



## Development GDV

26 APRIL 2025

Postcode: BR8 7TQ

GIA 92.7sqm

Finish quality: premium

1-bed Flats: 2

### SALE VALUATION

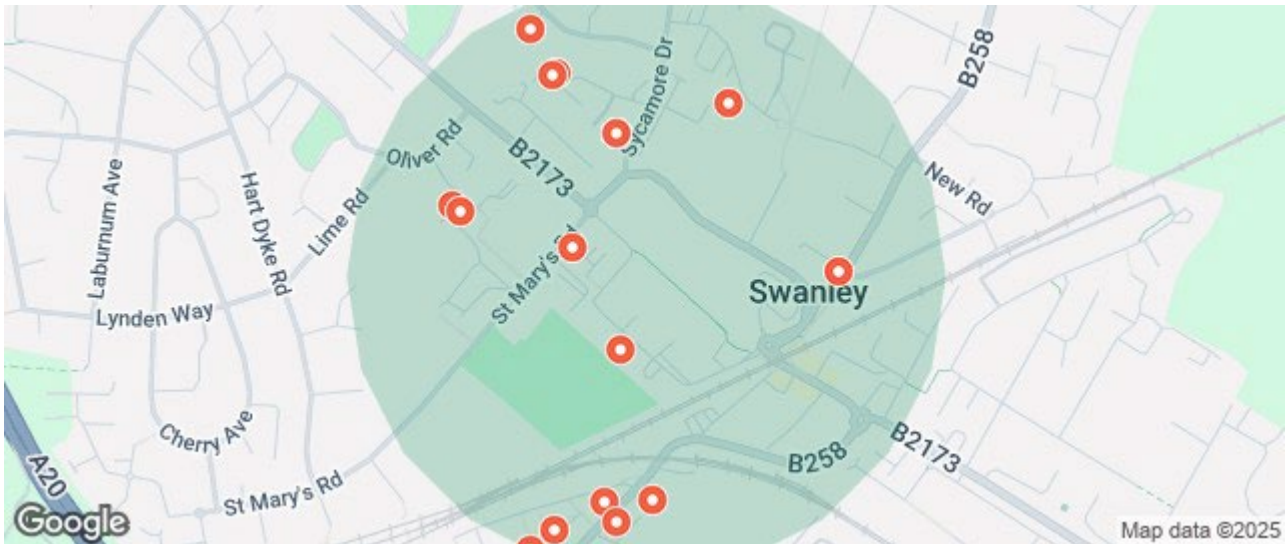
**£463,750**

+/- £35,000

### RENTAL VALUATION

**£2,643pm**

In the last 18 months the average sold £/sqm in a 0.27mi radius was **£5,003/sqm**:



Date	Address	Sqm	£/sqm	Price	Dist
2024 12 19	Flat 4, Littleheath, St Marys Road, BR8 7FN	35	£5,716	£200,000	0.07
2024 11 29	Flat 25, Berkeley Court, Nightingale Way, BR8 7UD	50	£4,359	£218,000	0.07
2024 09 16	Flat 15, Kennett Court, Oakleigh Close, BR8 7WP	44	£4,327	£190,500	0.13

Date	Address	Sqm	£/sqm	Price	Dist
2024 02 20	Flat 12, Kennett Court, Oakleigh Close, BR8 7WP	60	£4,467	£270,000	0.13
2024 04 16	16, Bonney Way, BR8 7BL	102	£4,316	£440,000	0.18
2024 10 08	25, Swanley Lane, BR8 7JE	107	£4,672	£500,000	0.18
2023 11 24	18, Ruxton Close, BR8 7DA	92	£5,436	£500,000	0.19
2024 05 08	48, Oakleigh Close, BR8 7WJ	42	£6,491	£272,500	0.20
2024 12 02	41, Oakleigh Close, BR8 7WJ	89	£4,715	£420,000	0.20
2024 05 07	Flat 11, Winton Court, 25, Goldsel Road, BR8 8DU	53	£4,811	£255,000	0.23
2023 12 18	49, Hollytree Avenue, BR8 7BB	68	£5,038	£342,500	0.25
2023 11 10	Flat 26, Horizon House, Azalea Drive, BR8 8FA	37	£5,683	£210,000	0.27

The average asking price of 1-bedroom Flats in a 2.85-mile radius is **£235,000**.

The average asking rent of 1-bedroom flats in a 3.27-mile radius is **£1,248pm**.

The area is a major urban conurbation; the internet speed is No Fibre.

Valuations are strictly estimates only, and you should use them on that basis. Our Automated Valuation Model analyses prices for equivalent properties sold or offered in the area. These properties may differ in ways which we do not or cannot take into account. Valuations are subjective and based on market forces which may change. Valuations must not be used for property sale, purchase, mortgage or related purposes. You should seek a professional valuation from a qualified surveyor before making any decision whether to buy or sell a property. We shall not be liable for any losses you or anyone else suffers as a result of relying on the valuations. This includes not being liable for any loss of profit, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.

This valuation was generated on 2025 04 26 with Sleek Direct.