



PROPERTY VALUATION REPORT

Sample report: one-bedroom garden flat, South West London

RECOMMENDED ASKING RENT

£2,000 pcm

PREPARED BY

Hello Neighbour valuation expert

DATE

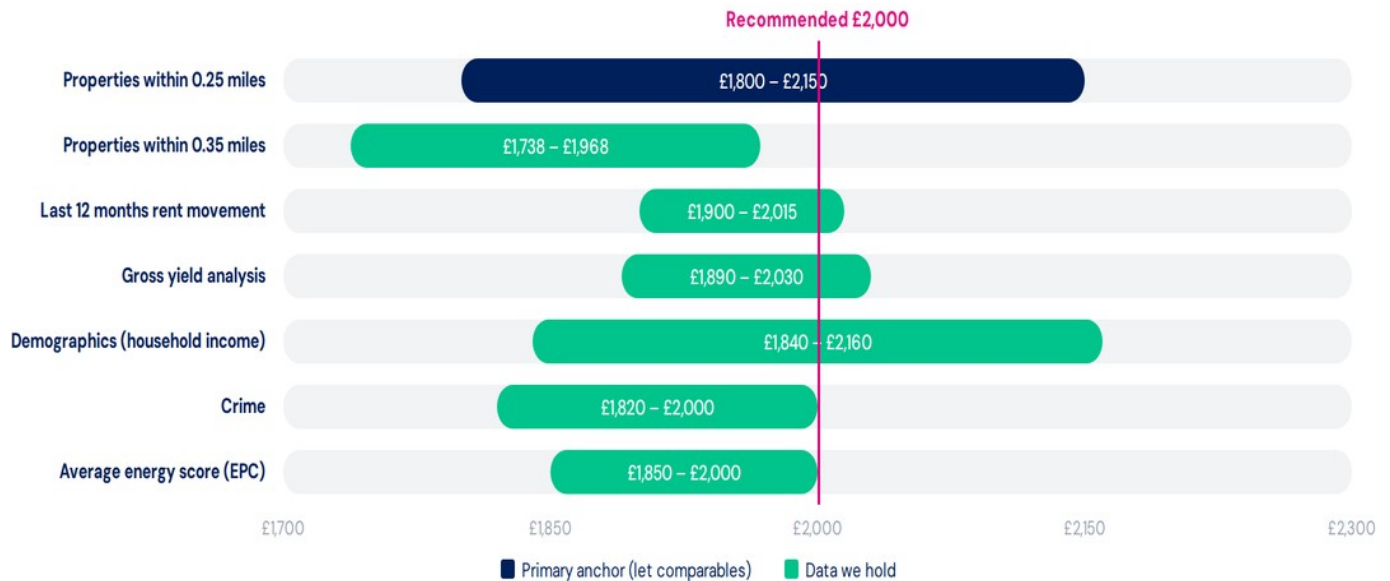
5 October 2026

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Valuation Assessment

External factors

Every external factor below produces its own implied rent range. Where the bars converge is where the market points. Our recommended rent (pink line) sits within the cluster, anchored most heavily by recent let-agreed comparables within 0.25 miles.



Reading the data. Navy is the primary anchor: let-agreed and advertised comparables within 0.25 miles. Teal factors come from data we hold, including PropertyData, the EPC register and police.uk crime data. Each bar shows the rent range that factor alone points to.

Valuation Assessment

Your property score

The market range comes from the comparables. The scoring below positions your property within that range. Each factor is weighted by Hello Neighbour based on recent local data, and scored against a neutral mid-point. We review the relative merits of your property across the factors we know tenants prioritise.

FACTOR	LOW (-)	MID (NEUTRAL)	HIGH (+)	L	M	H	WEIGHT
Parking	No parking	Permit / on-street	Allocated / off-street	☐	☒	☐	1.3x
Distance to station	Over 15 min walk	8 to 15 min walk	Under 8 min walk	☐	☐	☒	1.2x
Outdoor space	None	Balcony or shared	Private garden / terrace	☐	☐	☒	1.1x
Property size	Below area average	On par with area	Above area average	☐	☒	☐	1.2x
Kitchen quality	Dated / basic	Functional / fitted	Modern / high spec	☐	☒	☐	1.1x
Bedroom sizes	Tight / small doubles	Standard doubles	All generous doubles	☐	☒	☐	1.0x
Finish & condition	Tired / dated	Clean / average	Recently refurbished	☐	☒	☐	1.3x
Building amenities	None	Lift / secure entry	Gym, concierge	☐	—	☐	0.8x
Furnishing	Unfurnished	Part furnished	Fully furnished	☐	☒	☐	0.6x
Natural light	Limited / single aspect	Decent	Bright / dual aspect	☐	☒	☐	0.9x
Recent works	None	Cosmetic refresh	Major (kitchen, bath)	☐	☒	☐	0.9x
Unique factors	None	Yes, small impact	Yes, high impact	☐	☐	☒	1.0x

Weighted property score vs comparables: **+2.8%** (band -2.2% to +7.8%)

Scored against a neutral mid-point of 2. A $\pm 5\%$ band is applied to reflect the subjectivity of scoring. The weighted result sits above the comparable midpoint. The property is offered part furnished, which is neutral for a one-bedroom flat; fully furnishing it would score high.

Valuation Commentary

Strong on transport and outdoor space, with a private garden that is uncommon for a one-bedroom flat in this location. Taken together with the external factor ranges and the let-agreed evidence on the subject's own street, the data supports a recommended asking rent of **£2,000 pcm**.

Your valuer's advice

List at £2,000 pcm rather than £2,050. It sits on a Rightmove search band boundary, so the listing shows in searches either side of it, and the let-agreed evidence on your street supports it.

Lead the photos with the garden. Only two of the seven comparables have private outdoor space, and both sit at £1,950 to £2,000, the top of the cluster.

Book an EPC reassessment before the listing goes live. Reaching C would remove the one factor working against the rent and put it level with most of the comparable set.

Void Risk

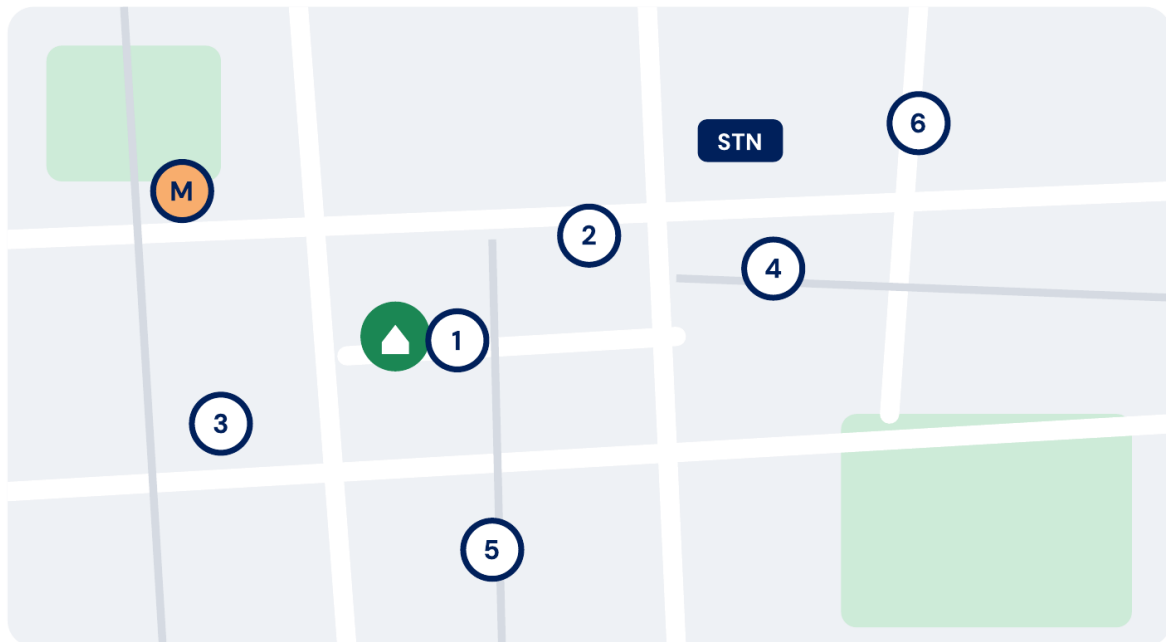
At Hello Neighbour we average 6 days to an acceptable offer and up to 22 days to move a tenant in. If you follow our recommendation we fully expect that to be the case for your property. If you choose to let at a higher price, there is a risk it takes longer. The table shows how many extra void days it takes before the higher rent is wiped out by the lost rent during the void.

Rent above recommended	Extra annual income	Void days that wipe out the gain	Risk of a longer void
+ £50	£600	9 days	Low
+ £100	£1,200	18 days	Moderate
+ £150	£1,800	27 days	High
+ £200	£2,400	46 days	Very high
+ £250	£3,000	36 days	High risk of no tenant

In short: the further above £2,000 you price, the more the maths works against you. A £50 uplift is wiped out by just 9 extra void days; a £250 uplift carries a high risk of no tenant at all.

MAP OF COMPARABLES

Where each property used in this report sits relative to the subject property



Your property

The subject of this valuation report, shown with the comparables used to assess it.



Manual comparable

A listing sent to us by the landlord and assessed alongside the Rightmove set. It is highlighted in the table.

Open the full Rightmove report. In a live report, tap the map or any comparable address to view the source listing with photos, floor plans and full descriptions.

COMPARABLE PROPERTIES NEARBY

Similar one-bedroom flats currently and recently marketed within 0.25 miles of the subject property.

	Location	Asking rent	vs val.	Type	Listed	Days	Status
1	Same street	£2,000	£0	Garden flat, EPC C	08 Jul 26	14	Let agreed
2	0.10 miles	£1,950	-£50	Ground floor flat	02 Jun 26	19	Let agreed
3	0.15 miles	£1,900	-£100	Conversion, first floor	11 Mar 26	21	Let agreed
4	0.20 miles	£2,150	+£150	Flat with balcony	24 Aug 26	42	Currently advertised
5	0.20 miles	£1,800	-£200	Conversion, EPC E	09 Feb 26	12	Let agreed
6	0.25 miles	£2,100	+£100	New build, EPC B	18 Aug 26	26	Let agreed
M	0.22 miles	£1,950	-£50	Garden flat, EPC D	15 Sep 26	20	Manual

£1,979

Average asking rent across the seven comparables

18

Average days to let agreed, five lets

7

Comparables included in this report

Days for live listings are counted to the report date. The highlighted row is a listing supplied by the landlord. In a live report each location links to the source listing on Rightmove or the portal it came from.

Comparable Commentary

How the comparables support the recommendation

CLOSEST COMPARABLE **Same street, let agreed at £2,000 pcm**

This assessment of open market rent is based on seven comparable one-bedroom flats marketed or let within 0.25 miles of the property, shown on the previous page, including one listing supplied by the landlord. The comparable rents range from £1,800 to £2,150 per calendar month and cluster at £1,950 to £2,000.

Closest comparable. The closest comparable is a one-bedroom garden flat on the subject's own street, let agreed at £2,000 pcm in July 2026 after 14 days on the market. It matches the subject on type, bedroom count, outdoor space and street, which makes it the most reliable single guide to the rent. A ground floor flat 0.10 miles away let agreed at £1,950 pcm in June 2026 without a private garden, which supports a modest premium for the subject's outdoor space.

The range. At the top, a flat with a balcony 0.20 miles away is advertised at £2,150 and has been live for 42 days without a letting, so it is treated as an unproven asking price. A new-build flat let agreed at £2,100, but it has a lift and an EPC B rating, neither of which the subject offers. At the bottom, a first-floor conversion let agreed at £1,900 in March 2026, before the Renters' Rights Act took effect, and a conversion rated EPC E let agreed at £1,800 within 12 days, a keen price for a weaker property. The garden flat supplied by the landlord, advertised at £1,950 at 0.22 miles, sits inside the cluster and supports it.

Conclusion. A recommended asking rent of £2,000 pcm is well supported: it equals the let-agreed figure on the subject's own street and sits at the top of the £1,950 to £2,000 cluster. As the asking rent is the most a tenant can be asked to pay, it needs to be right at launch, when the listing gets its most attention; pricing higher and cutting later would mean relaunching a listing that has already gone stale. £2,000 also sits on a Rightmove search band boundary, so the listing appears in searches either side of it.

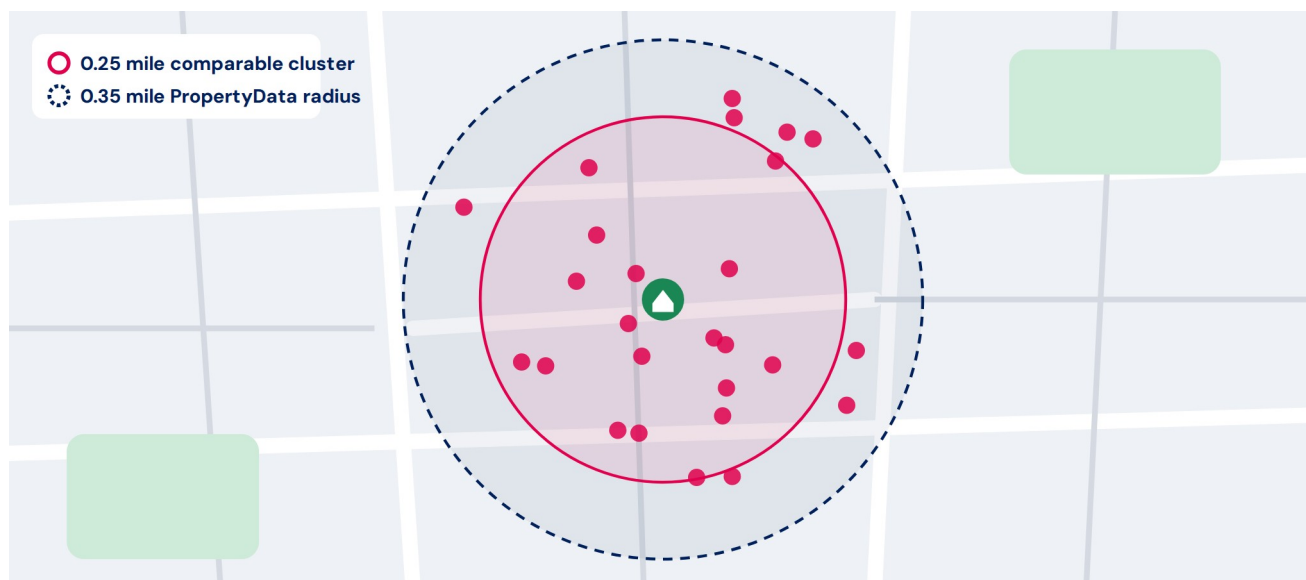
This is the comparative market analysis a First-tier Tribunal looks for: like-for-like evidence, weighted towards achieved lettings rather than asking prices, and adjusted for the differences between each comparable and the subject.

Wider Area Benchmark

Properties within 0.35 miles

AREA AVERAGE ASKING RENT **£1,738 pcm**

£1,738 is the area average asking rent for one-bedroom flats within 0.35 miles. Our recommended **£2,000 pcm** sits above this wider-area benchmark, because the broader radius takes in flats without outdoor space and older conversions. The let-agreed evidence on the subject's own street remains the more accurate guide for this property.



PropertyData's 0.35 mile search radius, wider than our 0.25 mile comparable cluster.

Gross Yield Analysis

GROSS RENTAL YIELD (PROPERTYDATA)

5.8%

PROPERTYDATA SALE VALUATION

£420,000

Sale valuation and regional yield cross-checked against PropertyData. The implied rent from a 5.4% to 5.8% gross yield on a £420,000 sale value gives a £1,890 to £2,030 range, consistent with our recommendation.

Other External Factors

The research behind the ranges

Transport and connectivity

Proximity to transport is one of the most reliably evidenced drivers of rental value. Nationwide's controlled analysis found a home within 500m of a station commands around a 10.5% premium in London, and JLL found rental growth along the Elizabeth Line reached 13.3%, ahead of every region it passes through. In tenant surveys 92% rate proximity to transport important and 67% would pay more for it. The premium rewards convenient access rather than sitting directly on a line.

For your property: an Underground station is a six-minute walk, with two bus routes on the street. Transport scores high.

Demographics

Local household income sets a practical ceiling on achievable rent, since tenants typically spend no more than 30% to 35% of net income on rent. We read the area income index against the regional average to sense-check affordability.

For your property: the recommended rent sits within the 30% to 35% affordability range for a typical professional tenant in the area, so it does not test the local income ceiling.

Crime

Crime, and the perception of it, is a well-established downward influence on value. UK research in Urban Studies found each additional case of anti-social behaviour per ten people on a street is associated with roughly a 0.6% to 0.8% fall in prices, with violent crime reducing prices by 0.6% to 1.6%. We assess against street and neighbourhood-level data rather than district averages.

For your property: street-level crime over the last 12 months is in line with the borough average, so no downward adjustment is applied.

Average energy score

Energy performance is an increasingly material driver of rent, sharpened by rising energy costs and the requirement for rented homes to reach EPC C by 2030. The Mortgage Works' 2026 analysis found an A or B rated property attracts a rental premium of about 8.1% over a comparable D-rated home.

For your property: EPC D, against C for most of the comparable set. Reaching C before 2030 would remove the main factor working against the rent.

Next Steps, Instruction to Move-In

Every step kept compliant, so you stay protected

01 YOU ENQUIRE

You get in touch, we talk through what you need and get you signed up. No obligation until you're happy.

02 WE GET YOU TO MARKET

We agree the right rent backed by real market data, arrange professional photos, and advertise on Rightmove and the major portals.

03 FIND & SECURE YOUR TENANT

We handle every enquiry, host the viewings and bring you the best offers. Then we reference your chosen tenant and send the contract.

04 COMPLIANCE CHECK

We check you have the right documentation: EPC, EICR, gas safety, and whether any licensing applies. We use our tried and tested tenancy agreement to ensure full compliance.

05 TENANT MOVE IN

We arrange a professional inventory and brief the tenant thoroughly. We collect the first month's rent and deposit, protect the deposit and move your tenant in.

We do not charge a fee until the tenant pays the first month's rent.

Return on Equity

The return on the capital tied up in this property

Return on equity is the after-cost, after-tax cash a landlord earns on the capital tied up in a property. It is the clearest way to see what letting this home actually returns. The figures below use the £420,000 valuation with a 70% buy-to-let mortgage (interest-only at 5%), on the recommended rent of £2,000 pcm (£24,000 a year), which leaves £126,000 of equity working in the property.

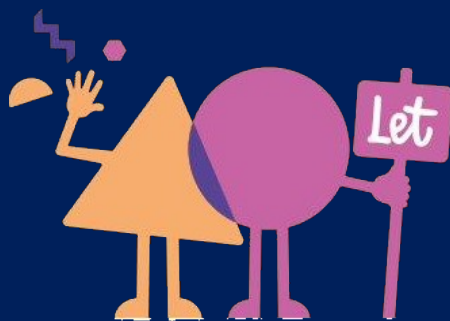
RETURN ON EQUITY · HIGH-STREET AGENT	RETURN ON EQUITY · SELF-MANAGED
1.5%	4.6%

Per year	High-street agent	Self-managed (DIY)
Rent collected	£24,000	£24,000
Mortgage interest (70% LTV at 5%)	-£14,700	-£14,700
Repairs and maintenance	-£1,500	-£1,500
Renters' Rights steps (references, inventory, rent protection)	-£300	-£300
Compliance certificates	-£205	-£205
Letting and management	-£4,896	-£20
Tax (Section 24 basis, 20%)	-£480	-£1,455
Net cash a year	£1,919	£5,820
Return on £126,000 of equity	1.5%	4.6%

Managing the property yourself rather than through a high-street agent is worth about £3,901 a year here, lifting the return from 1.5% to 4.6%. On a mortgaged, London-priced property the mortgage interest takes the largest slice, so keeping the running costs down is what protects the return.

Owned outright with no mortgage, the same property on the same rent returns about 3.3% through an agent and 4.2% self-managed, on the full £420,000 of capital.

Illustration only, not financial or tax advice. Figures exclude voids, ground rent, service charge and any capital growth, and use the Section 24 tax basis at a flat 20% rate; a higher-rate landlord's position will differ. Cost assumptions from Hello Neighbour's Landlord Economics analysis, May 2026.



HelloNEIGHBOUR

Powered by tech, driven by people, Hello Neighbour is a property letting and management company on a mission to change lettings for good.

4,000+

properties let, and counting

70%

of viewings we run turn into offers

6 days

average from listing to first offer

9/10

customers rate us 5/5 on Trustpilot

49

average enquiries, vs the Rightmove average of 8

95%

of tenants search on the portals

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