

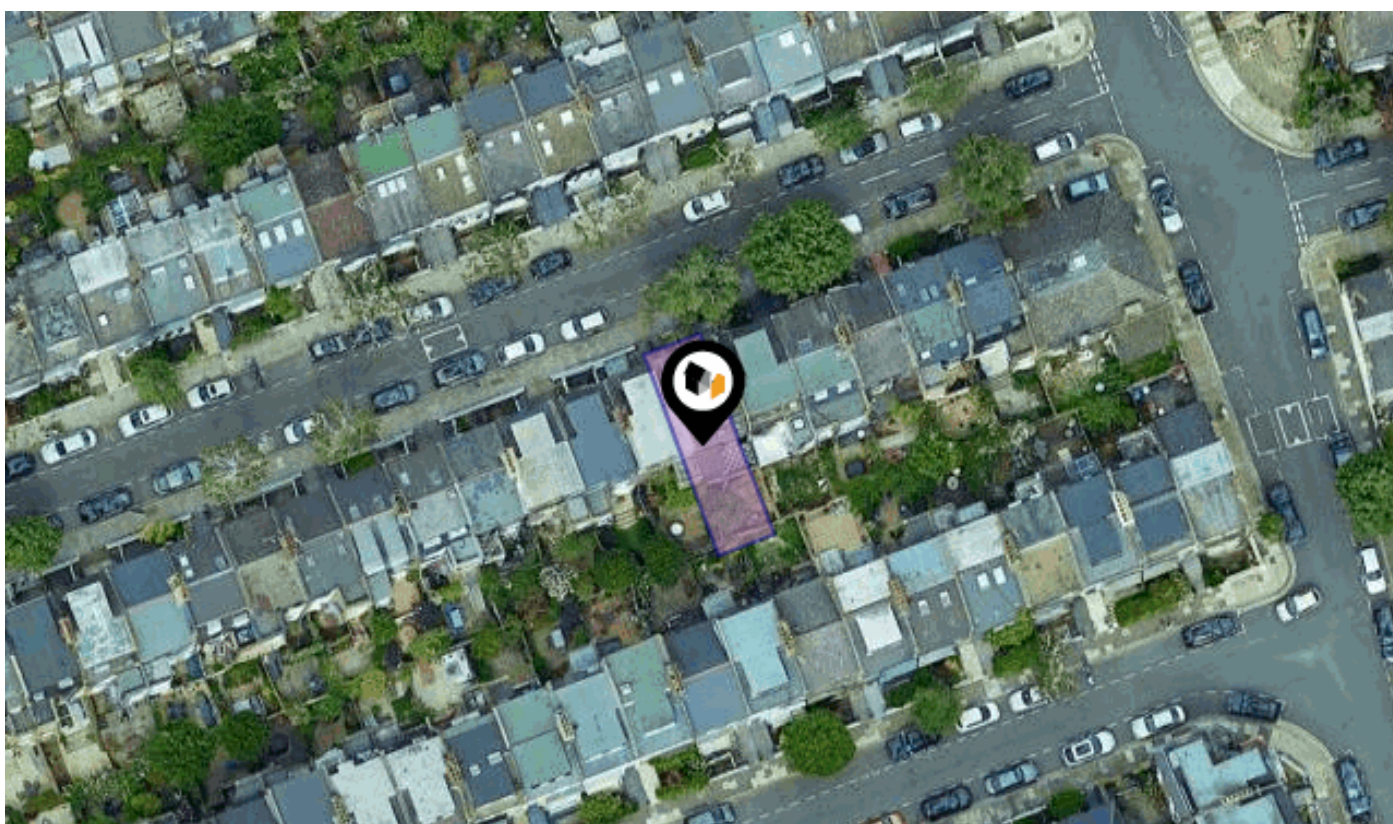


See More Online

MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Wednesday 12th February 2025



73, ARCHEL ROAD, LONDON, W14 9QL

Shaws Kensington

49 Palliser Rd W14 9EB

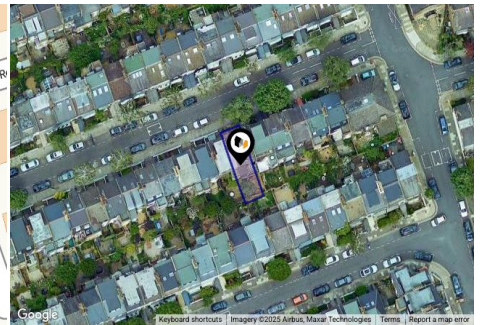
0207 336 9996

kiana@shawskensington.co.uk

www.shawskensington.co.uk



Property Overview



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,711 ft ² / 159 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band G
Annual Estimate:	£2,311
Title Number:	412665
UPRN:	34047952

Last Sold Date:	20/02/2006
Last Sold Price:	£675,000
Last Sold £/ft ² :	£394
Tenure:	Freehold

Local Area

Local Authority:	Hammersmith and fulham
Conservation Area:	Turneville/Chesson
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

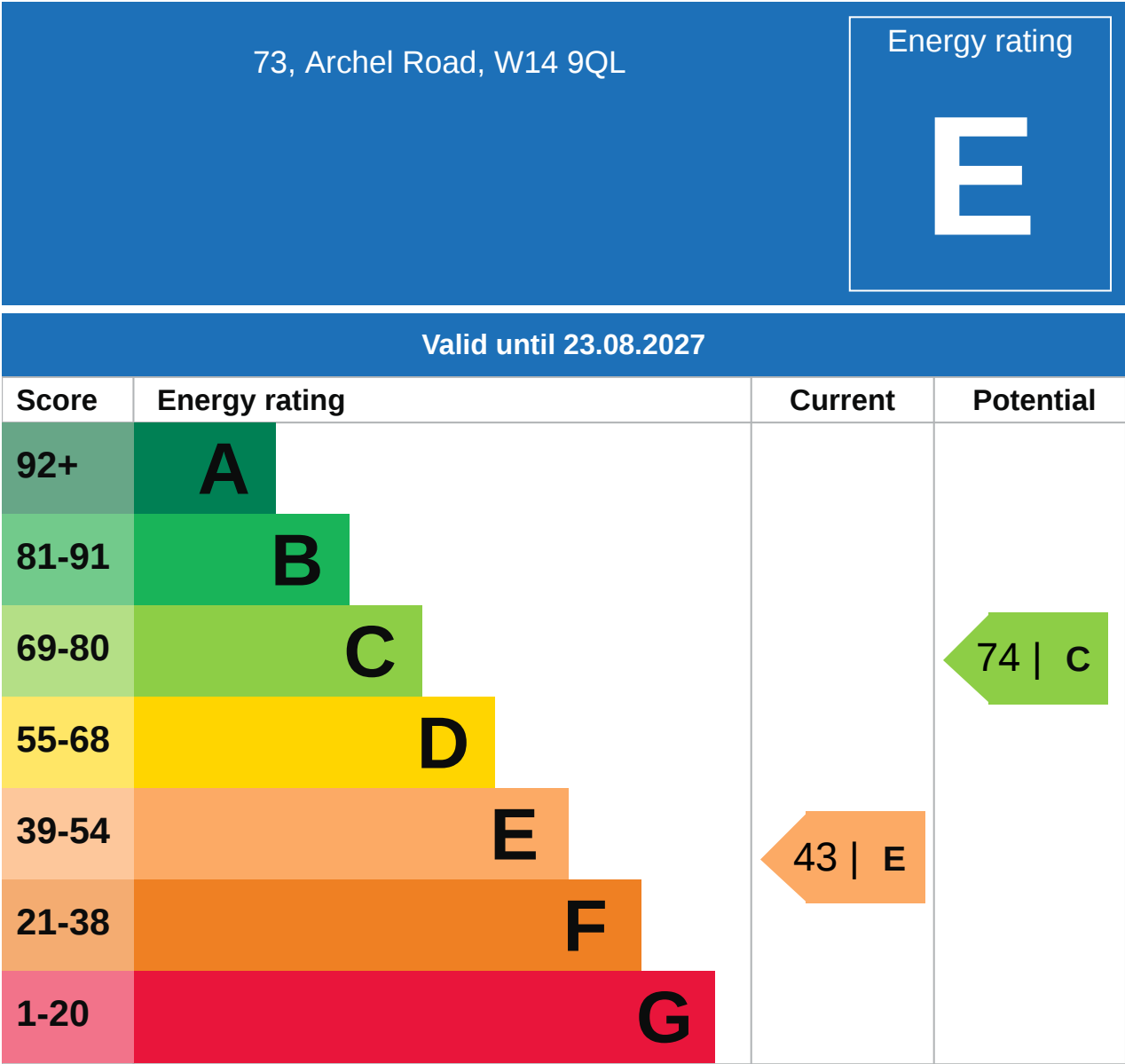


Planning records for: *73, Archel Road, London, W14 9QL*

Reference - 1972/01361/FUL	
Decision:	Application Approved
Date:	11th August 1972
Description:	Conversion into 3 dwelling units including erection of 3 storey rear extension.

Reference - 1992/01176/FUL	
Decision:	Application Approved
Date:	05th March 1993
Description:	Erection of a dormer to the front roof slope a rear mansard roof extension and rear extensions to the lower ground and first floor levels. Drg. Nos:HT/AR/2 - Rev. C (revised 3rd March 1993).

Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	159 m ²

Market Sold in Street



65, Archel Road, London, W14 9QL						Terraced House
Last Sold Date:	09/06/2023	02/07/2010	30/06/2006	14/11/1997	04/04/1997	15/10/1996
Last Sold Price:	£1,411,901	£895,000	£640,000	£345,000	£70,000	£177,000
77, Archel Road, London, W14 9QL						Terraced House
Last Sold Date:	07/06/2022	24/05/2006	21/02/2001			
Last Sold Price:	£1,500,000	£650,000	£480,000			
87a, Archel Road, London, W14 9QL						Flat-maisonette House
Last Sold Date:	31/05/2022	16/06/2017	09/07/2008	11/02/2004	28/04/2000	31/05/1996
Last Sold Price:	£515,000	£508,500	£315,000	£224,848	£185,000	£85,000
71, Archel Road, London, W14 9QL						Terraced House
Last Sold Date:	17/09/2020	02/07/2010	25/05/2007			
Last Sold Price:	£1,100,000	£815,000	£495,000			
83, Archel Road, London, W14 9QL						Flat-maisonette House
Last Sold Date:	14/07/2016					
Last Sold Price:	£1,025,000					
99, Archel Road, London, W14 9QL						Terraced House
Last Sold Date:	30/06/2016	05/05/1998				
Last Sold Price:	£1,450,000	£357,000				
83a, Archel Road, London, W14 9QL						Flat-maisonette House
Last Sold Date:	29/03/2016	05/05/2000				
Last Sold Price:	£475,000	£157,000				
97, Archel Road, London, W14 9QL						Terraced House
Last Sold Date:	03/11/2015					
Last Sold Price:	£1,486,000					
69, Archel Road, London, W14 9QL						Terraced House
Last Sold Date:	07/09/2015	12/06/2009				
Last Sold Price:	£1,550,000	£720,000				
63, Archel Road, London, W14 9QL						Terraced House
Last Sold Date:	18/02/2015					
Last Sold Price:	£1,225,000					
75, Archel Road, London, W14 9QL						Terraced House
Last Sold Date:	10/07/2013	29/10/2009	26/05/2005	30/07/1997		
Last Sold Price:	£1,350,000	£800,000	£610,000	£310,000		
Basement Flat, 95, Archel Road, London, W14 9QL						Flat-maisonette House
Last Sold Date:	20/12/2012	21/07/2006	25/06/2004	30/04/2001	09/09/1996	
Last Sold Price:	£331,000	£254,500	£240,000	£169,950	£81,500	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



85, Archel Road, London, W14 9QL			Terraced House
Last Sold Date:	07/10/2010	15/05/2000	
Last Sold Price:	£915,000	£420,000	
Upper Maisonette, 95, Archel Road, London, W14 9QL			Terraced House
Last Sold Date:	29/09/2010		
Last Sold Price:	£645,000		
73, Archel Road, London, W14 9QL			Terraced House
Last Sold Date:	20/02/2006		
Last Sold Price:	£675,000		
87, Archel Road, London, W14 9QL			Flat-maisonette House
Last Sold Date:	03/08/2001	19/12/1995	
Last Sold Price:	£335,000	£153,000	
91, Archel Road, London, W14 9QL			Terraced House
Last Sold Date:	13/10/2000		
Last Sold Price:	£393,000		
61, Archel Road, London, W14 9QL			Terraced House
Last Sold Date:	27/03/1997		
Last Sold Price:	£300,000		

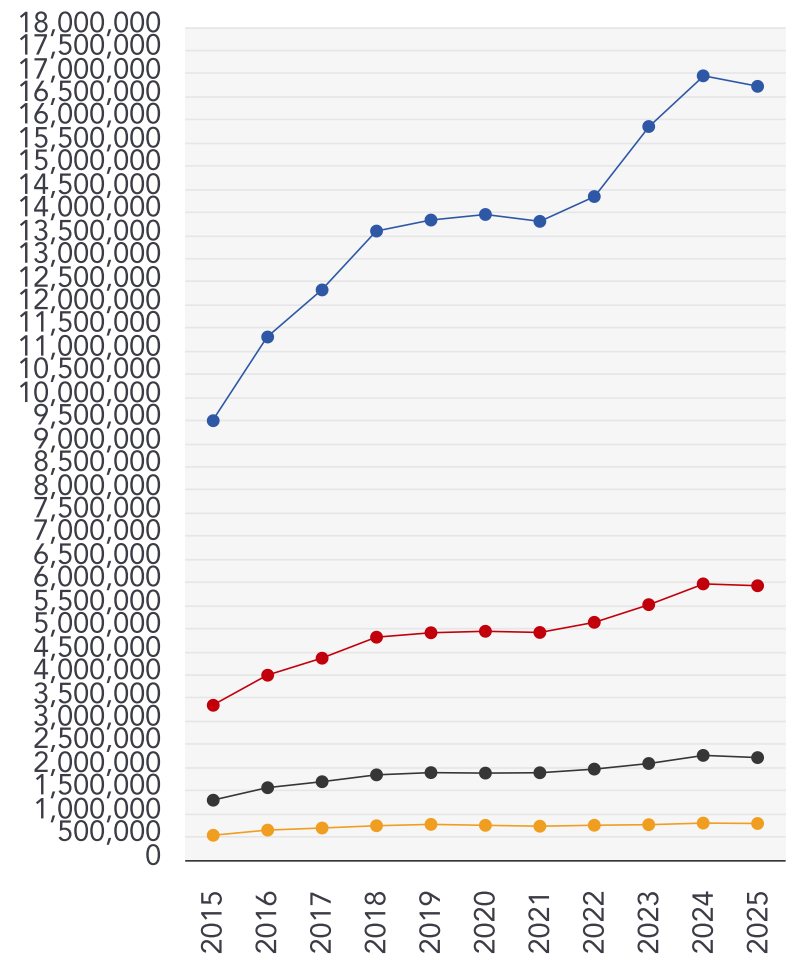
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in W14



Detached

+76.11%

Semi-Detached

+77.24%

Terraced

+71.18%

Flat

+47.68%



Shaws Kensington

We have invested in the latest innovative software and telephone systems and we are able to contact all of our potential purchasers immediately a property comes to the market. We pride ourselves on providing prompt feedback to clients and discussing all comments, whether positive or negative in order that, where necessary, we can agree and adjust your specific marketing plan quickly and efficiently in order to maximise the potential of your property.

Our internet coverage is so huge that properties listed with us are reaching hundreds of potential buyers, who visit our carefully selected choice of websites, every minute of every day.

We also maintain a distinctive advertising profile and combining this with our experienced personnel, our large constantly updated database, our for sale boards and our prime office location ensures we explore every opportunity to achieve a sale at the best possible price and within the timescale that suits you.



Testimonial 1



My rental experience with Shaws Kensington has been wonderful! Shout out to Axel, Zlatina and the team for always being responsive and helpful. Their properties are well-curated and the service was satisfactory. Highly recommended.

Testimonial 2



I've been renting out my flat in Barons Court through Shaws for over ten years, and they've been exceptional every step of the way. From seamless tenant management to handling all aspects of property care, the team at Shaws has consistently exceeded my expectations.

Testimonial 3



Can only recommend. We've been renting a property managed by Shaws for over 3 years, and the service has been excellent since Elodie took over. She's very responsive and resolute. We've been renting in London for about 10 years and this agency has been the best by far. All their contractors are professional and friendly; their general maintenance contractor knows the property very well and is brilliant. So pleased with the service, thanks so much!

Testimonial 4



Brilliant and transparent throughout with the flat purchase. Renelle was highly diligent and attentive to make sure everything went smoothly. A big thanks to Olivia for introducing us to the property in the first place and also to Solomon for showing us around and answering any questions. Very happy overall!



/ShawsEstateAgents



/shaws.kensington/



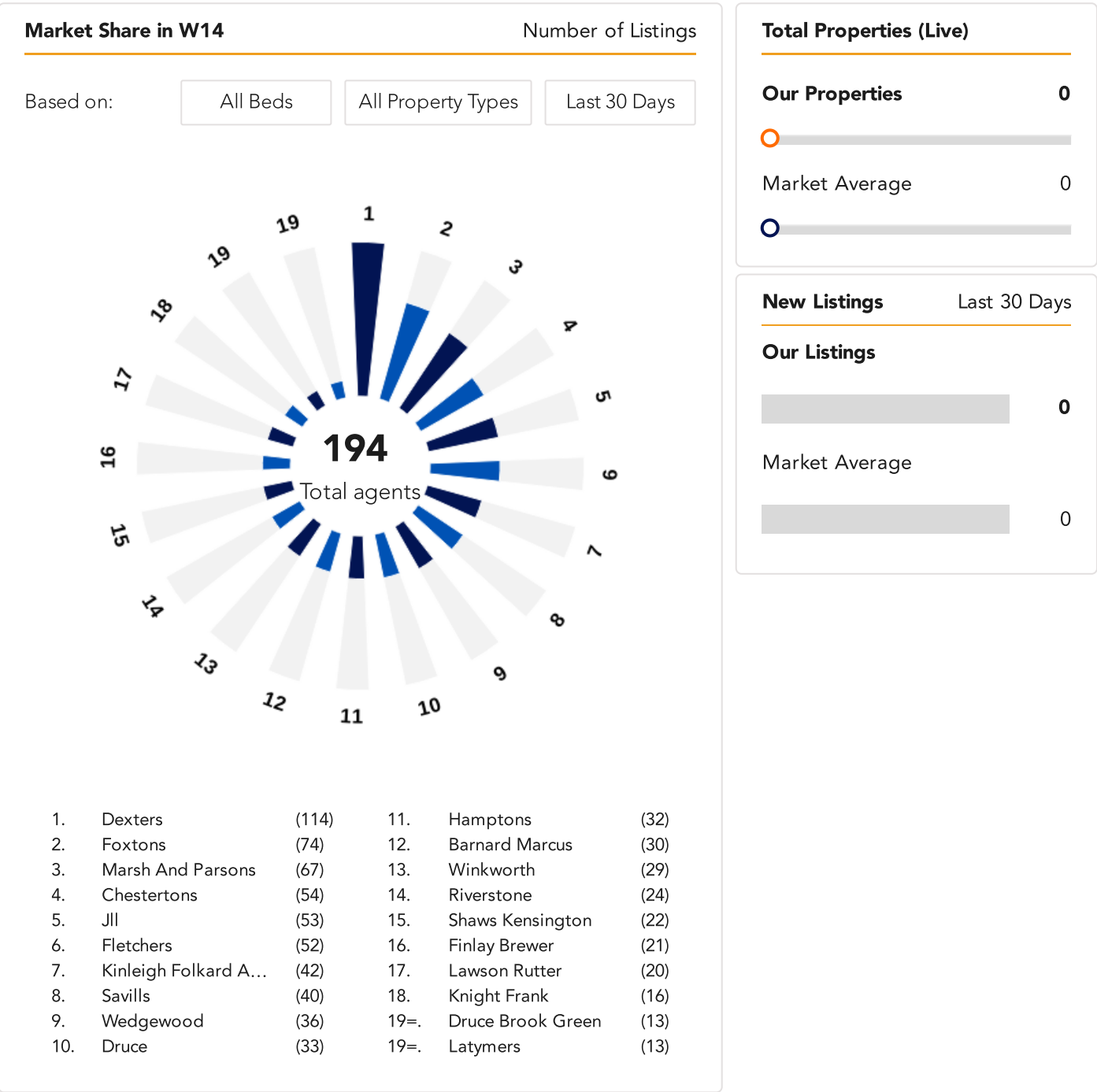
/KensingtonShaws



/company/shaws-kensington/

Agency

Our Performance in This Area



Independently Certified from Whole of Market Property Listings by Sprift, the UK's Most Comprehensive Source for Official and Trusted Property Data.

Shaws Kensington

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Shaws Kensington

49 Palliser Rd W14 9EB

0207 336 9996

kiana@shawskensington.co.uk

www.shawskensington.co.uk

