

Valuation Report

XXXX
XXXX Street
Battersea
London
SWXX 3XX

Undertaken by: Miles L Strong B.Sc. (hons) MRICS FNAEA

Of

Team Survey Ltd
Pride House
55 Battersea Bridge Road
London
SW11 3AX

Date of Valuation: 11th November 2010

Introduction

This valuation report has been carried out by Mr. Miles Strong MRICS FNAEA of Team Survey Ltd (Chartered Surveyors). Mr Strong is the Managing Director, and is responsible for the residential valuation department covering Greater London and has carried out in excess of 5,000 'Open Market' valuations on behalf of Banks for secured lending purposes and private individuals and organisations such as housing associations and development companies. Mr Strong has 20 years experience of residential valuation matters, and is a member of the Royal Institute of Chartered Surveyors since 1998, a Fellow of the National Association of Estate Agents.

Instruction

Teamsurvey Ltd have been instructed by Royal Bank of Canada to carry out an RICS 'Open Market' Red Book Valuation of the above property on the basis of a sale with vacant possession (and unencumbered) within a normal timescale based on:

- (a) A willing seller;
- (b) Sale with vacant possession and unencumbered; and
- (c) The estimated price which a willing buyer in an arm's length transaction could reasonably be expected to pay for the purchase of the property.

Applicant/RBC Client

Mr XXXX

Special Assumptions/Instructions

The property has been acquired through a local Estate Agent – XXXXX Properties at £3.25m. Access made via this agent.

Normal Assumptions/Instructions

Standard Terms and Conditions apply as attached.

Limitations of Inspection

The inspection was limited to the subject property only, and external visual inspection of the neighbouring property.

No inspection of the roof was made.

Description of the property

A 7th 8th and 9th Storey flat in a 17 storey purpose built block containing 103 flats, this flat being the top flat of it's core. Originally designed by The XXXXXXXX Partnership. The building has a basement car park. The flat is accessed by internal common parts with lifts and stairways.

Location

The building is located on the South Bank of the river Thames, in a popular residential part of Battersea, close to local amenities and transport links. This location is reasonably central, within easy reach of the 'West End' and commercial districts.

Construction

The building is of conventional construction, in a 'modernist' style, All walls are rendered and painted with a panelled effect finish around an assumed in-situ reinforced concrete frame, to a mainly low gradient roof (not inspected).

Condition

A well presented property that appears to be in a condition consistent with its age and type of construction. The flat has been fitted to a high standard however this stamp of taste may restrict saleability to a niche buyer.

Accommodation

7th Floor: 3 bedrooms and 3 bathrooms (external balcony x2 and terrace), 8th Floor: living room and kitchen (external terrace), 9th Floor: landing (external terrace). We are advised that there are two parking spaces at basement level, these were not inspected. Internal space: 275m²

Services

Normal mains services are connected. The property has central heating and we are advised that there is air conditioning.

Occupation

Vendor occupied. The valuation assumes full vacant possession.

Tenure

We have not been advised as to the terms of the lease. The lease has not been inspected; the valuation assumes an unexpired term in excess of 80 years, no onerous covenants and a nominal ground rent. It is understood that the flat owner will participate in a share of the freehold. The Legal Advisor should confirm.

Insurance

£490,000 Four hundred and ninety thousand pounds. The insurance excludes the two parking spaces. The insurance value is for the flat only and assumes that the building as a whole is insured under a single block policy.

Valuation

£3,250,000 (Three million two hundred and fifty thousand pounds).

Overall Assessment

The relative high value of this flat arises from its large size and good location, with River views and close proximity to central London. This places the flat in a price bracket whereby specialist marketing will be required to assure best value on resale. There are not large numbers of transactions of such properties. Overall movements and market trends do not readily apply to these sales; a more important factor may be the relative strength or weakness of the pound in relation to foreign currencies. Sales should be considered as: niche market.

Recommendation

The property would be considered as suitable security for mortgage purposes by most mainstream lending sources. Accordingly the property is recommended to the Bank

Methodology

Mr Miles Strong MRICS FNAEA carried out the valuation.

The method used for achieving the Open Market Value was primarily the use of comparable evidence. Where direct comparables were unavailable a breakdown and analysis of the capital values of similar properties in the area was used. Factors that were considered were also accommodation, specification and location.

The valuation only takes into factual consideration properties that have transacted. Properties on the market currently are used for measures of trend and market buoyancy but are discounted when formulating the valuation figure.

Comparables

1. C1 Albion Riverside SW11 337m² 4 bedroom 4 bathroom 1 living room top floor flat with parking outside space and river views sold through Charles McDowell for £3.5m 11/09.

2. 32&34 Riverside One SW11 347m² 4 bedroom 3 bathroom 1 living room third floor flat with parking, full river frontage but no outside space sold £3.725m through Savills 07/08.

3. B3 Albion Riverside SW11 285m² 3 bedroom 3 bathroom 1 living room 9/10th (top) floor flat with river views, parking and outside space sold privately for £3.3m 02/07.

4. Boxtree House Imperial Wharf Fulham London SW6 260m² 5 bed, 5 bath, 1 recep, ground floor flat with distant river views, car parking and two terraces sold £3.25mil 11/2010 by Jo Webster Properties. Geographically similar location on reclaimed land North of the Thames in Fulham however worse position in building.

5. 54 Oswald Building Queenstown Road London SW8 230m² 3 bed, 3 bath, 3 recep top floor split level flat (8th & 9th) with parking wrap around terrace, park and river views. Sold £3.6mil by Garton Jones 06/2010. A marginally better location just to the south of Chelsea Bridge and similar positioning in the building.

6. The Belvedere Chelsea Harbour Lots Road, border of Chelsea and Fulham, London SW10 186m² 2 bed, 2 bath, 3 recep, 15th floor flat with parking two balconies and river views. Sold £3.5m by Harbour Estates 11/2010. Smaller flat in better location on North side of river.

Statement of Truth

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

I confirm that my report includes all facts which I regard as being relevant to the opinions which I have expressed and that attention has been drawn to any matter which would affect the validity of those opinions.

I confirm that I am not instructed under any conditional fee arrangement.

I confirm that I have no conflicts of interest of any kind other than those already disclosed in my report.

I confirm that my report complies with the requirements of the Royal Institution of Chartered Surveyors (RICS).

Surveyor..... **Miles L Strong B.Sc. (hons) MBA MRICS.**

19th December 2010

Appendix





