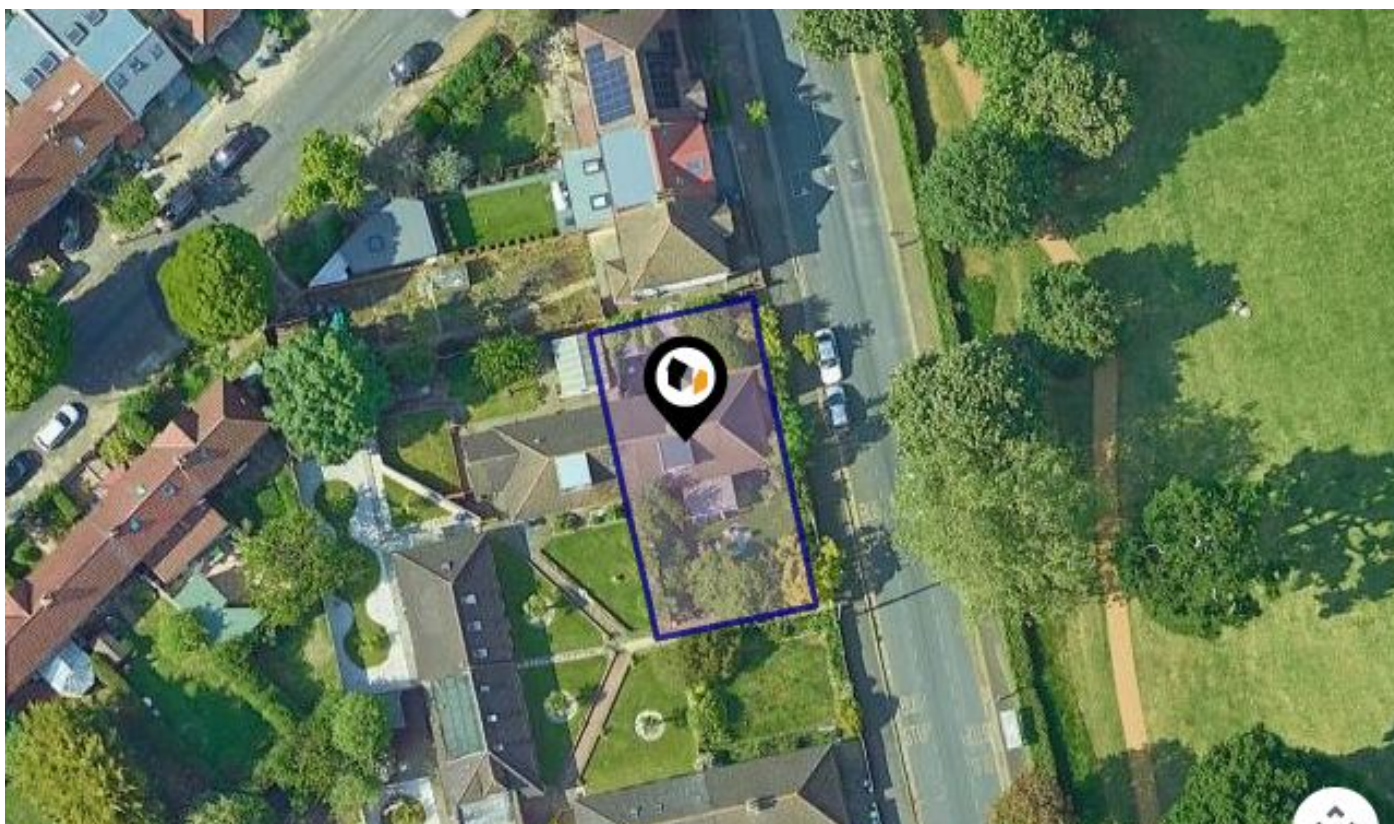# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 15th August 2025

2, WESTFIELDS ROAD, LONDON, W3 0AP

Property

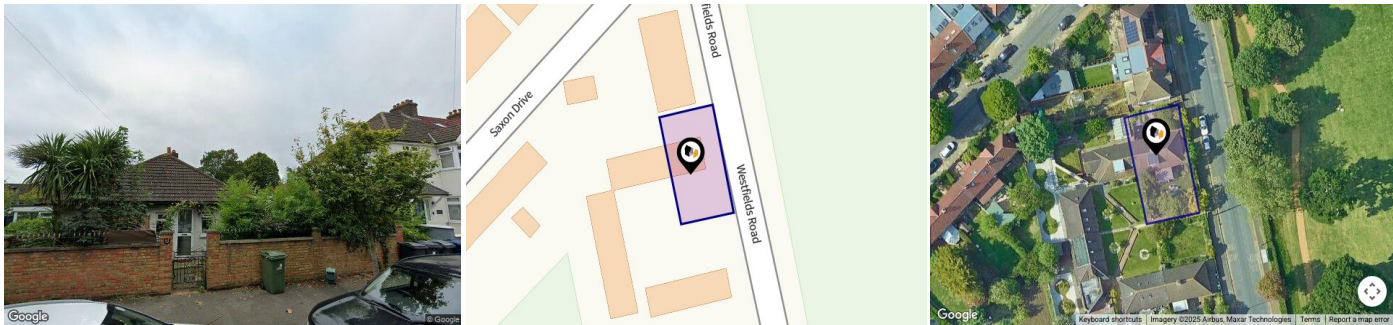|			
Type:	Semi-Detached	**Last Sold Date:**	24/03/2000
Bedrooms:	2	**Last Sold Price:**	£248,000
Floor Area:	1,011 ft^2 / 94 m^2	**Last Sold £/ft^2:**	£245
Plot Area:	0.09 acres	**Tenure:**	Freehold
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,495		
Title Number:	NGL173883		
UPRN:	12095557		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	**61** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
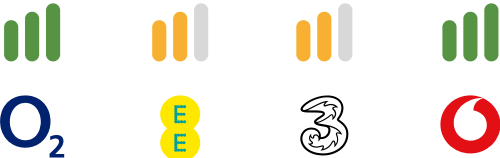
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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Planning records for: *2, Westfields Road, London, W3 0AP*

| Reference - P/2004/2911 |
| --- |
| **Decision:** Refused |
| **Date:** 30th June 2004 |
| **Description:** Retention of wall surmounted by railings at front of house adjoining highway |

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2, Westfields Road, W3 0AP

Energy rating

E

Valid until 02.07.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 | C
55-68	D		
39-54	E	51 | E	
21-38	F		
1-20	G		

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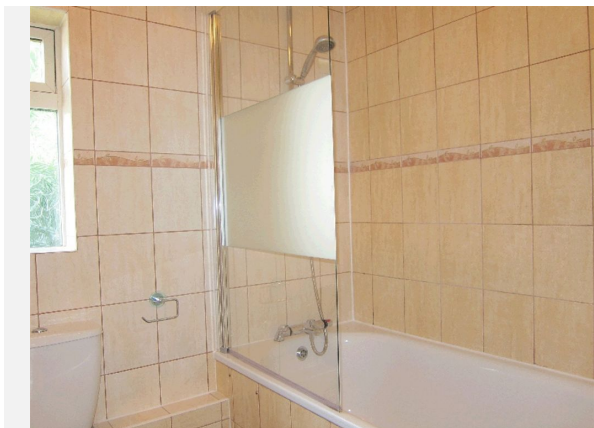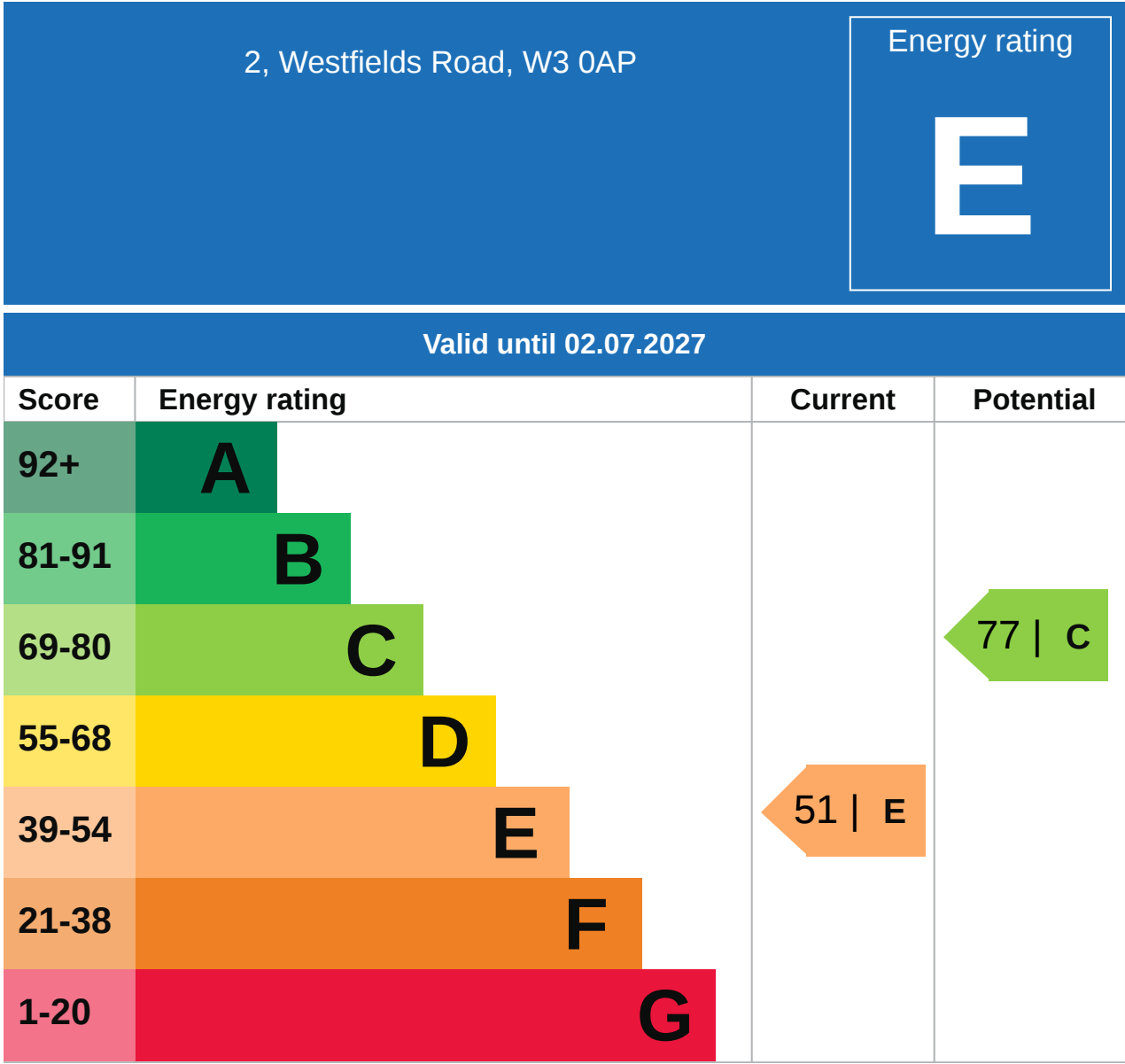
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 55% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	94 m^2

10 Year History of Average House Prices by Property Type in W3
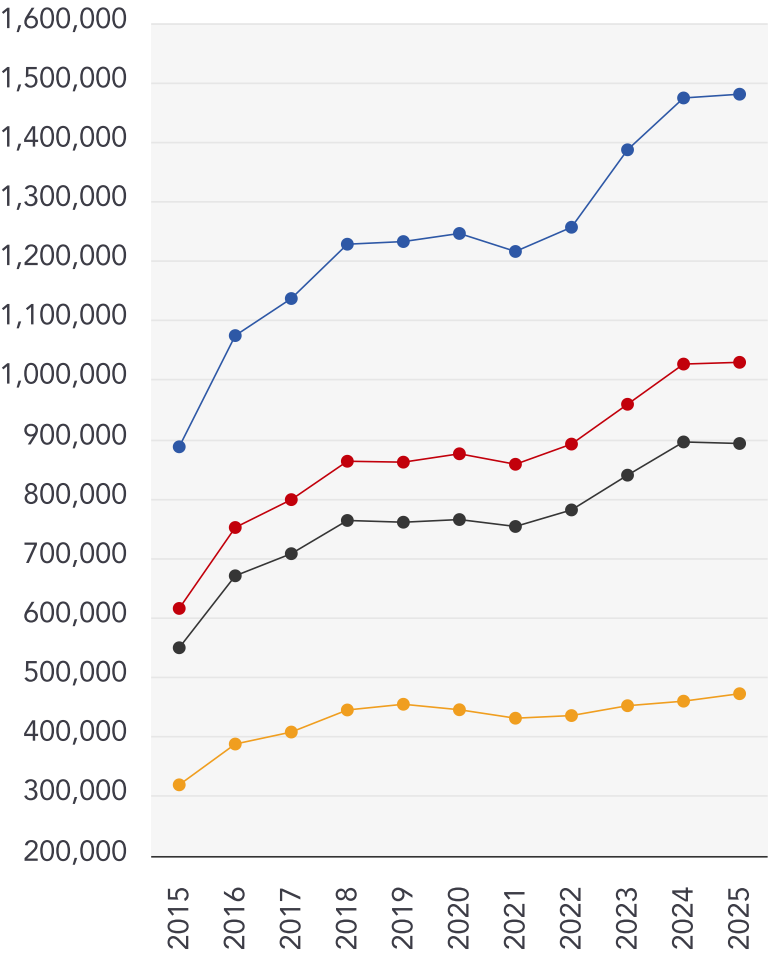
Detached

+66.76%

Semi-Detached

+67.15%

Terraced

+62.42%

Flat

+47.93%

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This map displays nearby coal mine entrances and their classifications.

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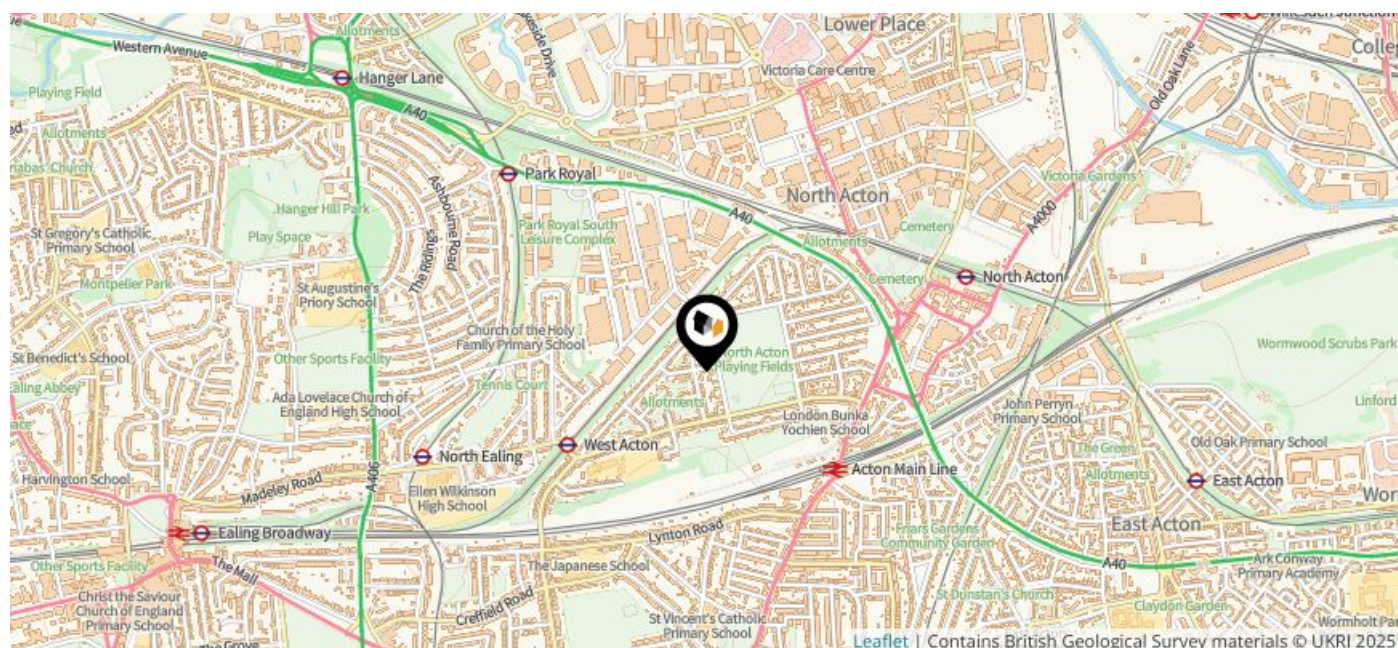
Mine Entry

✕ 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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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.
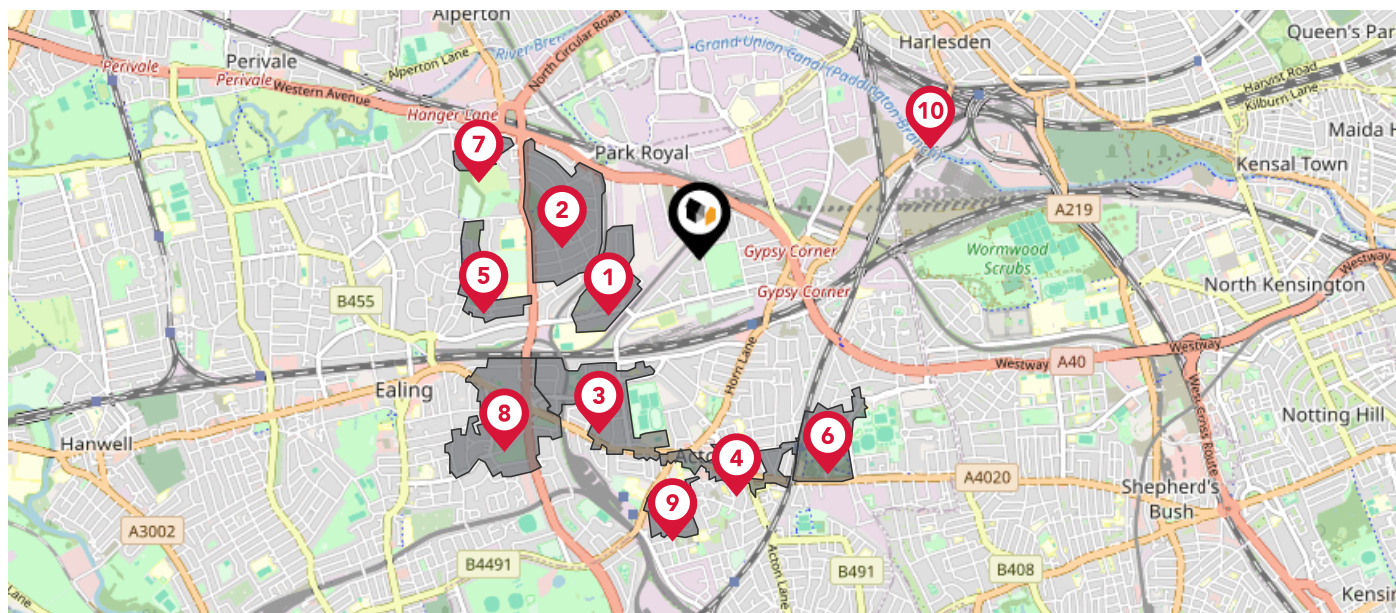
| Nearby Conservation Areas |
|---|
| 1   Hanger Hill Garden Estate |
| 2   Hanger Hill, Haymills Estate |
| 3   Creffield |
| 4   Acton Town Centre |
| 5   Ealing Cricket Ground |
| 6   Acton Park |
| 7   Brunswick |
| 8   Ealing Common |
| 9   Mill Hill Park |
| 10   Old Oak Lane |

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
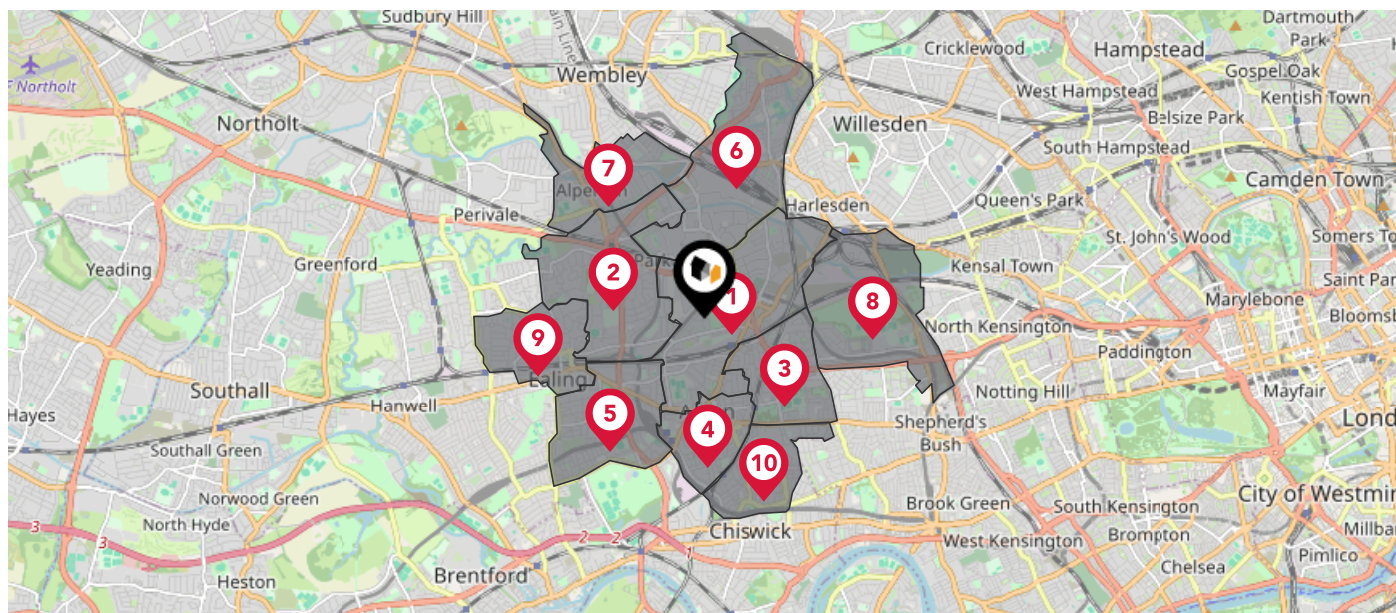
Nearby Council Wards

1	North Acton Ward
2	Hanger Hill Ward
3	East Acton Ward
4	South Acton Ward
5	Ealing Common Ward
6	Stonebridge Ward
7	Alperton Ward
8	College Park & Old Oak Ward
9	Ealing Broadway Ward
10	Southfield Ward

Maps
Rail Noise

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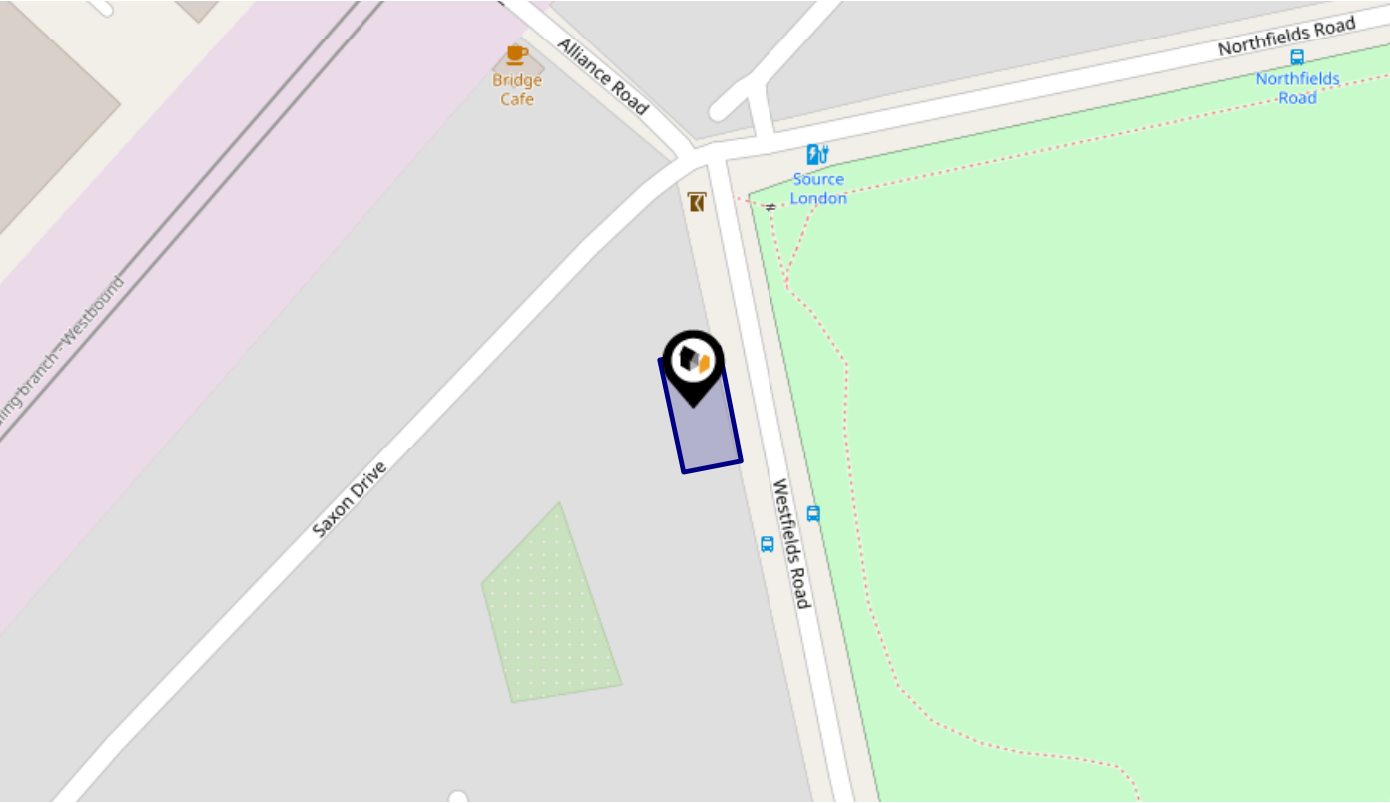
Rail Noise Data

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	🟦

KPF - Key Property Facts

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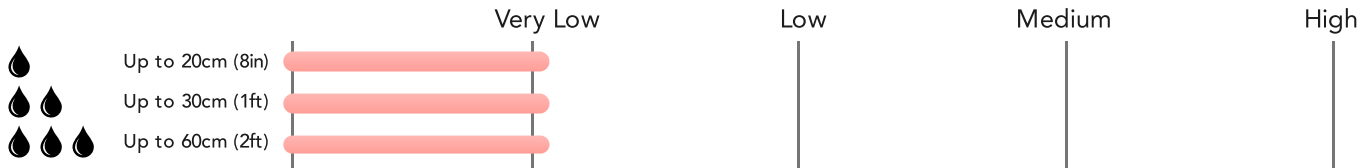

Risk Rating: Very low

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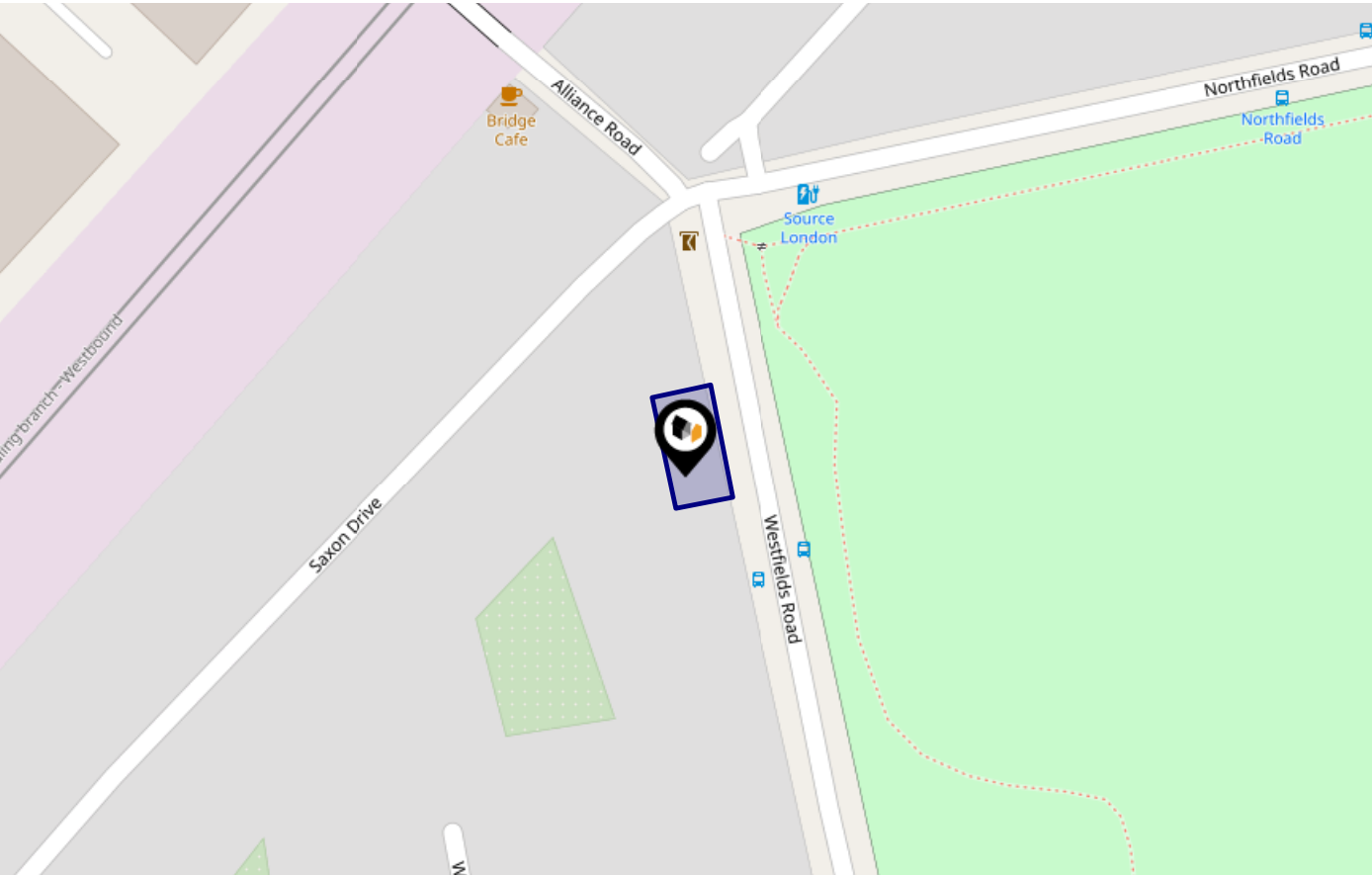
Chance of flooding to the following depths at this property:

	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.
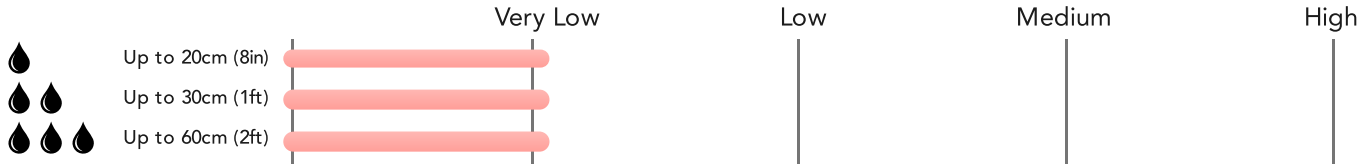

Risk Rating: Very low

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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.

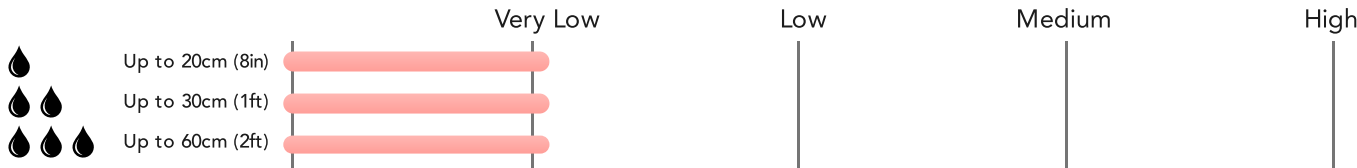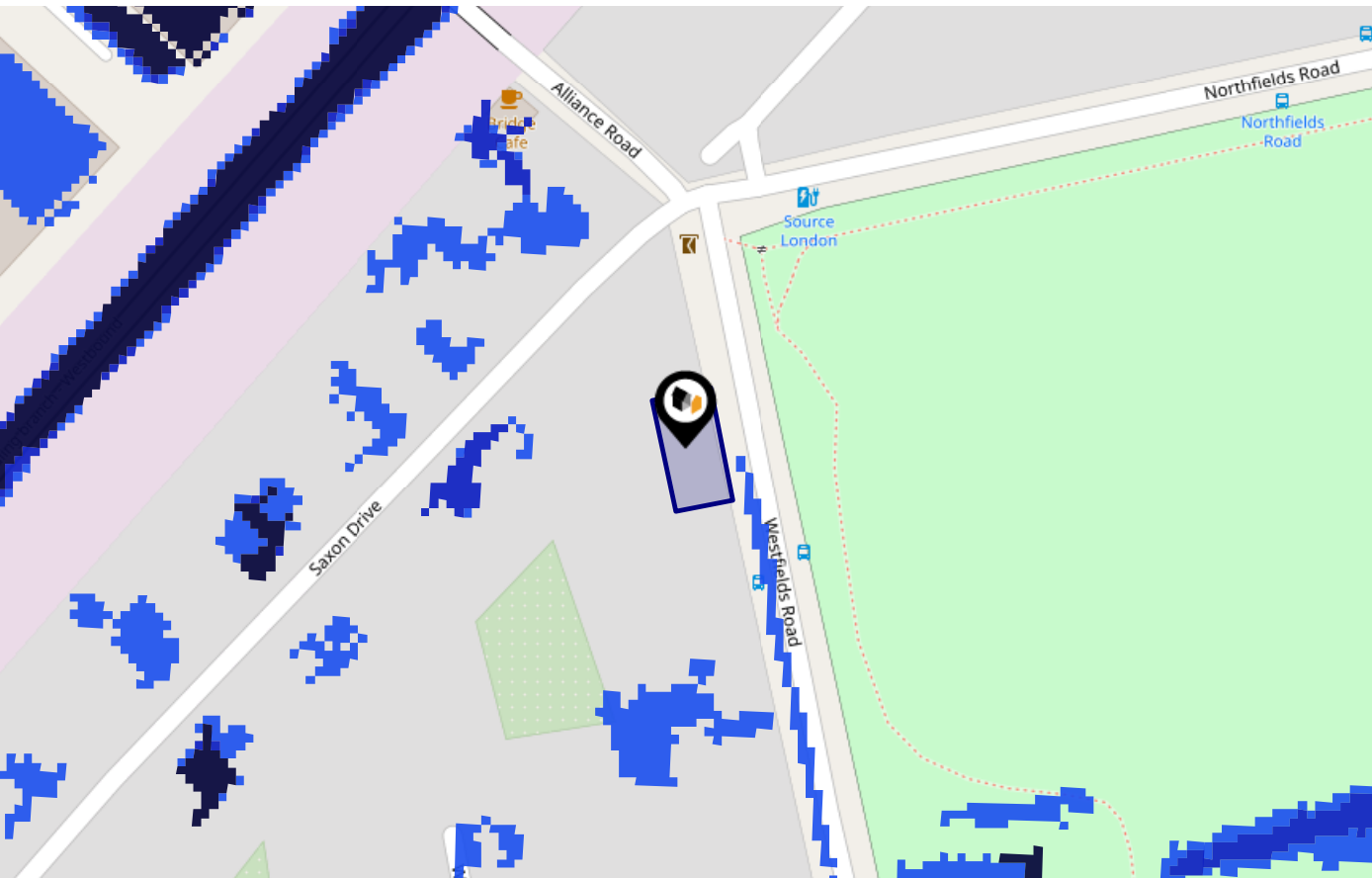Chance of flooding to the following depths at this property:

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

Flood Risk
Surface Water - Flood Risk

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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 (0.1%)** 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)				

KPF - Key Property Facts

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Flood Risk
Surface Water - Climate Change

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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.
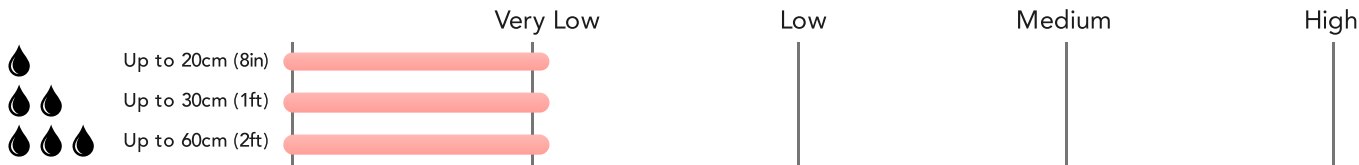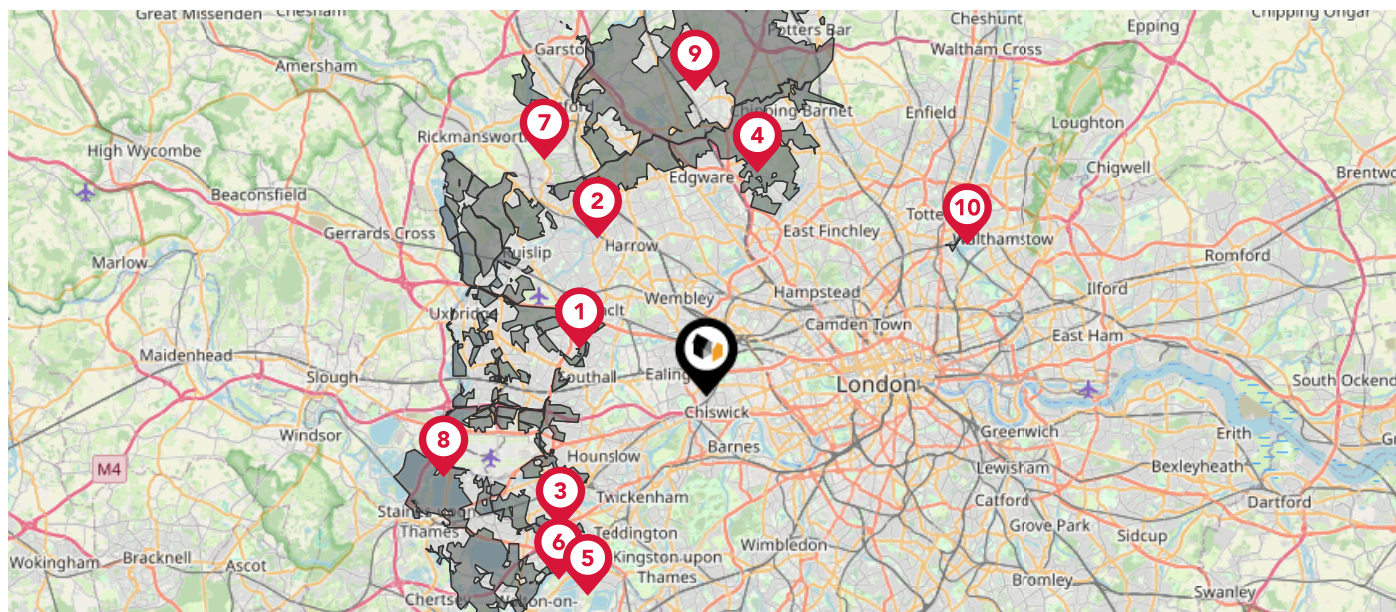

Risk Rating: Very low

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:

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

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Maps
Green Belt

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

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

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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.
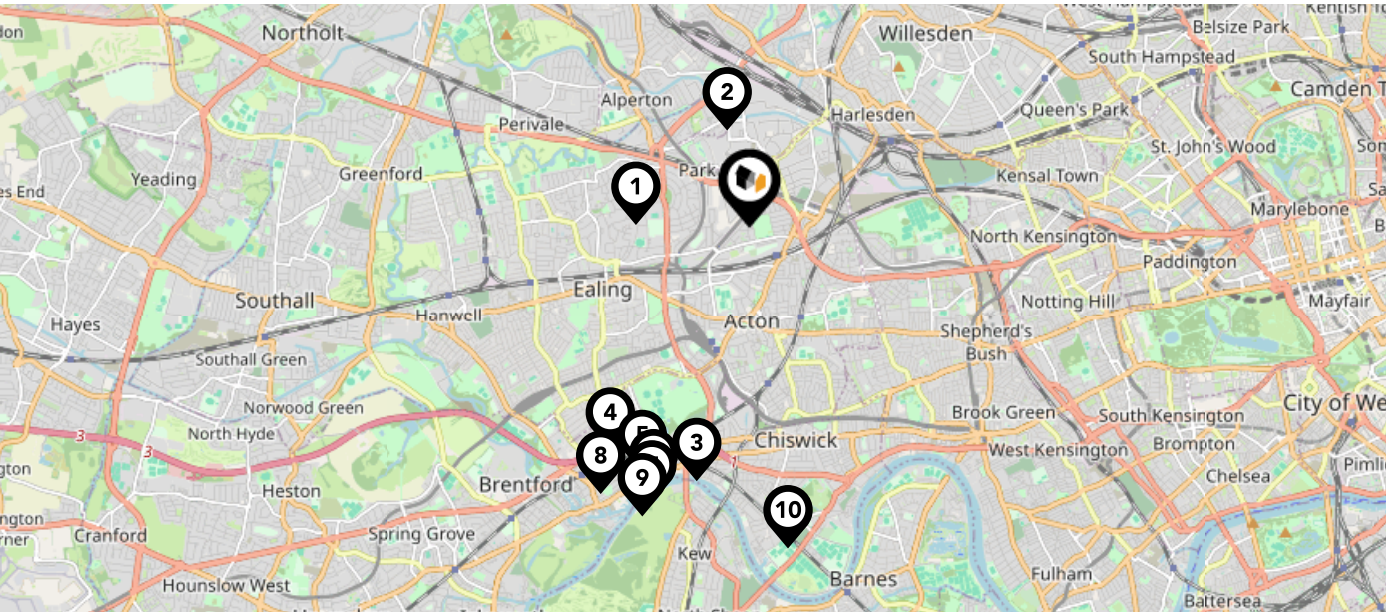

Nearby Landfill Sites

1	Former Fox's Reservoir-Hillcrest Road	Historic Landfill
2	Twyford Service Station-Abbey Road, London NW10	Historic Landfill
3	Texas DIY-Ibis lane, Hartington Road	Historic Landfill
4	Clayponds Gardens-Clayponds Avenue	Historic Landfill
5	Carville Hill Park North-Brentford, Hounslow, London	Historic Landfill
6	Green Dragon Lane Flats-Green Dragon Lane	Historic Landfill
7	Old Thames Water Gas Works-Brentford, Hounslow, London	Historic Landfill
8	Layton Road-Brentford, Hounslow, London	Historic Landfill
9	Watermans Park-High Street, Brentford	Historic Landfill
10	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
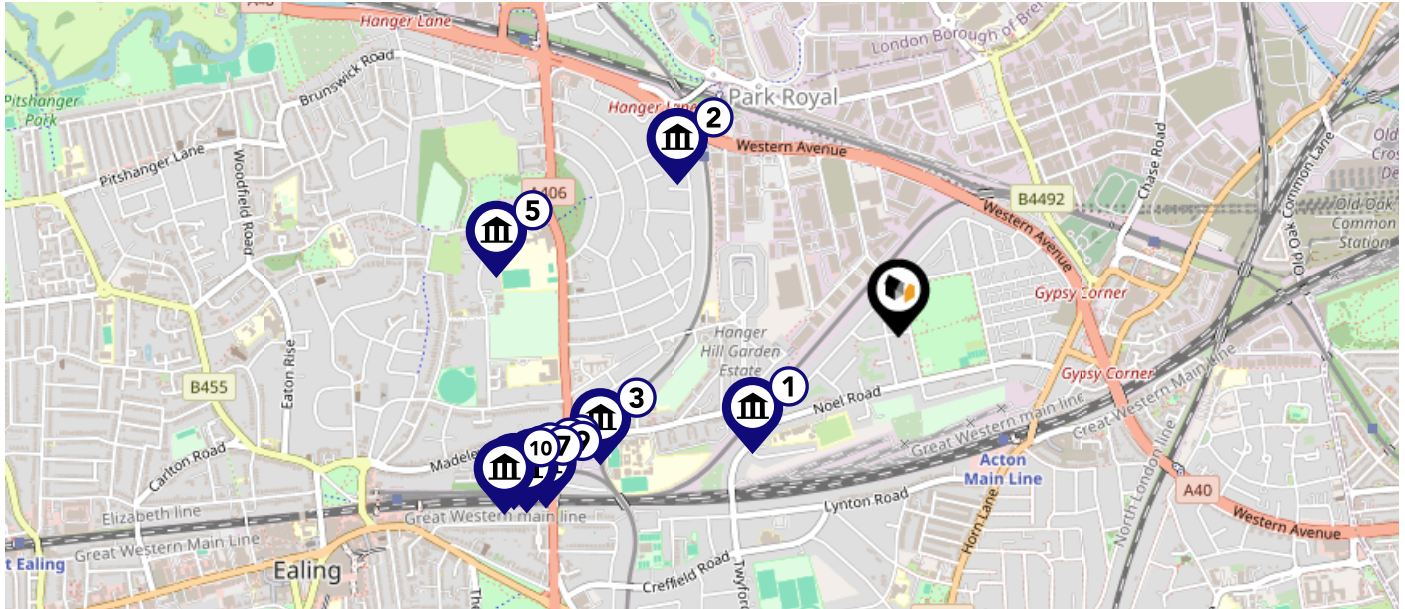
Listed Buildings in the local district	Grade	Distance
① 1400997 - West Acton Underground Station	Grade II	0.4 miles
② 1079328 - Park Royal London Regional Transport Station And Adjoining Shops And Flats Station Chambers	Grade II	0.6 miles
③ 1390751 - North Ealing Station, Including Footbridge	Grade II	0.7 miles
④ 1079333 - Lamp Post Outside Numbers 97-128 (consecutive) At Left End	Grade II	0.9 miles
⑤ 1079340 - 7, Hillcrest Road	Grade II	0.9 miles
⑥ 1358803 - 131-132, Ealing Village	Grade II	0.9 miles
⑦ 1249905 - Lamp Post To South Of Numbers 97-128 (consecutive), At Centre Of Block	Grade II	0.9 miles
⑧ 1249907 - 97-128, Ealing Village	Grade II	0.9 miles
⑨ 1249908 - 129 And 130, Ealing Village	Grade II	0.9 miles
⑩ 1079334 - Lamp Post To South Of Numbers 73-96 (consecutive) At Left End	Grade II	1.0 miles

		Nursery	Primary	Secondary	College	Private
1	**West Acton Primary School** Ofsted Rating: Good | Pupils: 663 | Distance:0.39	☐	☑	☐	☐	☐
2	**Holy Family Catholic Primary School** Ofsted Rating: Outstanding | Pupils: 450 | Distance:0.41	☐	☑	☐	☐	☐
3	**The Japanese School** Ofsted Rating: Inadequate | Pupils: 294 | Distance:0.63	☐	☐	☑	☐	☐
4	**The Ellen Wilkinson School for Girls** Ofsted Rating: Outstanding | Pupils: 1306 | Distance:0.64	☐	☐	☑	☐	☐
5	**St Vincent's Catholic Primary School** Ofsted Rating: Outstanding | Pupils: 445 | Distance:0.68	☐	☑	☐	☐	☐
6	**Greek Primary School of London** Ofsted Rating: Good | Pupils: 30 | Distance:0.68	☐	☑	☐	☐	☐
7	**Advance Education** Ofsted Rating: Inadequate | Pupils: 125 | Distance:0.83	☐	☑	☐	☐	☐
8	**Derwentwater Primary School** Ofsted Rating: Good | Pupils: 417 | Distance:0.83	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9 John Perryn Primary School Ofsted Rating: Good | Pupils: 434 | Distance:0.83	☐	☑	☐	☐	☐
10 Blooming Tree Pre Prep School Ofsted Rating: Good | Pupils: 35 | Distance:0.92	☐	☑	☐	☐	☐
11 Twyford Church of England High School Ofsted Rating: Outstanding | Pupils: 1618 | Distance:0.93	☐	☐	☑	☐	☐
12 St Augustine's Priory Ofsted Rating: Not Rated | Pupils: 428 | Distance:0.94	☐	☐	☑	☐	☐
13 West Twyford Primary School Ofsted Rating: Good | Pupils: 449 | Distance:0.95	☐	☑	☐	☐	☐
14 Ada Lovelace Church of England High School Ofsted Rating: Outstanding | Pupils: 961 | Distance:0.95	☐	☐	☑	☐	☐
15 Ark Soane Academy Ofsted Rating: Outstanding | Pupils: 530 | Distance:0.98	☐	☐	☑	☐	☐
16 Maples Nursery School and Children's Centre Ofsted Rating: Requires improvement | Pupils: 89 | Distance:0.99	☑	☐	☐	☐	☐
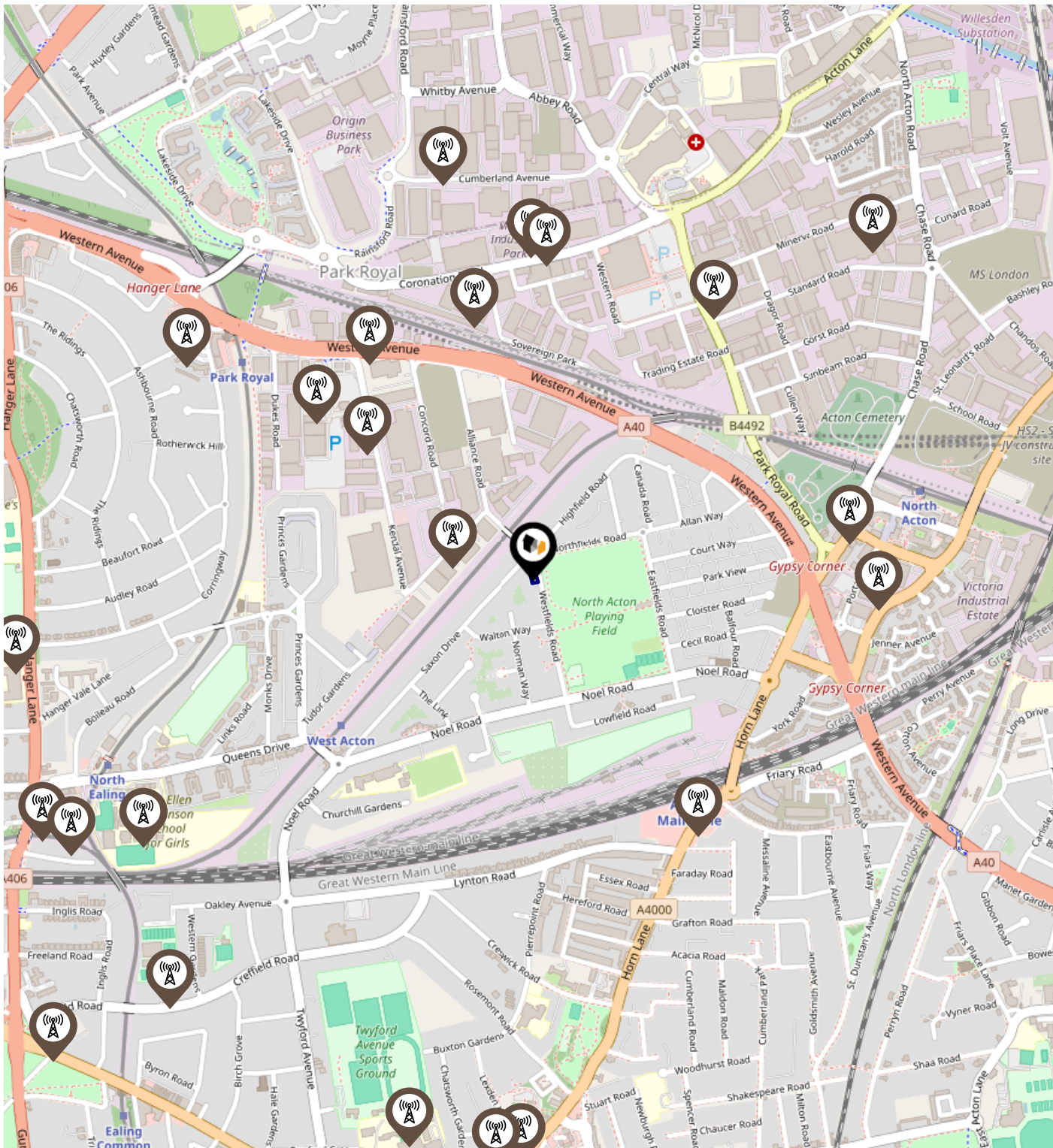
Key:

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).

This
Property
▼

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

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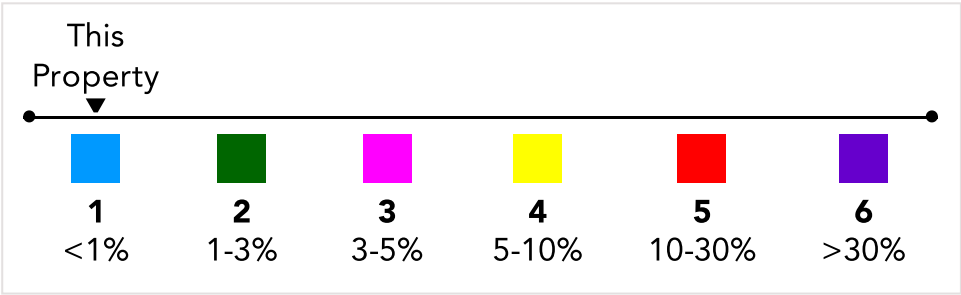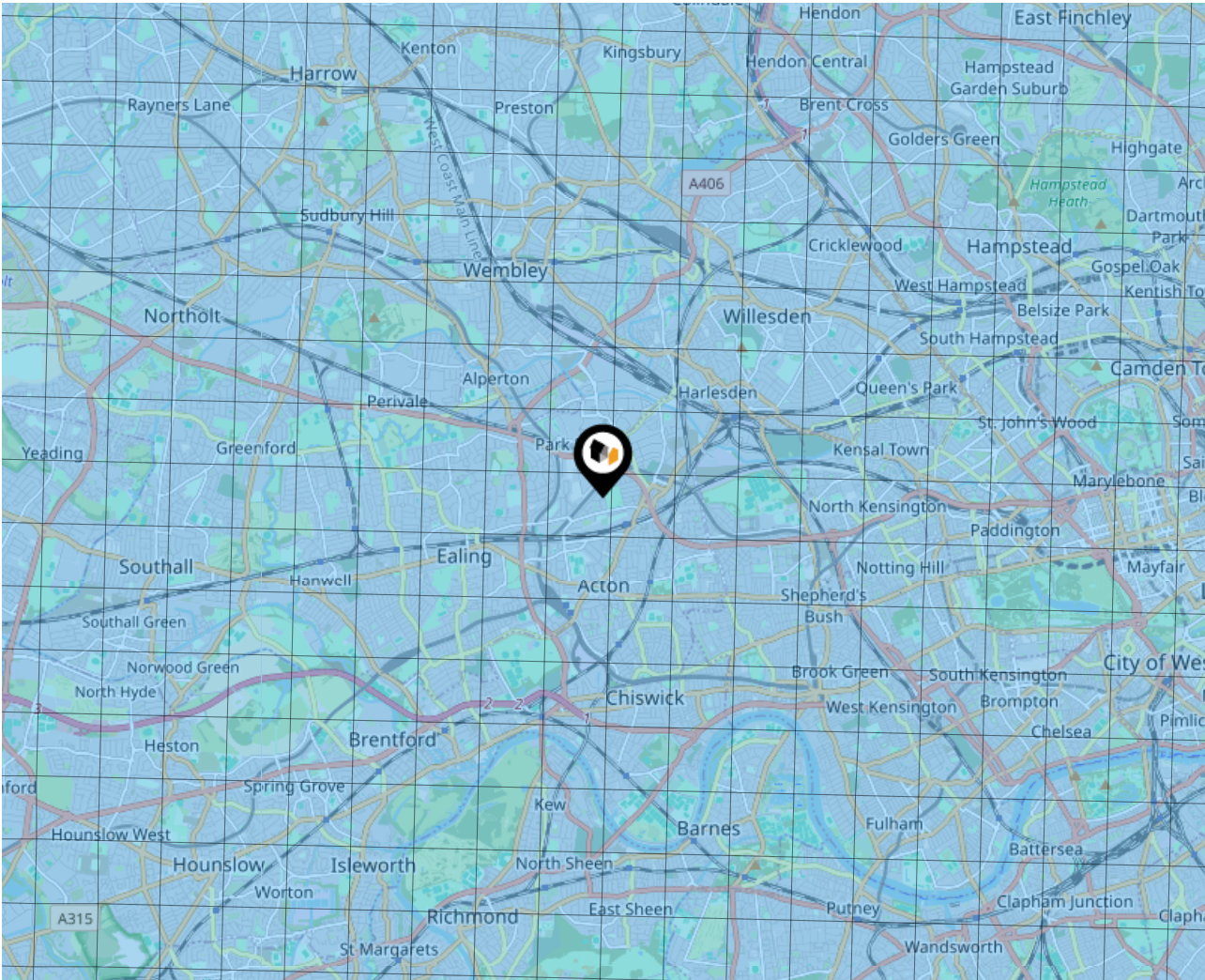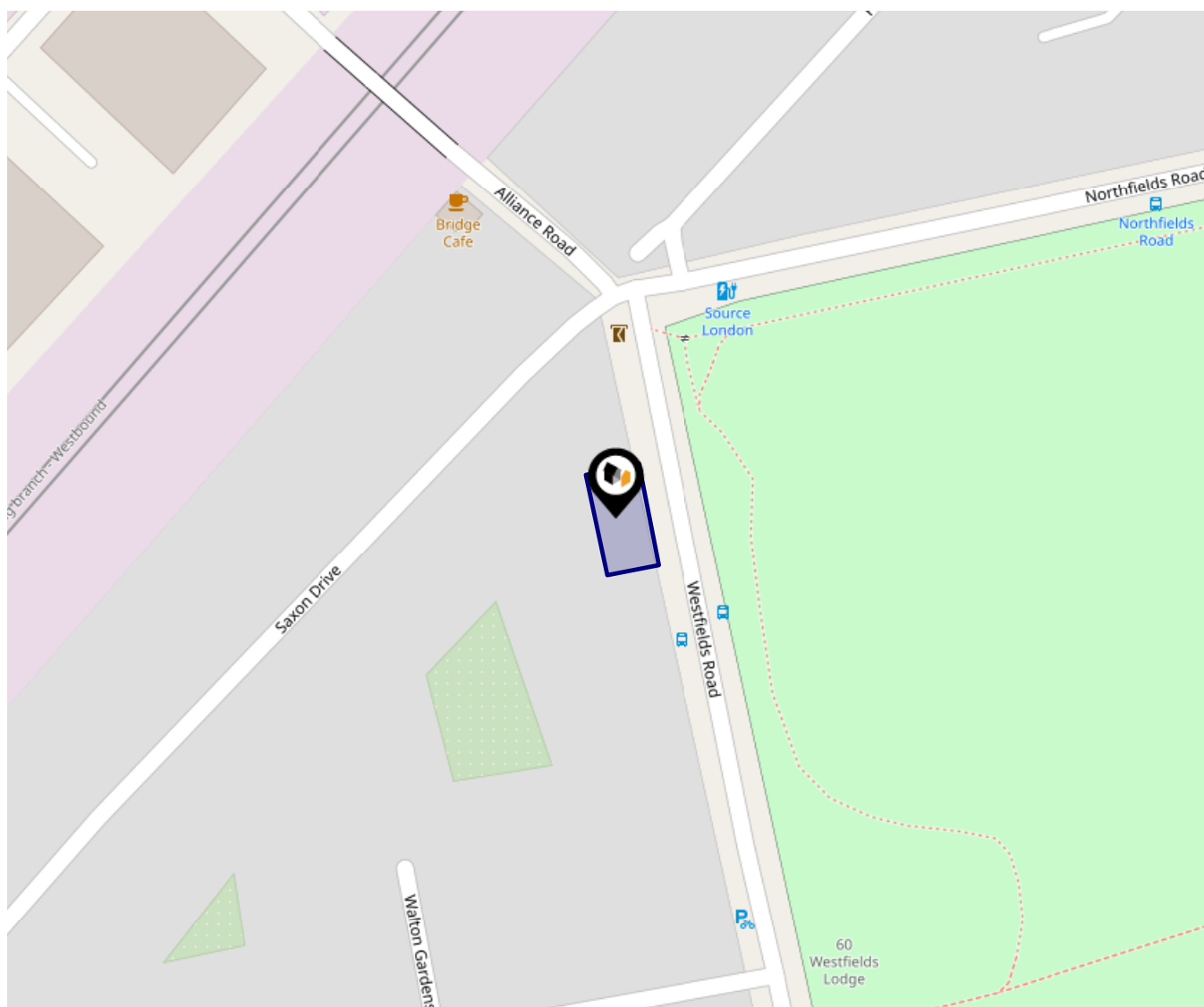
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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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		
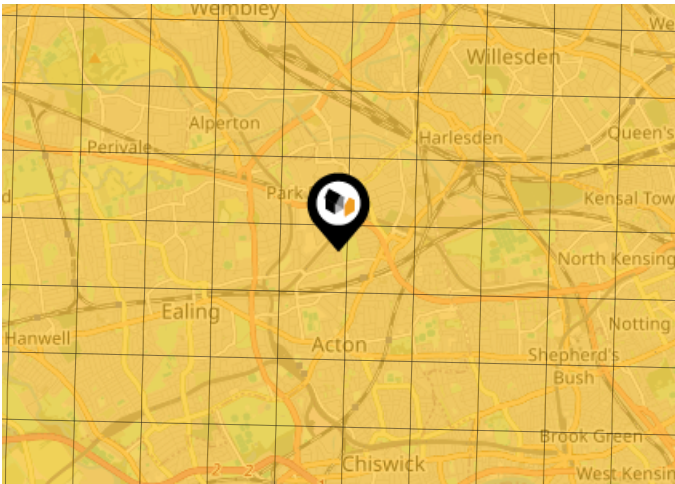
Primary Classifications (Most Common Clay Types)

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

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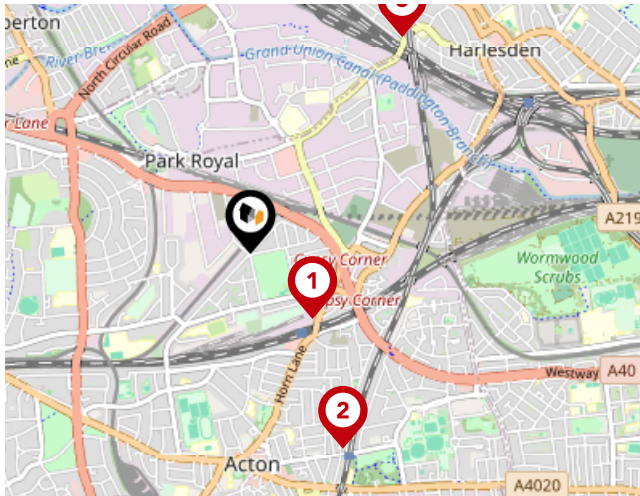
National Rail Stations

Pin	Name	Distance
1	Acton Main Line Station	0.42 miles
2	Acton Central Station	1 miles
3	Harlesden Station	1.22 miles
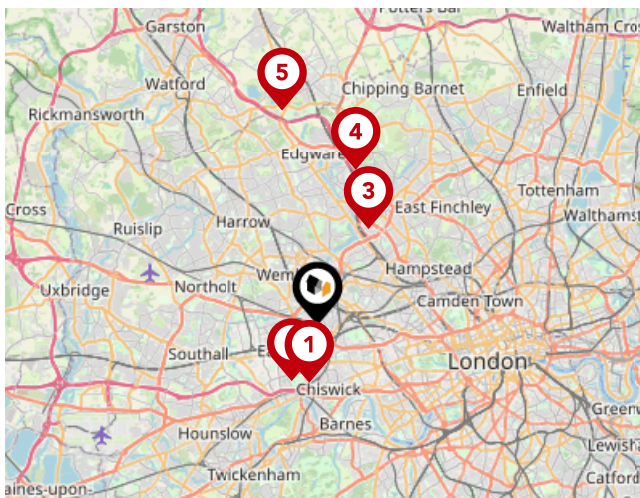
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J1	2.17 miles
2	M4 J2	2.3 miles
3	M1 J1	4.03 miles
4	M1 J2	5.92 miles
5	M1 J4	8 miles
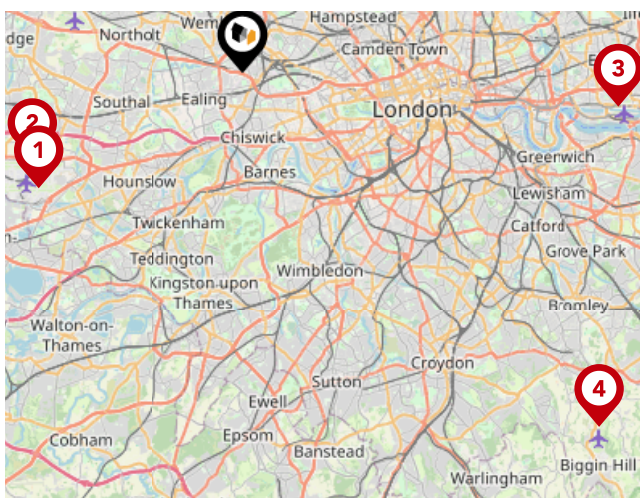
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	8.63 miles
2	Heathrow Airport	8.39 miles
3	Silvertown	13.99 miles
4	Leaves Green	18.6 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Saxon Drive	0.01 miles
2	Walton Way	0.08 miles
3	Walton Way	0.13 miles
4	Northfields Road	0.12 miles
5	Court Way (W3)	0.17 miles
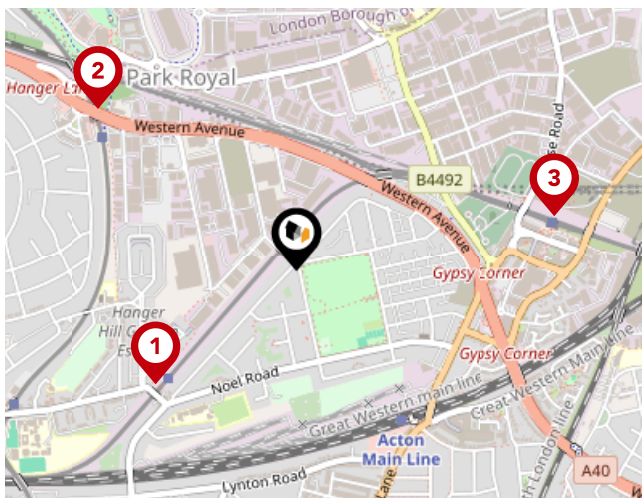
Local Connections

Pin	Name	Distance
1	West Acton	0.42 miles
2	Park Royal	0.59 miles
3	North Acton Station	0.61 miles
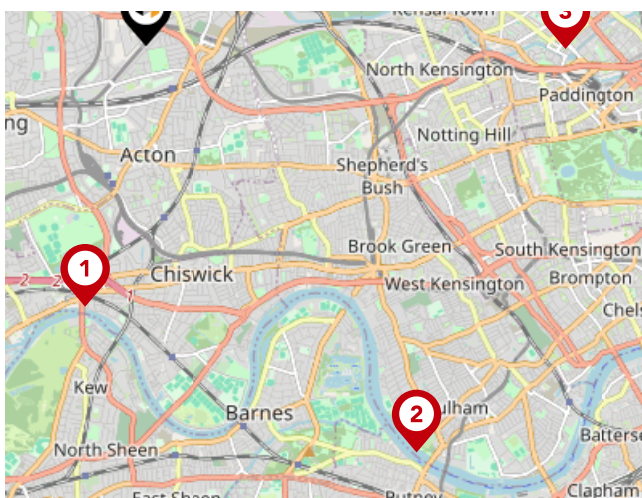
Ferry Terminals

Pin	Name	Distance
1	Kew Pier	2.49 miles
2	Putney Pier	4.52 miles
3	Little Venice Waterbus Stop	3.87 miles

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Data Quality

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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KPF - Key Property Facts