

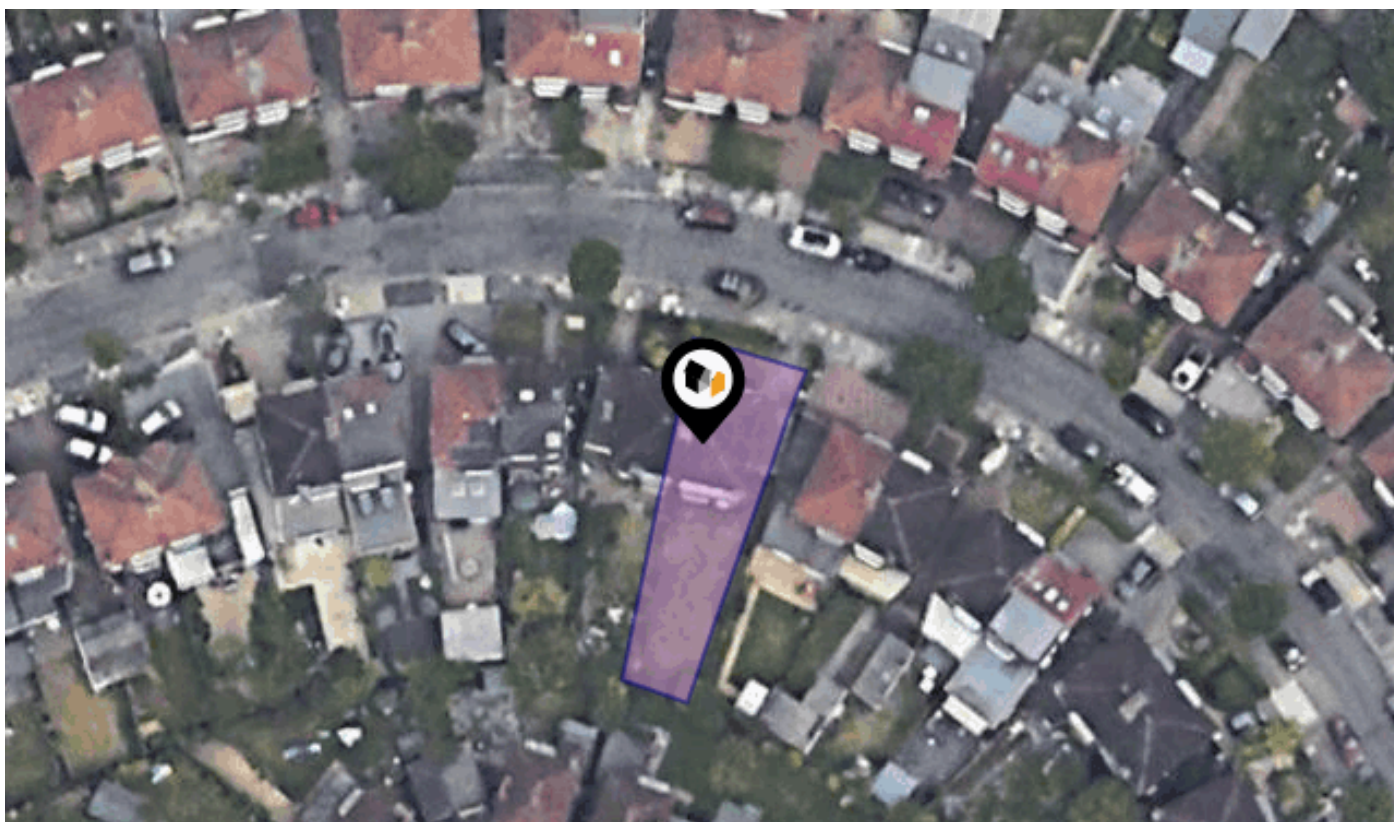


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 13th May 2025



28, OAKWOOD CRESCENT, GREENFORD, UB6 0RQ

Phillip Arnold Auctions

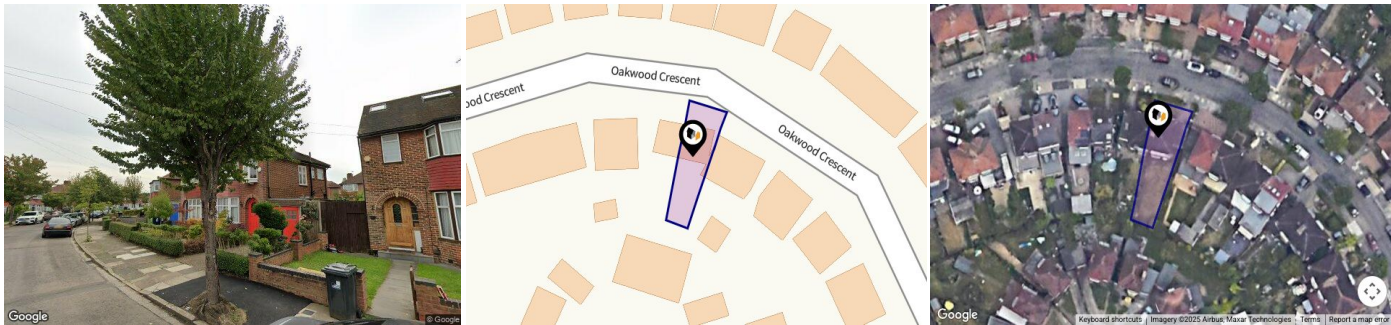
Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.06 acres
Council Tax :	Band E
Annual Estimate:	£2,495
Title Number:	MX70224
UPRN:	12078392

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)

7	68	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

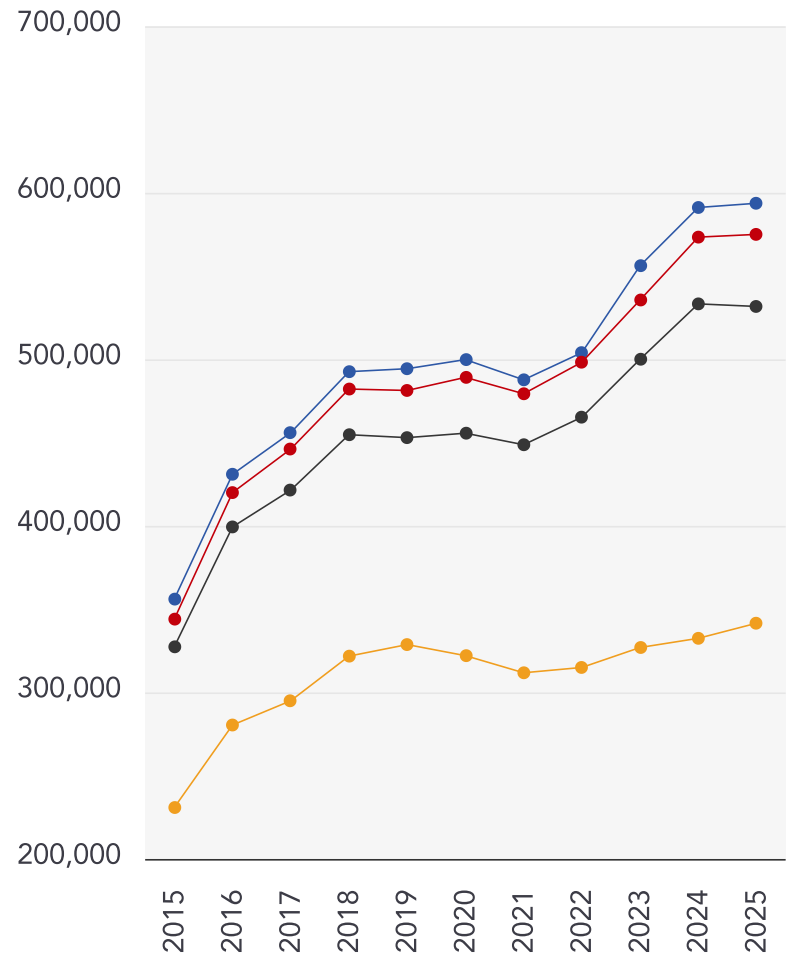
(based on calls indoors)



Satellite/Fibre TV Availability:



10 Year History of Average House Prices by Property Type in UB6



Detached

+66.76%

Semi-Detached

+67.15%

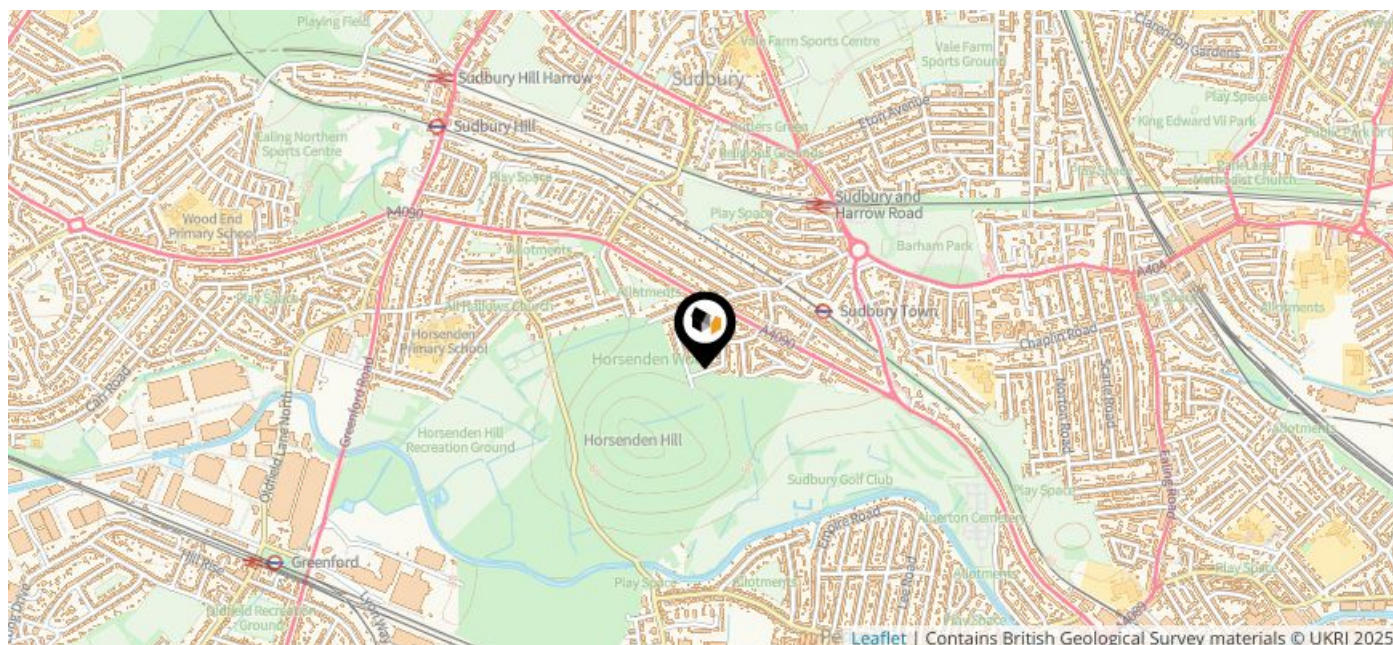
Terraced

+62.42%

Flat

+47.93%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

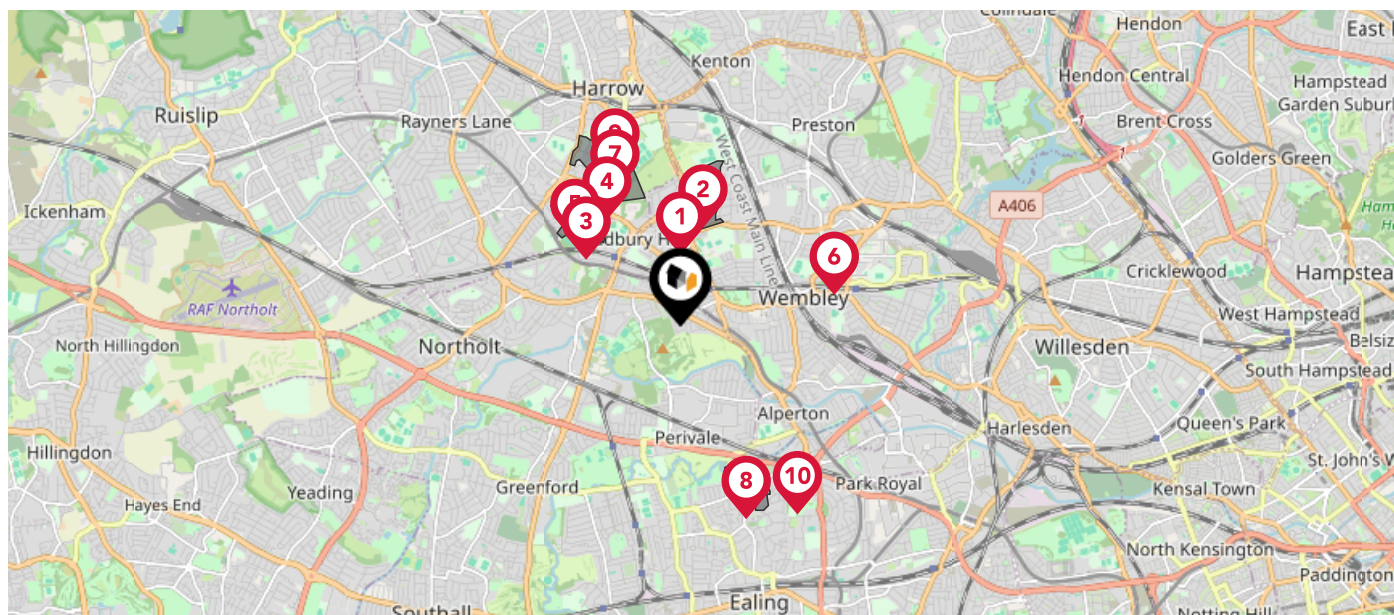
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

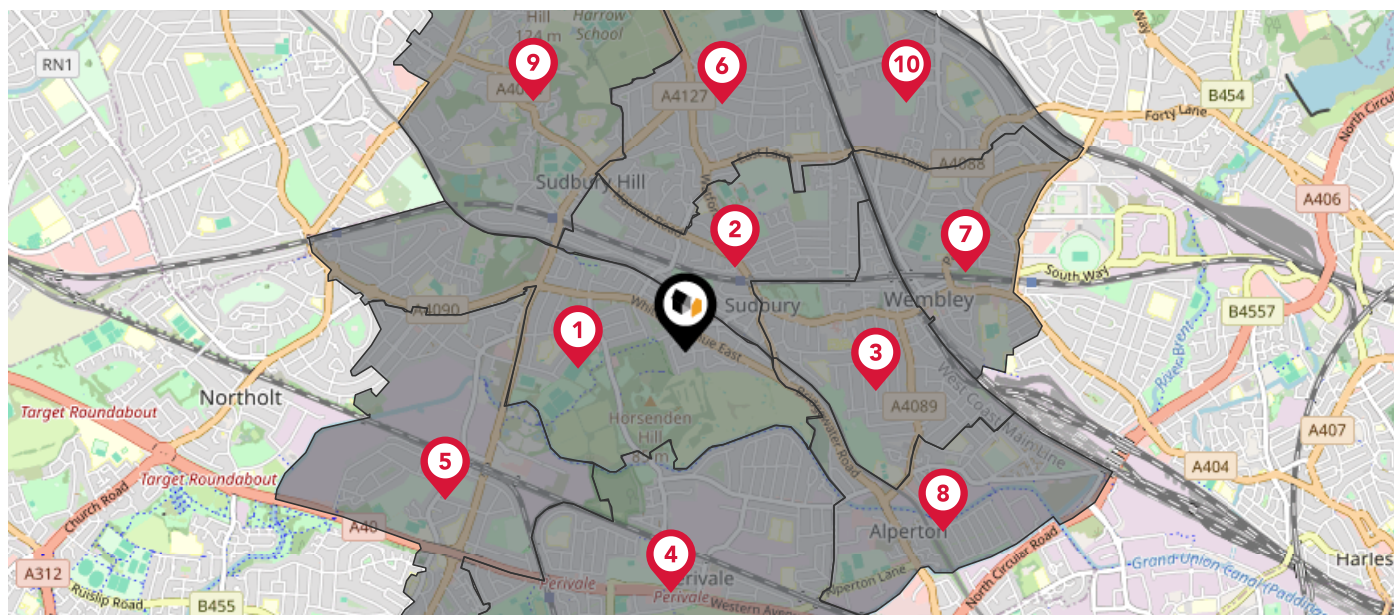
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Sudbury Cottages
-  Sudbury Court
-  South Hill Avenue
-  Harrow Park
-  Mount Park Estate
-  Wembley High Street
-  Harrow on the Hill Village
-  Brentham Garden Estate
-  Harrow School
-  Brunswick

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



North Greenford Ward



Sudbury Ward



Wembley Central Ward



Perivale Ward



Central Greenford Ward



Northwick Park Ward



Wembley Hill Ward



Alperton Ward

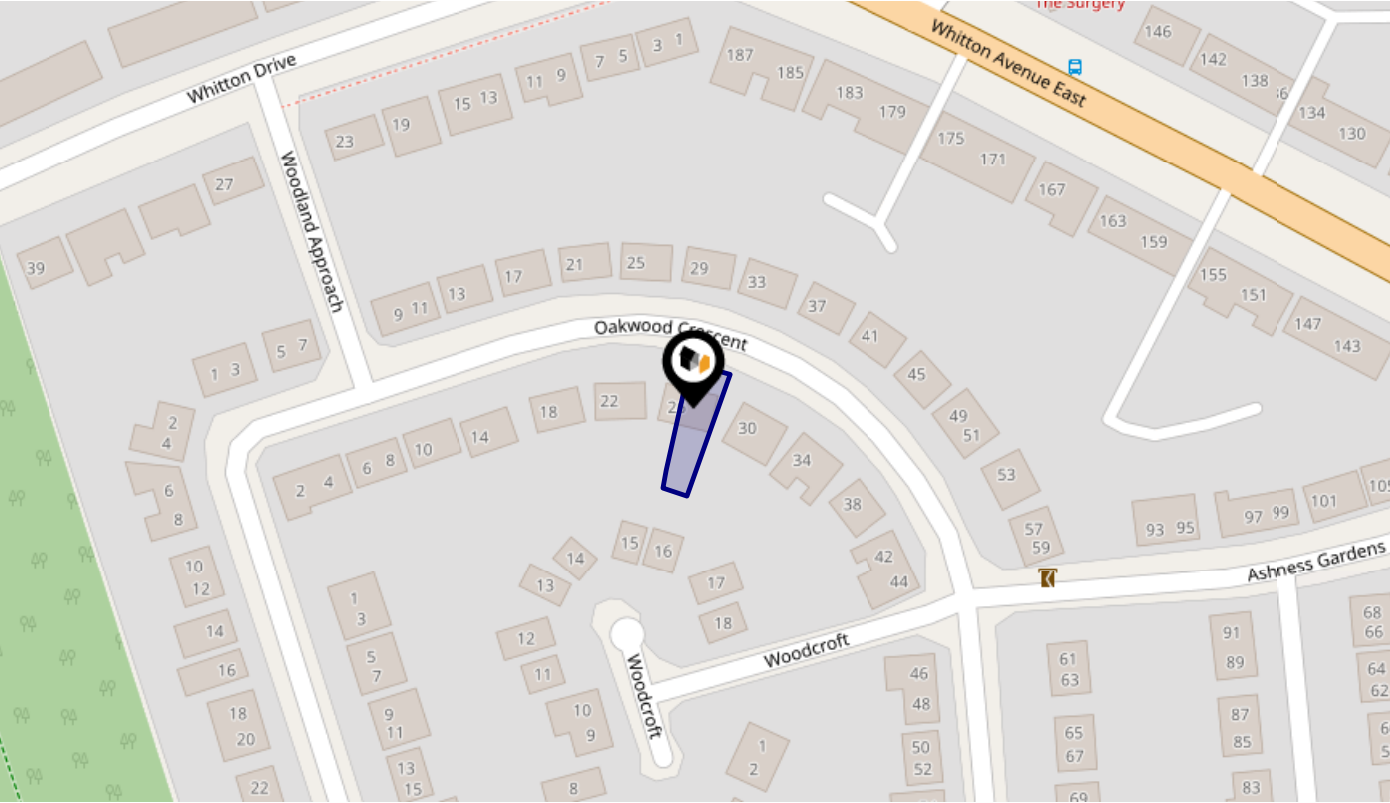


Harrow on the Hill Ward



Preston 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.

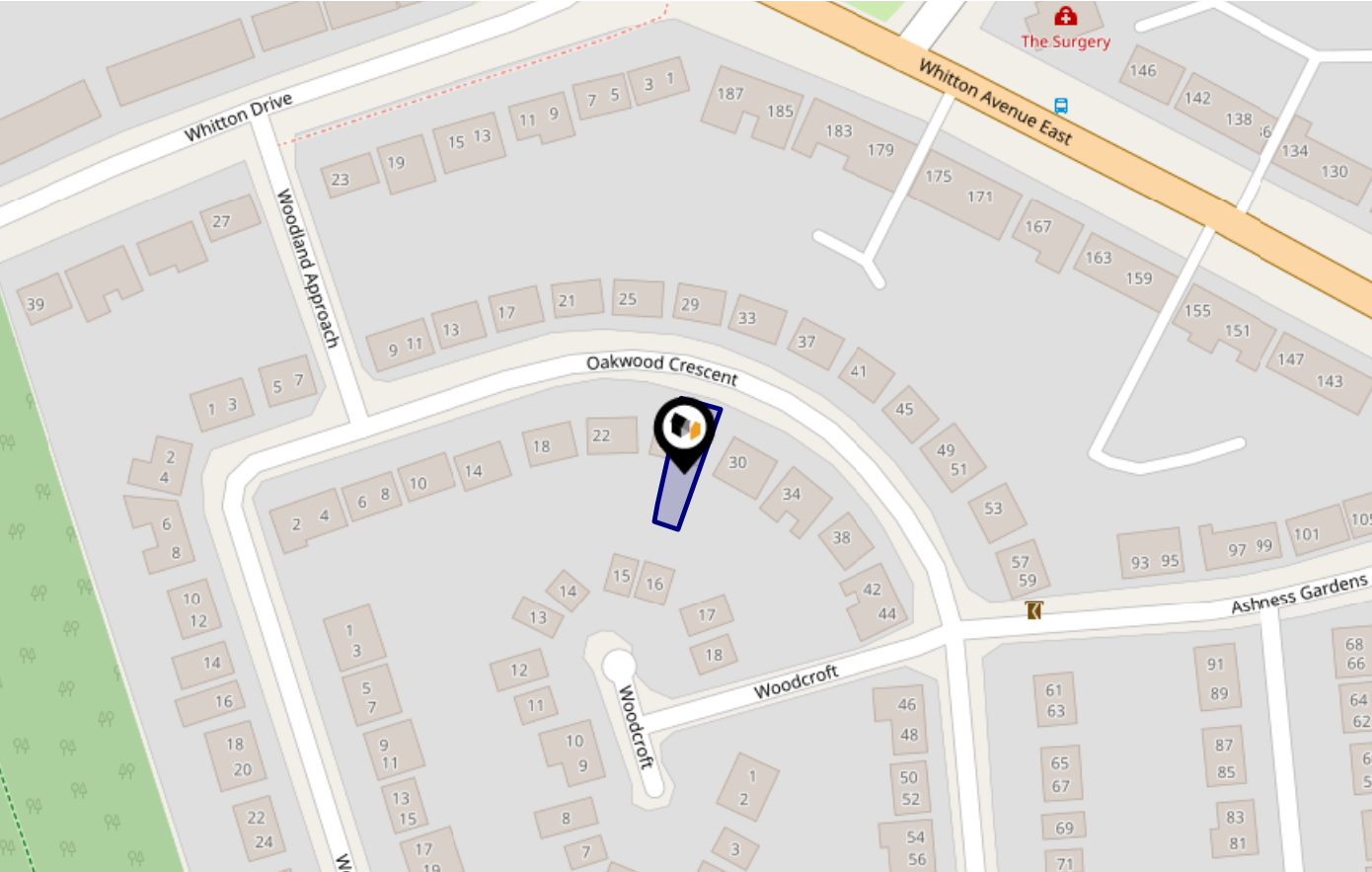
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

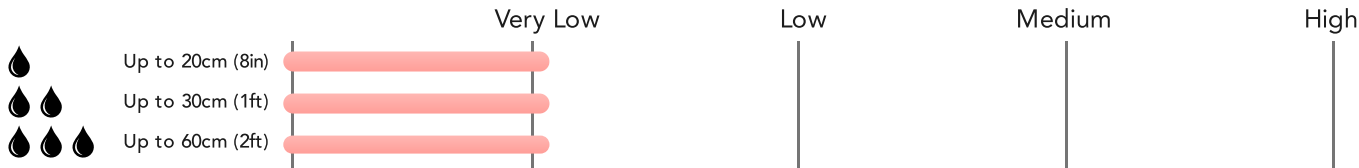


Risk Rating: Very low

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.

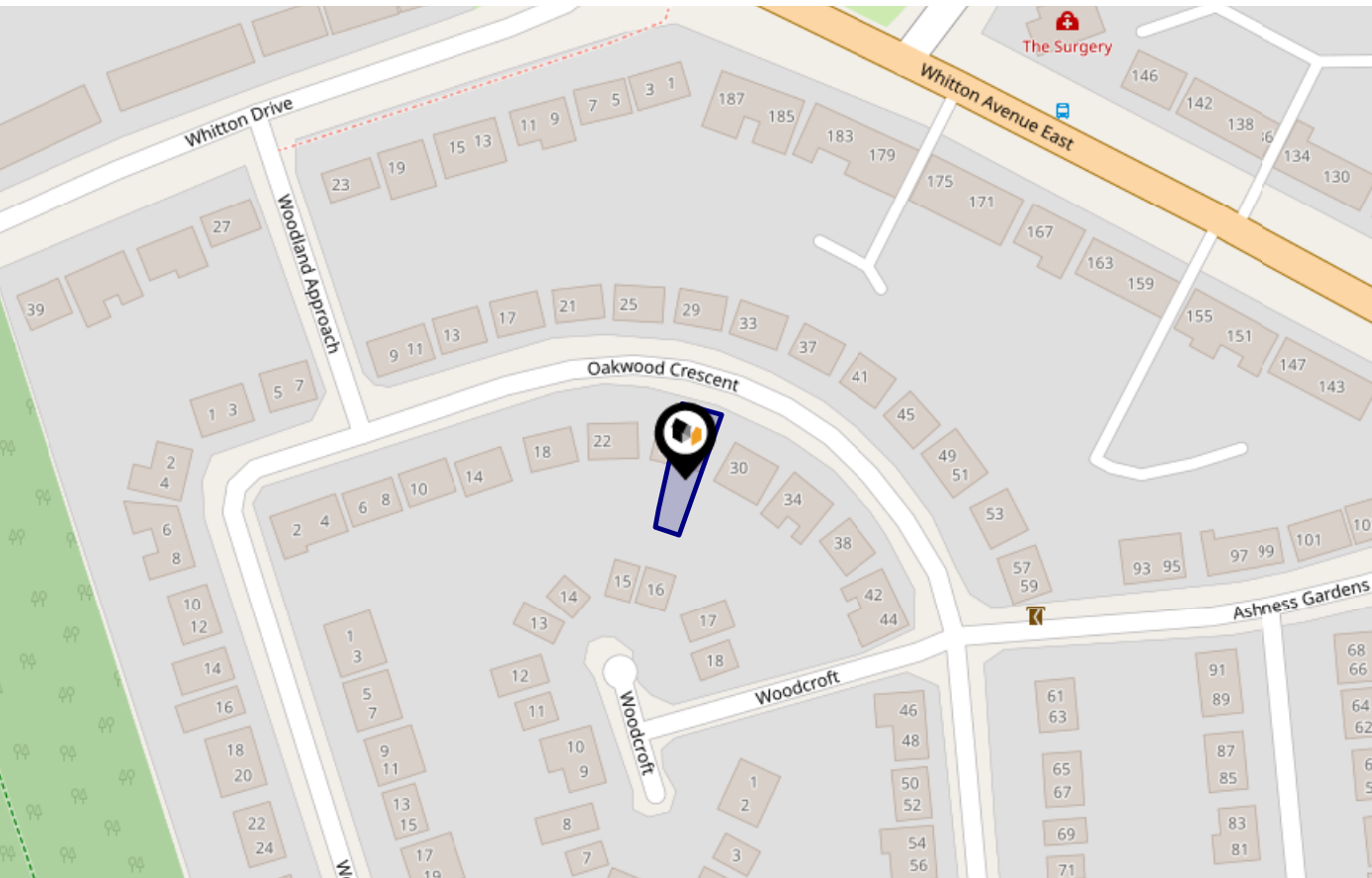
Chance of flooding to the following depths at this property:



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.

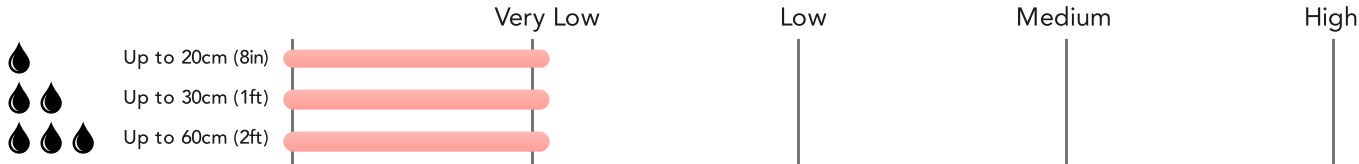


Risk Rating: Very low

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.

-  **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.

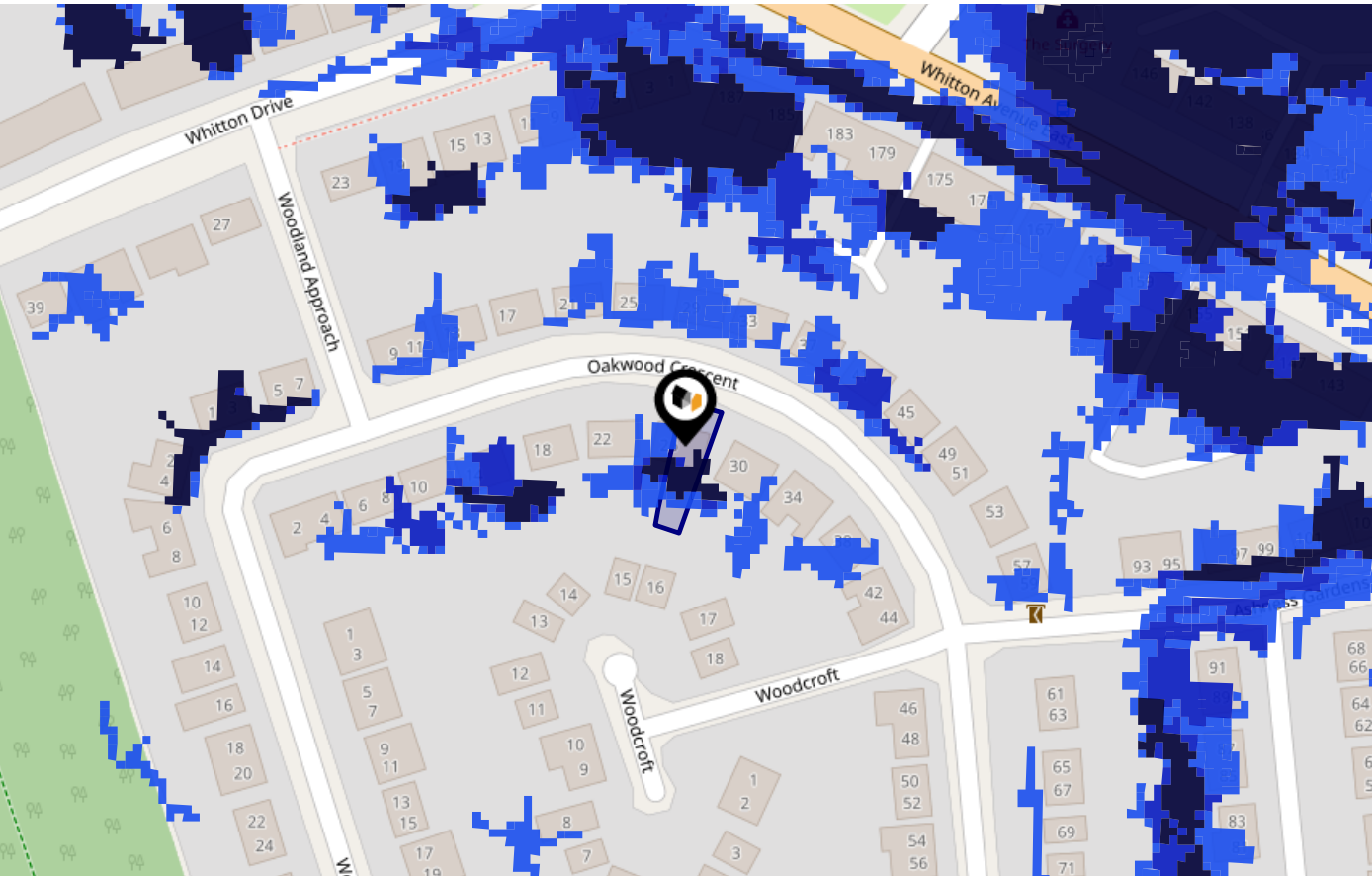
Chance of flooding to the following depths at this property:



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.

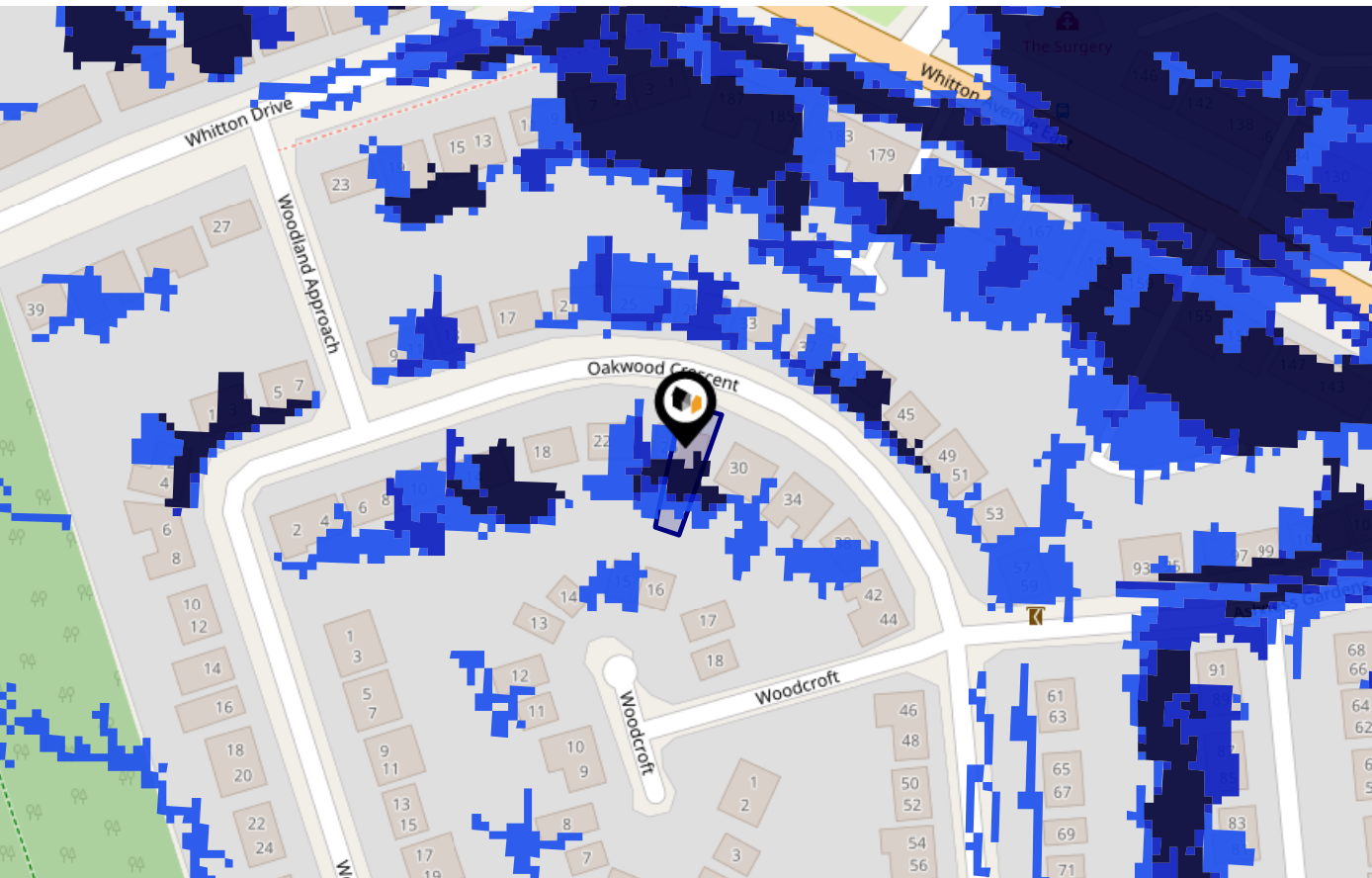
Chance of flooding to the following depths at this property:



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.

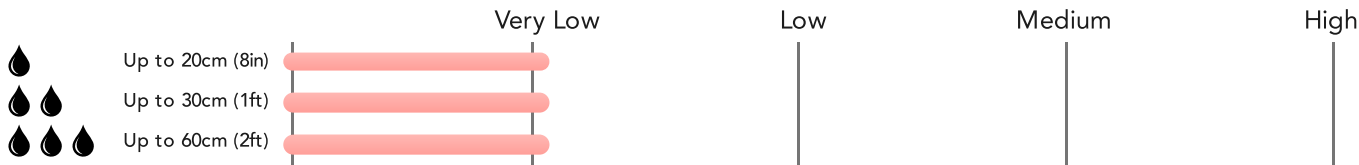


Risk Rating: Very low

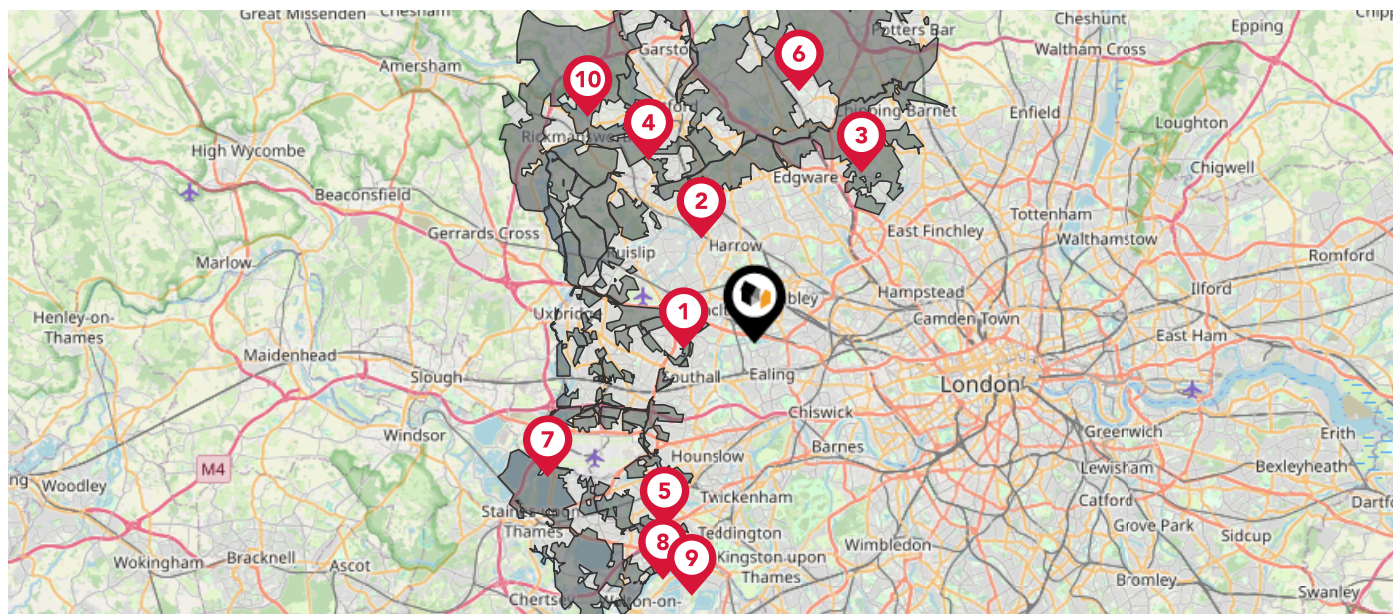
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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...



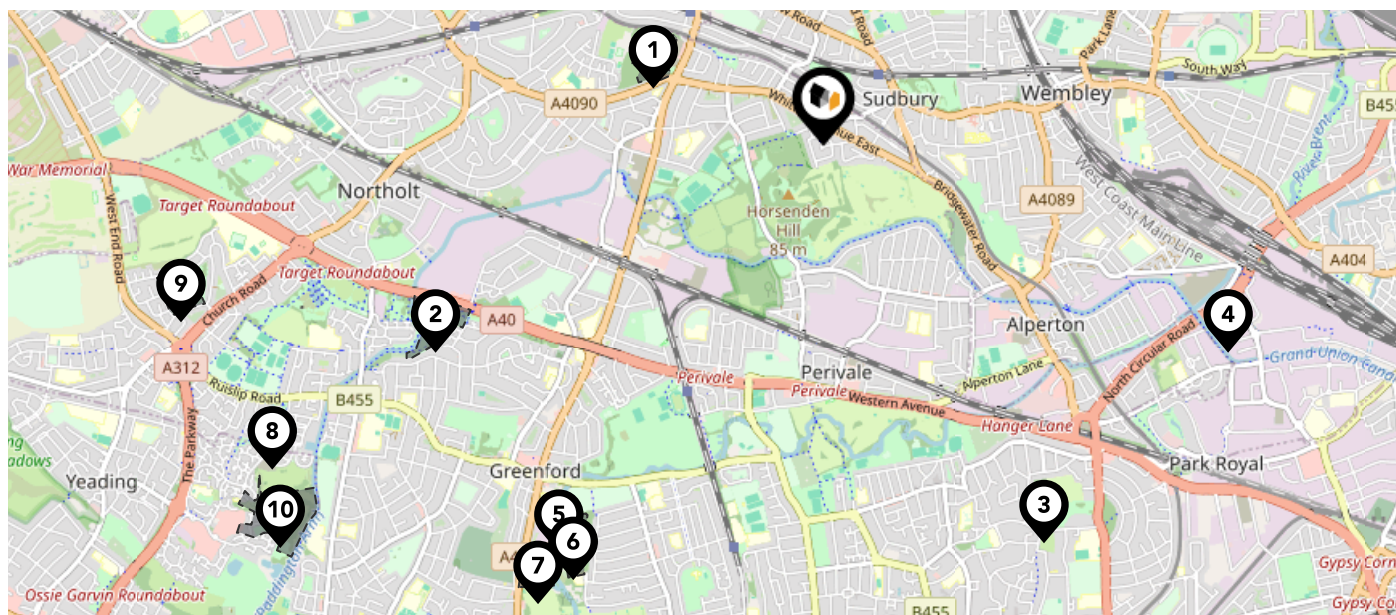
Nearby Green Belt Land

-  London Green Belt - Ealing
-  London Green Belt - Harrow
-  London Green Belt - Barnet
-  London Green Belt - Watford
-  London Green Belt - Hounslow
-  London Green Belt - Hertsmere
-  London Green Belt - Hillingdon
-  London Green Belt - Spelthorne
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Three Rivers





















Maps

Landfill Sites

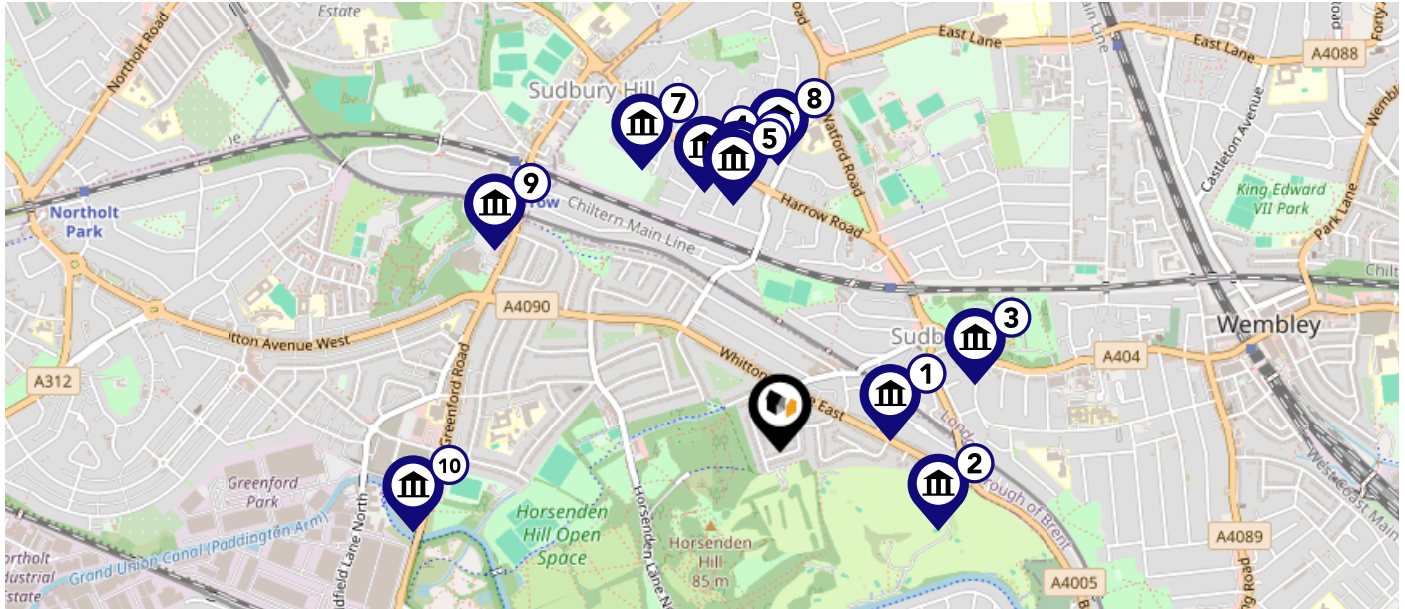
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.












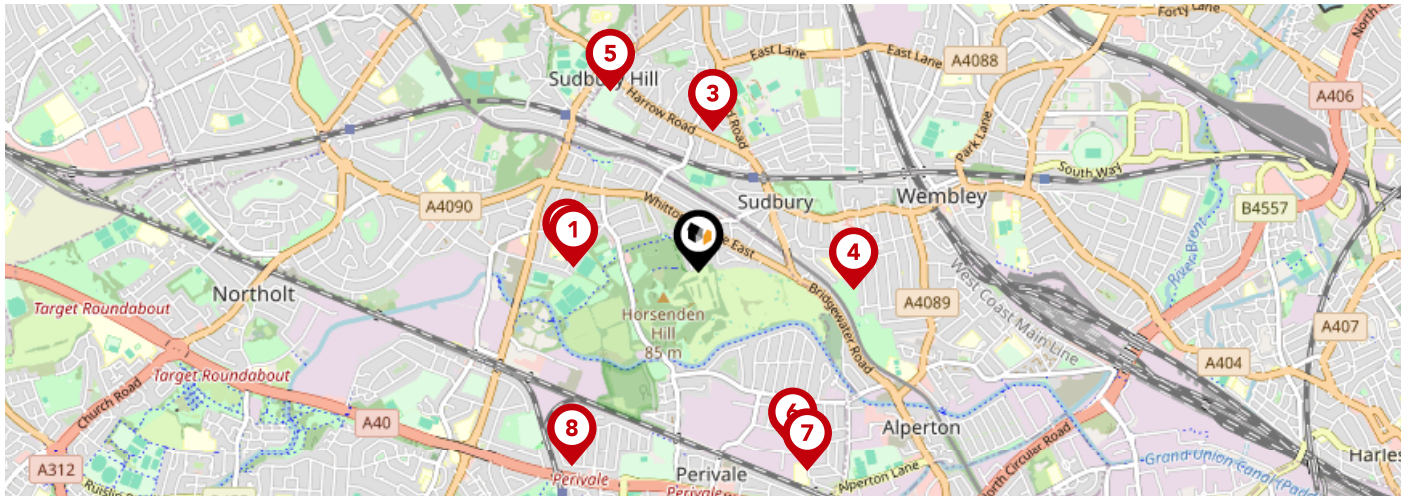
Nearby Landfill Sites









	Ealing North Sports Centre-Sudbury Hill, Greenford	Historic Landfill	
	Marnham Crescent-Greenford	Historic Landfill	
	Former Fox's Reservoir-Hillcrest Road	Historic Landfill	
	Twyford Service Station-Abbey Road, London NW10	Historic Landfill	
	South of Greenford Depot-Greenford, Ealing, London	Historic Landfill	
	Rear of Bridge Avenue-Greenford, Ealing, London	Historic Landfill	
	South of Greenford Depot-Greenford Road, Greenford	Historic Landfill	
	Willow Tree Lane-Yeading, Ealing, London	Historic Landfill	
	Lime Trees Park Golf Course-Northolt	Historic Landfill	
	Willow Tree Lane-Yeading, Ealing, London	Historic Landfill	

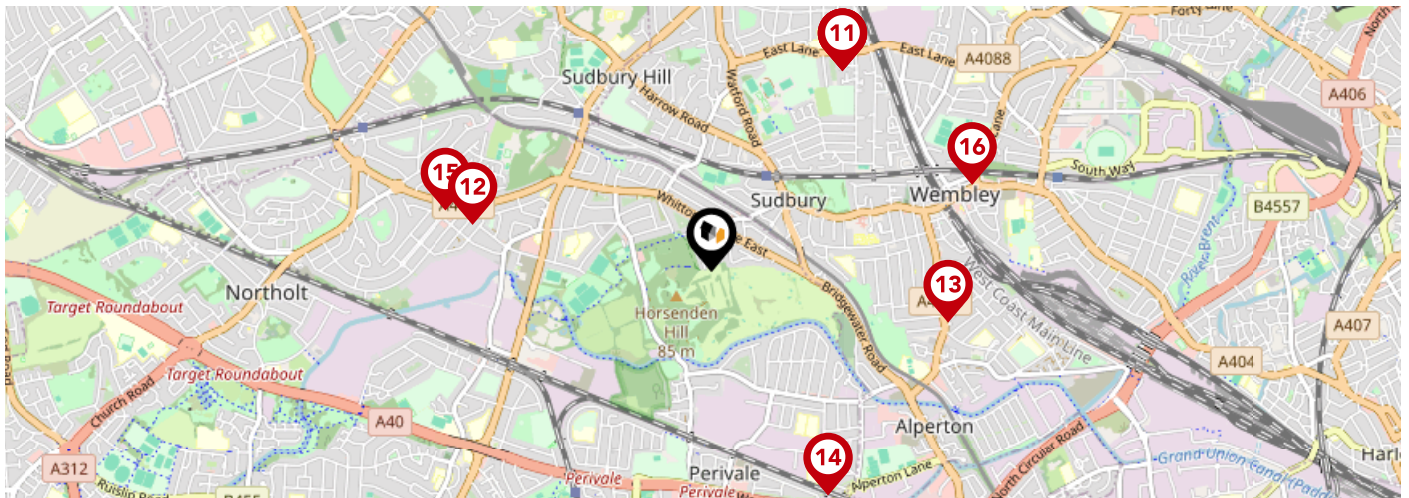
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1294594 - Sudbury Town Underground Station	Grade II	0.3 miles
 1189574 - The Sudbury Stone (in The Grounds Of Sudbury Golf Club Behind The Club House)	Grade II	0.4 miles
 1294729 - Garden Walls, Gates, Pergola Of 2 Portland Stone Ionic Columns. Sundial On Portland Stone Ionic Columns At Barham Old Court	Grade II	0.5 miles
 1252751 - Church Of St George And Presbytery	Grade II	0.6 miles
 1078853 - Church Of St Andrew	Grade II	0.6 miles
 1252702 - St Andrews Church Hall	Grade II	0.6 miles
 1078880 - 971-977, Harrow Road	Grade II	0.7 miles
 1078876 - Hundred Elms Farm Outbuilding	Grade II	0.7 miles
 1254171 - Sudbury Hill London Regional Transport Underground Station, And Generating Station	Grade II	0.8 miles
 1396406 - Front Range (blocks 1 And 2) Ex-headquarters, Glaxo Building	Grade II	0.8 miles



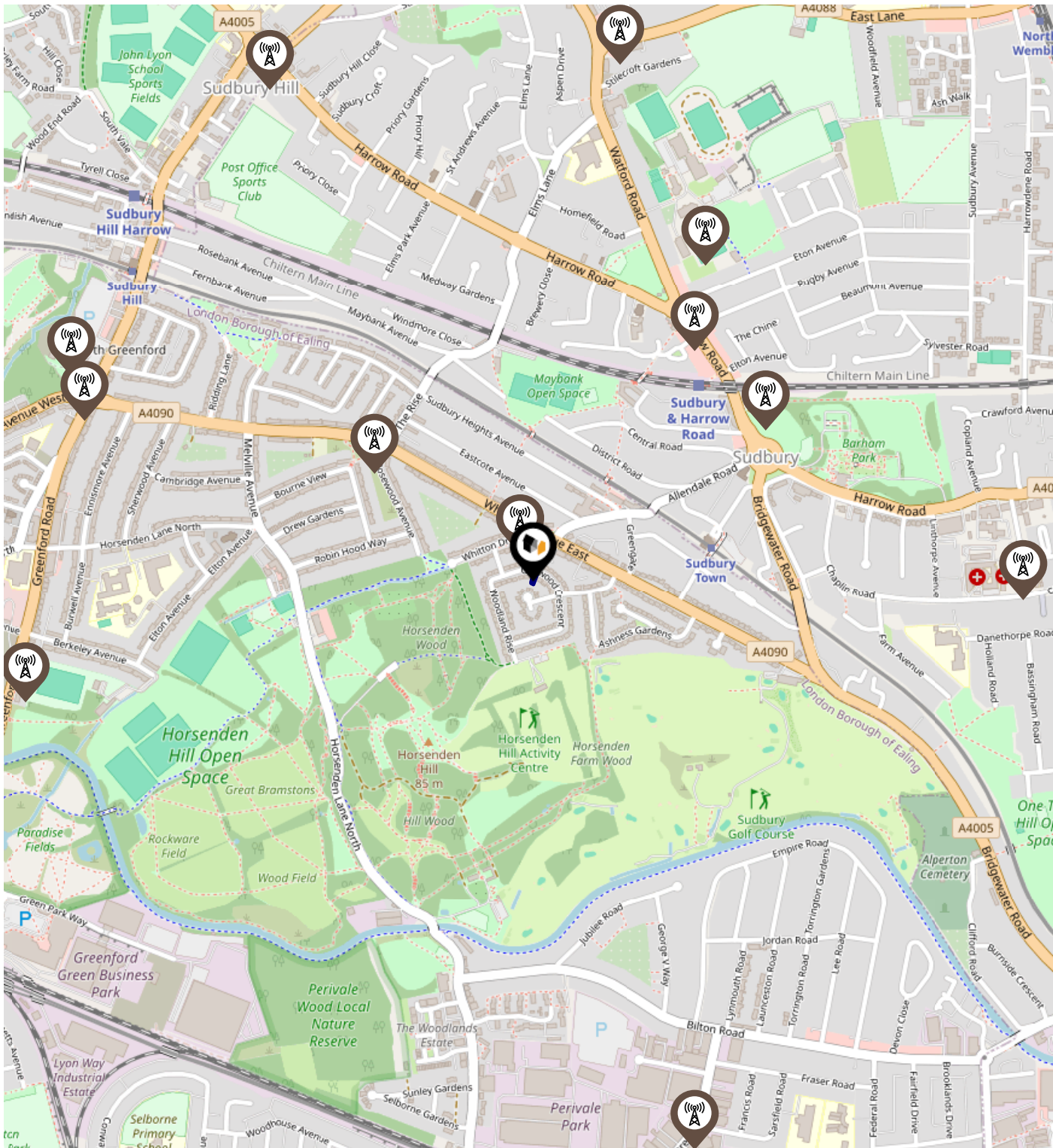
		Nursery	Primary	Secondary	College	Private
	Horsenden Primary School Ofsted Rating: Good Pupils: 642 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandeville School Ofsted Rating: Outstanding Pupils: 173 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sudbury Primary School Ofsted Rating: Good Pupils: 919 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barham Primary School Ofsted Rating: Good Pupils: 933 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St George's Primary Catholic Voluntary Academy Ofsted Rating: Outstanding Pupils: 414 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 384 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Perivale Primary School Ofsted Rating: Outstanding Pupils: 448 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selborne Primary School Ofsted Rating: Outstanding Pupils: 664 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	East Lane Primary School Ofsted Rating: Outstanding Pupils: 627 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wembley High Technology College Ofsted Rating: Outstanding Pupils: 1552 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Brent School Ofsted Rating: Good Pupils: 81 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wood End Primary School Ofsted Rating: Good Pupils: 419 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Corner School Ofsted Rating: Good Pupils: 11 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Vicar's Green Primary School Ofsted Rating: Outstanding Pupils: 454 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenwood Primary School Ofsted Rating: Good Pupils: 658 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Lane Primary School Ofsted Rating: Good Pupils: 470 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

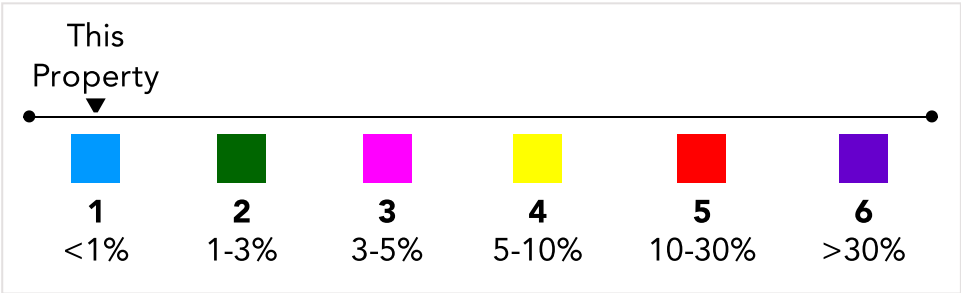
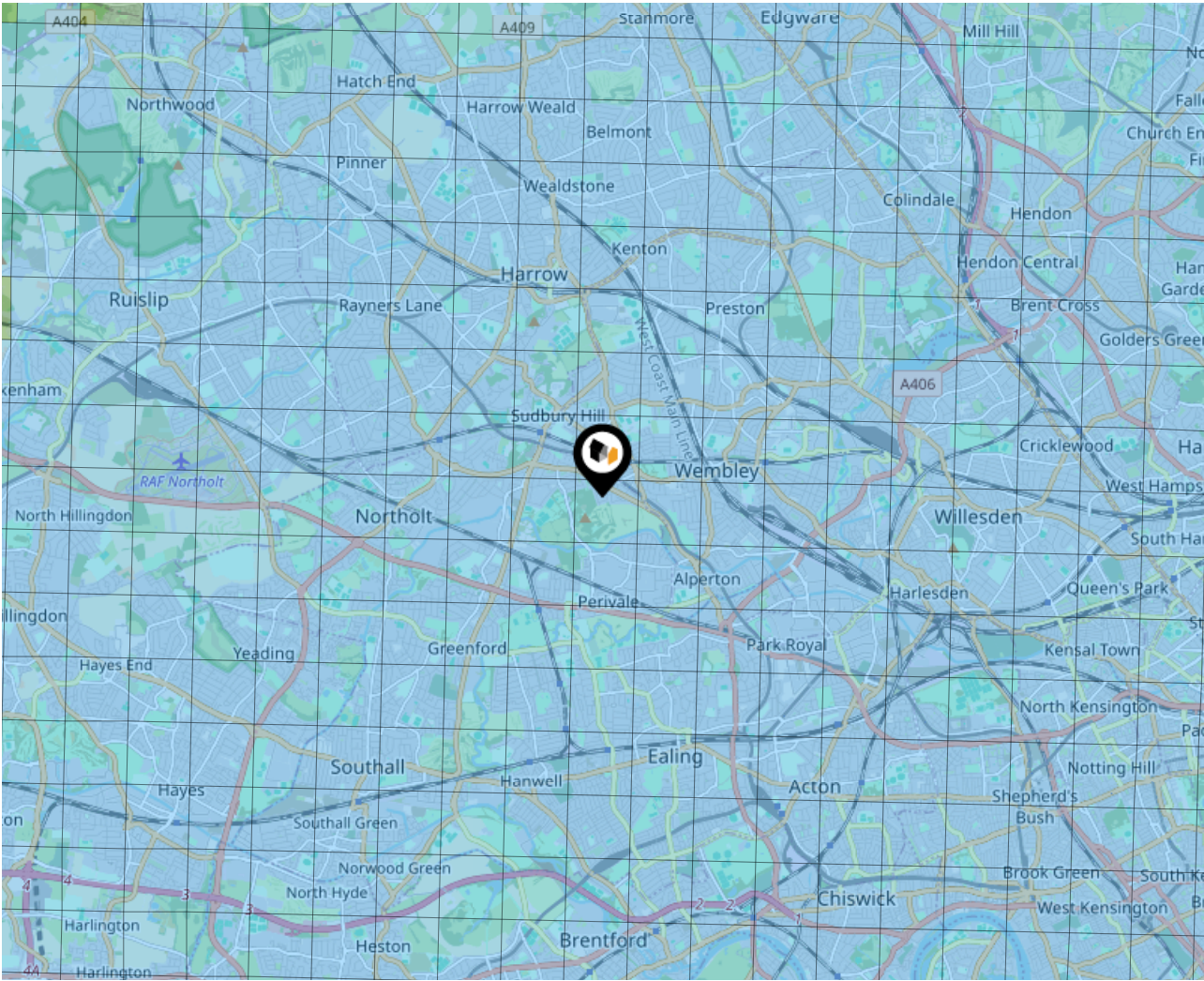


Key:

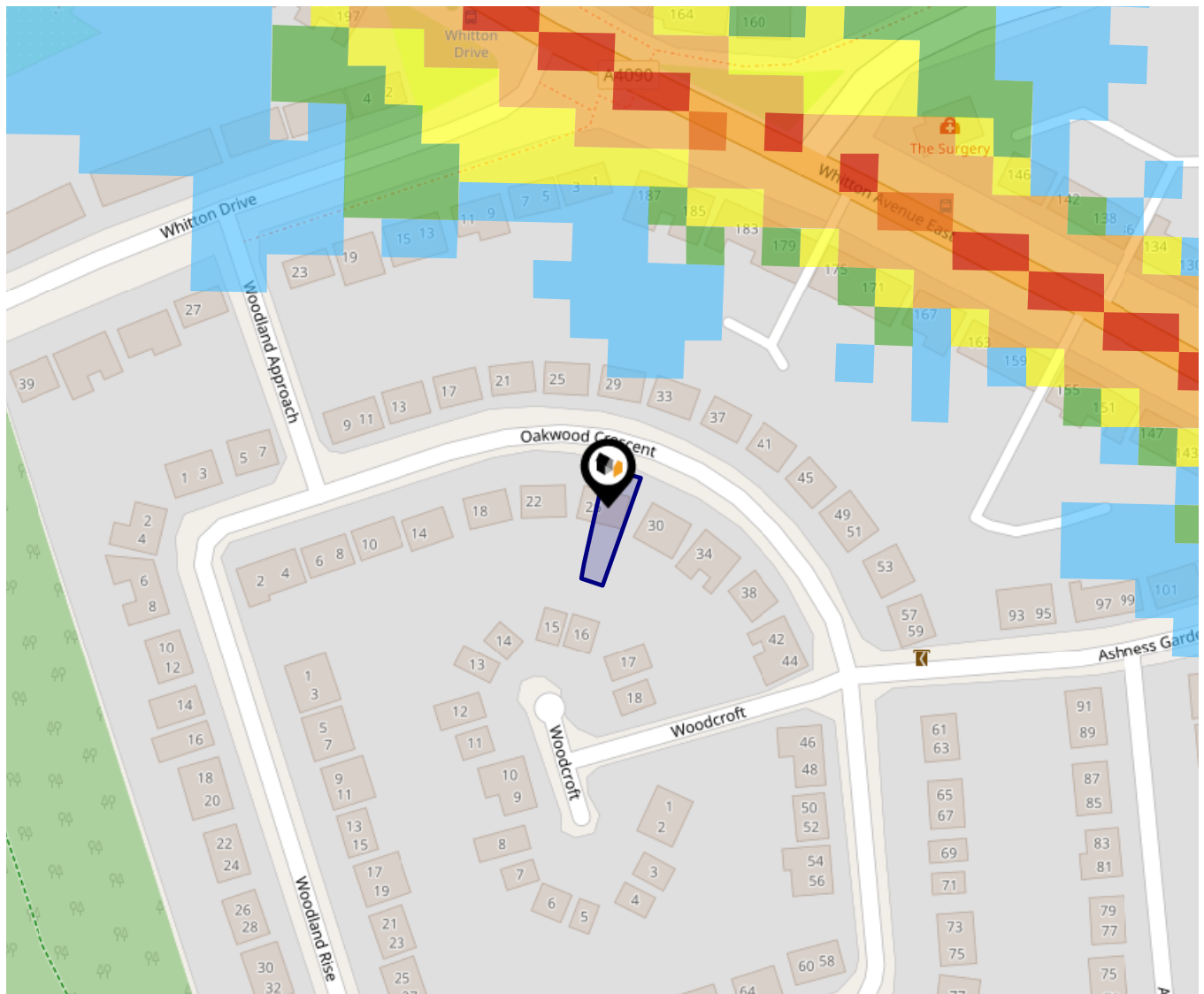
-  Power Pylons
-  Communication Masts

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



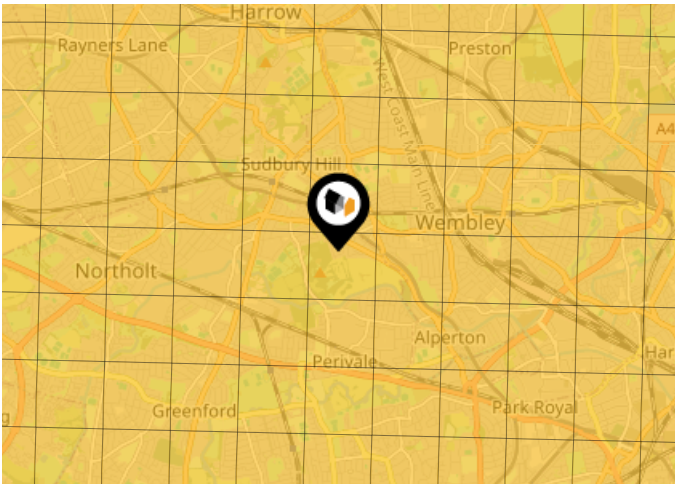
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

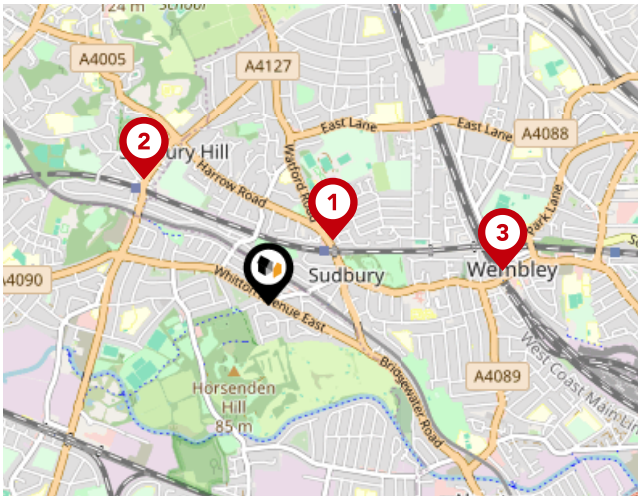


Primary Classifications (Most Common Clay Types)

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

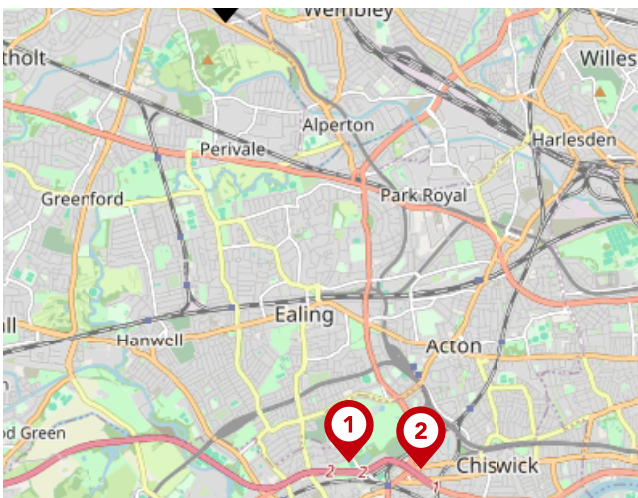
Area

Transport (National)



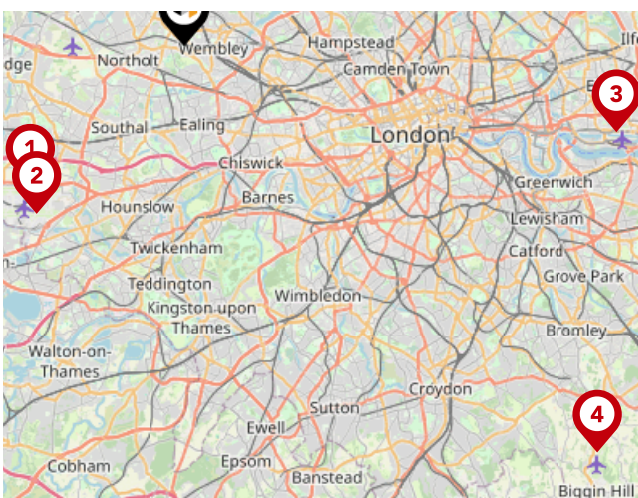
National Rail Stations

Pin	Name	Distance
1	Sudbury & Harrow Road Rail Station	0.42 miles
2	Sudbury Hill Harrow Rail Station	0.82 miles
3	Wembley Central Rail Station	1.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J2	4.22 miles
2	M4 J1	4.49 miles
3	M1 J4	5.98 miles
4	M1 J1	4.28 miles
5	M1 J2	5.15 miles

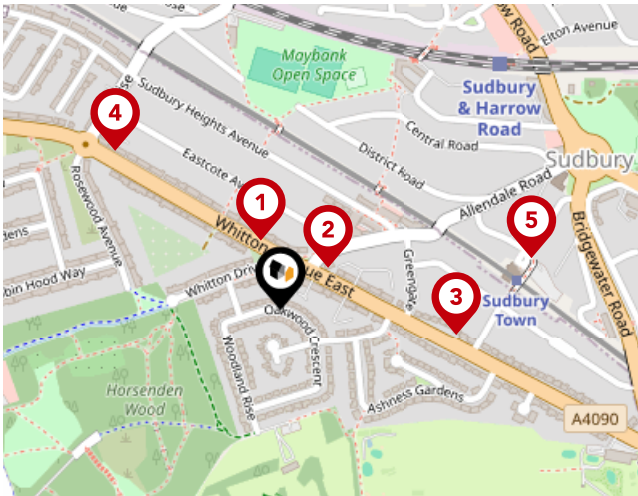


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	7.69 miles
2	Heathrow Airport Terminal 4	8.26 miles
3	Silvertown	16.33 miles
4	Leaves Green	21.47 miles

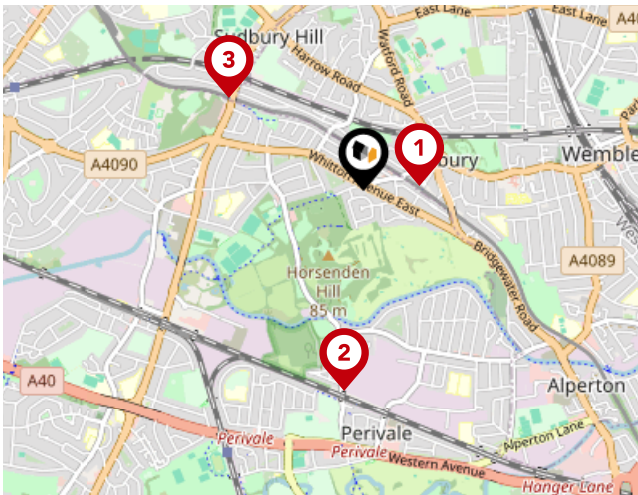
Area

Transport (Local)



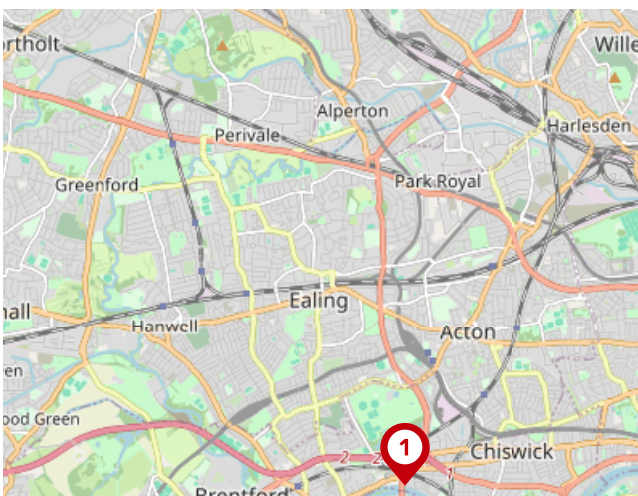
Bus Stops/Stations

Pin	Name	Distance
1	Whitton Drive	0.08 miles
2	Allendale Road	0.07 miles
3	Sudbury Town Station	0.2 miles
4	Rosewood Avenue	0.26 miles
5	Sudbury Town Station	0.3 miles



Local Connections

Pin	Name	Distance
1	Sudbury Town Underground Station	0.26 miles
2	Perivale Underground Station	0.93 miles
3	Sudbury Hill Underground Station	0.75 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	4.66 miles
2	Richmond St. Helena Pier	6.34 miles
3	Little Venice Waterbus Stop	6.28 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Phillip Arnold Auctions

Saunders House, 52-53 The Mall, London

W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk

