

Government funded, independent advice for residential leaseholders and park home residents

[Lease newsletter Autumn edition: Unique data insights, service changes, law reform updates](#)[New Insight Report Highlights Ongoing Issues](#)

Our new website is coming soon. [Try the new site.](#)

Lease extension calculator for flats

Please note that there are plans for reform of the valuation principles.

Location of the flat:

Outside Prime Central London
 Prime Central London

The following areas are considered as Prime Central London (PCL):
 Knightsbridge, Belgravia, Mayfair, Chelsea, Kensington/Holland Park, South Kensington, Regent's Park, Notting Hill, St John's Wood and Marylebone.
 Views on what constitutes PCL are subjective, but we have identified these areas as those most commonly considered to constitute PCL.

Long lease value of flat:

This is the expected value of the flat with a long lease, *after* a lease extension.

Please enter amount in pounds without any commas or decimal points -
 e.g. £200000, not £200,000.00.

165000

Current Ground Rent:

This calculator does not take into account rising ground rents.

50

What is the expiry date of the lease?

Use this format: **dd/mm/yyyy**

22/01/2084

Calculate

The price of your lease extension is likely to be between **£24000** and **£26000** plus costs.

You have 57 years unexpired. Because your lease has less than 80 years left, [marriage value](#) has been included in the price.

The online calculator will give you a general guide to costs for renewing a lease, but it cannot give you the actual costs. You should not use this information in tribunal or court proceedings and neither should you take any other action based on this information without first getting [professional advice](#). Although we provide a summary about valuations under the Leasehold Reform, Housing and Urban Development Act 1993 (as amended), you should remember that the law and the way property is valued can change over time.



Ministry of Housing,
 Communities &
 Local Government

LEASE is governed by a board, appointed as individuals by the Secretary of State for the Ministry of Housing, Communities & Local Government.

© Copyright 2025 Leasehold Advisory Service, Registered in England
No: 3296985.