

Deal Overview

Caistor House, Caistor Road, Balham SW12 8PY

15% Below Today's Market Value

A very nice area of London to live yourself with no deposit contribution?

2 Double Bedroom Flat

Property Value: £210,000 (27/7/2010)
Purchase Price: £178,500 (15% Discount)
Rental: £1,100 PCM
Instant Equity: £31,500

Cost of Deal: £5,000'

The Property



Two Double Bedrooms



Spacious clean main double bedroom
Generous second double bedroom

Lounge & Bathroom





Very spacious airy lounge
Clean bathroom

Kitchen & Useful Storage



Kitchen with space to eat at table
Useful storage

Due Diligence

We pride ourselves on providing you quality property deals and do thorough due diligence into every property we acquire including: Past sold comparable, current sales comparables, rental comparables, local area profile and local price trends. Although we are confident in providing you reliable information to make informed decisions on your property purchases we encourage you to carry out your own due diligence before buying any property.

Location and Local Economy



Balham

Full neighbourhood profile for SW12 8PY

Here is an overview of the likely preferences and features of your neighbourhood:

Family income	Very high
Interest in current affairs	Very high
Housing - with mortgage	Low
Educated - to degree level	Very high
Couples with children	Very low
Have satellite TV	Low

Often, many of the people who live in this sort of postcode will be prosperous young professionals living in flats. These are known as type 16 in the ACORN classification and 1.03% of the UK's population live in this type.

Neighbourhoods fitting this profile are found primarily in Inner London in Westminster, Camden, Islington, Haringey and Hackney as well as in Brighton, Bristol, Glasgow and Edinburgh.

These young people live in urban areas in purpose built and converted flats. This group has the highest levels of people aged 25-29. They are very highly qualified, and are making their way up the career ladder in the professions and managerial roles. They earn high salaries.

40% of people live alone. There are also high numbers sharing larger properties. They are typically renting rather than buying, which reflects the more transient nature of these communities.

They are hard working and as a result make optimum use of their leisure time. They are twice as likely to use services such as ordering their groceries online for home delivery, and the Internet for shopping.

These people are keen readers and have wide interests which include art, music, the theatre and cinema. They also eat out regularly in restaurants and pubs. They really like to travel abroad and will take the full range of holidays including winter sun and snow, weekend breaks and long haul trips.

Given their high incomes, they do invest some of their money in a broad range of investments. They are keen users of credit cards for their purchases, with high monthly spend and correspondingly high credit limits.

This type more closely follows current affairs than any other. Like other urban groups, they will buy a daily paper to read on the way to work and will choose from the Financial Times, The Guardian and Independent. On Sundays they choose the Observer and The Sunday Times.

Transport near SW12 8PY

TRANSPORT MODE	LOCATION	MILES
Tube Station	Balham	0.20 miles
Railway Station	Balham	0.26 miles
Coach station	London Victoria	3.11 miles
Airport	London City Airport	9.42 miles
Ferry Port	Newhaven	45.99 miles

Nearest primary schools in SW12 8PY

	MILES	AGE	LA	ENG	MATH	SCI	Agg	KS2 APS	KS2 VA
National average				81%	79%	88%	248.027.9		N/A
Alderbrook Primary School	0.14 miles	3-11	Wandsworth	76%	90%	90%	257.027.2		100.6
Holy Ghost RC Primary School	0.26 miles	5-11	Wandsworth	96%	81%	100%	278.029.3		100.4
Hornsby House School *	0.31 miles	4-11	Wandsworth	Results not available					
St Bernadette Catholic Junior School	0.32 miles	7-11	Lambeth	91%	79%	95%	265.028.8		100.2
Henry Cavendish Primary School	0.36 miles	3-11	Lambeth	98%	92%	100%	290.029.8		102.0

Based on results for test taken June 2008.

Definitions

LA: Local Authority - the geographical area the school falls within.

ENG/MATH/SCI: English/maths/science - the percentage of pupils taking the KS2 English, maths and science tests achieving Level 4 and above.

Agg: Aggregate score out of 300, of pupils achieving at least the expected level in each KS2 subject, divided by the number able to take the test, and multiplied by 100.

KS2 APS: Key Stage 2 Average Point Score - the average point score obtained by all eligible pupils at KS2.

KS2 CVA: Key Stage 2 Context Value Added - an indicator of how well pupils at this school have

improved between KS1 and KS2 tests.

[More information](#) on these classifications

* Denotes an independent school. Schools data supplied by [Good Schools Guide](#). Performance results supplied by [DCSE](#), based on tests taken in June 2008.

Nearest secondary schools in SW12 8PY

	MILES	AGE	LA	Pupils at end KS4	GCSE Results	CVA	APS	Persistent absence
National average				N/A	47%	N/A	390	6.6%
Chestnut Grove School	0.31 miles	11-19	Wandsworth	135	51%	1051.84	18.33	3.1%
La Retraite Roman Catholic Girls' School	0.32 miles	11-18	Lambeth	142	68%	1013	453.44	7%
Broomwood Hall School (Nightingale Lane) *	0.42 miles	8-13	Wandsworth	Results not available				
Thomas's Clapham *	0.67 miles	4-13	Wandsworth	Results not available				
Northcote Lodge School *	0.75 miles	8-13	Wandsworth	Results not available				

Based on results for test taken June 2008.

Definitions

LA: Local Authority - the geographical area the school falls within

GCSE results: Number of pupils obtaining five or more GCSEs (including English and Maths) graded A*- C, for this institution.

CVA: Contextual Value Added score, indicating how well this institution has improved between KS2 and KS4 when external factors such as poverty and age are included.

APS: Average Point Score - average GCSE points earned by eligible pupils

Persistent absence: Percentage of half-day sessions missed by pupils.

[More information](#) on these classifications

* Denotes an independent school. Schools data supplied by [Good Schools Guide](#). Performance results supplied by [DCSE](#), based on tests taken in June 2008.

Nearest sixth forms in SW12 8PY

	MILES	AGE	LA	Pupils 16-18	APS per student	APS per entry	CVA KS4-5
National average				N/A	739.8	209.4	N/A
St Francis Xavier Sixth Form College	0.25 miles	16-99	Wandsworth	1252	708.6	214.6	0
Chestnut Grove School	0.31 miles	11-19	Wandsworth	106	440.1	176.1	1006.5
La Retraite Roman Catholic Girls' School	0.32 miles	11-18	Lambeth	170	738.6	195.3	971.8
Lambeth Academy	0.78 miles	11-18	Lambeth	Results not available			

[Ernest Bevin College](#) 0.97 miles 11-18 [Wandsworth](#) 224 556.4 164.2 997.4

Based on results for test taken June 2008.

Definitions

LA: Local Authority - the geographical area the sixth form falls within

Pupils 16-18: Number of pupils in the sixth form

APS per student: Average AS/A level points scored per student.

APS per entry: Average AS/A level points scored per exam entry

CVA KS4-5: Contextual Value Added score, indicating how well this institution has improved between KS4 and KS5 when external factors such as poverty and age are included

[More information](#) on these classifications

* Denotes an independent sixth form. Schools data supplied by [Good Schools Guide](#). Performance results supplied by [DCSF](#), based on tests taken in June 2008.

This information is from www.upmystreet.com

Sold Price

▼ Sale date	► Address	► Price paid
27th Jun 2007	Flat 10, Caistor House, Caistor Road, London SW12 8PY See all house prices in SW12 8PY Flat, Leasehold, 1 Beds, 1 Baths, 1 Recepts - Edit Full details See on map Bird's eye view Add to favourites	£240,000 Get current value
20th Apr 2007	Flat 13, Caistor House, Caistor Road, London SW12 8PY See all house prices in SW12 8PY Flat, Leasehold, -- Beds, -- Baths, -- Recepts - Edit Full details See on map Bird's eye view Add to favourites	£275,000 Get current value
29th Mar 2007	Flat 7, Caistor House, Caistor Road, London SW12 8PY See all house prices in SW12 8PY Flat, Leasehold, 2 Beds, 1 Baths, 1 Recepts - Edit Full details See on map Bird's eye view Add to favourites	£190,000 Get current value
24th Nov 2006	Flat 15, Caistor House, Caistor Road, London SW12 8PY See all house prices in SW12 8PY Flat, Leasehold, -- Beds, -- Baths, -- Recepts - Edit Full details See on map Bird's eye view Add to favourites	£185,000 Get current value

[Flat 8, Caistor House, Caistor Road, London SW12 8PY](#)

24th Nov 2006

See all house prices in [SW12 8PY](#)

Flat, Leasehold, 2 Beds, 1 Baths, 1 Recepts - [Edit](#)

[Full details](#) | [See on map](#) | [Bird's eye view](#) | [Add to favourites](#)

£240,000

[Get current value](#)

Sales Comparables





£285,000

2 bedroom flat for sale
[Balham High Road, Balham SW12](#)

A well presented and spacious two double bedroom top floor flat in the heart of Balham. The property further benefits of a kitchen, bathroom and large reception room. This property would a great ad...

[More details, 4 photos and floorplan](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Bushells, Balham. Telephone:  **0843 315 6912**  (BT 4p/min)





£299,000

2 bedroom flat for sale
[Balham High Road, London, SW12](#)

A spacious 2 bedroom property in the convenient location of Balham High Road.

[More details, 4 photos and floorplan](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Marsh & Parsons, Balham & Clapham South. Telephone:

 **0843 315 3075**  (BT 4p/min)



£299,950

2 bedroom flat for sale
[Balham High Road, Balham, SW12](#)

A fantastic period converted two bedroom flat with a private roof terrace in a highly desirable central location.

[More details, 6 photos, floorplan and brochure](#) | [Save property](#) | [Contact agent](#)





£299,950



2 bedroom flat for sale
[Balham High Road, Balham](#)

A chic and spacious two bedroomed flat benefiting from easy access to a wide range of shops, bars and restaurants and Balham Station (Northern Line and National Rail).

[More details, 5 photos and brochures](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Marketed by Foxtons, Balham. Telephone: **020 8772 8000**



Guide Price £299,950



2 bedroom flat for sale
[Balham High Road, Balham, SW12](#)

LOCATED IN THE HEART OF BALHAM A well presented, two bedroom first floor flat in the heart of Balham. The property is very conveniently situated for access to Balham's shops, restaurants and bars, as well as being within a short walk of Balham Train and Northern Line Tube station. Th...

[More details, 6 photos, floorplan and brochure](#) | [Save property](#) | [Contact agent](#) | [Upgrade listing](#)

Rent Comparables



£280 pw

2 bedroom flat to rent
[Balham High Road, London, SW12](#)

Perfectly positioned in the heart of Balham, this 2 double bedroom apartment is ideal for sharers looking for close proximity to Balham's plethora of trendy bars and restaurants. Spacious with modern decor, bath/shower suite, vast lounge/diner and ample storage. Ideal for professionals.

[More details and 4 photos](#) | [Save property](#) | [Contact agent](#)

Marketed by Atkinson McLeod, Balham - Lettings. Telephone: **0843 313 8272**



£288 pw



2 bedroom flat to rent
[Balham High Road Balham SW12](#)

A refurbished first floor flat to rent offering wooden floors to the reception room and neutral decoration throughout.

[More details, 4 photos and brochure](#) | [Save property](#) | [Contact agent](#)

Marketed by Kinleigh Folkard & Hayward - Lettings, Balham. Telephone: **0843 314 0301**

Deal Summary

Property Value: £210,000
Rental: £1,100 PCM
Mortgage Costs: £744 PCM
Purchase Price: £178,500 (15% Discount)

Financials

Instant Equity: £31,500
Monthly Income: £361PCM
Deposit Contribution Required: £0
Discount: 15%

Cost of Deal: £5,000'