

BERRYHILL

- PROPERTY GROUP -

## **CASE STUDY:**

15 Westport Street, Stepney,  
London, E1 0RA

*{ Before works }*

01.



### Memorandum of Sale Subject to Contract

**Date:** 8<sup>th</sup> of October 2019

**Property:** 15 Westport Street, Stepney, E1 0RA

**Agreed Sale Price:** £392,500

**Vendor:** Ms Frances Watkins  
15 Westport Street  
Stepney  
E1 0RA

**Vendor's Solicitor:** Ms Katie Nickless  
Naimsey Fisher & Lewis  
109 London Road  
Essex  
SS7 5UH  
01268566655  
katie@nfl-legal.co.uk

**Purchaser:** Mr Henry Sewell  
15 Berryhill  
Eltham North  
SE9 1QP

**Purchaser's Solicitor:** Ms Caroline Hornett-White  
Sethi Partnership Solicitors  
38 Meadow Way  
Ruislip  
HA4 8TB  
02088666464  
caroline@sethi.co.uk

**Conditions of Sale:** Sale by Tender



Mr Henry Sewell  
15 Berryhill  
Eltham North  
SE9 1QP

8<sup>th</sup> of October 2019

**Re: 15 Westport Street, Stepney, E1 0RA**

Dear Mr Henry Sewell,

We are pleased to confirm that we have instructed your solicitors in respect of the purchase of the above mentioned property at the agreed price of £392,500 subject to contract from Ms Frances Watkins.

Please find enclosed the Memorandum of Sale which has been sent to all parties involved. We would ask that you thoroughly check the details.

We trust that the matter will proceed to a satisfactory conclusion and if you require any further assistance, please do not hesitate to contact us.

Yours sincerely,

Constantino Constantinou  
Sales Negotiator  
For and on behalf of Victorstone Limited

**City** 213 City Road, London EC1V 1JN t: 020 7858 1588 e: city@victorstone.co.uk  
**North London** 90-93 Pender Street, London NW1 0JL t: 020 7388 5504 e: camden@victorstone.co.uk  
**East London** 53 Hanbury Street, London E1 5JP t: 020 7426 5411 e: shoreditch@victorstone.co.uk  
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10/09/2020

Flat 15  
Westport Street  
London  
E1 0RA

**RE: Market appraisal - Flat 15, Westport Street, E1 0RA**

Dear Mr Sewell,

Thank you for allowing me the opportunity to value your property. Please find enclosed my formal valuation and fee illustration.

Appraisal

As you may be aware, we are currently living in unprecedented times with regards to the Covid-19 pandemic. Prices within the area have not reduced dramatically however there are noticeably fewer active applicants in the market to buy. Interest rates, however, are at an all-time low and the current government induced stamp duty incentive means your property should appeal buyers who are likely to try to capitalize on this.

The property presents exceptionally and is in fantastic condition with no obvious structural works required. This coupled with the fact that there is private outdoor space, is split-level and is situated in one of London's most popular areas are all huge selling points and I believe will help the marketability despite the difficult climate.

I note there are inconsistencies with regards pricing in the immediate area with similar properties currently on the market ranging between £500 per square foot up to £600 per square foot, I personally believe your property falls between these figures.

I place a value range of £470,000 (£545 per square foot)

Yours sincerely,

**Constantino Constantinou**  
Senior Sales Negotiator  
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## FLOOR PLANS:



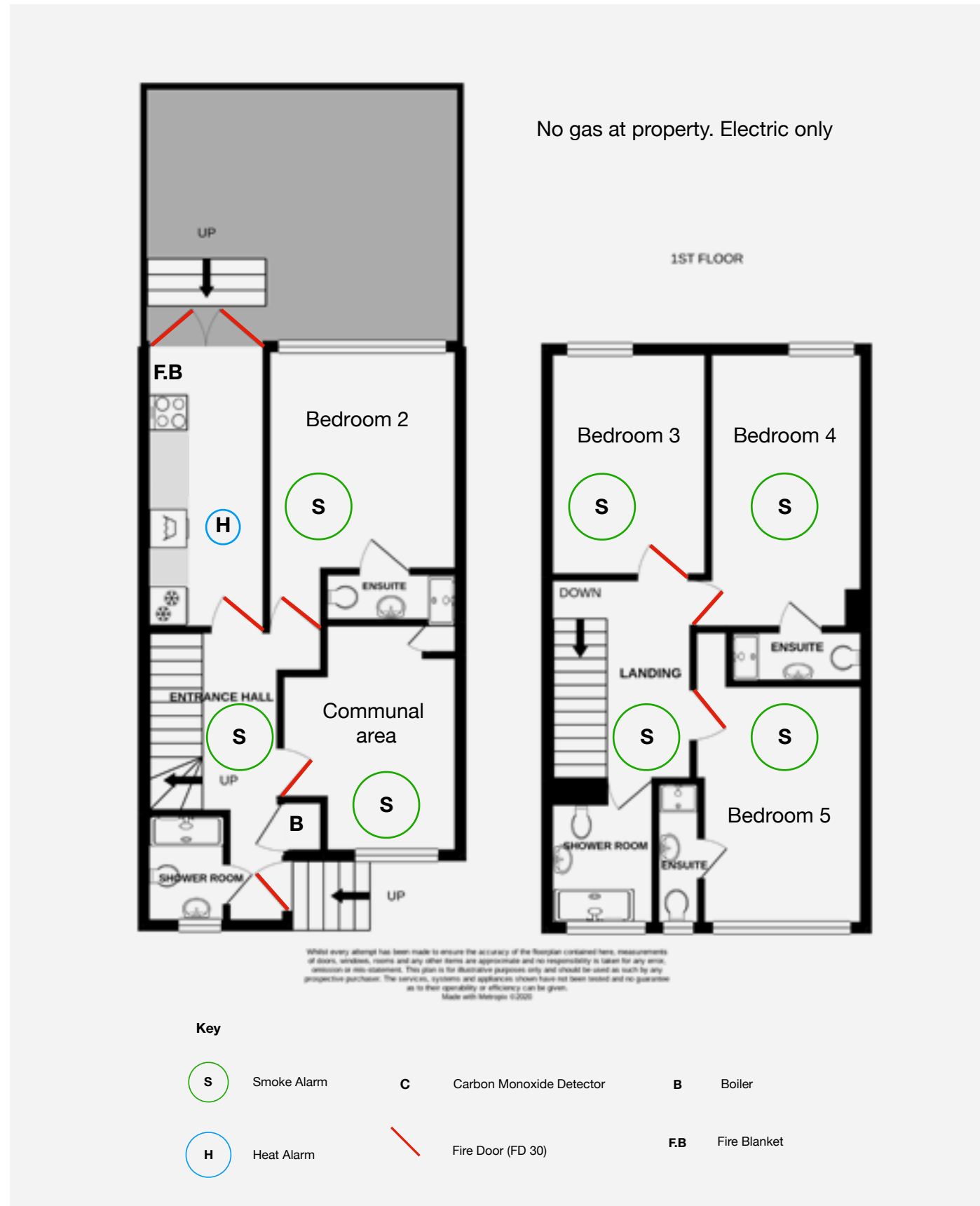
## **CASE STUDY:**

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London, E1 0RA

*{ After works }*

02.

## NEW FLOOR PLANS:



## PRICING:

Room 2 → rent £800pcm

Room 3 → rent £750pcm

Room 4 → rent £850pcm

Room 5 → rent £850pcm









## GET IN TOUCH:

For more information on this case study, or to speak to a member of our team, feel free to get in touch below.

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### Office hours

Weekdays: 08:00 - 20:00

Sat: Closed

Sun: Closed



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