

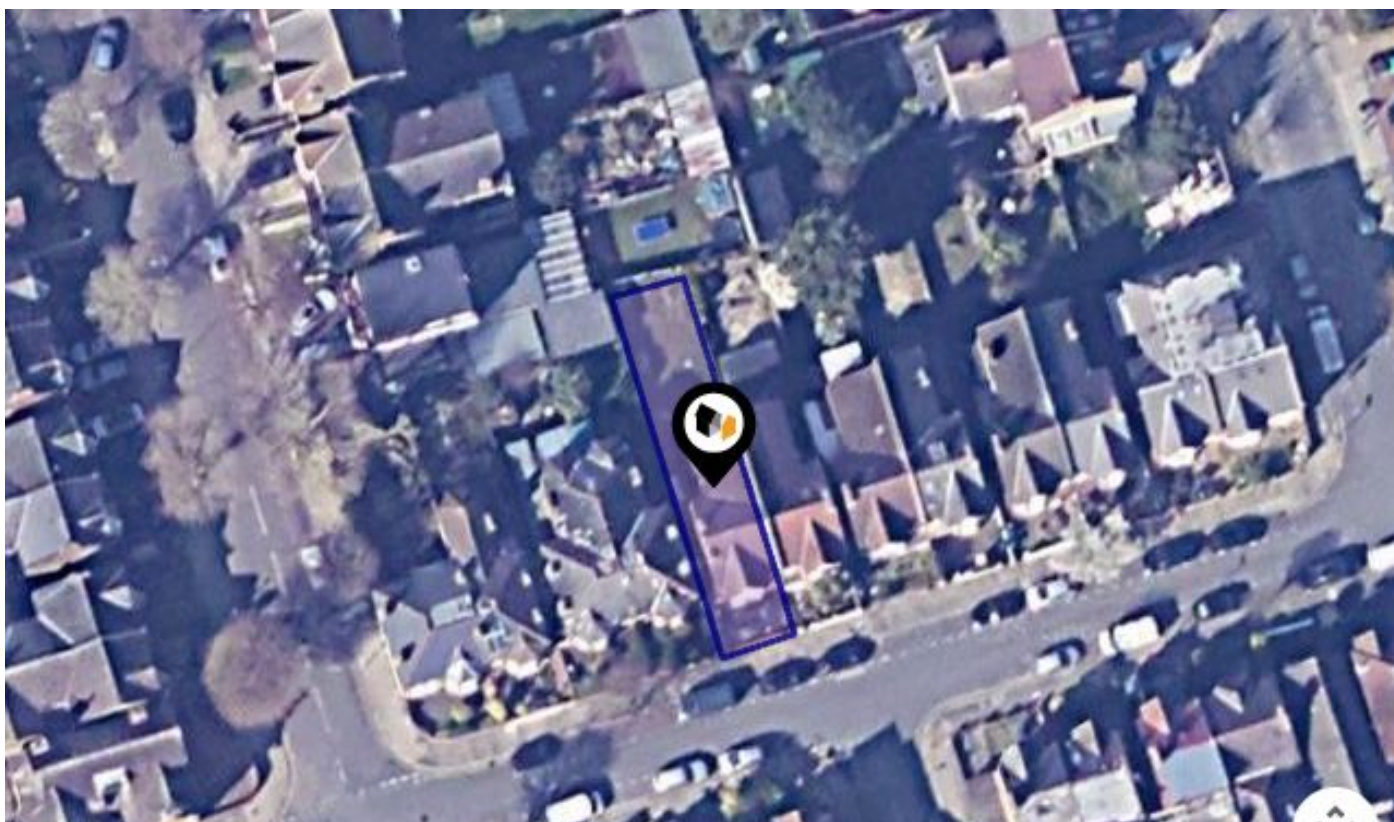


See More Online

DRR: Desktop Research Report

The key facts about this property & the local market

Thursday 29th May 2025 - 16:42



26, REGINA ROAD, LONDON, W13 9EF

Phillip Arnold Auctions

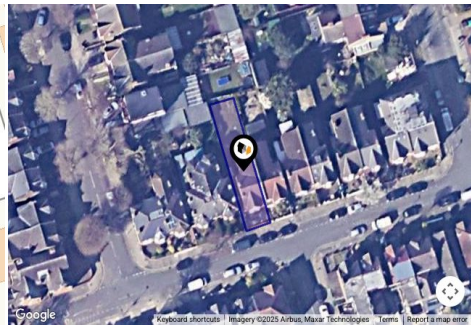
Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	4
TUFA(GIA):	721 ft ² / 67 m ²
Plot Area:	0.05 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,814
Title Number:	AGL30249
UPRN:	12073315

Last Sold Date:	30/06/2015
Last Sold Price:	£740,000
Last Sold £/ft ² :	£1,026
Tenure:	Freehold

Local Area

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

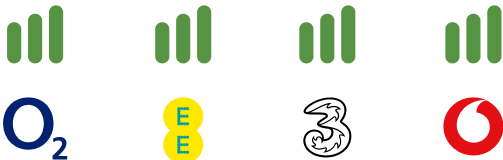
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s
		

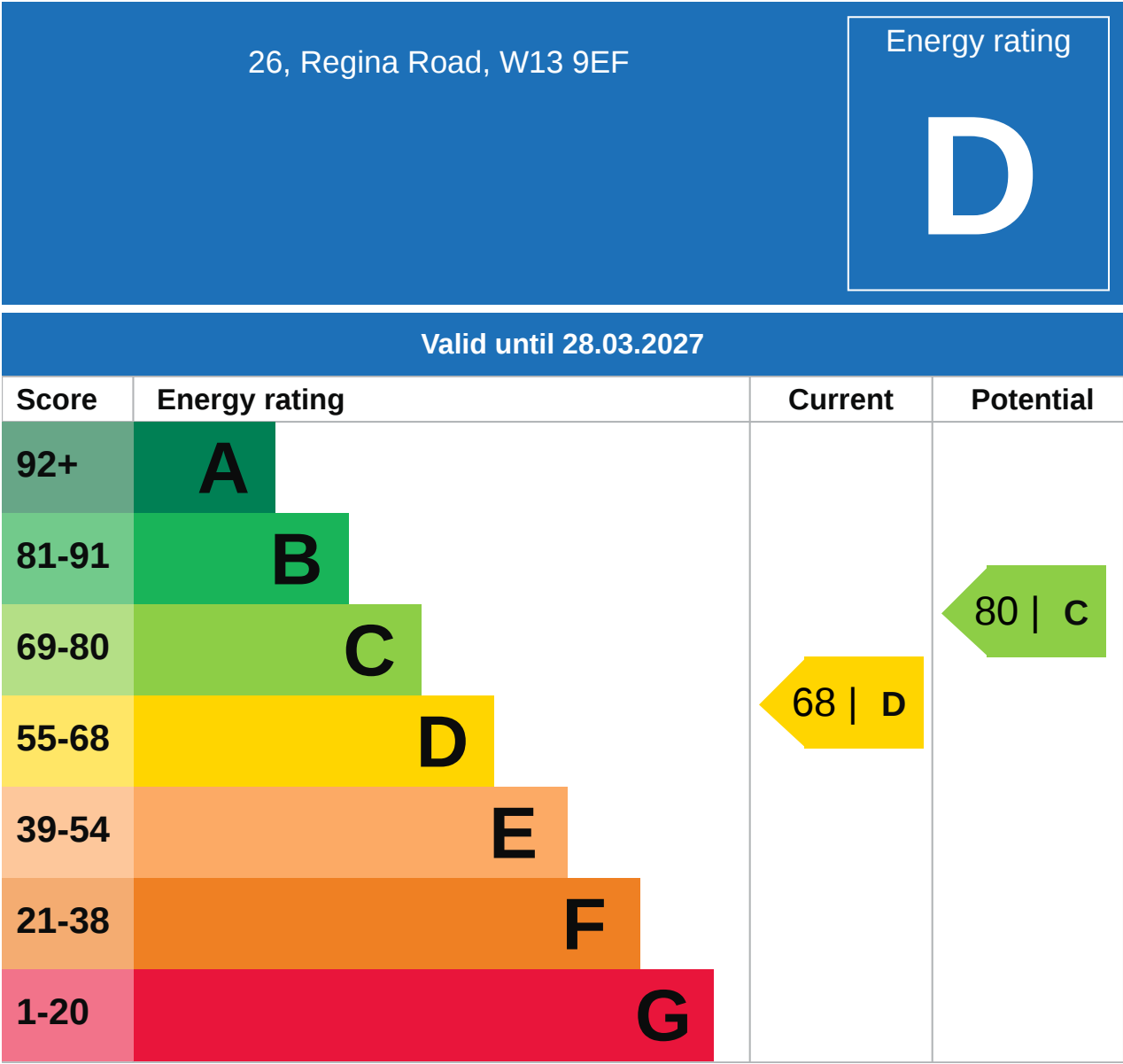
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

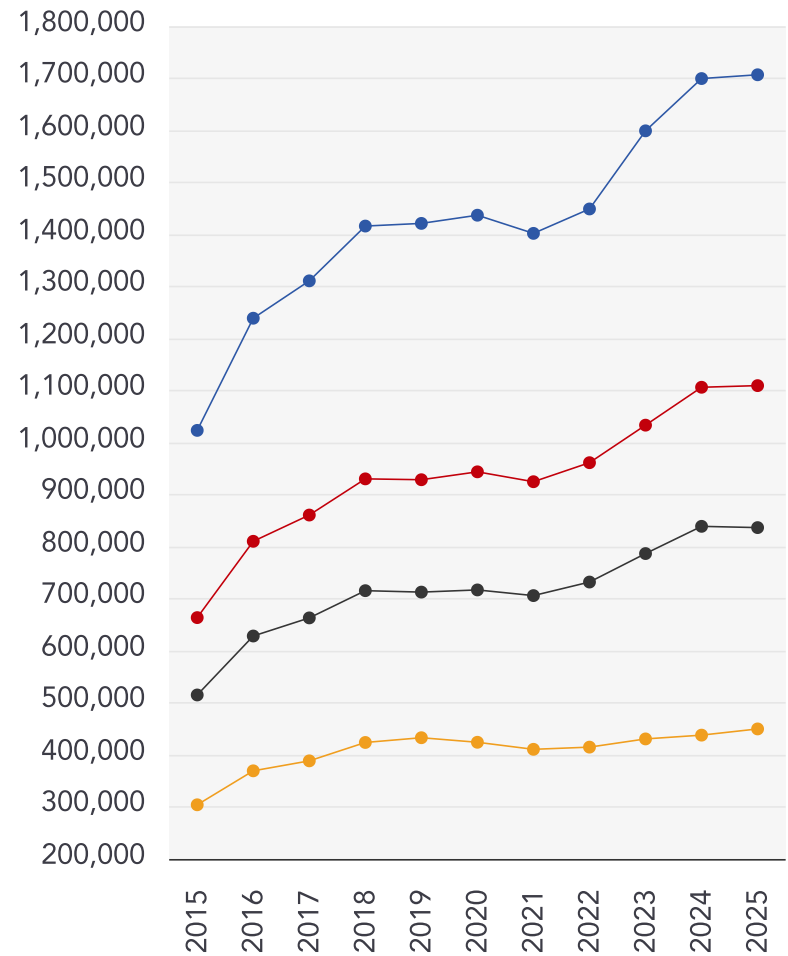




Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	67 m ²

10 Year History of Average House Prices by Property Type in W13



Detached

+66.76%

Semi-Detached

+67.15%

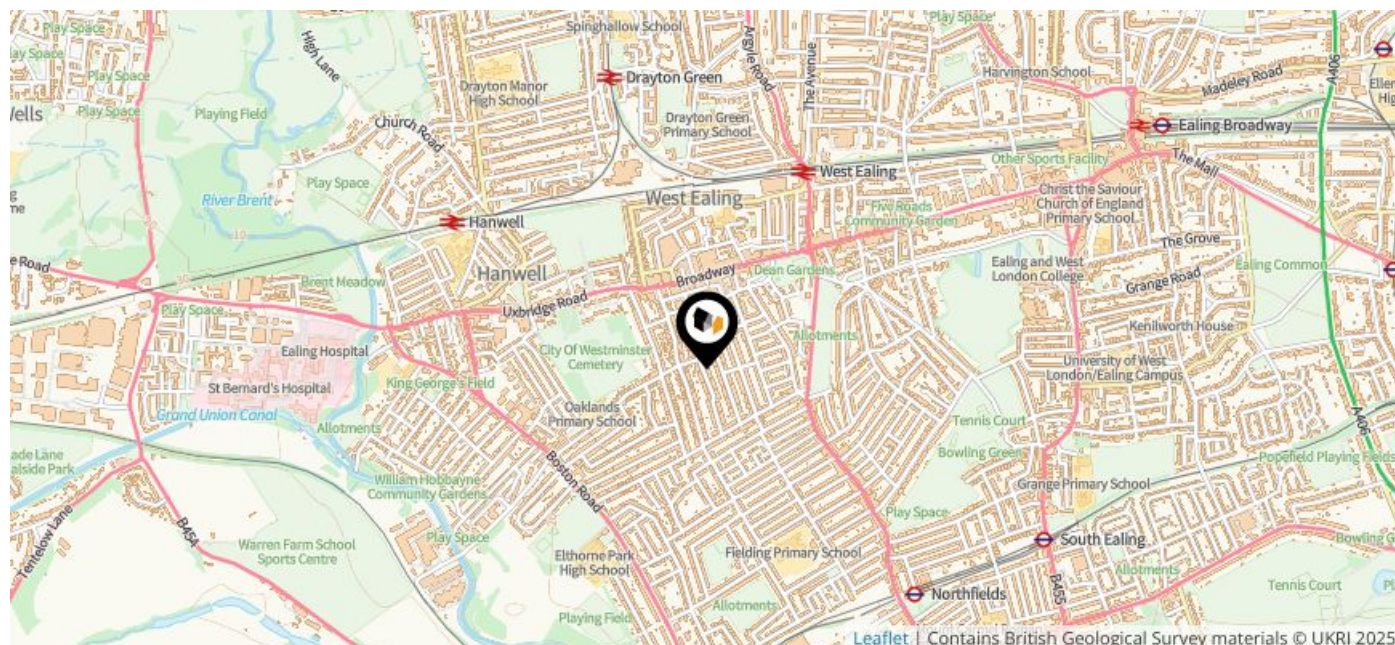
Terraced

+62.42%

Flat

+47.93%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

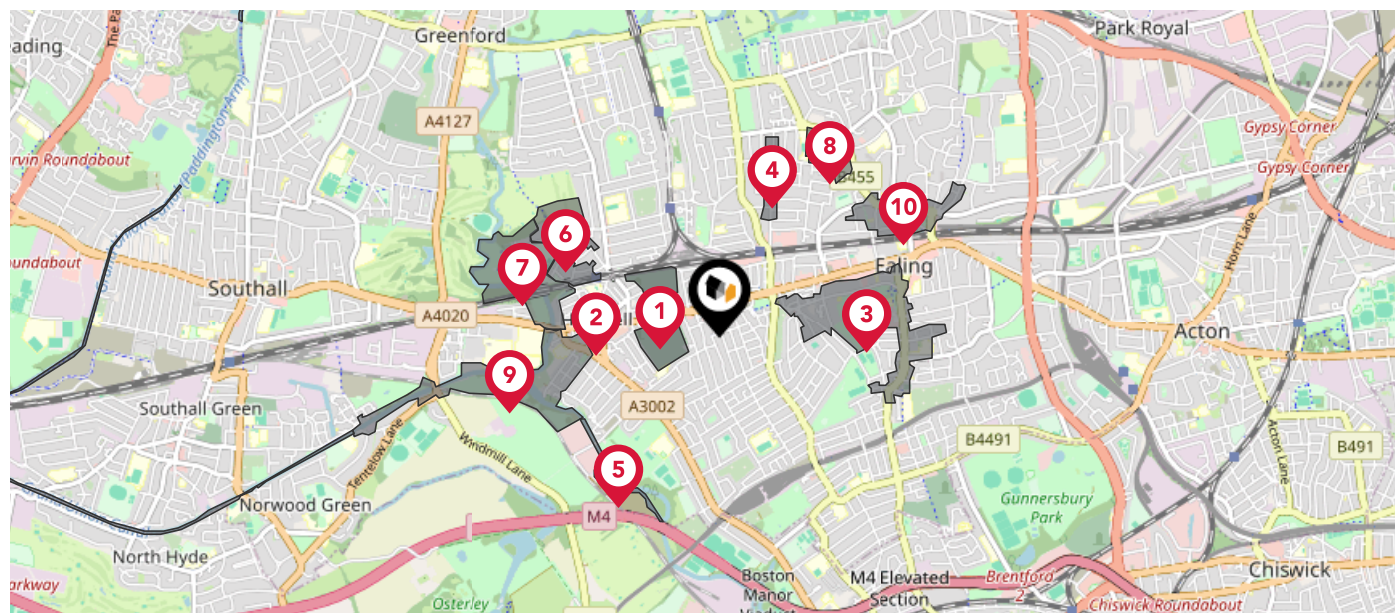
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

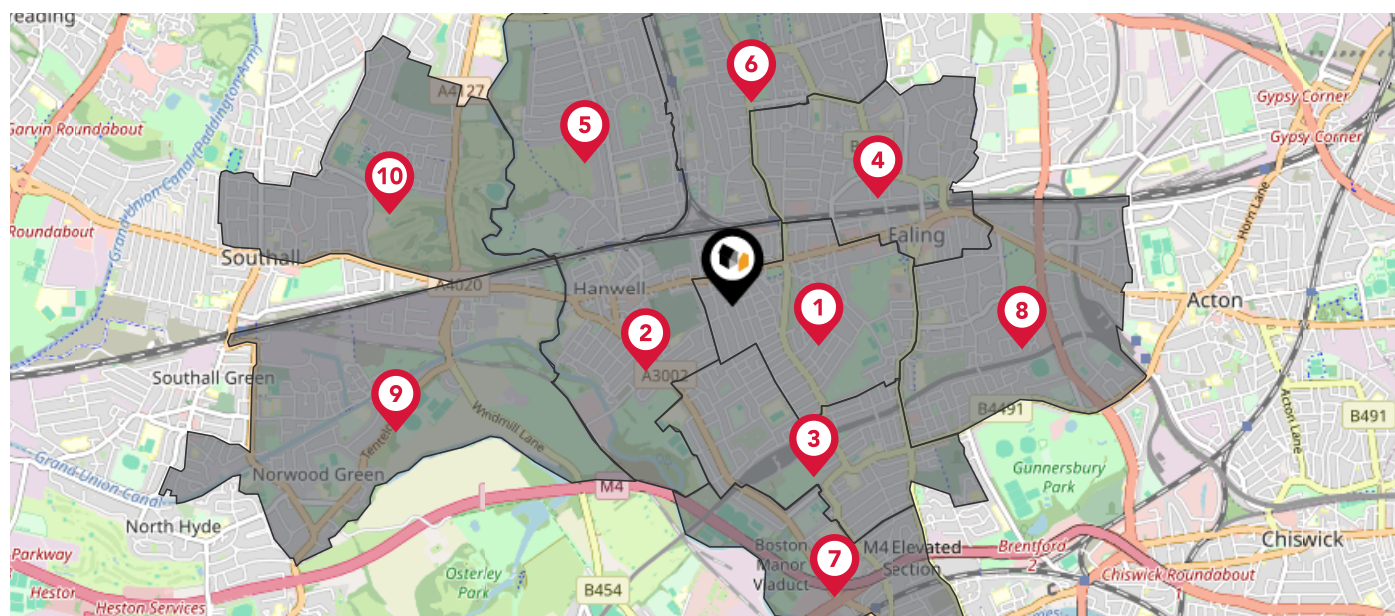
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Hanwell Cemeteries
-  Hanwell Clock Tower
-  Ealing Green
-  St Stephen's
-  Canalside
-  Hanwell Village Green
-  Churchfields
-  Grange and White Ledges
-  St Mark's Church and Canal
-  Haven Green

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



Walpole Ward



Hanwell Broadway Ward



Northfield Ward



Ealing Broadway Ward



North Hanwell Ward



Pitshanger Ward



Brentford West Ward



Ealing Common Ward

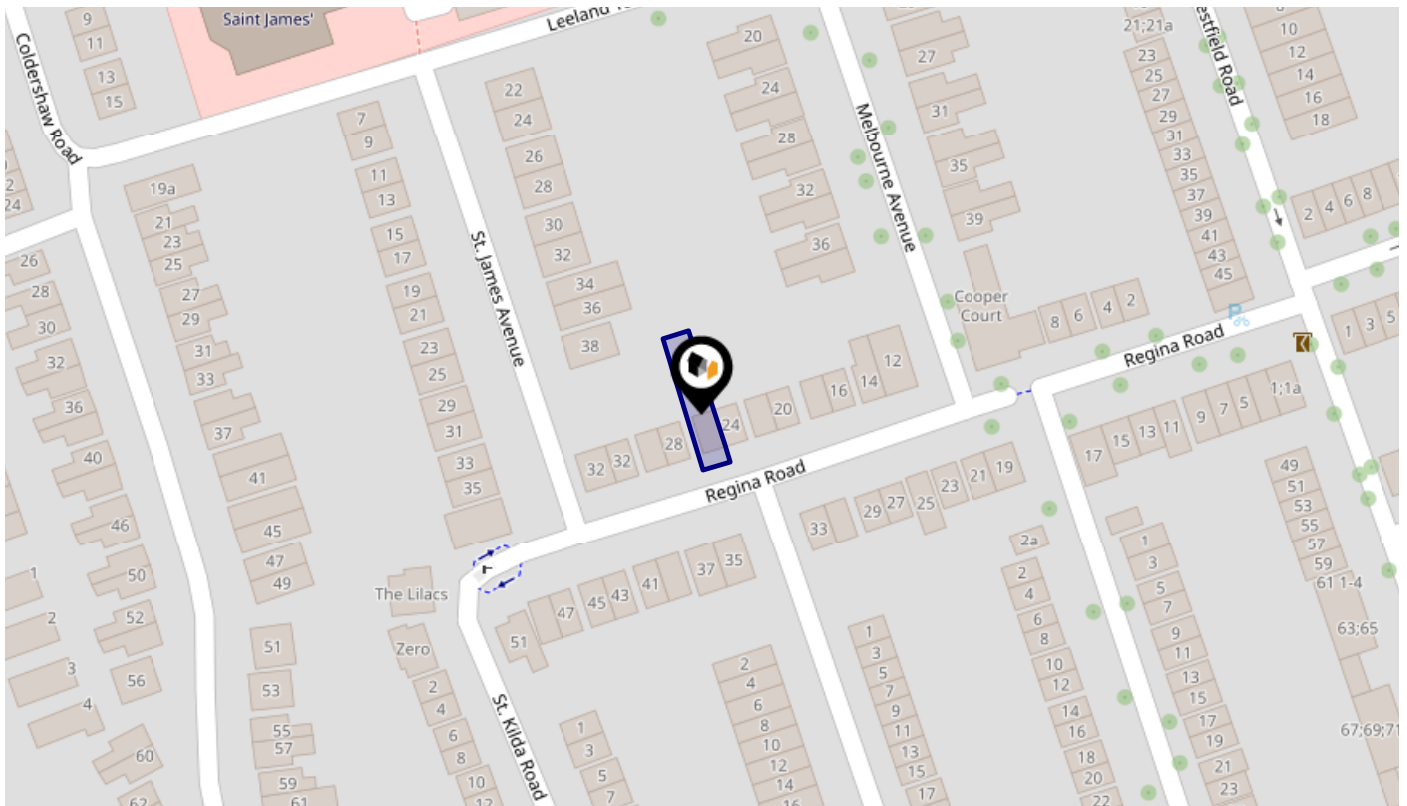


Norwood Green Ward



Dormers Wells 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.

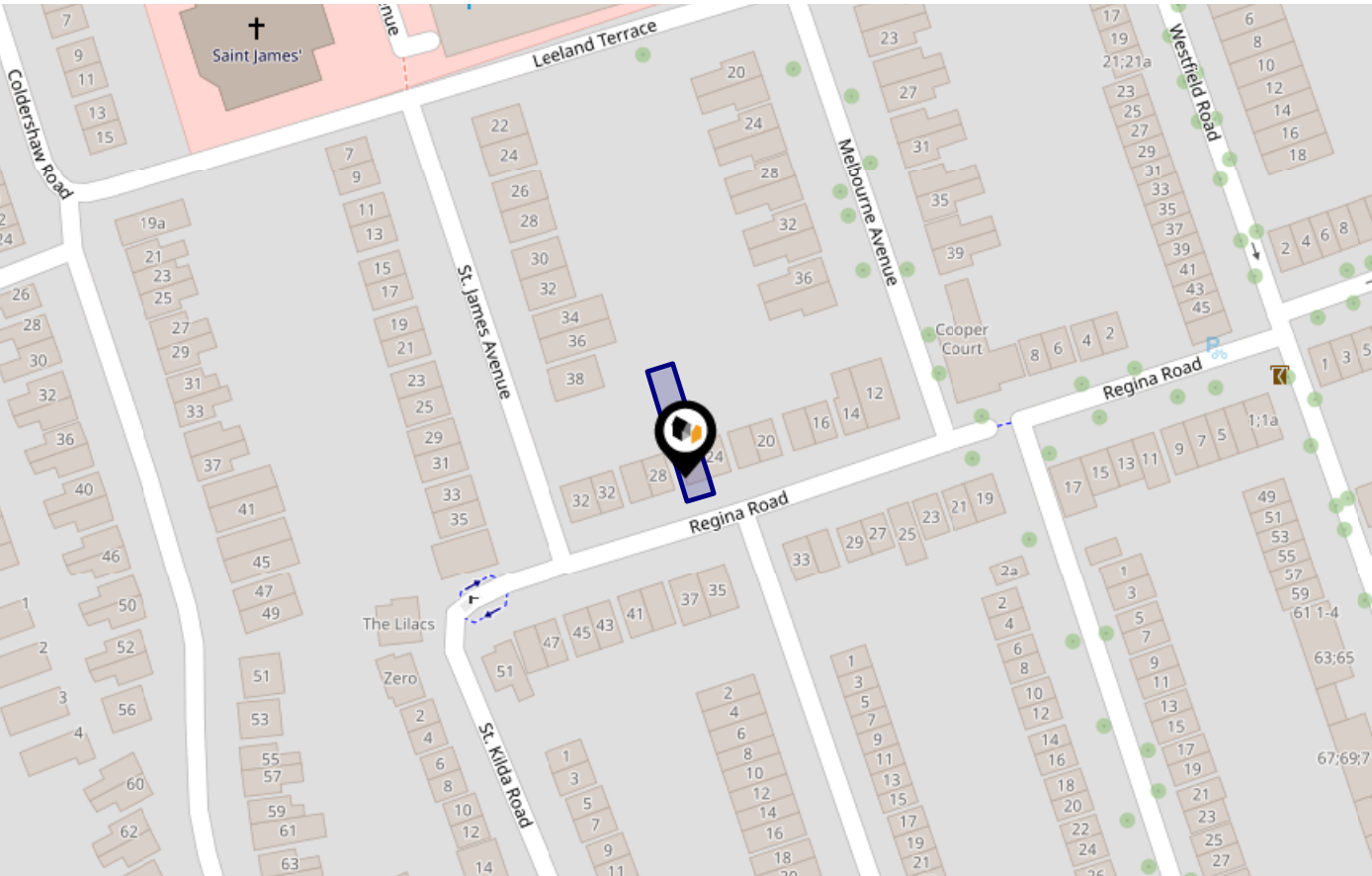
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

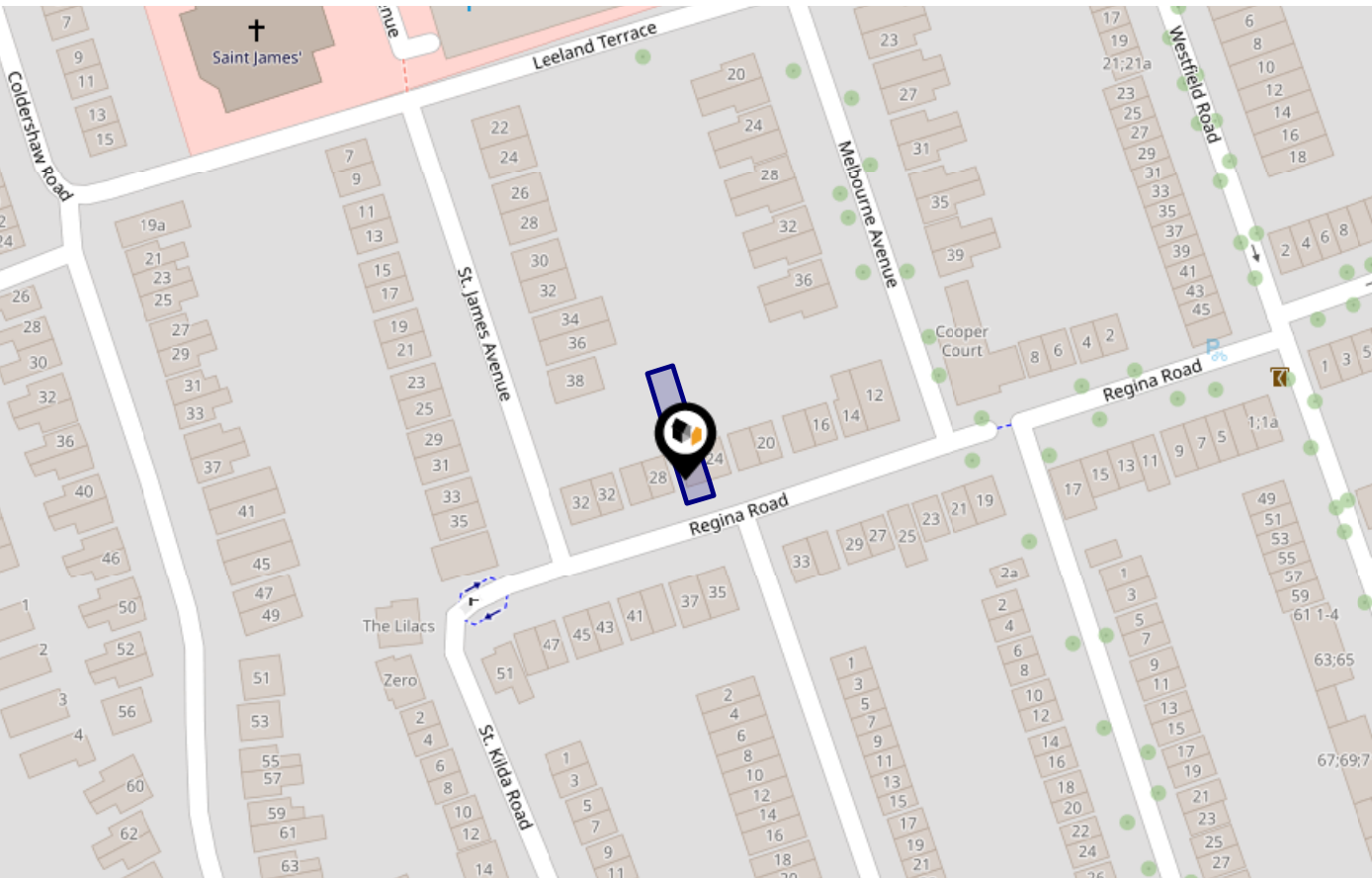
Chance of flooding to the following depths at this property:



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.

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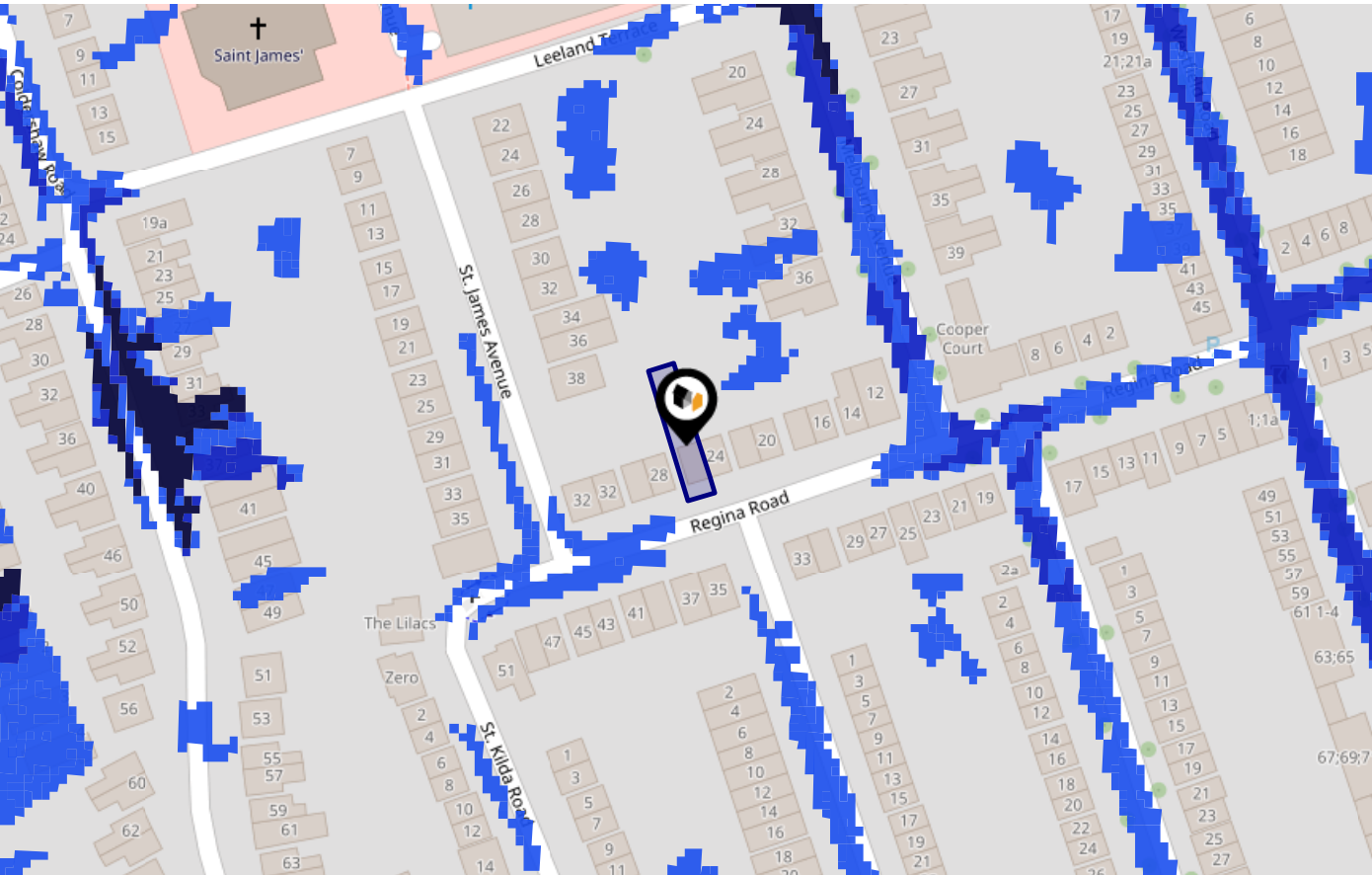
Chance of flooding to the following depths at this property:



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.
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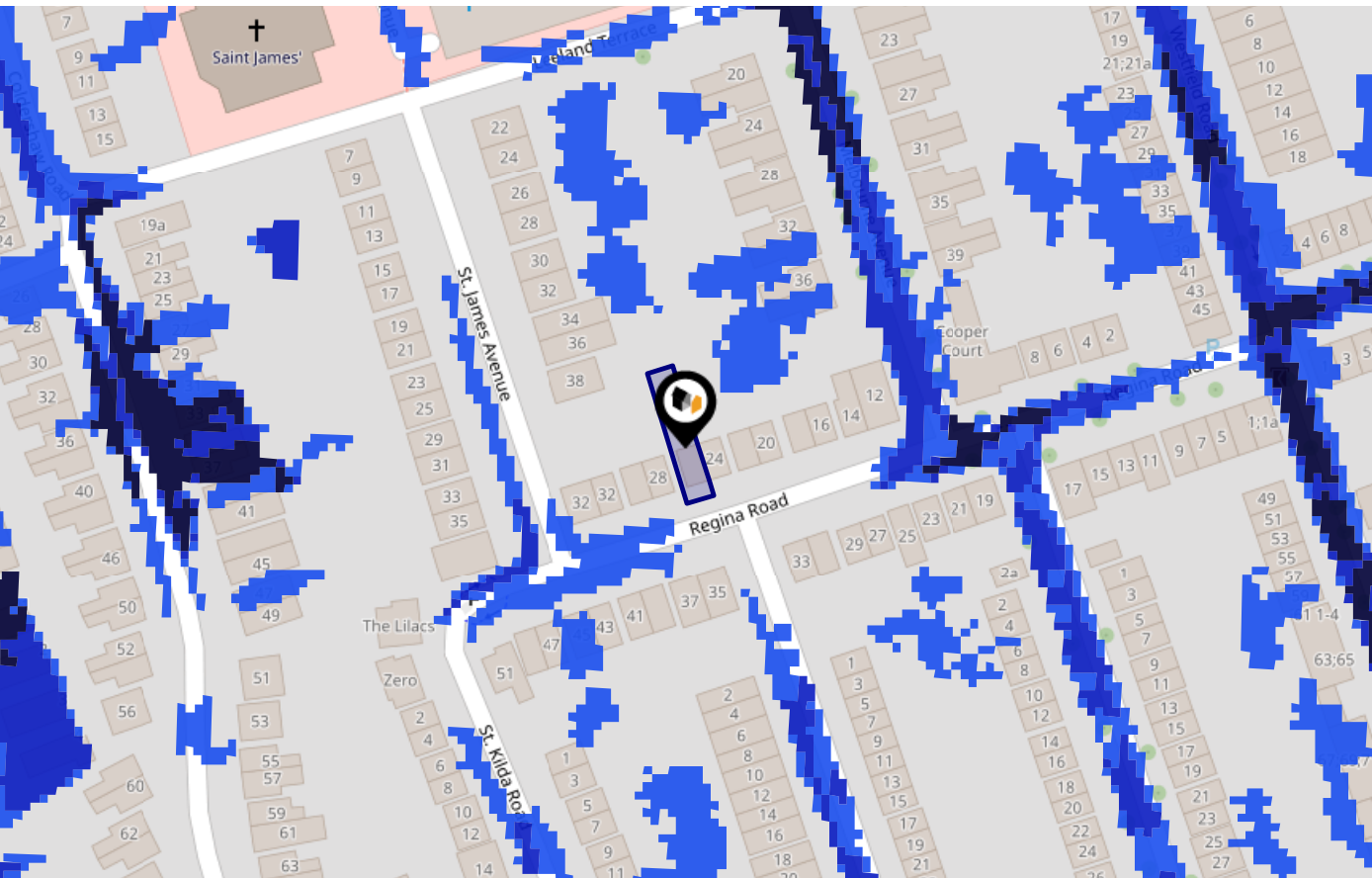
Chance of flooding to the following depths at this property:



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.

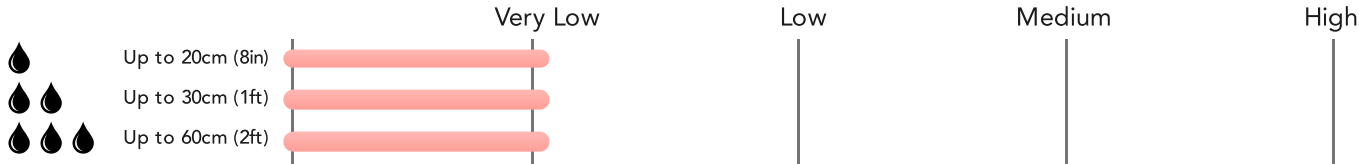


Risk Rating: Very low

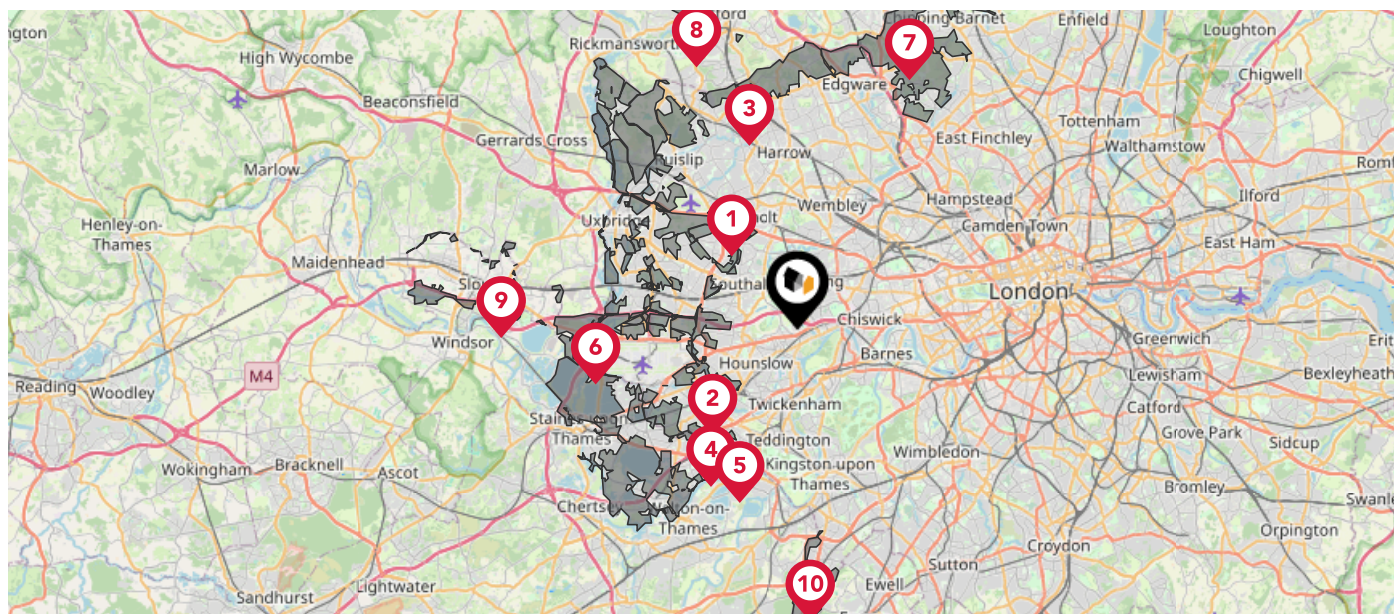
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



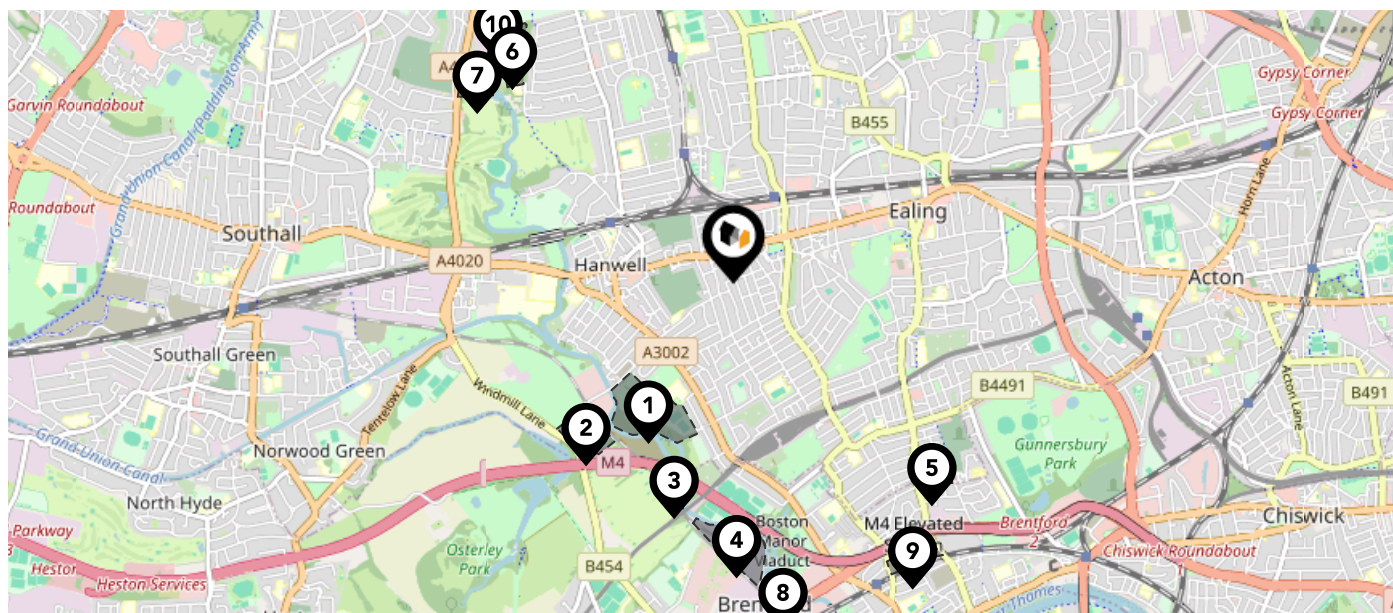
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Ealing
-  London Green Belt - Hounslow
-  London Green Belt - Harrow
-  London Green Belt - Spelthorne
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Hillingdon
-  London Green Belt - Barnet
-  London Green Belt - Watford
-  London Green Belt - Slough
-  London Green Belt - Kingston upon Thames

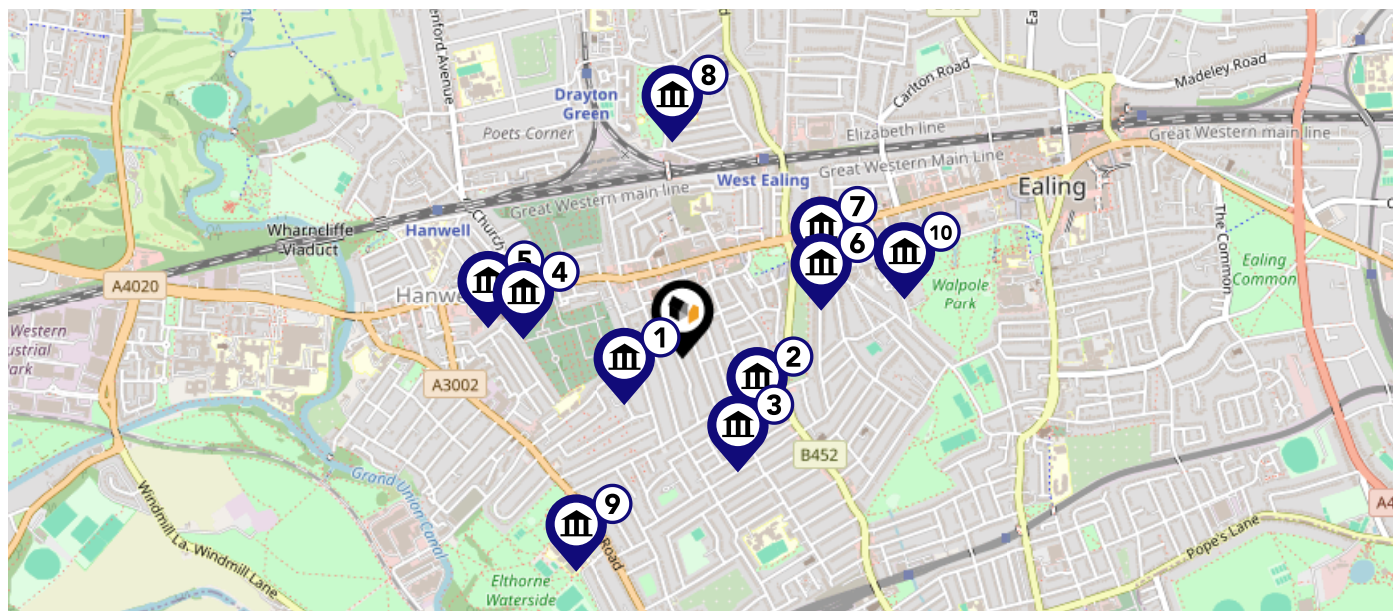
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













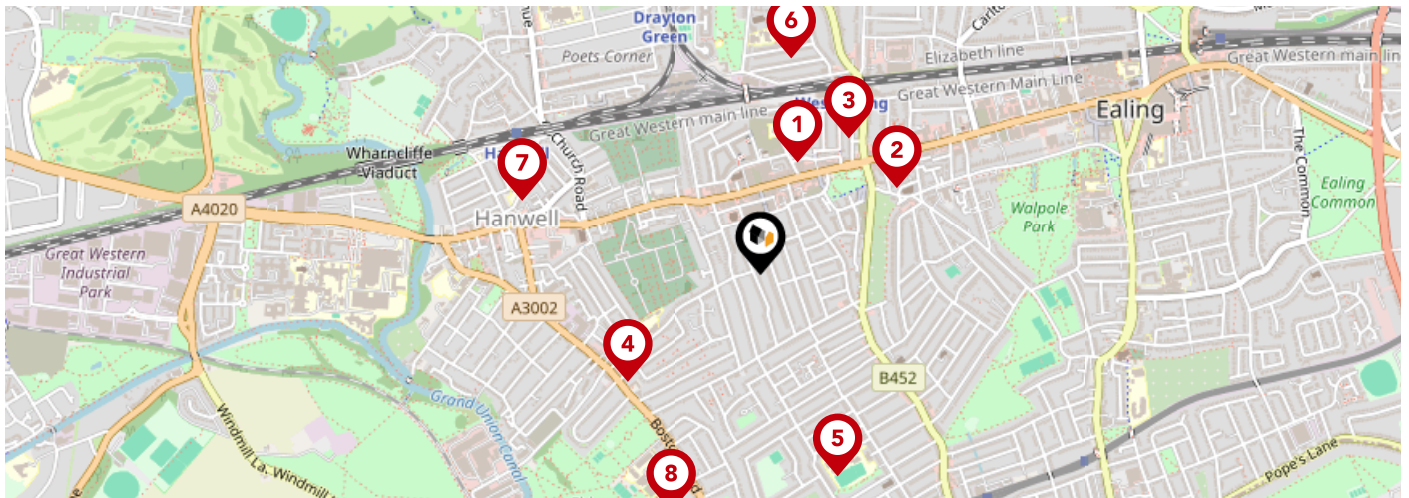
Nearby Landfill Sites









1	Trumpers Way-London W5	Historic Landfill	
2	Long Wood Open Space-Long Wood	Historic Landfill	
3	Wyke Green-Brentford, Hounslow, London	Historic Landfill	
4	Transport Avenue-Transfer Avenue	Historic Landfill	
5	Clayponds Gardens-Clayponds Avenue	Historic Landfill	
6	Rear of Bridge Avenue-Grrenford, Ealing, London	Historic Landfill	
7	South of Greenford Depot-Greenford Road, Greenford	Historic Landfill	
8	Transport Avenue-Brentford, Hounslow, London	Historic Landfill	
9	Layton Road-Brentford, Hounslow, London	Historic Landfill	
10	South of Greenford Depot-Greenford, Ealing, London	Historic Landfill	

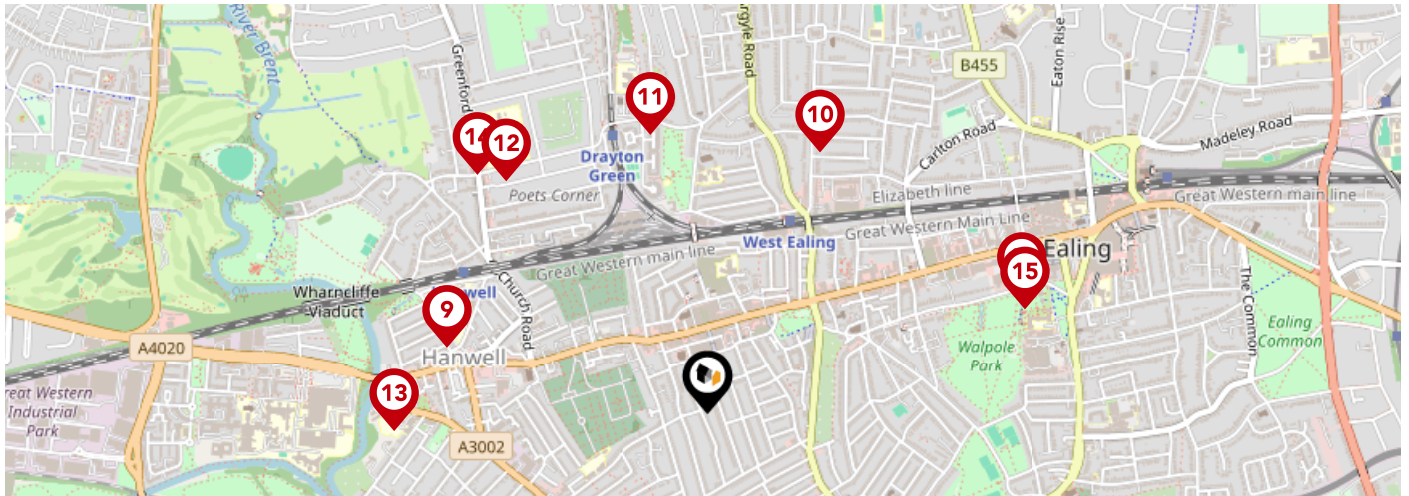
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1457610 - The Grosvenor Public House	Grade II	0.2 miles
	1263519 - The Forester Public House	Grade II	0.2 miles
	1387208 - 53, Northfield Road	Grade II	0.3 miles
	1358807 - Gate Piers, Railings And Gates To City Of Westminster Cemetery	Grade II	0.4 miles
	1088072 - Church Of St Mellitus	Grade II	0.4 miles
	1079389 - Church Of St John	Grade II	0.4 miles
	1079384 - Milepost (outside Number 173)	Grade II	0.4 miles
	1393686 - Chapel To Former St Helena's Home	Grade II	0.5 miles
	1244068 - Church Of St Thomas The Apostle	Grade II	0.5 miles
	1358788 - 86, Mattock Lane W13	Grade II	0.6 miles



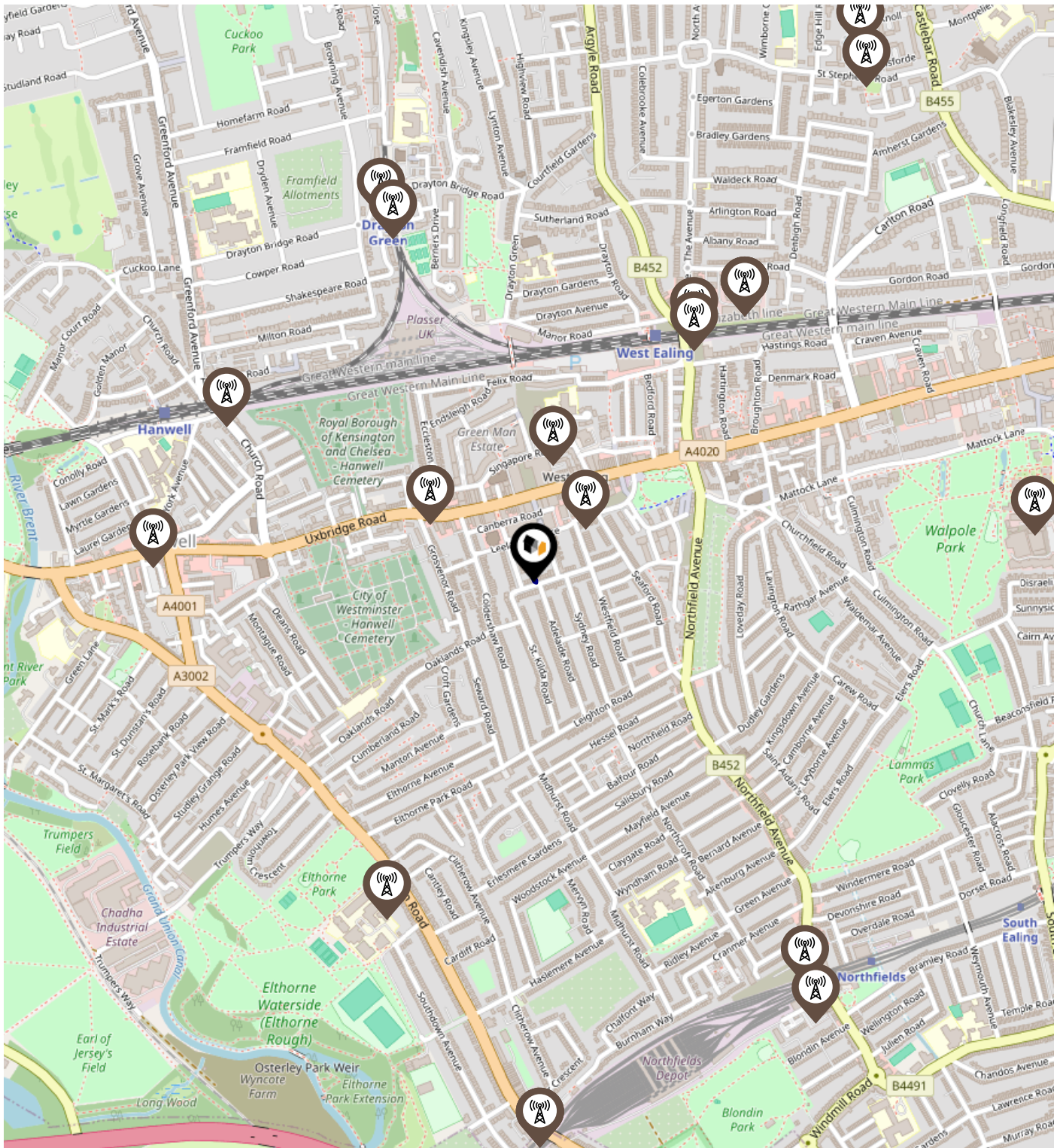
		Nursery	Primary	Secondary	College	Private
	St John's Primary School Ofsted Rating: Good Pupils: 469 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Seva Education Ofsted Rating: Requires improvement Pupils: 44 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Insights Independent School Ofsted Rating: Outstanding Pupils: 63 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oaklands Primary School Ofsted Rating: Outstanding Pupils: 455 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fielding Primary School Ofsted Rating: Outstanding Pupils: 1024 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drayton Green Primary School Ofsted Rating: Requires improvement Pupils: 369 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 632 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elthorne Park High School Ofsted Rating: Outstanding Pupils: 1574 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Ann's School Ofsted Rating: Outstanding Pupils: 117 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Avenue House School Ofsted Rating: Not Rated Pupils: 85 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springhallow School Ofsted Rating: Good Pupils: 160 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drayton Manor High School Ofsted Rating: Outstanding Pupils: 1424 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Primary School Ofsted Rating: Good Pupils: 462 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hobbayne Primary School Ofsted Rating: Good Pupils: 372 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clifton Lodge School Ofsted Rating: Not Rated Pupils: 116 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ealing Independent College Ofsted Rating: Not Rated Pupils: 115 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

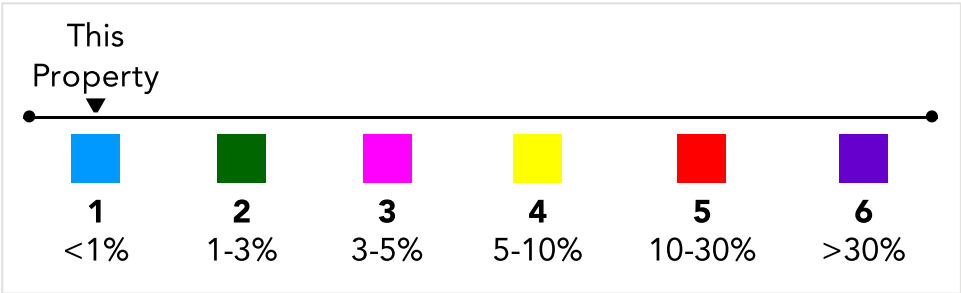
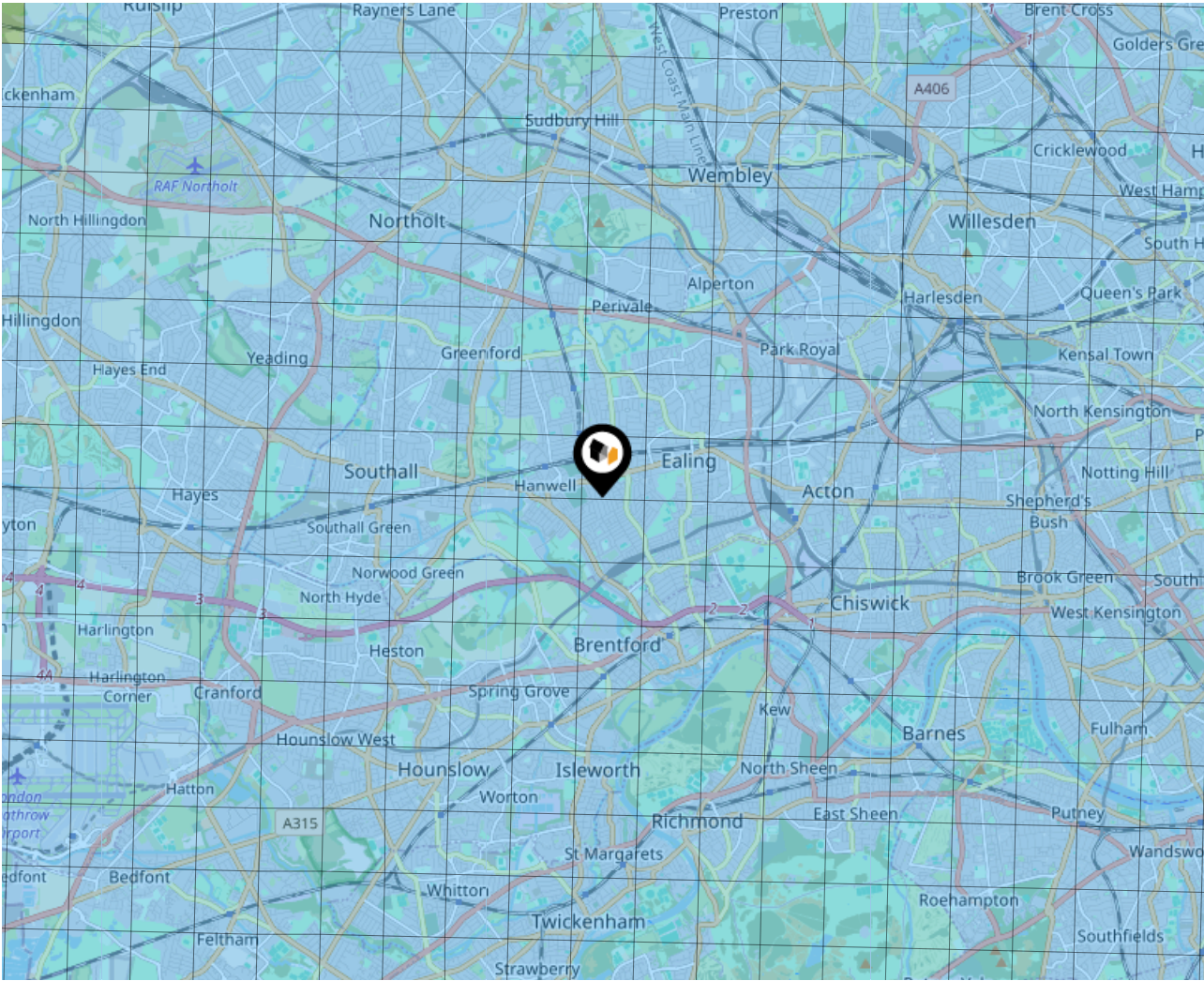


Key:

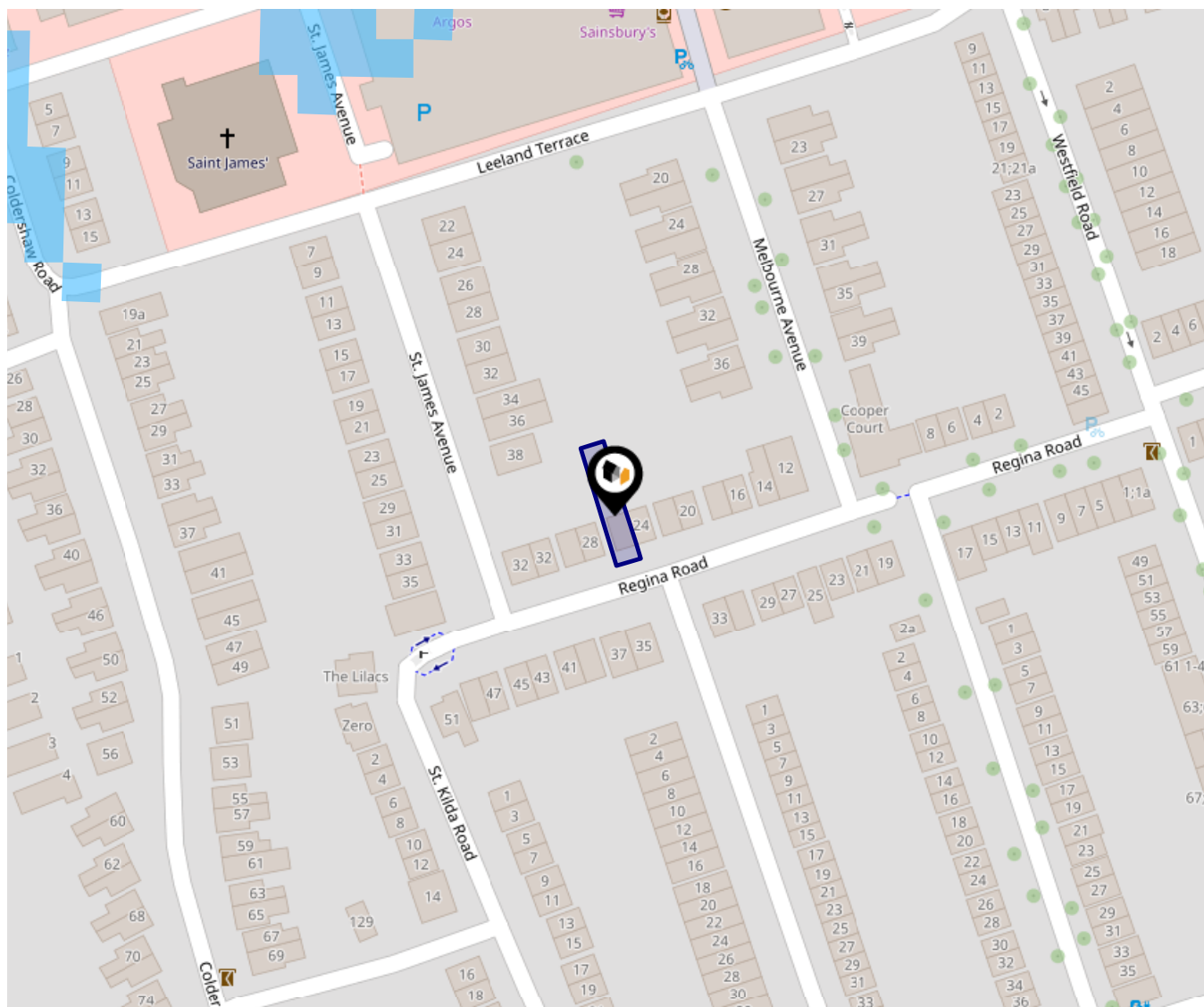
-  Power Pylons
-  Communication Masts

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/m3).








Local Area Road Noise



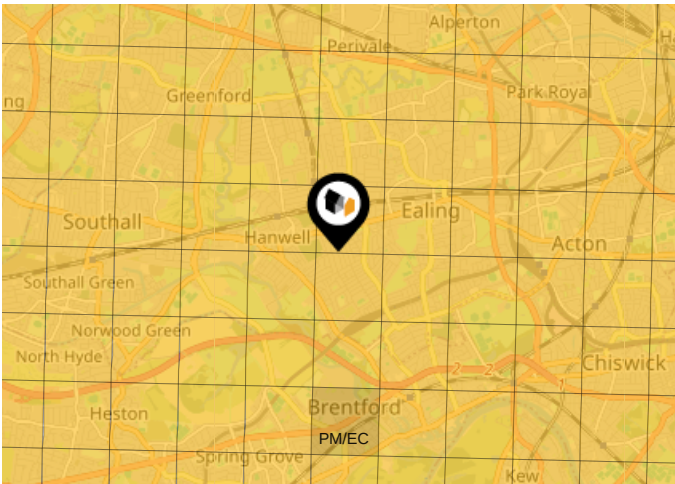
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

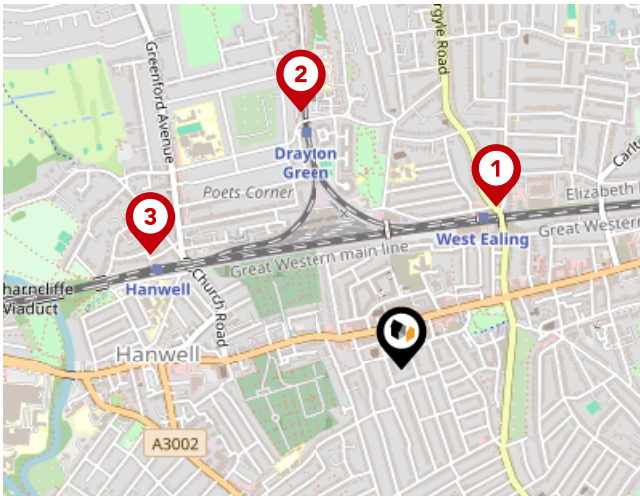


Primary Classifications (Most Common Clay Types)

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

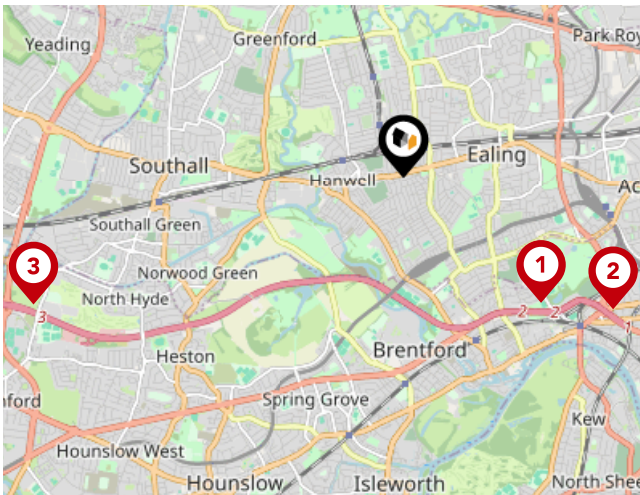
Area

Transport (National)



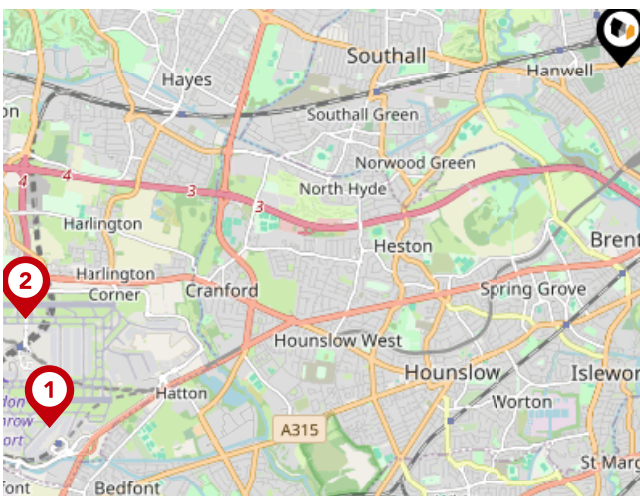
National Rail Stations

Pin	Name	Distance
1	West Ealing Rail Station	0.43 miles
2	Drayton Green Rail Station	0.64 miles
3	Hanwell Rail Station	0.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J2	1.71 miles
2	M4 J1	2.28 miles
3	M4 J3	3.61 miles
4	M1 J1	6.09 miles
5	M1 J2	7.6 miles

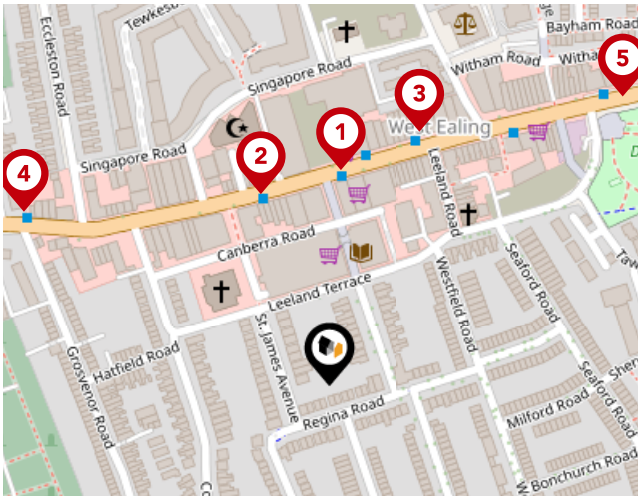


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	6.25 miles
2	Heathrow Airport	5.98 miles
3	Silvertown	16.15 miles
4	Leaves Green	19.65 miles

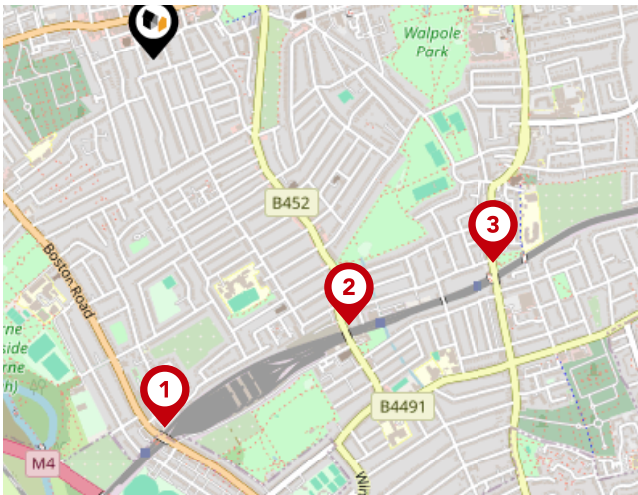
Area

Transport (Local)



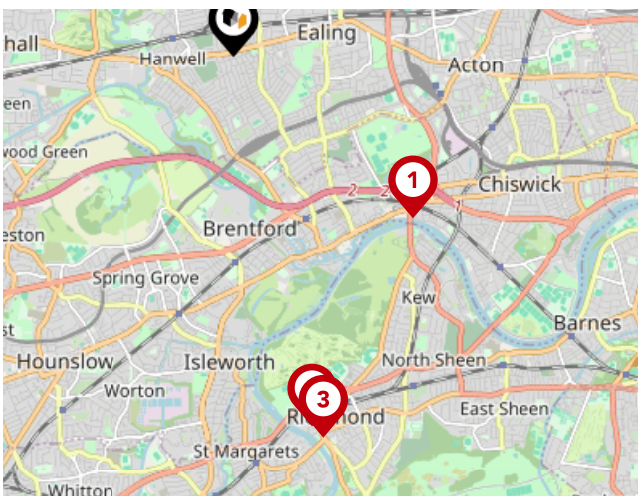
Bus Stops/Stations

Pin	Name	Distance
1	West Ealing Broadway	0.12 miles
2	West Ealing Broadway	0.12 miles
3	West Ealing Broadway	0.16 miles
4	Grosvenor Road (W7)	0.2 miles
5	Dean Gardens Bedford Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Boston Manor Underground Station	0.85 miles
2	Northfields Underground Station	0.76 miles
3	South Ealing Underground Station	0.91 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	2.23 miles
2	Richmond St. Helena Pier	3.49 miles
3	Richmond Landing Stage	3.62 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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