



Valu8 Homeowner Report

Built on HM Land Registry & ONS data

BUCKSWELL

Report date: 11 June 2026

Reference: V8-SAMPLE-N28HN

AI VALUATION ENGINE

TYPE	SIZE	BUILT	EPC	EPC POTENTIAL	TENURE
Semi-detached house	1,216 sqft / 113 sqm	c. 1930s	E (44)	C (79)	Freehold

EAST FINCHLEY, LONDON

39 Sylvester Road, London, N2 8HN

What your home is worth, and how the local market is moving.

ESTIMATED SALE VALUE

£1,095,000

(£900/sqft)

Valuation range £985,000 (£810/sqft) to £1,205,000 (£991/sqft)

AI confidence: High

AVERAGE £/SQFT IN THIS AREA

£900 /sqft

Based on recent sold prices nearby

NEAREST COMPARABLE SOLD ON YOUR STREET

27 Sylvester Road sold for £1,150,000 in Feb 2026 (1,292 sqft) - just along the road.

Our AI engine weighs HM Land Registry's 18 months of nearby sold sales, floor area, energy rating and local price trends to reach this figure. Full evidence below.

Confidence: High. The engine rates confidence High, Medium or Low based on how many recent, similar-sized comparable sales it finds and how tightly their prices cluster. East Finchley has plenty of recent semi-detached sales with closely-grouped prices, so confidence is High.

Recent sold prices near you

Sorted by distance. Sales on your street shown first. Source: HM Land Registry, floor areas from EPC certificates, last 18 months.

Address	Sold	Price	Size (sqft)	£/sqft
● 27 Sylvester Road (same street)	Feb 2026	£1,150,000	1,292	£890
● 54 Sylvester Road (same street)	Sep 2025	£1,042,500	1,184	£880
18 Leicester Road	Nov 2025	£1,225,000	1,335	£918
42 Leopold Road	Jan 2026	£987,000	1,098	£899
7 Lincoln Road	Aug 2025	£1,310,000	1,420	£923
91 Church Lane	Mar 2026	£935,000	1,065	£878
23 Baronsmere Road	Dec 2025	£1,180,000	1,270	£929
5 Huntingdon Road	Jul 2025	£1,055,000	1,205	£875

Showing 8 of 20 comparable sales analysed. Average sold price per square foot (£/sqft) in this area: **£900/sqft**.

Your local market

Average £/sqft (area) 900 £/sqft	Comparable sales analysed 20	Comparable window 18 months
PRICE GROWTH, 12 MONTHS +2.8%	PRICE GROWTH, 3 YEARS +7.4%	SAME-STREET SALES 2 in 18 months

Property checks

Energy rating	Your home's EPC rating is E (A is best, G is lowest). Improving the energy rating (e.g. insulation, heating upgrades) can make a home more attractive to buyers.
Floor area	113 sq m / 1,216 sq ft. Floor area is one of the biggest factors in what a home is worth.
Tenure & title	Whether your home is freehold or leasehold affects its value. You can check your title for £7 at HM Land Registry (gov.uk, "search property information").

Powered by the Valu8 AI valuation engine

This valuation draws on three national datasets, combined and analysed by AI.

30M+

EPC records analysed

24M+

HM Land Registry sold transactions

2.7M+

UK postcodes covered

18 months

of live sold comparables

20

comparable sales in this report

3

national datasets combined

Sources: HM Land Registry Price Paid Data, the Office for National Statistics (ONS) and the Energy Performance Certificate register, combined with 18 months of live comparable sales.

This is an automated estimate, not a formal valuation. It is produced by an AI model without any physical inspection of the property and must not be relied on for buying, selling, mortgage or lending decisions. Seek advice from a RICS-qualified surveyor before acting.

Important information and terms of use

Nature of this report. This is an automated valuation estimate generated by the Valu8 AI valuation engine, operated by Buckswell Holdings Limited, for general information only. It is not a formal valuation, a survey, a building or condition report, or mortgage-lending advice, and must not be used or relied upon for any property sale, purchase, mortgage, remortgage, secured-lending, equity-release, probate, tax, matrimonial, insurance, litigation or other formal, professional or legal purpose.

How the estimate is produced. The estimate is generated by a computer model analysing prices of similar properties recently sold or offered for sale in the area, together with floor-area and market data from HM Land Registry, the Office for National Statistics (ONS) and the Energy Performance Certificate register. It is produced without any internal or external inspection of the property and

without sight of the title, lease, planning history, tenure, rights of way, or physical condition. Comparable properties may differ from the subject property in ways the model does not and cannot take into account.

No guarantee of accuracy. No physical inspection has been carried out. The accuracy of the estimate depends on the adequacy and accuracy of the underlying data and any information supplied by the user, for which the user is solely responsible. Property values are subjective and depend on market forces that change over time. The estimate is an approximate guide to open-market value as at the report date assuming full vacant possession, and is not definitive. All data and information are provided on an as-is basis and Buckswell Holdings Limited makes no warranty, representation or guarantee that the report is accurate, complete, current or fit for any particular purpose, to the fullest extent permitted by law.

Paid report. The fee paid is for the automated generation and supply of this report only. It is not a fee for professional valuation, advice or any service carried out by a qualified surveyor or adviser, and no such service is provided. Payment of the fee does not create any duty of care, contractual warranty, professional relationship or assumption of responsibility by Buckswell Holdings Limited beyond supply of the report itself.

Seek professional advice. You should obtain a professional valuation from a surveyor qualified by the Royal Institution of Chartered Surveyors (RICS), and independent legal and financial advice, before deciding to buy, sell, let, lend against or otherwise deal with any property. Do not base any mortgage-underwriting or lending decision on this report.

Limitation of liability. To the fullest extent permitted by law, Buckswell Holdings Limited, its officers, employees, agents and data suppliers shall not be liable to you or to any other person for any loss or damage of any kind, however arising (including through negligence), out of or in connection with this report or any reliance placed on it. This includes, without limitation, any loss of profit, loss of bargain, loss of capital through over-payment or under-sale, wasted expenditure, or any indirect, special or consequential loss. Nothing in these terms excludes or limits liability for death or personal injury caused by negligence, for fraud or fraudulent misrepresentation, or for any liability that cannot lawfully be excluded or limited.

Confidentiality. This report is supplied for the use of the person who requested it only and should not be published or disclosed to any third party without the prior written agreement of Buckswell Holdings Limited.

Governing law. These terms and this report are governed by the laws of England and Wales, and any dispute is subject to the exclusive jurisdiction of the courts of England and Wales.

Data and copyright. Includes information provided by HM Land Registry. (c) Crown copyright and database right. Contains public-sector information licensed under the Open Government Licence v3.0. House-price and statistical data provided by HM Land Registry and the Office for National Statistics (ONS). Energy data provided by the Energy Performance of Buildings Register.

