

Property Market Report

54
Island Row
E14 7HU

03 Mar 2009



Statistical computations by
Calnea Analytics

Valuation estimates

Reference:	221857	Sub-building name:	
Valuation Date:	03 Mar 2009	Building name:	
Estimated current value:	£304,862	Building number:	54
Forecast std. deviation:	12.80%	Street:	Island Row
Valuation range:	£265,901 to £343,822	Postcode:	E14 7HU

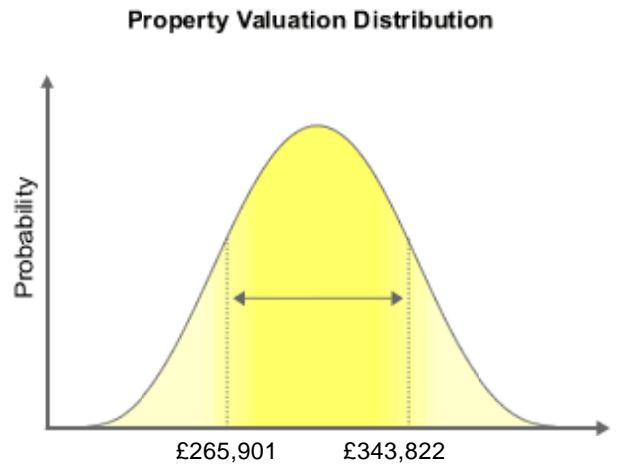
Valuation estimate:

The Calnea Analytics automated valuation model predicts that the most probable current open market value for the property in question is £304,862. This valuation estimate is based upon the information submitted.

Forecast Standard Deviation:

Our estimate of the accuracy of this valuation is expressed in terms of forecast standard deviation. This is calculated from the strength of the available supporting data and is used to determine the valuation range. The sale price the property will achieve in an open market will most probably lie within the valuation range. The width of the valuation range depends upon our confidence in our prediction. A higher degree of confidence will lead to a narrower valuation range. In statistical terms the valuation range represents a movement of one standard deviation either side of the mean. The graph to the right illustrates the distribution curve of probable values.

Persons seeking to place reliance on these estimates for their own or third party purposes do so at their own risk. No representation is made as to the accuracy, completeness or reliability of these forecasts.



Five year forecast

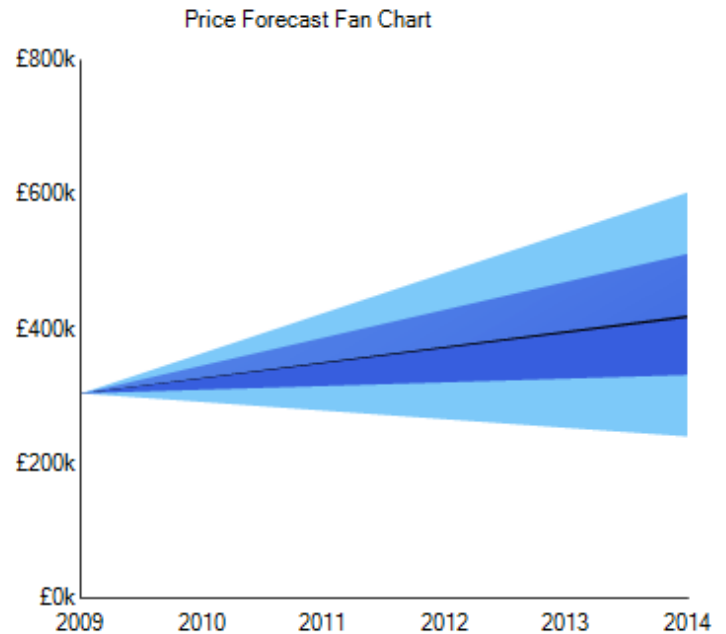
Estimate of Current Value: £304,862

Price Forecast Range - (68% confidence)

	Forecast	CAGR (%)	Total Growth (%)
High	£512k	10.9%	68%
Medium	£421k	6.7%	38%
Low	£332k	1.7%	9%

Price Forecast Range - (95% confidence)

	Forecast	CAGR (%)	Total Growth (%)
High	£604k	14.6%	98%
Medium	£421k	6.7%	38%
Low	£241k	-4.6%	-21%



Valuation Forecasts:

The house price forecast model predicts that £421k is the most probable value of the property in five years time.

There are two sets of price forecast ranges shown above. The first forecast range (£332k - £512k) has a statistical confidence measure of one standard deviation from the mean, while the second range (£241k - £604k) has a 95% confidence measure (1.96 standard deviations). The confidence measure represents our degree of certainty that the property's value in five years time will be within the given range. The Price Forecast Fan Chart is a graphical illustration of how these two ranges project over time.

CAGR stands for Compounded Annual Growth Rate. This is the annual equivalent percentage growth required to meet the forecast valuation.

Important Notes

The forecast model assumes that the property undergoes no material home improvement or deterioration going forward. All changes are nominal and do not allow for inflation. For Leasehold properties, these forecasts assume that the length of lease is sufficient for the property price to not be materially affected by a five year decrease in lease length. Persons seeking to place reliance on these estimates for their own or third party purposes do so at their own risk. No representation is made as to the accuracy, completeness or reliability of these forecasts.

General street information

Island Row in Tower Hamlets E14 comprises 66 properties. Of these properties, 98 per cent are residential (i.e. there are a total of 65 homes in Island Row). The information on these homes provided below comes from Mouseprice.com data, third-party data and information about Island Row submitted to us directly by the general public. Please take the time to explore the wealth of information that can be found throughout the Mouseprice website, including the free valuations on every property.

Of the 65 homes on Island Row, 50 are flats (or apartments as some North American influenced estate agents would say!). The majority of these properties are relatively new and were built 10 years ago in 1999. Island Row has an average current value of £322,400. This mean price is derived from the free automated valuation estimates provided on the Mouseprice website. These automated valuations are known in the mortgage lending industry as AVMs. There is reasonable AVM coverage for Tower Hamlets. The property valuation estimates are supported by the 48 transactions in Island Row that have been recorded by HM Land Registry since the 1st of April 2000. Island Row is one of the more expensive parts of E14 Tower Hamlets, where the average house price is only £286,382.54.

The most expensive recorded transaction in Island Row to date, is 1a which sold for £570,000 on 12/07/2007. The property sale that has the lowest recorded price in Island Row to date, is 43 which sold for £148,000 on 23/06/2000. The most recent house purchase in Island Row was 58 which sold for £357,000 on 29/11/2007.

There is currently one property for sale in Island Row. It has been on the market since 11/01/2009. Its original price was £349,950 which currently remains the same. There is also one property for sale in Island Row (this is a property where the owner has set the price at which he or she would consider selling their home). Its current value is £400,000.

Comparable Properties

The list below shows similarly valued homes in the vicinity of the property in question. "Last sale" refers to the price and date of the last time the property was sold. Transaction details are obtained from HM Land Registry - all © Crown copyright material is reproduced with the permission of Land Registry. The prices in the "Current value" column are an approximation of the current value of each home. Where available, the table includes the year the properties were built and the number of bedrooms in each property. The "Footprint" column refers to the footprint size of the building (expressed in square meters), where this information is available. Where a property forms part of a block of flats or a larger structure, this number will usually indicate the footprint of the building to which the flat belongs, rather than the flat itself.

Postcode	Address	Last sale	Current value	Year built	Footprint	Beds
E14 7HU	58 Island Row <i>Property Type: Flat</i>	£357,000 29-Nov-2007	£321,200	1999	675	2
E14 7HU	55 Island Row <i>Property Type: Flat</i>	£280,000 04-Jul-2006	£299,600	1999	675	2
E14 7HU	44 Island Row <i>Property Type: Flat</i>	£280,000 30-May-2006	£302,700	na	675	2
E14 7HU	38 Island Row <i>Property Type: Flat</i>	£249,995 03-May-2006	£273,600	1999	675	2
E14 7HU	60 Island Row <i>Property Type: Flat</i>	£269,000 28-Sep-2005	£309,200	1999	675	2
E14 7HU	57 Island Row <i>Property Type: Flat</i>	£250,000 09-Sep-2005	£288,900	1999	675	2
E14 7HU	50 Island Row <i>Property Type: Flat</i>	£260,000 04-Apr-2005	£308,600	1999	675	2
E14 7HU	62 Island Row <i>Property Type: Flat</i>	£270,000 14-Oct-2004	£319,900	1999	675	2
E14 7HU	47 Island Row <i>Property Type: Flat</i>	£280,000 02-Jun-2004	£338,000	1999	675	2
E14 7HU	51 Island Row <i>Property Type: Flat</i>	£262,500 09-Jul-2003	£340,000	1999	675	2
E14 7HU	58 Island Row <i>Property Type: Flat</i>	£235,000 07-Jun-2002	£321,200	1999	675	2
E14 7HU	56 Island Row <i>Property Type: Flat</i>	£207,500 26-Apr-2001	£367,900	1999	675	2
E14 7HU	38 Island Row <i>Property Type: Flat</i>	£227,500 17-Apr-2001	£273,600	1999	675	2

















Ordnance Survey detailed mapping



The Ordnance Survey map above shows the area around your property.

Ordnance Survey and the OS symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. The representation of features as lines is no evidence of a property boundary.

Property currently on the market in this area

 <p>Commercial Road, E14 £315,000 2 bed Detached 88 Days</p>	 <p>Rotherhithe Street, SE16 £284,950 2 bed Flat 90+ days</p>
 <p>Commercial Road, E14 £315,000 2 bed Flat 22 Days</p>	 <p>Bywater Place, SE16 £299,000 2 bed Flat 90+ days</p>
 <p>Rhodeswell Road, E14 £250,000 3 bed Flat 42 Days</p>	 <p>Rotherhithe Street, SE16 £310,000 1 bed Flat 90+ days</p>
 <p>Copenhagen Place, E14 £350,000 2 bed Flat 90+ days</p>	 <p>Rotherhithe Street, SE16 £249,000 1 bed Flat 90+ days</p>
 <p>Milligan Street, E14 £359,950 2 bed Flat 90+ days</p>	 <p>Hertsmere Road, E14 £329,995 1 bed Flat 90+ days</p>
 <p>Birchfield Street, E14 £359,995 2 bed Flat 90+ days</p>	 <p>Abbot House £250,000 3 bed Flat 42 Days</p>
 <p>Birchfield Street, E14 £360,000 2 bed Flat 40 Days</p>	 <p>1 bedroom Second Floor Apartment in Isle Of Dogs £299,950 1 bed Flat 90+ days</p>
 <p>Causton Cottages, E14 £350,000 3 bed Terrace 90+ days</p>	 <p>Furze Street, E3 £245,000 1 bed Flat 90+ days</p>

The information above shows a selection of nearby properties currently on the market. Street name, postcode district, asking price, bedroom numbers, property type and number of days on market are shown for each property where available.

Recent sales

The list of property transactions below represents the most recent sales of properties in the same postcode district. The sales are ordered by date, starting with the most recently available information.

Transaction details are obtained from HM Land Registry -all © Crown copyright material is reproduced with the permission of Land Registry.

Postcode	Address	Beds	Tenure	Type	Date	Sale Price
E14 2EB	Flat 67, 5 Explorers Court, Newport Avenue	1	Leasehold	Flat	26/01/09	£100,000
E14 8NG	Flat 230, 14 Waterman Building, Westferry Road	2	Leasehold	Flat	23/01/09	£1,050,000
E14 3TJ	Flat 15, 4 Beacon House, Burrells Wharf Square		Leasehold	Flat	22/01/09	£245,000
E14 3EB	81, Saunders Ness Road		Freehold	Terrace	22/01/09	£400,000
E14 8LN	Flat 6, 60 Ocean Wharf, Westferry Road	2	Leasehold	Flat	16/01/09	£360,000
E14 3EN	35, Caledonian Wharf	1	Leasehold	Flat	14/01/09	£245,000
E14 0RN	14, Dewberry Street	2	Freehold	Terrace	09/01/09	£249,000
E14 6DZ	22, Cordelia Street	3	Leasehold	Flat	07/01/09	£175,000
E14 4EF	2002 Apartment, 26, Hertsmere Road	2	Leasehold	Flat	05/01/09	£720,000
E14 7LG	Flat 39, 681 Tequila Wharf, Commercial Road	1	Leasehold	Flat	23/12/08	£285,000
E14 9RZ	Flat 133, 3 Discovery Dock Apartments East, South Quay Square	2	Leasehold	Flat	19/12/08	£480,000
E14 3SS	Flat 36, 3 New Atlas Wharf, Arnhem Place	1	Leasehold	Flat	19/12/08	£320,000
E14 6BU	45, Market Square	1	Leasehold	Flat	19/12/08	£205,000
E14 6AZ	8, Hobday Street	2	Leasehold	Flat	19/12/08	£222,500
E14 7LG	Flat 51, 681 Tequila Wharf, Commercial Road	2	Leasehold	Flat	17/12/08	£305,000
E14 9QT	Flat 302, 2 Michigan Building, Biscayne Avenue	1	Leasehold	Flat	15/12/08	£280,000
E14 7NU	Flat 45, Darnley House, Camdenhurst Street	1	Leasehold	Flat	15/12/08	£147,500
E14 9PW	Flat 1707, 1 New Providence Wharf, Fairmont Avenue	2	Leasehold	Flat	12/12/08	£500,000
E14 7EN	Flat 9, 3, Pelling Street	2	Leasehold	Flat	12/12/08	£245,500
E14 3JZ	2, Friars Mead	2	Freehold	Terrace	11/12/08	£290,000

Average house prices

The table below shows the current average prices at which properties are selling, broken down according to Postcode District, Postcode Area and Nationally. It explains how different numbers of bedrooms produce different average prices.

Average Current Values	District -E14	Area -E	National
1 Bedroom properties	£226,600	£200,600	£146,700
2 Bedroom properties	£307,800	£235,200	£155,400
3 Bedroom properties	£296,700	£255,000	£171,200
4 Bedroom properties	£318,200	£326,600	£280,400
5+ Bedroom properties	£412,000	£424,400	£456,500

Price: Earning ratios

The price to earnings ratio is a basic affordability measure for housing in a given area. It is the ratio of current average property values to average disposable income, expressed as years of earnings (i.e. a multiple of annual earnings). The lower the multiple the more affordable properties are within a particular area in relation to the average earnings of inhabitants of that area.

Ratios which are different from the national average do not necessarily imply that properties within an area are under or over valued. Factors unique to the specific location can cause such differences. Nevertheless, over the long run property prices tend to increase with earnings.

	E14	E	National
Average Current Value	£366,300	£241,101	£219,300
Average Earnings	£29,610	£24,570	£24,478
Price / Earnings	12.37x	9.81x	8.96x

Housing stock & ownership

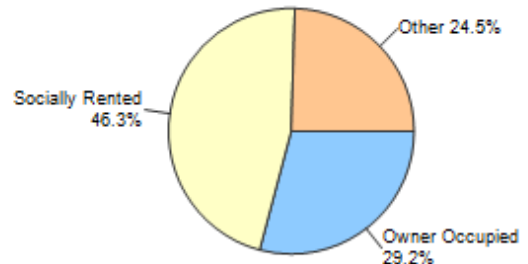
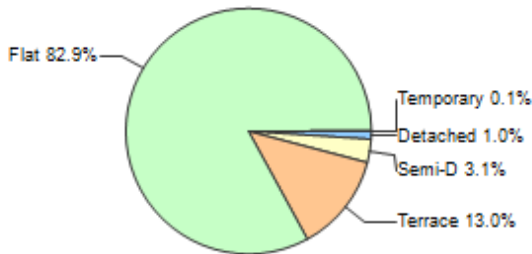
Housing stock

	E14	E	National
Total Detached	251	9,743	5,129,930
% Detached	1.0%	3.0%	22.8%
Semi-Detached	737	30,465	7,114,618
% Semi-Detached	3.1%	9.2%	31.6%
Terrace	3,119	104,665	5,867,433
% Terrace	12.9%	31.8%	26.0%
Flat	19,964	184,350	4,324,294
% Flat	82.9%	55.9%	19.2%
Temporary	18	394	93,795
% Temporary	0.1%	0.1%	0.4%

Home ownership

	E14	E	National
Owner Occupied	7,021	139,954	14,911,858
% Owner Occupied	29.1%	42.5%	66.2%
Socially Rented	11,158	123,354	4,155,391
% Socially Rented	46.3%	37.4%	18.4%

Postcode District (E14)



The pie charts above illustrate the relative proportions of the differing types of property found within the respective area. Based on information collected in the 2001 census, the pie charts also provide an indication of how common particular types of housing are within the various areas. It is important to note that as homes are demolished and built these percentages will fluctuate accordingly.

The pie charts are intended to help the reader understand tenure patterns at postcode district level. Across the country the dominant tenure is owner occupation, with the second largest tenure being the socially rented sector. Social housing is more prevalent in metropolitan areas than non-metropolitan areas. The exact proportions vary between locations.

Demographics

The demographic data below allows you to gain an overall impression of the type of inhabitants and social makeup of the postcode district and postcode area as against the national average. The data below is obtained from the 2001 census.

	E14	E	National
Population	55,861	800,288	52,024,138
Median Age	29	30.79	39.05
% Retirees	11.46%	13.56%	21.96%
% Unemployed	6.32%	6.05%	3.22%
% Educated to Degree level	32.19%	27.05%	19.77%
Full Time Students	3,112	47,181	1,766,469
%Full Time Students	5.57%	5.90%	3.40%
Total Migrants	10,872	113,589	6,336,121
% Total Migrants	19.46%	14.19%	12.18%
Average distance travelled to fixed place of work (km)	8.57	9.49	14.63

House price trends

Growth rates	E14	E	National
5yr house price growth	22.13%	22.13%	19.98%
5yr house price CAGR	3.39%	3.39%	3.08%
Last 12 months house price growth	-10.42%	-10.42%	-11.23%
Market characteristics			
Market size Indicator: no. of transactions	15,268	119,529	8,847,860
Market size Indicator: total no. of properties	24,089	329,619	22,530,070
Market liquidity Indicator: transactions / properties	63.38%	36.26%	39.27%
Market growth indicator: new homes built	5,494	15,128	869,571
Market growth indicator: new builds / transactions	35.98%	12.66%	9.83%

5 year house price growth is a compounded measure of change in house prices over 5 years across the postcode district, postcode area and nationally.

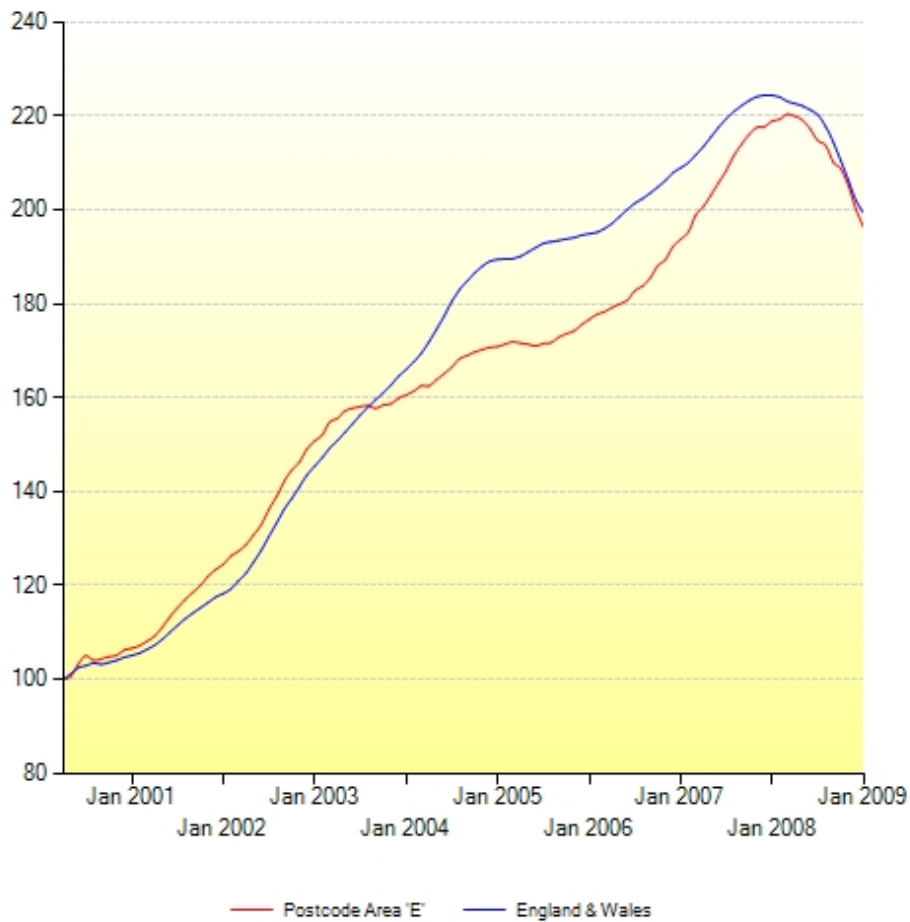
5 year CAGR is the rate that property values would have changed on an annual basis over the 5 year period.

Market Characteristics represent all the transaction notified to Land Registry since April 2000.

House price indices

The house price indices below show historic movements in residential property prices at a postcode area and national level. Both indices are rebased to 100 at April 2000. For example, the date at which the line crosses 140 is when house prices have increased by 40% from April 2000.

Price indices are produced by Calnea Analytics -the official supplier of House Price Indices, and economic and statistical consultancy to HM Land Registry. The price indices are created using the repeat-sales regression model. Full details on the methodology are available at www.calnea.com.



Street rankings – most expensive

Where available, the rankings below show the most expensive streets within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	Ropemakers Fields	£798,900	5	12	100
2	Westferry Circus	£759,400	436	329	91
3	Brightlingsea Place	£631,400	36	58	100
4	Hertsmere Road	£608,800	291	311	91
5	Mountague Place	£578,300	3	9	100
6	Mariners Mews	£560,000	14	18	100
7	York Square	£548,200	3	16	100
8	Rainbow Avenue	£512,800	8	20	100
9	South Quay Square	£507,700	188	342	100
10	Lovegrove Walk	£486,600	38	29	100
11	Chandlers Mews	£476,200	11	30	100
12	Albert Mews	£469,700	14	17	100
13	Selsdon Way	£462,000	73	88	87
14	Lancaster Drive	£457,600	16	43	100
15	Bering Square	£447,500	5	8	100
16	Basin Approach	£445,500	295	179	99
17	Torres Square	£441,800	9	8	100
18	Arnhem Place	£437,100	260	213	100
19	Fawe Street	£433,400	3	14	88
20	Narrow Street	£429,300	658	766	98
21	Mercator Place	£427,000	6	7	100
22	Goodhart Place	£420,500	68	81	99
23	Branch Road	£420,100	320	264	100
24	Macquarie Way	£416,900	8	22	100
25	Pilgrims Mews	£416,800	7	12	100
26	Northey Street	£415,900	28	21	95
27	Napier Avenue	£412,300	16	24	100
28	Lawn House Close	£408,500	64	64	98
29	Olliffe Street	£407,600	18	8	100
30	Mast House Terrace	£406,600	27	145	100

Street rankings – least expensive

Where available, the rankings below show the least expensive streets within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	Galsworthy Avenue	£127,100	3	79	100
2	Repton Street	£130,700	4	50	96
3	Upper North Street	£135,700	4	121	100
4	Robin Hood Gardens	£138,700	4	214	100
5	Newby Place	£158,700	5	84	98
6	Lodore Street	£162,300	5	58	100
7	Camdenhurst Street	£163,200	9	81	100
8	Burcham Street	£163,400	12	129	99
9	Lindfield Street	£167,100	4	60	100
10	Dewberry Street	£167,400	20	51	100
11	Chadbourn Street	£168,700	7	56	100
12	Nairn Street	£168,900	6	54	100
13	St Pauls Way	£170,200	6	54	100
14	Leven Road	£174,100	5	63	91
15	Findhorn Street	£176,300	17	35	100
16	Cotall Street	£176,800	4	93	100
17	Spey Street	£178,600	15	104	99
18	Rosefield Gardens	£178,700	22	131	100
19	Market Square	£179,600	12	38	70
20	Market Way	£181,600	3	16	42
21	Glengarnock Avenue	£181,600	30	168	99
22	Wades Place	£183,000	21	102	98
23	Adderley Street	£183,300	5	14	100
24	Teviot Street	£183,800	29	351	100
25	St Leonards Road	£183,800	109	423	100
26	Thomas Road	£186,900	10	146	92
27	Augusta Street	£188,000	6	26	100
28	Oak Lane	£188,200	5	56	98
29	Kerbey Street	£188,300	5	47	98
30	Burgess Street	£188,500	10	176	100

Street rankings – highest turnover

Where available, the rankings below show the streets with the highest turnover of properties within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	Fairmont Avenue	£381,700	907	814	100
2	Westferry Road	£364,500	887	1076	98
3	St Davids Square	£376,500	666	465	99
4	Narrow Street	£429,300	658	766	98
5	Cassilis Road	£303,300	573	542	100
6	Newport Avenue	£314,600	476	549	100
7	Boardwalk Place	£397,900	459	386	100
8	Westferry Circus	£759,400	436	329	91
9	Blackwall Way	£317,600	433	360	100
10	Branch Road	£420,100	320	264	100
11	Millharbour	£341,900	313	394	96
12	Manchester Road	£281,200	304	812	97
13	Basin Approach	£445,500	295	179	99
14	Hertsmere Road	£608,800	291	311	91
15	Burrells Wharf Square	£301,200	291	351	100
16	Hutchings Street	£391,700	271	323	100
17	Arnhem Place	£437,100	260	213	100
18	Crews Street	£346,100	240	189	100
19	Commercial Road	£274,600	239	404	91
20	Jamestown Way	£389,500	227	190	100
21	Newton Place	£378,000	222	142	100
22	Langbourne Place	£372,200	219	145	100
23	Millennium Drive	£326,400	216	207	100
24	South Quay Square	£507,700	188	342	100
25	Limeharbour	£405,700	164	178	84
26	Stainsby Road	£231,000	157	280	100
27	Three Colt Street	£392,000	156	375	97
28	Homer Drive	£301,700	150	172	100
29	Telegraph Place	£240,400	150	201	100
30	East India Dock Road	£249,000	138	514	93

Street rankings – most residential

Where available, the rankings below show the streets with the highest proportion of residential property within the postcode district.

Average value is calculated by producing values for every property on each street as at today's date and averaging them out.

Transaction volume is the number of properties which have changed hands in the street since April 2000.

Residential Properties is the number of properties in the street which are in residential use, and % of residential is the proportion of properties in the area which are solely for residential use.

Rank	Street	Average Value	Transaction volume	Residential properties	% residential property
1	Westferry Road	£364,500	887	1076	98
2	Fairmont Avenue	£381,700	907	814	100
3	Manchester Road	£281,200	304	812	97
4	Narrow Street	£429,300	658	766	98
5	Newport Avenue	£314,600	476	549	100
6	Cassilis Road	£303,300	573	542	100
7	East India Dock Road	£249,000	138	514	93
8	St Davids Square	£376,500	666	465	99
9	St Leonards Road	£183,800	109	423	100
10	Commercial Road	£274,600	239	404	91
11	Millharbour	£341,900	313	394	96
12	Boardwalk Place	£397,900	459	386	100
13	Three Colt Street	£392,000	156	375	97
14	Blackwall Way	£317,600	433	360	100
15	Burrells Wharf Square	£301,200	291	351	100
16	Teviot Street	£183,800	29	351	100
17	Stewart Street	£261,000	103	350	100
18	South Quay Square	£507,700	188	342	100
19	Westferry Circus	£759,400	436	329	91
20	Hutchings Street	£391,700	271	323	100
21	Hertsmere Road	£608,800	291	311	91
22	The Quarterdeck	£193,300	19	300	99
23	Stainsby Road	£231,000	157	280	100
24	Poplar High Street	£219,400	126	274	94
25	Branch Road	£420,100	320	264	100
26	Blair Street	£240,000	68	258	100
27	Abbott Road	£205,600	42	256	99
28	Woolmore Street	£215,400	3	241	99
29	Salmon Lane	£264,600	46	222	95
30	Robin Hood Gardens	£138,700	4	214	100

Recent market activity - flips

Previous sale price	Previous sale date	Recent sale price	Recent sale date	Change (%)	AER (%)	Address
£385,000	Aug-05	£513,000	Oct-08	33.3	9.6	14 Waterman Building Flat 246 Westferry Road
£360,000	Apr-02	£600,000	Oct-08	66.7	8.1	4 St Davids Square
£285,000	Feb-06	£350,000	Oct-08	22.8	8.0	3 New Atlas Wharf Flat 132 Arnhem Place
£240,000	Oct-00	£405,000	Nov-08	68.8	6.7	7 Berglen Court Flat 171 Branch Road
£245,000	Sep-04	£316,000	Oct-08	29.0	6.5	58 St Davids Square
£280,000	Jun-01	£435,000	Dec-08	55.4	6.1	3 New Atlas Wharf Flat 94 Arnhem Place
£240,000	Nov-03	£300,000	Dec-08	25.0	4.5	60 Canton Street
£515,000	May-02	£685,000	Dec-08	33.0	4.4	7 Berglen Court Flat 146 Branch Road
£295,000	Oct-04	£350,000	Oct-08	18.6	4.3	1 New Providence Wharf Flat 331 Fairmont Avenue
£316,500	Jul-04	£370,000	Oct-08	16.9	3.8	46 Langbourne Place

Recent market activity - flops

Previous sale price	Previous sale date	Recent sale price	Recent sale date	Change (%)	AER (%)	Address
£355,000	Feb-05	£265,000	Dec-08	-25.4	-7.3	Gainsborough House Flat 139 Cassilis Road
£347,913	Jun-07	£330,000	Oct-08	-5.2	-4.0	3 Flat 78 Limeharbour
£224,995	Jun-03	£210,000	Nov-08	-6.7	-1.3	15 Sail Court Flat 18 Newport Avenue
£395,000	Jul-04	£380,000	Oct-08	-3.8	-0.9	1 New Providence Wharf Flat 825 Fairmont Avenue
£248,000	Aug-07	£250,000	Oct-08	0.8	0.7	4 Ontario Tower Flat 2208 Fairmont Avenue
£433,000	Jan-06	£445,000	Oct-08	2.8	1.0	1 New Providence Wharf Flat 1224 Fairmont Avenue
£440,000	Jan-07	£450,000	Oct-08	2.3	1.3	220 East Ferry Road
£345,000	May-03	£396,000	Nov-08	14.8	2.5	60 Ocean Wharf Flat 43 Westferry Road
£230,000	Feb-06	£247,000	Nov-08	7.4	2.7	416 Flat 58 Manchester Road
£214,995	Nov-03	£245,500	Dec-08	14.2	2.7	3 Flat 9 Pelling Street

Crime statistics

Based on police recorded crime reports (for the financial year 2006/7) Tower Hamlets ranks at 371 out of the 376 CDRPs (Crime and Disorder Reduction Partnerships). The larger the rank number the worse the levels of crime.

	Tower Hamlets	Greater London	National
Violence	36.25	26.68	17.73
Sexual Offence	1.89	1.32	0.98
Robbery	8.95	5.83	1.24
Burglary	7.68	7.85	4.48
Theft of Motor	6.05	5.14	3.08
Theft from Motor	13.91	12.34	7.99

The numbers above refer to offences per 1,000 people. Local crime figures are reported by Crime and Disorder Reduction Partnerships (CDRPs). These are local partnerships of police, local authorities and various other organisations. Please refer to the relevant local area guide on Mouseprice for more information on this postcode district.

Notes

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