



BERNHAUS

PROPERTY INTELLIGENCE

SAMPLE PROPERTY REPORT

10 Downing Street

Westminster, London · SW1A 2AA



Street View imagery © Google, September 2014.

This is a sample report. Location, historic maps, area, environment and market information are real. Sales, energy certificate, council tax band, valuation detail, rent, ownership, planning applications and similar records are **illustrative** and are shown only to demonstrate everything a report can contain. Your own report uses the records held for your address.

PREPARED
22 October 2026

PROPERTY REFERENCE
UPRN 100023336956

REPORT
BH-20261022-5B597F

**INSIDE THIS REPORT**

Contents

Everything we can find out about this address, in one place. Each section starts with a short plain-English summary, followed by the facts behind it.

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TYPE

Terraced

BEDROOMS

6

FLOOR AREA

420 m²

BUILT

Before 1900

SOLD SEP 2014

£1,725,000

ESTIMATED VALUE

£2,500,000

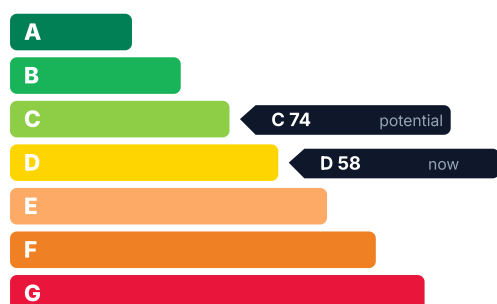
COUNCIL TAX

Band H

ENERGY RATING

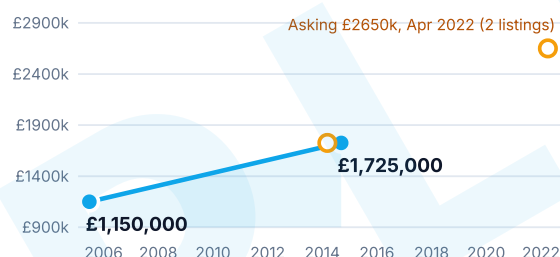
D (58)

Energy rating



Certificate lodged 17 May 2023. Potential rating if recommended improvements are made: C (74).

Price history



Registered sale prices (blue) and asking prices at listings (amber).

Executive summary

10 Downing Street, London SW1A 2AA is a terraced home of about 420 square metres with 6 bedrooms, recorded as built before 1900. It was last sold on 12 September 2014 for £1,725,000, up 50.0% on the £1,150,000 paid on 24 June 2005.

An automated valuation gives £2,500,000, within a range of £1,930,000 to £3,050,000, with medium confidence. Estimated rent is about £12,500 a month, a gross yield of about 3.0%.

The energy rating is D (58), with a potential C (74). Heating, hot water and lighting are estimated at about £5,386 a year at current prices, and council tax band H is about £2,096 a year. The nearest primary school is St Matthew's School, Westminster, 720 m away.

Within 800 metres, 158 homes are for sale and 11 sold in the last 90 days, and 13 planning applications were made within 500 metres since January 2016. A statistical model estimates a 6.1% chance of this home coming to market within 12 months, against 4.6% typical for SW1A.



TOTAL CHANGE

+50.0%

GAIN

+£575,000

AVERAGE PER YEAR

4.5%

Timeline

**24 JUN 2005****Sold · £1,150,000**

Recorded by HM Land Registry · freehold

**9 FEB 2012****Energy certificate lodged**

Marketed sale

**10 MAR 2014****Listed for sale · £1,795,000**

Sample & Co, Westminster · 6 bed · no floorplan

**12 SEP 2014****Sold · £1,725,000**

Recorded by HM Land Registry · freehold · exactly the final asking price of £1,725,000 (3.9% below the first asking price of £1,795,000) · 186 days from listing to sold subject to contract

**12 SEP 2014****Marked as sold on Rightmove**

after 186 days on the market

**4 APR 2022****Listed for sale · £2,650,000**

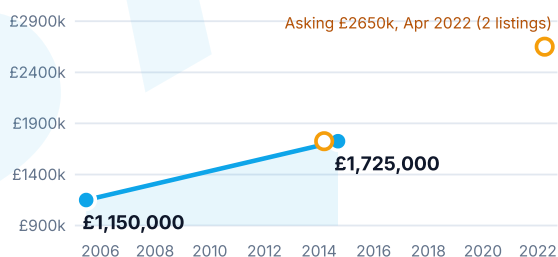
Example Estates, St James's · 6 bed · no floorplan

**17 OCT 2022****Listing withdrawn**

after 196 days on the market · Example Estates, St James's

**17 MAY 2023****Extension or enlargement recorded**Energy certificates, 2012 to 2023: Extension recorded: the register's extension count rose from 0 to 1; floor area 405 to 420 m²

Price trend



Land Registry records two sales: £1,150,000 on 24 June 2005 and £1,725,000 on 12 September 2014. A Rightmove listing from 10 March 2014 asked £1,725,000 and ended in that sale. A later listing from 4 April 2022 asked £2,650,000 and was removed on 17 October 2022.

Sources: HM Land Registry Price Paid Data (Open Government Licence v3.0); Rightmove sold-price page (marketing dates, photo and floorplan counts, and link only). Land Registry is the authoritative record of sale price and date.



ESTIMATED VALUE

MEDIUM CONFIDENCE

£2,500,000

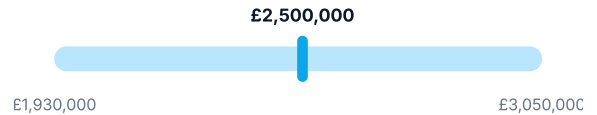
RANGE

£1.9m – £3.0mPER M²**£5,952**

VS LAST SALE

+44.9%

Where the estimate sits



The 5 closest comparable sales



	HOME	SOLD	PRICE	TODAY'S TERMS	SIZE	AWAY	INFLUENCE
1	12 Sample Terrace, Sw1a	Feb 2025	£2,450,000	£2,490,000	395 m ²	210 m	
2	4 Example Row, Sw1a	Oct 2024	£2,780,000	£2,760,000	440 m ²	340 m	
3	21 Illustrative Gardens, Sw1a	Mar 2024	£2,290,000	£2,410,000	385 m ²	460 m	
4	7 Demonstration Mews, Sw1a	Jun 2025	£2,610,000	£2,640,000	410 m ²	520 m	
5	3 Specimen Square, Sw1a	Nov 2023	£2,130,000	£2,300,000	360 m ²	610 m	

"Today's terms" adjusts each price for local market movement since the sale. Influence shows how much each sale weighs in our own comparison: more recent, closer and similar-sized homes count for more.

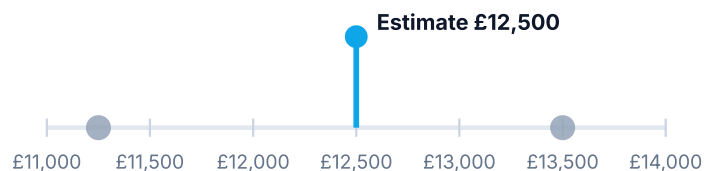
The automated valuation is £2,500,000, within a range of £1,930,000 to £3,050,000, with medium confidence. It draws on 18 closely matched sales out of 112 local sales reviewed. The estimated rent is £12,500 a month, typically between £10,500 and £15,000, from 9 lettings.

Rental estimate

ESTIMATED RENT

£12,500 a month

Typical range £10,500–£15,000 · gross yield about 3.0% before costs



Grey dots: 6-bedroom same-type lettings in SW1A

Median of 9 6-bedroom lettings in SW1A. 2 same-type homes let in SW1A at £11,250–£13,500 (median about £13,500); the area figure may differ for this type of home.

An automated valuation is a statistical estimate from comparable sales. It is not a RICS valuation or a mortgage valuation, and it cannot see the condition or specification of the house.



1888-1913

Built-up

The red circle marks a house in the terrace on Downing Street



1919-47

Built-up area

Surroundings on a low-detail map



1937-61

Built-up

The red circle marks a house in the terrace on Downing Street



BEFORE 1900

Built

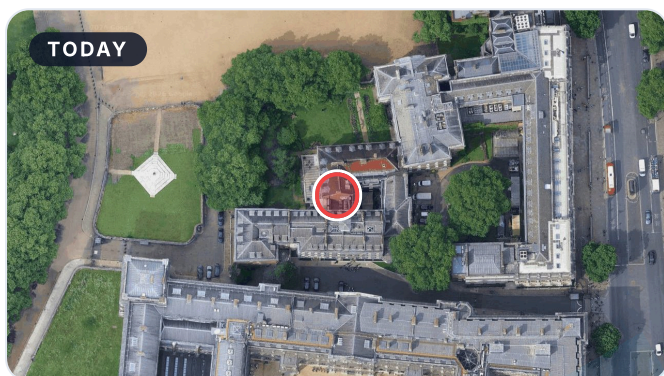
From the energy certificate



2005-2014

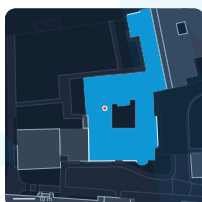
2 sales

Latest Sep 2014 at £1,725,000



Aerial imagery © Google, Airbus, Maxar Technologies. No historic 25-inch map was found for this area.

No 25-inch map coverage was found. Maps from 1888 to 1961 show the point on Downing Street or Whitehall, among government buildings. Energy certificates from 2012 to 2023 record an extension, with floor area rising from 405 to 420 m².



Ordnance Survey record of the building

LAST UPDATED

26 February 2020

FOOTPRINT

1428 m²

EAVES HEIGHT

14.0 m

RIDGE HEIGHT

25.6 m

Building outline as currently mapped. Heights are above ground. This house is blue.



ABOUT WESTMINSTER

Westminster grew from royal and religious power, not from farming or industry. Its core was Thorney Island, a small island in the Thames formed by streams of the River Tyburn. The name Thorney may come from the Old English for 'Thorn Island'. Edward the Confessor built a royal palace there, just west of the City of London, at about the same time as Westminster Abbey, which was built between 1045 and 1050. The island and the land around it soon became known as Westminster, a blend of 'west' and 'minster', meaning church. The palace later developed into the Palace of Westminster, now commonly called the Houses of Parliament, beside the Abbey.

Sources: en.wikipedia.org ↗

On Downing Street

Downing Street is a short gated cul-de-sac off Whitehall, laid out in the 1680s and long associated with the offices and residences of senior ministers.

1682–1684

Downing's cul-de-sac of townhouses

Whole street

Sir George Downing built the street as a cul-de-sac of two-storey townhouses facing St James's Park. Historians disagree on whether he built 15 houses or 20. Earlier on the site stood a brewhouse called The Axe.

Source: en.wikipedia.org ↗

1820s

Numbers 1 to 9 demolished

East end of the street, towards Whitehall

The houses from Number 1, which housed the Axe and Gate pub, to Number 9 were pulled down in the 1820s to make way for a new building for the Treasury and Privy Council.

Source: museumofpm.org ↗

1861–1876

No. 14 Downing Street, demolished

West end of the street

No. 14 served as the Colonial Office from 1798. Excavations for new government offices opposite weakened it in 1861–62, and the remainder was demolished in spring 1876. Some chimneypieces were kept for the new building.

Source: british-history.ac.uk ↗

FROM 1960

Great reconstruction of Numbers 10 and 11

Numbers 10 and 11

A major reconstruction began in 1960, with the prime minister of the day, Macmillan, temporarily moving to Admiralty House on Horse Guards Parade until the work was complete.

Source: museumofpm.org ↗

ROAD NAME

Earlier name

Number 10 was once numbered 5 and was renumbered in 1787.

Source: en.wikipedia.org ↗

ABOUT THIS ADDRESS

Renovations in the 1760s gave Number 10 its familiar black door and semi-circular fanlight; the house was largely gutted and rebuilt from 1960.

museumofpm.org ↗

Nearby

Foreign Office building

about 90 m away [On the 1890s OS map](#)

In the 1850s the houses on the other side of Downing Street from Number 10 were demolished to make way for the Foreign Office, designed by George Gilbert Scott.

museumofpm.org ↗

Holbein Gate

about 120 m away

This lost Whitehall Palace gateway, also called the King's Gate or Cockpit Gate, was demolished in August 1759 to ease traffic. Its link to Hans Holbein is only tradition.

en.wikipedia.org ↗

Look further

A short history of Downing Street, 1750–2023 Museum of the Prime Minister overview of the street's buildings

Downing Street – Wikipedia Origins, residents and later changes to the street

Compiled from the public sources linked above and summarised in our own words. Dates and details are as recorded by those authors and have not been independently checked. Distances are approximate.

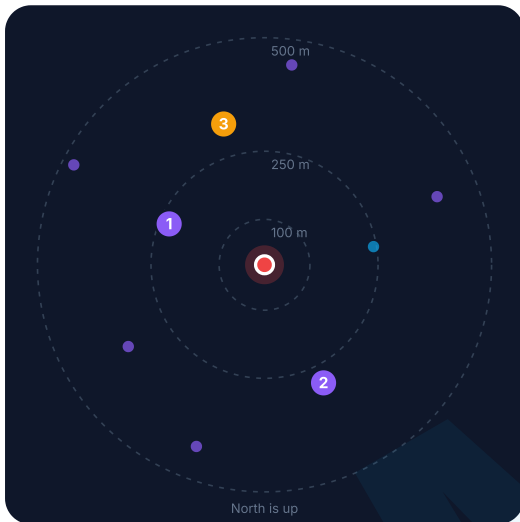


Applications at this address

4 since 2019

3 approved or agreed, 1 refused.

RECEIVED	REFERENCE	PROPOSAL	OUTCOME
Jul 2024	24/04417/LBC	Repair and redecoration of rear elevation stonework	Grant
May 2023	23/02905/FULL	Replacement of boiler flue and plant enclosure	Permit
Sep 2021	21/06118/LBC	Installation of secondary glazing to first floor windows	Grant
Mar 2019	19/01322/FULL	Roof-level plant enclosure	Refused



● Extension ● Change of use ● Conditions
● Other

13 applications within 500 m, including 4 at this address.

Planning constraints

● Green Belt	Not in the Green Belt
● Conservation area	Whitehall
● National Park	Not in a National Park
● National Landscape	Not in a National Landscape (AONB)
● Listed buildings	Grade I 10, Downing Street Sw1, 18 m Grade I 11, Downing Street Sw1, 21 m Grade II 12, Downing Street Sw1, 35 m and 2 more within 100 m
● Nature sites	None within 2 km
● Ancient woodland	St, James's Park, 108 m
● Common land	None within 1 km
● Heritage sites	Park or garden St James's Park, 38 m
● Article 4 direction	Article 4 Basement Development Permitted Rights Removed
● Archaeological priority area	City of Westminster APA 1.1: Westminster and Whitehall Summary a
● Air quality management area	Westminster AQMA

These can restrict building and alterations: check with the council before any work. Tree preservation orders, Article 4 directions and archaeological priority areas are only partly published by councils, so ask the council. Natural England, MHCLG and Historic England (Open Government Licence).

Four planning applications are recorded at this address, from 2019 to July 2024: three approved or agreed and one refused. The address lies in the Whitehall conservation area, with an Article 4 direction applying.

Most recent applications nearby

	RECEIVED	DISTANCE	PROPOSAL	OUTCOME
1	Sep 2026	230 m	Replacement shopfront and signage	Awaiting decision
2	Aug 2026	290 m	Internal alterations at first floor	Awaiting decision
3	Jun 2026	320 m	Change of use of ground floor to office	Permit

Source: Westminster planning records, collected by Bernhaus from January 2016. Applications before that date are being added.



Energy score



Carbon emissions 14.2 t a year → 9.1

Energy use 186 kWh/m² → 118

Environmental rating 49 → 70

Now → if the recommended improvements are made

Estimated energy bills at today's prices



Heating	£4,563
Hot water	£575
Lighting	£248

The 2023 certificate modelled £3,980 a year at standard government prices, well below real tariffs. Re-priced at today's Ofgem cap (8.15p gas and 26.60p electricity per kWh) it comes to this. Excludes cooking and appliances.

How the house performs (lowest score in each group)

Walls, roof & floor	● ● ● ● ●	Solid brick, no insulation
Windows	● ● ● ● ●	Single glazed
Heating & controls	● ● ● ● ●	Boiler and radiators, mains gas
Hot water	● ● ● ● ●	From main system
Lighting	● ● ● ● ●	Low energy lighting in 78% of fixed outlets

Home specification (from the certificate)

BUILD

1 extension
13 heated rooms

DRAUGHTS

55% proofed
78% low-energy lights

2ND HEATING

Room heaters,
mains gas
4 open fireplaces

RENEWABLES

None recorded
solar panels, wind

MIN. TO LET (E)

Met
home is band D

CERTIFICATE

Valid to May
2033
valid 10 years

The energy rating is D (58), with a potential of 74. The certificate modelled £3,980 a year, but re-pricing at current Ofgem price-cap rates gives about £5,386. It records solid brick walls without insulation and single glazing.

What would improve it (suggested on the 2023 certificate)

WHAT TO DO	TYPICAL COST	SAVES A YEAR	SCORE AFTER
1 Insulate the solid walls (inside or outside)	£15,000 - £25,000	£850	66 D
2 Top up the loft insulation	£1,000 - £2,000	£360	69 C
3 Upgrade the heating controls (thermostat, timer, radiator valves)	£350 - £450	£250	71 C

Together: score 58 (D) to about 74 (C). 2023 costs will have risen; savings are re-priced to today's rates (estimates).

Council tax · Band H · 2026/27 two adults, before discounts

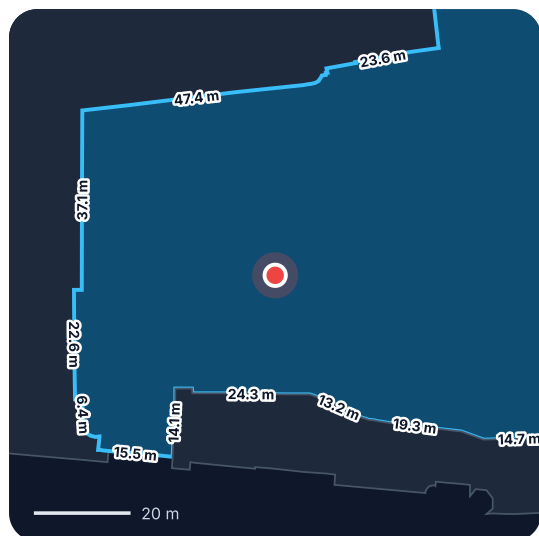
A YEAR

£2,096

Westminster Council £1,075

County £1,021

£175 a month



Title boundary (blue).

TITLE COVERS

1 home

TITLE AREA

9,611 m²

Title number	NGL000000
Tenure	Freehold
Owner since	12 September 2014
Price paid	£1,725,000

REGISTERED OWNER

Sample Estates Limited

Company no. 00000000 · Private limited company · Active

Registered office: 1 Example Street, London, SW1A 0XX

HOMES HELD

14

EST. VALUE

£31.6m

EST. RENT

£94k a month

Company details

INCORPORATED

11 Apr 2005

21 years ago

BUSINESS

Buying and selling of own real estate; Other letting and operating of own or leased real estate

SIC 68100, 68209

FILINGS

Accounts to 31 March 2025

Next due 31 December 2026

MORTGAGES AND CHARGES

1 registered

1 outstanding

People with significant control

Benjamin Thomas Sample

Owns 75–100% of shares; Holds 75–100% of voting rights · since Apr 2016

Current directors

Alexandra Jane Example

Director · since Apr 2005

Benjamin Thomas Sample

Director · since Sep 2011

The property is freehold. The registered owner is SAMPLE ESTATES LIMITED, which has held it since 12 September 2014. The company is active, was incorporated on 11 April 2005, and holds about 14 homes in the data used. The title covers one home.

Sources: HM Land Registry ownership data and INSPIRE polygons (OGL v3.0); Companies House; Bernhaus estimates.



Street View imagery © Google, September 2014.

The property AI-ASSISTED

TYPE

Terraced, 3 storeys

BUILT

Before 1900

CONSTRUCTION

Mixed materials

ROOF

Pitched slate

FRONT GARDEN

No front garden

DRIVEWAY

No

GARAGE

No

EXTENSION VISIBLE

No

CONDITION

Well maintained

KERB APPEAL

Excellent

The street

STREET TYPE

Terraced street

PARKING

Difficult

TREES

Low

ROAD WIDTH

Standard

FOOTPATH

Yes

COMMON HOME

—

Historic Westminster street with formal government and institutional character, featuring Georgian and Victorian architecture with controlled access.

The street is terraced, with a historic Westminster character and Georgian and Victorian architecture. The house has 3 storeys, mixed construction and no front garden. Parking is difficult, tree coverage is low and the road is of standard width.

Automated analysis of Street View and satellite imagery; it may contain errors. Where it differs from official records, the records are used.



Schools

PRIMARY

St Matthew's School, Westminster
720 m

Good

Soho Parish CofE Primary School
1.0 km

Good

SECONDARY

The Grey Coat Hospital
960 m

Outstanding

Westminster City School
1.0 km

Good

Straight-line distance. Ofsted grade as held in our data.

Local amenities

Convenience store **480 m**
Local convenience store 8 min walk

Supermarket **410 m**
Local supermarket 7 min walk

Pharmacy **24 m**
Local pharmacy 1 min walk

Park **58 m**
Mountbatten Green 1 min walk

Café **200 m**
Switchboard Café 3 min walk

Pub **210 m**
The Red Lion, Parliament Street 3 min walk

Nearest of each type; walking times estimated.

Transport

Rail **540 m**
London Charing Cross

Tram **270 m**
Westminster Station

Straight-line distances.

Broadband & mobile

BROADBAND AT THIS ADDRESS

Basic, up to 19 Mbit/s

Basic (copper) **19 Mbit/s**
Ofcom predicted maximum download speed.

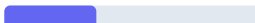
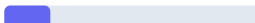
Area profile

Most deprived  Least

Decile 8 of 10 on the Index of Multiple Deprivation (score 9.7).

Reported crime

Within about a mile, 12 months to Aug 2026: **54389** offences (about 4532 a month)

Theft from the person		13869
Other theft		10867
Violent crime		7800
Anti social behaviour		7220
Shoplifting		5058
Public order		2459

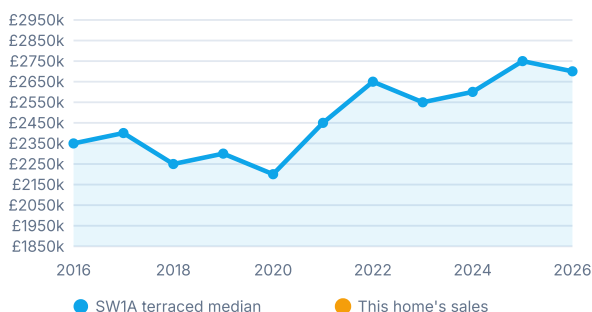
Police recorded street-level crime. Reporting practices differ between areas.

The nearest primary school is St Matthew's School, Westminster, 720 m away, rated Ofsted grade 2. The Grey Coat Hospital secondary school, 960 m away, is grade 1. London Charing Cross station is 540 m away, and a supermarket, pharmacy and park are all close by.



Prices in SW1A

Median price of terraced homes sold each year



Land Registry sales across the SW1A postcode district (2026 is January to August). Terraced homes are up 17% between 2016 and 2025.

Last 12 months by type

Median sale price (number of sales)

Semi-detached		£3900k	6
Terraced		£2700k	14
Flat		£1450k	96

This home's estimated value is below the SW1A median for terraced homes over the last 12 months (£2.7m).

How the market is moving around the address (within 800 m, live data to 22 October 2026)

FOR SALE NOW

158

homes

SOLD, LAST 90 DAYS

11

homes

TYPICAL TIME TO SELL

172 days

SALE PRICE VS ASKING

—

not enough matched sales

● Around this address ● Whole SW1A area

Listings that sold

Withdrawn unsold

10% **3%**

90% **97%**

Homes for sale in SW1A

ON THE MARKET

46

MEDIAN ASKING

£6.0m

PRICE CUT

26%

Rightmove listings in the postcode district. "Price cut" is the share that have been reduced.

Typical monthly rents in SW1A



Median rents from recent lettings; samples are small (12 to 41 per size).

In SW1A, the median terraced price was £2,350,000 in 2016 and £2,700,000 in 2026. Over the last 12 months, terraced homes had a median of £2,700,000 from 14 sales. Within 800 metres, 158 homes are for sale, with a typical time to sell of 172 days.



NEXT 3 MONTHS

1.40%

Above typical

Typical for SW1A: 1.10%

NEXT 6 MONTHS

3.0%

Above typical

Typical for SW1A: 2.3%

NEXT 12 MONTHS

6.1%

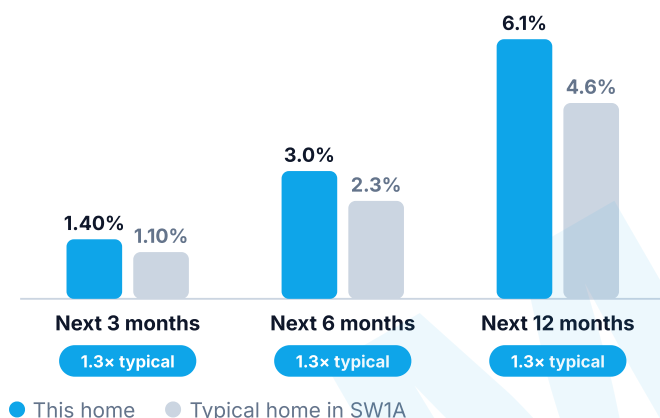
Above typical

Typical for SW1A: 4.6%

Estimated chance that a home with this profile comes to market (is listed for sale, or sells) within each period.

Chance of coming to market

This home against the typical home in SW1A



Where this home sits

Compared with the typical rate in SW1A

Well above typical

2.25× the typical rate or more

Above typical

1× to 2.25× the typical rate

3m

6m

12m

Around typical

0.5× to 1× the typical rate

Below typical

under 0.5× the typical rate

A few of the things the model looks at, for this home

TIME SINCE LAST SALE

12.1 years (Sep 2014)

SALES ON RECORD

2

AGE OF HOME

Built Before 1900

PAST RIGHTMOVE LISTINGS

2

HOMES LISTED NEARBY, 90 DAYS

9 (typical 6)

HOMES SOLD NEARBY, 90 DAYS

5 (typical 4)

Based on patterns in similar homes, the estimated chance of this home coming to market in the next 12 months is 6.1%, against 4.6% for a typical home in SW1A (1.3 times the typical rate).

How to read this page. The model is a statistical estimate trained on the history of sales and listings across the region. "Typical" is the average rate for homes in SW1A. A multiple such as 1.1× means the estimate is 10% higher than that average. It describes homes with a similar profile, not the intentions of anyone who lives here, and most homes of any kind will not come to market in a given year. Estimates were last calculated on 22 October 2026.



RESIDENTS

1,467

HOUSEHOLDS

579

OWN THEIR HOME

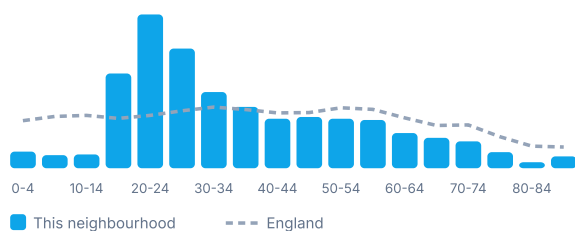
34% England 62%

Census 2021 results for the small neighbourhood area (about 600 homes) that contains this address, compared with England.

● This neighbourhood ● England

Age profile

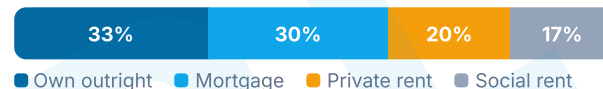
Share of residents in each five-year age band

**How people live**

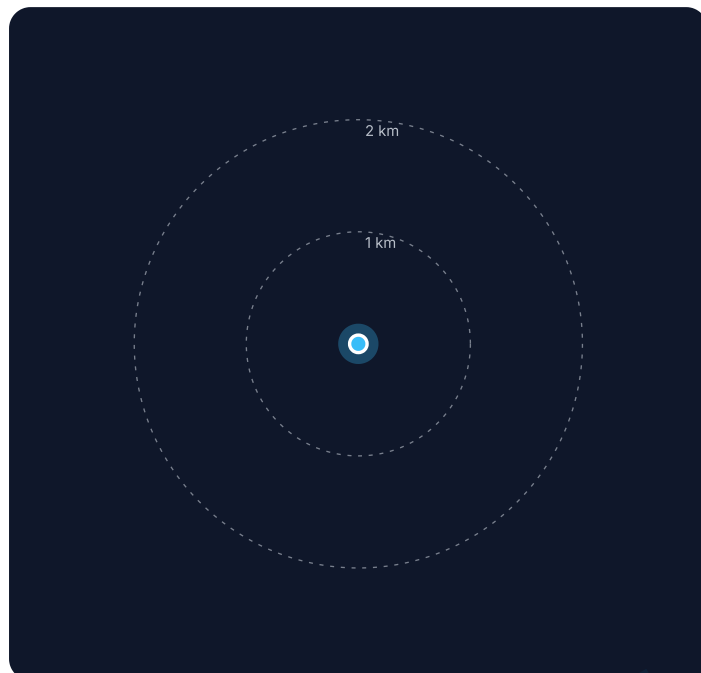
THIS NEIGHBOURHOOD



ENGLAND

**Homes****Households****People**

The neighbourhood has 1,467 residents in 579 households (Census 2021). Home ownership is 34%, against 62% for England. Households with dependent children are 8% (England 28%), and social renting is 3% (England 17%). Residents aged 65 or over are 10%.



- Lower-activity area
- Higher-activity area
- Coalfield boundary
- This address

Coal mining activity

None identified

Lower

Higher

This address is not inside any area mapped by the Mining Remediation Authority as affected by coal mining.

NEAREST HIGHER-ACTIVITY AREA

None within 3 km

The coal mining activity classification at the address is none, and no higher-activity area lies within 3 km. This is not a coal mining report.

This page is an indicator based on public map data. It is not a coal mining report and does not show individual shafts or workings. Anyone buying, building or borrowing against a property should obtain an official coal mining report.

Source: Mining Remediation Authority (formerly the Coal Authority), Open Government Licence v3.0. Classifications are subject to change.



Ground within 150 m, buildings and trees removed. Lines are height contours.

Ground level

HEIGHT ABOVE SEA LEVEL
2.7 m

SLOPE AT THE PROPERTY
0.6° (1.0%)

GROUND FALLS TOWARDS
South-west

POSITION
Low-lying: lower than most of the ground around

LOWEST WITHIN 150 M
0.5 m (150 m E)

HIGHEST WITHIN 150 M
5.7 m (45 m SW)

WEST TO EAST



SOUTH TO NORTH



Flood risk

Rivers & sea	● Very low	under 0.1% a year
Surface water	● Low	0.1% to 1% a year
Flood zone	Zone 3	high probability
Past flooding	Recorded	Flooding recorded 73 m away (1928)

Yearly chances, allowing for defences (flood zones ignore them). Areas, not buildings.

Air quality 2024 average, 1 km square

Nitrogen dioxide (NO₂) **30.0 µg/m³**

3.0× the WHO guideline · 75% of the UK legal limit

Fine particles (PM_{2.5}) **10.1 µg/m³**

2.0× the WHO guideline · 50% of the UK legal limit

Particles (PM₁₀) **16.9 µg/m³**

1.1× the WHO guideline · 42% of the UK legal limit

WHO guideline UK legal limit

Geology, radon & noise

BEDROCK
Thames group
Clay, silt, sand and gravel

SURFACE DEPOSITS
River terrace deposits
Sand and gravel

RADON POTENTIAL
● **Band 1 of 6**
under 1% of homes above the action...

COAL MINING
None identified
see page 16

ROAD NOISE
56 dB
WHO guideline 53 dB · also rail 45 dB

The address is about 2.7 metres above sea level, sloping gently south-west at 1.0%. The chance of flooding is very low from rivers and the sea and low from surface water, though it lies in Flood Zone 3. Nitrogen dioxide is 3.0 times the WHO guideline.

This report is compiled from public and third-party data and is provided for general information only. It is not a survey, valuation, legal search, or a flood, environmental, ground, radon or mining report, or a risk assessment, and it is not a substitute for professional advice. Flood, air quality, noise, ground and radon information describes areas and is not specific to this building. Some sections use automated analysis, which may contain errors. Data may be incomplete or out of date. Bernhaus does not accept liability for decisions made in reliance on this report.