

Riverside Studios - Proposed Scheme
 S&P Value Review Oct-13

DESCRIPTION				NET AREA		AMENITY SPACE		ASPECT		DPA2 Values		S&P Values	
Floor	Flat No	Unit Type	Accessible	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	Double	View	NSA (sq.ft)	£	S&P £	S&P Epsf
1	1-1	2 Bed		96.3	1,037	9.6	103		BRIDGE	£829	£860,000	£1,000,000	£964
1	1-2	1 Bed		65.6	706	5.4	58		CRISP	£566	£400,000	£510,000	£722
1	1-3	1 Bed		57.3	617	5.4	58		CRISP	£567	£350,000	£460,000	£746
1	1-4	2 Bed		108.6	1,169	13.9	150	Double	CRISP	£577	£675,000	£830,000	£710
1	1-5	1 Bed		61.2	658	5.0	54		PATH	£570	£375,000	£480,000	£729
1	1-6	1 Bed	Y	81.7	879	5.1	55		PATH	£512	£450,000	£540,000	£614
1	1-7	2 Bed		112.7	1,213	13.0	140		RIVER/ PATH	£606	£735,000	£840,000	£692
1	1-8	3 Bed		135.7	1,461	7.8	84		RIVER	£798	£1,165,000	£1,550,000	£1,061
1	1-9	2 Bed		84.1	905	16.5	178		RIVER	£828	£750,000	£950,000	£1,049
1	1-10	3 Bed		97.3	1,047	7.7	83		RIVER	£907	£950,000	£1,200,000	£1,146
1	1-11	3 Bed		122.9	1,323	15.0	161		RIVER	£831	£1,100,000	£1,650,000	£1,247
1	1-12	3 Bed		122.7	1,321	15.0	161		RIVER	£833	£1,100,000	£1,650,000	£1,249
1	1-13	2 Bed		93.0	1,001	8.9	96		BRIDGE	£849	£850,000	£1,030,000	£1,029
2	2-1	1 Bed	Y	60.6	652	9.6	104		BRIDGE	£767	£500,000	£580,000	£889
2	2-2	2 Bed		73.3	789	8.2	88		BRIDGE	£805	£635,000	£810,000	£1,027
2	2-3	2 Bed		79.0	850	5.8	63		BRIDGE	£782	£665,000	£850,000	£1,000
2	2-4	2 Bed		80.4	865	6.3	68	Double	BRIDGE	£780	£675,000	£860,000	£994
2	2-5	Studio		48.1	518	5.4	58		CRISP	£647	£335,000	£430,000	£830
2	2-6	1 Bed	Y	71.4	768	5.4	58		CRISP	£644	£495,000	£560,000	£729
2	2-7	1 Bed		56.4	607	13.5	146		CRISP	£643	£390,000	£480,000	£791
2	2-8	Studio	Y	47.4	511	11.6	124		CRISP	£646	£330,000	£430,000	£842
2	2-9	Studio		40.7	438	12.0	129		CRISP	£640	£280,000	£370,000	£846
2	2-10	1 Bed		53.4	575	15.5	167		CRISP	£635	£365,000	£460,000	£800
2	2-11	Studio	Y	47.3	509	11.6	124		CRISP	£639	£325,000	£430,000	£845
2	2-12	1 Bed		51.7	557	13.6	146		CRISP	£637	£355,000	£460,000	£826
2	2-13	1 Bed		58.3	627	5.4	58		CRISP	£638	£400,000	£480,000	£766
2	2-14	1 Bed		58.9	634	5.4	58		CRISP	£631	£400,000	£480,000	£757
2	2-15	2 Bed		108.8	1,171	13.8	149	Double	CRISP	£641	£750,000	£850,000	£726
2	2-16	1 Bed		61.2	659	5.0	54		PATH	£599	£395,000	£490,000	£743
2	2-17	2 Bed		77.9	838	15.4	166		PATH	£597	£500,000	£690,000	£823
2	2-18	2 Bed		85.7	923	11.8	127		PATH	£677	£625,000	£740,000	£802
2	2-19	2 Bed		106.9	1,151	7.5	81		PATH	£743	£855,000	£850,000	£738
2	2-20	3 Bed		135.7	1,460	16.5	178		RIVER	£890	£1,300,000	£1,650,000	£1,130
2	2-21	3 Bed		141.5	1,523	12.5	134	Double	RIVER	£821	£1,250,000	£1,580,000	£1,037
2	2-22	3 Bed		123.0	1,324	17.0	183	Double	RIVER	£869	£1,150,000	£1,470,000	£1,110
2	2-23	2 Bed		102.0	1,098	17.9	193		RIVER	£851	£1,935,000	£1,050,000	£956
2	2-24	Studio		41.8	450	7.1	77		INTERNAL	£744	£335,000	£400,000	£889
2	2-25	3 Bed		135.5	1,459	15.8	170	Double	RIVER	£857	£1,250,000	£1,370,000	£939
2	2-26	3 Bed		136.7	1,471	15.7	169	Double	RIVER	£867	£1,275,000	£1,370,000	£931
2	2-27	2 Bed		86.8	934	7.5	81		BRIDGE	£883	£825,000	£1,020,000	£1,092
2	2-28	2 Bed		79.6	856	15.8	170		INTERNAL	£671	£575,000	£740,000	£864
2	2-29	2 Bed		88.2	949	8.9	96		BRIDGE	£880	£835,000	£1,040,000	£1,096
3	3-1	1 Bed		60.9	655	9.7	104		BRIDGE	£824	£540,000	£590,000	£901
3	3-2	Studio		46.0	495	8.2	88		INTERNAL	£758	£375,000	£410,000	£828
3	3-3	2 Bed		73.2	788	5.8	63		BRIDGE	£889	£700,000	£830,000	£1,054
3	3-4	1 Bed		53.3	574	12.8	138		INTERNAL	£785	£450,000	£480,000	£837
3	3-5	2 Bed	Y	79.1	852	5.8	63		QCS	£763	£650,000	£870,000	£1,021
3	3-6	2 Bed		80.4	865	6.5	70	Double	BRIDGE	£850	£735,000	£870,000	£1,006
3	3-7	Studio		48.0	517	5.2	56	Double	CRISP	£648	£335,000	£430,000	£832
3	3-8	3 Bed	Y	104.4	1,124	11.2	120	Double	CRISP	£654	£735,000	£910,000	£809
3	3-9	2 Bed		89.9	968	14.1	152	Double	CRISP	£646	£625,000	£850,000	£878
3	3-10	2 Bed	Y	85.2	917	17.9	193		INTERNAL	£791	£725,000	£820,000	£894
3	3-11	Studio		39.0	420	5.0	54		CRISP	£774	£325,000	£370,000	£881
3	3-12	Studio		39.2	422	5.4	58		CRISP	£771	£325,000	£370,000	£877
3	3-13	Studio	Y	42.2	454	7.5	81		INTERNAL	£760	£345,000	£390,000	£859
3	3-14	1 Bed		50.8	547	5.4	58		CRISP	£658	£360,000	£460,000	£841
3	3-15	Studio		44.6	481	5.0	54		CRISP	£656	£315,000	£420,000	£874
3	3-16	1 Bed		51.7	557	5.0	54		CRISP	£655	£365,000	£460,000	£826
3	3-17	1 Bed		58.3	627	5.5	60		CRISP	£654	£410,000	£490,000	£781
3	3-18	1 Bed		58.9	634	5.5	60		CRISP	£655	£415,000	£500,000	£789
3	3-19	2 Bed		108.8	1,171	16.4	176	Double	CORNER	£730	£855,000	£860,000	£735
3	3-20	1 Bed		61.2	658	5.0	54		PATH	£646	£425,000	£500,000	£759
3	3-21	2 Bed		78.3	842	12.9	139	Double	PATH	£653	£550,000	£710,000	£843
3	3-22	2 Bed		85.7	923	10.9	117	Double	PATH	£677	£625,000	£750,000	£813
3	3-23	2 Bed		107.3	1,155	7.5	81		PATH/RIVER	£801	£925,000	£860,000	£744
3	3-24	3 Bed		135.7	1,460	16.5	178	Double	RIVER	£925	£1,350,000	£1,720,000	£1,178
3	3-25	3 Bed		141.5	1,523	12.5	134	Double	RIVER	£886	£1,350,000	£1,650,000	£1,083
3	3-26	3 Bed		123.0	1,324	17.9	193	Double	RIVER	£944	£1,250,000	£1,540,000	£1,163
3	3-27	2 Bed		102.0	1,098	17.0	183		RIVER	£1,001	£1,100,000	£1,100,000	£1,001
3	3-28	Studio		41.8	450	17.9	193		INTERNAL	£789	£355,000	£400,000	£889
3	3-29	3 Bed		135.5	1,459	7.1	77	Double	RIVER	£926	£1,350,000	£1,450,000	£994
3	3-30	3 Bed		136.7	1,471	15.8	170	Double	RIVER	£907	£1,335,000	£1,450,000	£986
3	3-31	2 Bed		86.8	934	15.7	169		BRIDGE	£894	£835,000	£1,070,000	£1,145
3	3-32	2 Bed		72.9	785	7.5	81		INTERNAL	£720	£565,000	£750,000	£956
3	3-33	1 Bed		51.1	550	15.8	170		INTERNAL	£772	£425,000	£500,000	£909
3	3-34	2 Bed		86.0	926	8.9	96		BRIDGE	£913	£845,000	£1,090,000	£1,177
4	4-1	3 Bed		114.3	1,230	9.5	102	Double	BRIDGE	£894	£1,100,000	£1,260,000	£1,024
4	4-2	2 Bed		73.2	788	8.2	88		BRIDGE	£920	£725,000	£840,000	£1,066
4	4-3	1 Bed	Y	64.9	699	6.1	65		INTERNAL	£787	£550,000	£580,000	£830
4	4-4	2 Bed		79.1	852	5.8	63		BRIDGE	£969	£825,000	£880,000	£1,033
4	4-5	2 Bed		80.4	865	6.5	70		BRIDGE	£954	£825,000	£890,000	£1,029
4	4-6	Studio		48.0	517	5.5	60		CRISP	£803	£415,000	£440,000	£851
4	4-7	3 Bed	Y	104.5	1,125	5.5	60	Double	CRISP	£827	£930,000	£930,000	£827
4	4-8	2 Bed		89.9	968	10.1	108		CRISP	£878	£850,000	£860,000	£888
4	4-9	2 Bed		86.0	926	11.5	124		INTERNAL	£810	£750,000	£840,000	£907
4	4-10	Studio		39.0	420	4.7	51		CRISP	£798	£335,000	£380,000	£905
4	4-11	Studio		39.2	422	5.1	55		CRISP	£794	£335,000	£380,000	£901
4	4-12	2 Bed		78.1	841	13.9	150		INTERNAL	£892	£750,000	£870,000	£928
4	4-13	1 Bed		50.8	547	5.1	54		CRISP	£932	£510,000	£470,000	£859

DESCRIPTION				NET AREA		AMENITY SPACE		ASPECT		DPA2 Values		S&P Values	
Floor	Flat No	Unit Type	Accessible	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	Double	View	NSA (sq.ft)	£	S&P £	S&P £psf
4	4-14	Studio		38.8	418	5.0	54		CRISP	£873	£365,000	£370,000	£885
4	4-15	2 Bed		86.0	925	16.5	177	Double	CRISP	£881	£815,000	£860,000	£930
4	4-16	1 Bed		58.3	627	5.5	60		CRISP	£997	£625,000	£500,000	£797
4	4-17	2 Bed		70.9	763	9.6	103	Double	CRISP	£911	£695,000	£730,000	£957
4	4-18	1 Bed		51.9	559	5.1	54		ROOF	£1,020	£570,000	£480,000	£859
4	4-19	1 Bed	Y	65.3	703	20.1	216		INTERNAL	£982	£690,000	£610,000	£868
4	4-20	2 Bed		70.5	758	7.5	81		ROOF	£943	£715,000	£730,000	£963
4	4-21	2 Bed	Y	96.0	1,033	24.2	261		ROOF	£866	£895,000	£950,000	£919
4	4-22	2 Bed		101.8	1,096	28.0	302		ROOF	£821	£900,000	£960,000	£876
4	4-23	2 Bed		82.1	884	5.0	54		ROOF	£820	£725,000	£770,000	£871
4	4-24	2 Bed		77.9	838	12.9	139	Double	ROOF	£805	£675,000	£720,000	£859
4	4-25	2 Bed		85.7	923	10.9	117	Double	ROOF	£813	£750,000	£770,000	£835
4	4-26	2 Bed		106.9	1,151	7.5	81		RIVER	£856	£985,000	£880,000	£765
4	4-27	3 Bed		135.7	1,460	16.5	178		RIVER	£1,010	£1,475,000	£1,800,000	£1,233
4	4-28	3 Bed		141.5	1,523	12.5	134	Double	RIVER	£919	£1,400,000	£1,730,000	£1,136
4	4-29	3 Bed		123.0	1,324	17.9	193	Double	RIVER	£963	£1,275,000	£1,620,000	£1,224
4	4-30	2 Bed		102.0	1,098	7.5	81		RIVER	£1,020	£1,120,000	£1,150,000	£1,047
4	4-31	Studio		41.8	450	7.0	75		INTERNAL	£811	£365,000	£410,000	£911
4	4-32	3 Bed		135.5	1,459	15.4	166	Double	RIVER	£960	£1,400,000	£1,520,000	£1,042
4	4-33	3 Bed		136.7	1,471	15.4	166	Double	RIVER	£935	£1,375,000	£1,520,000	£1,033
4	4-34	2 Bed		86.8	934	7.5	81		BRIDGE	£910	£850,000	£1,120,000	£1,199
4	4-35	2 Bed		72.7	782	14.1	152		INTERNAL	£812	£635,000	£770,000	£985
4	4-36	1 Bed		53.8	579	11.1	119		INTERNAL	£804	£465,000	£510,000	£881
4	4-37	2 Bed		88.1	949	8.9	96		BRIDGE	£922	£875,000	£1,140,000	£1,202
5	5-1	3 Bed		111.1	1,196	9.5	102	Double	BRIDGE	£924	£1,105,000	£1,330,000	£1,112
5	5-2	3 Bed		114.9	1,237	8.2	88		BRIDGE	£925	£1,145,000	£1,340,000	£1,083
5	5-3	1 Bed	Y	64.9	699	6.1	65		INTERNAL	£923	£645,000	£590,000	£845
5	5-4	1 Bed		72.8	784	32.2	347	Double	BRIDGE	£925	£725,000	£710,000	£906
5	5-5	2 Bed		84.4	909	12.3	133	Double	CRISP	£919	£835,000	£840,000	£924
5	5-6	2 Bed		73.3	789	14.2	153	Double	CRISP	£950	£750,000	£750,000	£950
5	5-7	2 Bed		86.2	927	11.5	124		INTERNAL	£944	£875,000	£850,000	£917
5	5-8	1 Bed		50.9	547	15.9	171		CRISP	£987	£540,000	£500,000	£913
5	5-9	2 Bed		83.7	901	8.8	95		INTERNAL	£888	£800,000	£800,000	£888
5	5-10	1 Bed		58.3	627	18.8	203		CRISP	£924	£580,000	£530,000	£845
5	5-11	2 Bed		73.8	795	12.9	139	Double	CRISP	£956	£760,000	£750,000	£944
5	5-12	3 Bed		106.6	1,147	34.0	366	Double	CORNER	£959	£1,100,000	£1,160,000	£1,011
5	5-13	1 Bed	Y	65.4	703	5.8	62		INTERNAL	£924	£650,000	£620,000	£881
5	5-14	2 Bed		70.5	758	7.5	81		ROOF	£956	£725,000	£750,000	£989
5	5-15	2 Bed	Y	96.0	1,033	13.0	139		ROOF	£895	£925,000	£970,000	£939
5	5-16	2 Bed		101.8	1,096	12.2	132		ROOF	£862	£945,000	£980,000	£894
5	5-17	2 Bed		82.1	884	5.0	54		ROOF	£849	£750,000	£790,000	£894
5	5-18	2 Bed		77.9	838	12.9	139		ROOF	£859	£720,000	£740,000	£883
5	5-19	2 Bed		85.7	923	10.9	117		ROOF	£813	£750,000	£780,000	£845
5	5-20	2 Bed		106.9	1,151	7.5	81		ROOF	£1,086	£1,250,000	£890,000	£773
5	5-21	3 Bed		135.7	1,460	16.5	178		RIVER	£1,044	£1,525,000	£1,870,000	£1,281
5	5-22	3 Bed		141.5	1,523	12.5	134		RIVER	£952	£1,450,000	£1,800,000	£1,182
5	5-23	3 Bed		123.0	1,324	17.9	193		RIVER	£1,001	£1,325,000	£1,690,000	£1,277
5	5-24	2 Bed		102.0	1,098	7.5	81		RIVER	£933	£1,025,000	£1,200,000	£1,093
5	5-25	Studio		41.8	450	7.0	75		INTERNAL	£889	£400,000	£410,000	£911
5	5-26	3 Bed		135.5	1,459	15.4	166		RIVER	£984	£1,435,000	£1,600,000	£1,097
5	5-27	3 Bed		136.7	1,471	14.4	155		RIVER	£958	£1,410,000	£1,600,000	£1,088
5	5-28	2 Bed		86.8	934	7.5	81		BRIDGE	£947	£885,000	£1,170,000	£1,252
5	5-29	2 Bed		72.9	785	14.1	152		INTERNAL	£892	£700,000	£780,000	£994
5	5-30	2 Bed		88.1	949	8.9	96		BRIDGE	£959	£910,000	£1,190,000	£1,254
6	6-1	3 Bed		137.0	1,475	66.4	715	Double	BRIDGE	£1,254	£1,850,000	£1,770,000	£1,200
6	6-2	3 Bed		154.2	1,660	35.5	382	Double	CRISP	£904	£1,500,000	£1,580,000	£952
6	6-3	2 Bed		87.0	937	11.5	124		INTERNAL	£934	£875,000	£870,000	£929
6	6-4	2 Bed		71.2	766	5.1	54	Double	CRISP	£1,025	£785,000	£790,000	£1,031
6	6-5	2 Bed		78.4	844	21.7	234	Double	CRISP	£1,025	£865,000	£840,000	£995
6	6-6	1 Bed		66.6	717	19.2	207	Double	CORNER	£976	£700,000	£670,000	£934
6	6-7	1 Bed	Y	65.4	703	7.8	83		INTERNAL	£888	£625,000	£630,000	£896
6	6-8	3 Bed		173.0	1,862	23.5	252	Double	PATH	£993	£1,850,000	£1,690,000	£907
6	6-9	3 Bed		128.7	1,385	26.9	290	Double	PATH	£975	£1,350,000	£1,320,000	£953
6	6-10	3 Bed		118.7	1,278	24.3	262	Double	PATH	£1,154	£1,475,000	£1,260,000	£986
6	6-11	3 Bed		126.0	1,357	24.8	267	Double	PATH	£1,364	£1,850,000	£1,320,000	£973
6	6-12	3 Bed		191.0	2,056	24.8	267	Double	RIVER	£1,094	£2,250,000	£2,350,000	£1,143
6	6-13	3 Bed		134.7	1,450	27.5	296	Double	RIVER	£1,000	£1,450,000	£1,870,000	£1,289
6	6-14	3 Bed		138.1	1,486	29.9	322	Double	RIVER	£1,110	£1,650,000	£1,920,000	£1,292
6	6-15	3 Bed		196.3	2,113	42.9	462	Double	RIVER	£876	£1,850,000	£2,510,000	£1,188
6	6-16	3 Bed		179.1	1,928	35.2	379	Double	RIVER	£908	£1,750,000	£2,400,000	£1,245
6	6-17	2 Bed		72.8	784	14.1	152	Double	INTERNAL	£957	£750,000	£800,000	£1,021
6	6-18	3 Bed		111.2	1,196	32.2	347		RIVER	£1,087	£1,300,000	£1,560,000	£1,304
7	7-1	3 Bed		193.0	2,078	124.2	1,337		OVER ROOF TO BRIDGE	£1,131	£2,350,000	£2,850,000	£1,372
7	7-2	3 Bed		150.2	1,616	173.2	1,865		PATH TO RIVER???	£1,237	£2,000,000	£2,100,000	£1,299
7	7-3	3 Bed		153.4	1,651	111.8	1,203		OVER ROOF TO BRIDGE	£1,363	£2,250,000	£2,350,000	£1,423
7	7-4	3 Bed		259.7	2,795	274.2	2,952	Double	RIVER	£1,163	£3,250,000	£4,000,000	£1,431
Private Market Residential Total (C3)				15,010.1	161,573	2,719.3	29,271			£887	£143,390,000	£162,180,000	£1,004