2. Executive Summary

<table>
<tr><td colspan="2"></td><td colspan="3"></td></tr>
<tr><td colspan="2">Front Elevation</td><td colspan="3">Rear Elevation</td></tr>
<tr><td>Location</td><td colspan="4">The property is located in Hayes, within the London Borough of Hillingdon, an established suburban area of west London. The property is situated on Bushey Road within an established residential neighbourhood in the Harlington/Pinkwell area of Hayes. Bushey Road is predominantly residential in character and comprises mainly traditional terraced housing, with the surrounding streets providing a similar established suburban environment. The property itself forms part of a terrace of residential properties.</td></tr>
<tr><td>Description & Construction</td><td colspan="4">The property comprises a mid-terrace house, which was constructed in the 1900s and was converted into a seven bedroom HMO in 2006. It has solid brick elevations, which have been rendered with pebbledash. The roof is pitched tiled and the windows are double glazed with uPVC framing. The property has been extended in the form of a single storey rear extension and comprises cavity brick elevations under a flat felt roof. The property has the benefit of small front garden and a rear garden.</td></tr>
<tr><td>Age</td><td colspan="4">1900s</td></tr>
<tr><td>Planning Use</td><td colspan="4">Sui Generis</td></tr>
<tr><td rowspan="5">Area</td><td>Floor</td><td>M²</td><td>Ft²</td></tr>
<tr><td>Ground</td><td>54.72</td><td>589</td></tr>
<tr><td>First</td><td>41.21</td><td>444</td></tr>
<tr><td>Second</td><td>17.19</td><td>185</td></tr>
<tr><td></td><td>113.12</td><td>1,218</td></tr>
<tr><td>Tenure</td><td colspan="4">Freehold</td></tr>
<tr><td>Tenancies</td><td colspan="4">Let as an HMO to seven tenants for £54,912 per annum</td></tr>
<tr><td>Overall Condition</td><td colspan="4">Good condition and reasonably well decorated</td></tr>
<tr><td>Date of Valuation</td><td colspan="4">28 August 2026</td></tr>
<tr><td>Market Factors</td><td colspan="4">Demand for Houses in Multiple Occupation (HMOs) is considered to be supported by the local employment base, transport connectivity and the relative affordability of shared accommodation compared with self-contained housing.</td></tr>
<tr><td>Specialist Reports</td><td colspan="4">None required</td></tr>
<tr><td colspan="2">Strengths</td><td colspan="3">Weaknesses</td></tr>
<tr><td colspan="2">• Established seven-bedroom HMO accommodation with en-suite facilities to all bedrooms.
• Good overall condition following refurbishment.</td><td colspan="3">• Specialist HMO configuration provides a narrower purchaser market than a conventional residential dwelling.
• Existing room rents are below the assessed Market Rent.</td></tr>
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