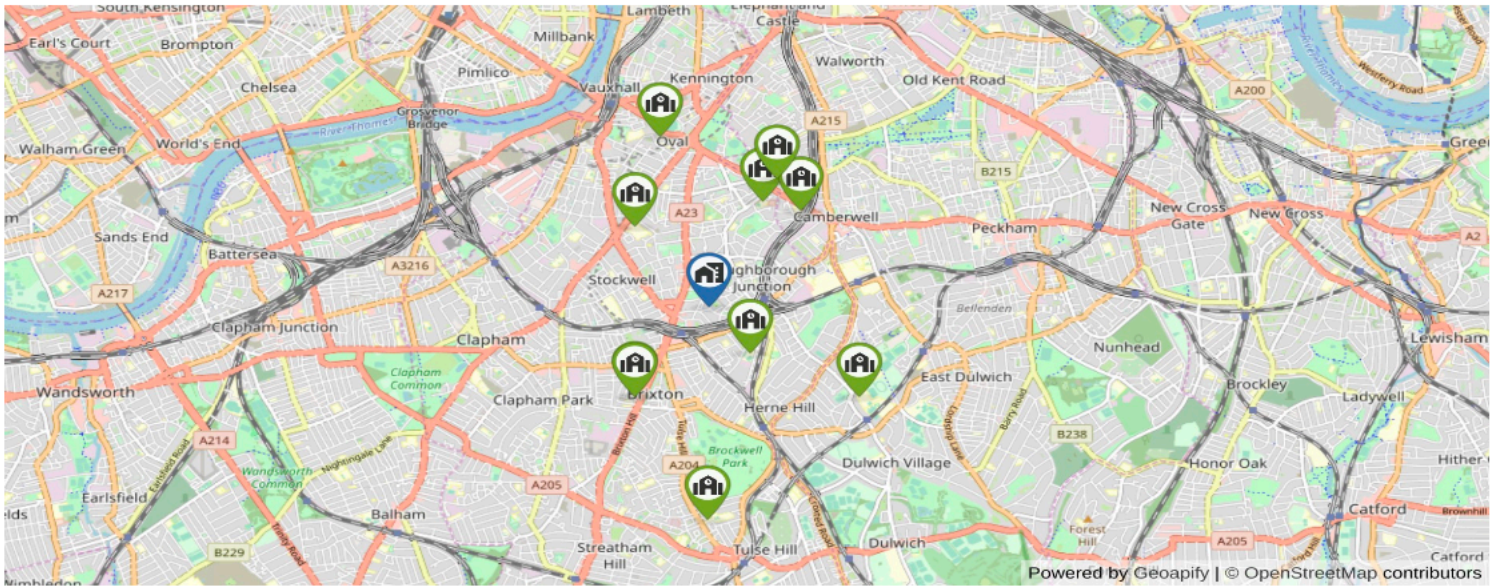
GOOD

REQUIRES IMPROVEMENT

NOT SPECIFIED

School Details	Ofsted Rating	Pupils	Distance	Gender	Has Nursery	Private
St John's Angell Town Church of England Primary School 85 Angell Road, Brixton, London, SW9 7HH	●	222	0.187 Miles	Mixed	○	○
Hill Mead Primary School Moorland Road, London, SW9 8UE	●	390	0.285 Miles	Mixed	○	○
St Helen's Catholic Primary School Knowle Close, Brixton, London, SW9 0TQ	●	283	0.296 Miles	Mixed	○	○
Loughborough Primary School Minet Road, Brixton, London, SW9 7UA	●	354	0.414 Miles	Mixed	○	○
Loughborough Primary School & Children's Centre Minet Road, Brixton, Not applicable, SW9 7UA	●		0.437 Miles		○	○
Stockwell Primary School Stockwell Road, London, SW9 9TG	●	532	0.599 Miles	Mixed	○	○
Van Gogh Primary Cowley Road, London, SW9 6HF	●	488	0.629 Miles	Mixed	○	○
Stockwell Primary School and Children's Centre Burgoyne Road, off Stockwell Road, Stockwell, Not applicable, SW9 9TS	●		0.633 Miles		○	○
Jessop Primary School & Children's Centre Lowden Road, Not applicable, SE24 0BJ	●		0.677 Miles		○	○
Jessop Primary School Lowden Road, Herne Hill, London, SE24 0BJ	●	383	0.677 Miles	Mixed	○	○

Secondary Schools

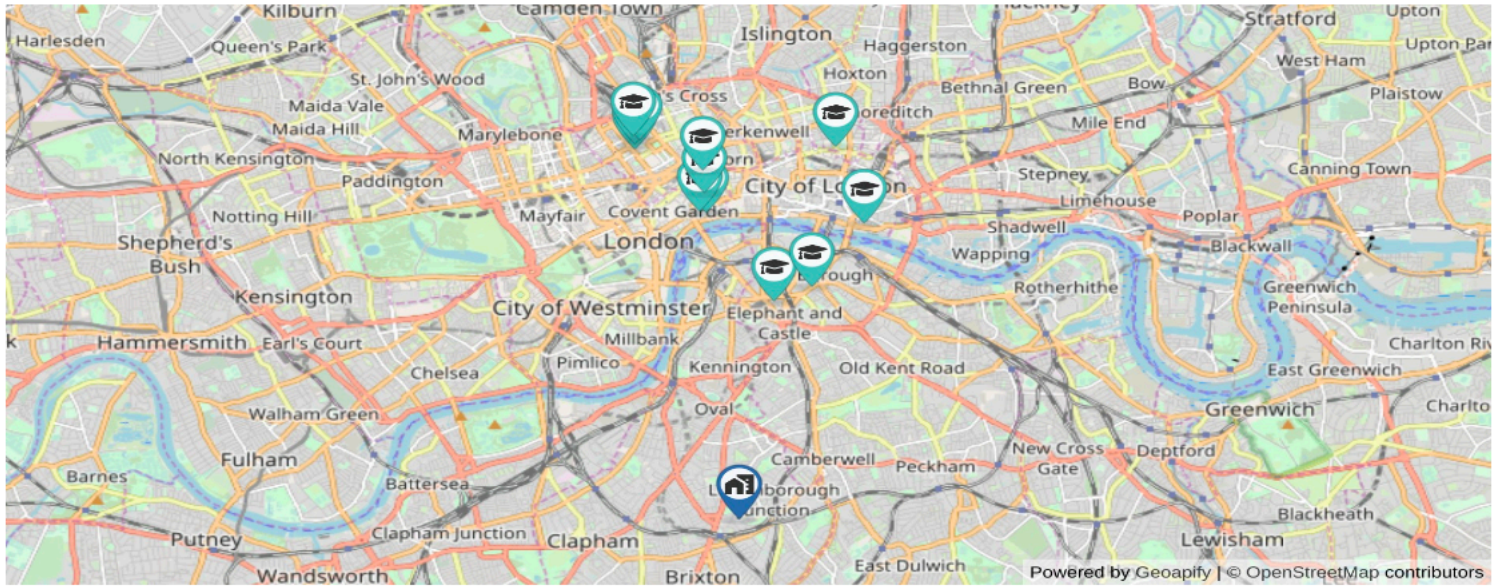


OFSTED RATING

OUTSTANDING **GOOD** **REQUIRES IMPROVEMENT** **NOT SPECIFIED**

School Details	Ofsted Rating	Pupils	Distance	Gender	Has Nursery	Private
Ark Evelyn Grace Academy 255 Shakespeare Road, Lambeth, London, SE24 0QN		508	0.492 Miles	Mixed	<input type="radio"/>	<input type="radio"/>
Saint Gabriel's College Langton Road, London, SW9 6UL		586	0.872 Miles	Mixed	<input type="radio"/>	<input type="radio"/>
Platanos College Clapham Road, London, SW9 0AL		955	0.895 Miles	Mixed	<input type="radio"/>	<input type="radio"/>
South Bank Engineering UTC 56 Brixton Hill, London, SW2 1QS		289	0.934 Miles	Mixed	<input type="radio"/>	<input type="radio"/>
Trinity Academy Brixton Hill, Brixton, London, SW2 1QS		573	0.936 Miles	Mixed	<input type="radio"/>	<input type="radio"/>
Sacred Heart Catholic School Camberwell New Road, London, SE5 0RP		852	1.072 Miles	Mixed	<input type="radio"/>	<input type="radio"/>
Ark All Saints Academy 140 Wyndham Road, Camberwell, London, SE5 0UB		604	1.083 Miles	Mixed	<input type="radio"/>	<input type="radio"/>
Archbishop Tenison's School 55 Kennington Oval, London, SE11 5SR		328	1.259 Miles	Mixed	<input type="radio"/>	<input type="radio"/>
St Martin in the Fields High School for Girls 155 Tulse Hill, London, SW2 3UP		506	1.475 Miles	Girls	<input type="radio"/>	<input type="radio"/>
The Charter School North Dulwich Red Post Hill, London, SE24 9JH		1279	1.528 Miles	Mixed	<input type="radio"/>	<input type="radio"/>

Universities & Colleges



London South Bank University ★★★★★

103 Borough Rd, London SE1 0AA, United Kingdom

2.304 Miles

University College of Osteopathy ★★★★★

275 Borough High St, London SE1 1JE, United Kingdom

2.61 Miles

King' s College London ★★★★★

Strand, London WC2R 2LS, United Kingdom

3.211 Miles

Courtauld Institute of Art ★★★★★

Strand, London WC2R 0RN, United Kingdom

3.233 Miles

London School of Economics ★★★★★

Houghton St, London WC2A 2AE, United Kingdom

3.416 Miles

London Institute of Banking & Finance ★★★★★

25 Lovat Ln, London EC3R 8EB, United Kingdom

3.535 Miles

University of the Arts London ★★★★★

272 High Holborn, London WC1V 7EY, United Kingdom

3.647 Miles

London School of Hygiene & Tropical Medicine ★★★★★

Keppel St, London WC1E 7HT, United Kingdom

4.092 Miles

University of Law ★★★★★

2 Bunhill Row, London EC1Y 8HQ, United Kingdom

4.095 Miles

Birkbeck, University of London ★★★★★

Malet St, London WC1E 7HX, United Kingdom

4.154 Miles

School of Oriental and African Studies ★★★★★

10 Thornhaugh St, London WC1H 0XG, United Kingdom

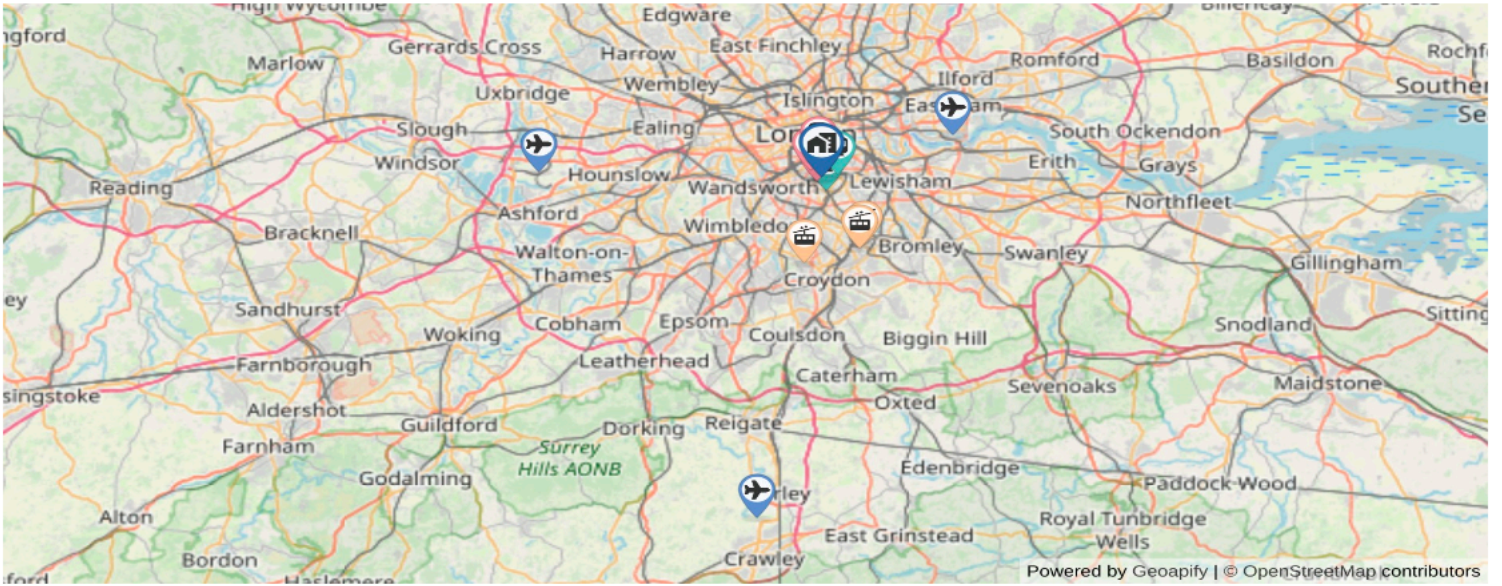
4.161 Miles

University of London ★★★★★

Senate House, Malet St, London WC1E 7HU, United Kingdom

4.236 Miles

Transportation



Transportation Map Legend :

Airports

Railway Stations

UG Stations

Bus Stations

Tram Stations

Airports

London City Airport, Hartmann Rd, London E16 2PX, United Kingdom	11.709 Miles
London Gatwick Airport, Horley, Gatwick RH6 0NP, United Kingdom	22.628 Miles
London Heathrow Airport, Longford TW6, United Kingdom	24.356 Miles
London Luton Airport, Airport Way, Luton LU2 9LY, United Kingdom	33.455 Miles

Railway Station

Loughborough Junction, London SW9 8SA, United Kingdom	0.507 Miles
Herne Hill, London SE24 0JW, United Kingdom	0.977 Miles
Denmark Hill, Denmark Hill, London SE5 8BB, United Kingdom	1.379 Miles
Clapham High Street, London SW4 6DQ, United Kingdom	1.531 Miles

Underground Station

Brixton, Atlantic Rd, London, United Kingdom	0.344 Miles
Stockwell, London SW9 9BF, United Kingdom	1.028 Miles
Oval, 318 Kennington Park Rd, London SE11 4PP, United Kingdom	1.166 Miles
Clapham North, Clapham High St, London SW4 7TS, United Kingdom	1.387 Miles

Bus Station

Brixton Station Road (Stop R), United Kingdom	0.092 Miles
Brixton Station Road (Stop T), United Kingdom	0.168 Miles
Brixton Academy (Stop C), United Kingdom	0.392 Miles
Brixton Academy (Stop B), United Kingdom	0.394 Miles

Crime Rate



Crime Rate by Category

Anti Social Behaviour	4192	Public Order	1159
Bicycle Theft	312	Robbery	814
Burglary	902	Shoplifting	741
Criminal Damage Arson	1023	Theft From The Person	1689
Drugs	624	Vehicle Crime	1059
Other Theft	2331	Violent Crime	4581
Possession Of Weapons	109	Other Crime	123

Population

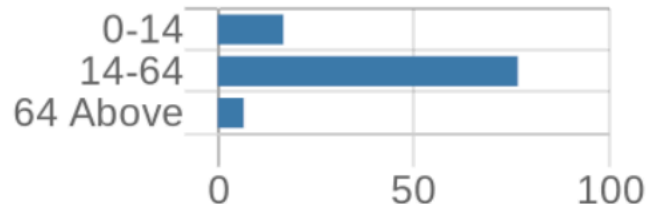
SW9 - Population (2011 - May 2023)

SW9 : Total Population - 43,399

Occupied Households
43,200

Age Range Population Rate

Aged 0 - 14	Aged 14 - 64	Aged 64 Above
7,268 (16.75%)	33,260 (76.64%)	2,871 (6.62%)



Males	Females
21,965 (50.61%)	21,434 (49.39%)

Hospitals / GP / Dentists / NHS

Hospitals

Lambeth Hospital

108 Landor Road London SW9 9NU

0.883 Miles

St George's At Kings College Hospital

Denmark Hill London SE5 9RS

1.089 Miles

King's College Hospital

Denmark Hill London SE5 9RS

1.089 Miles

King's College Hospital (Denmark Hill)

Denmark Hill London SE5 9RS

1.089 Miles

Maudsley Hospital

Denmark Hill London SE5 8AZ

1.265 Miles

GP

HETHERINGTON AT THE PAVILION

Hetherington At Pavilion 9 Brighton Terrace London SW9 8DJ

0.548 Miles

Stockwell Group Practice

107 Stockwell Road London SW9 9TJ

0.586 Miles

Herne Hill Road Medical Practice

1-3 Herne Hill Road Loughborough Junction London SE24 0AU

0.621 Miles

Akerman Medical Practice

2nd Floor Akerman Health Centre 60 Patmos Road London SW9 6AF

0.801 Miles

Dentists

Brixton Dental Care

35 Gresham Road Brixton London SW9 7NU

0.089 Miles

Blue Dental Care - Brixton

Blue Dental Care 232 Stockwell Road London SW9 9SU

0.428 Miles

Pavilion Dental Centre

9 Brighton Terrace London London SW9 8DJ

0.548 Miles

Shah Dental Practice

24 Acre Lane London London SW2 5SG

0.632 Miles

Response Times of NHS Services

Category Approx. Respons Time (Hr:Min:Sec)

C1 00 hrs 07 mins 36 secs

C1T 00 hrs 10 mins 40 secs

C2 00 hrs 41 mins 19 secs

C3 01 hrs 24 mins 09 secs

C4 02 hrs 24 mins 58 secs

C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)

C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)

C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)

C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required

C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

Carbon Footprint

Current Carbon Intensity

125

gCO₂/kWh

Moderate

(Lower is Better)



Very Low



Low



Moderate



High



Very High

Fuel Type	Percentage (%)
Imports	28.1
Gas	28
Wind	19.9
Nuclear	17.6
Biomass	5.2
Coal	0.7
Hydro	0.5
Other	0
Solar	0

The Carbon Intensity forecast includes CO₂ emissions related to electric power generation. This includes emissions from all large metered power stations, interconnector imports, transmission and distribution losses. It also accounts for renewable national electricity demand for embedded wind and solar generation.