

EPPING ESPs 2020

GROUP 5

1. 29 NORTH DEAN, CHIGWELL
2. 32 WELLINGTON ROAD, NORTH WEALD

29 NORTH DEAN, CHIGWELL

Description		Data (£)	
Unit	3 Bed House	Purchase Price	380,000
Type	Terraced	Works	3,600
Year Built (approx.)	1970s	On Costs	<u>24,570</u>
Style	Modern, Private	Total Costs	<u>408,170</u>
Condition	Good	Loan	-285,719
Energy Efficiency	Good	Subsidy	122,451
Heating	Gas CH	LHA (pw)	257.17
Parking		80% Market (pw)	275.97
Garden	Private	Internal Rate of Return	3.72%

29 NORTH DEAN, CHIGWELL



32 WELLINGTON ROAD, NORTH WEALD

Description		Data (£)	
Unit	3 Bed House	Purchase Price	340,000
Type	End Terrace	Works	10,800
Year Built (approx.)	1980s	On Costs	<u>21,370</u>
Style	Modern, Private	Total Costs	<u>372,170</u>
Condition	Fair	Loan	<u>-260,519</u>
Energy Efficiency	Good	Capital Contribution	111,651
Heating	Gas CH	LHA (pw)	210.37
Parking	Carport, private	80% Market (pw)	248.37
Garden	Private	Internal Rate of Return	2.72%

32 WELLINGTON ROAD, NORTH WEALD

