

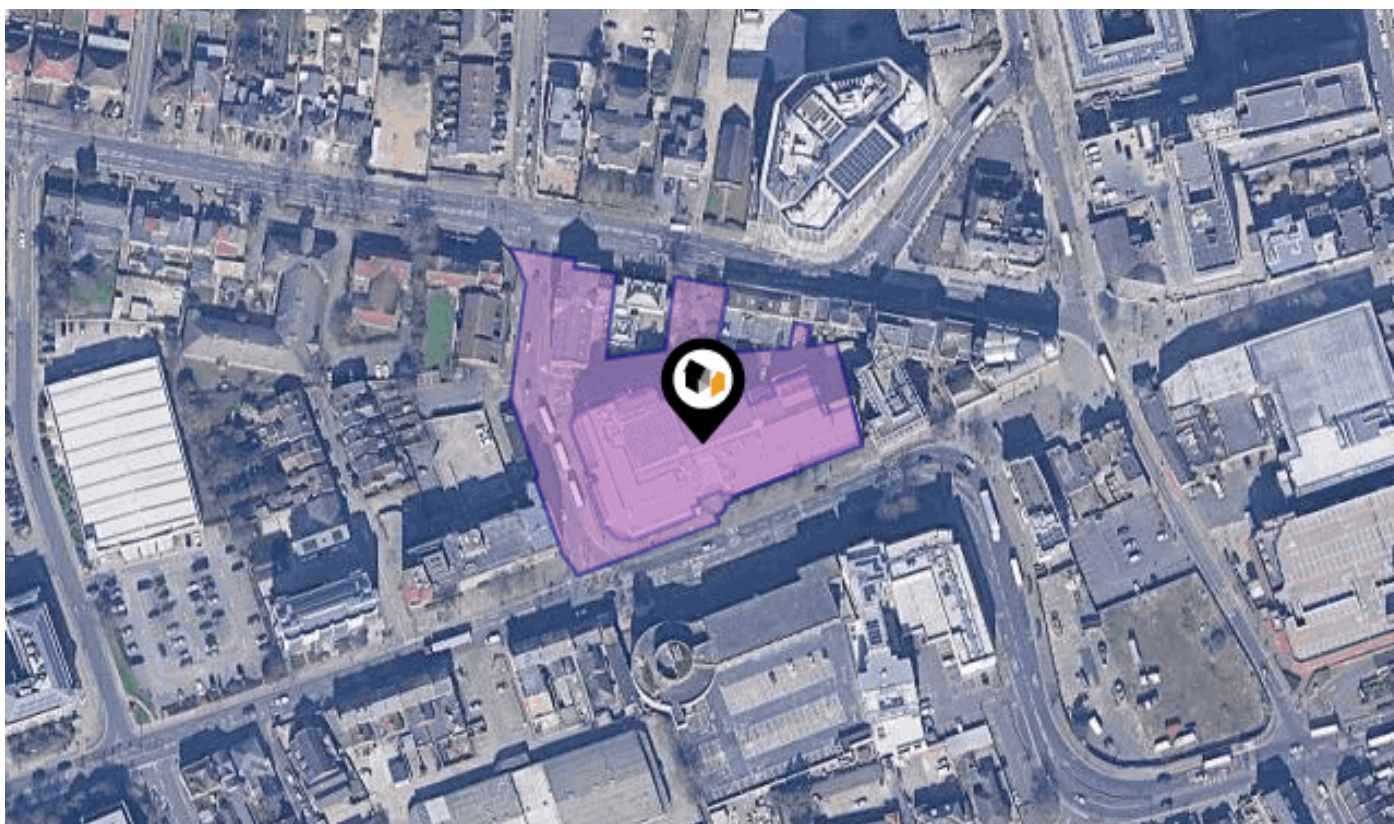


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 13<sup>th</sup> May 2025**



**FLAT 25, TRINITY SQUARE 23-59, STAINES ROAD,  
HOUNSLOW, TW3 3FY**

## Phillip Arnold Auctions

Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	527 ft <sup>2</sup> / 49 m <sup>2</sup>
Plot Area:	2.72 acres
Year Built :	2017
Council Tax :	Band C
Annual Estimate:	£1,854
Title Number:	AGL424464
UPRN:	10093260723

Last Sold Date:	06/09/2017
Last Sold Price:	£295,000
Last Sold £/ft <sup>2</sup> :	£559
Tenure:	Leasehold
Start Date:	05/09/2017
End Date:	01/01/2966
Lease Term:	950 years from 1 January 2016
Term Remaining:	941 years

## Local Area

Local Authority:	Hounslow
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**16**  
mb/s



**1000**  
mb/s



### Mobile Coverage:

(based on calls indoors)

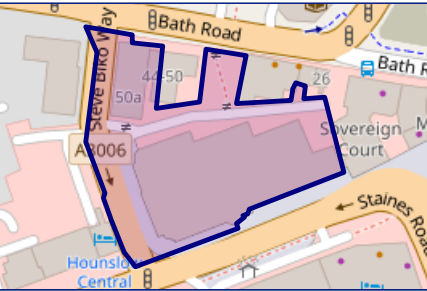


### Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



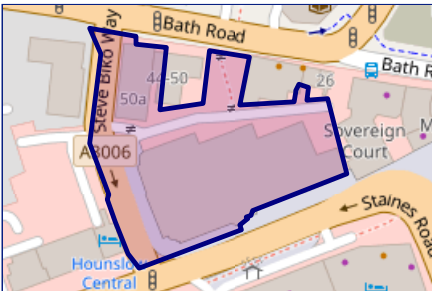
**NGL548450**

## Leasehold Title Plans



**AGL424464**

Start Date: 05/09/2017  
End Date: 01/01/2966  
Lease Term: 950 years from 1 January 2016  
Term Remaining: 941 years



**AGL95370**

Start Date: 14/08/2001  
End Date: 15/08/2990  
Lease Term: From 15 August 2001 until 15 August 2990  
Term Remaining: 965 years

Flat 25 Trinity Square, 23-59, Staines Road, TW3 3FY

Energy rating

**D**

Valid until 22.06.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	67   <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

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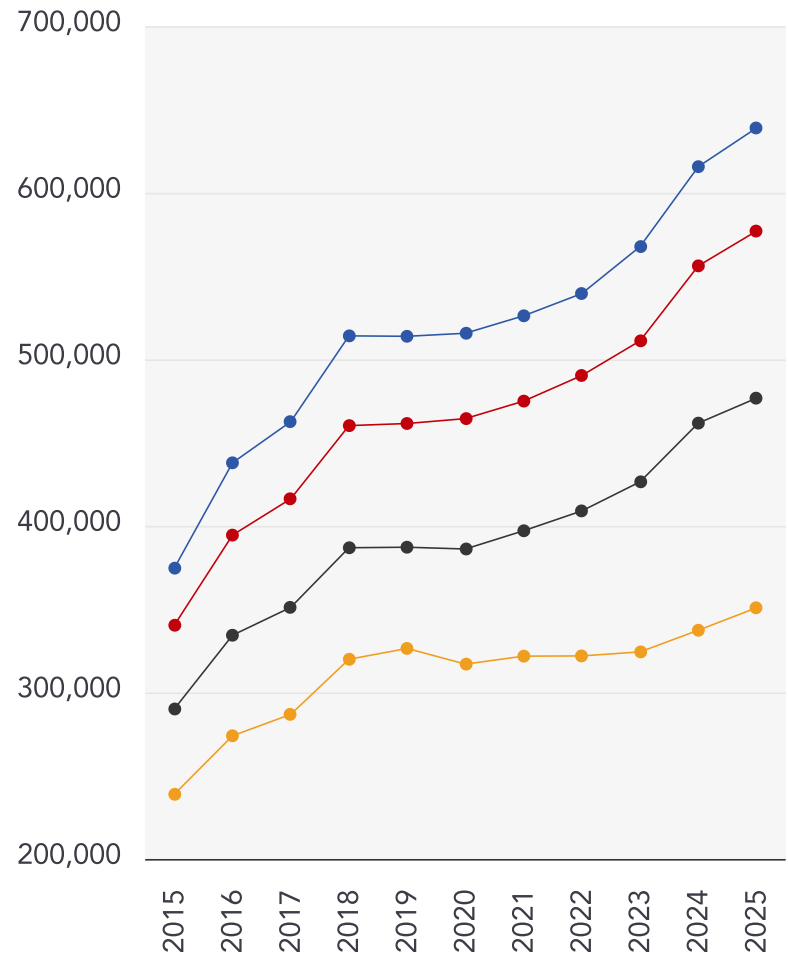
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Floor Level:</b>	Ground floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.44 W/m-Â°K
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and room thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Total Floor Area:</b>	49 m <sup>2</sup>



# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in TW3



Detached

**+70.55%**

Semi-Detached

**+69.54%**

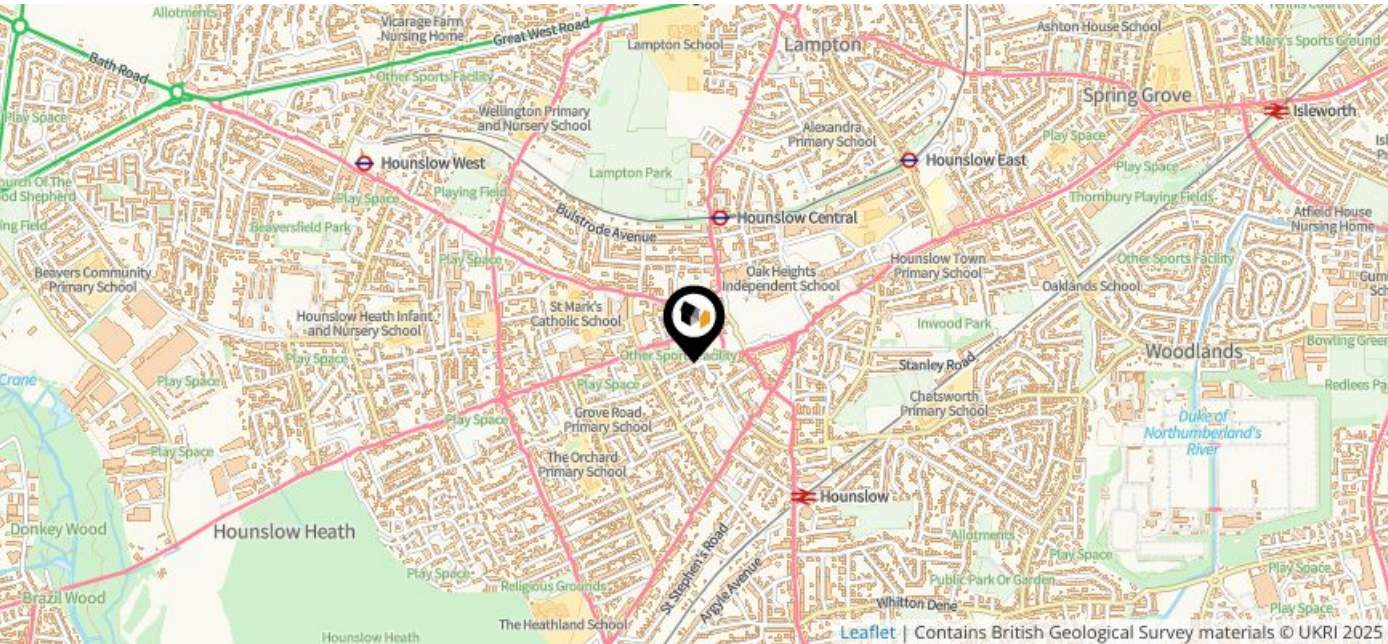
Terraced

**+64.34%**

Flat

**+46.89%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

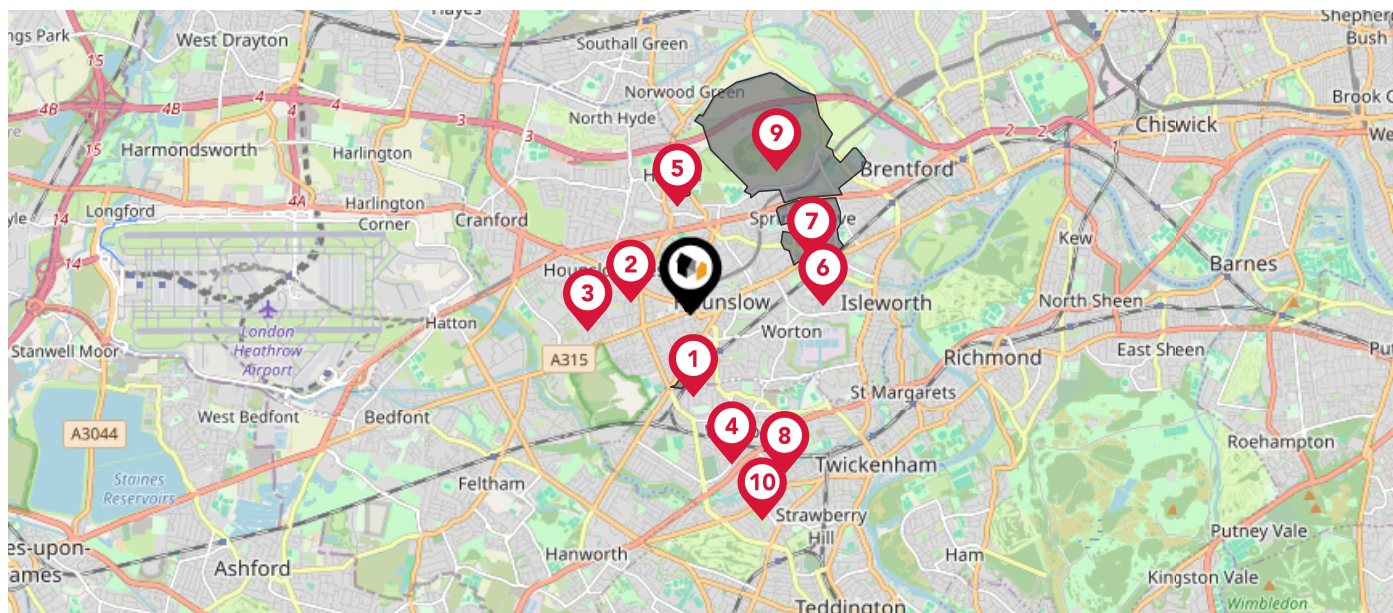
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.











# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

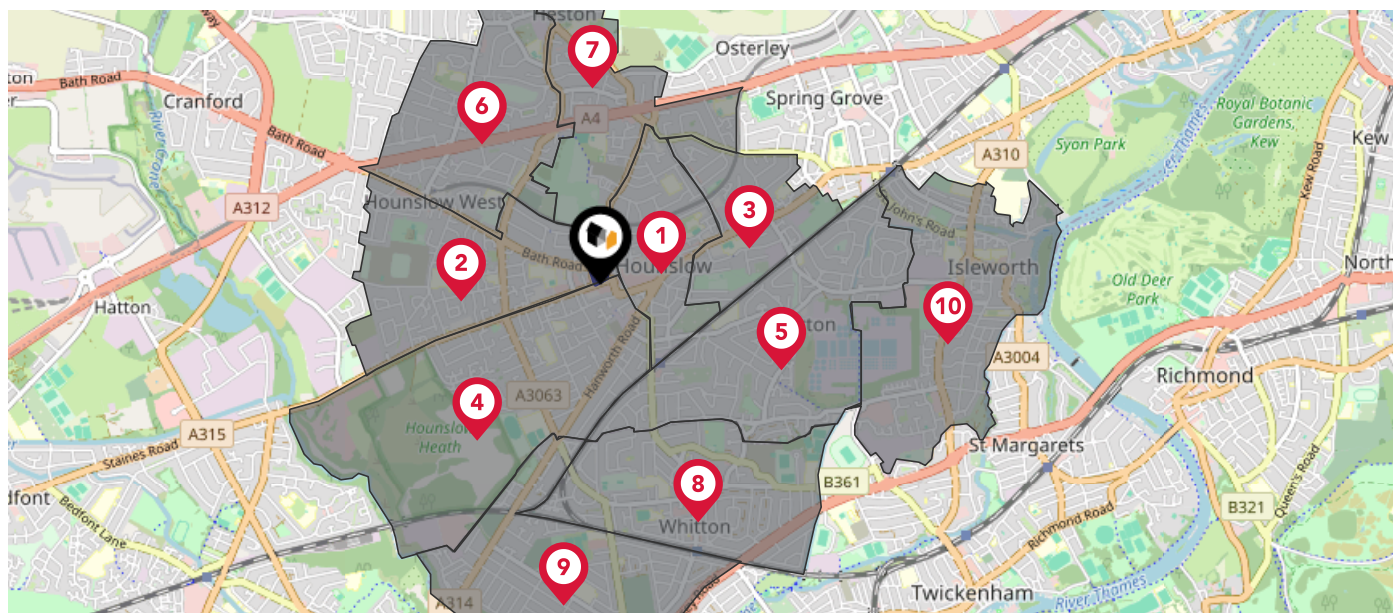
-  St Stephen's
-  St Paul's Church
-  Hounslow Cavalry Barracks
-  Oaklands Estate
-  Heston Village
-  Woodlands Grove
-  Spring Grove
-  Rosecraft Gardens
-  Osterley Park
-  Belmont Road













# Maps

## Council Wards

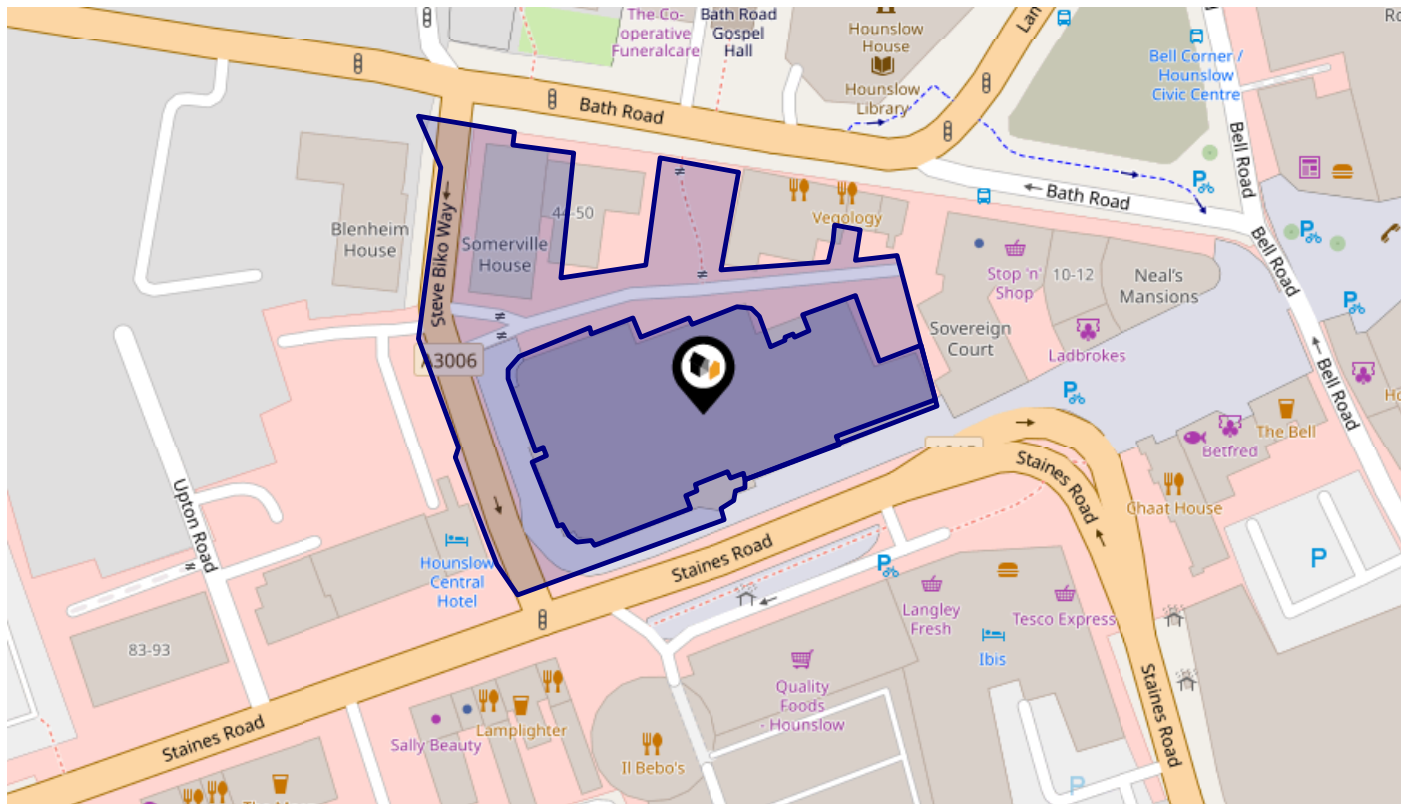
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Hounslow Central Ward
-  Hounslow West Ward
-  Hounslow East Ward
-  Hounslow Heath Ward
-  Hounslow South Ward
-  Heston Central Ward
-  Heston East Ward
-  Whitton Ward
-  Heathfield Ward
-  Isleworth Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

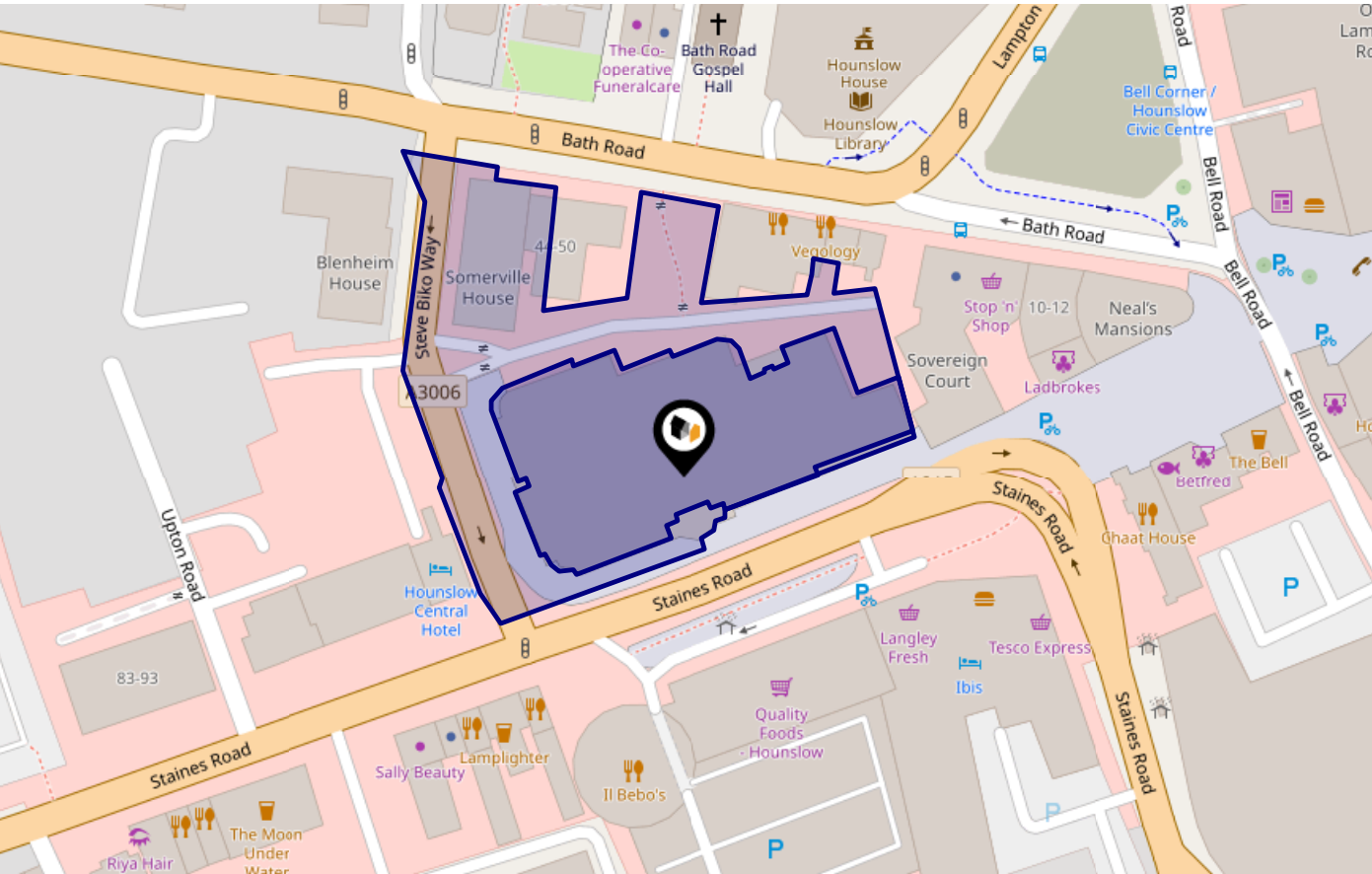
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk





## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

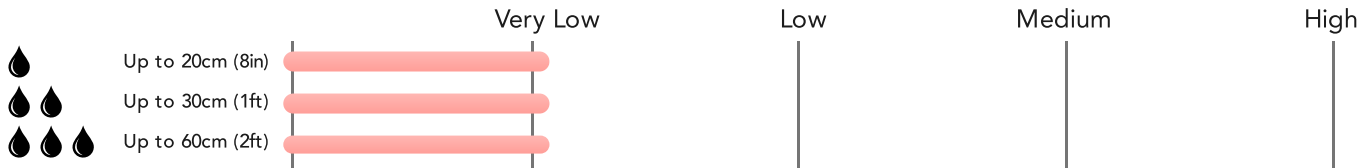


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

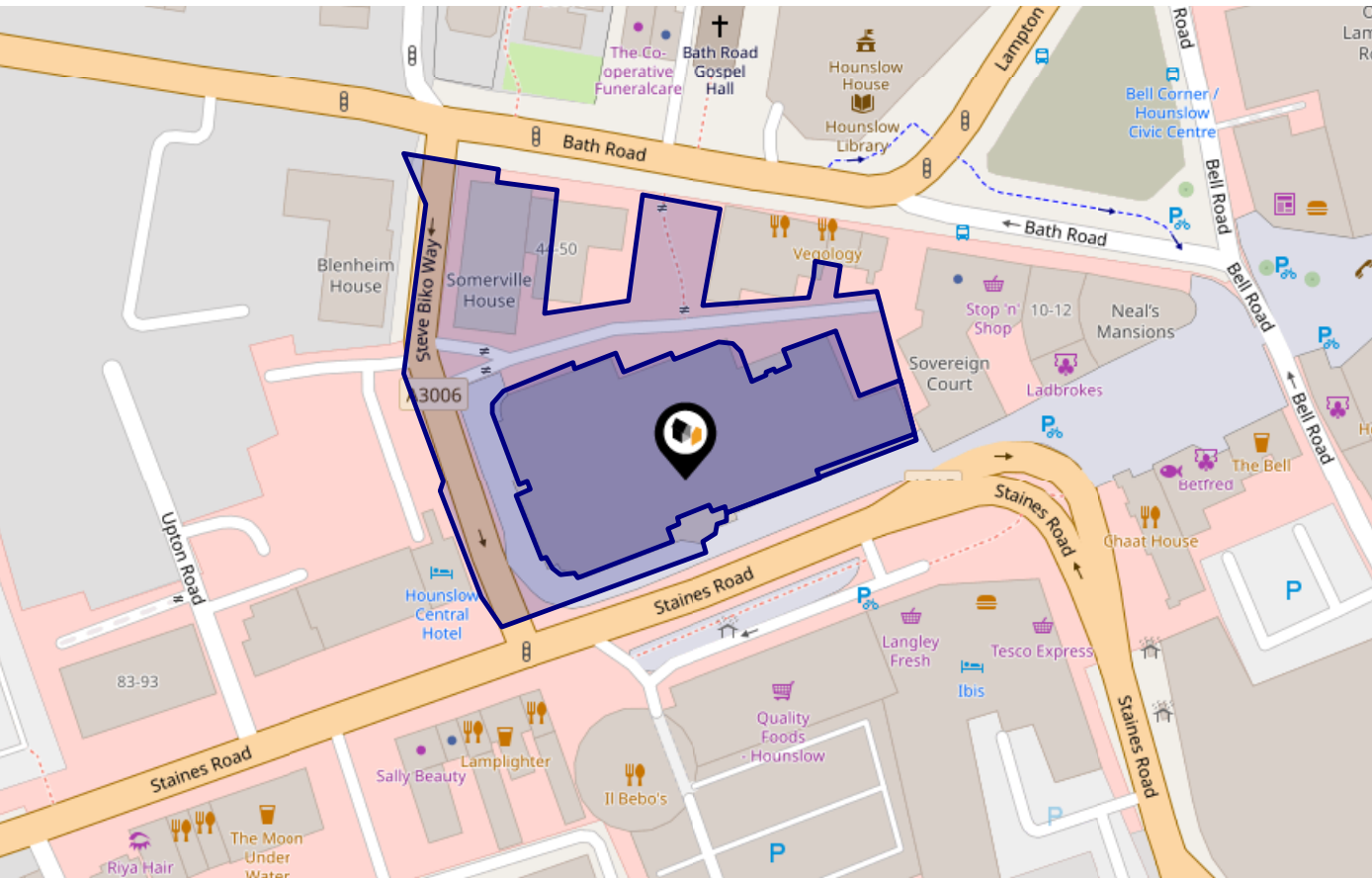
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

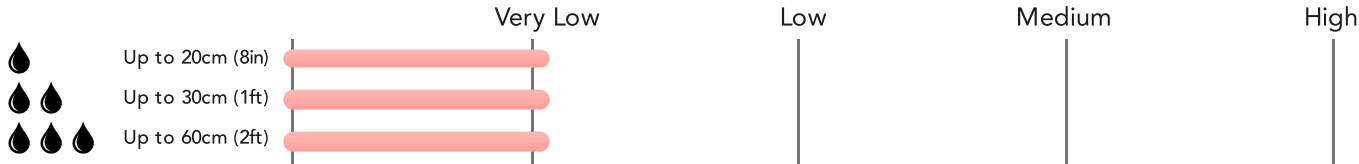


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

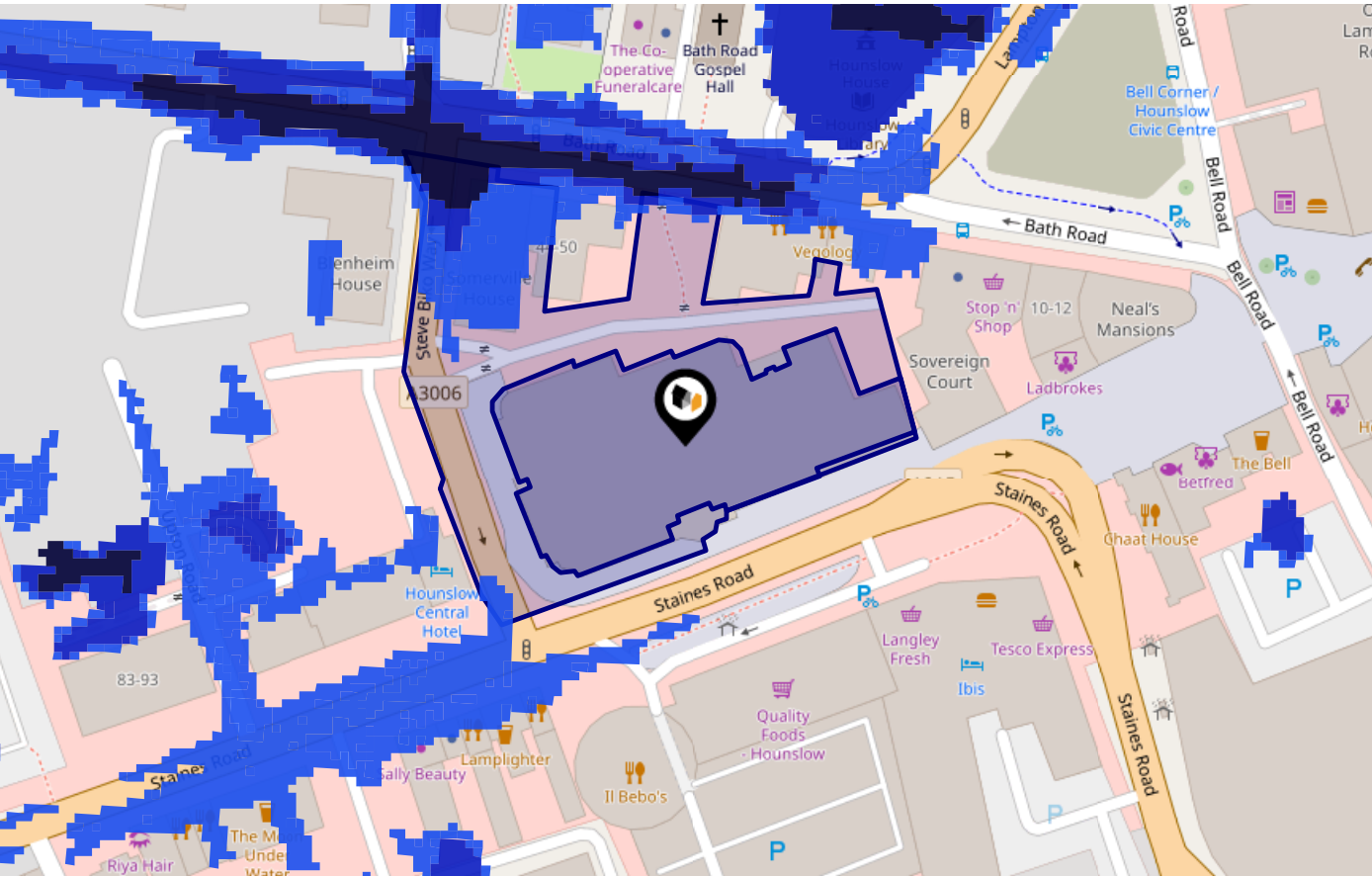




# Flood Risk





## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

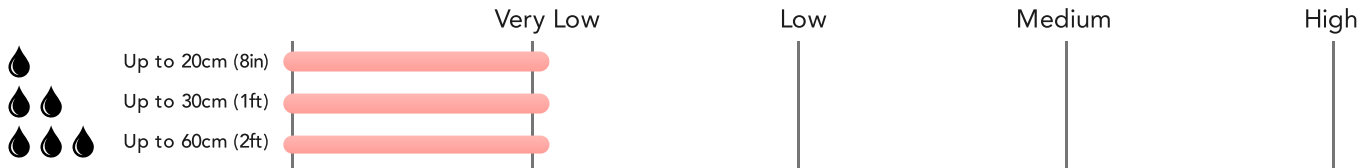


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

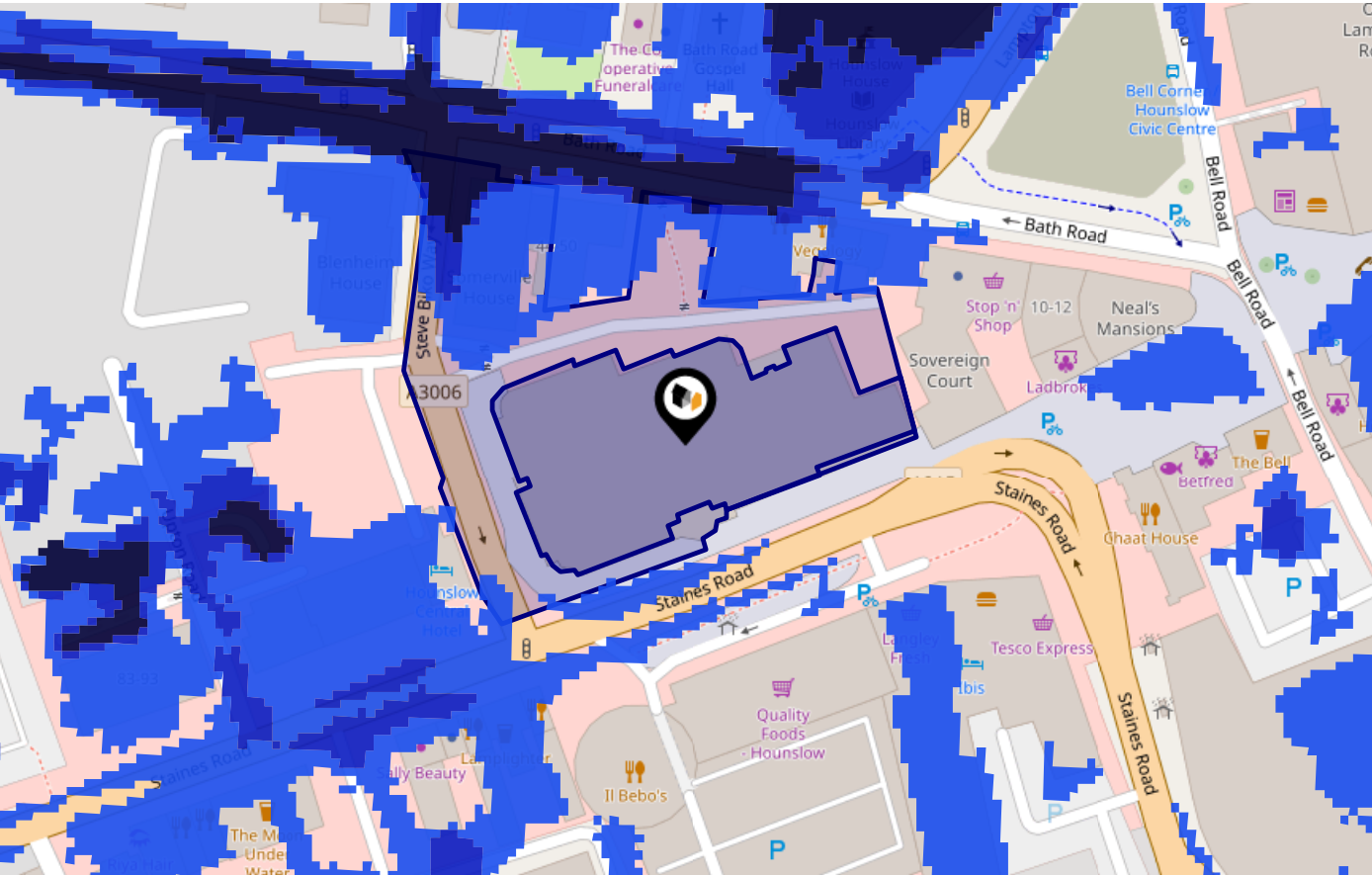
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

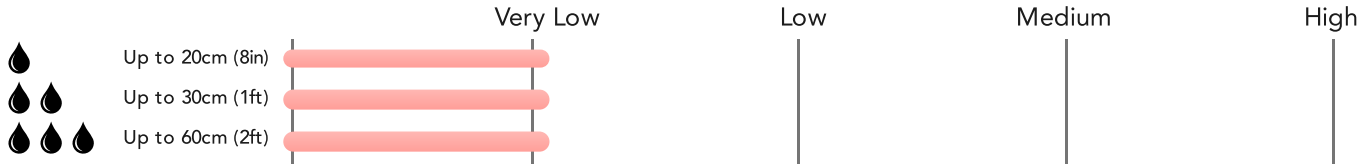


**Risk Rating:** Very low

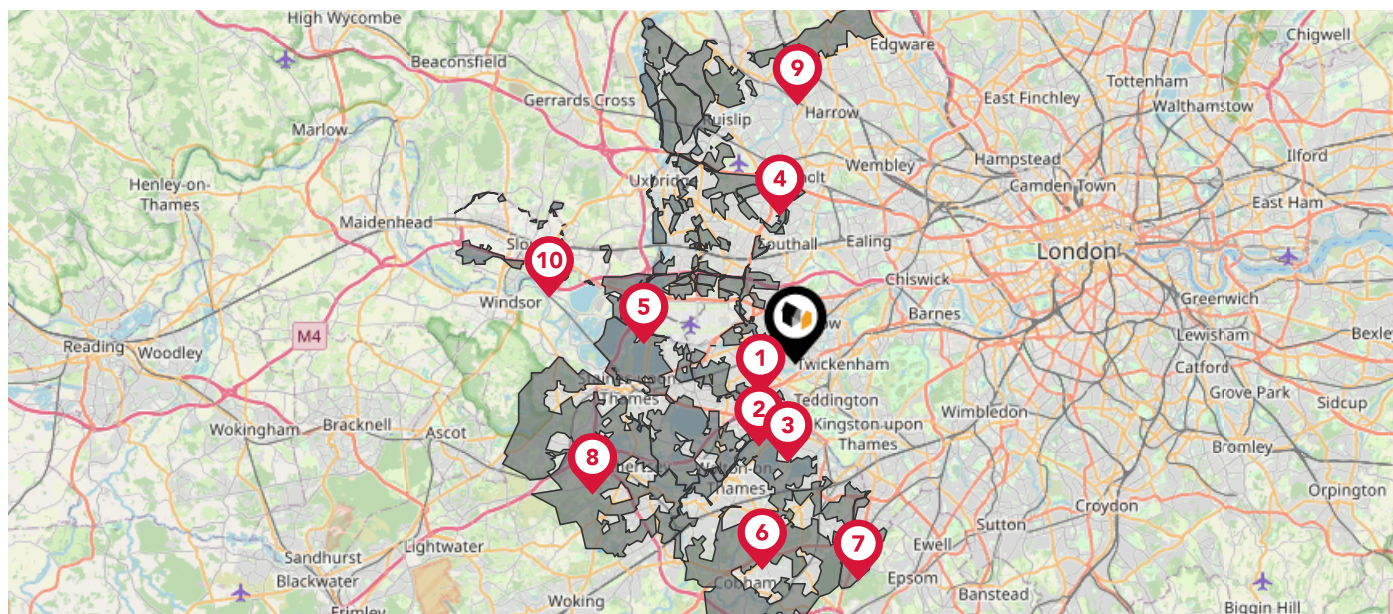
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.











Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

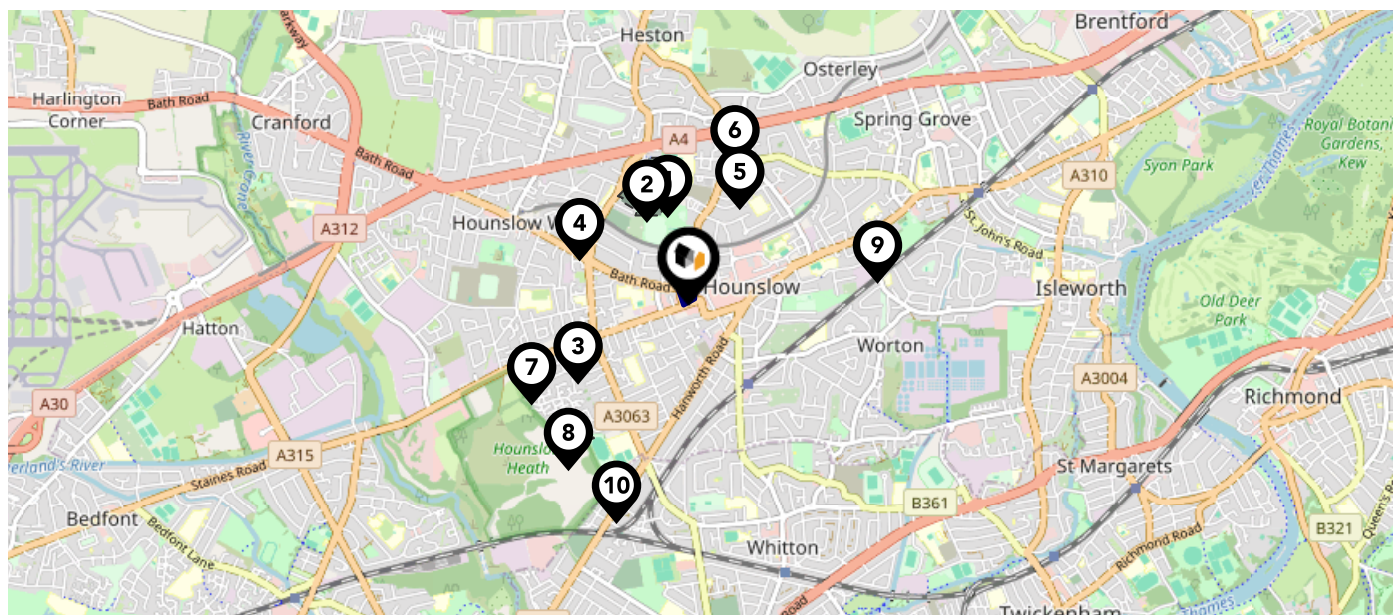
-  London Green Belt - Hounslow
-  London Green Belt - Spelthorne
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Ealing
-  London Green Belt - Hillingdon
-  London Green Belt - Elmbridge
-  London Green Belt - Kingston upon Thames
-  London Green Belt - Runnymede
-  London Green Belt - Harrow
-  London Green Belt - Slough






















# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

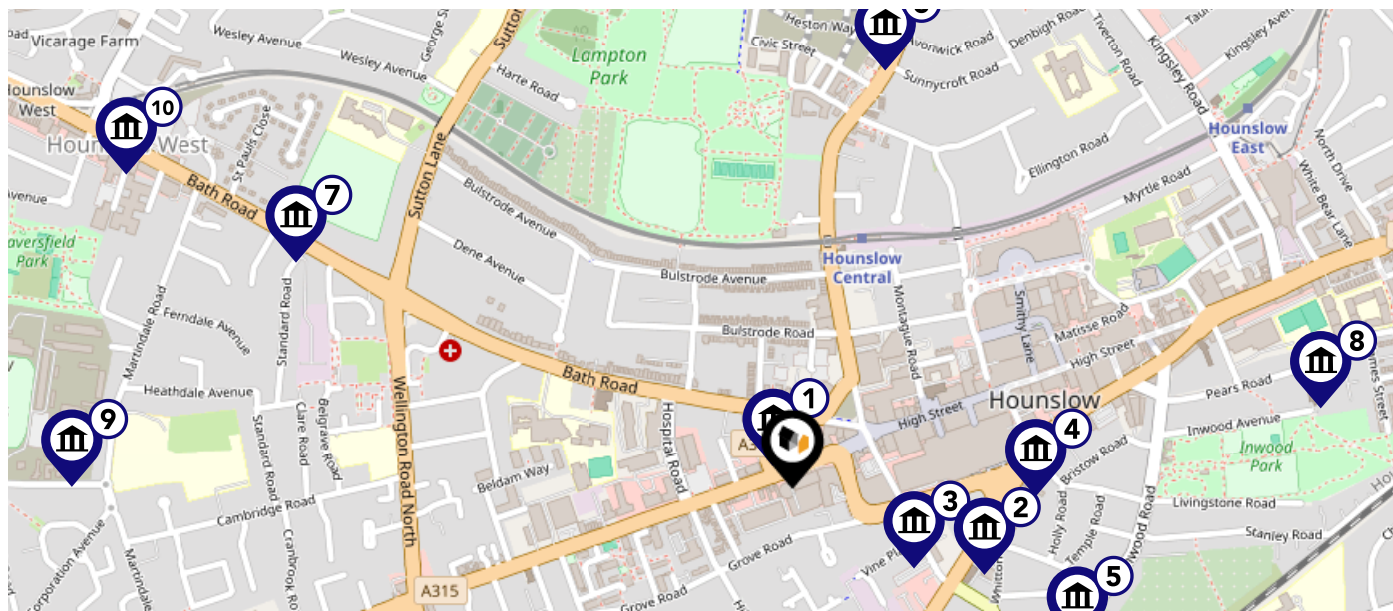
	Lampton Park Extension-Lampton Park	Historic Landfill	
	Lampton Park Extension-Lampton Park	Historic Landfill	
	Midsummer Avenue-Hounslow, London	Historic Landfill	
	Bath Road Sports Ground-Bath Road	Historic Landfill	
	Brookwood Road-Lampton	Historic Landfill	
	Lampton Island-Lampton Road	Historic Landfill	
	Land Between Monster Avenue and Frampton Road-Hounslow	Historic Landfill	
	Hounslow Heath-Hounslow, London	Historic Landfill	
	Bridge Road-Woodlands, Hounslow, London	Historic Landfill	
	Hounslow Heath-South East Area, London	Historic Landfill	













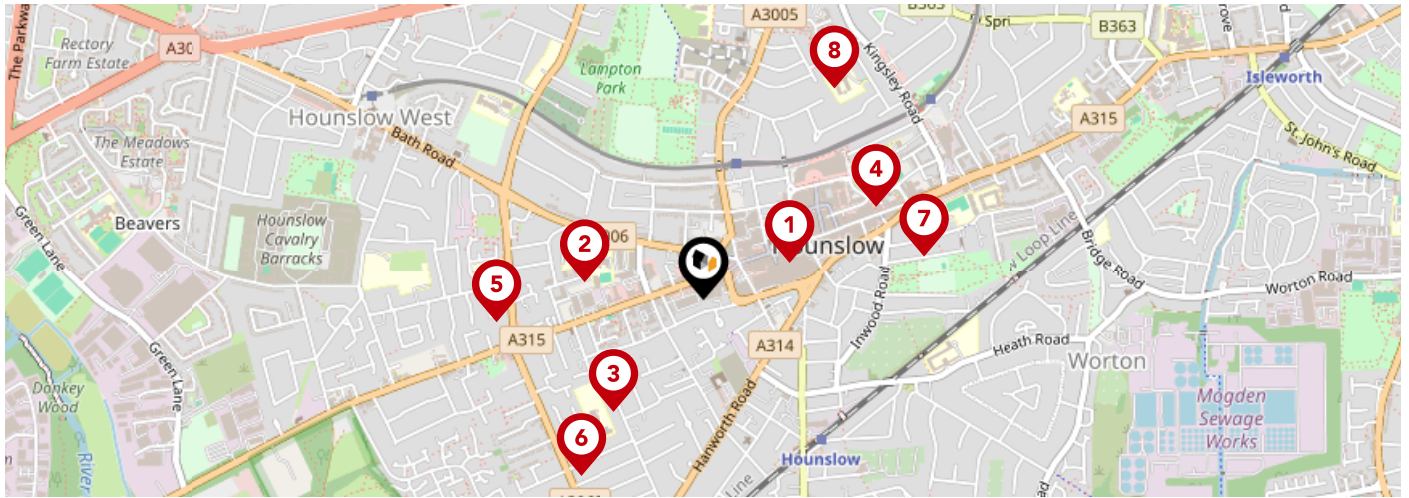
# Maps









## Listed Buildings

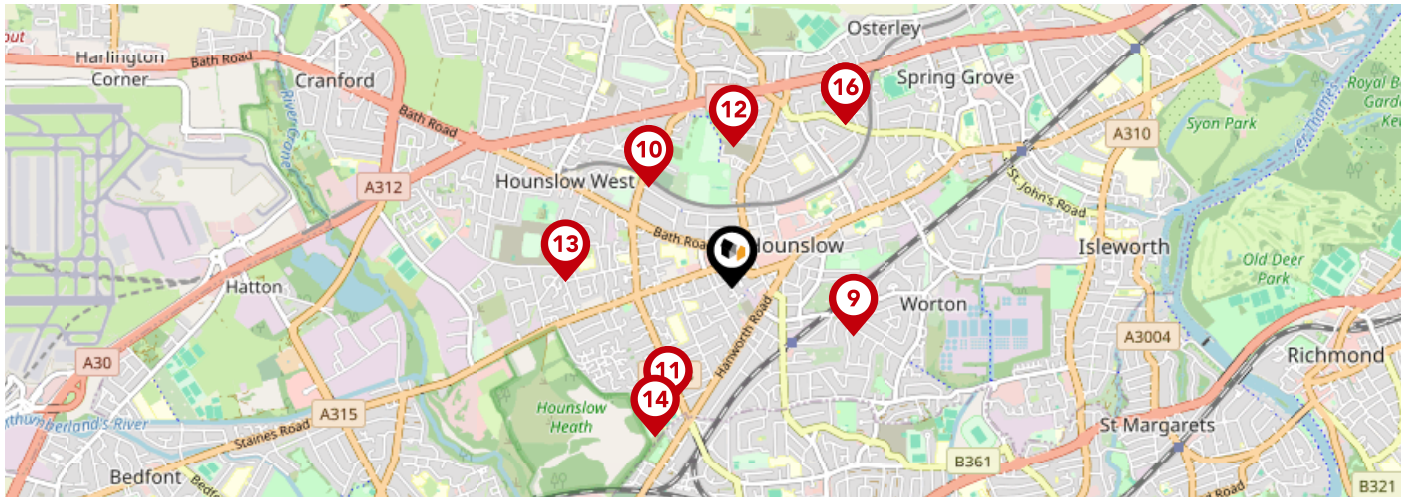
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1079602 - 44-50, Bath Road	Grade II	0.0 miles
	1189614 - 1 And 3, Whitton Road (see Details For Further Address Information)	Grade II	0.2 miles
	1096907 - Bell Road Methodist Church	Grade II	0.2 miles
	1358317 - Hounslow Congregational Church	Grade II	0.3 miles
	1390553 - Offices And Workshops	Grade II	0.4 miles
	1080312 - Gate To The Lawn The Lawn	Grade II	0.5 miles
	1245132 - Church Of St Paul	Grade II	0.6 miles
	1260971 - 103, Pears Road	Grade II	0.6 miles
	1375627 - Medical Centre (building 24), Hounslow Barracks	Grade II	0.8 miles
	1241237 - Ticket Hall And Shops At Hounslow West Underground Station	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
	<b>Oak Heights Independent School</b> Ofsted Rating: Good   Pupils: 80   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mark's Catholic School</b> Ofsted Rating: Outstanding   Pupils: 1216   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grove Road Primary School</b> Ofsted Rating: Good   Pupils: 234   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsley Academy</b> Ofsted Rating: Good   Pupils: 939   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michael and St Martin Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 472   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchard Primary School</b> Ofsted Rating: Good   Pupils: 670   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hounslow Town Primary School</b> Ofsted Rating: Good   Pupils: 1119   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alexandra Primary School</b> Ofsted Rating: Good   Pupils: 700   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

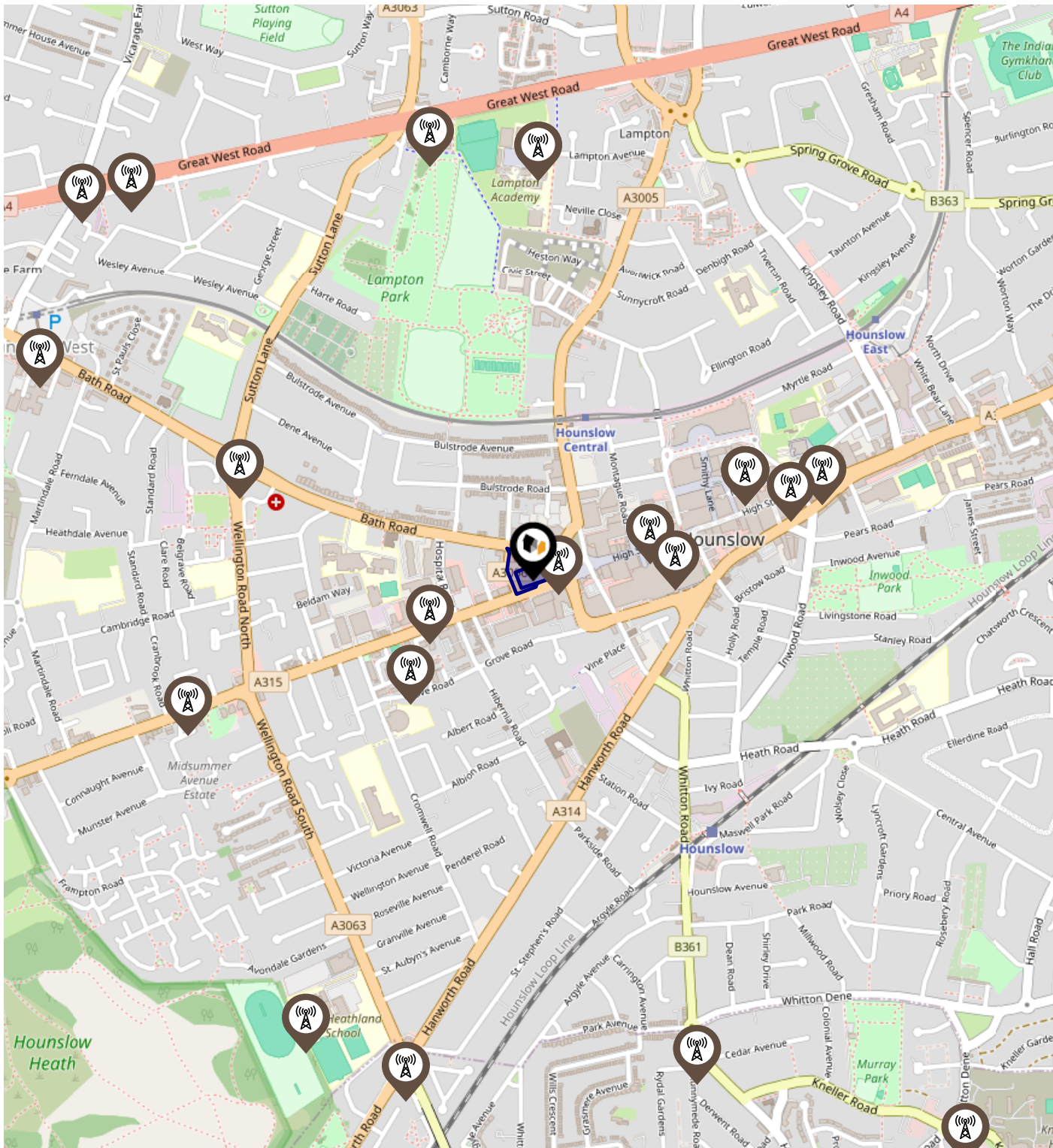


		Nursery	Primary	Secondary	College	Private
	<b>Chatsworth Primary School</b> Ofsted Rating: Good   Pupils: 646   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wellington Primary School</b> Ofsted Rating: Good   Pupils: 823   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Suffah Primary School</b> Ofsted Rating: Not Rated   Pupils: 142   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lampton Academy</b> Ofsted Rating: Outstanding   Pupils: 1525   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hounslow Heath School</b> Ofsted Rating: Not Rated   Pupils: 1275   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Heathland School</b> Ofsted Rating: Outstanding   Pupils: 1863   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Oaks Charitable Trust T/A Great Oaks College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oaklands School</b> Ofsted Rating: Outstanding   Pupils: 254   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



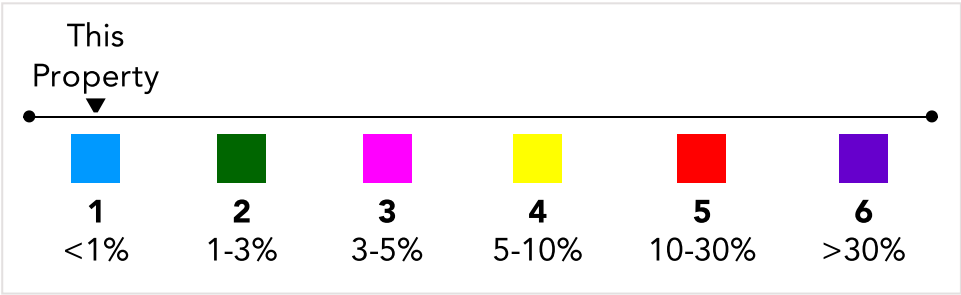
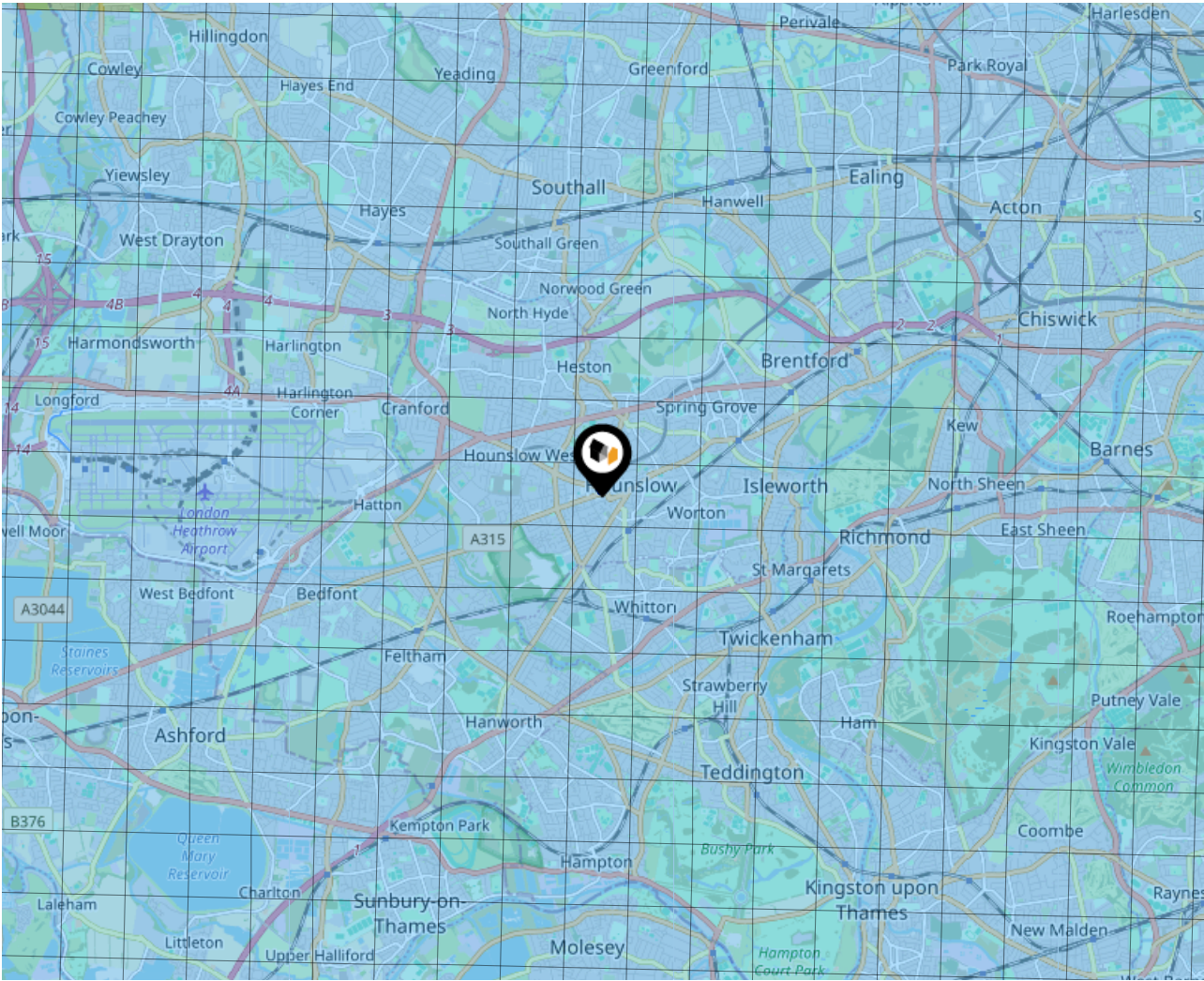
### Key:

-  Power Pylons
-  Communication Masts

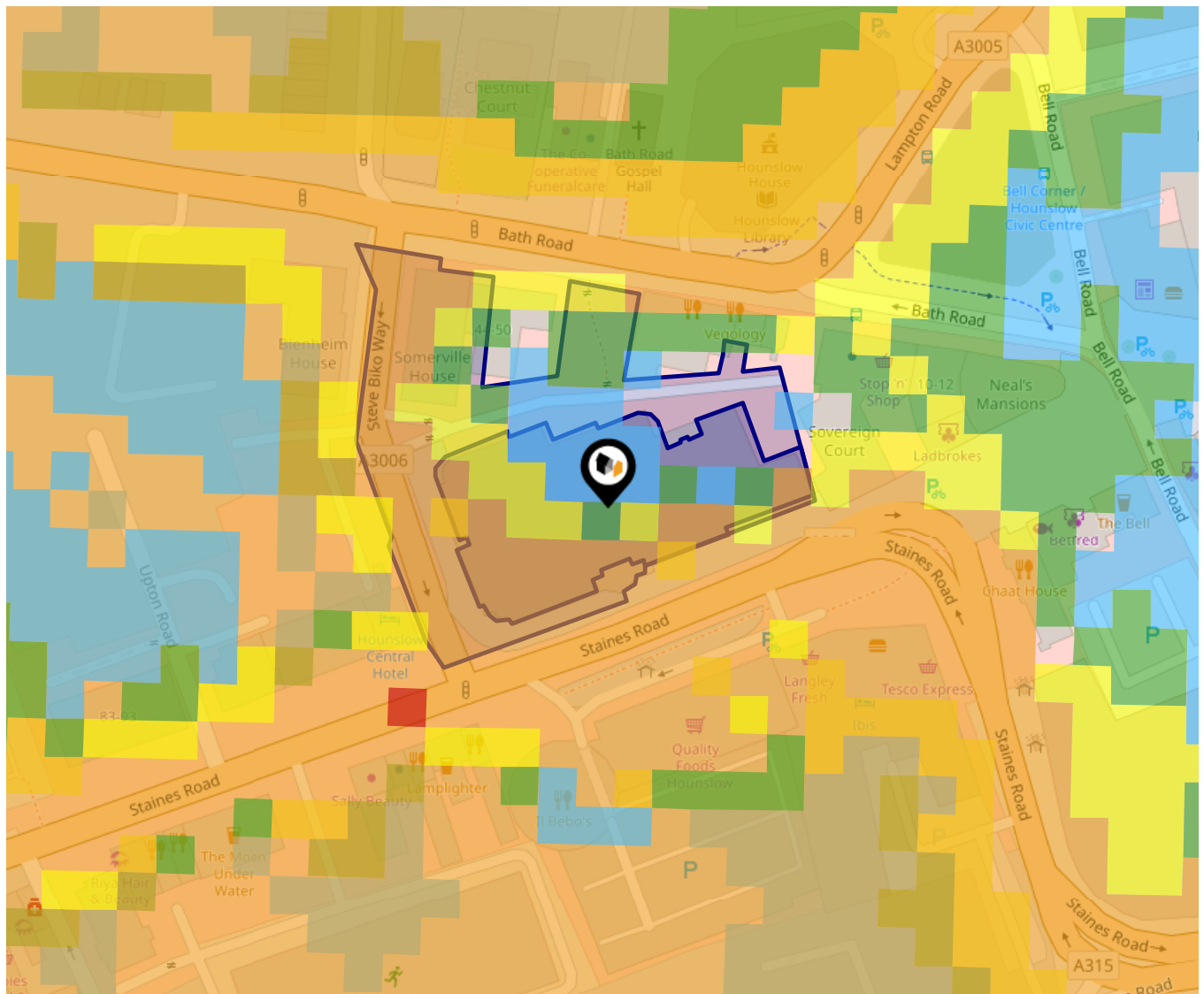


### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).








# Local Area Road Noise



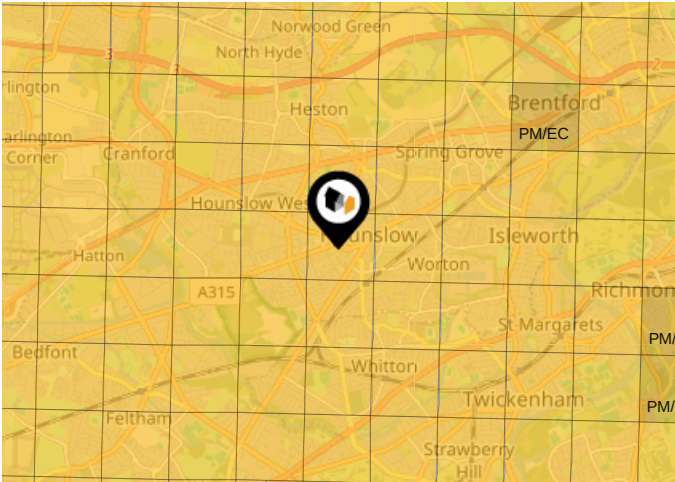
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  75.0+ dB
-  70.0-74.9 dB
-  65.0-69.9 dB
-  60.0-64.9 dB
-  55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



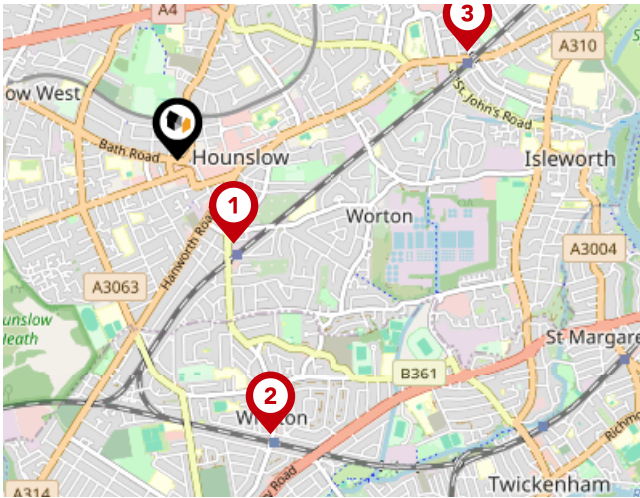
Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess






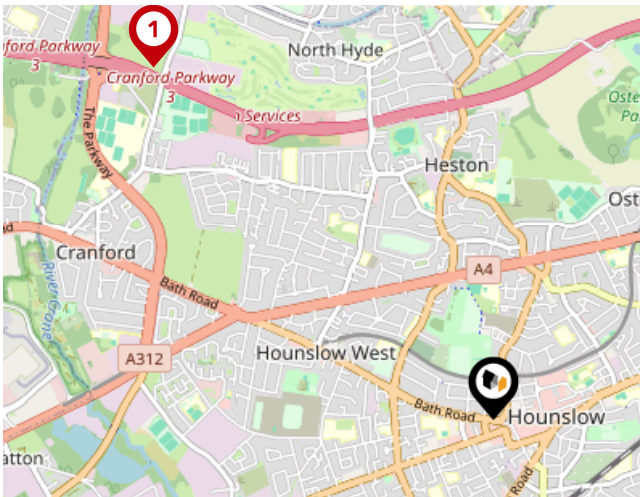
# Area

## Transport (National)








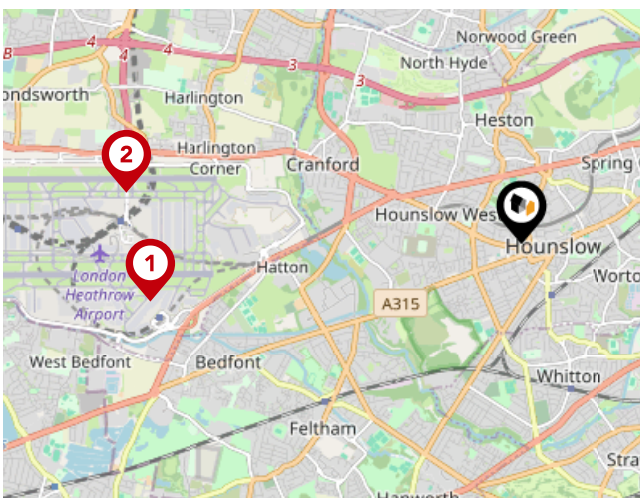
### National Rail Stations

Pin	Name	Distance
	Hounslow Rail Station	0.47 miles
	Whitton Rail Station	1.33 miles
	Isleworth Rail Station	1.44 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M4 J3	2.26 miles
	M3 J1	4.02 miles
	M4 J2	3.52 miles
	M4 J4A	3.78 miles
	M4 J4	4.14 miles



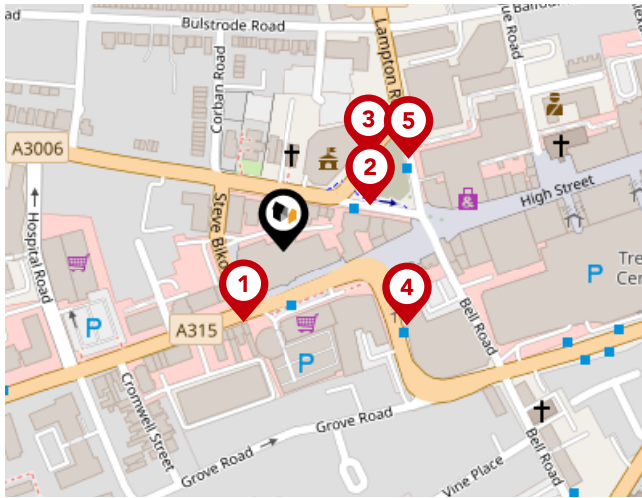
### Airports/Helipads

Pin	Name	Distance
	Heathrow Airport Terminal 4	3.48 miles
	Heathrow Airport	3.68 miles
	Silvertown	18.18 miles
	Leaves Green	19.68 miles



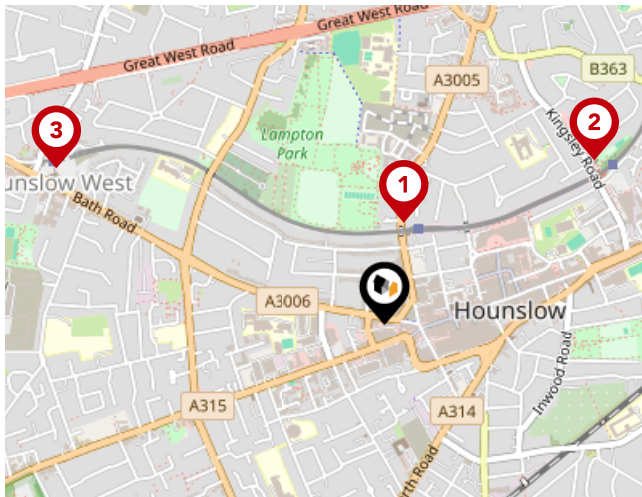
# Area

## Transport (Local)



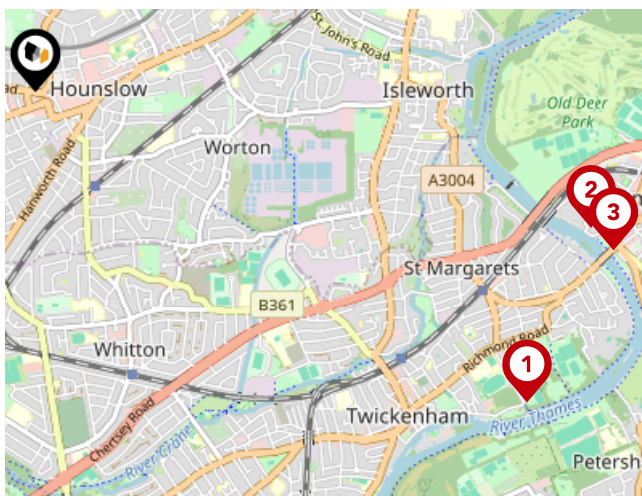
### Bus Stops/Stations

Pin	Name	Distance
1	The Bell	0.05 miles
2	Bell Corner Hounslow Civic Centre	0.06 miles
3	Bell Corner Hounslow Civic Centre	0.07 miles
4	The Bell	0.08 miles
5	Bell Corner Hounslow Civic Centre	0.09 miles



### Local Connections

Pin	Name	Distance
1	Hounslow Central Underground Station	0.24 miles
2	Hounslow East Underground Station	0.62 miles
3	Hounslow West Underground Station	0.84 miles



### Ferry Terminals

Pin	Name	Distance
1	Twickenham Hammerton's Pier	2.69 miles
2	Richmond St. Helena Pier	2.64 miles
3	Richmond Landing Stage	2.77 miles

# Phillip Arnold Auctions

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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