



# **MAR:** Market Appraisal Report

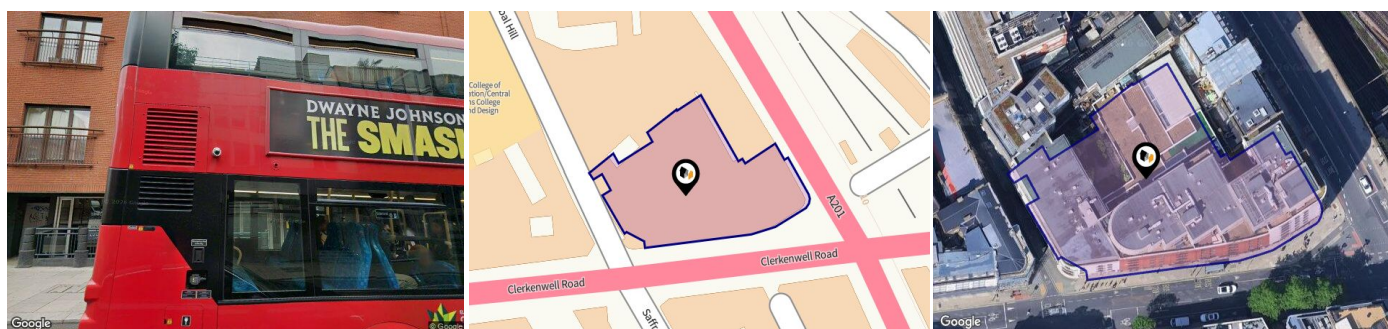
An Insight Into This Property & the Local Market  
**Wednesday 10th June 2026**



**FLAT B23, HERBAL HILL GARDENS, 9, HERBAL HILL,  
LONDON, EC1R 5XB**

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iadgroup.com



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	01/03/2002
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£325,000
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£402
<b>Plot Area:</b>	0.58 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,045		
<b>Title Number:</b>	NGL730198		
<b>UPRN:</b>	5300042895		
<b>Restrictive Covenants:</b>	No		

## Local Area

<b>Local Authority:</b>	Islington
<b>Conservation Area:</b>	area-unknown
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>1000</b> mb/s

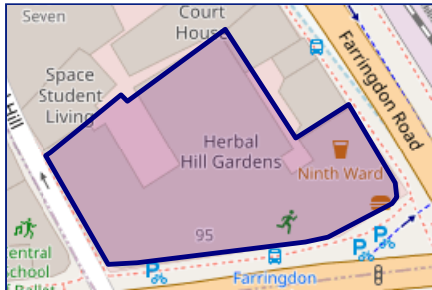
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

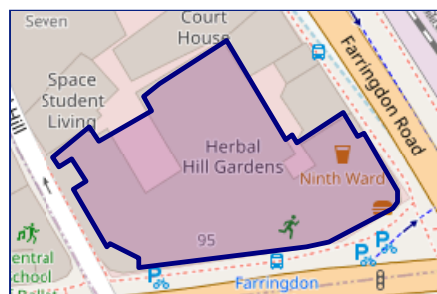


## Freehold Title Plan



**NGL352521**

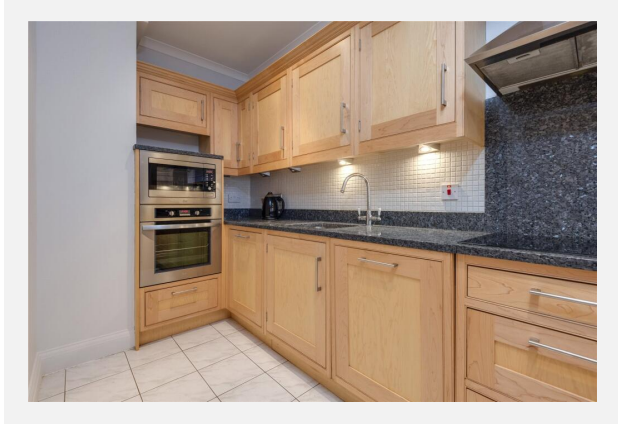
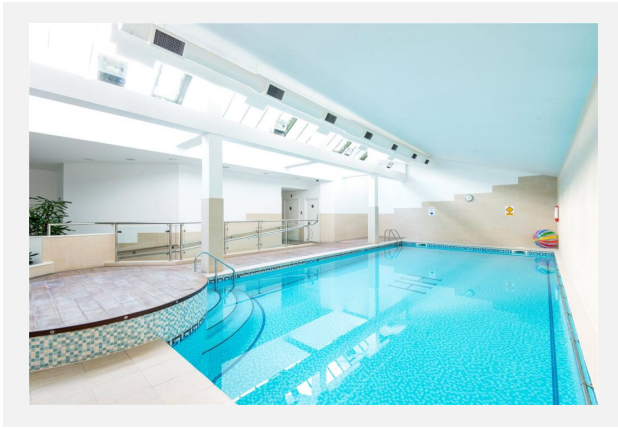
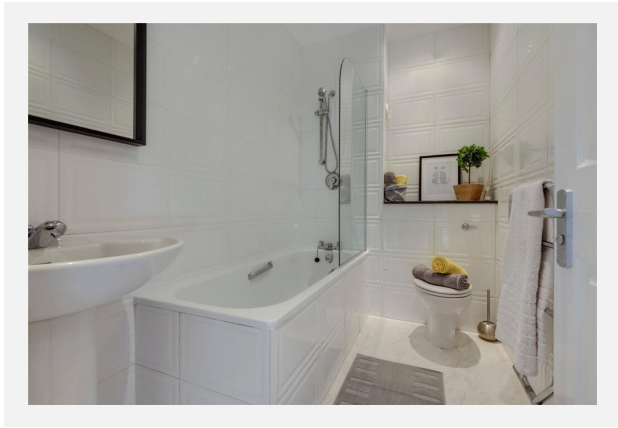
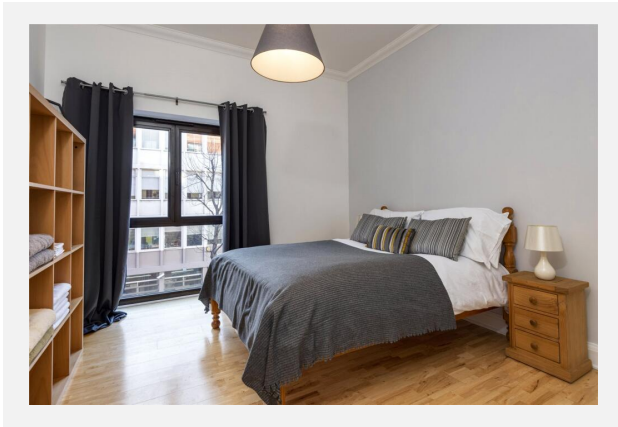
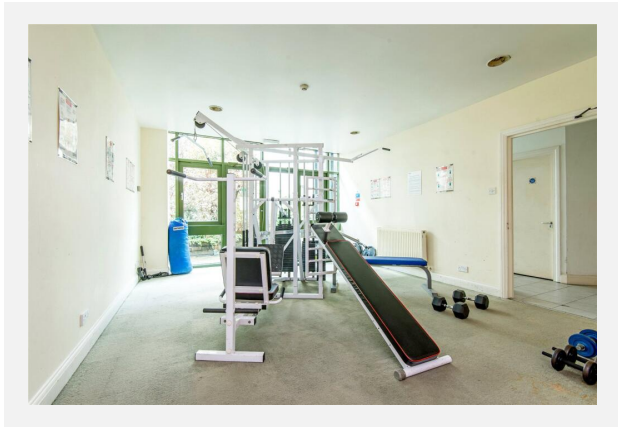
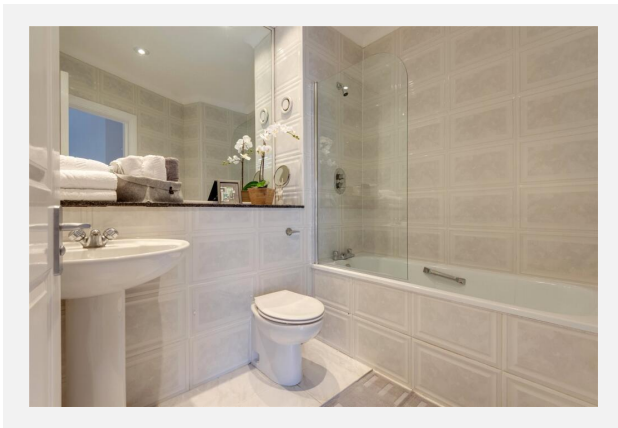
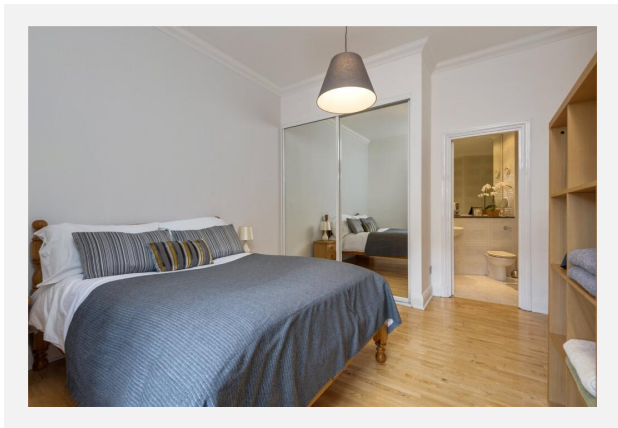
## Leasehold Title Plan



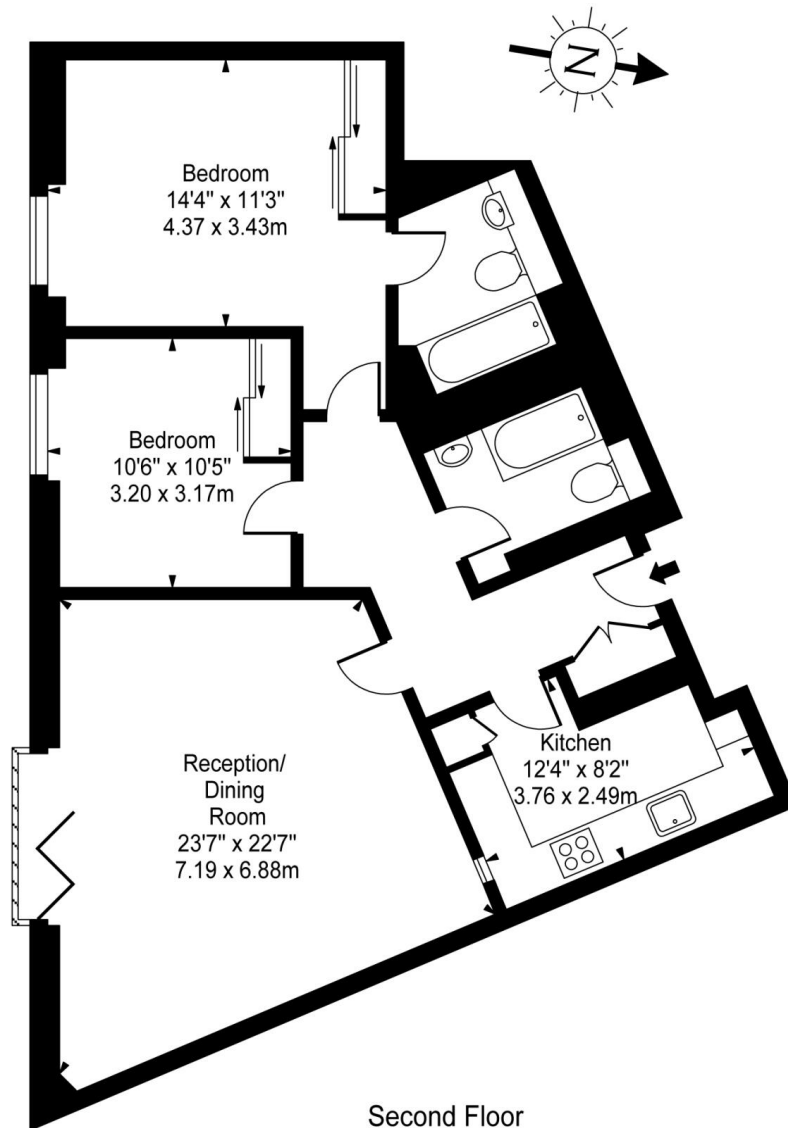
**NGL730198**

Start Date: 13/06/1995  
End Date: 25/03/2994  
Lease Term: 999 years from 25 March 1995  
Term Remaining: 968 years





**FLAT B23, HERBAL HILL GARDENS, 9, HERBAL HILL,  
LONDON, EC1R 5XB**



**Approx Gross Internal Area 900 Sq Ft - 84 Sq M**  
**For Illustration Purposes Only - Not to Scale**

This floor plan is for guidance only. Measurements are approximate and not to scale. Windows and doors openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions that are reliant on the information displayed. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan was produced for Hurford Salvi Carr and must not be shared or copied without prior consent.

FLAT B23, HERBAL HILL GARDENS, 9 HERBAL HILL,  
 EC1R 5XB

Energy rating

**C**

Valid until 09.11.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80   C	81   B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

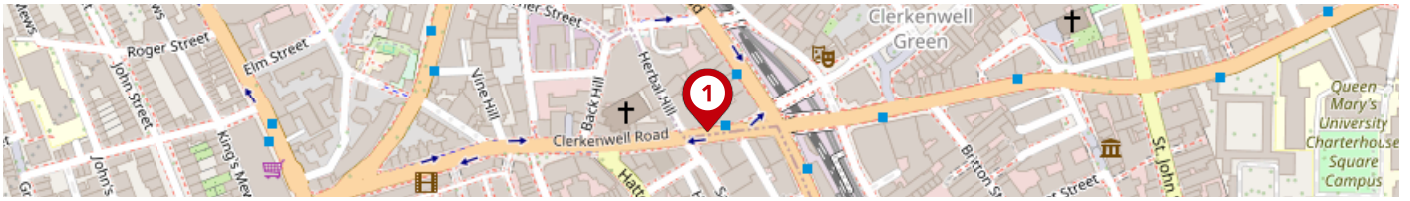
## Additional EPC Data

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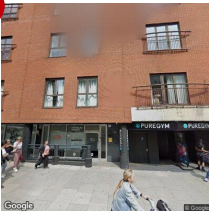
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 10 hour
<b>Main Fuel:</b>	Mains gas (community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	03
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Community scheme
<b>Main Heating Controls:</b>	Charging system linked to use of community heating, programmer and TRVs
<b>Hot Water System:</b>	Community scheme
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 40% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	75 m <sup>2</sup>

# Comparables

## Sold in your area



1



Flat B53, Herbal Hill Gardens,  
9 Herbal Hill, London, EC1R  
5XB

Sold (19/04/2021)

Leasehold (968 yrs remain)

📍 £1,150,000

🏠 Flat

🛏️ 1 beds

📏 1,014.50 ft<sup>2</sup>

🏠 £1,134 /ft<sup>2</sup>


📍 0.0 mi

# Comparables

## For Sale in your area



- 1**




**Flat B23, 9 Herbal Hill Gardens, Herbal Hill, London, EC1R 5XB**

For Sale (13/01/2026)

£670,000 Flat

2 beds  
0.0 mi
- 2**



**B23 Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB**

For Sale (29/01/2019)

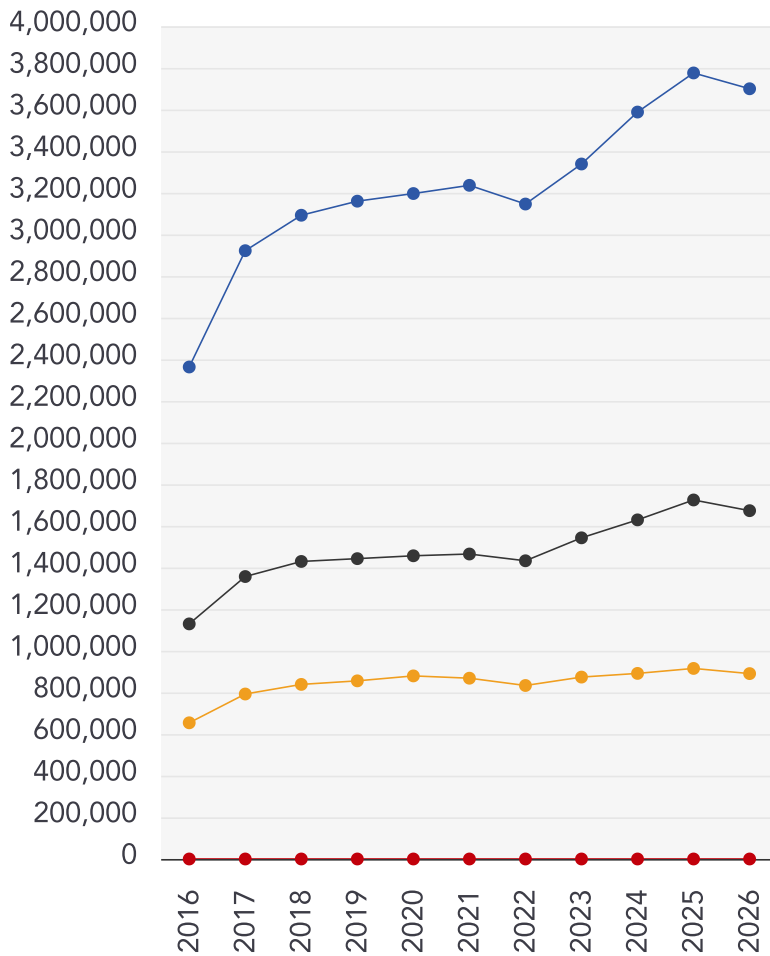
£670,000 Flat

2 beds  
0.01 mi

<b>Flat A33, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	24/04/2024	03/09/1999	14/06/1995			
Last Sold Price:	£800,000	£220,000	£157,500			
<b>Flat B22, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	31/03/2023	08/10/2009	03/03/2000	27/03/1998	21/06/1995	
Last Sold Price:	£1,050,000	£540,000	£280,000	£208,000	£172,500	
<b>Flat B53, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	19/04/2021	15/11/2013	28/06/2012	24/11/2003	13/10/2000	16/06/1995
Last Sold Price:	£1,150,000	£1,395,000	£1,045,000	£455,000	£328,000	£185,000
<b>Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						other House
Last Sold Date:	11/01/2019					
Last Sold Price:	£30,000,000					
<b>Flat C32, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	09/03/2018	23/05/2002	03/07/1995			
Last Sold Price:	£930,000	£340,000	£182,500			
<b>Flat B26, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	22/12/2015	02/09/2005	26/09/2003	14/06/1995		
Last Sold Price:	£950,000	£465,000	£305,000	£159,000		
<b>Flat A31, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	12/12/2014	22/12/2003	16/06/1995			
Last Sold Price:	£818,000	£305,000	£160,000			
<b>Flat B12, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	31/03/2011	06/06/1997	29/06/1995			
Last Sold Price:	£373,020	£115,000	£95,000			
<b>Flat C41, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	03/08/2010	23/12/1999	22/06/1995			
Last Sold Price:	£605,000	£225,000	£157,500			
<b>Flat B52, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	30/06/2010	31/03/2008	14/08/2000	06/11/1997	18/07/1995	
Last Sold Price:	£1,500,000	£1,230,000	£499,022	£425,900	£345,000	
<b>Flat B33, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	14/12/2007	14/04/2000	03/07/1995			
Last Sold Price:	£520,000	£250,000	£162,500			
<b>Flat C11, Herbal Hill Gardens, 9, Herbal Hill, London, EC1R 5XB</b>						Flat-maisonette House
Last Sold Date:	10/08/2006	03/06/1998	28/06/1995			
Last Sold Price:	£418,000	£185,000	£142,000			

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

10 Year History of Average House Prices by Property Type in EC1R



Detached

**+56.55%**

Terraced

**+48.16%**

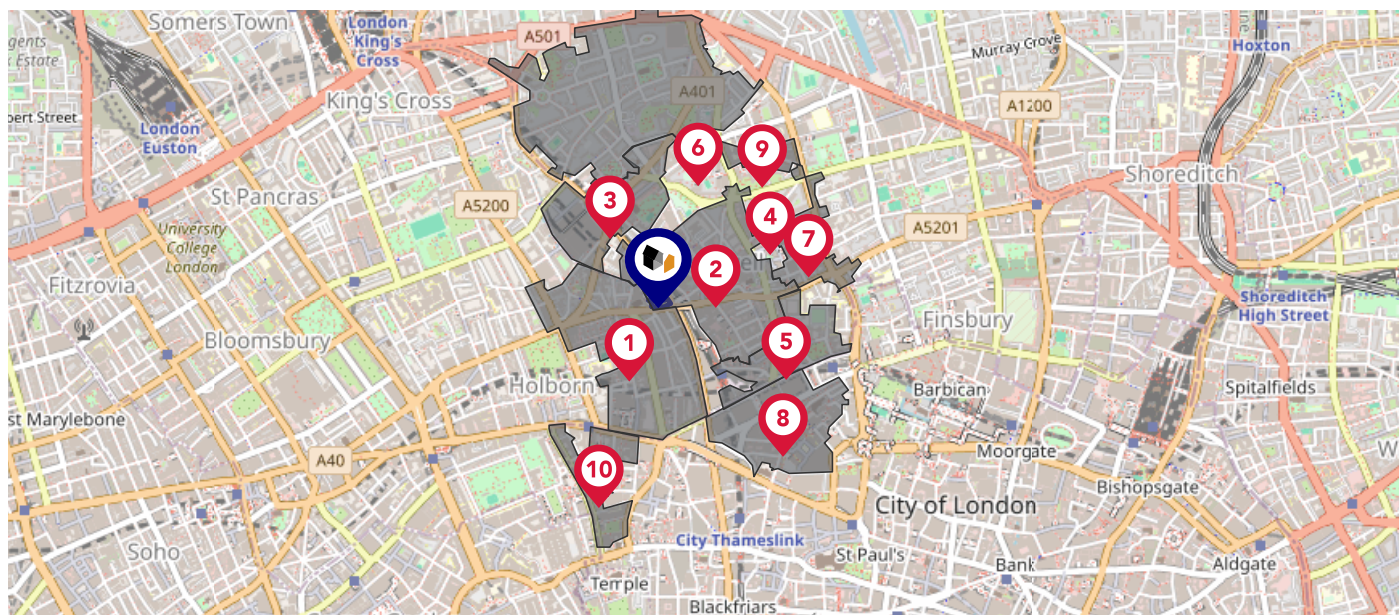
Flat

**+36.13%**

Semi-Detached

**+52.84%**

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Hatton Garden
- 2 area-unknown
- 3 area-unknown
- 4 Hat and Feathers
- 5 area-unknown
- 6 area-unknown
- 7 area-unknown
- 8 Smithfield
- 9 area-unknown
- 10 Chancery Lane

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



**Rail Noise Data**

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

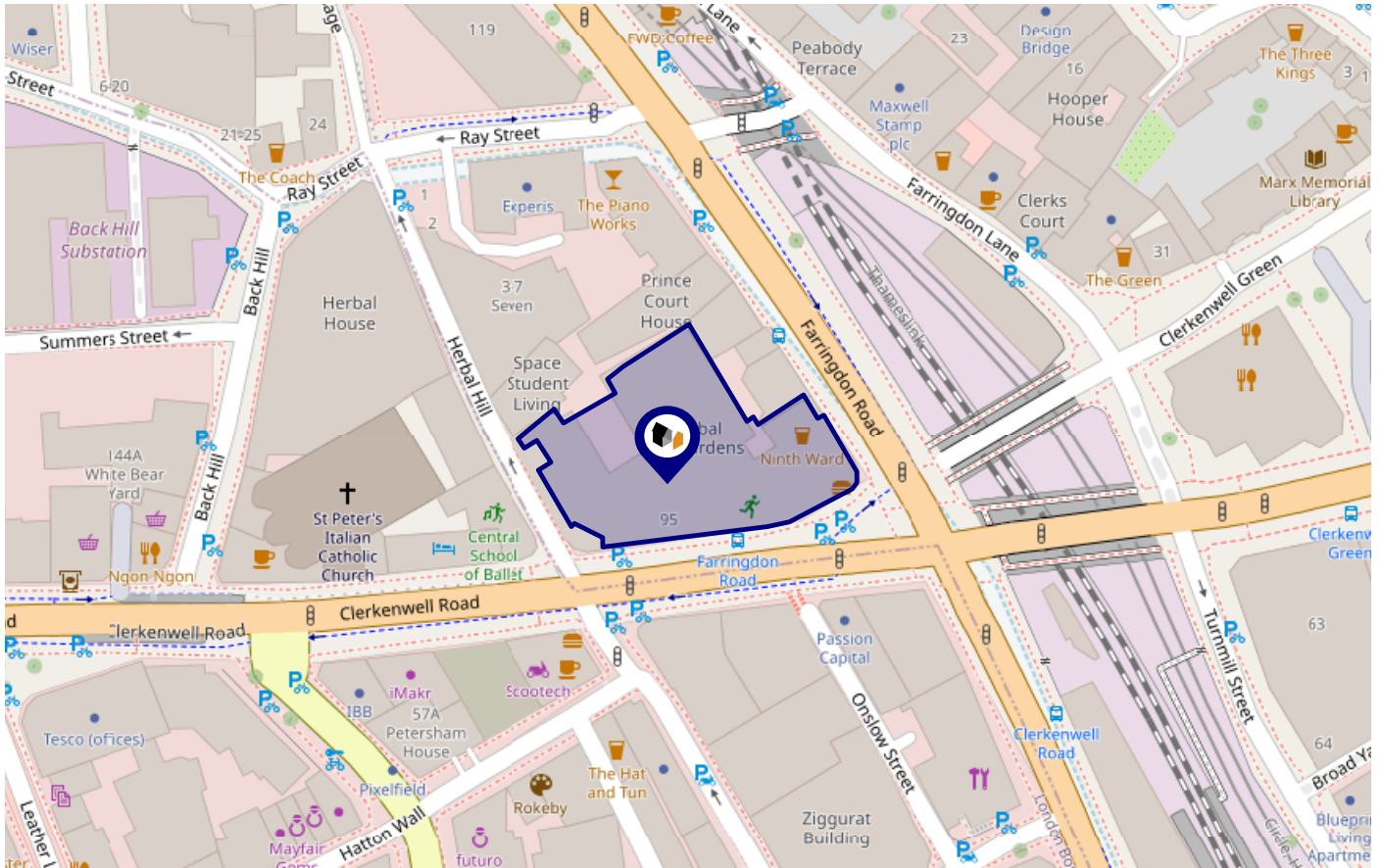
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

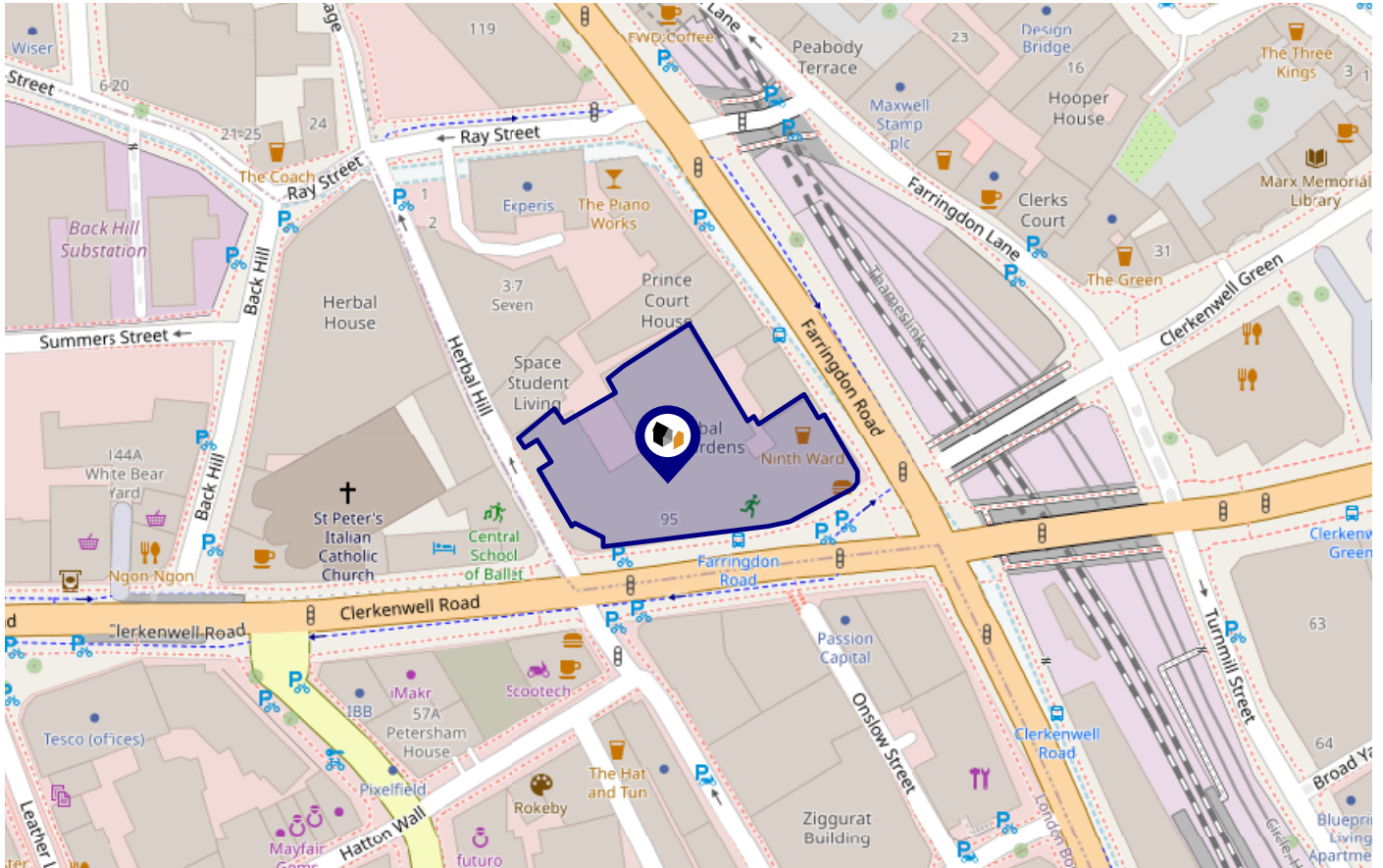
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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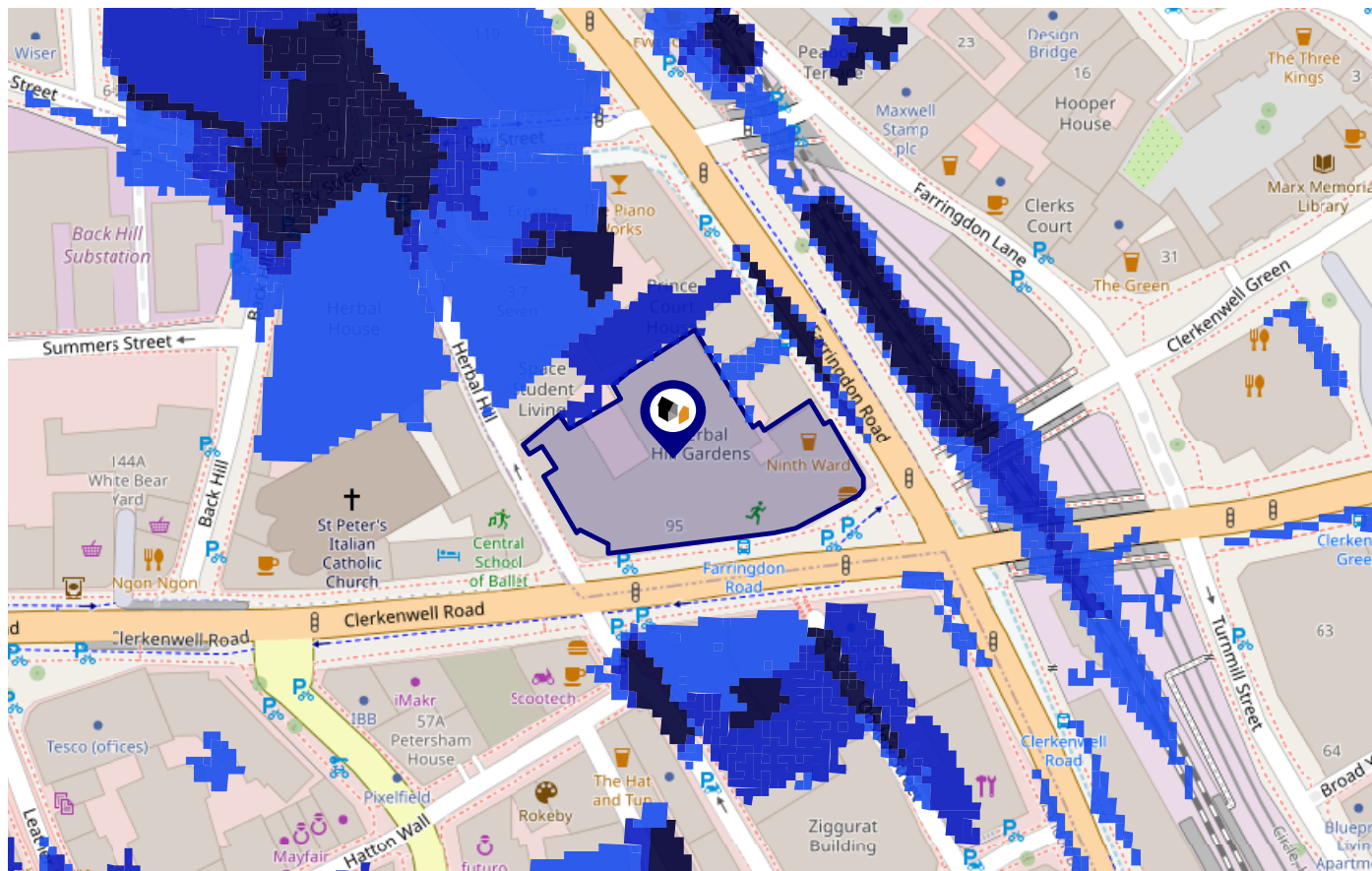
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

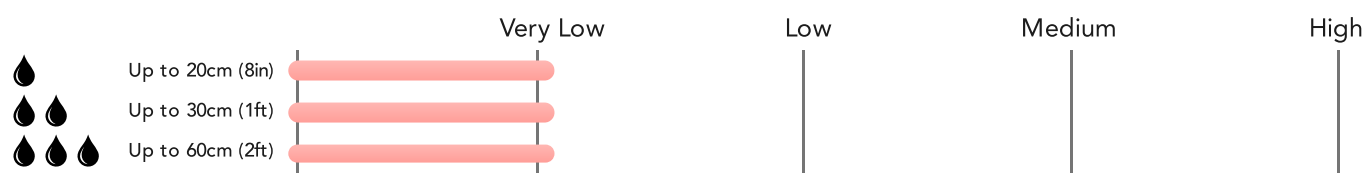


**Risk Rating: Very low**

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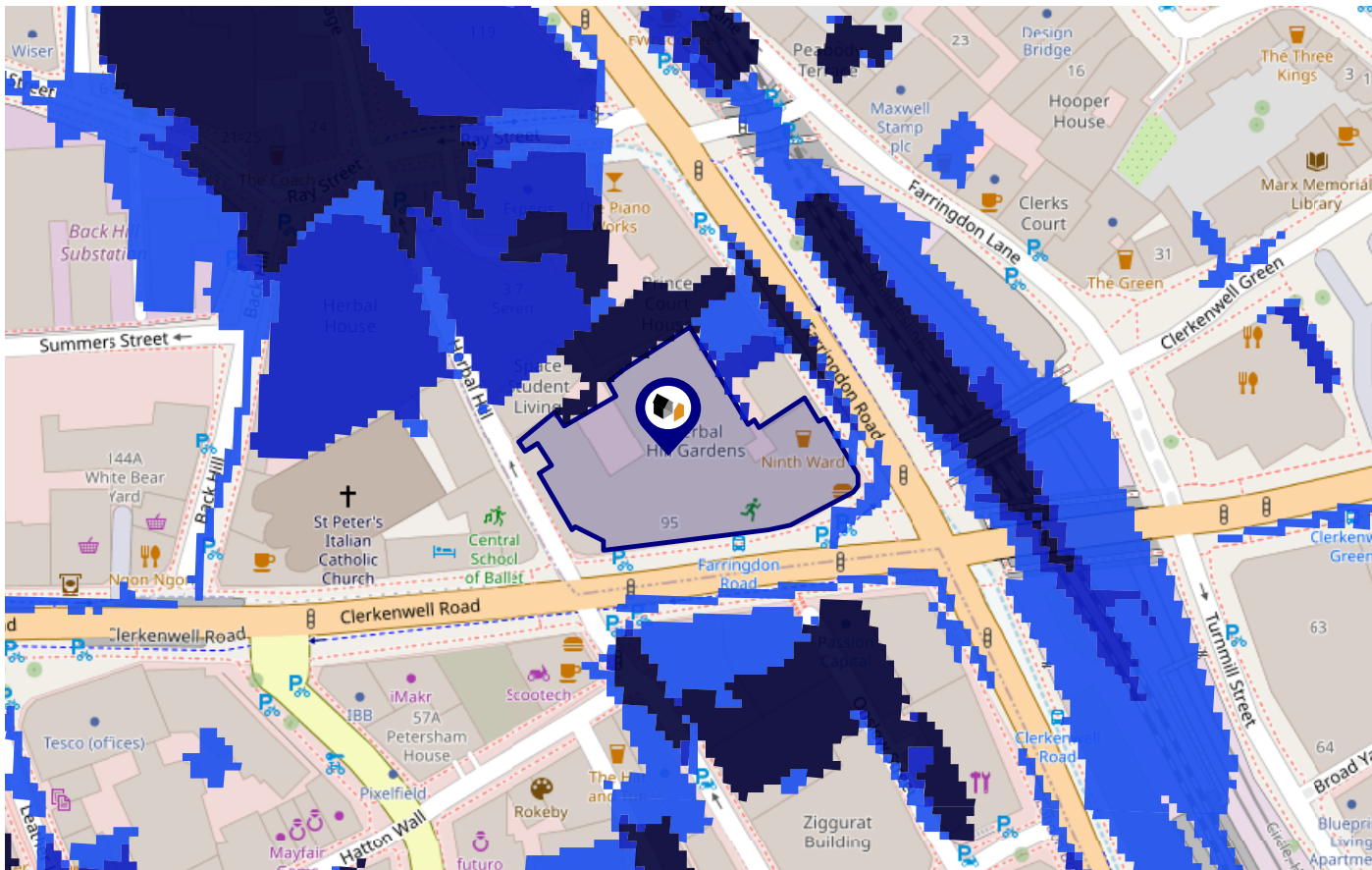
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

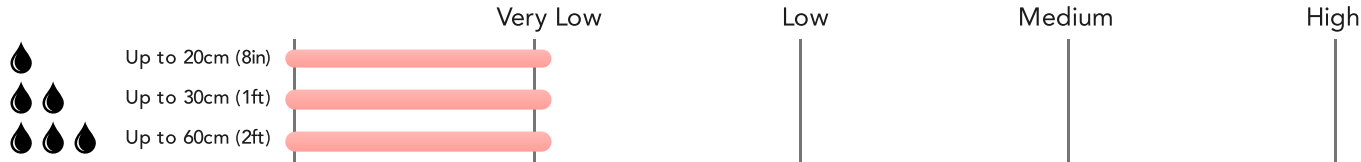


**Risk Rating: Very low**

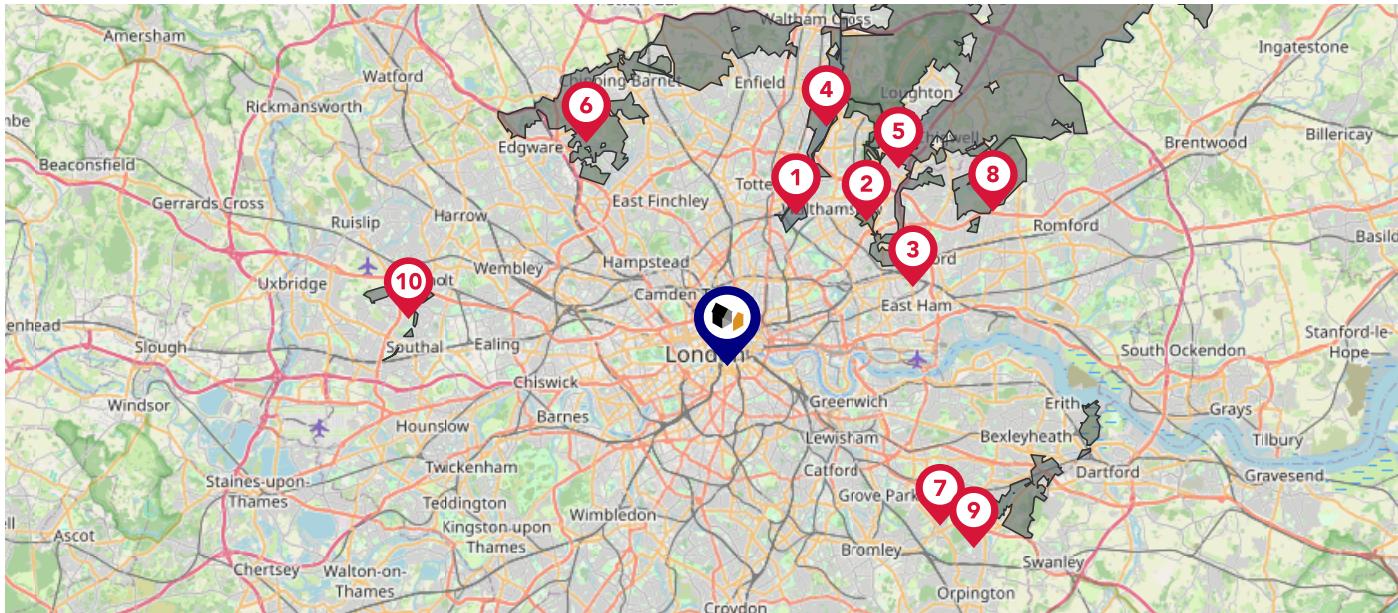
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



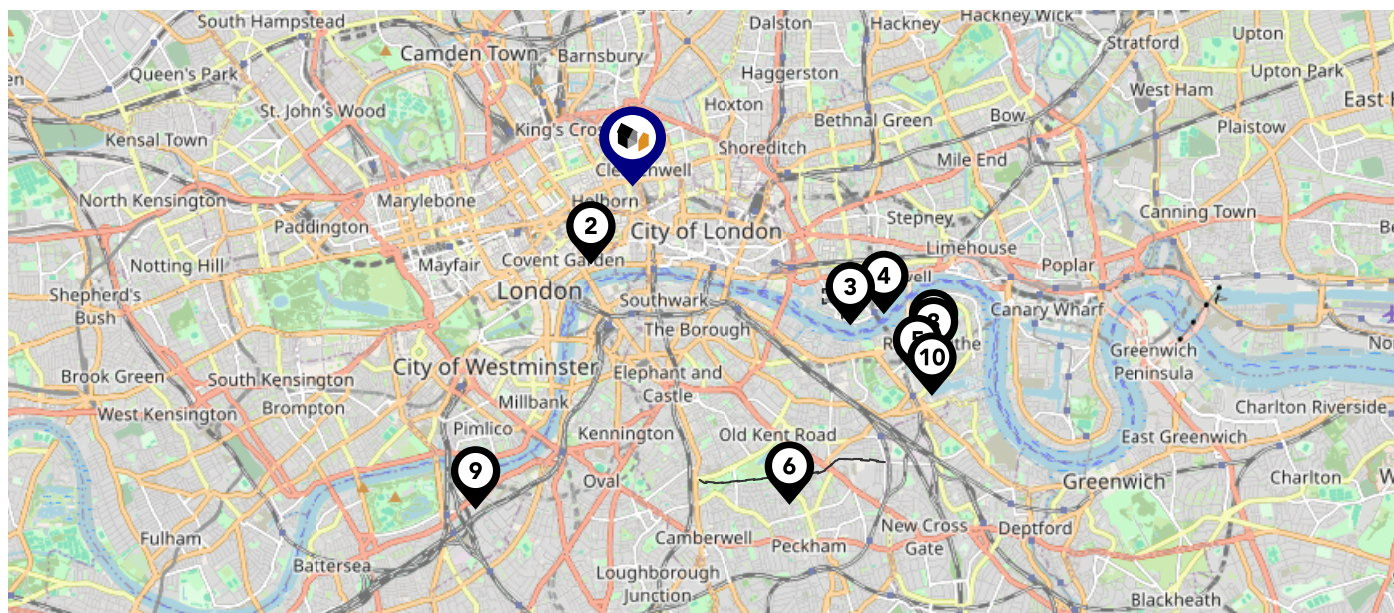
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 London Green Belt - Haringey
- 2 London Green Belt - Waltham Forest
- 3 London Green Belt - Newham
- 4 London Green Belt - Enfield
- 5 London Green Belt - Epping Forest
- 6 London Green Belt - Barnet
- 7 London Green Belt - Greenwich
- 8 London Green Belt - Redbridge
- 9 London Green Belt - Bexley
- 10 London Green Belt - Ealing

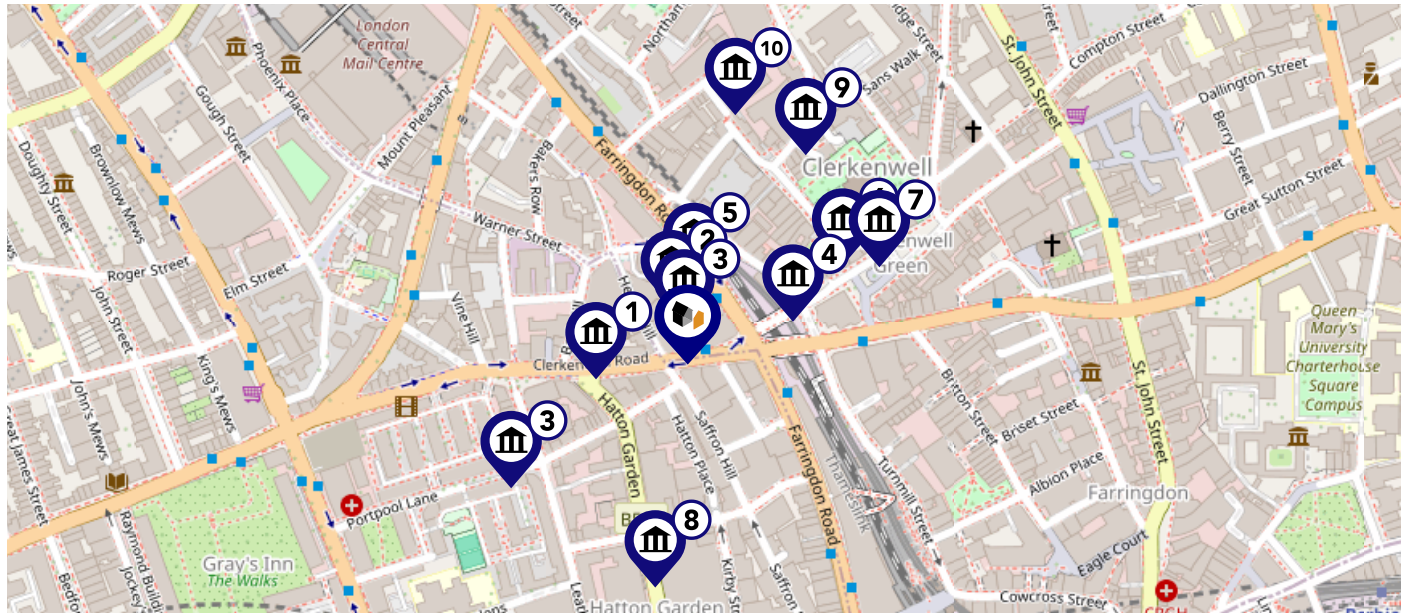
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.














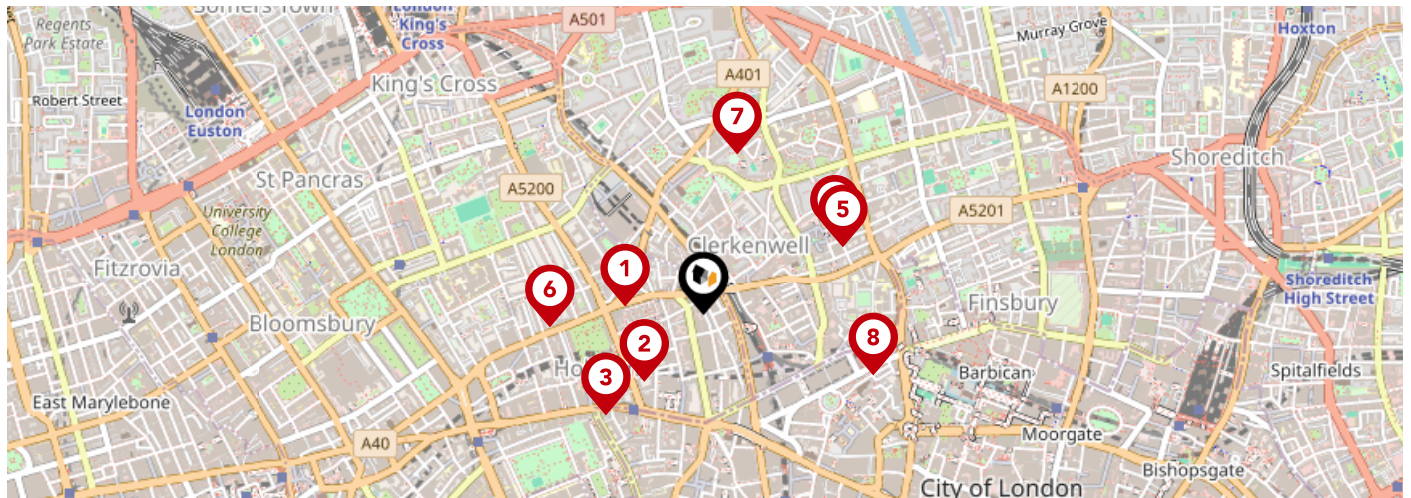
### Nearby Landfill Sites

<b>1</b>	Rosoman Street / Skinner Street-Finsbury	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Wapping Basin-St. George in the East, Tower Hamlets, London	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Shadwell Basin-Eastern Dock, E1, London	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Albion Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Old Canal Filling-Southwark, London	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Island Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Stave Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Quebec Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>

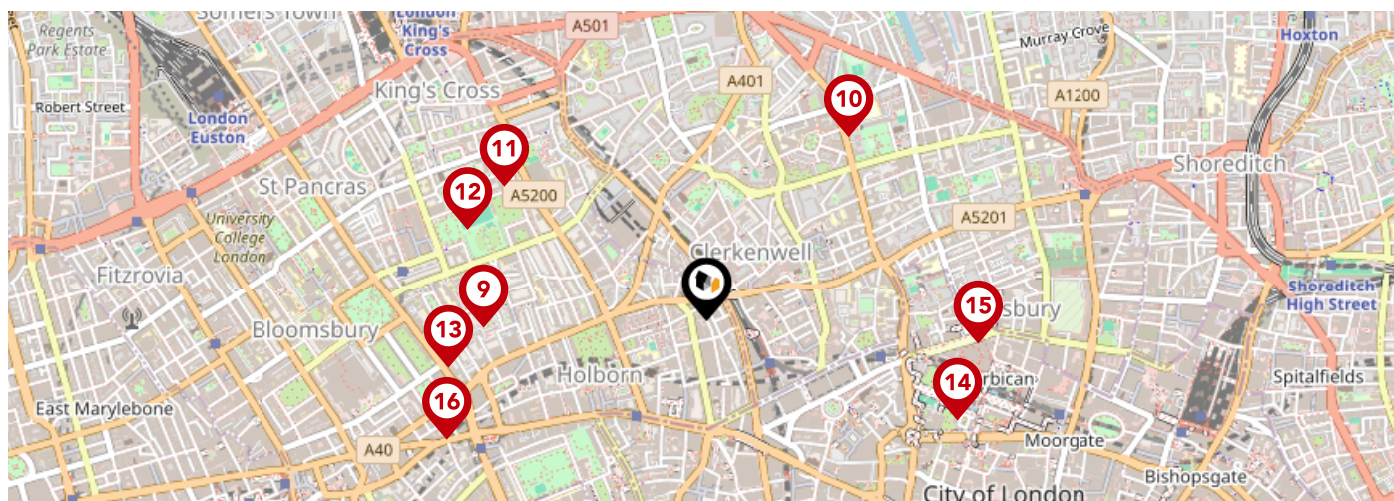
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1356763 - Roman Catholic Italian Church Of St Peter And Presbytery	Grade II	0.0 miles
 1195591 - Numbers 113-117 (odd) And Attached Railings	Grade II	0.0 miles
 1379282 - 83-89, Leather Lane	Grade II	0.1 miles
 1207827 - 29, Clerkenwell Green	Grade II	0.1 miles
 1261942 - Cattle Trough	Grade II	0.1 miles
 1298070 - 6, Clerkenwell Close	Grade II	0.1 miles
 1195546 - The Crown Tavern Public House	Grade II	0.1 miles
 1378739 - St Andrews Parochial Schools Wren House And Attached Railings	Grade II	0.1 miles
 1195749 - Bollard Circa 3 Metres From Clerkenwell Close	Grade II	0.1 miles
 1298116 - Former Bowling Green Lane Board School	Grade II	0.1 miles
 1292601 - 109 And 111, Farringdon Road	Grade II	0.0 miles

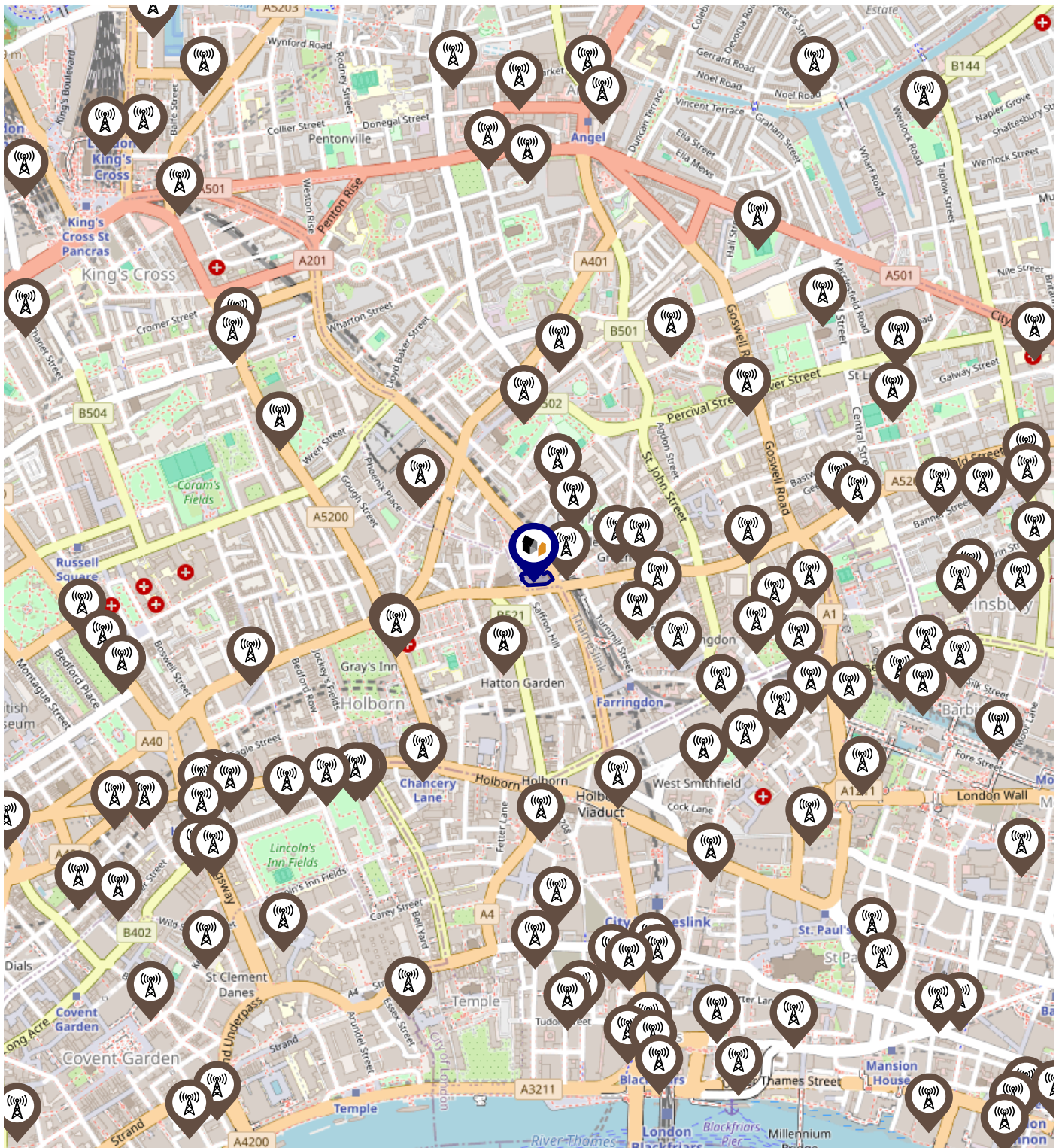


		Nursery	Primary	Secondary	College	Private
	<b>Christopher Hatton Primary School</b> Ofsted Rating: Outstanding   Pupils: 224   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 109   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>City Junior School</b> Ofsted Rating: Good   Pupils: 144   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter and St Paul Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dallington School</b> Ofsted Rating: Not Rated   Pupils: 66   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George the Martyr Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 190   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hugh Myddelton Primary School</b> Ofsted Rating: Outstanding   Pupils: 496   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charterhouse Square School</b> Ofsted Rating: Not Rated   Pupils: 272   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<b>Children's Hospital School at Gt Ormond Street and UCH</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Moreland Primary School</b> Ofsted Rating: Good   Pupils: 447   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Capital City College Group</b> Ofsted Rating: Good   Pupils:0   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thomas Coram Centre</b> Ofsted Rating: Outstanding   Pupils: 123   Distance:0.59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Mary Ward Centre (AE Centre)</b> Ofsted Rating: Good   Pupils:0   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>City of London School for Girls</b> Ofsted Rating: Not Rated   Pupils: 764   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Prior Weston Primary School and Children's Centre</b> Ofsted Rating: Good   Pupils: 305   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Guildhouse School</b> Ofsted Rating: Not Rated   Pupils: 180   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

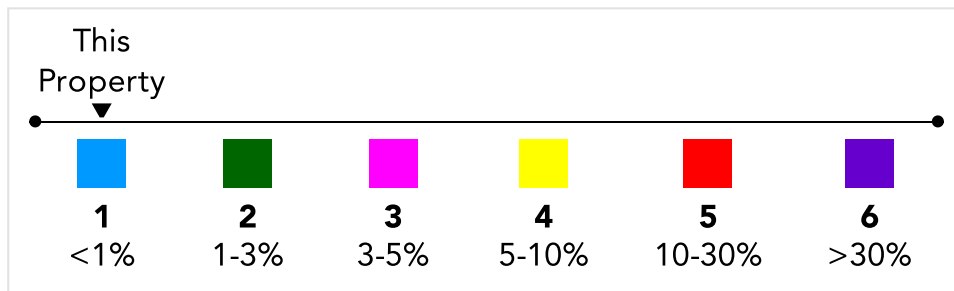
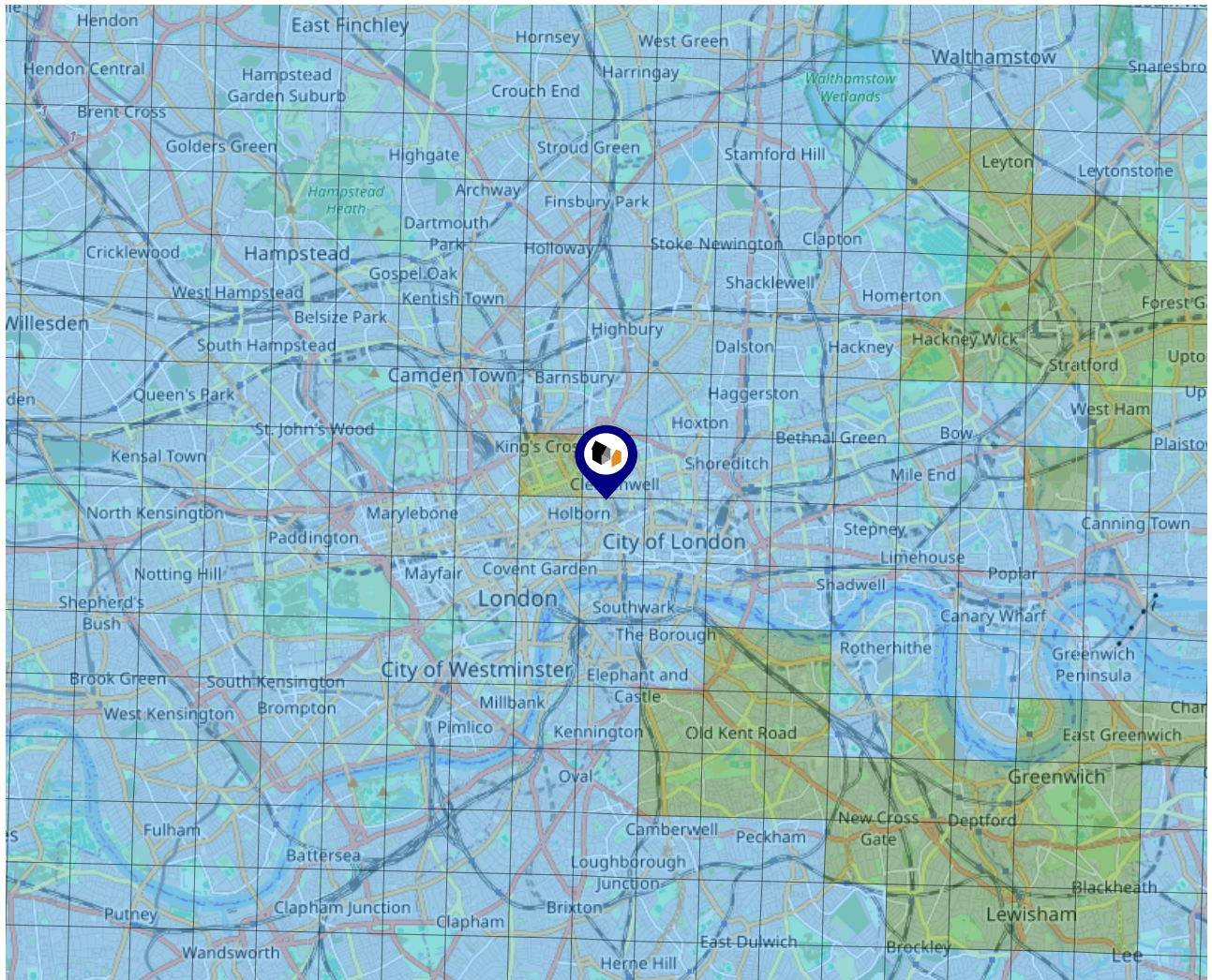


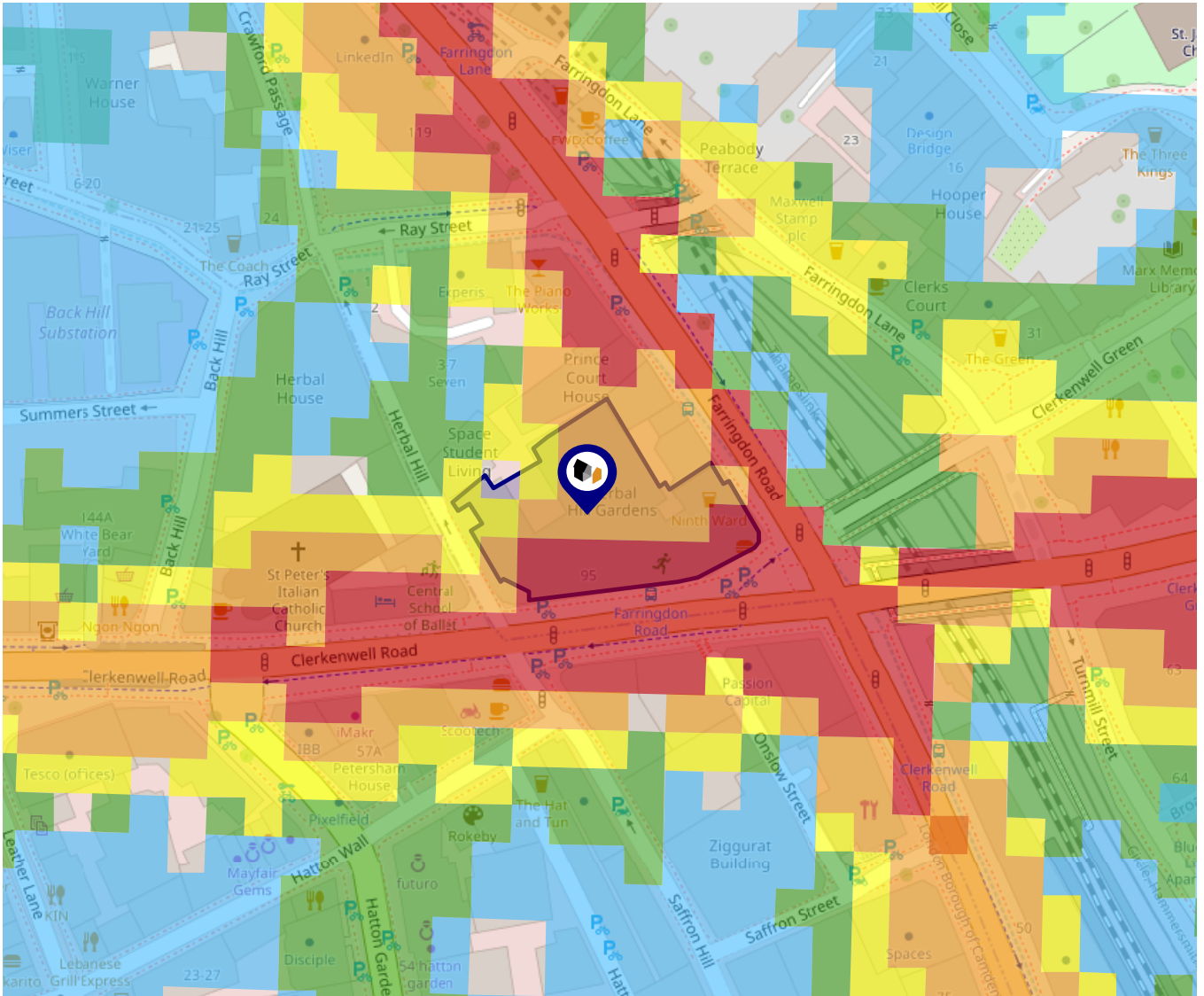
**Key:**

-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



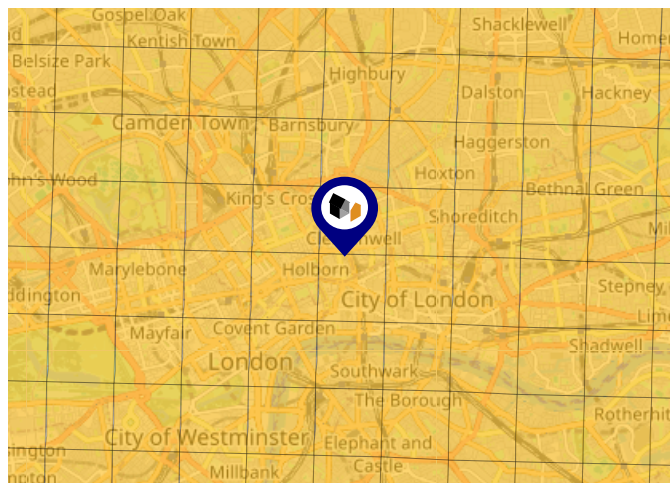


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

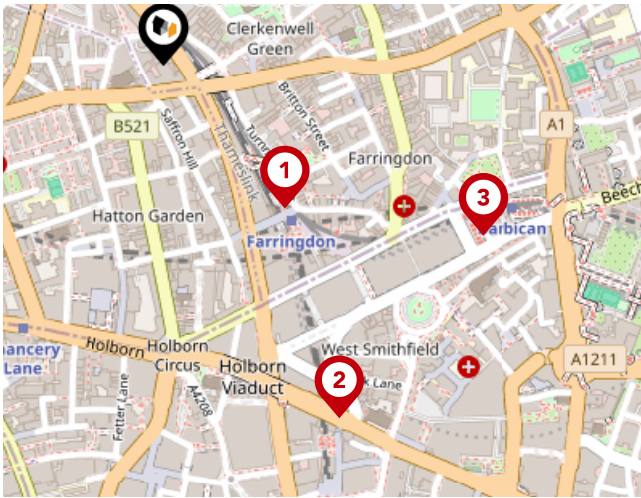
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



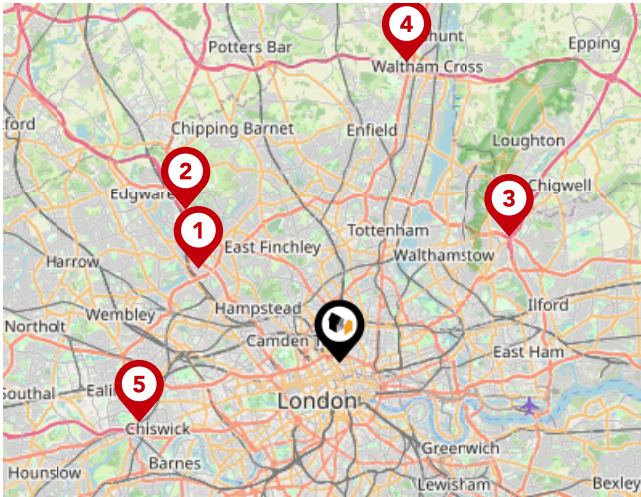
Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



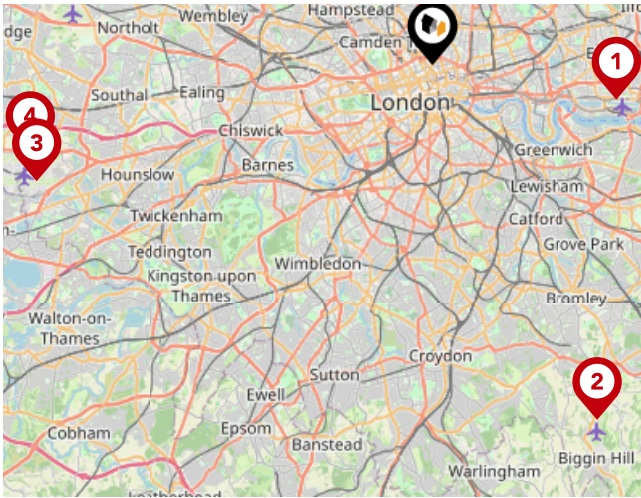
**National Rail Stations**

Pin	Name	Distance
1	Farringdon Station	0.22 miles
2	City Thameslink	0.45 miles
3	Farringdon Station	0.42 miles



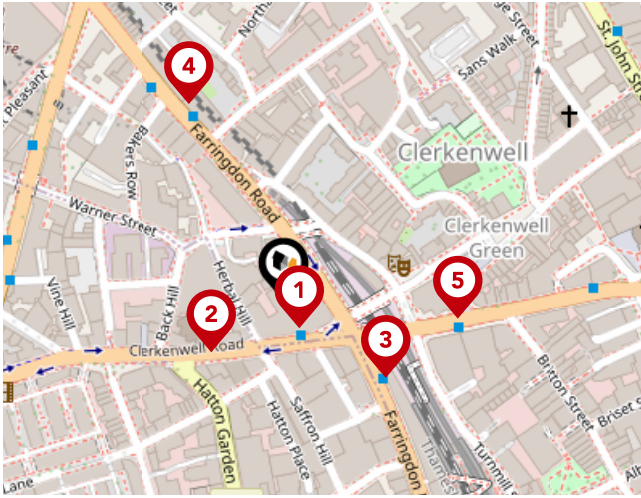
**Trunk Roads/Motorways**

Pin	Name	Distance
1	M1 J1	6.3 miles
2	M1 J2	8.05 miles
3	M11 J4	7.76 miles
4	M25 J25	11.39 miles
5	M4 J1	7.73 miles



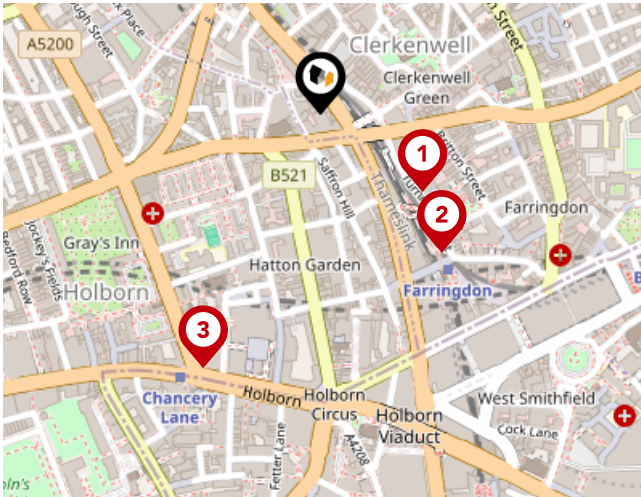
**Airports/Helipads**

Pin	Name	Distance
1	Silverton	6.93 miles
2	Leaves Green	14.47 miles
3	Heathrow Airport Terminal 4	15.26 miles
4	Heathrow Airport	15.22 miles



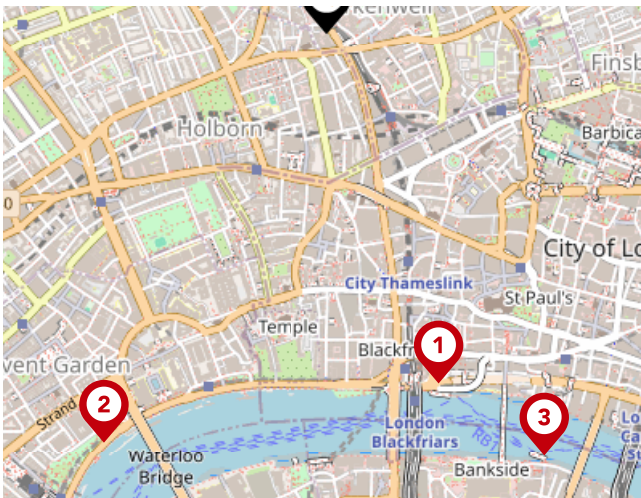
**Bus Stops/Stations**

Pin	Name	Distance
1	Farringdon Road	0.02 miles
2	Hatton Garden	0.05 miles
3	Clerkenwell Road / Farringdon Road	0.07 miles
4	Bowling Green Lane	0.13 miles
5	Clerkenwell Green	0.1 miles



**Local Connections**

Pin	Name	Distance
1	Farringdon Station	0.15 miles
2	Farringdon Station	0.21 miles
3	Chancery Lane	0.32 miles



**Ferry Terminals**

Pin	Name	Distance
1	Blackfriars Pier	0.84 miles
2	Savoy Pier	1.07 miles
3	Bankside Pier	1.09 miles



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With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

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# iad UK | Amanda Hill

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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.



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