KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 19ᵗʰ August 2025

196 BILSBY LODGE, CHALKLANDS, WEMBLEY, HA9 9DY

Property
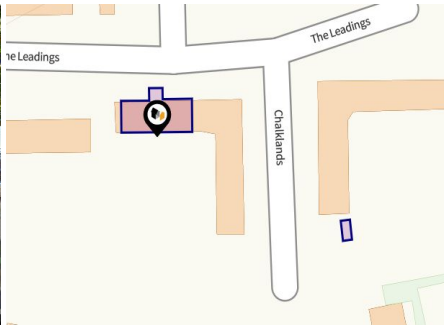
Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	19/01/1965
Floor Area:	925 ft^2 / 86 m^2	**End Date:**	25/03/2063
Plot Area:	0.05 acres	**Lease Term:**	99 years from 25 March 1964
Year Built :	1950-1966	**Term Remaining:**	37 years
Council Tax :	Band C		
Annual Estimate:	£1,896		
Title Number:	NGL756		
UPRN:	202118623		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	**50** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
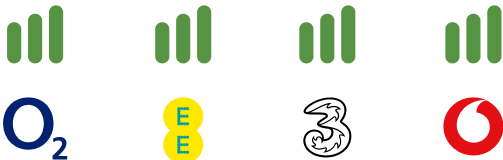
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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Freehold Title Plan

MX448242

Leasehold Title Plan
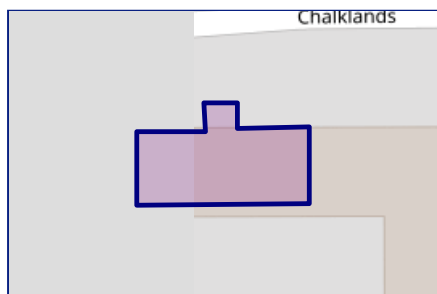
NGL756

Start Date:	19/01/1965
End Date:	25/03/2063
Lease Term:	99 years from 25 March 1964
Term Remaining:	37 years

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196 Bilsby Lodge, Chalklands, HA9 9DY

Energy rating

D

Valid until 12.06.2028

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			
55-68	D			65 | D
39-54	E		57 | D	
21-38	F			
1-20	G			
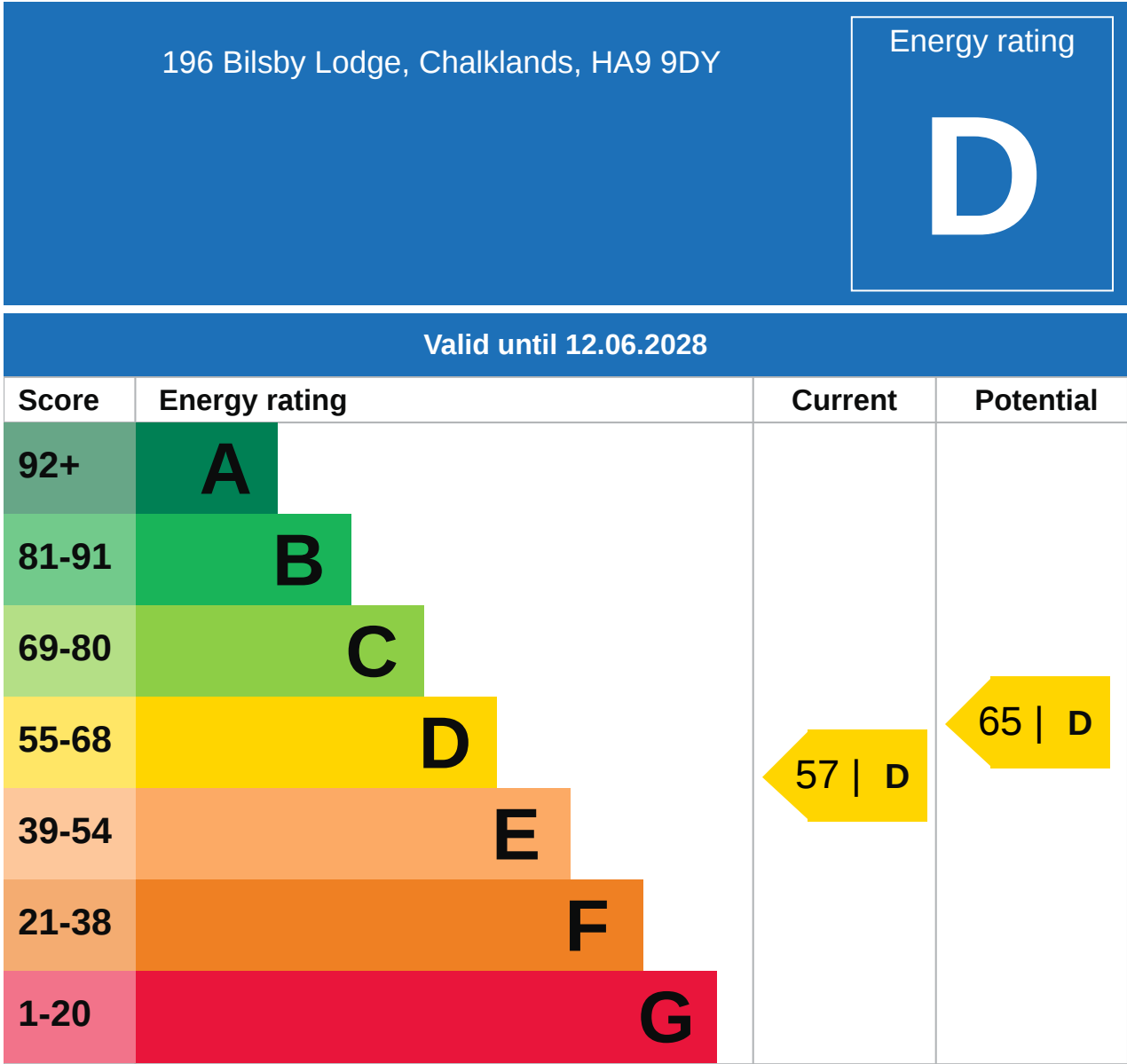
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	86 m^2

10 Year History of Average House Prices by Property Type in HA9
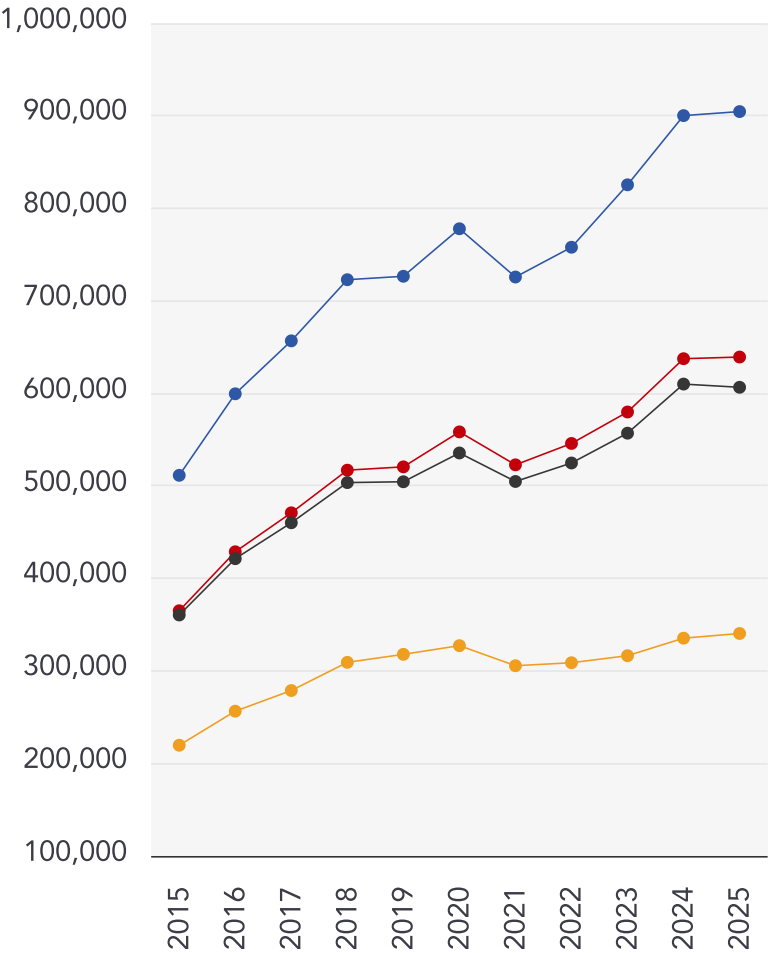
Detached
+76.88%

Semi-Detached
+75.11%

Terraced
+68.27%

Flat
+54.98%

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
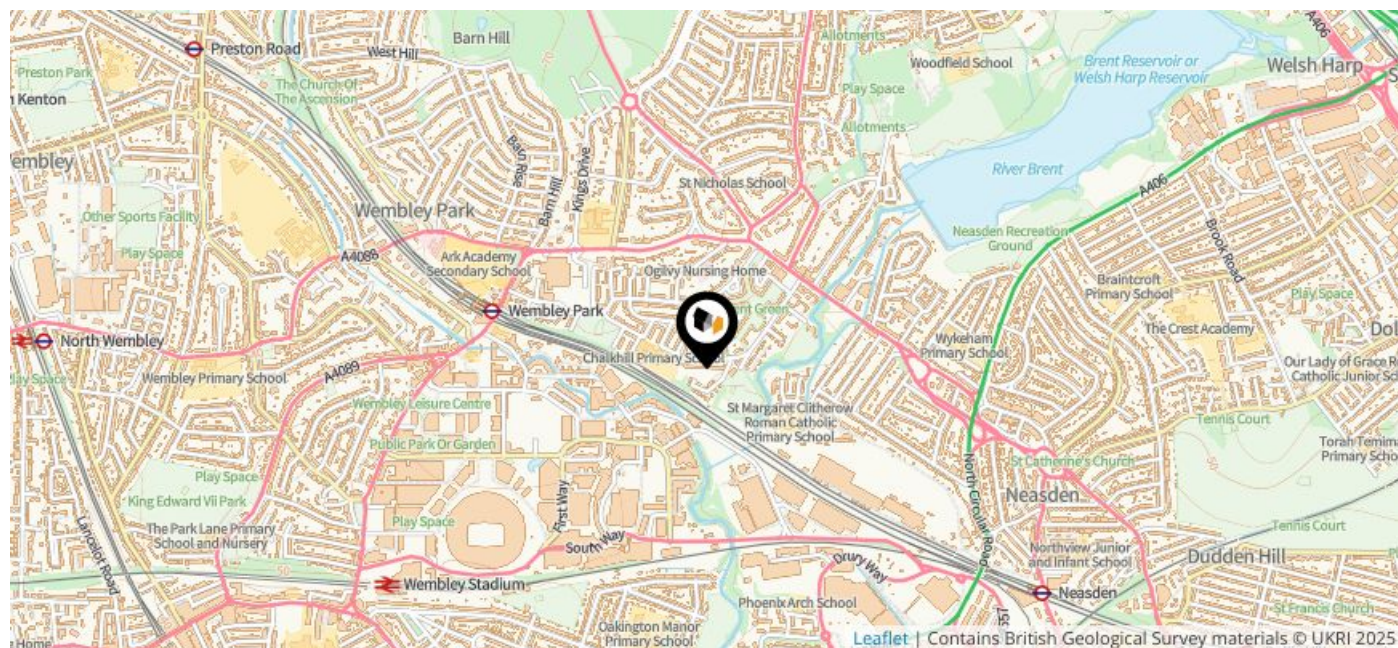
Mine Entry

✕ 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.

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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.
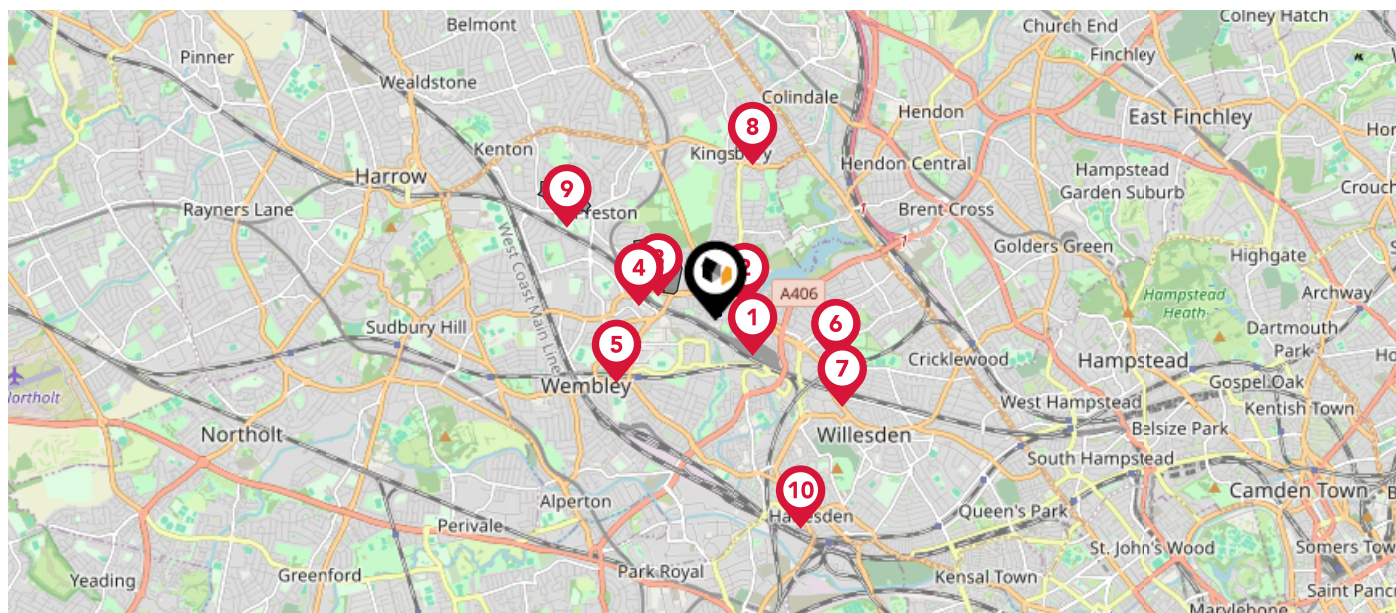
Nearby Conservation Areas	
1	Neasden
2	St Andrews
3	Barn Hill
4	Lawns Court
5	Wembley High Street
6	Homestead Park
7	Dudden Hill - New
8	Buck Lane
9	Mount Stewart
10	Harlesden - Extension

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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
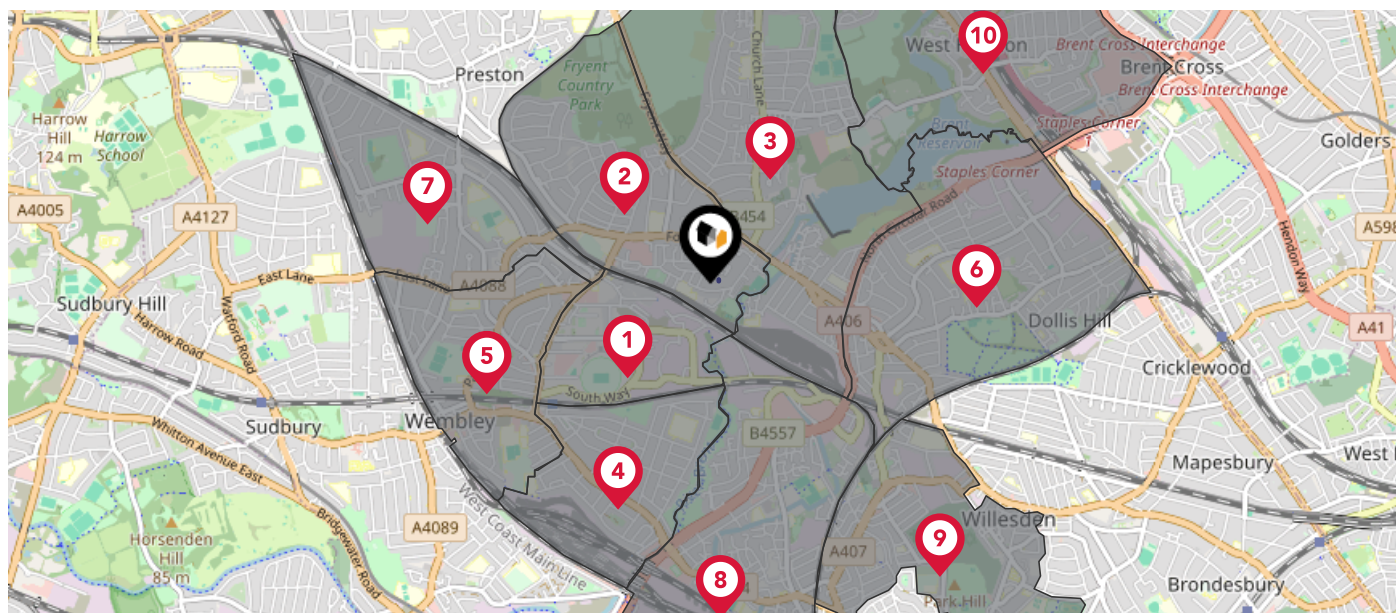
Nearby Council Wards

1	Wembley Park Ward
2	Barnhill Ward
3	Welsh Harp Ward
4	Tokyngton Ward
5	Wembley Hill Ward
6	Dollis Hill Ward
7	Preston Ward
8	Stonebridge Ward
9	Roundwood Ward
10	West Hendon Ward

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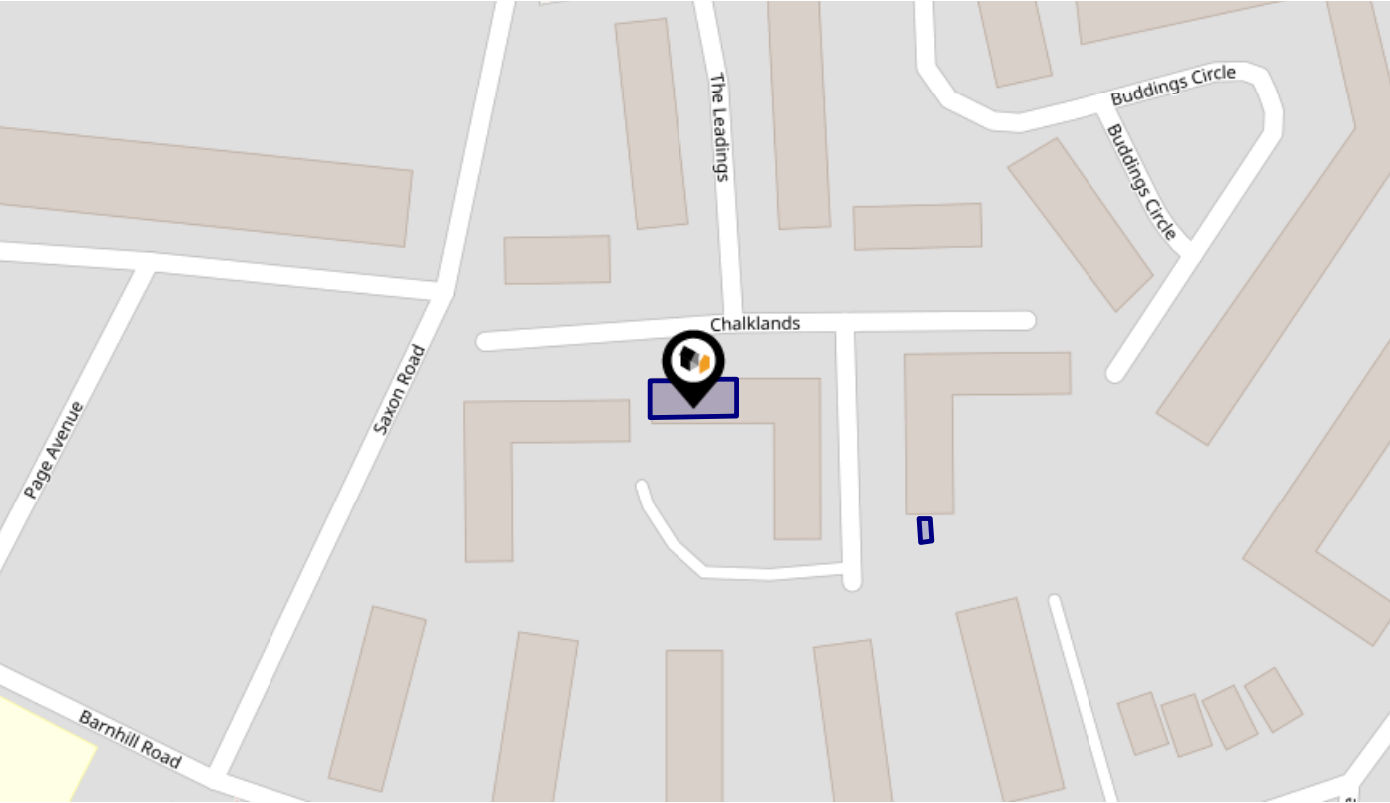
Rail Noise Data

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	🟦

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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 (0.1%)** in any one year.

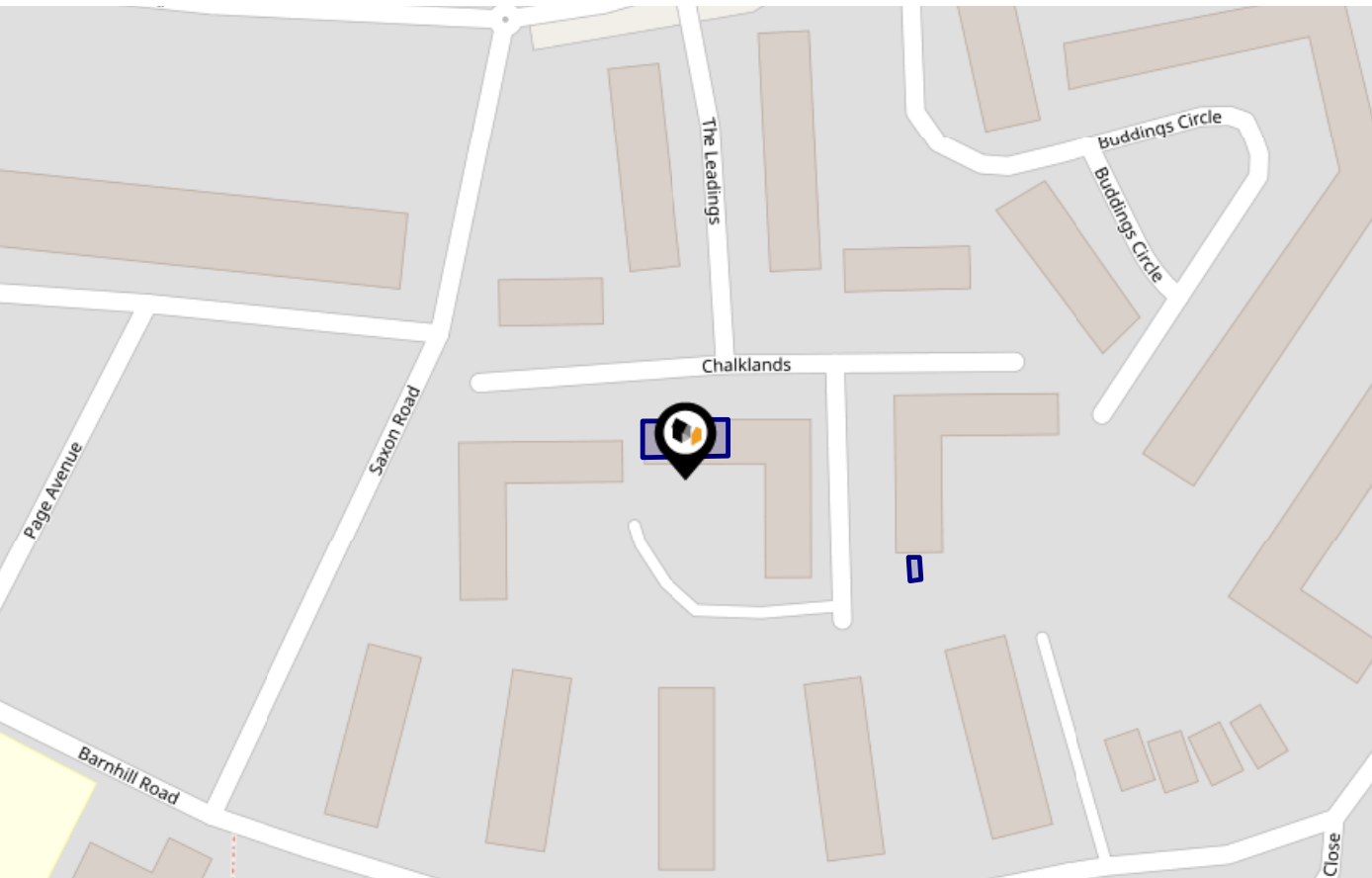■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

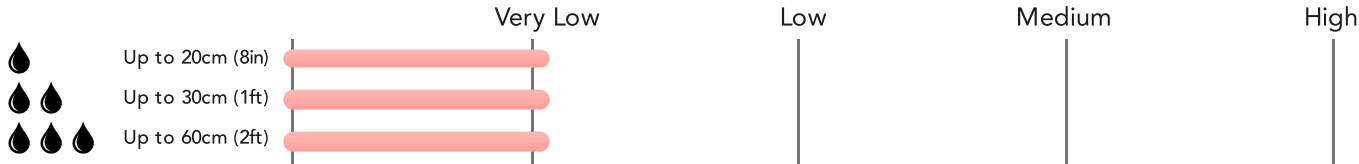|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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

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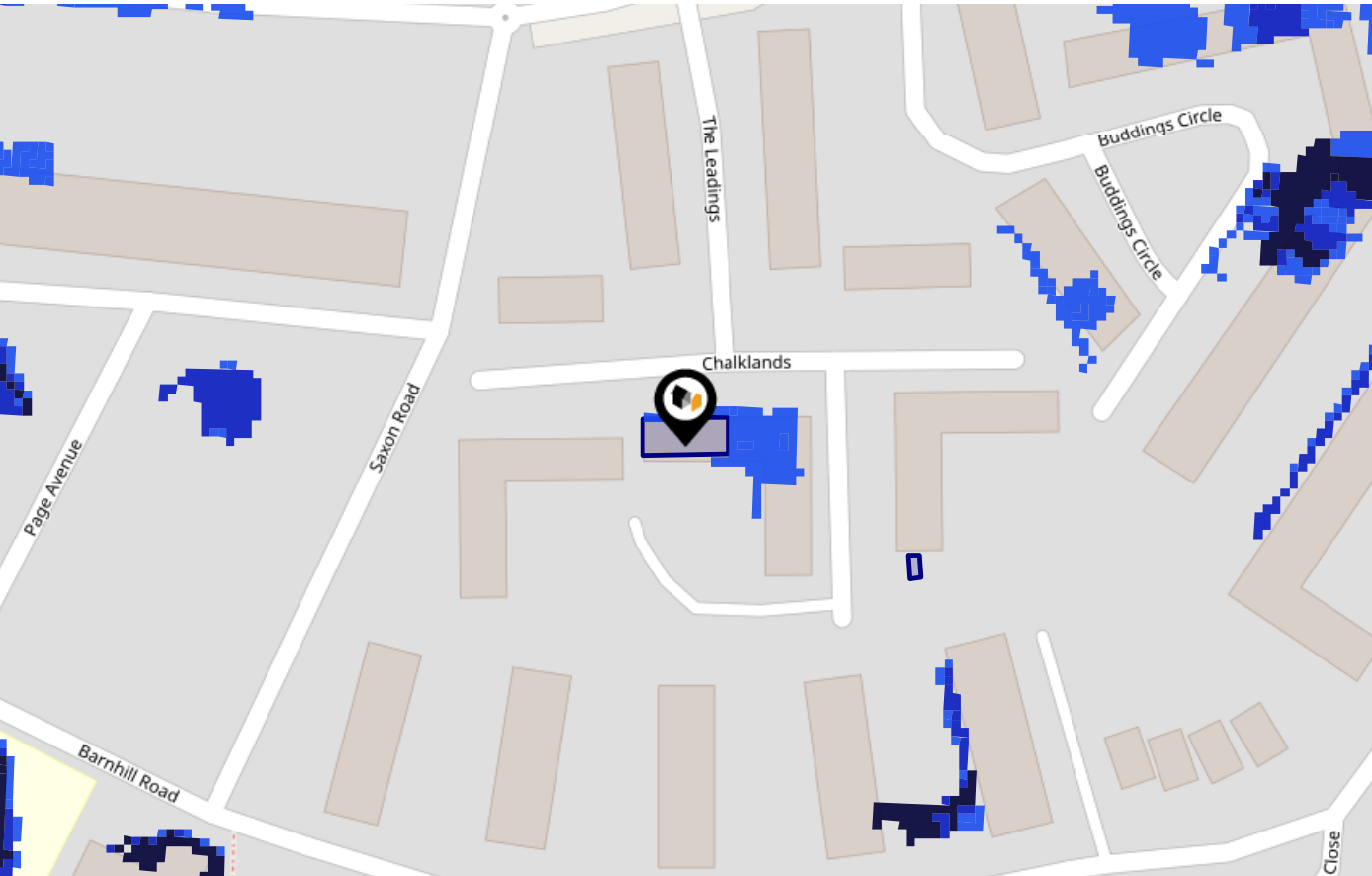
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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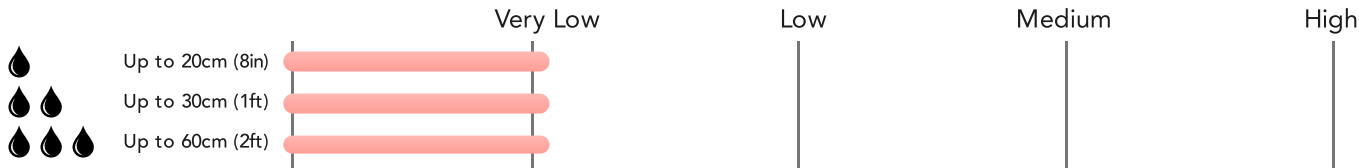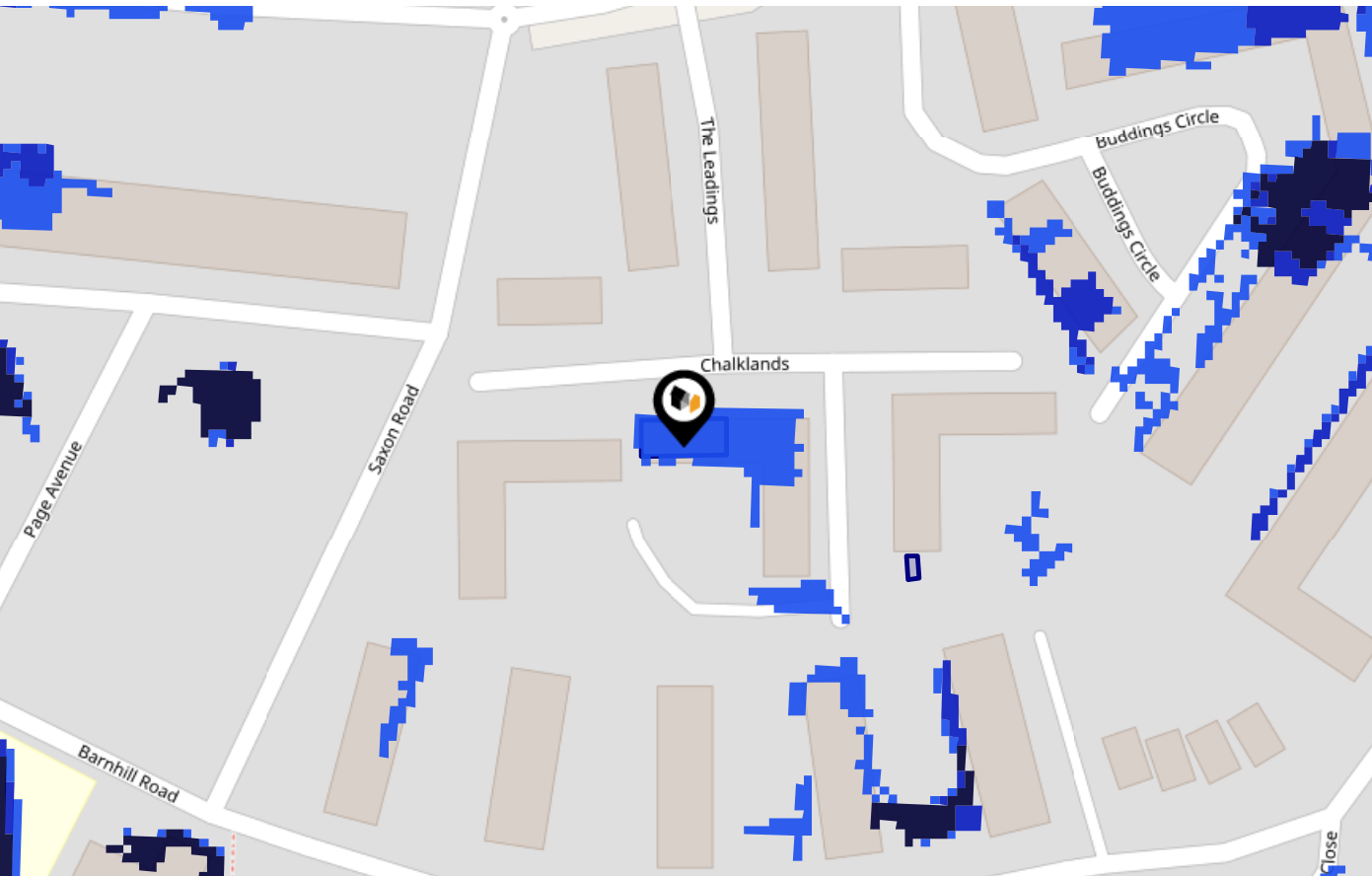

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■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)	▬▬▬			
💧💧	Up to 30cm (1ft)	▬▬▬			
💧💧💧	Up to 60cm (2ft)	▬▬▬			

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.
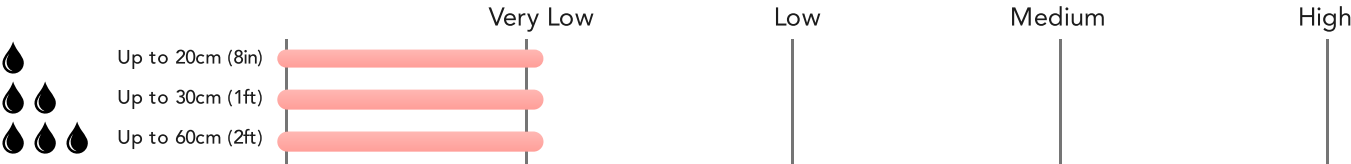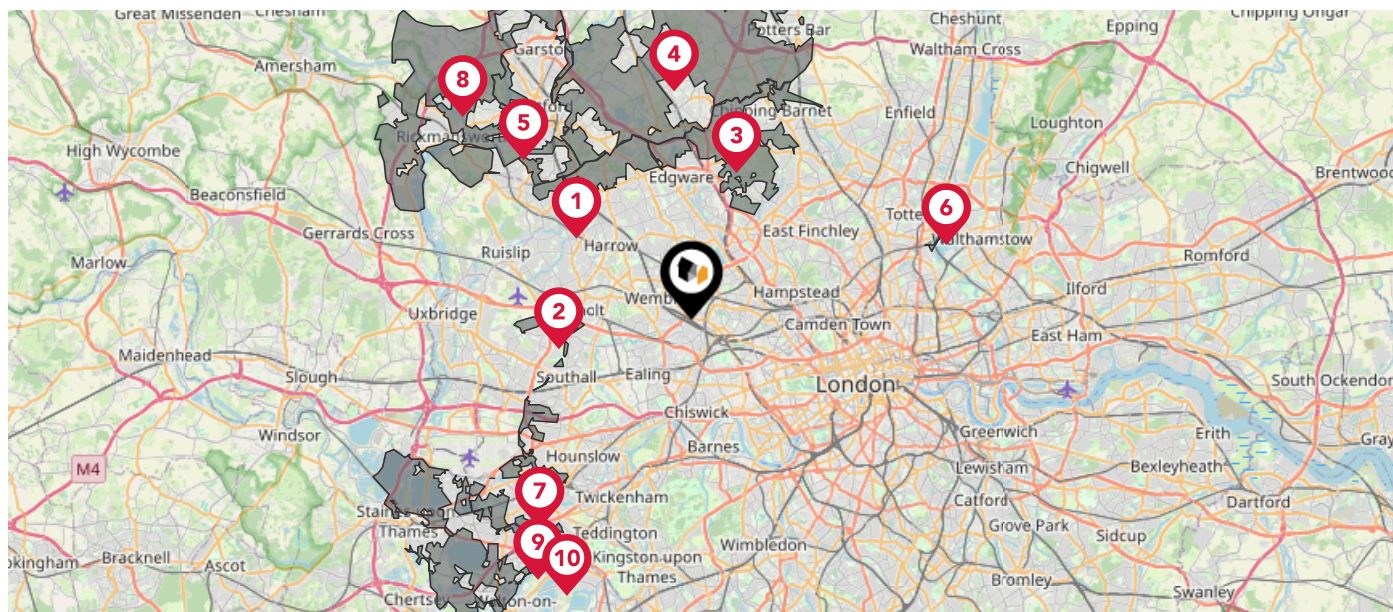

Risk Rating: Low

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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■ **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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■ **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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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

Nearby Green Belt Land	
1	London Green Belt - Harrow
2	London Green Belt - Ealing
3	London Green Belt - Barnet
4	London Green Belt - Hertsmere
5	London Green Belt - Watford
6	London Green Belt - Haringey
7	London Green Belt - Hounslow
8	London Green Belt - Three Rivers
9	London Green Belt - Spelthorne
10	London Green Belt - Richmond upon Thames

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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.
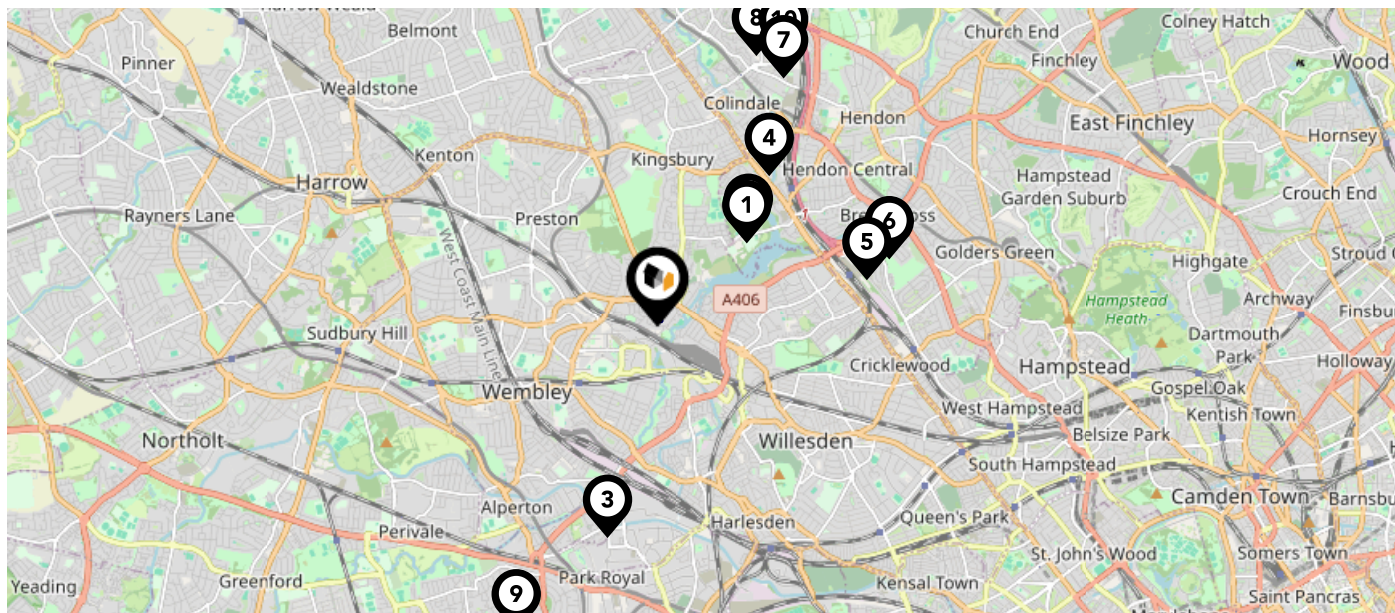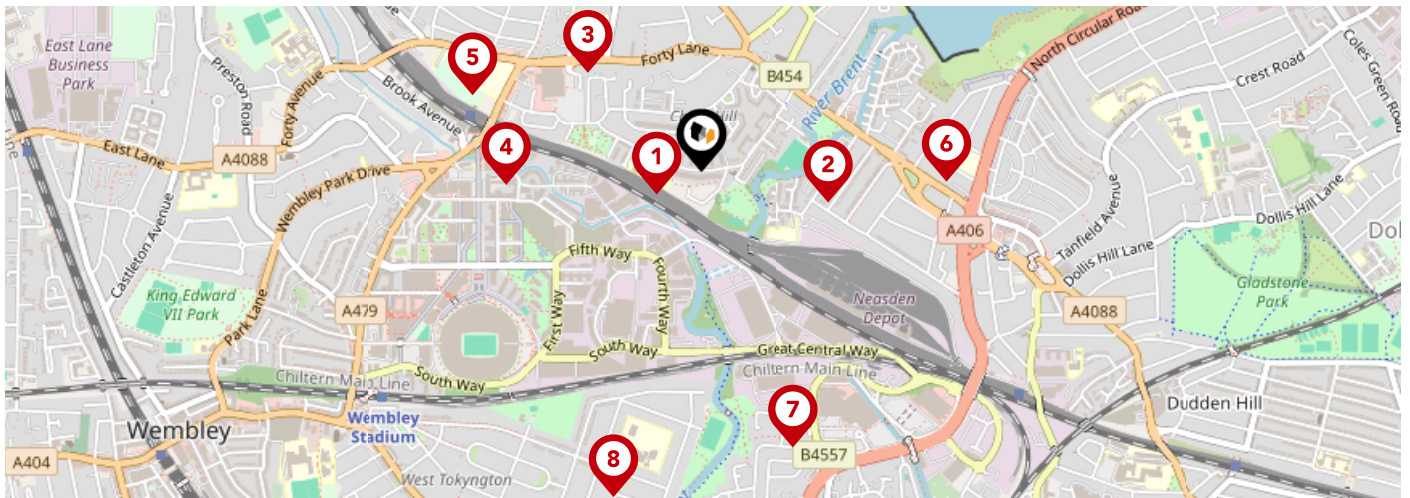

Nearby Landfill Sites

1	West Hendon Playing Fields-Cool Oak Lane, The Hyde, West Hendon NW9	Historic Landfill
2	Land Cool Oak Lane-London	Historic Landfill
3	Twyford Service Station-Abbey Road, London NW10	Historic Landfill
4	Crossways Site-Colin Gardens, The Hyde, London NW9	Historic Landfill
5	Claremont Way-Templehof Avenue, Brent Cross, Barnet	Historic Landfill
6	Hendon Way-Tilling Road, Brent Cross, Barnet	Historic Landfill
7	Grahame Park Way - Great Strand-Great Strand, Grahame Park, The Hyde NW9	Historic Landfill
8	Lanacre Avenue - Quakers Course-Grahame Park Estate	Historic Landfill
9	Former Fox's Reservoir-Hillcrest Road	Historic Landfill
10	Grahame Park Way - Corner Way-The Hyde, Grahame Park NW9	Historic Landfill

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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

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		Nursery	Primary	Secondary	College	Private
1	**Chalkhill Primary School** Ofsted Rating: Good	Pupils: 458	Distance:0.12	☐	☑	☐	☐	☐
2	**St Margaret Clitherow RC Primary School** Ofsted Rating: Good	Pupils: 230	Distance:0.3	☐	☑	☐	☐	☐
3	**Lycee International de Londres** Ofsted Rating: Not Rated	Pupils: 827	Distance:0.35	☐	☐	☑	☐	☐
4	**Michaela Community School** Ofsted Rating: Outstanding	Pupils: 723	Distance:0.45	☐	☐	☑	☐	☐
5	**Ark Academy** Ofsted Rating: Outstanding	Pupils: 1642	Distance:0.56	☐	☑	☑	☐	☐
6	**Wykeham Primary School** Ofsted Rating: Outstanding	Pupils: 460	Distance:0.57	☐	☑	☐	☐	☐
7	**Phoenix Arch School** Ofsted Rating: Requires improvement	Pupils: 54	Distance:0.67	☐	☑	☐	☐	☐
8	**Oakington Manor Primary School** Ofsted Rating: Good	Pupils: 678	Distance:0.77	☐	☑	☐	☐	☐

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	Nursery	Primary	Secondary	College	Private
9 St Christopher's Prep School Ofsted Rating: Not Rated | Pupils: 104 | Distance:0.78	☐	☑	☐	☐	☐
10 Woodfield School Ofsted Rating: Good | Pupils: 192 | Distance:0.86	☐	☐	☑	☐	☐
11 Preston Manor School Ofsted Rating: Good | Pupils: 1927 | Distance:0.94	☐	☑	☑	☐	☐
12 Braintcroft E-ACT Primary Academy Ofsted Rating: Good | Pupils: 683 | Distance:1	☐	☑	☐	☐	☐
13 Fryent Primary School Ofsted Rating: Good | Pupils: 701 | Distance:1.01	☐	☑	☐	☐	☐
14 Northview Junior and Infant School Ofsted Rating: Good | Pupils: 219 | Distance:1.03	☐	☑	☐	☐	☐
15 St Joseph's Catholic Junior School Ofsted Rating: Good | Pupils: 275 | Distance:1.09	☐	☑	☐	☐	☐
16 E-ACT Crest Academy Ofsted Rating: Good | Pupils: 1330 | Distance:1.11	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons

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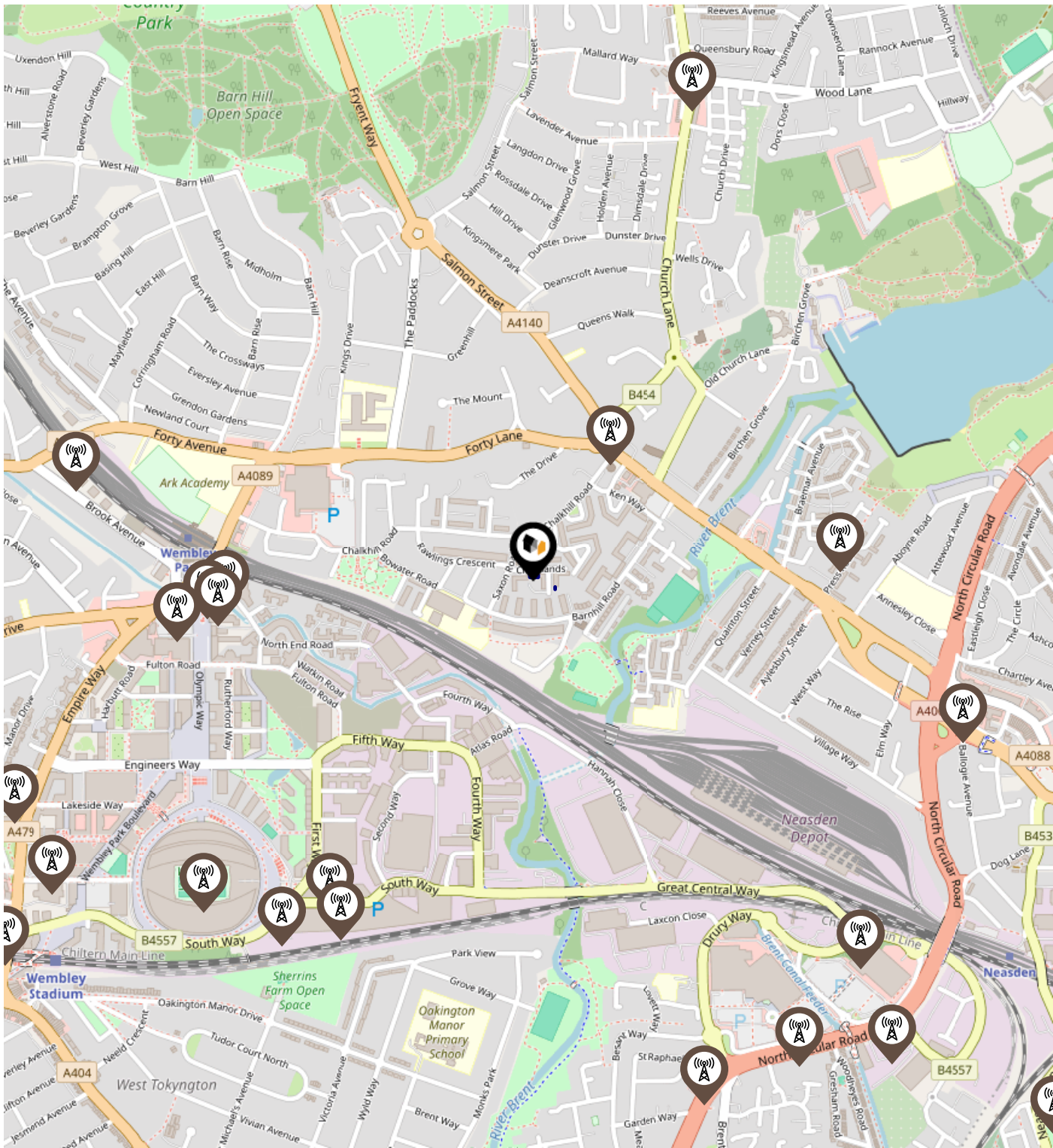
Key:

Power Pylons

Communication Masts

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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).

1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

This Property ▼

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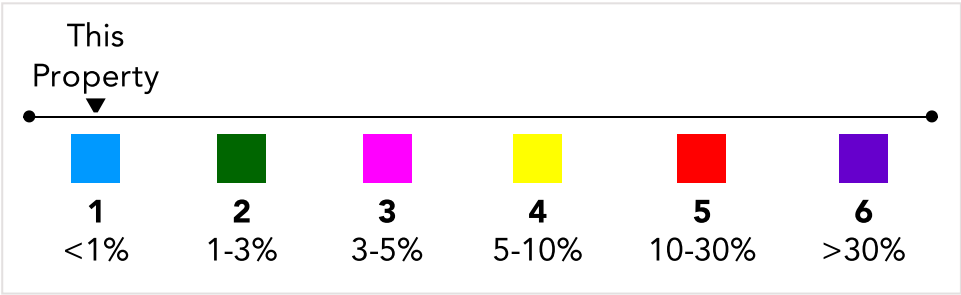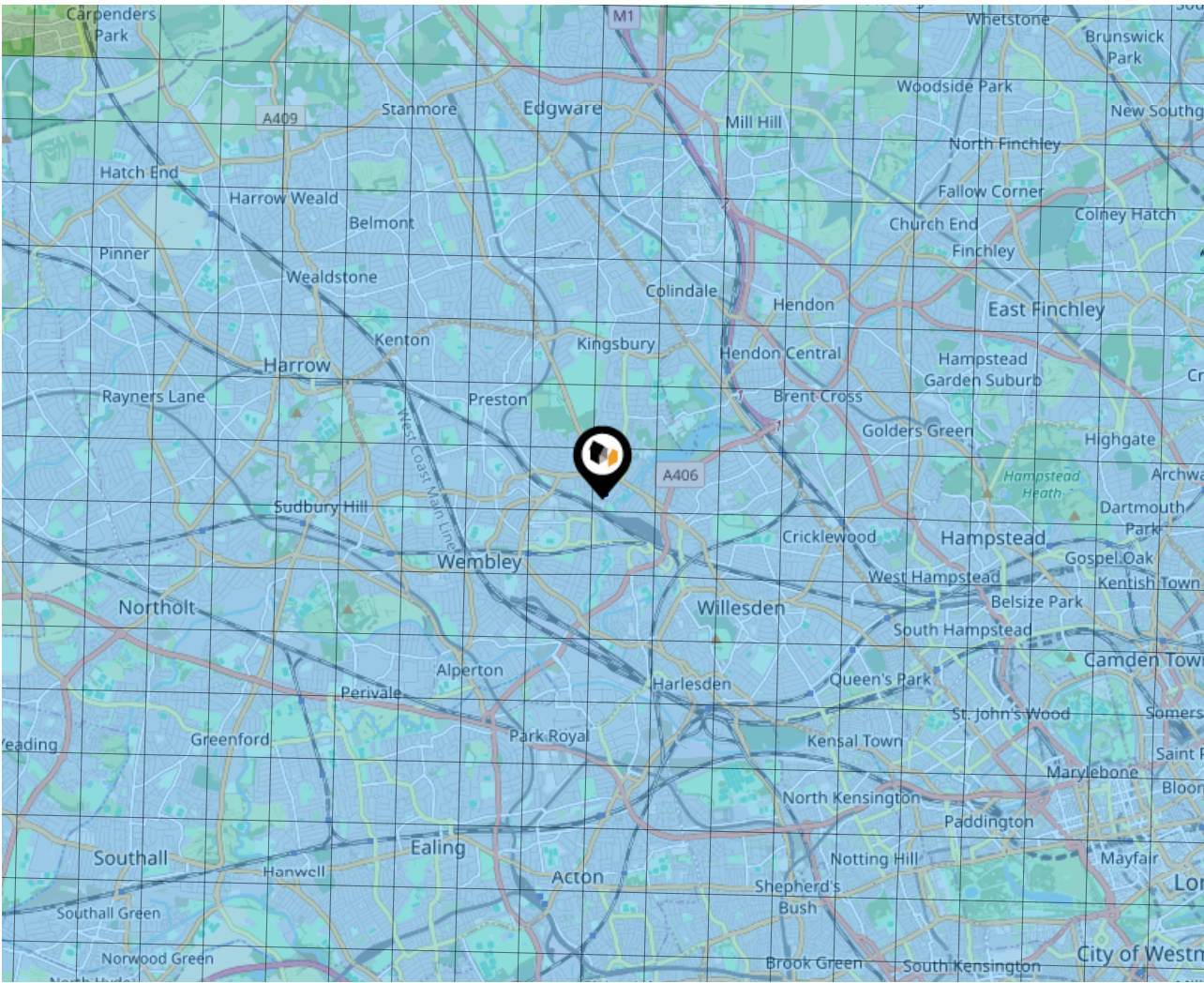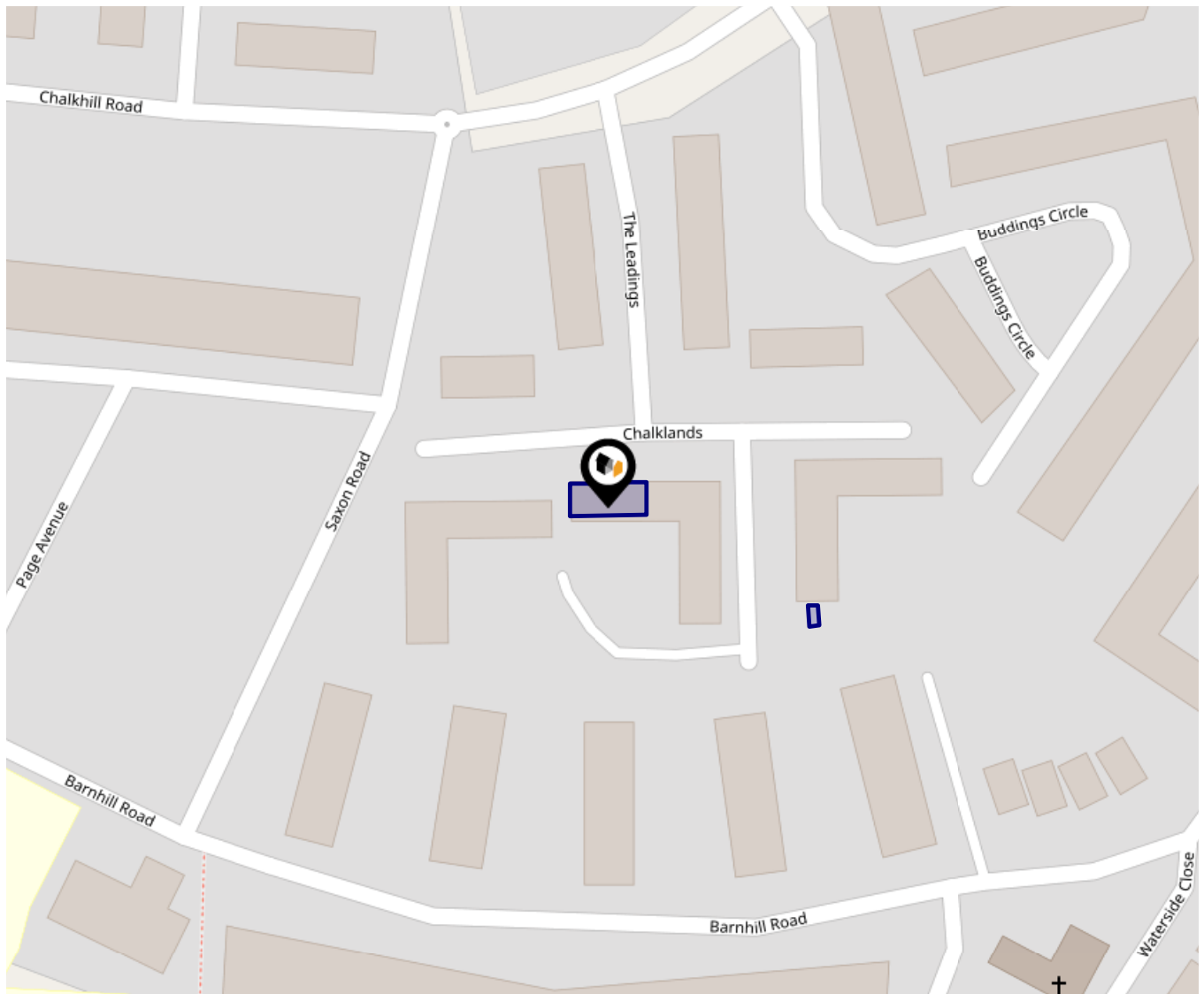
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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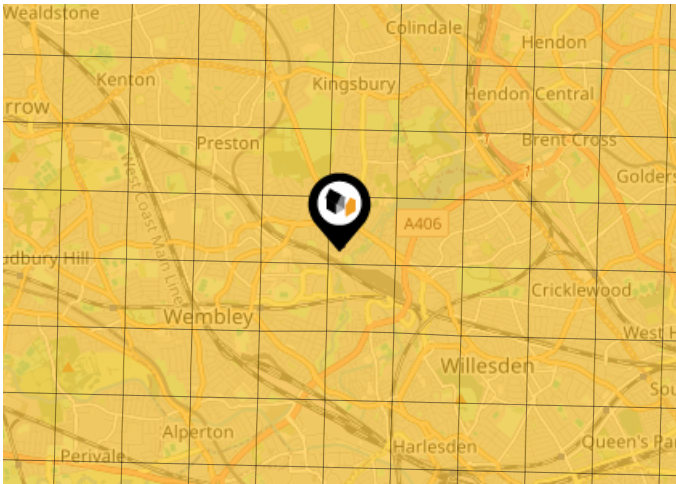
Primary Classifications (Most Common Clay Types)

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)
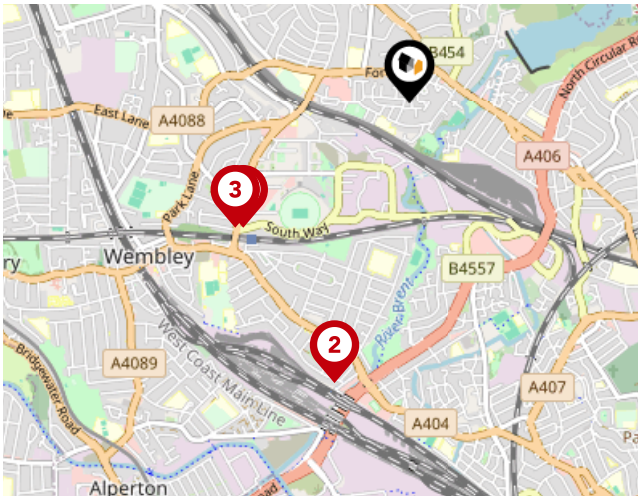
National Rail Stations

Pin	Name	Distance
1	Wembley Stadium Rail Station	0.96 miles
2	Stonebridge Park Rail Station	1.34 miles
3	Wembley Stadium	0.99 miles
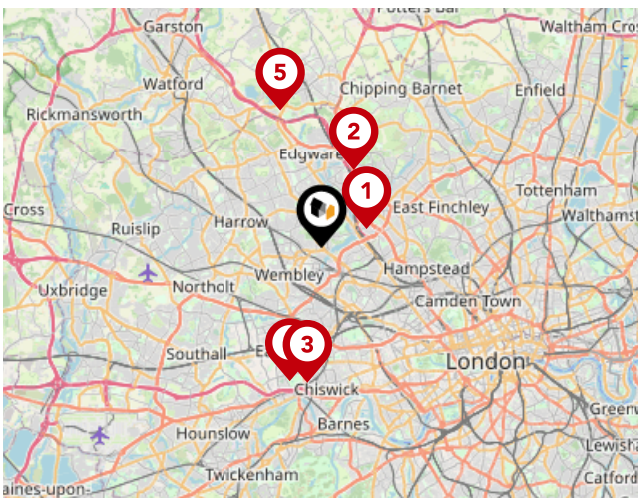
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	1.79 miles
2	M1 J2	3.13 miles
3	M4 J1	5.02 miles
4	M4 J2	5.08 miles
5	M1 J4	5.27 miles
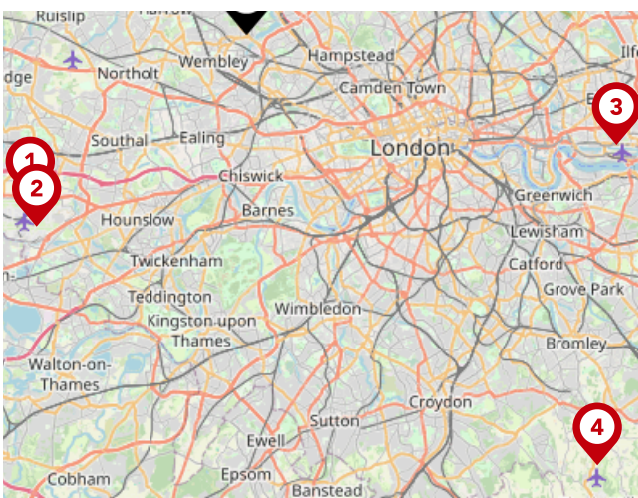
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	10.04 miles
2	Heathrow Airport Terminal 4	10.52 miles
3	Silvertown	14.28 miles
4	Leaves Green	20.54 miles
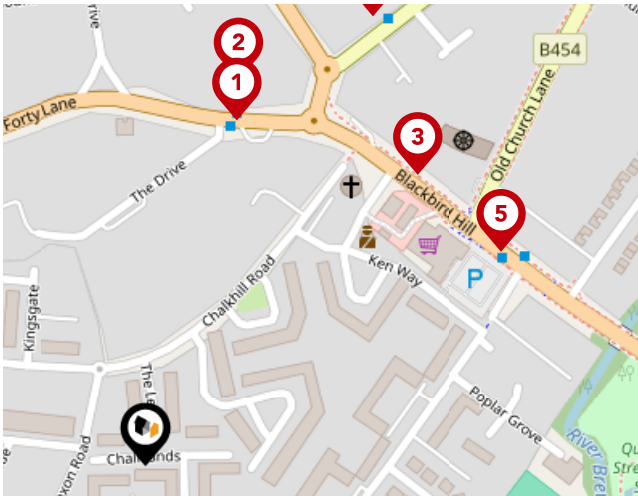
Bus Stops/Stations

Pin	Name	Distance
1	Blackbird Cross	0.21 miles
2	Blackbird Cross	0.23 miles
3	Blackbird Hill	0.23 miles
4	Tudor Gardens Kingsbury	0.29 miles
5	Blackbird Hill	0.24 miles
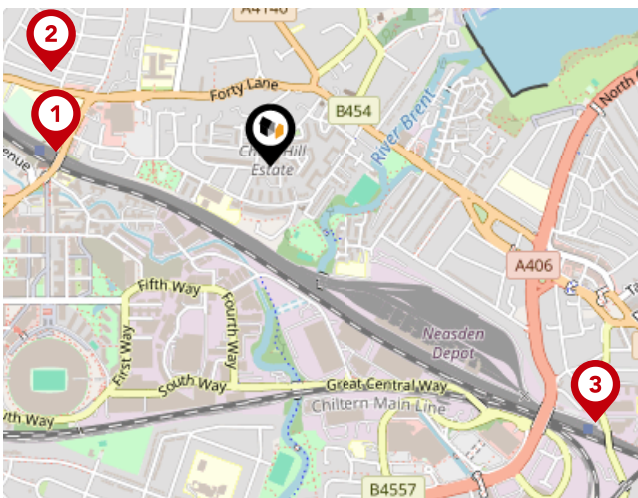
Local Connections

Pin	Name	Distance
1	Wembley Park Station	0.49 miles
2	Wembley Park Underground Station	0.55 miles
3	Neasden Underground Station	0.95 miles
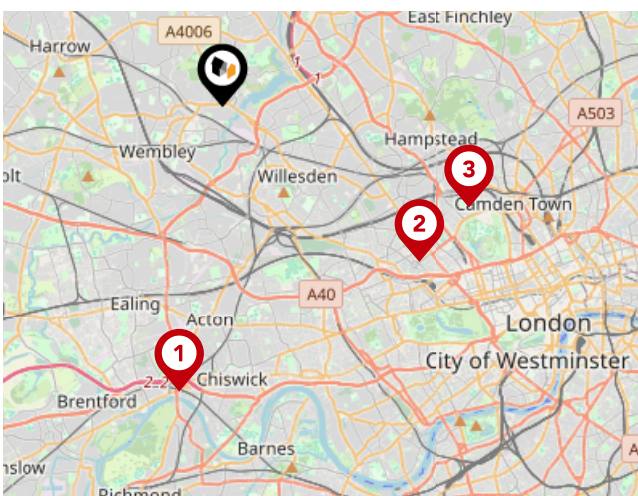
Ferry Terminals

Pin	Name	Distance
1	Kew Pier	5.33 miles
2	Little Venice Waterbus Stop	4.62 miles
3	London Zoo Waterbus Stop	4.93 miles

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Data Quality

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KPF - Key Property Facts

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