

### **1 & 3 Stafford Terrace W8, Grade 2 Listed Victorian Houses Value £2.5M**

Conversion from apartments within 2 adjoining a Grade 2 single period dwellings back into individual houses. Local rental market identified a lack of single period houses for rent. Undertaking a valuation of the proposed size of the property, number of reception rooms, bedrooms and bathrooms, provided us with a cost build forecast and expected rental income of £5 to £6k per house, per week.

No 1; Works include, replacement of timber roof joists, re-building chimney stacks with period replacement pots, extensive removal of wet and dry rot to rear staircase external fabric and decorative plaster ceiling areas. Due to extensive damage to interior plaster ceilings, walls, decorative woodwork and staircase areas, we obtained approval from Building Conservation not to replicate the period interior but provide a modern contemporary interior.

No3; This property was in much better condition, retaining most original feature plaster work, decorative woodwork and staircase areas. The interior was themed with mixture of modern, to kitchen and bathroom areas, with traditional styles due to abundance of original features.

Both buildings required extensive upgrading to provide central heating, hot water, plumbing with waste pipework through the void within the party wall and lowered ceilings to basement corridors to hide services. Alterations to the internal fabric to accommodate the services was agreed by extensive liaison with conservation office to agree on works to allow building to function in 21<sup>st</sup> Century with consideration to building's Grade 2 listing.

