Property Stalker

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

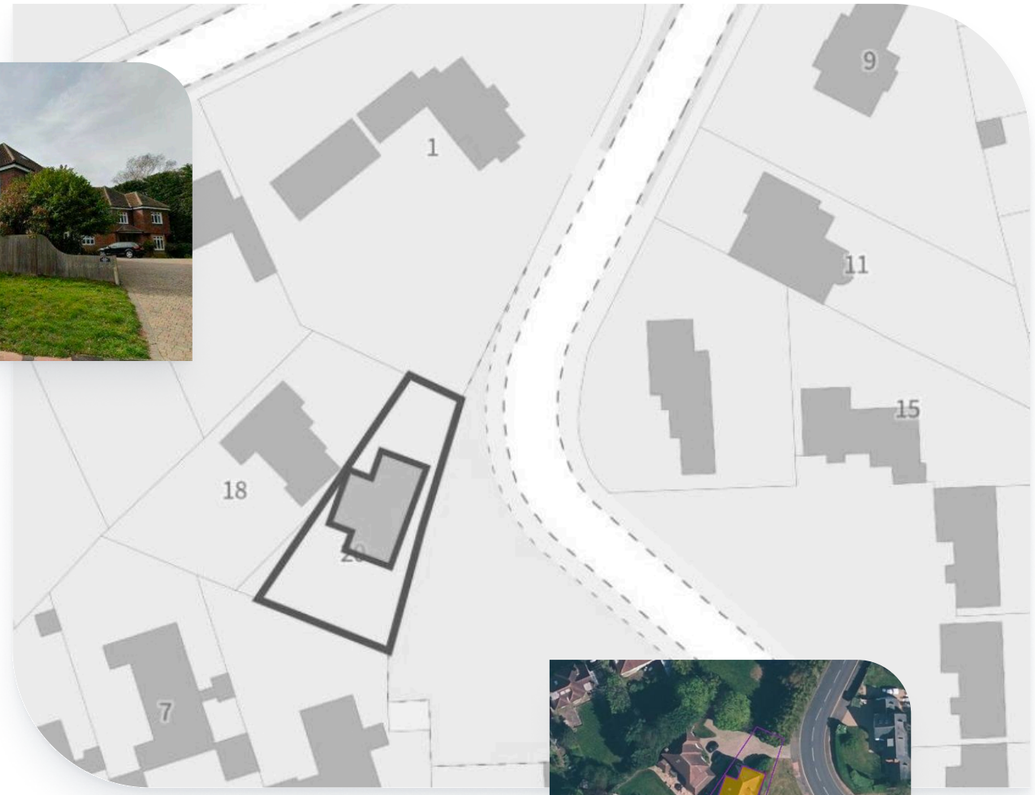
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Property Report





20 Cameron Road
London · BR2 9AZ

14 May 2026

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First name: Jane

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Company profile

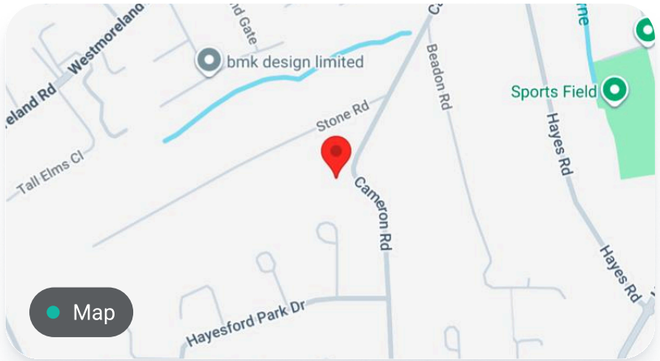
Property Stalker integrates HM Land Registry, EPC and planning data into a structured uplift modelling engine. We enable agents, investors and developers to quantify ROI property conversions.

Website

http:// www.propertystalker.com

Disclaimer (B):
This report is for informational purposes.

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Moderate Viability

ROI %	-16.77%
Profit	£-224,136
Post-Works Value GDV	£1,112,775

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

Total planning applications	Overall	50
Total planning applications	Loft & extensions	32
Total planning approvals		31
Total planning refusals		8

PURCHASE PRICE

£ £1,225,000

21% above market

Low End Value
Conservative
£1,139,250

High End Value
Optimistic
£1,310,750



ROI Calculation Method

ROI % is calculated using RIBA best practices, accounting for stamp duty, legal fees and estimated refurbishment costs on the square footage.

Property Notes

The property is situated in a conservative area which may impact planning permissions for external modifications. Internal changes are permissible subject to building control approval.

Disclaimer (C):
Values are data-driven estimates and not a formal valuation.

Disclaimer (C):
Planning outcomes are at the discretion of the local authority.

Property Stalker

info@propertystalker.com

20 Cameron Road | London · BR2 9AZ

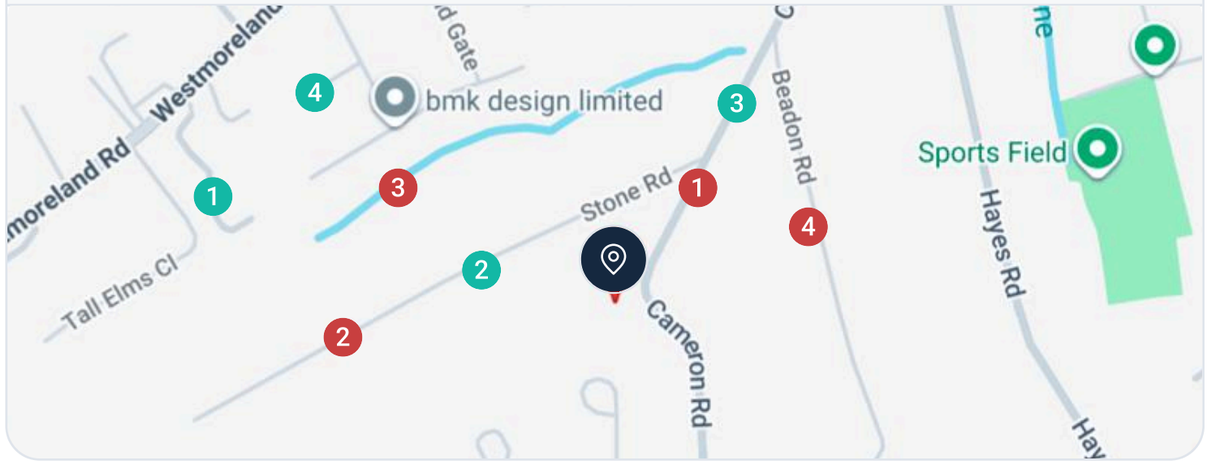
Detached | 51.5002, -0.1262 | 14 May 2026 | Version 2.0

Market Snapshot

Area Map

Comparable properties

Sold On the market



PURCHASE PRICE

64 / Days

Faster than regional average

AVG. SALE PRICE

£990,500

Based on 4 transactions

CONFIDENCE RATING

High

Based on data density

12 MONTH TREND

+14%

Year over year growth

Comparable Properties:

Recently sold or under offer



13, Tall Elms Close, BR2 0TT

£850,000

Sold 31 March 2025

3 bed | 1 bath



13, Tall Elms Close, BR2 0TT

£850,000

Sold 31 March 2025

3 bed | 1 bath



13, Tall Elms Close, BR2 0TT

£850,000

Sold 31 March 2025

3 bed | 1 bath



13, Tall Elms Close, BR2 0TT

£850,000

Sold 31 March 2025

3 bed | 1 bath

Currently On The Market

Active listings



13, Tall Elms Close, BR2 0TT

£850,000

Sold 31 March 2025

3 bed | 1 bath



13, Tall Elms Close, BR2 0TT

£850,000

Sold 31 March 2025

3 bed | 1 bath



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20 Cameron Road | London · BR2 9AZ

Property Summary

Detached | 51.5002, -0.1262 | 14 May 2026 | Version 2.0



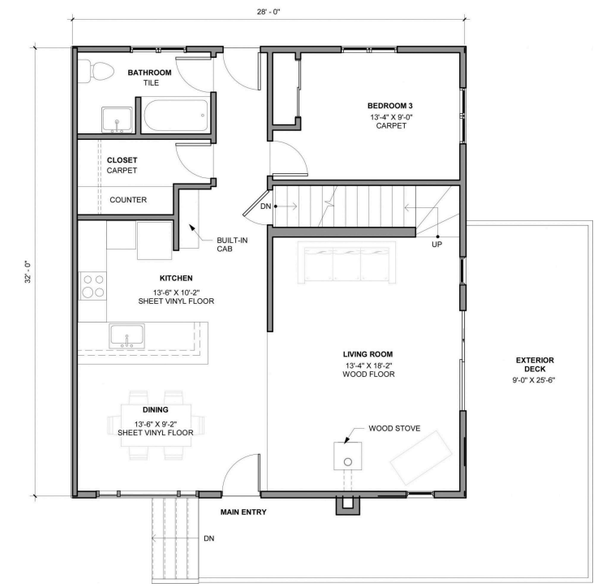
Street View | 20 Cameron Road











Floor Plan

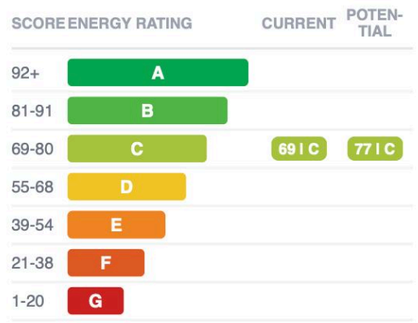
Detached | 5 bed | 3 bath | 134.7 m² | EPC: C

Property Notes

Internal changes are permissible subject to building control approval.

Disclaimer (E):

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.



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 efficiency rating for a dwelling in England and Wales is band C (rating 60).

Build Cost Breakdown

Full Refurbishment | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	£ per m²	212 m²	25	5,300	✓
Foundation & slab	-	-	-	-	✗
Groundworks & drainage	-	-	-	-	✗
Structure & shell	-	-	-	-	✗
Structural steel (RSJs)	-	-	-	-	✗
Roofing	-	-	-	-	✗
Windows & doors	-	-	-	-	✗
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✓
Internal finishes	£ per m²	212 m²	140	29,680	✓
Kitchen	Fixed	1 unit	12,000	12,000	✓
Bathrooms	Fixed	1 unit	6,500	6,500	✓
Services					
Electrical	£ per m²	212 m²	90	19,080	✓
Plumbing & heating	Fixed	1 system	2,000	2,000	✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✓
Preliminaries	-	-	-	-	✗

Uplift Scenario

Feasibility Status
Viable ✓

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

1. Full Refurbishment



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Full internal refurbishment including kitchen, bathrooms, flooring, decoration, and services upgrade.

Build Cost Breakdown

Rear Single | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	-	-	-	-	✗ ✓
Foundation & slab	£ per m²	212 m²	35	3,200	✗ ✓
Groundworks & drainage	£ per m²	212 m²	35	3,200	✗ ✓
Structure & shell	£ per m²	212 m²	35	3,200	✗ ✓
Structural steel (RSJs)	-	-	-	-	✗ ✓
Roofing	£ per m²	212 m²	40	4,000	✗ ✓
Windows & doors	Per unit	2 units	3,000	3,000	✗ ✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✗ ✓
Internal finishes	£ per m²	212 m²	140	29,680	✗ ✓
Kitchen	-	-	-	-	✗ ✓
Bathroom	-	-	-	-	✗ ✓
Services					
Electrical	£ per m²	212 m²	90	19,080	✗ ✓
Plumbing & heating	-	-	-	-	✗ ✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✗ ✓
Preliminaries	£ per m²	212 m²	35	7,420	✗ ✓

Uplift Scenario

Feasibility Status
Viable ✓

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

2. Rear Single Storey



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Rear single ....

Build Cost Breakdown

Rear Two Storey | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	-	-	-	-	✗ ✓
Foundation & slab	£ per m²	212 m²	35	3,200	✗ ✓
Groundworks & drainage	£ per m²	212 m²	35	3,200	✗ ✓
Structure & shell	£ per m²	212 m²	35	3,200	✗ ✓
Structural steel (RSJs)	-	-	-	-	✗ ✓
Roofing	£ per m²	212 m²	40	4,000	✗ ✓
Windows & doors	Per unit	2 units	3,000	3,000	✗ ✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✗ ✓
Internal finishes	£ per m²	212 m²	140	29,680	✗ ✓
Kitchen	-	-	-	-	✗ ✓
Bathroom	-	-	-	-	✗ ✓
Services					
Electrical	£ per m²	212 m²	90	19,080	✗ ✓
Plumbing & heating	-	-	-	-	✗ ✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✗ ✓
Preliminaries	£ per m²	212 m²	35	7,420	✗ ✓

Uplift Scenario

Feasibility Status
Moderate Viability

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

3. Rear Two Storey



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Rear two storey ...

Build Cost Breakdown

Side Single Storey | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	-	-	-	-	✗ ✓
Foundation & slab	£ per m²	212 m²	35	3,200	✗ ✓
Groundworks & drainage	£ per m²	212 m²	35	3,200	✗ ✓
Structure & shell	£ per m²	212 m²	35	3,200	✗ ✓
Structural steel (RSJs)	-	-	-	-	✗ ✓
Roofing	£ per m²	212 m²	40	4,000	✗ ✓
Windows & doors	Per unit	2 units	3,000	3,000	✗ ✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✗ ✓
Internal finishes	£ per m²	212 m²	140	29,680	✗ ✓
Kitchen	-	-	-	-	✗ ✓
Bathroom	-	-	-	-	✗ ✓
Services					
Electrical	£ per m²	212 m²	90	19,080	✗ ✓
Plumbing & heating	-	-	-	-	✗ ✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✗ ✓
Preliminaries	£ per m²	212 m²	35	7,420	✗ ✓

Uplift Scenario

Feasibility Status
Moderate Viability

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

4. Side Single Storey



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Rear single storey ...

Build Cost Breakdown

Side Two Storey | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	-	-	-	-	✗ ✓
Foundation & slab	£ per m²	212 m²	35	3,200	✗ ✓
Groundworks & drainage	£ per m²	212 m²	35	3,200	✗ ✓
Structure & shell	£ per m²	212 m²	35	3,200	✗ ✓
Structural steel (RSJs)	-	-	-	-	✗ ✓
Roofing	£ per m²	212 m²	40	4,000	✗ ✓
Windows & doors	Per unit	2 units	3,000	3,000	✗ ✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✗ ✓
Internal finishes	£ per m²	212 m²	140	29,680	✗ ✓
Kitchen	-	-	-	-	✗ ✓
Bathroom	-	-	-	-	✗ ✓
Services					
Electrical	£ per m²	212 m²	90	19,080	✗ ✓
Plumbing & heating	-	-	-	-	✗ ✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✗ ✓
Preliminaries	£ per m²	212 m²	35	7,420	✗ ✓

Uplift Scenario

Feasibility Status
Not Viable ✗

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

5. Side Two Storey



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Side two storey...

Build Cost Breakdown

Small Front | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	-	-	-	-	✗ ✓
Foundation & slab	£ per m²	212 m²	35	3,200	✗ ✓
Groundworks & drainage	£ per m²	212 m²	35	3,200	✗ ✓
Structure & shell	£ per m²	212 m²	35	3,200	✗ ✓
Structural steel (RSJs)	-	-	-	-	✗ ✓
Roofing	£ per m²	212 m²	40	4,000	✗ ✓
Windows & doors	Per unit	2 units	3,000	3,000	✗ ✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✗ ✓
Internal finishes	£ per m²	212 m²	140	29,680	✗ ✓
Kitchen	-	-	-	-	✗ ✓
Bathroom	-	-	-	-	✗ ✓
Services					
Electrical	£ per m²	212 m²	90	19,080	✗ ✓
Plumbing & heating	-	-	-	-	✗ ✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✗ ✓
Preliminaries	£ per m²	212 m²	35	7,420	✗ ✓

Uplift Scenario

Feasibility Status
Viable ✓

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

6. Small Front



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Small front

Build Cost Breakdown

Front Single | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	-	-	-	-	✗ ✓
Foundation & slab	£ per m²	212 m²	35	3,200	✗ ✓
Groundworks & drainage	£ per m²	212 m²	35	3,200	✗ ✓
Structure & shell	£ per m²	212 m²	35	3,200	✗ ✓
Structural steel (RSJs)	-	-	-	-	✗ ✓
Roofing	£ per m²	212 m²	40	4,000	✗ ✓
Windows & doors	Per unit	2 units	3,000	3,000	✗ ✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✗ ✓
Internal finishes	£ per m²	212 m²	140	29,680	✗ ✓
Kitchen	-	-	-	-	✗ ✓
Bathroom	-	-	-	-	✗ ✓
Services					
Electrical	£ per m²	212 m²	90	19,080	✗ ✓
Plumbing & heating	-	-	-	-	✗ ✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✗ ✓
Preliminaries	£ per m²	212 m²	35	7,420	✗ ✓

Uplift Scenario

Feasibility Status
Moderate Viability

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

7. Front Single Storey



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Rear single storey ...

Build Cost Breakdown

Front Two Storey | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	-	-	-	-	✗ ✓
Foundation & slab	£ per m²	212 m²	35	3,200	✗ ✓
Groundworks & drainage	£ per m²	212 m²	35	3,200	✗ ✓
Structure & shell	£ per m²	212 m²	35	3,200	✗ ✓
Structural steel (RSJs)	-	-	-	-	✗ ✓
Roofing	£ per m²	212 m²	40	4,000	✗ ✓
Windows & doors	Per unit	2 units	3,000	3,000	✗ ✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✗ ✓
Internal finishes	£ per m²	212 m²	140	29,680	✗ ✓
Kitchen	-	-	-	-	✗ ✓
Bathroom	-	-	-	-	✗ ✓
Services					
Electrical	£ per m²	212 m²	90	19,080	✗ ✓
Plumbing & heating	-	-	-	-	✗ ✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✗ ✓
Preliminaries	£ per m²	212 m²	35	7,420	✗ ✓

Uplift Scenario

Feasibility Status
Moderate Viability

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

8. Front Two Storey



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Rear single storey ...

Build Cost Breakdown

Garage | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	£ per m²	212 m²	35	3,200	✓
Foundation & slab	-	-	-	-	✗
Groundworks & drainage	-	-	-	-	✗
Structure & shell	£ per m²	212 m²	35	3,200	✓
Structural steel (RSJs)	£ per m²	212 m²	35	3,200	✓
Roofing	£ per m²	212 m²	40	4,000	✓
Windows & doors	Per unit	2 units	3,000	3,000	✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✓
Internal finishes	£ per m²	212 m²	140	29,680	✓
Kitchen	-	-	-	-	✗
Bathroom	-	-	-	-	✗
Services					
Electrical	£ per m²	212 m²	90	19,080	✓
Plumbing & heating	-	-	-	-	✗
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✓
Preliminaries	-	-	-	-	✗

Uplift Scenario

Feasibility Status
Viable ✓

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

9. Garage



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Basic loft ...

Property Stalker
info@propertystalker.com

20 Cameron Road | London · BR2 9AZ

Detached | 51.5002, -0.1262 | 14 May 2026 | Version 2.0

Investment Opportunity

Build Cost Breakdown

Basic Loft | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	-	-	-	-	✗ ✓
Foundation & slab	-	-	-	-	✗ ✓
Groundworks & drainage	-	-	-	-	✗ ✓
Structure & shell	£ per m²	212 m²	35	3,200	✗ ✓
Structural steel (RSJs)	-	-	-	-	✗ ✓
Roofing	-	-	-	-	✗ ✓
Windows & doors	Per unit	2 units	3,000	3,000	✗ ✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✗ ✓
Internal finishes	£ per m²	212 m²	140	29,680	✗ ✓
Kitchen	-	-	-	-	✗ ✓
Bathroom	-	-	-	-	✗ ✓
Services					
Electrical	-	-	-	-	✗ ✓
Plumbing & heating	-	-	-	-	✗ ✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✗ ✓
Preliminaries	-	-	-	-	✗ ✓

Uplift Scenario

Feasibility Status
Viable

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

10. Basic Loft



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Basic loft ...

Build Cost Breakdown

Dormer Loft | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	-	-	-	-	✗ ✓
Foundation & slab	-	-	-	-	✗ ✓
Groundworks & drainage	-	-	-	-	✗ ✓
Structure & shell	£ per m²	212 m²	35	3,200	✓
Structural steel (RSJs)	-	-	-	-	✗ ✓
Roofing	£ per m²	212 m²	40	4,000	✓
Windows & doors	Per unit	2 units	3,000	3,000	✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✓
Internal finishes	£ per m²	212 m²	140	29,680	✓
Kitchen	-	-	-	-	✗ ✓
Bathroom	-	-	-	-	✗ ✓
Services					
Electrical	-	-	-	-	✗ ✓
Plumbing & heating	-	-	-	-	✗ ✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✓
Preliminaries	-	-	-	-	✗ ✓

Uplift Scenario

Feasibility Status
Viable

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

11. Dormer Loft



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

Notes

Dormer loft ...

Build Cost Breakdown

Ensuite Loft | Request Build Quote →

Item	Method	Quantity	Rate (£)	Cost (£)	Required
Construction Works					
Strip out & preparation	-	-	-	-	✗ ✓
Foundation & slab	-	-	-	-	✗ ✓
Groundworks & drainage	-	-	-	-	✗ ✓
Structure & shell	£ per m²	212 m²	35	3,200	✓
Structural steel (RSJs)	-	-	-	-	✗ ✓
Roofing	£ per m²	212 m²	40	4,000	✓
Windows & doors	Per unit	2 units	3,000	3,000	✓
Internal Works					
Insulation & plastering	£ per m²	212 m²	55	11,660	✓
Internal finishes	£ per m²	212 m²	140	29,680	✓
Kitchen	-	-	-	-	✗ ✓
Bathrooms	Fixed	1 unit	6,500	6,500	✓
Services					
Electrical	£ per m²	212 m²	90	19,080	✓
Plumbing & heating	Fixed	1 system	2,000	2,000	✓
Site & delivery					
Waste / skips	Fixed	-	1,200	1,200	✓
Preliminaries	-	-	-	-	✗ ✓

Uplift Scenario

Feasibility Status
Viable ✓

Uplift Area
212m²

Uplift Rate
£450/m²

Uplift Value (area × rate)
£95,400

Total Uplift Value 2 Selected
£250,400

Build Cost Subtotal	£94,630
Contingency (10%)	£9,463
Professional Fees (8%)	£7,570
Total Build Cost	**£111,911**

12. Ensuite Loft



Sizing & Area Assumption

Depth	105m²
Width	105m²
Storeys	2
Uplift Area - Post works	**212m²**

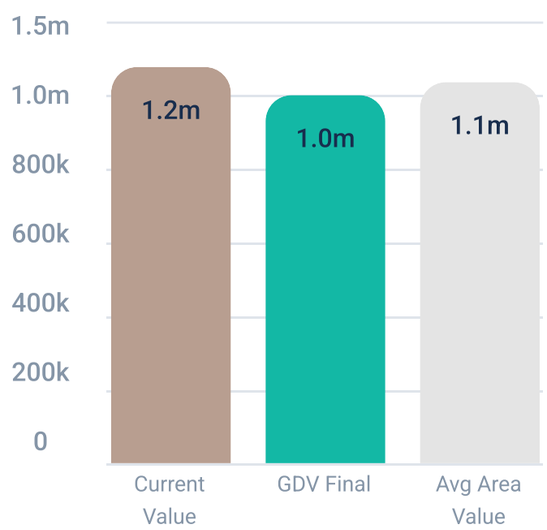
Notes

Ensuite loft ...

Current vs GDV vs Area



£/m² Comparison Chart



GDV Calculations & Bands

GDV Sold Based on recent sale prices	£990,500
GDV On Market Current market listings	£956,000
GDV Area Regional average	£1,147,819

FINAL GDV (WEIGHTED) — ↘ 17% Below Current

£ **£1,011,614**

Weighted calculation based on sold/market/area data

Purchase Price	Projected GDV	Area Average
£1,225,000	£1,011,614	£1,147,819

Analyst note

GDV weighted across sold comparables (50%), on-market listings (30%), and area average (20%). Scenario assessed: Full Refurbishment. Contingency remains at 10%.

Valuation Bands

Cautious	£940,801
Our Valuation	£940,801
Optimistic	£940,801



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.

UPLIFT VS AREA GROWTH

9%

This property has strong value added potential. An estimated 9% uplift following the proposed Full Refurbishment.

Notes

The depth assumption is based on the maximum allowable extension under permitted development rights for this property type. Storey height includes standard ceiling height plus floor/ceiling void allowance.

Overview

VALUATION CONFIDENCE

4 / 5 High Confidence

Based on 4 comparable sales

LOCAL AREA AVERAGE

£5,414 / m²

Based on 4 transactions

PRICE TREND SCORE

5.5 / 10

Moderate growth

MARKET VELOCITY

Balanced market

36 Days

Moderate speed

Based on data density

PRE-WORK VALUATION

£1,225,000 / m²

21% above market

POST-WORKS VALUATION

9% Below market

£1,112,775 / m²

Estimated after proposed upgrade

GDV Weighting

Above | Inline | Below

This property is positioned **6.73%** above average market value for the area.

20 Cameron Road | London · BR2 9AZ

Boundary Map

Detached | 51.5002, -0.1262 | 14 May 2026 | Version 2.0



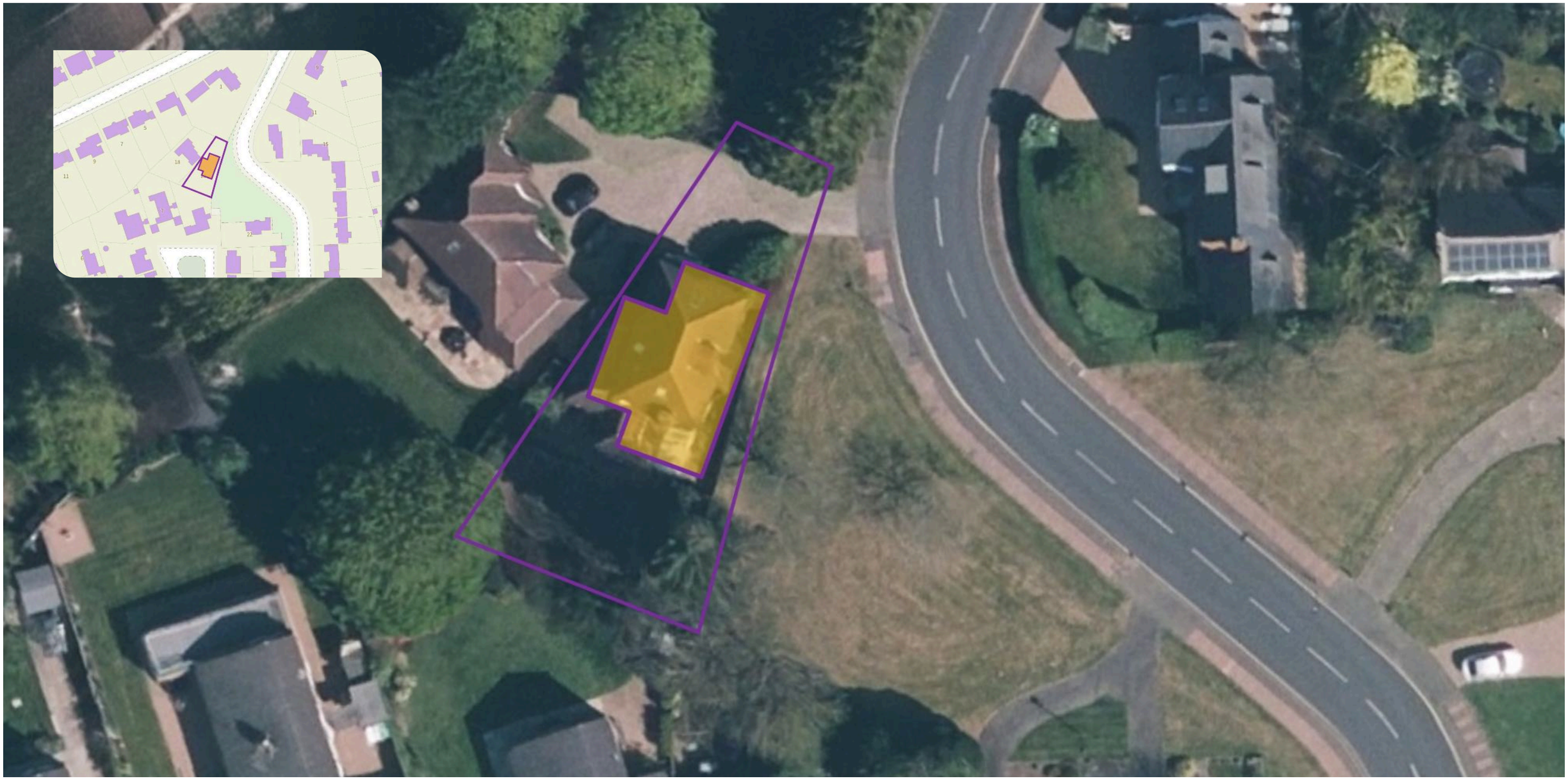
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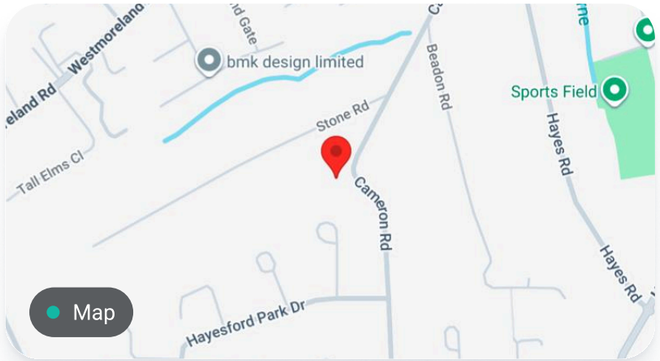
The depth assumption is based on the maximum allowable extension under permitted development rights for this property type. Storey height includes standard ceiling height plus floor/ceiling void allowance.

20 Cameron Road | London · BR2 9AZ

Boundary Map

Detached | 51.5002, -0.1262 | 14 May 2026 | Version 2.0





ROI %	-16.77%
Purchase Price	£1,225,000
Profit	£-224,136
GDV	£1,112,775
Total Build Cost	£111,911
Additional Cost	£0

Overall Risk Profile

Viable

Total Investment

£1,336,911

Project does not show solid returns and carries planning permission contingencies.

Est. Uplift vs Area Growth + 12.4%

Market Average — Projected

ROI Calculation Method

We have calculated ROI using RIBA best practices, factoring in total investment (purchase price + build cost) against projected net uplift after works.

Property Notes

Internal structural changes are permissible subject to building control approval.



Disclaimer (C):
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.

Property Stalker
info@propertystalker.com

20 Cameron Road | London · BR2 9AZ

Detached | 51.5002, -0.1262 | 14 May 2026 | Version 2.0

Planning Activity

TOTAL APPLICATIONS
50
All Types

APPROVALS
31
Granted Permissions

REFUSALS
8
Permission denied

APPROVAL RATE
79%
Success probability

MEDIAN DECISION TIME
56 days
From submission

LOFT & EXTENSIONS
32
Relevant applications

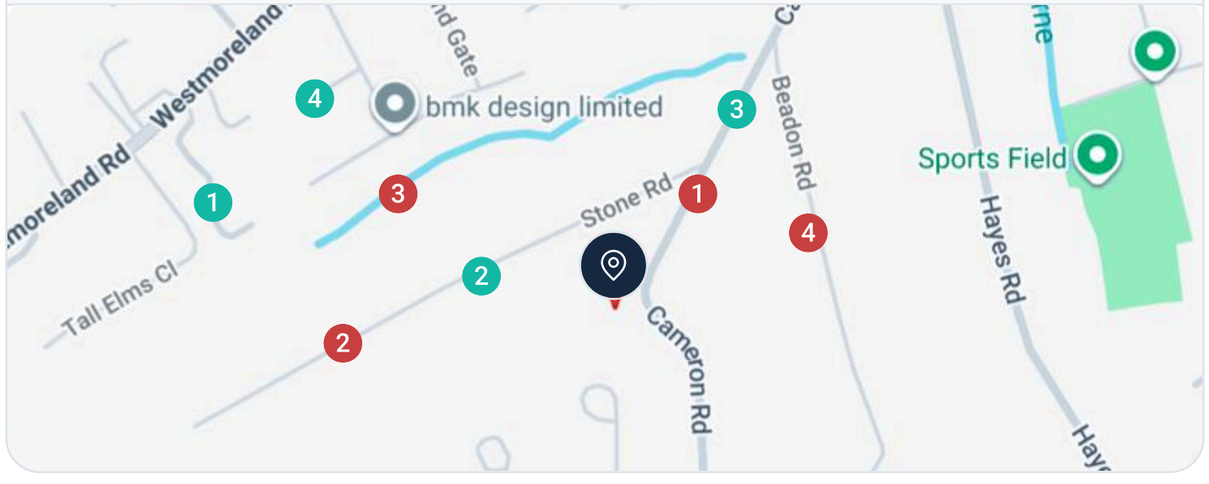
Notes

Insight: The area has seen 50 planning applications with an approval rate of 79%. Loft & Extensions applications represent the primary category for this postcode, although individual outcomes will vary.

Area Map

Comparable properties

Sold On the market



Approved Applications

Loft & Extensions

#	Item	Method	Date
1	v0000032jAbIAI 9 HAYESFORD PARK DRIVE, BROMLEY, BR2 9DA Single storey rear extension, garage roof.	Approved	17/04/2026
2	v0000032jAbIAI 9 HAYESFORD PARK DRIVE, BROMLEY, BR2 9DA Single storey rear extension, garage roof.	Approved	17/04/2026
3	v0000032jAbIAI 9 HAYESFORD PARK DRIVE, BROMLEY, BR2 9DA Single storey rear extension, garage roof.	Approved	17/04/2026
4	v0000032jAbIAI 9 HAYESFORD PARK DRIVE, BROMLEY, BR2 9DA Single storey rear extension, garage roof.	Pending	17/04/2026
5	v0000032jAbIAI 9 HAYESFORD PARK DRIVE, BROMLEY, BR2 9DA Single storey rear extension, garage roof.	Approved	17/04/2026

Methodology Used

Build costs presented in this report are **estimates only**. They are calculated based on regional averages and standard construction types.

Disclaimer:
Final costs may vary materially depending on specific architectural specification, current contractor rates, unforseen site conditions, and fluctuating market factors at the time of construction.

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.

Data sources & Partners

Royal Mail · GOV.UK · Department for Levelling Up, Housing & Communities · Google Maps Platform · Office for National Statistics · Land Registry · Valuation Office Agency · Ordnance Survey

Download the new iOS or android app Scan the QR code →

Property Report

20 Cameron Road
London · BR2 9AZ

14 May 2026

Add your notes...

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