PRESCRIPTION

Homeowners Market Intelligence Report

42 Thornfield Rise

Blackheath, London
SE3 8ZZ

1930s Semi-Detached House | 145m² | 4 Bedrooms

Prepared for: Mr & Mrs A Client
Reference: PRES-20260620-001
Date: 20 June 2026

Cost · Clarity · Confidence

THE VERDICT

42 Thornfield Rise, Blackheath, London SE3 8ZZ

M A R K E T P O S I T I O N

C

Your asking price is 8.9% abovethe local average on a £/m² basis.

T O T A L P R I C E G A P

£106,000

Price premium: £82,000| Condition discount: £85,000

S E L L A S - I S	R E N O V A T E T H E N S E L L
£1,172,950	**£1,197,300**
Net proceeds after fees	Net proceeds after fees and works

What This Means

The market is willing; the price is the obstacle. On the evidence, the property is positioned around nine per cent above where comparable homes have sold, and its condition is compounding the gap by giving viewers reasons to discount further. Closing both — a realistic asking price and a targeted programme of works — converts a stalled listing into a competitive one.

MARKET POSITION ANALYSIS

42 Thornfield Rise, Blackheath, London SE3 8ZZ

Your Price vs The Market

Your Asking Price	£1,295,000
Original Asking Price	£1,350,000
Your Price Per m²	£8,931
Street Average Per m²	£8,200
Price Variance	8.9% above
Market Position Grade	C

Time On Market

Weeks Listed	14
Total Viewings	11
Offers Received	1
Average Days to Sell (area)	52

What The Data Says

Eight comparable sales on and around Thornfield Rise over the past twelve months range from £985,000 to £1,420,000, with a median of £1,180,000. Adjusted for size, the local rate sits at £8,200 per square metre. Your asking price implies £8,931, placing it in the upper quartile of recent evidence without the floor area or condition to justify the premium. The wider Blackheath market has absorbed forty-seven sales in the period at an average of £1,150,000, confirming demand at the right level.

Source: HM Land Registry Price Paid Data, EPC Register. Analysis by BuildLens AI Ltd.

VISUAL CONDITION ASSESSMENT

42 Thornfield Rise, Blackheath, London SE3 8ZZ

This assessment analyses photographs provided by the seller to identify visible conditions that a buyer's survey would flag. It is a cost intelligence tool, not a building survey.

Overall Condition	Fair
Confidence	Medium
Estimated Condition Cost	£52,000
Buyer Discount (x1.3)	£85,000

Element Assessment

Element	Grade	Finding	Cost Impact
Kitchen	C	Original units, functional but dated	£18,000
Bathrooms	C	Worn suites, dated tiling	£12,000
Windows	C	Mixed; rear single-glazed	£8,500
Decoration	D	Tired throughout	£9,500
Heating	C	Ageing boiler nearing end of life	£3,500

Defects Identified

Location	Defect	Severity	Cost Est.
Ground floor	Dated kitchen, original units	Cosmetic	£18,000
First floor	Worn bathroom suites, dated tiling	Cosmetic	£12,000
Rear elevation	Single-glazed windows to rear	Moderate	£8,500
Throughout	Tired decoration throughout	Cosmetic	£9,500
Utility	Ageing gas boiler (15+ years)	Moderate	£3,500

What A Buyer Will See

Viewers price what they see. The kitchen and bathrooms are functional but visibly dated, the decoration is tired throughout, and the rear elevation retains single glazing. Individually minor, together they signal a property requiring work, and buyers typically discount that prospect by more than the works actually cost. We estimate the current condition is suppressing perceived value by around £85,000 — materially more than the £52,000 required to address it.

Visual assessment based on photographs provided. Not a building survey. Refer to Part D standard statements.

DETAILED REMEDIAL COST SCHEDULE

42 Thornfield Rise, Blackheath, London SE3 8ZZ

The following costs represent the work required to address the condition issues identified in the Visual Condition Assessment. These are the items a buyer's survey would flag and a buyer will deduct from their offer.

Item	Qty	Rate	Total	Priority
Kitchen replacement	1	£18,000	£18,000	High
Bathroom refurbishment	2	£6,000	£12,000	High
Full redecoration	145 m^2	£66	£9,500	Medium
Rear glazing upgrade	6	£1,417	£8,500	Medium
New gas boiler	1	£3,500	£3,500	Low

Subtotal Remedial Works	£51,500
Contingency (10%)	£5,150
Total Remedial Cost	£56,650
Buyer Discount (x1.3)	£85,000

Cost Context

The figures below are benchmarked against current Greater London rates and assume a competent contractor working to a defined scope. They cover the priority items only; a fuller refurbishment would cost more and is not required to achieve the uplift modelled here.

Costs from the BuildLens cost database, continuously updated from live UK trade and merchant pricing. Regional multiplier: 1.18.

RENOVATION ROI ANALYSIS

42 Thornfield Rise, Blackheath, London SE3 8ZZ

Should you invest in remedial works before resale, or sell as-is and adjust the price?

Scenario A: Sell As-Is

Realistic Selling Price	£1,189,000
Less: Agent Fees	£14,250
Less: Legal Costs	£1,800
Net Proceeds	£1,172,950

Scenario B: Renovate Then Sell

Renovated Value	£1,271,000
Less: Renovation Cost	£56,650
Less: Agent Fees	£15,250
Less: Legal Costs	£1,800
Net Proceeds	£1,197,300

RENOVATION RETURN

43%

Selling as-is nets an estimated £1,172,950. Completing the priority works at £56,650 all-in and selling the improved property nets £1,197,300 — a gain of £24,350, or a return of roughly forty-three per cent on the money spent, before accounting for a likely faster sale. The case is positive but not outsized; it rests on disciplined spending against the schedule.

Our Recommendation

On these numbers, a focused renovation followed by sale is the stronger outcome: a higher net figure, a shorter time on the market, and a property that competes on presentation rather than on price alone. The margin is real but modest, so the recommendation holds only if the works are kept to the priority schedule. Spending beyond it erodes the return.

PRIORITY FIX LIST

42 Thornfield Rise, Blackheath, London SE3 8ZZ

Fix these items before your next viewing. Listed in order of impact on buyer perception and offer price.

Priority	Item	Cost	Impact
High	Kitchen replacement	**£18,000**	+£32,000
High	Bathroom refurbishment	**£12,000**	+£20,000
Medium	Full redecoration	**£9,500**	+£15,000
Medium	Rear glazing upgrade	**£8,500**	+£10,000
Low	New gas boiler	**£3,500**	+£5,000

Total Fix Cost	**£51,500**
Expected Value Increase	**£82,000**
Net Gain	**+£30,500**

How To Use This List

The works below are ordered by return, not by cost. The kitchen and bathrooms carry the heaviest influence on first impressions and should lead; decoration and the rear glazing follow. None of this is structural — the property is sound — but presentation is doing measurable damage to your position, and the sequence matters as much as the spend.

THE EVIDENCE

42 Thornfield Rise, Blackheath, London SE3 8ZZ

DATA CONFIDENCE: **High**

PROPERTY OVERVIEW

Semi-Detached House

1930–1949| 145m² | Royal Borough of Greenwich

Energy Performance Certificate

Current EPC Rating	D(58/100)
Potential Rating	B(84/100)
CO_2 Emissions	4.2 tonnes per yeartonnes/year
Certificate Date	14 May 2019

Construction & Services

Walls	Cavity wall, as built, no insulation (assumed)
Wall Efficiency	Poor
Roof	Pitched roof, insulated at rafters
Roof Efficiency	Average
Heating	Boiler and radiators, mains gas
Heating Efficiency	Good
Main Fuel	Mains gas
Hot Water	From main heating system
Windows	Mostly double glazed; single glazing to rear elevation
Window Efficiency	Average
Floor Construction	Suspended timber floor, no insulation (assumed)

Source: Energy Performance Certificate Register (MHCLG). Certificate date: 14 May 2019.

PROPERTY INTELLIGENCE Homeowners Market Intelligence Report

THE EVIDENCE

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PRICE PER SQUARE METRE

£8,200

Based on eight comparable sales within 0.3 miles over the last twelve months

Street Price Summary

Street Average	£1,195,000
Street Median	£1,180,000
Lowest Sale	£985,000
Highest Sale	£1,420,000
Sales Found	8
Area Average	£1,150,000
Area Sales Count	47

Recent Comparable Sales

Address	Date	Price	Type
38 Thornfield Rise	Nov 2025	£1,210,000	4-bed Semi-Detached
7 Heath Vale	Sep 2025	£1,155,000	4-bed Semi-Detached
21 Morden Hill	Aug 2025	£1,320,000	5-bed Semi-Detached
15 Thornfield Rise	Jun 2025	£985,000	3-bed Terraced

Area Prices by Property Type

Property Type	Average Price	Sales
Terraced	£925,000	18
Semi-Detached	£1,185,000	21
Detached	£1,650,000	8

Source: HM Land Registry Price Paid Data. Sales within the last 5 years. Crown copyright.

THE EVIDENCE

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Flood Risk Assessment

Risk Type	Risk Level	Status
River & Sea Flooding	Very Low	GREEN
Surface Water Flooding	Low	GREEN

What This Means

Flood risk affects insurance premiums, mortgage availability, and property value. Lenders require flood risk assessments for properties in medium or high-risk zones.

Very Low / Low	Standard insurance available. No additional flood surveys typically required by lenders.
Medium	Insurance may carry flood excess. Some lenders require a Flood Risk Assessment.
High	Specialist flood insurance likely required. Most lenders require a full Flood Risk Assessment.

Environment Agency flood risk data, accessed June 2026

DATA SOURCES

HM Land Registry Price Paid Data; Domestic EPC Register; Environment Agency

Property intelligence compiled from public records, June 2026

METHODOLOGY & DISCLAIMER

Data Sources

Market data derived from HM Land Registry Price Paid Data and Energy Performance Certificate Register (MHCLG). Condition costs are drawn from the BuildLens cost database, continuously updated from live UK trade and merchant pricing.

Regional adjustment applied using established regional cost variation factors. Property location (Greater London) carries a multiplier of 1.18against the UK average.

Visual Condition Assessment based on photographs provided. Not a building survey. Cannot detect defects within or behind building fabric, those requiring physical inspection, or issues detectable only with specialist equipment.

Limitations

This report provides market intelligence and is not a professional valuation, building survey, or structural assessment. The market position analysis compares your asking price against comparable sales data and does not constitute a formal valuation.

Costs are indicative and based on market conditions at date of issue. Actual contractor quotations may vary. The renovation ROI analysis uses current comparable data and cannot predict future market movements.

BuildLens AI Ltd accepts no liability for decisions made based on this report. Professional advice should be sought for significant financial commitments.

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VALID UNTIL **20 September 2026**	REPORT TYPE **PRESCRIPTION**

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