

Surrey Property Exchange

# DEAL OF THE MONTH

Found with:



**PROPERTY  
FILTER**

FIND GREAT DEALS FASTER


[www.property-filter.co.uk](http://www.property-filter.co.uk)

# Deal of the month

10/08/2024

Back 6 Days

Reduced -13% (141 days)



**£325,000**  
£3,916 / m<sup>2</sup>

2, St Denys Close, Woking, GU21 2HH

Terraced house - Freehold

3 beds, 83 m<sup>2</sup>, C

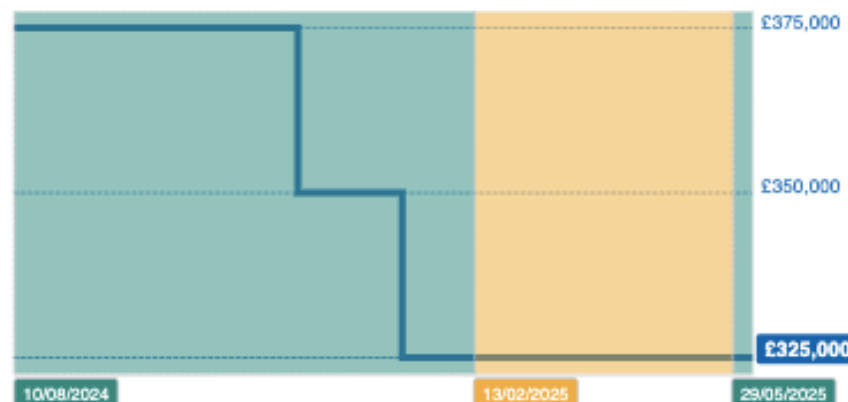
+6.8%, -23%

For Sale

## Price & Status History

Reduced: -13% **£325,000**

£3,916 / m<sup>2</sup>



## GU21 - Market Live Data

Open Market Live Map

3 beds - Terraced house

Filters (Properties found: For Sale **140** - To Rent **62**)

Est. Postcode Yield **5.22 %**

Est. Property Yield **6.83 %**

+30.8%

### FOR SALE

**£425,000**

avg. ask. price

**36 days**

avg. time Available

**146 days**

avg. time STC

### TO RENT

**£1,850**

avg. ask. price

**37 days**

avg. time Available

**55 days**

avg. void duration

Available right now on Property Filter in your local area.



# Strategies Stock



## Buy to let

1956 ▲ +5.1%



## Short leases

47 ▼ -2.0%



## HMO PD Conversion

4266 ▲ +7.5%



## Lease Options

397 ▲ +2.3%



## HMOs in A4 area

0 ● 0.0%



## Block of flats

6 ▼ -6.6%



## BRRR & Flip

814 ▲ +1.1%



## R2R

182 ▼ -5.2%



## 1 to 2-bed conv.

161 ▲ +1.9%



## Com. to Resi.

153 ▼ -2.5%

Available right now on Property Filter in your local area.



# Strategies Stock



## Buy to let

211 ▲ +8.2%



## Short leases

4 ▲ +3.3%



## HMO PD Conversion

349 ▲ +1.7%



## Lease Options

54 ▲ +3.8%



## HMOs in A4 area

0 ● 0.0%



## Block of flats

0 ● 0.0%



## BRRR & Flip

75 ▼ -1.3%



## R2R

46 ▼ -1.4%



## 1 to 2-bed conv.

14 ▼ -1.2%



## Com. to Resi.

24 ▼ -4.0%

Available right now on Property Filter in your local area.



# Strategies Stock



## Buy to let

220 ▲ +8.9%



## Short leases

3 ● 0.0%



## HMO PD Conversion

363 ▲ +1.1%



## Lease Options

49 ● 0.0%



## HMOs in A4 area

0 ● 0.0%



## Block of flats

3 ▲ +5.0%



## BRRR & Flip

97 ▲ +1.0%



## R2R

22 ▲ +2.2%



## 1 to 2-bed conv.

21 ▲ +5.0%



## Com. to Resi.

9 ● 0.0%

Available right now on Property Filter in your local area.



# Strategies Stock



## Buy to let

225 ▼ -4.3%



## Short leases

18 ▼ -1.0%



## HMO PD Conversion

483 ▲ +6.6%



## Lease Options

37 ▼ -5.1%



## HMOs in A4 area

0 ● 0.0%



## Block of flats

0 ● 0.0%



## BRRR & Flip

110 ▼ -6.8%



## R2R

14 ▼ -1.2%



## 1 to 2-bed conv.

18 ▼ -1.0%



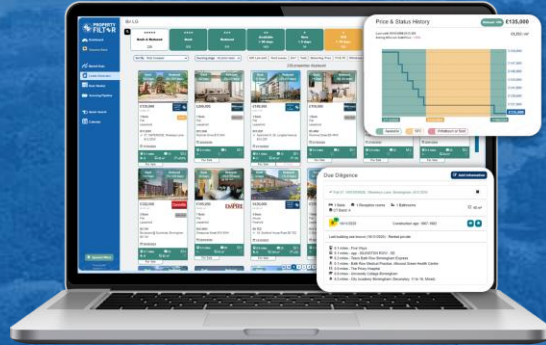
## Com. to Resi.

12 ▼ -1.4%

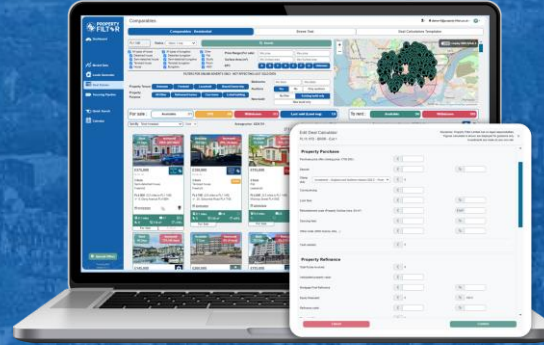
Available right now on Property Filter in your local area.



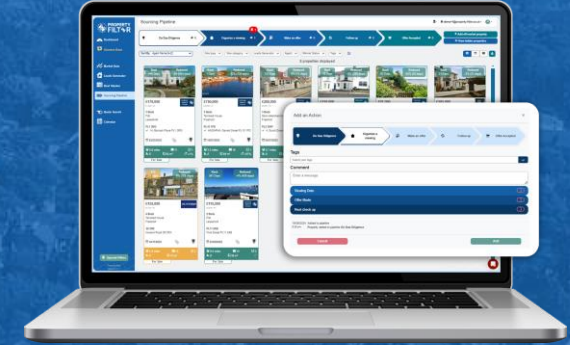
# Property Filter Members have had 2,200+ Offers Accepted in the last 12 months



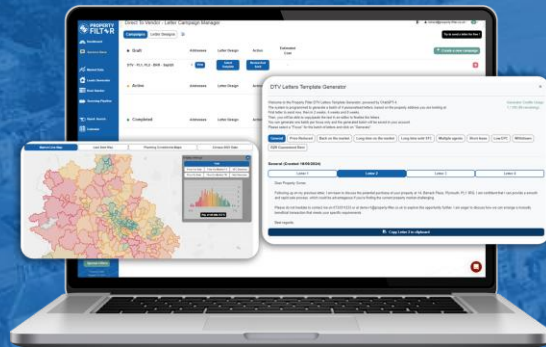
Find Motivated Sellers, Fast



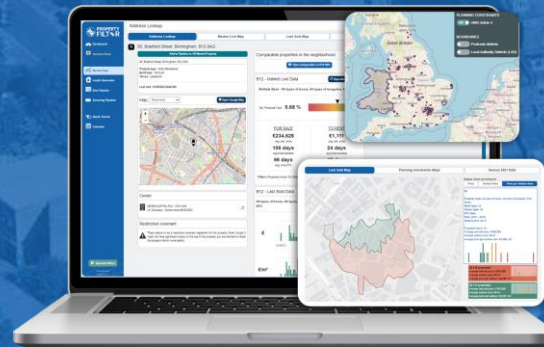
Assess Deals In Seconds



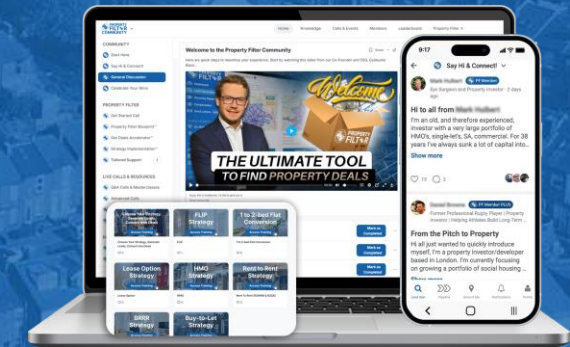
Fill Your Pipeline With Deals



High Performing Direct-to-vendor Letter Campaigns



Find The Best Area For Your Strategy



Award-Winning Community, App, Support & Resources



**Easier, Better, Faster**  
Witness live the Deal Finding Rebirth

# JOIN YOUR LAUNCH PARTY



<https://register.property-filter.co.uk/PF4-surreypropertyexchange>

- ✓ Guillaume's 'Summer of Deals' update on Strategies, tactics & principles working right now
- ✓ The reveal of the New Clean, Lean & Full of steam deal machine that has become Property Filter
- ✓ Live deal finding demo, Unlock the 3-click deal revolution

**INVITE ONLY**  
No recording