

Rental Assessment

SUBJECT PROPERTY	SW11 1AA
DATE OF REPORT	1 July 2026
REPORT TYPE	Automated Desktop Rental Assessment
REPORT ID	7d690cdb-0e66-432a-81b0-fe71c1fe5287

Evidence Assessment

01

CURRENT ESTIMATE

£2,950 pcm

£2,730 – £3,265 pcm

Rent range — based on current comparable evidence^{*}.

STRONG

High confidence given multiple recent, close-in, exact-match let-agreed comparables and strong market demand in SW11.

Property Details

02

Address	SW11 1AA	Bedrooms	2
Property Type	Flat / Apartment	Floor Area	65 sqm
Built Form	Not provided	Bathrooms	1
Furnished	Furnished	Floor Level	Upper
Outdoor Space	Balcony	Finish Quality	Average

Wear Level	Light	Council Tax	£1,028/yr — Band D (2026/27), Wandsworth ≈£86/mo
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EPC Rating	C	Fairly energy efficient
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The rental market in SW11 for 2-bedroom flats is competitive, with demand driving properties to let quickly, particularly in desirable locations near transport links and amenities. The typical rent range for these properties is £1,900 to £3,200 pcm, reflecting variations based on property condition and location.

▣ Neighbourhood Flat Values

Rents for 2-bedroom flats near SW11 vary significantly across neighbourhoods, with Northcote Road commanding the highest rents at £2,500–£3,200 pcm due to its boutique shops and family-friendly environment. Lavender Hill is the most affordable at £2,000–£2,700 pcm, driven by its eclectic mix of bars and restaurants. Proximity to amenities and transport links largely influences these price variations.

AREA	TYPICAL FLAT RENT (PCM)	NOTABLE FEATURES
Northcote Road (Between the Commons)	£2,500–£3,200 pcm	Known for its boutique shops and vibrant family-friendly community.
Clapham Junction	£2,200–£3,000 pcm	A major transport hub with extensive shopping and dining options.
Battersea	£2,000–£2,800 pcm	Features proximity to Battersea Park and a vibrant community atmosphere.
Lavender Hill	£2,000–£2,700 pcm	Offers an eclectic mix of bars, restaurants, and proximity to Clapham Junction.
Battersea Park Road	£2,100–£2,800 pcm	Close to Battersea Park, with a mix of residential and commercial properties.

▣ Rental Value by Property Style

Different flat sub-types in the SW11 area command varying rents due to factors like age, condition, and amenities. For instance, new-builds offer modern designs and energy efficiency, while period conversions often attract tenants looking for character and original features.

- **Purpose-Built Flat:** £2,000–£2,600 pcm (Typically found in modern developments offering amenities such as lifts and communal areas.)
- **Period Conversion:** £2,200–£2,900 pcm (Converted from Victorian or Edwardian houses, these flats often feature high ceilings and original details.)
- **Ground-Floor Flat:** £1,900–£2,500 pcm (These flats may include private gardens or patios, often appealing to families or tenants seeking accessibility.)

- **Top-Floor / Penthouse:** £2,500–£3,200 pcm (Often provide better views and reduced noise levels; may lack lift access in older buildings.)
- **New-Build Flat:** £2,600–£3,200 pcm (Feature modern designs and contemporary amenities, appealing to young professionals.)

2-Bed Flat — Market Comparison

Rent variations for 2-bedroom flats are driven by factors such as property condition, floor level, availability of outdoor space, and proximity to transport links.

Typical rent range **£2,000–£3,200 pcm**

Median **£2,500 pcm**

Best comparable evidence

04

The report highlights the five most relevant comparables identified from the available market evidence. Each comparable is labelled by the strength of the evidence it provides — hover any label to read its definition.

5 comparable properties analysed. Adjusted rents range from £2,700 to £4,117 pcm, with a midpoint of £3,230.

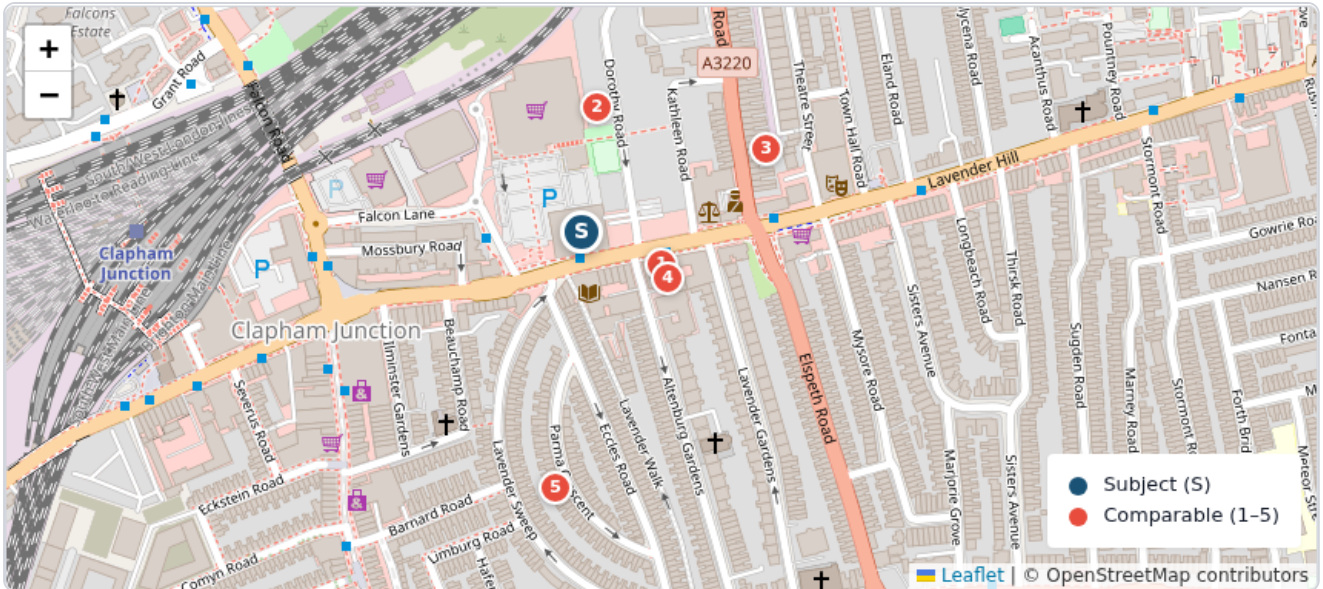
PRIMARY EVIDENCE the most relevant available comparable evidence.

SUPPORTING EVIDENCE relevant comparable evidence that helps test the market position.

CONTEXTUAL EVIDENCE broader market evidence used to understand the wider rent range.

Comparables Map

The map shows the subject property (**S**) and the five comparables (**1–5**) used in this assessment. Click any pin for details.



S Subject property

Reference property

2 bed Flat · 65 sqm Rental value: **£2,950 pcm**

All comparables below have been adjusted to match this property's size, bedroom count, and specification.

1 Lavender Hill, Clapham Junction, SW11 1JW

PRIMARY 0.05 mi away

2 bed Flat · ~65 sqm (est.) Asking: £2,500 pcm · 2026-07-01 Adjusted: **£2,700 pcm** **Strong**

A 2-bed flat 0.05 mi away, asking £2,500 pcm. This is very recent evidence — listed in the last month. Comp assumed unfurnished vs subject furnished. Comp lacks balcony that subject has. Both properties share bedrooms, property type, and floor area sqm. Very close proximity (83 m), exact 2-bed/65 sqm match, recent let agreed, highly comparable.

Starting rent **£2,500 pcm**

□ Location: broadly comparable area

Total adjustment **+8% (+£200 pcm)**

Adjusted rent **£2,700 pcm**

2 Dorothy Road, Clapham Junction, SW11 2JJ

PRIMARY 0.08 mi away

2 bed Flat · ~65 sqm (est.) Asking: £2,999 pcm · 2026-07-01 Adjusted: **£3,238 pcm** **Strong**

A 2-bed flat 0.08 mi away, asking £2,999 pcm. This is very recent evidence — listed in the last month. Comp assumed unfurnished vs subject furnished. Comp lacks balcony that subject has. Both properties share bedrooms, property type, and floor area sqm. Close (122 m), exact match and let agreed, strong evidence of achievable rent.

Starting rent **£2,999 pcm**

Direct comparable — no adjustment applied.

3 Latchmere Road, Clapham Junction, SW11 2LA

PRIMARY 0.12 mi away

2 bed Flat · ~65 sqm (est.) Asking: £2,990 pcm · 2026-07-01

Adjusted: **£3,230 pcm** · **Moderate**

A 2-bed flat 0.12 mi away, asking £2,990 pcm. This is very recent evidence — listed in the last month. Comp assumed unfurnished vs subject furnished. Comp lacks balcony that subject has. Both properties share bedrooms, property type, and floor area sqm. Nearby (196 m), exact beds/size match, let agreed recently.

Starting rent **£2,990 pcm**

Direct comparable — no adjustment applied.

5 Parma Crescent, Clapham Junction, SW11 1LT

PRIMARY 0.15 mi away

2 bed Flat · ~65 sqm (est.) Asking: £2,851 pcm · 2026-07-01 Adjusted: **£3,079 pcm** · **Moderate**

A 2-bed flat 0.15 mi away, asking £2,851 pcm. This is very recent evidence — listed in the last month. Comp assumed unfurnished vs subject furnished. Comp lacks balcony that subject has. Both properties share bedrooms, property type, and floor area sqm. Within 250 m, exact match, let agreed, primary evidence.

Starting rent **£2,851 pcm**

☐ Location: broadly comparable area

Total adjustment **+8% (+£228 pcm)**

Adjusted rent **£3,079 pcm**

4 Lavender Hill, Clapham Junction, SW11 1JW

SUPPORTING 0.06 mi away

2 bed Flat · ~65 sqm (est.) Asking: £4,117 pcm · 2026-07-01 Adjusted: **£4,117 pcm** · **Moderate**

A 2-bed flat 0.06 mi away, asking £4,117 pcm. This is very recent evidence — listed in the last month. In a very similar micro-location. Would likely command a premium due to its strong location match.

Starting rent **£4,117 pcm**

☐ Location: broadly comparable area

Total adjustment **+0% (+£0 pcm)**

Adjusted rent **£4,117 pcm**

LOWER ESTIMATE

£2,730

MARKET RENT *

£2,950

UPPER ESTIMATE

£3,265



— Lower: £2,730 — Market: £2,950 — Upper: £3,265

Each bar shows how many adjusted comparable rents fall within a given price band. At £2,950 pcm, the market rent sits below most of the comparable evidence with 3 comparables in the same price band.

PROPERTY ADJUSTMENTS APPLIED

EPC Rating	EPC rating C	+1%	+£30 pcm
Outdoor Space	Balcony	+2%	+£59 pcm
Floor Level	Upper floor (3-5)	+1%	+£30 pcm
Total Adjustment		+4%	+£118 pcm

On the basis of the property details, market context and comparable evidence reviewed, the subject property is considered to support a market rent of £2,950 pcm, with a reasonable supported range of £2,730 pcm to £3,265 pcm.

Confidence & Limitations

Confidence: **High**

Reflects a good volume of recent nearby comparable evidence, strong data completeness for the subject property, and stable wider market conditions.

Confidence Breakdown: Data Completeness: 100% · Comparable Density: 80% · Market Stability: 70%

- Valuation derived from 18 comparable rentals within 1.0km, time-adjusted to the current month.
- Property-specific adjustments applied (+4% total): EPC Rating: +1%, Outdoor Space: +2%, Floor Level: +1%.
- Only 15 exact-bedroom comps found. 3 additional +1 bedroom comps included with reduced weighting.
- All rental figures are shown as monthly (pcm). This tool is designed for annual rental review decisions.

- *Automated desktop assessment based on evidence available at the report date.*
- *No internal inspection has been carried out.*
- *Asking rents and achieved rents may differ.*
- *Indicative market rent range only.*
- *Not a Red Book valuation.*
- *Not legal advice.*

Guidance / Next Steps

06

The market evidence reviewed in this report indicates a rental value of approximately £2,950 pcm for the subject property, with a supported range shown in Section 05.

Review the comparable evidence in Section 04 and the analysis in Section 05 to understand the basis for this estimate. The full comparable schedule and supplementary data are available in the Appendix.

If you need a professionally reviewed report suitable for First-tier Tribunal proceedings, see our Tribunal Evidence Pack (£175).

Full comparable schedules, supplementary market tables and extended supporting evidence are reproduced in the Appendix below for reference.

Key Terms

Plain-English definitions of the most frequently used terms in this report. The full glossary follows below.

Market rent *	Supported range *
The monthly rent the property would reasonably be expected to achieve in the current open market.	The range within which the available evidence suggests a letting could reasonably occur.
Comparable evidence *	Rents achieved
Similar properties used to inform the assessment.	Rents actually agreed or let at, rather than rents advertised.

Appendix A — Market Snapshot

These 9 properties were sourced directly from live portal searches (Rightmove, Zoopla, OpenRent) by the AI valuer. Click through to the portal to verify each listing.

9 live comparables. Asking rents range from £2,450 to £3,450 pcm, midpoint £2,851 pcm.

1 Walden Building, SW11 OpenRent ↗ 2 bed Flat Asking: £2,600 pcm Live evidence Listing no longer available Search OpenRent for similar properties ↗
2 Battersea Rise, SW11 OpenRent ↗ 2 bed Flat Asking: £2,595 pcm Live evidence Listing no longer available Search OpenRent for similar properties ↗
3 London, SW11 OpenRent ↗ 2 bed Flat Asking: £3,000 pcm Live evidence Listing no longer available Search OpenRent for similar properties ↗
4 Lanchester Way, SW11 OpenRent ↗ 2 bed Flat Asking: £3,450 pcm Live evidence Listing no longer available Search OpenRent for similar properties ↗
5 St Johns Hill, SW11 OpenRent ↗ 2 bed Flat Asking: £2,450 pcm Live evidence Listing no longer available Search OpenRent for similar properties ↗

6 **Lavender Hill, Clapham Junction, SW11 1JW** Let agreed Rightmove.Co.Uk

2 bed Flat Asking: **£2,500 pcm** Live evidence

Very close 65 sqm 2-bed let agreed at 2,500 before premium for furnishing and balcony.

7 **Dorothy Road, Clapham Junction, SW11 2JJ** Let agreed Rightmove.Co.Uk

2 bed Flat Asking: **£2,999 pcm** Live evidence

Exact 2-bed/65 sqm match let agreed at £2,999 supporting upper-end rent.

8 **Latchmere Road, Clapham Junction, SW11 2LA** Let agreed Rightmove.Co.Uk

2 bed Flat Asking: **£2,990 pcm** Live evidence

Nearby 65 sqm flat achieved £2,990, reinforcing market strength above £2,900.

9 **Parma Crescent, Clapham Junction, SW11 1LT** Let agreed Rightmove.Co.Uk

2 bed Flat Asking: **£2,851 pcm** Live evidence

Proximate 65 sqm flat let at £2,851, indicating central market rate around £2,850.

Live Market Evidence

The following properties were found by a live search of Rightmove and Zoopla and form part of the market evidence used to calibrate the AI estimate of £2,500 pcm. Click any card to view the listing.

OPENRENT

£2,600 pcm

Walden Building, SW11

Available

Listing no longer available

OPENRENT

£2,595 pcm

Battersea Rise, SW11

Available

Listing no longer available

OPENRENT

£3,000 pcm

London, SW11

Available

Listing no longer available

OPENRENT

£3,450 pcm

Lanchester Way, SW11

Available

Listing no longer available

OPENRENT

£2,450 pcm

St Johns Hill, SW11

Available

Listing no longer available

Appendix B — Full Comparable Schedule

Price Range Peers

5 2-bed flats nearby are listed at comparable rents. For each one, the notes below explain what makes it a premium or discount relative to the market estimate of £2,950 pcm for the subject property.

Dorothy Road, Clapham Junction, SW1...

0.08 mi away **Let Agreed**

£2,999 pcm asking rent

In line with market estimate

Flat · 65 sqm (est.) · Jul 2026 · [Rightmove.co.uk](#) ↗

This property is priced in line with the market estimate for the subject property — strong direct confirmation of the market rate and already let agreed at this level.

Latchmere Road, Clapham Junction, S...

0.12 mi away **Let Agreed**

£2,990 pcm asking rent

In line with market estimate

Flat · 65 sqm (est.) · Jul 2026 · [Rightmove.co.uk](#) ↗

This property is priced in line with the market estimate for the subject property — strong direct confirmation of the market rate and already let agreed at this level.

Parma Crescent, Clapham Junction, S...

0.15 mi away **Let Agreed**

£2,851 pcm asking rent

–£99 below estimate (3%)

Flat · 65 sqm (est.) · Jul 2026 · [Rightmove.co.uk](#) ↗

This property asks £99 below the market estimate for the subject property. Key differences: Comp assumed unfurnished vs subject furnished; Comp lacks balcony that subject has.

Furnishing ▼

Outdoor space ▼

Lavender Hill, Clapham Junction, SW11 ...

0.05 mi away **Let Agreed**

£2,500 pcm asking rent

–£450 below estimate (15%)

Flat · 65 sqm (est.) · Jul 2026 · [Rightmove.co.uk](#) ↗

This property asks £450 below the market estimate for the subject property. Key differences: Comp assumed unfurnished vs subject furnished; Comp lacks balcony that subject has.

Furnishing ▼

Outdoor space ▼

Lavender Hill, Clapham Junction, SW11 ...

0.06 mi away **Available**

£4,117 pcm asking rent

+£1,167 above estimate (40%)

Flat · 65 sqm (est.) · Jul 2026 · [Zoopla.co.uk](#) ↗

This property asks £1,167 above the market estimate for the subject property. Minor specification or micro-location differences account for the gap.

Rent Report provides independent rental benchmarking based on advertised rental data. Reports are not Red Book valuations, legal advice, or a guarantee of outcome. The Renters' Rights Act / Section 13 rent-increase process referenced in this report applies in England only. Tribunal Evidence Packs are professionally reviewed by a RICS-regulated firm.