

From:
Sent: [REDACTED] May 2022 [REDACTED]
To: dominic@hotkeyinvest.co.uk
Subject: FW: Flats 1-6 [REDACTED], [REDACTED]

Local agent valuation below..... I had others at higher but this was the most detailed and accurate.

From:
Sent: [REDACTED] April 2022 [REDACTED]
To:
Subject: RE: Flats 1-6 [REDACTED]

Hi Daniel,

Thank you for sharing the information regarding your property on [REDACTED] House.

As the properties are un-mortgageable in their current form and looking at the floorplan/specification/location and pictures, I would value the properties:

1 beds (flat 5 and 6 (single bedrooms)): Approx. £200,000.00
1 beds (flat 1,2 and 3): Approx.: £220,000.00
2 bed: Approx. £250,000.00.00

With regards to adding a sprinkler system, the scope for sale would be more attractive and therefore, I believe we will be able to achieve:

1 beds (flat 5 and 6 (single bedrooms)): Approx. £230,000.00
1 beds (flat 1,2 and 3): Approx.: £260,000.00
2 bed: Approx. £290,000.00.00

Please also see a property on market with ourselves which is within a stones throw from your property in question. A one bedroom first floor flat with parking and approximately 56 SQM in size. Guide price is £269,950.00 and gaining good interest with an open house booked next weekend. Here is a link: 1 bedroom flat for sale in Whitton Road, Hounslow, TW3 ([rightmove.co.uk](https://www.rightmove.co.uk)) . I would expect this property to receive offers between £255-260k.

I hope the above information is satisfactory for your requirements and do let me know if you require any further assistance.

Thank you and kind regards

[REDACTED]
Branch Manager

Mobile: [REDACTED] | **Phone:** [REDACTED]
[REDACTED]
Email:

[REDACTED] Road, Heston,
Hounslow, Middlesex, TW [REDACTED]

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From:

Sent: [REDACTED] April 2022 [REDACTED]

To:

Subject: Flats 1-6 [REDACTED]

Hi [REDACTED]

Thanks for your time on the phone. Here is the block of flats we briefly discussed. The flats were converted from an office block about 7 years ago and have been empty ever since. They are finished except for a sprinkler system that needs to be added.

This link will show you a few photographs : [REDACTED] Let me know if its expires and I will resend.

I have also attached the floor plans with Sq footage.

There are 5 x 1 bed and 1 x 2 bed.

There is one allocated parking space for each flat, open plan kitchens in each flat, fully double glazed and electric boilers with fitted radiators.

Could you please let me know what they are currently worth without the fire safety sign off ?(currently therefore un-mortgageable). And then what they will be worth once the sprinkler system is added, to allow building control to sign it off? FYI the reason they need a sprinkler system added is because the access is too small for a fire engine to get to the building.

Please let me know the figures of what they would actually sell for as opposed to a marketing price.

Many thanks

[REDACTED]