

APPENDIX 7: MARKET CONTEXT

Pricing of comparable residential development in the local area is set out below:

Table 0-1 Market values of comparable developments in Muswell Hill

1 Beds			
Development	Sqft	Asking/Sale(s) price	£psf
Pinnacle N10	570	£530,000	£930
Woodside Square	605	£575,000	£950
Woodside Square	616	£597,500	£970

2 Beds			
Development	Sqft	Asking/Sale(s) price	£psf
Ashmount Lodge	805	£729,950(s)	£907
Woodside Square	741	£725,000(s)	£978
Woodside Square	883	£822,500(s)	£931

3 Beds			
Development	Sqft	Asking/Sale(s) price	£psf
Pinnacle N10	909	£840,000	£924
77 Muswell Hill	1376	£1,119,223	£813
Woodside Square	1260	£1,140,000	£905