Phillip Arnold Auctions
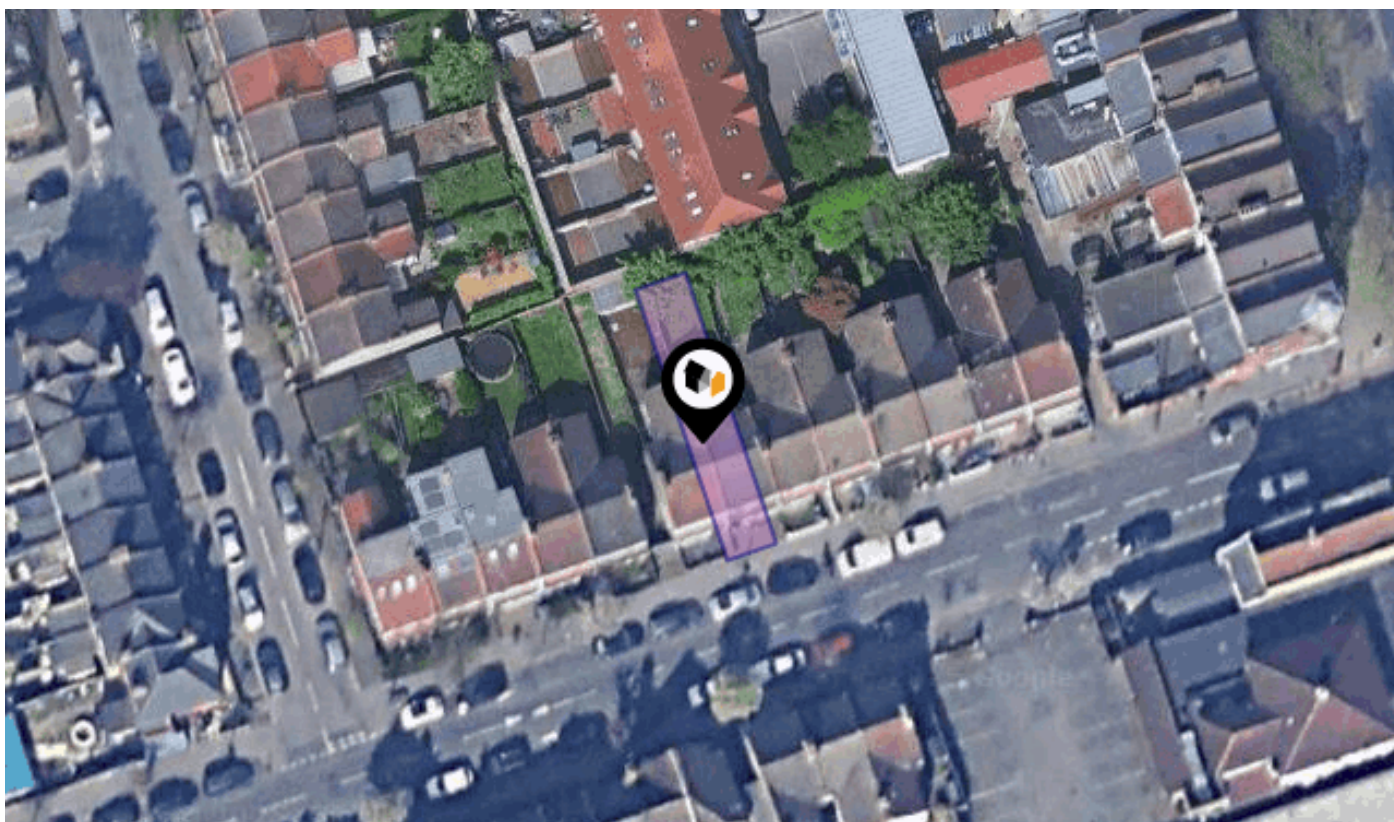
"Passionate about property since 1979"

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 08th October 2025

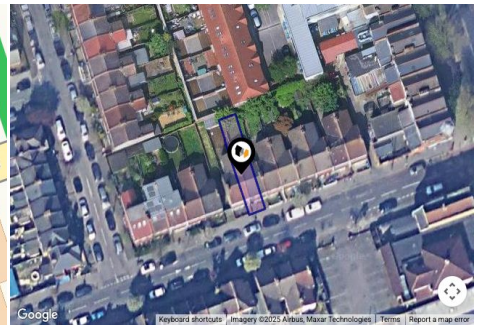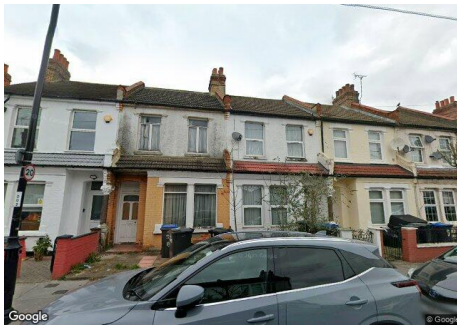## 13, NORTHBOROUGH ROAD, LONDON, SW16 4BD

Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk

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Property
Overview

Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	914 ft^2 / 85 m^2		
Plot Area:	0.03 acres		
Council Tax :	Band D		
Annual Estimate:	£2,480		
Title Number:	SGL133347		
UPRN:	100020652892		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s   **80** mb/s   **1800** mb/s
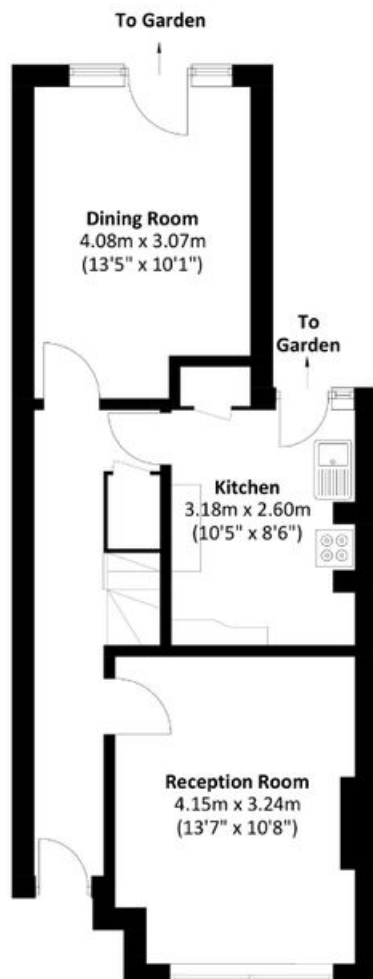
Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
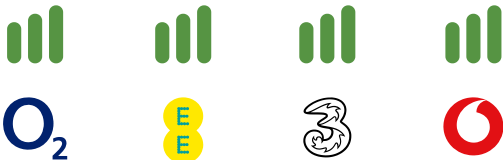
Satellite/Fibre TV Availability:

BT   sky   Virgin media

KPF - Key Property Facts

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13, NORTHBOROUGH ROAD, LONDON, SW16 4BD

To Garden

Dining Room
4.08m x 3.07m
(13'5" x 10'1")

To Garden

Kitchen
3.18m x 2.60m
(10'5" x 8'6")

Reception Room
4.15m x 3.24m
(13'7" x 10'8")

Bedroom
3.13m x 3.07m
(10'3" x 10'1")

Bedroom
3.20m x 2.53m
(10'6" x 8'4")

Bedroom
4.32m x 3.52m
(14'2" x 11'7")

Ground Floor
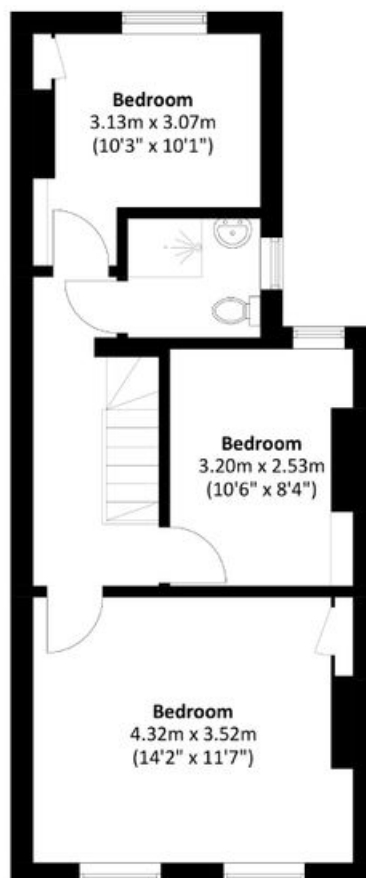
First Floor

Total area: Approx. 86.9 sq. meters (935.3 sq. feet)

13 Northborough Road LONDON SW16 4BD

Energy rating

G

Valid until 16.09.2035

Certificate number
9235272155005564292

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 | B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	7 | G	

Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, no insulation
Roof Energy:	Pitched, no insulation
Main Heating:	Room heaters, electric
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Gas multipoint
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	85 m^2

10 Year History of Average House Prices by Property Type in SW16
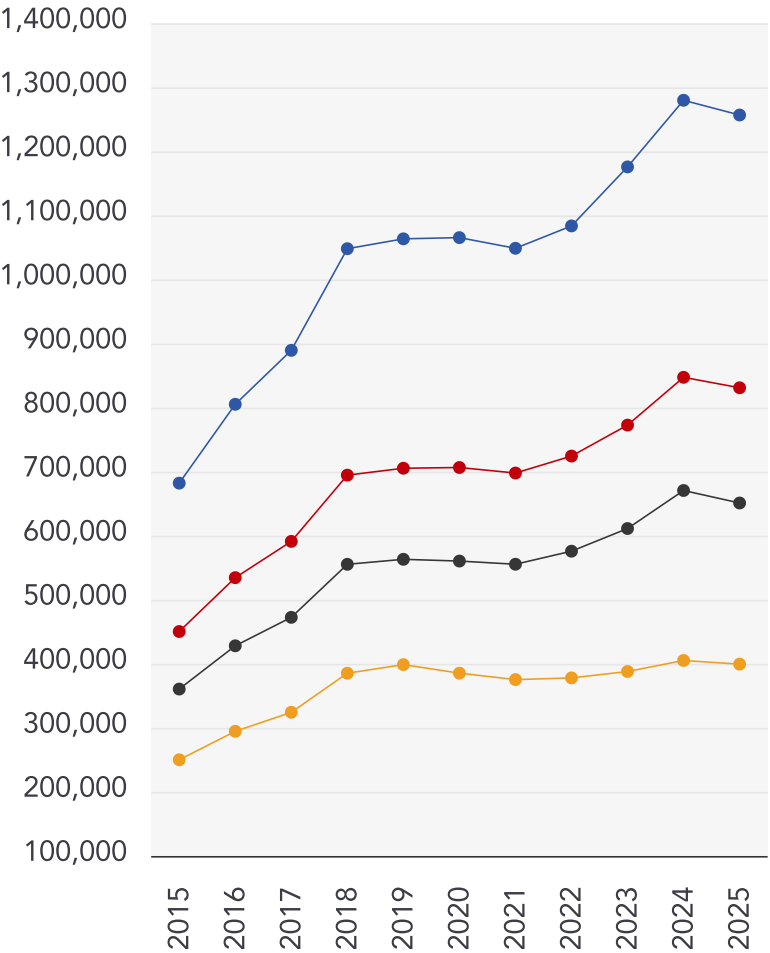
Detached

+84.26%

Semi-Detached

+84.49%

Terraced

+80.55%

Flat

+59.65%

This map displays nearby coal mine entrances and their classifications.

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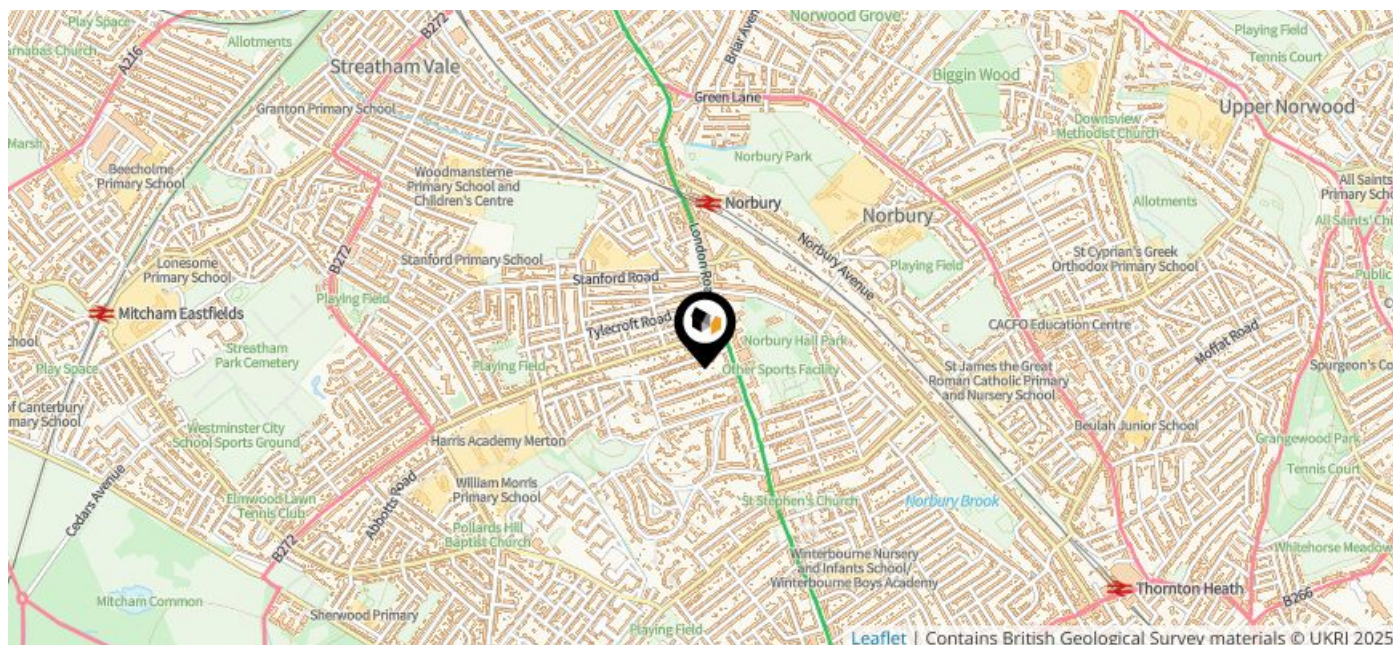
Mine Entry

✕ 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.

Maps
Conservation Areas

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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.
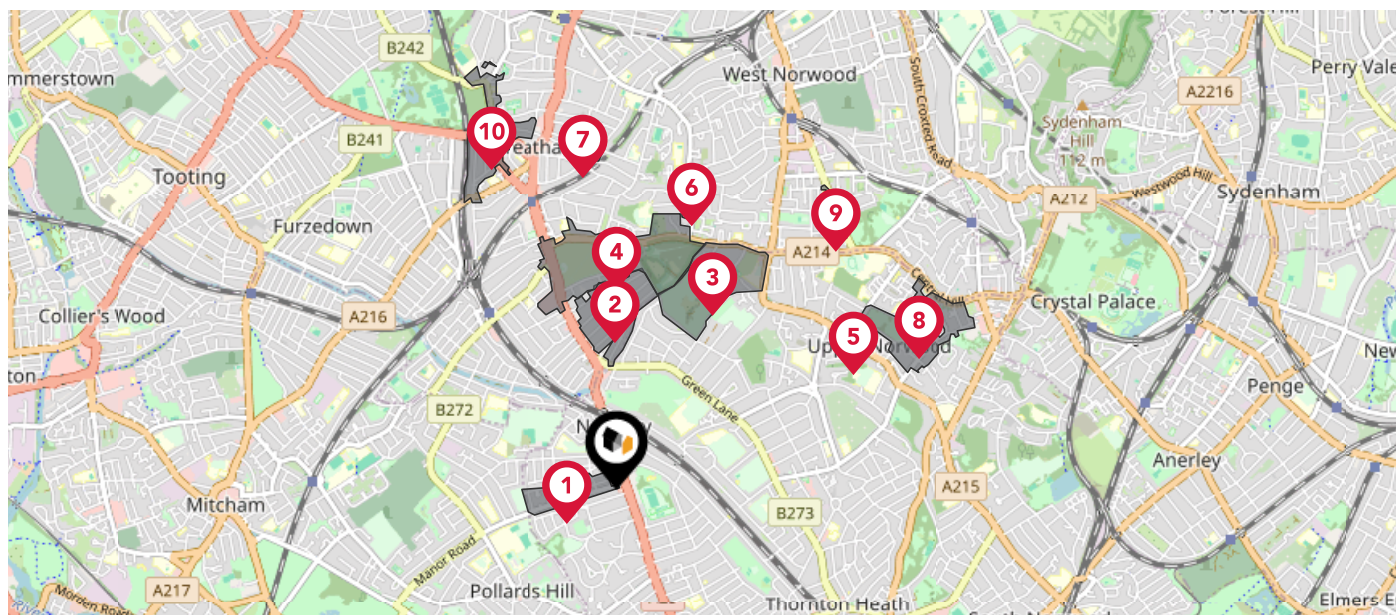
Nearby Conservation Areas	
1	Norbury Estate
2	Streatham Lodge Estate
3	Norwood Grove
4	Streatham Common
5	Beulah Hill
6	Leigham Court Road (South)
7	Sunnyhill Road
8	Harold Road
9	Elderwood
10	Streatham Park and Garrad's Road

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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
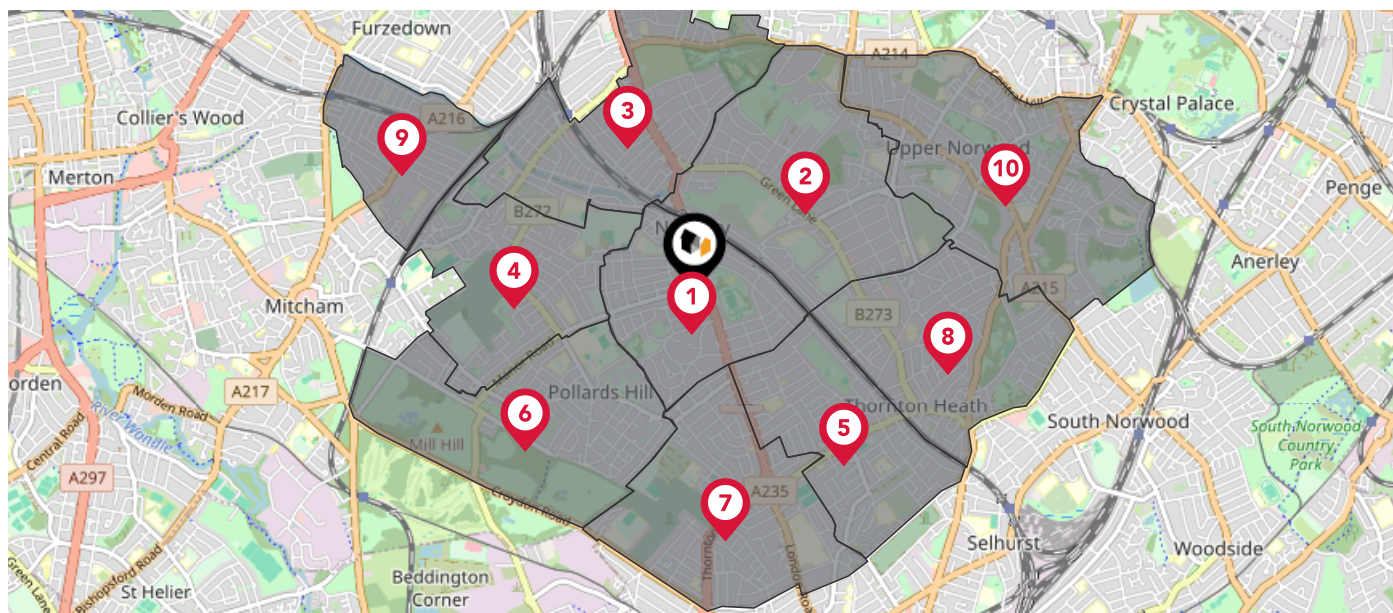
Nearby Council Wards	
1	Norbury & Pollards Hill Ward
2	Norbury Park Ward
3	Streatham Common & Vale Ward
4	Longthornton Ward
5	Bensham Manor Ward
6	Pollards Hill Ward
7	West Thornton Ward
8	Thornton Heath Ward
9	Graveney Ward
10	Crystal Palace & Upper Norwood Ward

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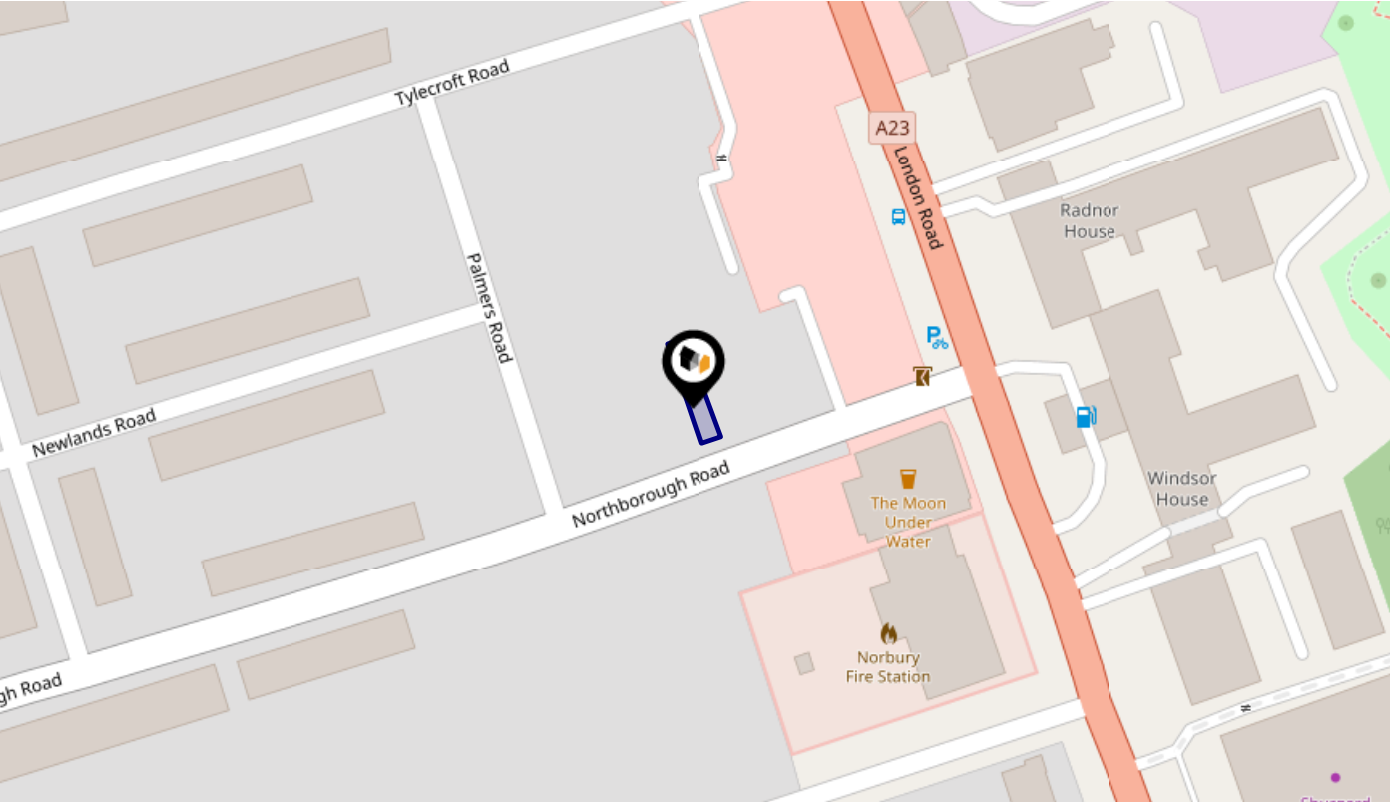
Rail Noise Data

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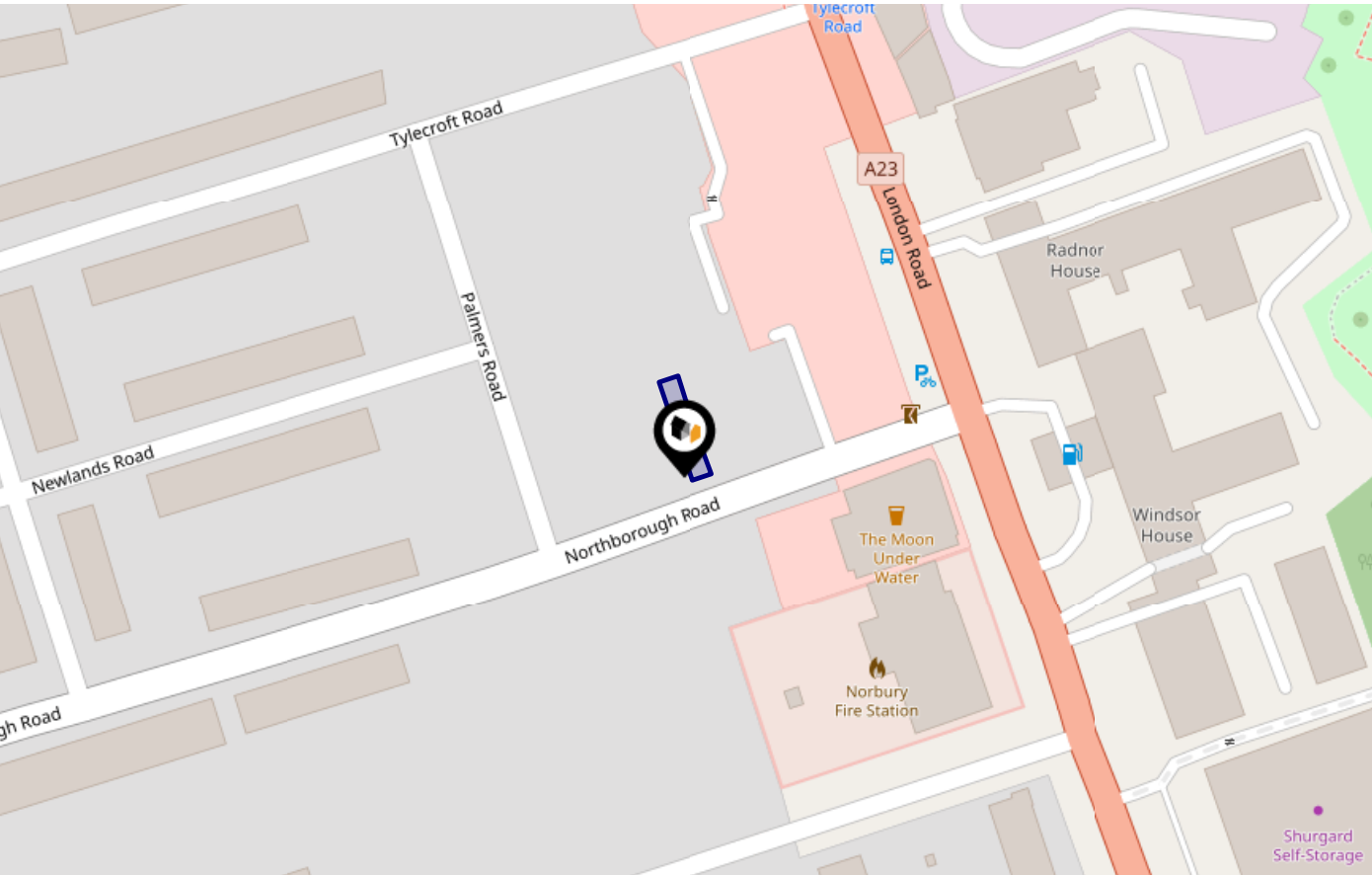
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.
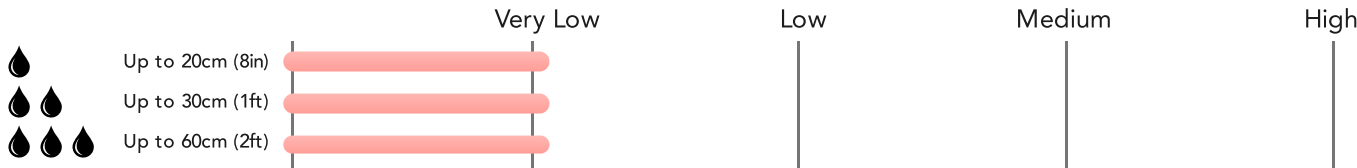

Risk Rating: Very low

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.

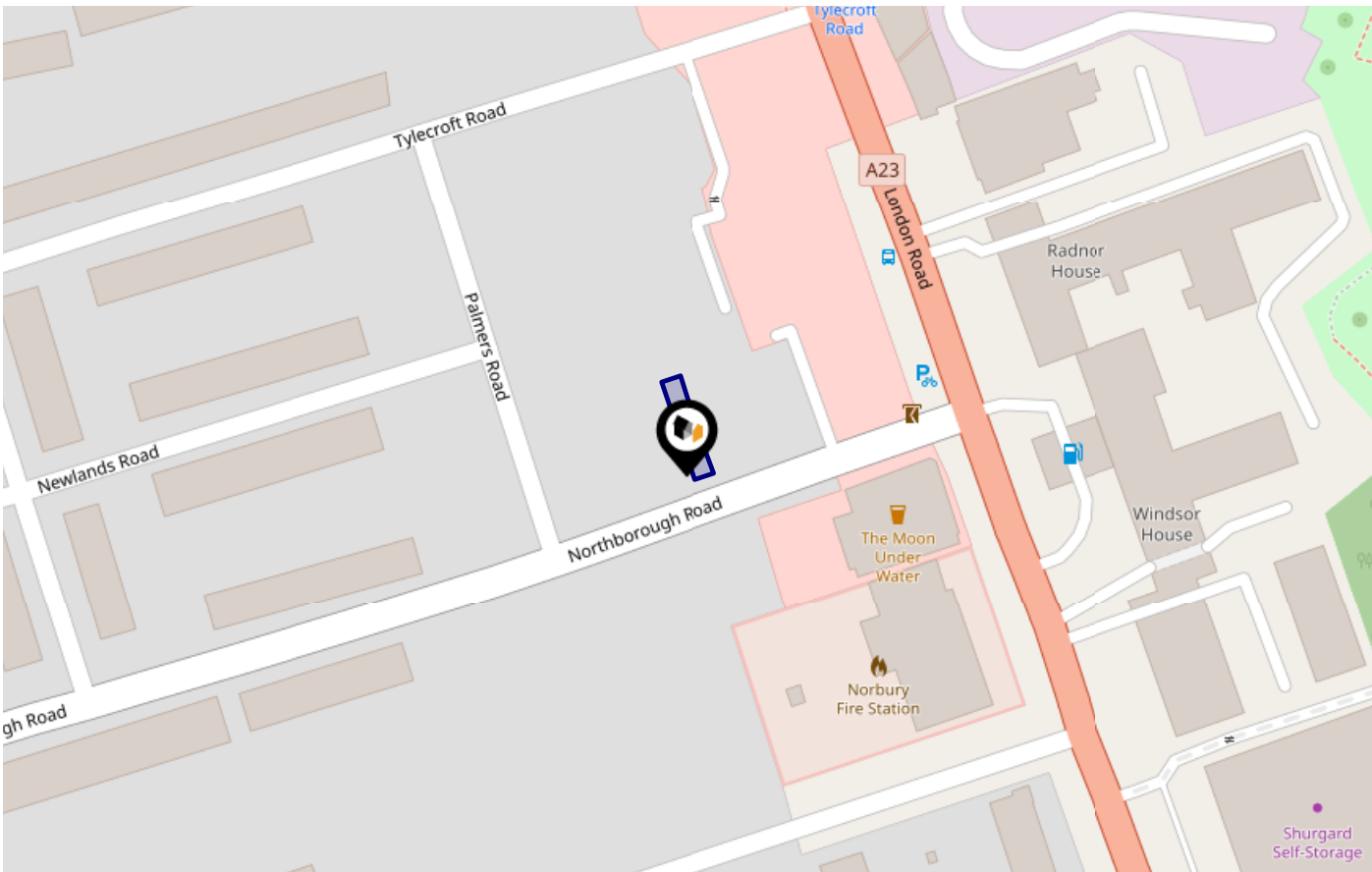- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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)				

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.
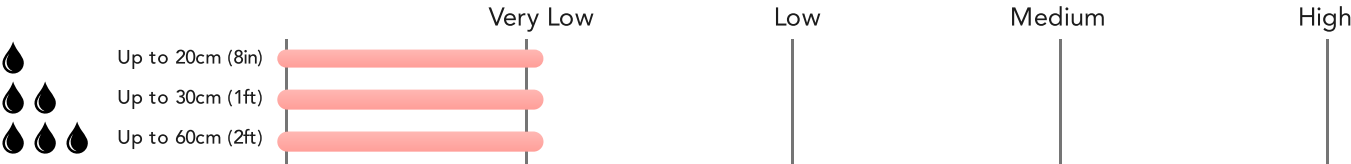

Risk Rating: Very low

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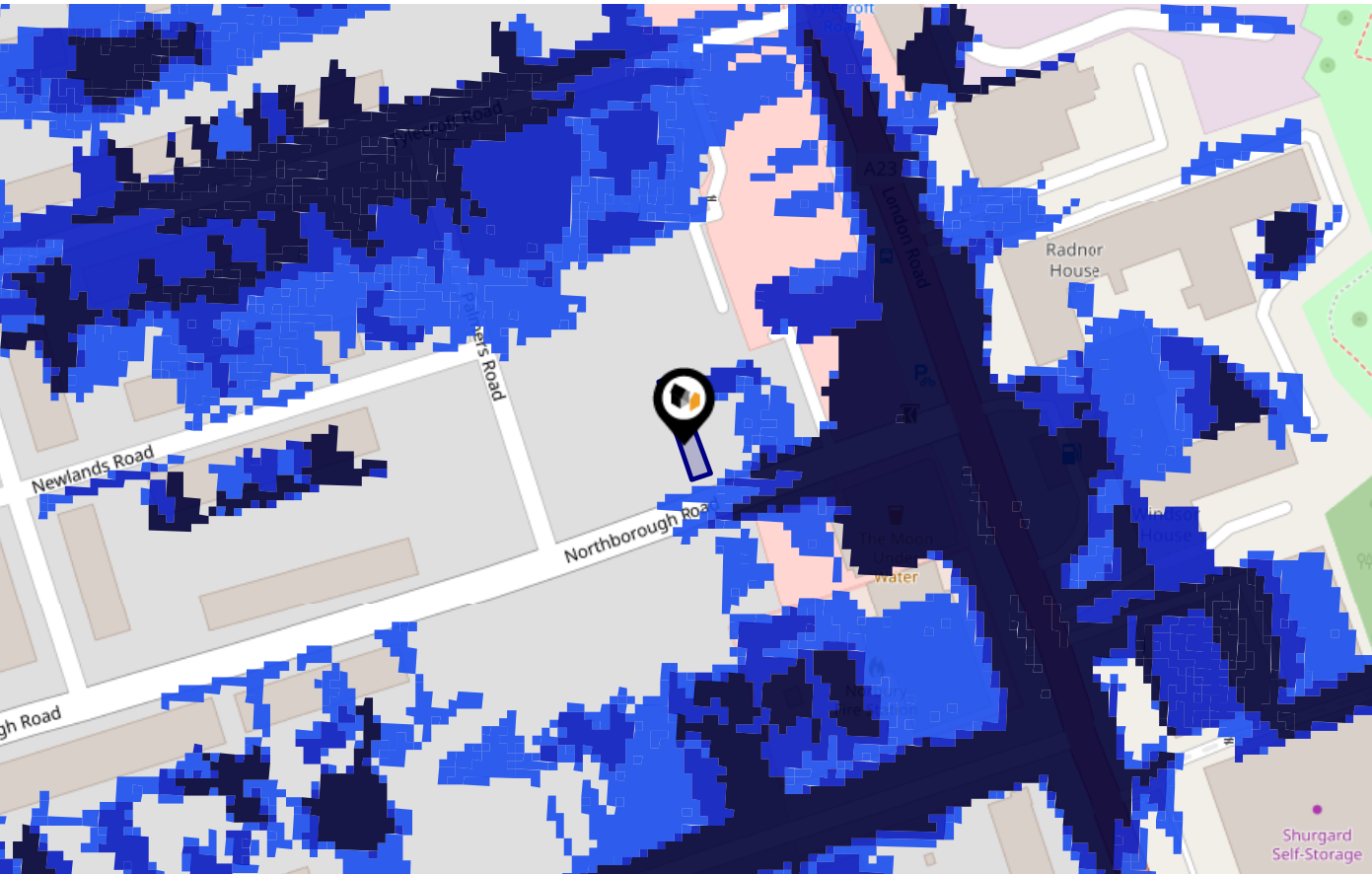
Chance of flooding to the following depths at this property:

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

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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.
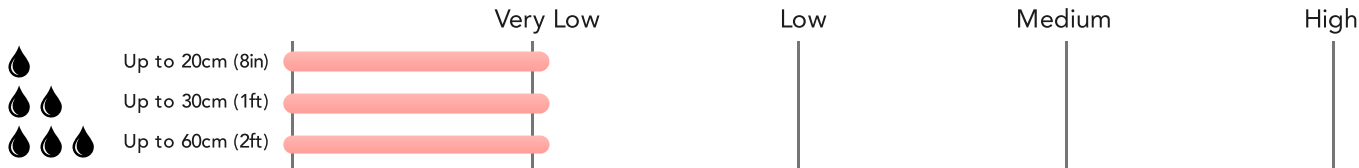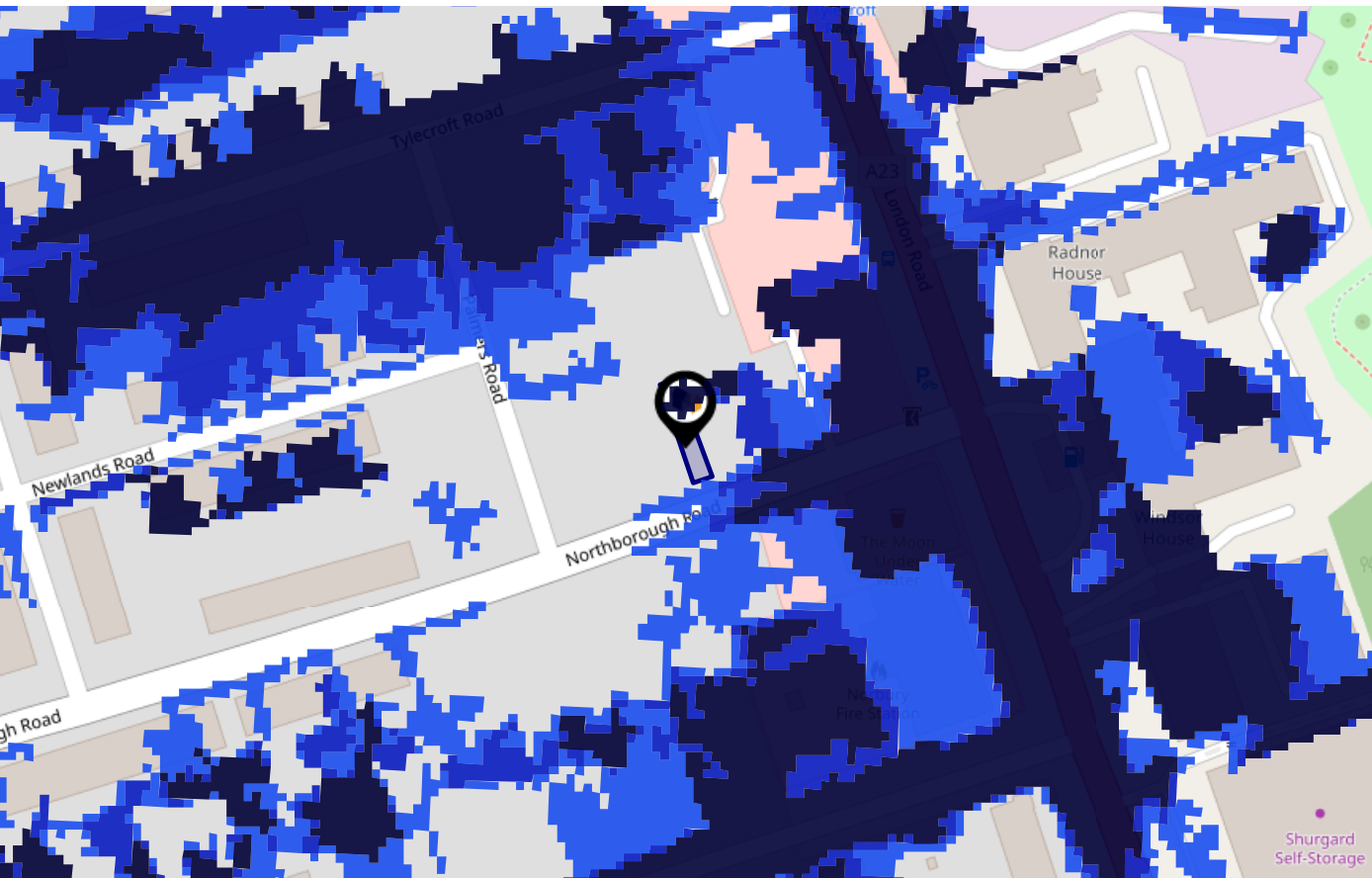

Risk Rating: Very low

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 (0.1%)** 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 - 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.
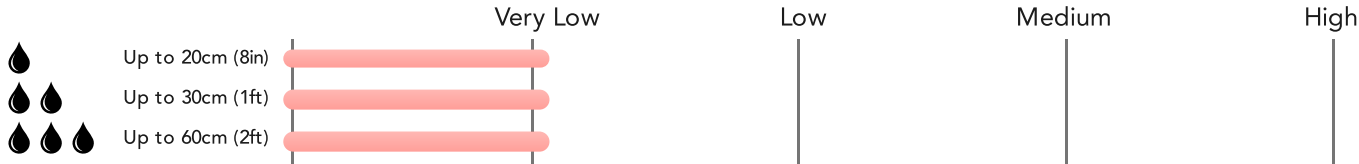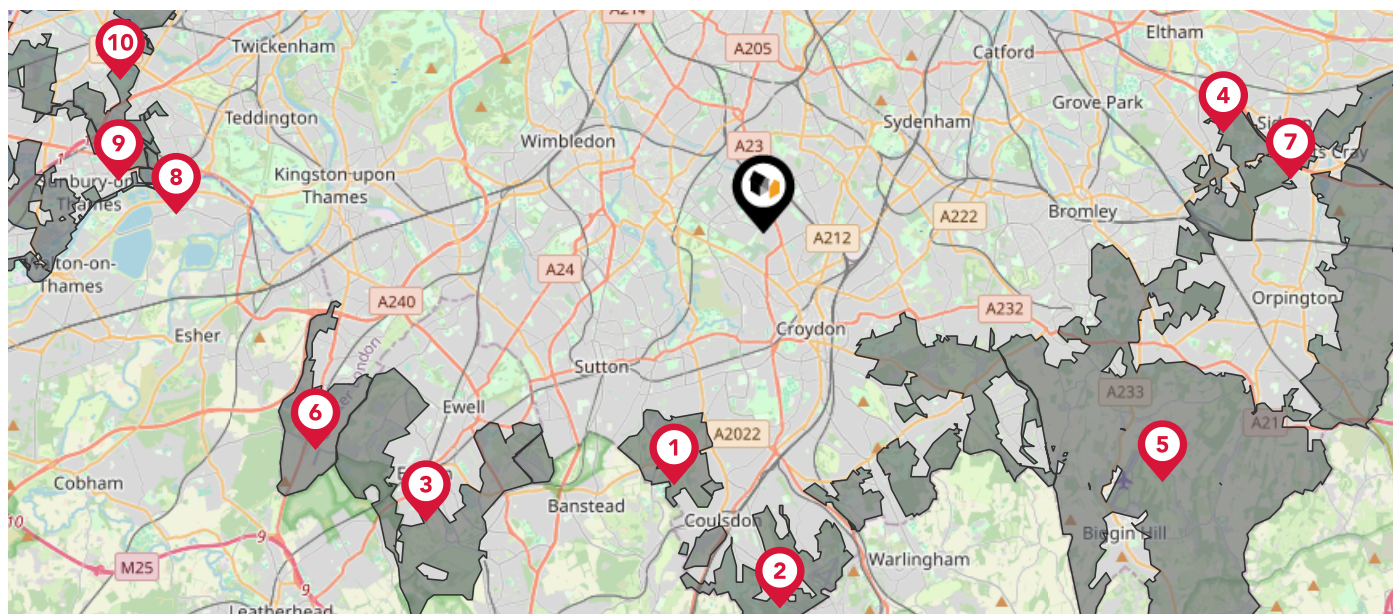

Risk Rating: Very low

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:

		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 - Sutton
2 London Green Belt - Croydon
3 London Green Belt - Epsom and Ewell
4 London Green Belt - Greenwich
5 London Green Belt - Bromley
6 London Green Belt - Kingston upon Thames
7 London Green Belt - Bexley
8 London Green Belt - Richmond upon Thames
9 London Green Belt - Spelthorne
10 London Green Belt - Hounslow

Landfill Sites

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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	Pollards Hill-Pollards Hill, Mitcham, Croyden, London	Historic Landfill
2	Mitcham Common-Mitcham, Merton, London	Historic Landfill
3	Lonesome Depot-Mitcham, Merton, London	Historic Landfill
4	Lanfranc School-Thornton, Heath, Croyden, London	Historic Landfill
5	Crown Lane-Streatham, Croyden, London	Historic Landfill
6	Tamworth Lane-Mitcham, Merton, London	Historic Landfill
7	Mitcham Common-Mitcham, Merton, London	Historic Landfill
8	Mitcham Common-Mitcham, Merton, London	Historic Landfill
9	Mitcham Common-Mitcham, Merton, London	Historic Landfill
10	Mitcham Common-Mitcham, Merton, London	Historic Landfill

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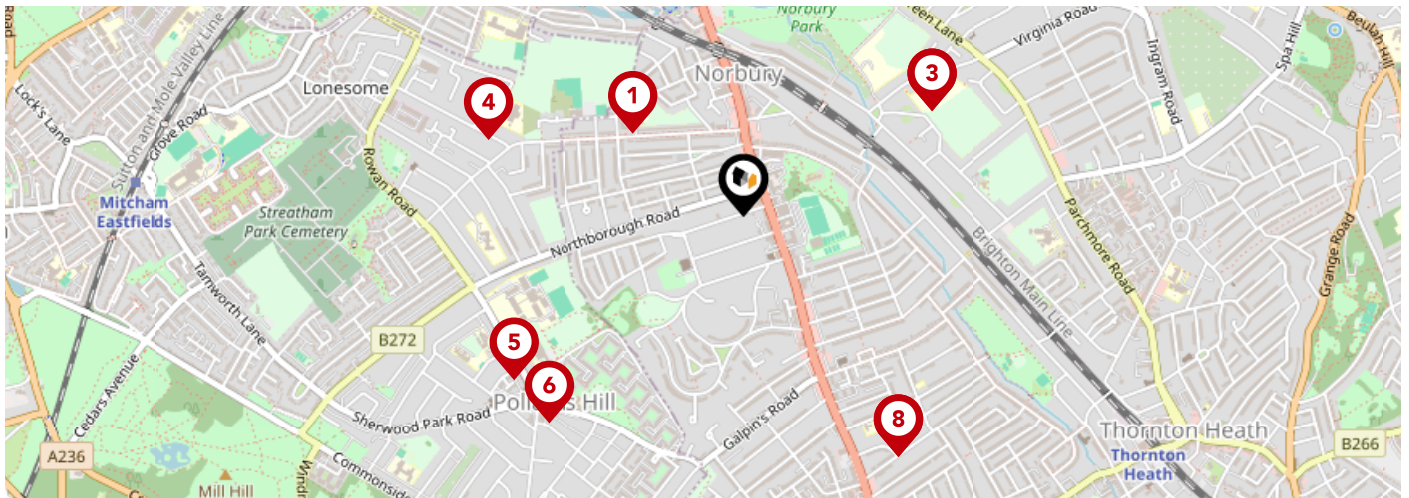This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
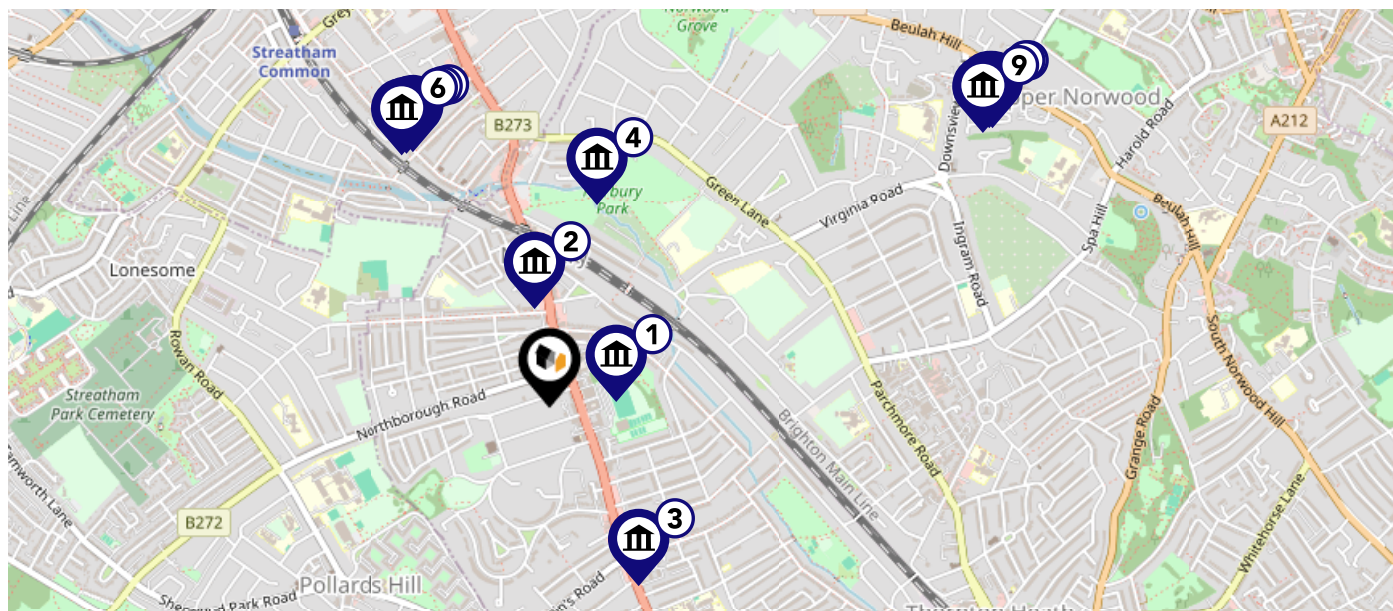
Listed Buildings in the local district	Grade	Distance
① 1079282 - Norbury Hall	Grade II	0.2 miles
② 1188819 - Barclays Bank	Grade II	0.2 miles
③ 1079278 - Church Of St Stephen	Grade II	0.5 miles
④ 1393911 - Circular Drinking Trough In Norbury Park	Grade II	0.5 miles
⑤ 1299755 - St Andrew's Vicarage	Grade II	0.7 miles
⑥ 1358247 - Front Wall, Fence And Gates To Church And Vicarage Of St Andrew	Grade II	0.7 miles
⑦ 1263506 - St Andrew's Church Hall	Grade II	0.7 miles
⑧ 1358827 - 75, Beulah Hill	Grade II	1.2 miles
⑨ 1358828 - Innisfail	Grade II	1.2 miles
⑩ 1079310 - 77, Beulah Hill	Grade II	1.2 miles

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Area
Schools

	Nursery	Primary	Secondary	College	Private
1 Norbury Manor Primary School Ofsted Rating: Good | Pupils: 425 | Distance:0.32	☐	☑	☐	☐	☐
2 Kensington Avenue Primary School Ofsted Rating: Requires improvement | Pupils: 523 | Distance:0.5	☐	☑	☐	☐	☐
3 Norbury High School for Girls Ofsted Rating: Good | Pupils: 1183 | Distance:0.5	☐	☐	☑	☐	☐
4 Stanford Primary School Ofsted Rating: Requires improvement | Pupils: 129 | Distance:0.62	☐	☑	☐	☐	☐
5 Harris Academy Merton Ofsted Rating: Outstanding | Pupils: 1358 | Distance:0.65	☐	☐	☑	☐	☐
6 William Morris Primary School Ofsted Rating: Good | Pupils: 303 | Distance:0.65	☐	☑	☐	☐	☐
7 Winterbourne Nursery and Infants' School Ofsted Rating: Good | Pupils: 439 | Distance:0.66	☐	☑	☐	☐	☐
8 Winterbourne Boys' Academy Ofsted Rating: Good | Pupils: 214 | Distance:0.66	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Winterbourne Junior Girls' School Ofsted Rating: Good | Pupils: 262 | Distance:0.66	☐	☑	☐	☐	☐
10 Woodmansterne School Ofsted Rating: Good | Pupils: 1626 | Distance:0.68	☐	☑	☑	☐	☐
11 St James the Great RC Primary and Nursery School Ofsted Rating: Outstanding | Pupils: 431 | Distance:0.72	☐	☑	☐	☐	☐
12 Harris Primary Academy Merton Ofsted Rating: Outstanding | Pupils: 490 | Distance:0.74	☐	☑	☐	☐	☐
13 Gonville Academy Ofsted Rating: Good | Pupils: 446 | Distance:0.89	☐	☑	☐	☐	☐
14 Immanuel and St Andrew Church of England Primary School Ofsted Rating: Outstanding | Pupils: 427 | Distance:0.93	☐	☑	☐	☐	☐
15 Paxton Academy Sports And Science Ofsted Rating: Good | Pupils: 212 | Distance:0.93	☐	☑	☐	☐	☐
16 St Cyprian's Greek Orthodox Primary Academy Ofsted Rating: Good | Pupils: 318 | Distance:0.95	☐	☑	☐	☐	☐
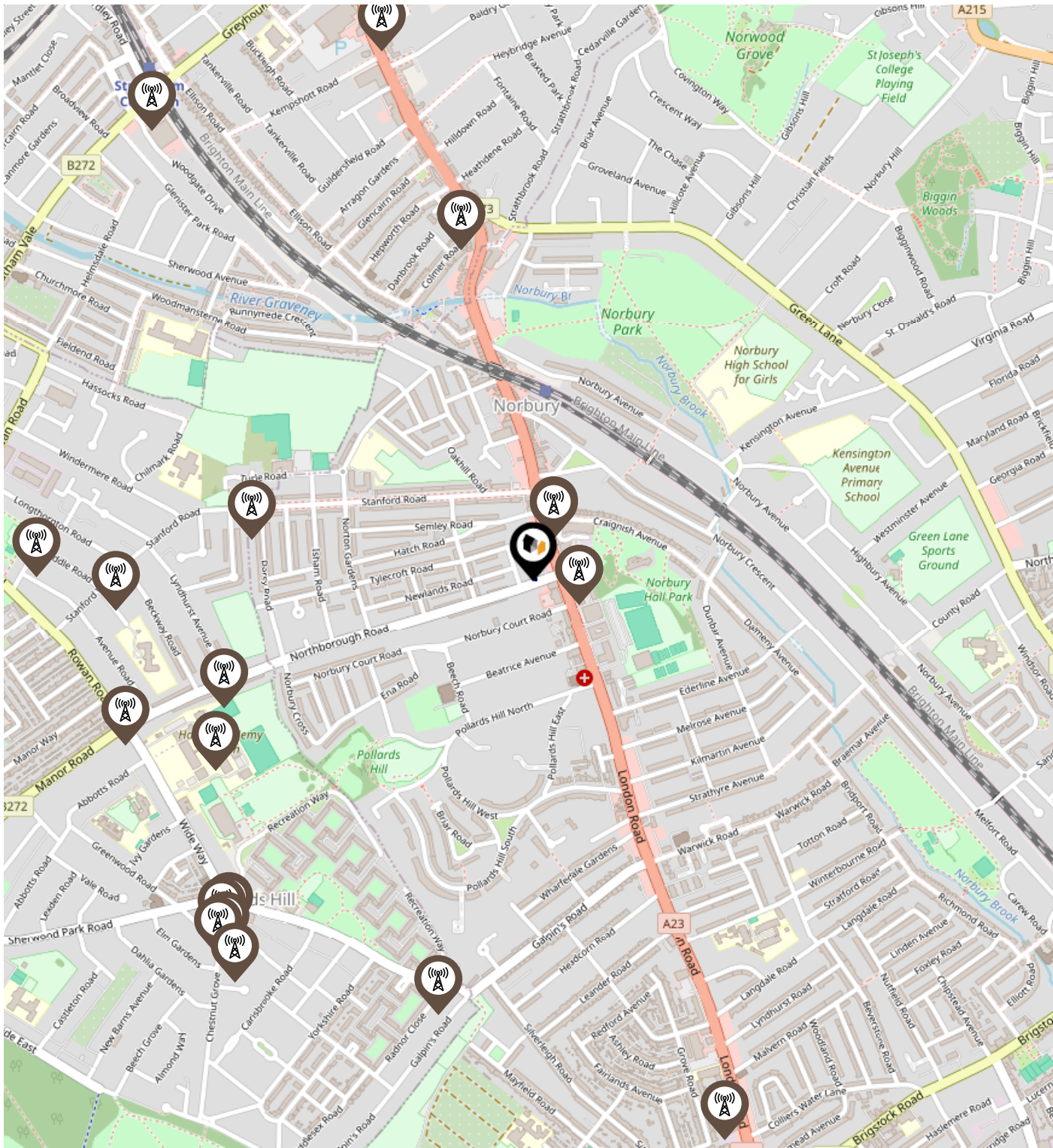
Key:

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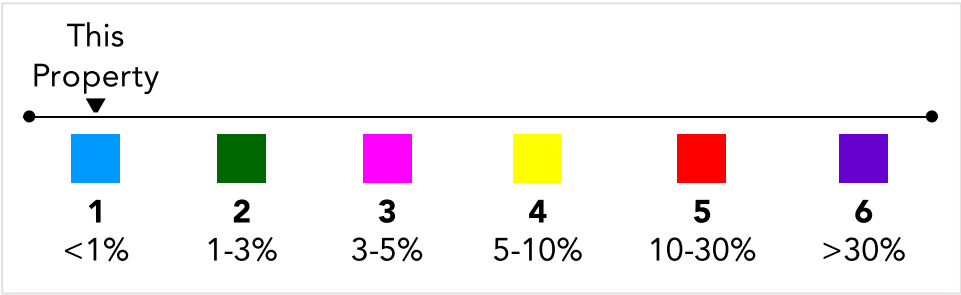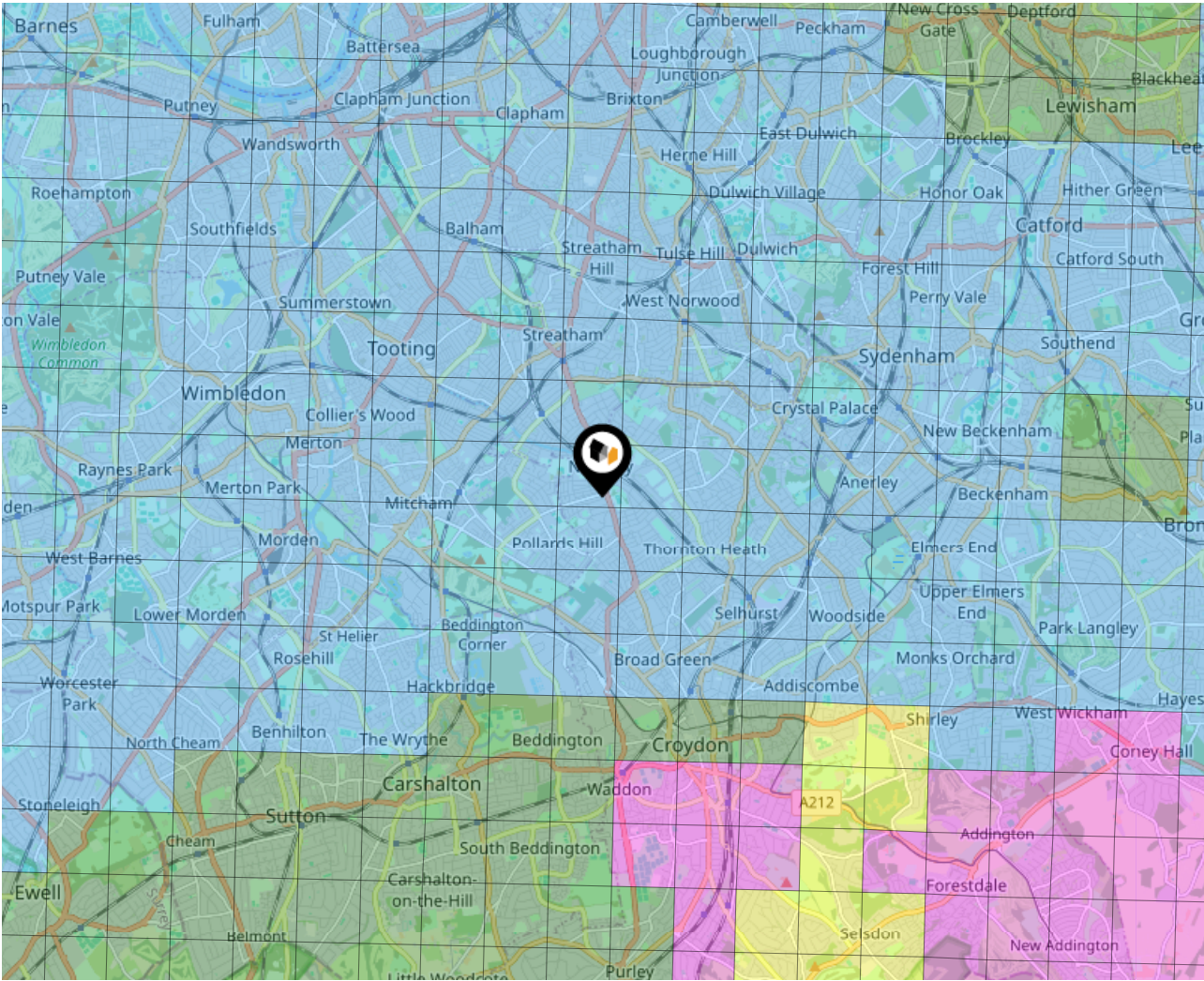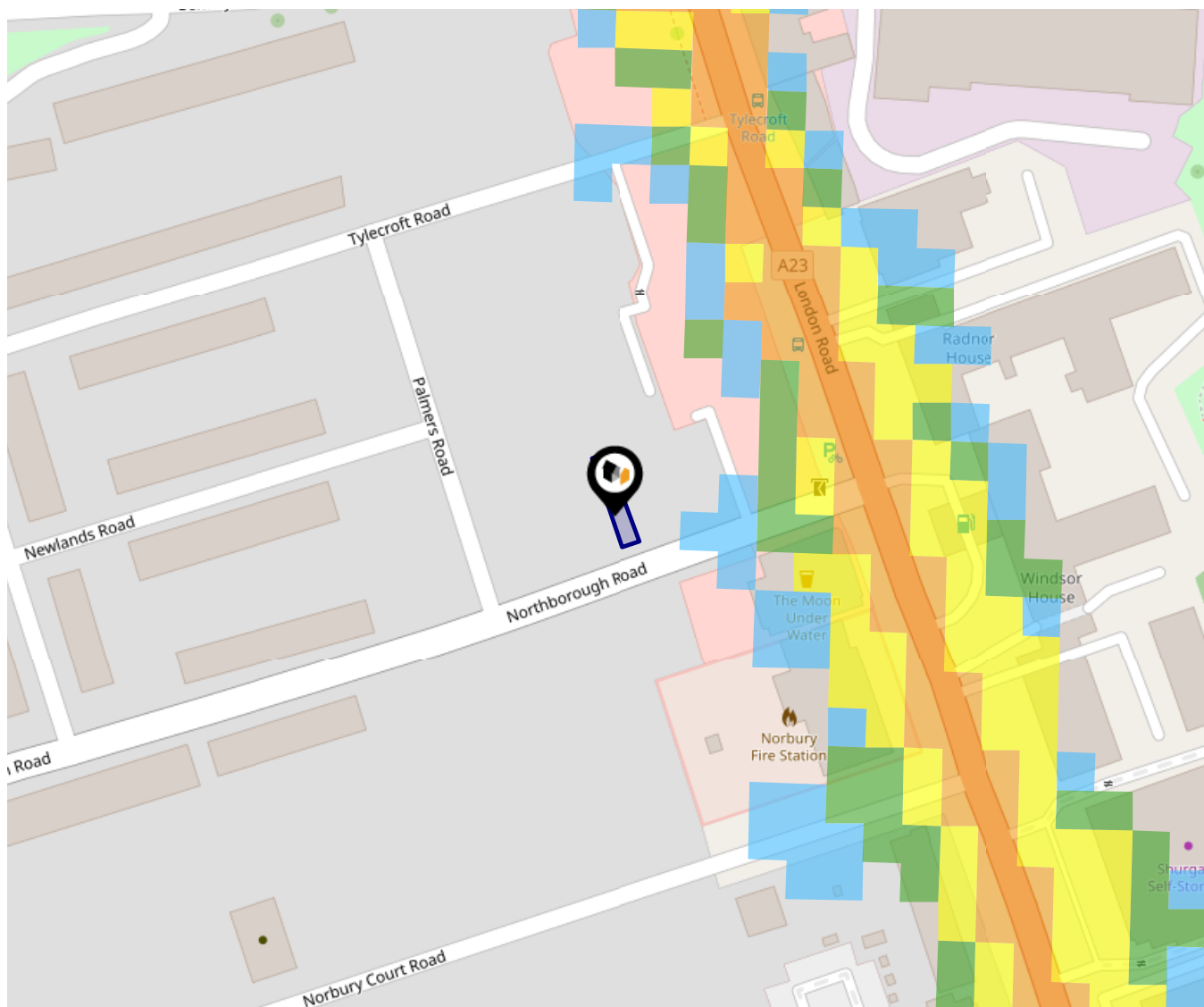
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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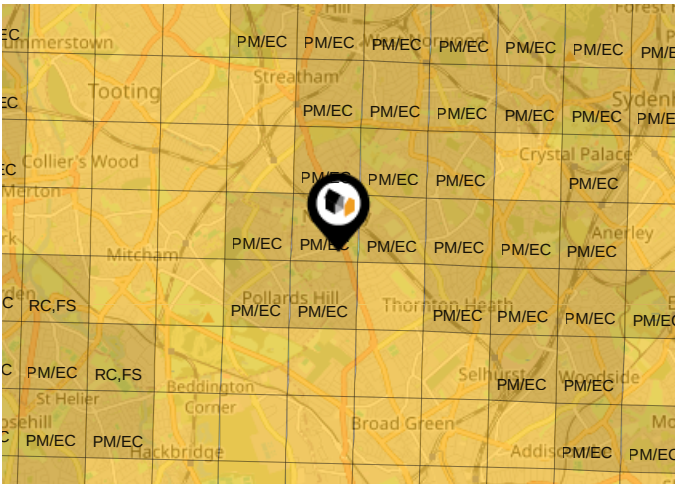
Primary Classifications (Most Common Clay Types)

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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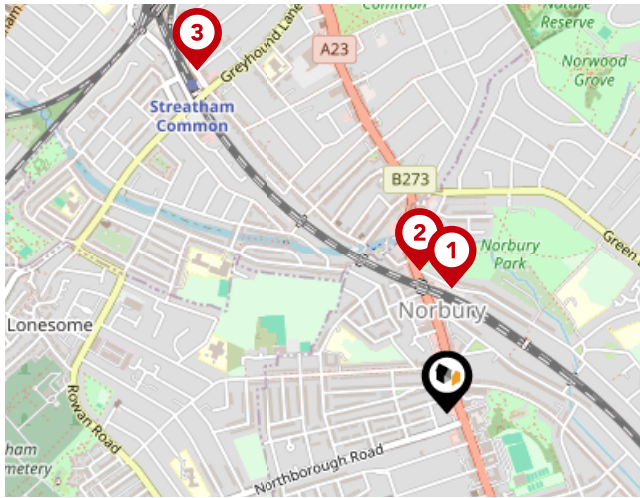
National Rail Stations

Pin	Name	Distance
1	Norbury Rail Station	0.29 miles
2	Norbury	0.34 miles
3	Streatham Common	0.98 miles
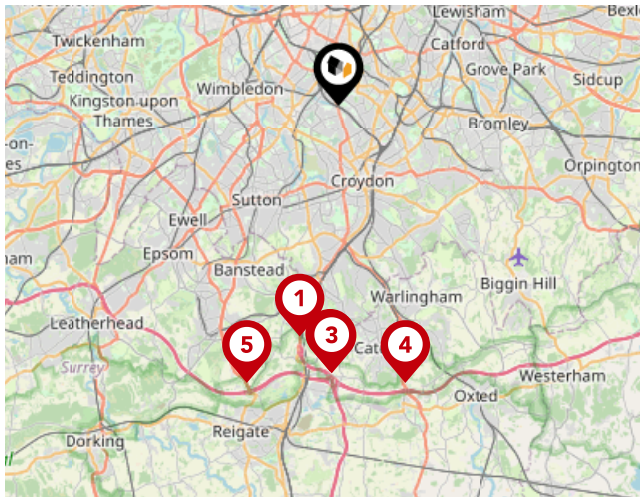
Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J7	8.71 miles
2	M25 J7	9.9 miles
3	M23 J8	9.95 miles
4	M25 J6	10.56 miles
5	M25 J8	10.83 miles
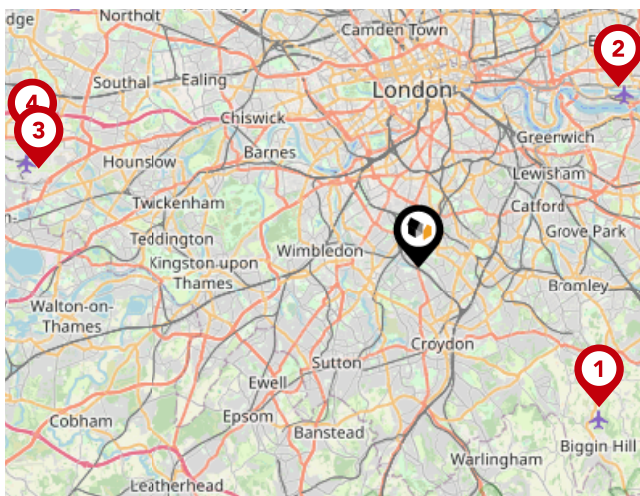
Airports/Helipads

Pin	Name	Distance
1	Leaves Green	8.47 miles
2	Silvertown	9.97 miles
3	Heathrow Airport Terminal 4	14.5 miles
4	Heathrow Airport	14.99 miles

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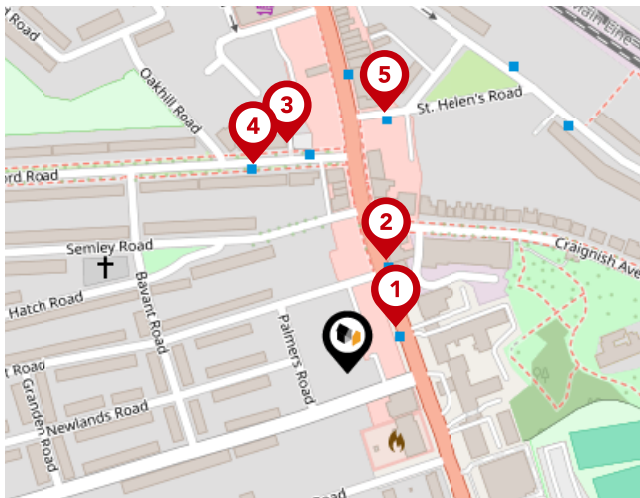
Bus Stops/Stations

Pin	Name	Distance
1	Tylecroft Road	0.04 miles
2	Tylecroft Road	0.07 miles
3	Oakhill Road	0.14 miles
4	Oakhill Road	0.13 miles
5	St Helen's Road	0.15 miles
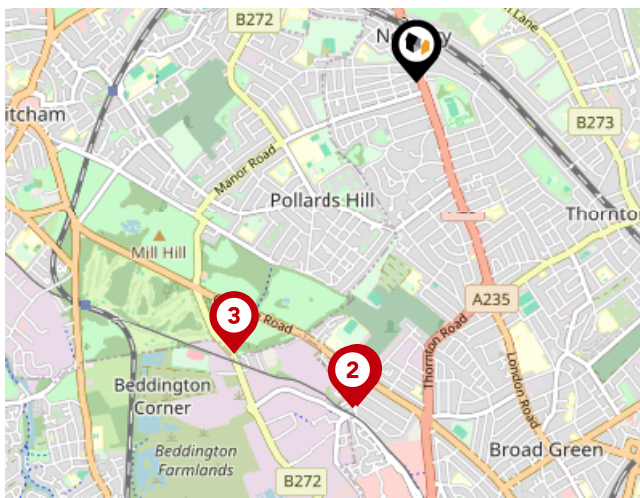
Local Connections

Pin	Name	Distance
1	Therapia Lane Tram Stop	1.52 miles
2	Therapia Lane Tram Stop	1.54 miles
3	Beddington Lane Tram Stop	1.51 miles
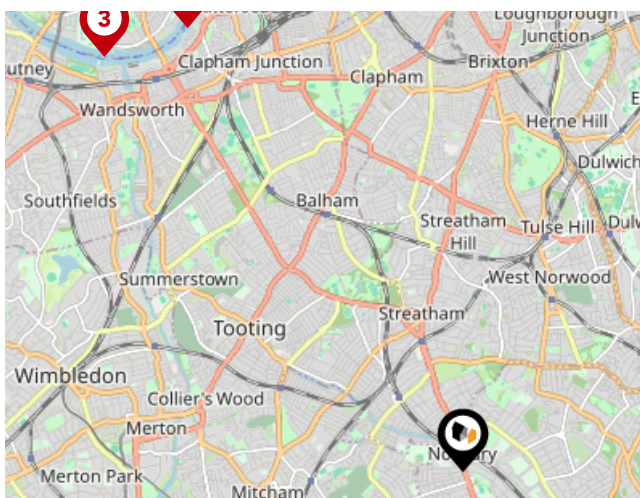
Ferry Terminals

Pin	Name	Distance
1	Plantation Wharf Pier	4.84 miles
2	Chelsea Harbour Pier	5.24 miles
3	Wandsworth Riverside Quarter Pier	5.07 miles

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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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KPF - Key Property Facts