



## Buyers Agent Comparable Report

Client: Joe Blogs  
Location: Canary Wharf  
Budget: < £1,000,000  
Property: 3 bedroom

Properties Included in report:

- City Towers – (8/F) - £900,000 – E14 9LU

# City Tower, E14

## £900,000

Leasehold – 999 years

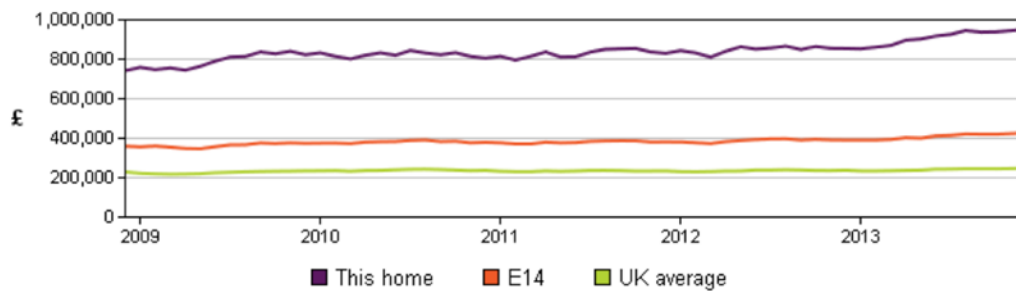


### Summary:

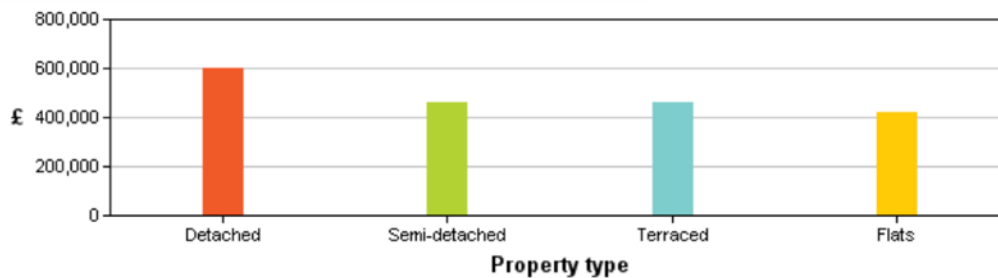
**Estimate Value:** £948,023      **Value Range:** £4,132 pcm  
**Value Change:** £97,922 (11.5%) from 1 year ago  
**Rental Value:** £899,688 - £996,358      **Rental Range:** £3,761 - £4,504 pcm  
**Confidence Level:** High

**Last Sale:** £795,000 | **Sale Date:** 19<sup>th</sup> April 2007

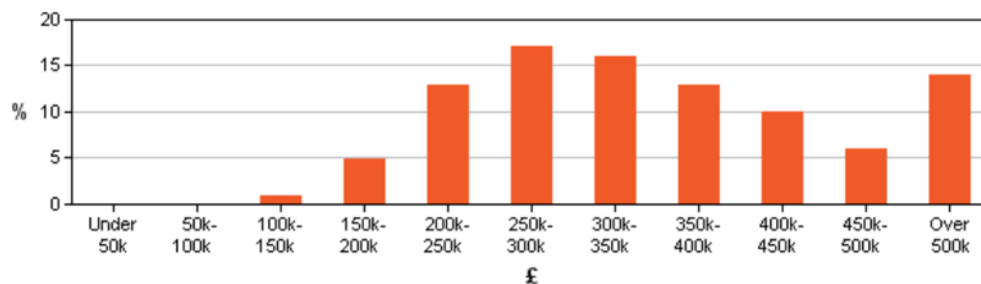
### Home Values Estimate:



### Average Values in E14 (Dec 2013):



### Value Ranges in E14:



# City Tower, E14

## £900,000

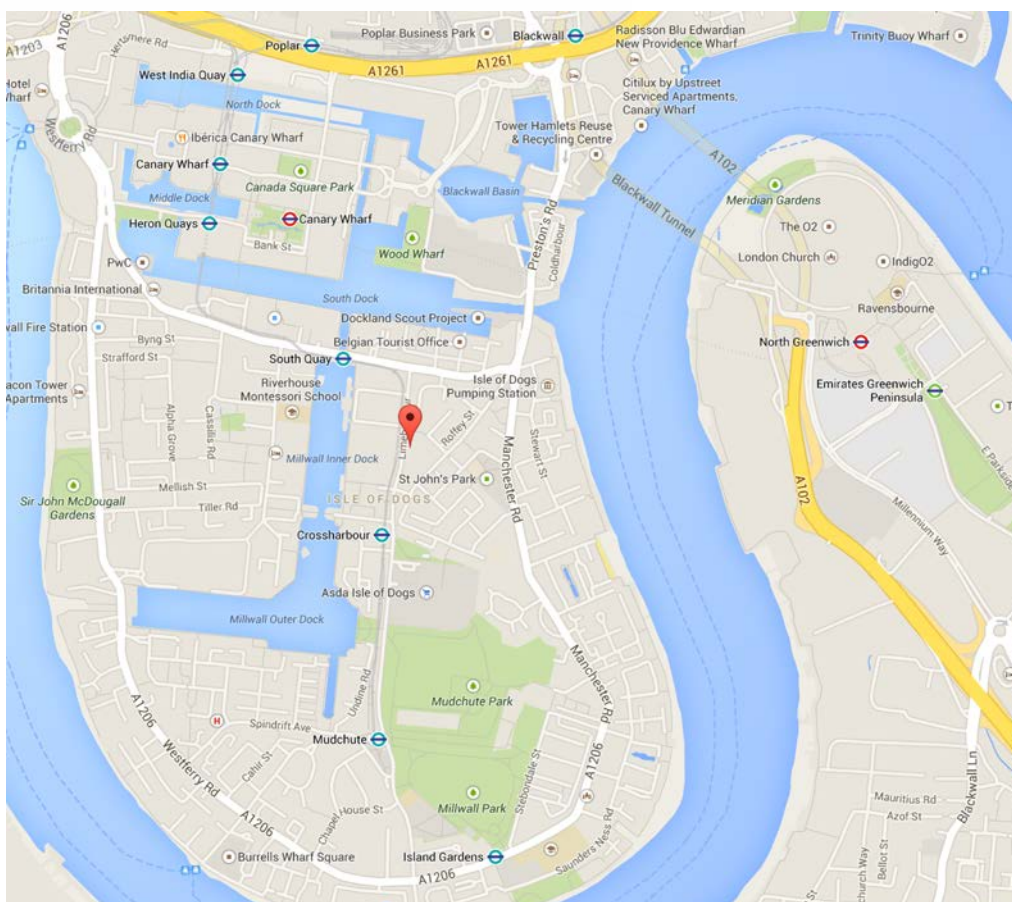
Leasehold – 999 years



### Similar Recently Sold Properties:

Address	Type	Beds	Distance	Sold Price	Sold Date	Estimate Range
Flat 13, Imperial House, 9 Victory Place, E14 8BQ	Flat	3	1.25 miles	£675,000	23/10/13	£671,147 - £698,539
Flat 3, Sailmakers House, 136 Narrow street, E14 8BP	Flat	3	1.07 miles	£985,000	17/10/13	£977,832 - £1,017,742
Flat 734, New Providence Wharf, 1 Fairmount Avenue, E14 9PX	Flat	3	0.71 miles	£925,000	14/10/13	£919,816 - £957,358
Flat 36, Dunbar Wharf, 108 – 124 Narrow Street, E14 8BB	Flat	3	1.06 miles	£1,027,500	11/10/13	£1,020,886 - £1,062,554

### Map:



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## City Tower, E14

£900,000

Leasehold – 999 years



### Similar Rental Properties on Market:

	Address	Type	Beds	Distance	Rental price	First listed on Zoopla
	City Tower, Limeharbour, Nr Canary Wharf, Docklands, London E14	Flat	3	0.01 miles	£995 pw (£4,312 pcm)	24th Oct 2013
	Limeharbour, Crossharbour, London E14	Flat	3	0.01 miles	£530 pw (£2,297 pcm)	26th Nov 2013
	Chipka Street, London E14	Flat	3	0.13 miles	£345 pw (£1,495 pcm)	27th Nov 2013
	Marina Point, London E14	Flat	3	miles	£465 pw (£2,015 pcm)	10th Oct 2013
	Meridian Place, London E14	Flat	3	0.20 miles	£725 pw (£3,142 pcm)	10th Jun 2013





## City Tower, E14

£900,000

Leasehold – 999 years



### Similar for Sale Properties on Market:

	Address	Type	Beds	Distance	Market price	First listed on Zoopla
	Franklin Tower, Lincoln Plaza, Millharbour, London E14	Flat	3	0.08 miles	£665,000	24th Oct 2013
	Franklin Tower, Lincoln Plaza, Millharbour, London E14	Flat	3	0.08 miles	£783,000	21st Oct 2013
	Franklin Tower, Lincoln Plaza, Millharbour, London E14	Flat	3	0.08 miles	£640,000	15th Nov 2013
	Franklin Tower, Lincoln Plaza, Millharbour, London E14	Flat	3	0.08 miles	£655,000	30th May 2013

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We accept no responsibility for any inaccuracy within the figures in this document. They are given in good faith and are believed to be correct and are intended only as a general guide.

If there are any of the properties in this document that you would more information about, please feel free to contact us.

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