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Property Report



**19 West Heath Gardens, London, NW3
7TR**



4 July 2026





Report Prepared By:



Christopher May

Job title

Property Analyst

Contact number

07976703805

Email address

chris@goldentrustcapital.co.uk

Report Prepared For:

First name

Christopher

Second name

May

Company profile

Coady Phillips has been established since 2003 and voted best agent in Hampstead in 2023 and 2025 by which Magazine

Website

http:// www.coadyphillips.co.uk



Disclaimer (B):
This report is for informational purposes only and should not be considered financial advice. Market values can fluctuate. Please consult with a qualified surveyor before making investment decisions.



Sales Potential

Guide Price	£1,900,000
Potential Post-Works Value	£2,901,310
Modelled Value Uplift	£1,001,310
Added Floor Area	114m ²
Local Area Rate	£8,783/m ²
Weighted Evidence (ref)	£3,612,204

Estimated data confidence	★★★★★
Local price position	Below
Local buyer demand	Normal

Total planning applications	Overall	50
Total planning applications	Loft & extensions	23
Total planning approvals		37
Total planning refusals		6

GUIDE PRICE

£ **£1,900,000**



Property Stalker weighted evidence £3,612,204 (reference only)

POTENTIAL POST-WORKS VALUE

£ **£2,901,310**



Optional Agent Comparable

18 West Heath Gardens, London. NW3 7TR

Comparable price **£3,900,000**

Comparable-supported upside **£2,000,000**



Comparable | 18 West Heath Gardens, London. NW3 7TR



19 West Heath Gardens, London, NW3 7TR

Market Snapshot



detached



51.5635, -0.1949



4 July 2026

Version 2.0

Area Map

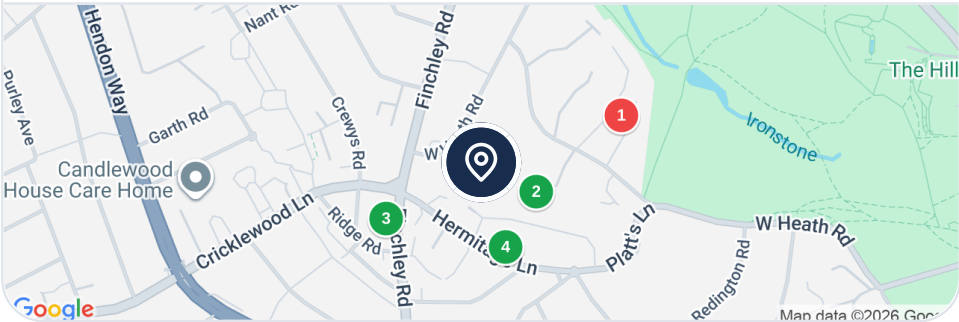
Comparable properties location



Sold



On the market



AVG. DAYS ON MARKET

30 / Days

Faster than regional average



AVG. SALE PRICE

£4,585,000

Based on 4 transactions



CONFIDENCE RATING

High

Based on data density



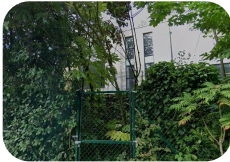
12 MONTH TREND

Year over Year growth



Comparable Properties:

Recently sold or under offer



1, Elm Walk, NW3 7UP

£7,000,000

Sold 15 April 2024

5 bed



14, Burgess Hill, NW2 2DA

£1,940,000

Sold 4 February 2025

5 bed



West Heath Gar-
dens, Hampstead, Lon-
don, NW3 7TR

£4,275,000

5 bed



Hampstead, London
NW3, NW3 7TF

£6,000,000

5 bed



59, Hodford Road, NW11 8NL

£3,100,000

Sold 27 November 2023

5 bed



10, West Heath Avenue,
NW11 7QL

£6,300,000

Sold 15 October 2024

5 bed



Finchley Road, Childs Hill,
London, NW2, NW2 2JN

£2,195,000

5 bed



Hermitage Lane, Gold-
ers Green, London, NW2,
NW2 2HE

£2,950,000

5 bed



19 West Heath Gardens, London, NW3 7TR

Property Summary

detached

51.5635, -0.1949

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Street View | 19 West Heath Gardens, London, NW3 7TR



Property Notes

Internal structural changes are permissible
subject to building control approval.



Disclaimer (E):

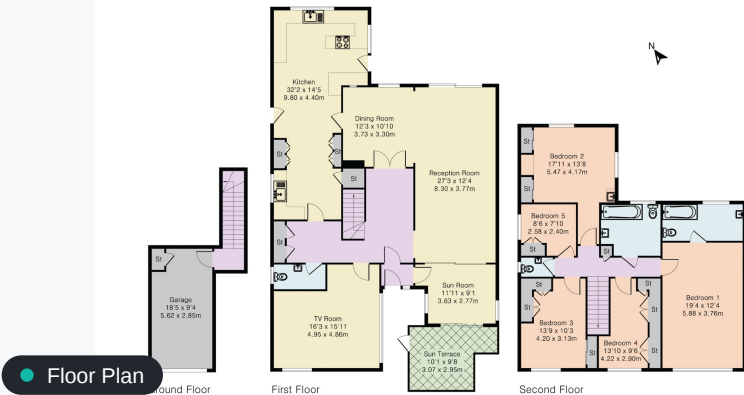
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fied surveyor before making investment decisions.

Approximate Gross Internal Area 2734 sq ft - 254 sq m

Ground Floor Area 228 sq ft - 21 sq m

First Floor Area 1477 sq ft - 137 sq m

Second Floor Area 1029 sq ft - 96 sq m



detached

5 bed

3 bath

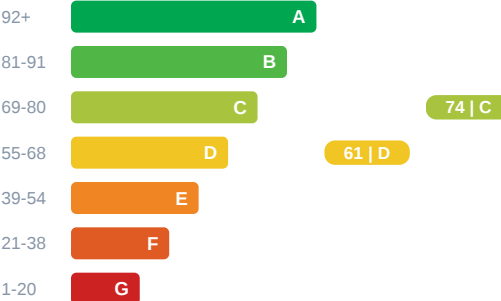
225.0 m²

EPC: D

SCORE ENERGY RATING

CURRENT

POTENTIAL



EPC Information

The graph shows the current
efficiency of your home, the
higher the rating the lower
your fuel bills are likely to be.

The average energy efficien-
cy rating for a dwelling in
England and Wales is band C
(rating 60).



Indicative Works Budget

Full-width front two-storey front extension

[Request Build Quote](#) →

ITEM	METHOD	QUANTITY	RATE (£)	COST (£)	RE- QUIRED
Construction Works					
Foundations & slab	£ per m²	28 m²	170	4,760	✓
Groundworks & drainage	£ per m²	28 m²	75	2,100	✓
Structural shell	£ per m²	28 m²	420	11,760	✓
Structural steel (RSJs)	Fixed	1 unit	3,600	3,600	✓
Roofing	£ per m²	28 m²	150	4,200	✓
Windows & doors	Fixed	1 unit	7,200	7,200	✓
Internal Works					
Insulation & plastering	£ per m²	253 m²	55	13,915	✓
Internal fit-out	£ per m²	28 m²	200	5,600	✓
Services					
Electrical works	£ per m²	28 m²	95	2,660	✓
Plumbing works	£ per m²	28 m²	75	2,100	✓
Site & delivery					
Waste / skips	Fixed	1 unit	3,000	3,000	✓
Preliminaries	Fixed	1 unit	12,000	12,000	✓
Statutory / compliance	Fixed	1 unit	3,500	3,500	✓
Build Cost Subtotal				£76,395	
Contingency (10%)				£7,640	
Professional Fees (8%)				£6,112	
Indicative Works Budget (inc VAT)				£90,146	

Modelled Improvement Scenario

Added Floor Area
28m²

Modelled Value Rate
£8,783/m²

Guide Price Used as Starting Value
£1,900,000

Modelled Value Uplift
£245,936

Potential Post-Works Value
£2,145,936

Indicative Works Budget (inc VAT)
£90,146

1. Full-width front two-storey front extension

1

Sizing & Area Assumption

Depth	2m
Width	7m
Storeys	2
Uplift Area · Post works	253m²



Indicative Works Budget

Rear two-storey extension

[Request Build Quote](#) →

ITEM	METHOD	QUANTITY	RATE (£)	COST (£)	RE- QUIRED
Construction Works					
Foundations & slab	£ per m²	56 m²	150	8,400	✓
Groundworks & drainage	£ per m²	56 m²	65	3,640	✓
Structure & shell	£ per m²	56 m²	220	12,320	✓
Structural steel (RSJs)	Fixed	2 units	1,800	3,600	✓
Roofing	£ per m²	56 m²	130	7,280	✓
Windows & doors	Fixed	2 units	3,500	7,000	✓
Internal Works					
Insulation & plastering	£ per m²	56 m²	55	3,080	✓
Internal fit-out	£ per m²	56 m²	180	10,080	✓
Kitchen integration	Fixed	2 units	8,000	16,000	✓
Services					
Electrical works	£ per m²	56 m²	90	5,040	✓
Site & delivery					
Waste / skips	Fixed	2 units	2,000	4,000	✓
Preliminaries	Fixed	2 units	8,000	16,000	✓
Statutory / compliance	Fixed	2 units	2,500	5,000	✓
Build Cost Subtotal				£101,440	
Contingency (10%)				£10,144	
Professional Fees (8%)				£8,115	
Indicative Works Budget (inc VAT)				£119,699	

Modelled Improvement Scenario

Added Floor Area
56m²

Modelled Value Rate
£8,783/m²

Guide Price Used as Starting Value
£1,900,000

Modelled Value Uplift
£491,872

Potential Post-Works Value
£2,391,872

Indicative Works Budget (inc VAT)
£119,699

2. Rear two-storey extension



Sizing & Area Assumption

Depth	4m
Width	7m
Storeys	2
Uplift Area · Post works	281m²

Notes

Rear extension width is estimated from property type and bedroom count. Two-storey rear extensions require full planning permission; sizing is indicative only.



Indicative Works Budget

Dormer loft with ensuite

[Request Build Quote](#) →

ITEM	METHOD	QUANTITY	RATE (£)	COST (£)	RE-REQUIRED
Construction Works					
Structural reinforcement	£ per m²	30 m²	220	6,600	✓
Dormer structure	£ per m²	30 m²	200	6,000	✓
Roof works	£ per m²	30 m²	160	4,800	✓
Internal Works					
Insulation & plastering	£ per m²	30 m²	80	2,400	✓
Internal fit-out	£ per m²	30 m²	160	4,800	✓
Bathroom	Fixed	1 unit	6,500	6,500	✓
Staircase	Fixed	1 unit	3,500	3,500	✓
Services					
Electrical works	£ per m²	30 m²	90	2,700	✓
Plumbing works	£ per m²	30 m²	60	1,800	✓
Site & delivery					
Waste / skips	Fixed	1 unit	1,500	1,500	✓
Preliminaries	Fixed	1 unit	6,000	6,000	✓
Statutory / compliance	Fixed	1 unit	2,000	2,000	✓
Build Cost Subtotal				£48,600	
Contingency (10%)				£4,860	
Professional Fees (8%)				£3,888	
Indicative Works Budget (inc VAT)				£57,348	

Modelled Improvement Scenario

Added Floor Area
30m²

Modelled Value Rate
£8,783/m²

Guide Price Used as Starting Value
£1,900,000

Modelled Value Uplift
£263,503

Potential Post-Works Value
£2,163,503

Indicative Works Budget (inc VAT)
£57,348

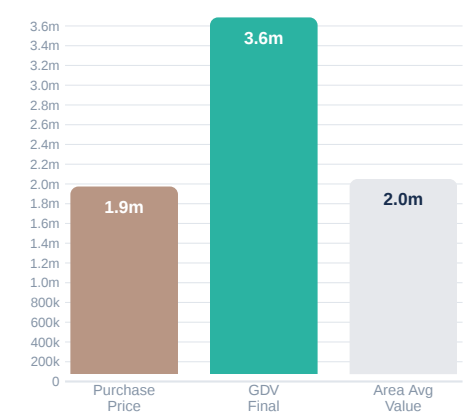
3. Dormer loft with ensuite



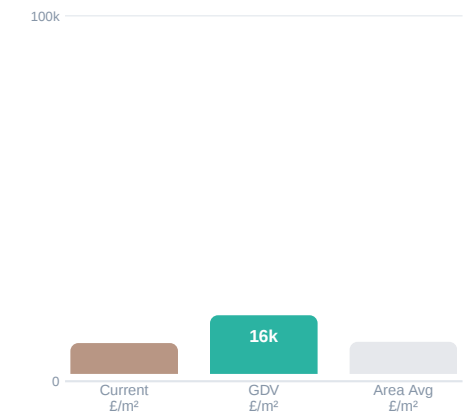
Sizing & Area Assumption

Depth	0m
Width	0m
Storeys	1
Uplift Area · Post works	
255m²	

Current vs GDV vs Area



£/m² Comparison Chart



Property Stalker Comparable Evidence

GDV Sold Based on recent sold prices	£4,585,000
GDV On Market Current market listings	£3,081,500
GDV Area Regional average	£1,976,270

WEIGHTED COMPARABLE EVIDENCE
(REFERENCE ONLY)

↗ 90% Above Current

£ £3,612,204 ✓

Weighted comparables blend — 50% sold, 30% on-market, 20% area average. Scenario value-add is shown on Page N as Post-Development GDV.

Purchase Price £1,900,000	Base Market GDV £3,612,204	Area Average £1,976,270
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📄 Analyst note

GDV weighted across sold comparables (50%), on-market listings (30%), and area

Comparable Evidence Range

- 🛡

Cautious

£3,359,350
- 🎯

Weighted Evi-
dence

£3,612,204
- 🛡

Optimistic

£3,865,058



📄 Band Notes

Valuation bands apply a ±7% adjustment to the base GDV to reflect market uncertainty. Use the Cautious band for conservative appraisal and the Optimistic band for best-case scenario planning.



FLOOR AREA INCREASE

51%

This property has strong value-add potential with an estimated 53% Development Value Uplift following the proposed Full-width front two-storey front extension, alongside a 50.7% floor-area increase.

Overview



VALUATION CONFIDENCE
4 / 5 High Confidence
Based on 4 comparable sales



LOCAL AREA AVERAGE
£8,783 / m²
Based on 4 transactions



PRICE TREND SCORE
5.5 / 10
Moderate Growth



MARKET VELOCITY
30 Days
Based on data density

BALANCED MARKET



GUIDE PRICE
£1,900,000
Report starting value



POTENTIAL POST-WORKS VALUE
£2,901,310
Guide Price + Modelled Value Uplift

+52.7% Above current

GDV Weighting



This property is positioned **0.00% inline** average market value for the area.



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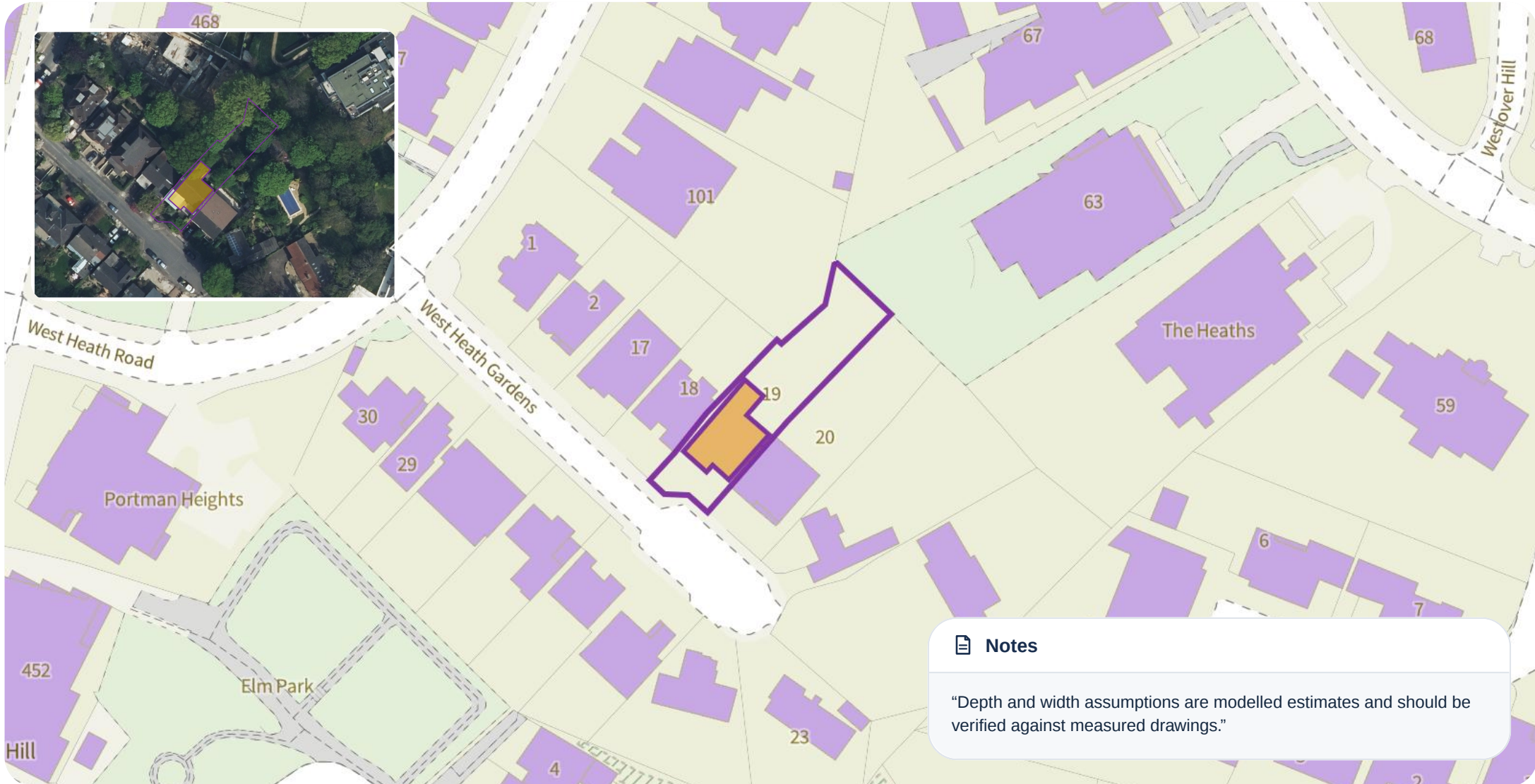
Boundary Map

detached

51.5635, -0.1949

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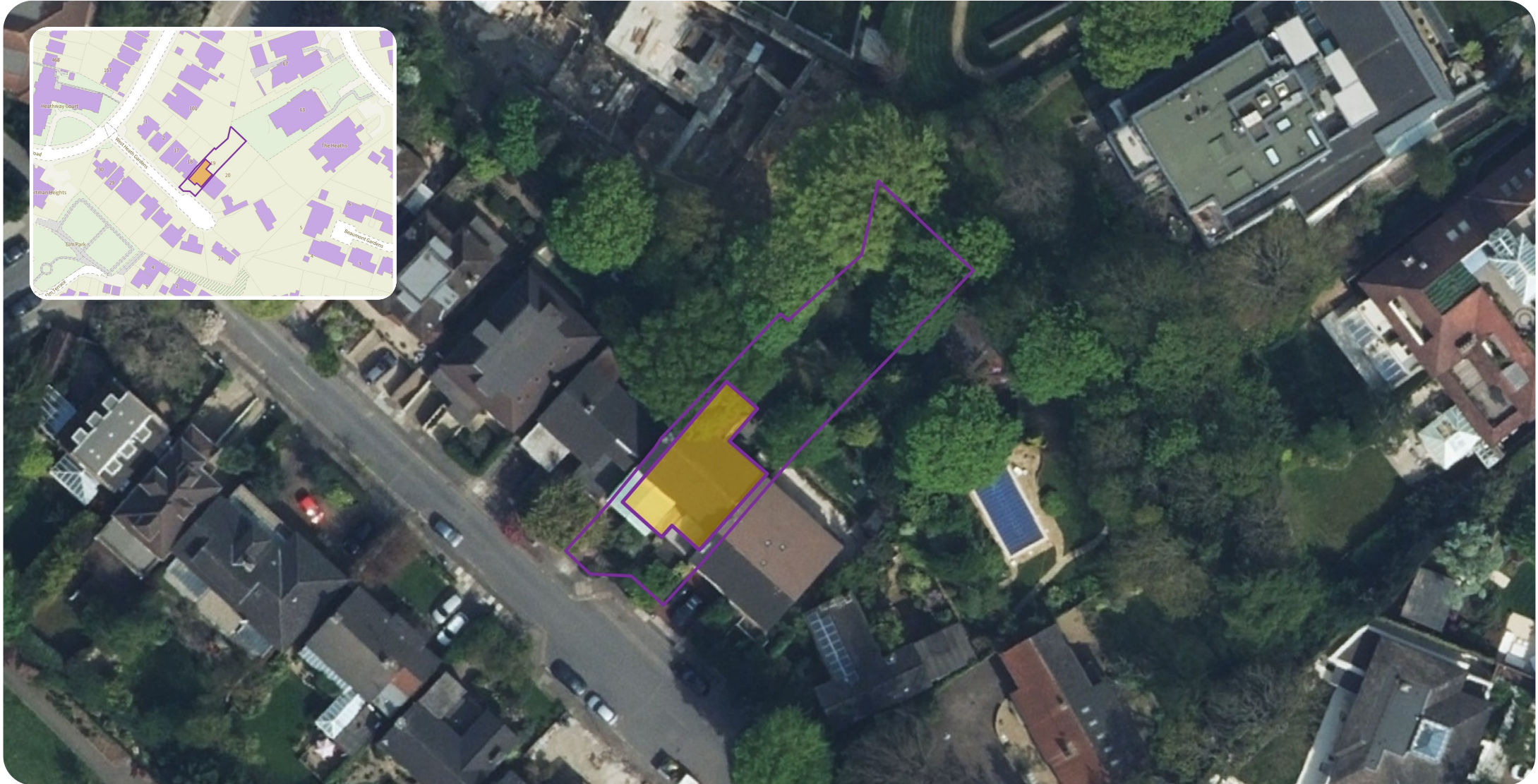
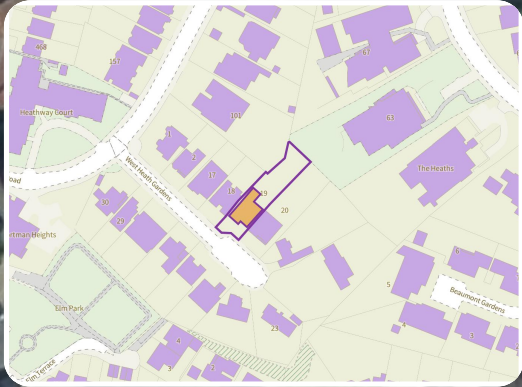
Boundary Map

detached

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Buyer Potential Summary



detached

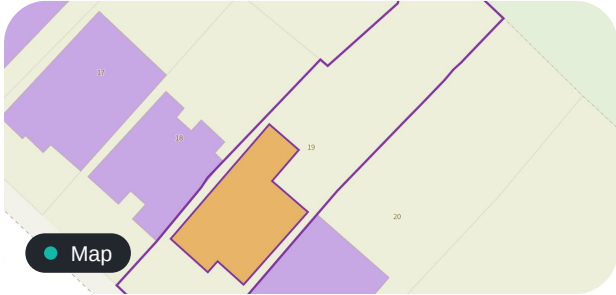


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Map



Buyer Potential Notes

This summary is intended to help buyers understand improvement potential. It is not a profit forecast, investment recommendation or formal valuation.



Property Notes

Internal structural changes are permissible subject to building control approval.



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Guide Price	£1,900,000
Potential Post-Works Value	£2,901,310
Modelled Value Uplift	£1,001,310
Indicative Works Budget	£267,193
Added Floor Area	114m ²



Street View | 19 West Heath Gardens, London, NW3 7TR

Buyer Potential

Improvement Potential

Potential Post-Works Value
£2,901,310

Indicative improvement potential for buyers — not a profit forecast or formal valuation.

Floor Area Increase

+50.7%

Market Average

Projected



19 West Heath Gardens, London, NW3 7TR

Planning Activity



detached



51.5635, -0.1949



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TOTAL APPLICATIONS

50

All Types



APPROVALS

37

Granted Permissions



REFUSALS

6

Permission denied



APPROVAL RATE

86%

Success probability



MEDIAN DECISION TIME

N/A

Data unavailable



LOFT & EXTENSIONS

31

Relevant applications



Notes

Insight: The area has seen 50 planning applications with an approval rate of 86%. Loft & Extensions applications represent the primary category for this postcode, although individual outcomes will vary.

Area Map

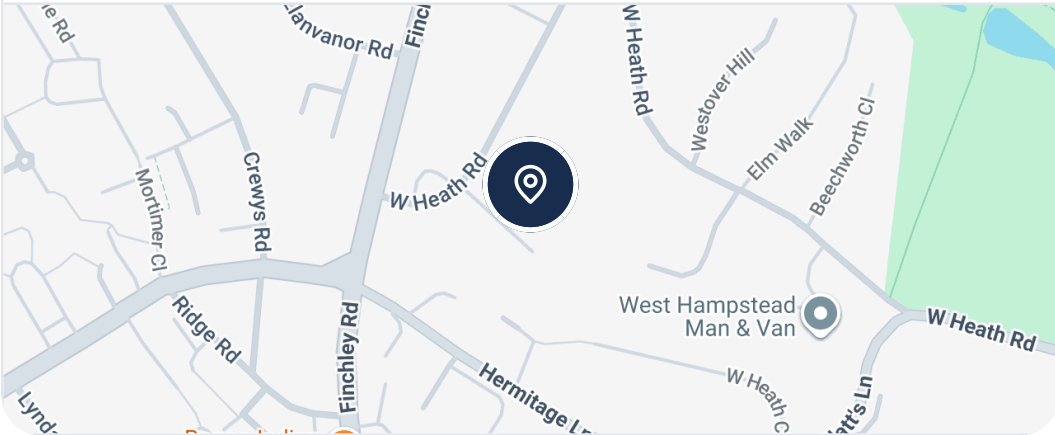
Comparable properties location



Sold



On the market



Approved Applications

Loft & Extensions

1	25/2164/HSE 27 West Heath Gardens London NW3 7TR	✓ Approved	—
2	25/4617/HSE 27 West Heath Gardens London NW3 7TR	✓ Approved	—
3	24/4892/LIC S/O 1 West Heath Gardens On West Heath Road London NW3 7TR	✓ Approved	—
4	25/3868/HSE 30 West Heath Gardens London NW3 7TR	✓ Approved	—
5	26/0936/HSE 19 West Heath Gardens London NW3 7TR	✓ Approved	—

Methodology Used

Build costs presented in this report are estimates only and are based on industry-standard BCIS rates, adjusted for property type, built form, and regional cost factors.

Estate Agent Sales Mode Notes

This report uses guide price as the starting value. Local area £/m² rates are applied to the added saleable floor area from selected improvement scenarios. All selected scenarios are combined to produce headline post-works values.

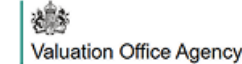
Final Notes

The Energy Performance of Buildings Register is the official place for all EPCs in England, Wales and Northern Ireland. EPC ratings reflect the energy efficiency of the property at the time of assessment.

Important Disclaimers

- This report is for marketing and information purposes only. It is not a formal valuation, survey, mortgage valuation, investment advice or financial advice.
- Modelled improvement values are indicative only and depend on planning, specification, build costs, market conditions and buyer demand.
- Agent-selected comparable evidence is supplied by the estate agent and has not been independently verified by Property Stalker.
- Comparable-supported upside should not be treated as a guaranteed uplift.
- Build costs are estimates only and may vary materially depending on specification, site conditions and contractor pricing.
- Property Stalker weighted comparable evidence is shown for reference only and does not override the guide price or modelled post-works value.

Data sources & Partners





Property Stalker

A property analysis and development feasibility tool designed to assist users in evaluating property investment opportunities.



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Your notes...