

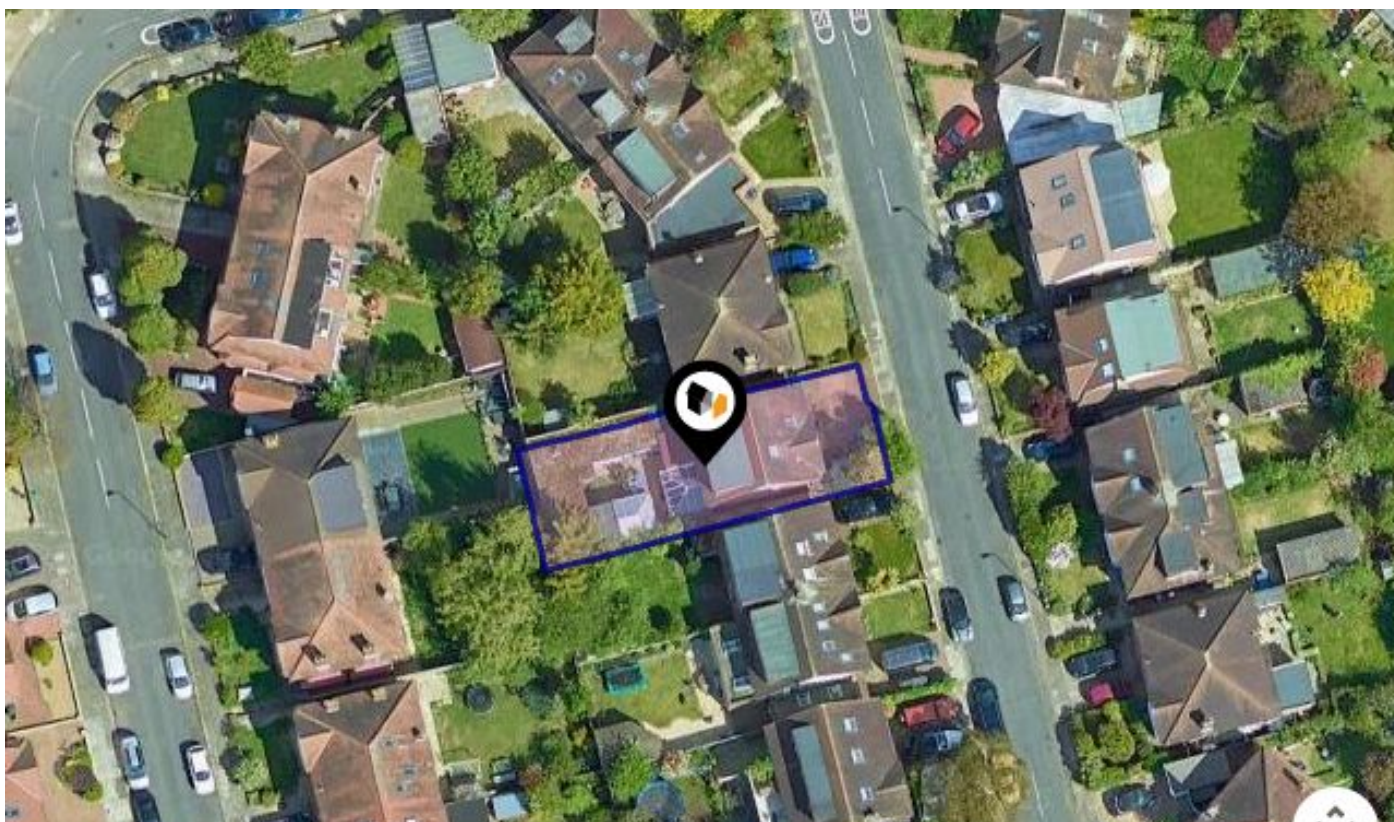


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 15th November 2025



4, ELGAR AVENUE, LONDON, W5 3JU

Phillip Arnold Auctions

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

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	204 ft ² / 19 m ²
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band G
Annual Estimate:	£3,402
Title Number:	MX293896
UPRN:	12089214

Last Sold Date:	21/03/2023
Last Sold Price:	£893,000
Last Sold £/ft ² :	£4,377
Tenure:	Freehold

Local Area

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

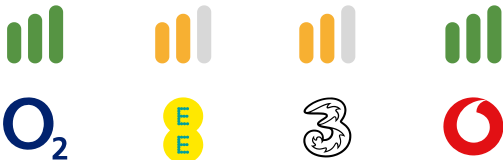
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *4, Elgar Avenue, London, W5 3JU*

Reference - P/2004/5293

Decision: Conditional Consent

Date: 24th November 2004

Description:

Loft conversion with side and rear dormer extensions.

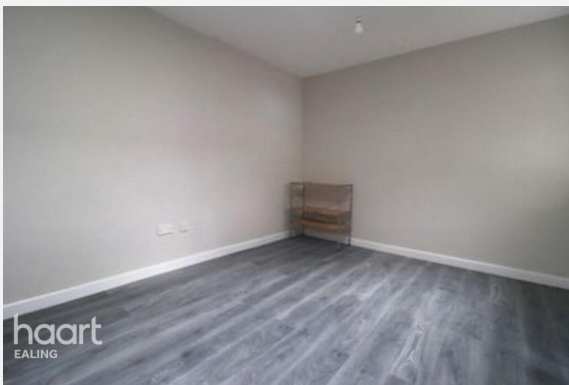
Reference - P/2004/4038

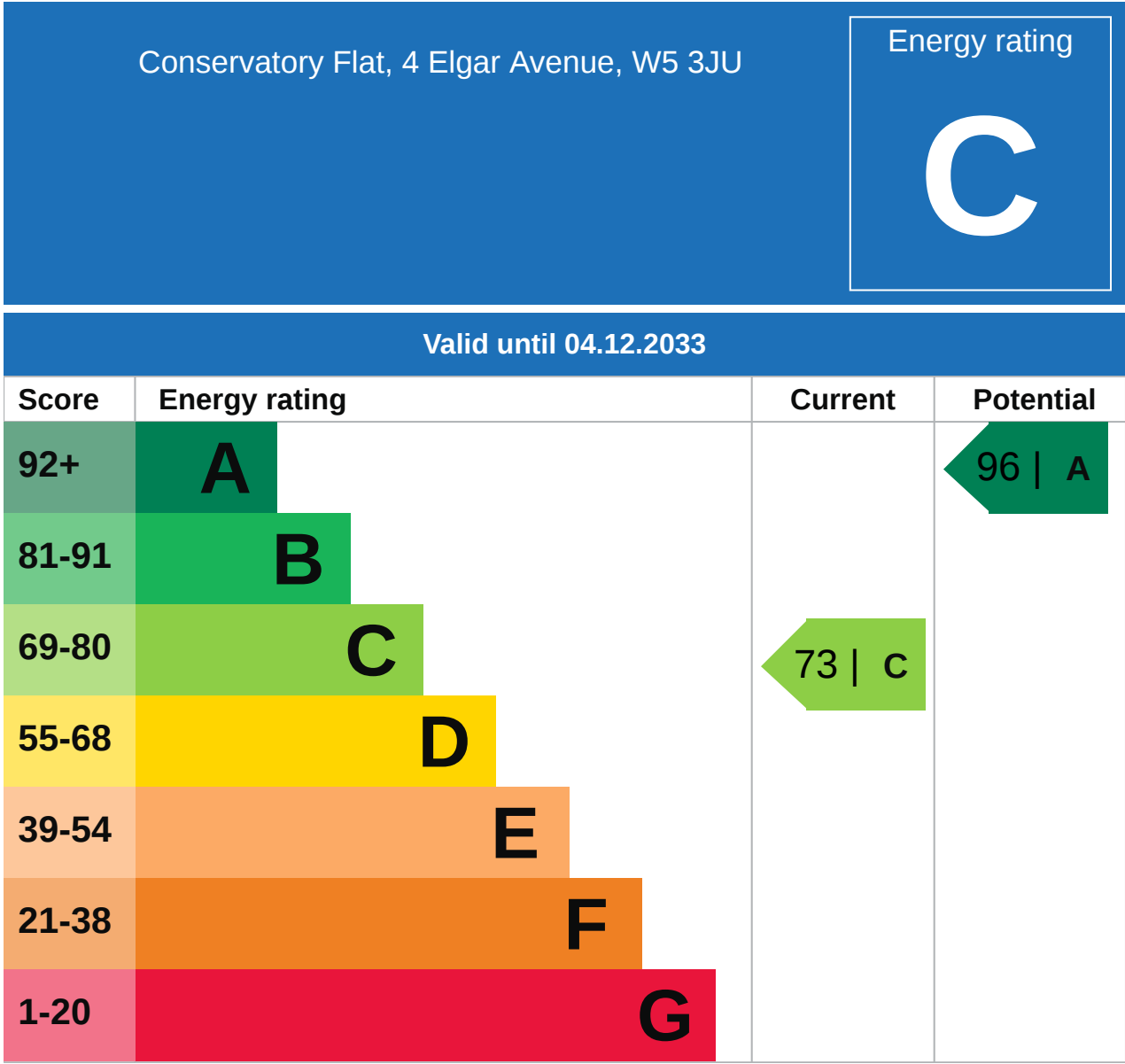
Decision: Refused

Date: 13th September 2004

Description:

Hip to gable end roof extension with dormer window extension in rear roof slope and 2 No roof lights in front roof slope of house.





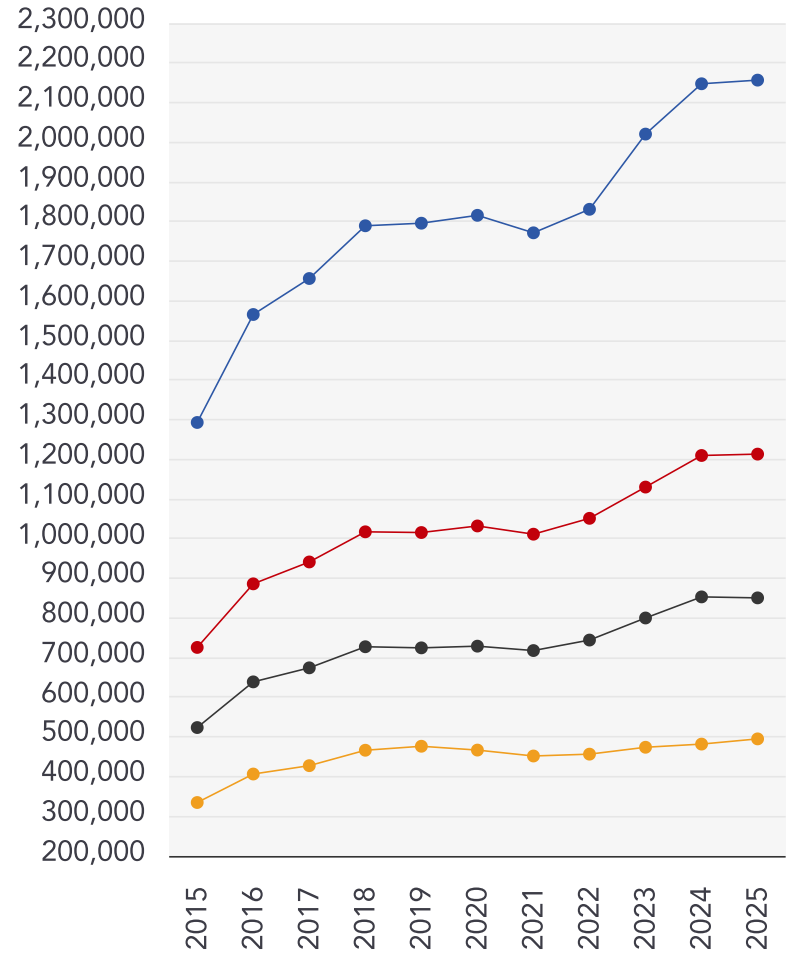
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	19 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in W5



Detached

+66.76%

Semi-Detached

+67.15%

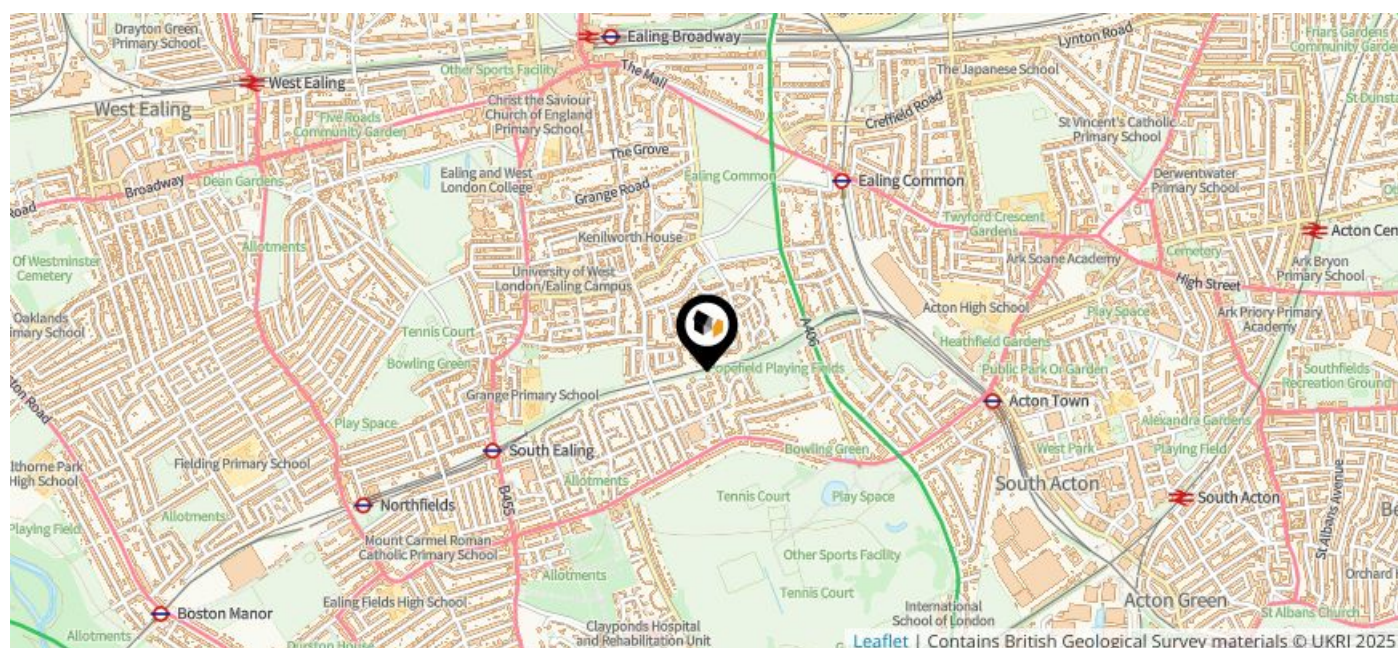
Terraced

+62.42%

Flat

+47.93%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

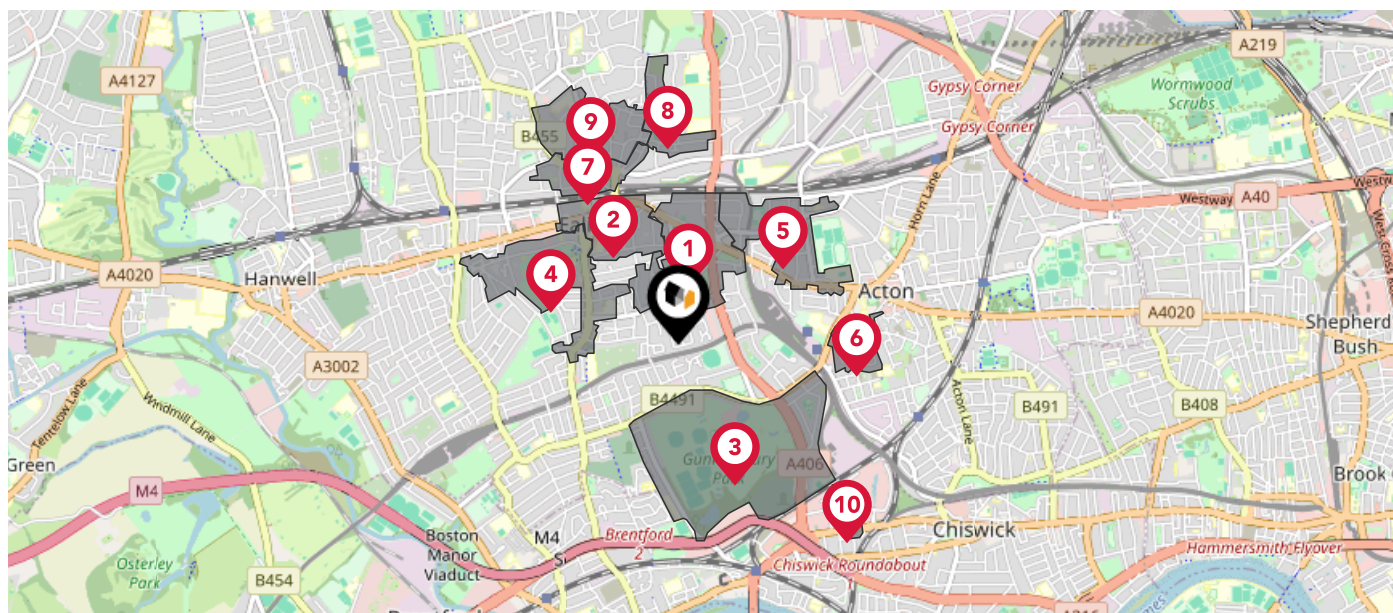
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

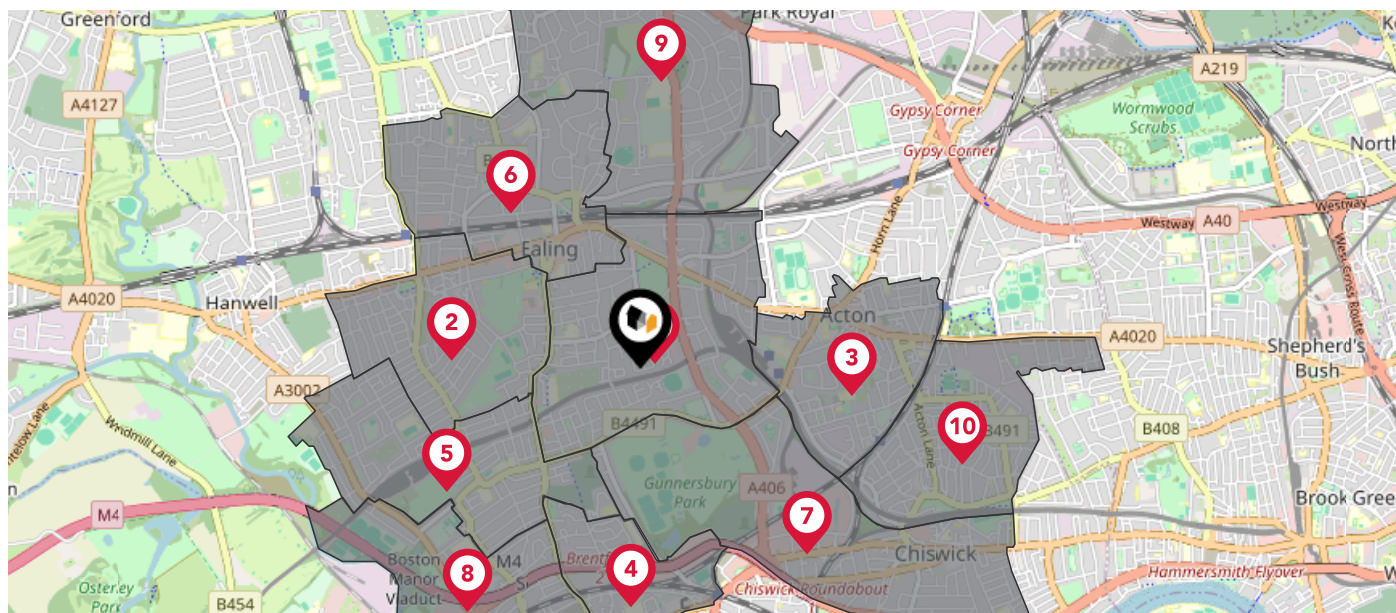
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Ealing Common
-  2 Ealing Town Centre
-  3 Gunnersbury Park
-  4 Ealing Green
-  5 Creffield
-  6 Mill Hill Park
-  7 Haven Green
-  8 Ealing Cricket Ground
-  9 Mount Park
-  10 Thorney Hedge

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

Ealing Common Ward

2

Walpole Ward

3

South Acton Ward

4

Brentford East Ward

5

Northfield Ward

6

Ealing Broadway Ward

7

Chiswick Gunnersbury Ward

8

Brentford West Ward

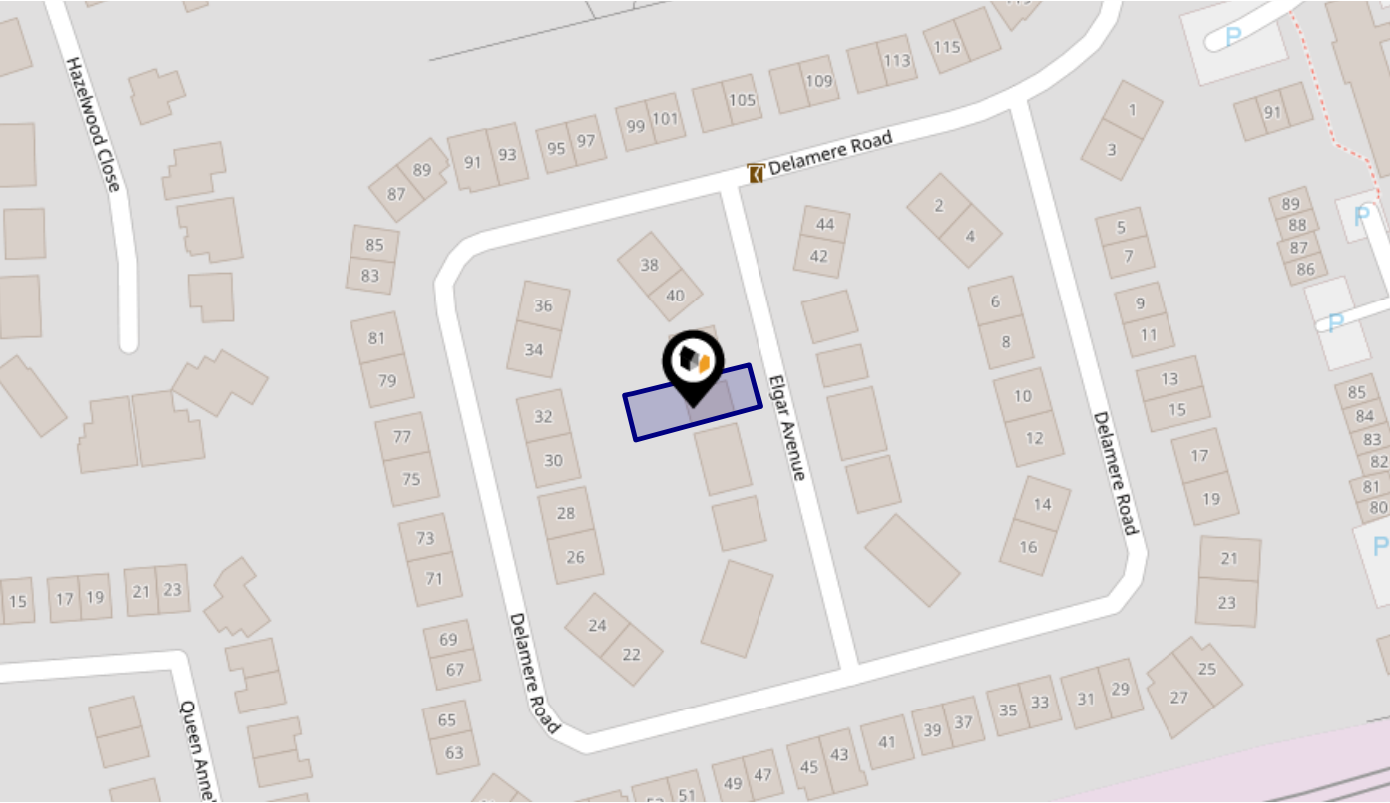
9

Hanger Hill Ward

10

Southfield 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.

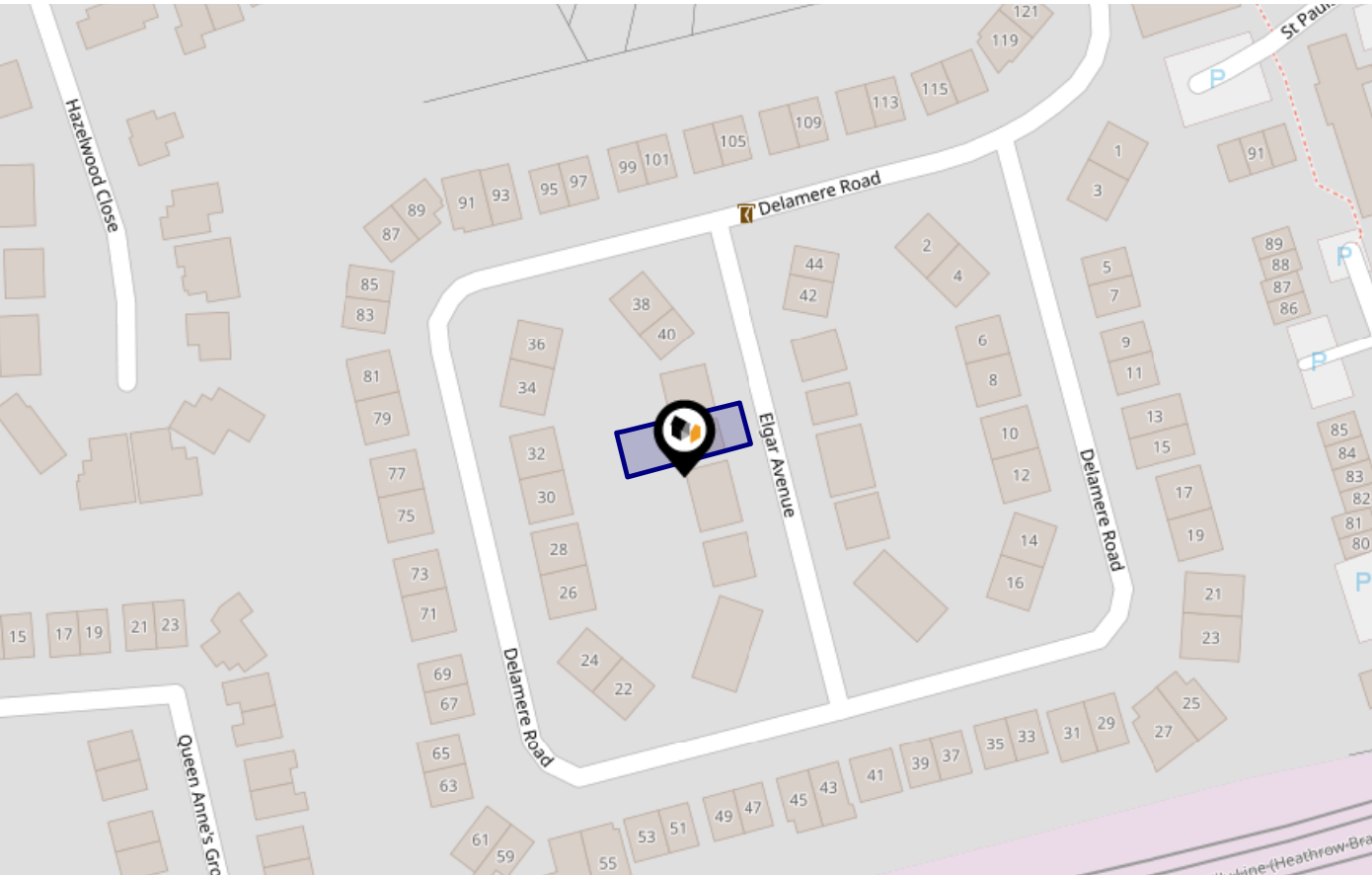
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

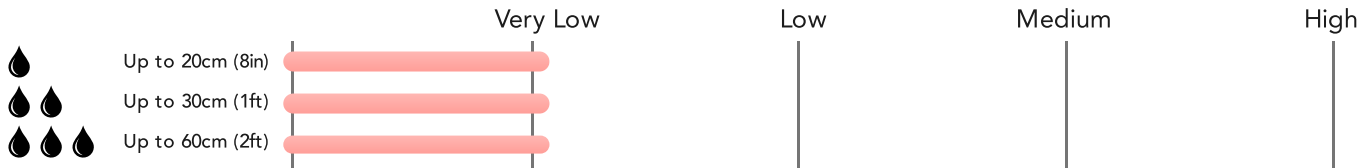


Risk Rating: Very low

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

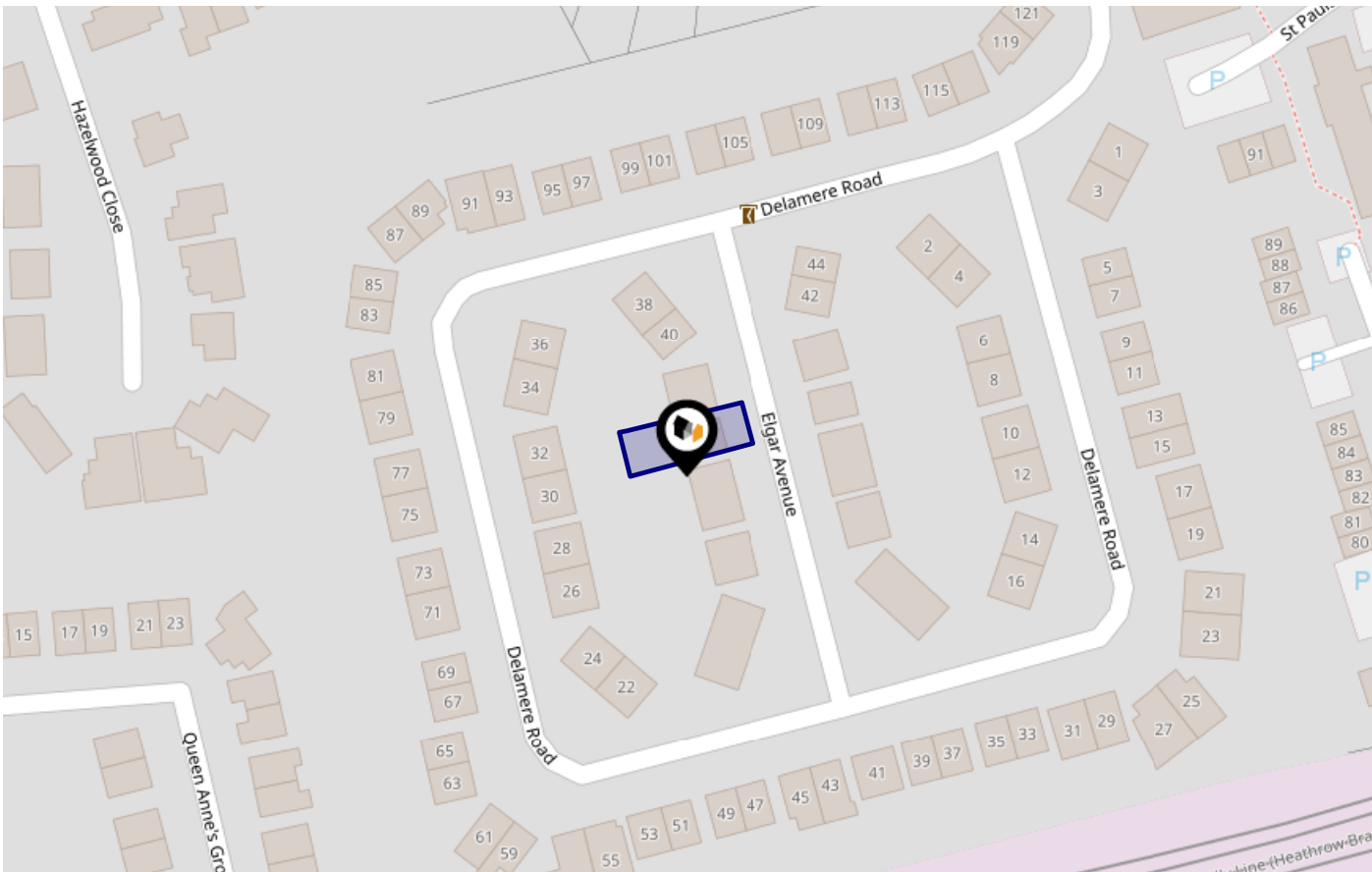
Chance of flooding to the following depths at this property:



Flood Risk

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.

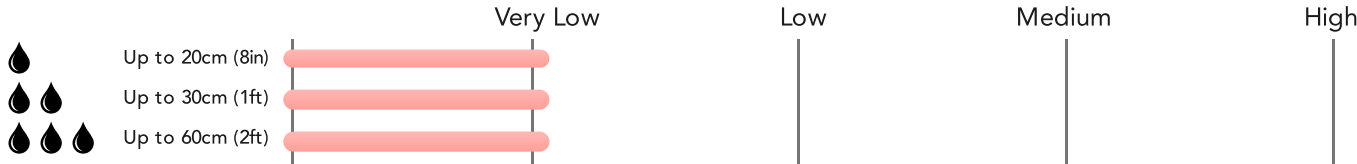


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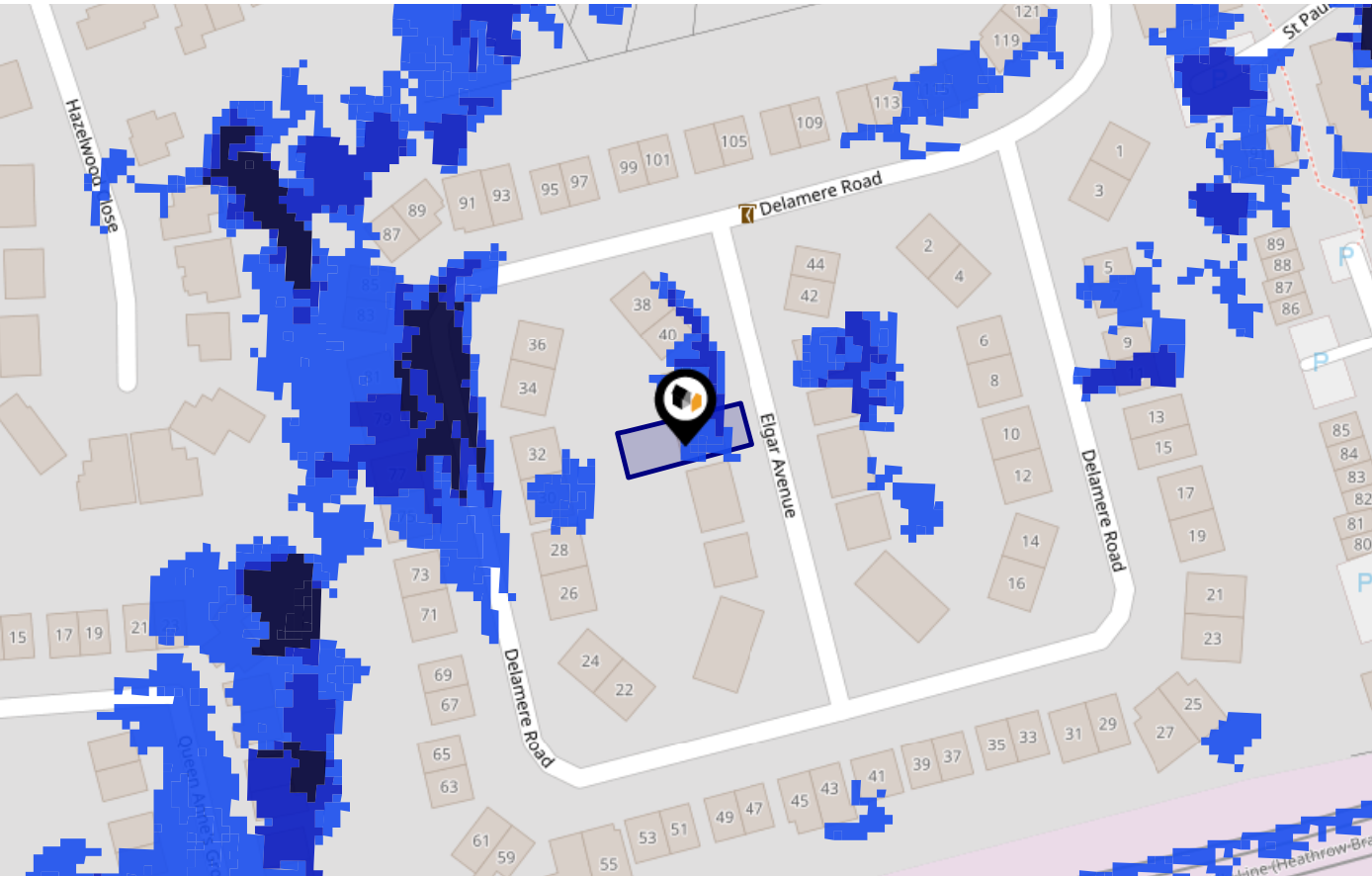
Chance of flooding to the following depths at this property:



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.

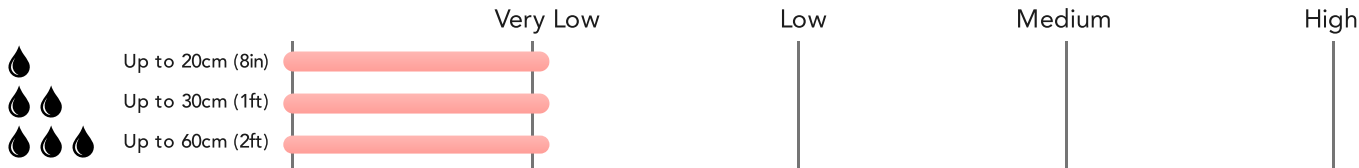


Risk Rating: Low

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.

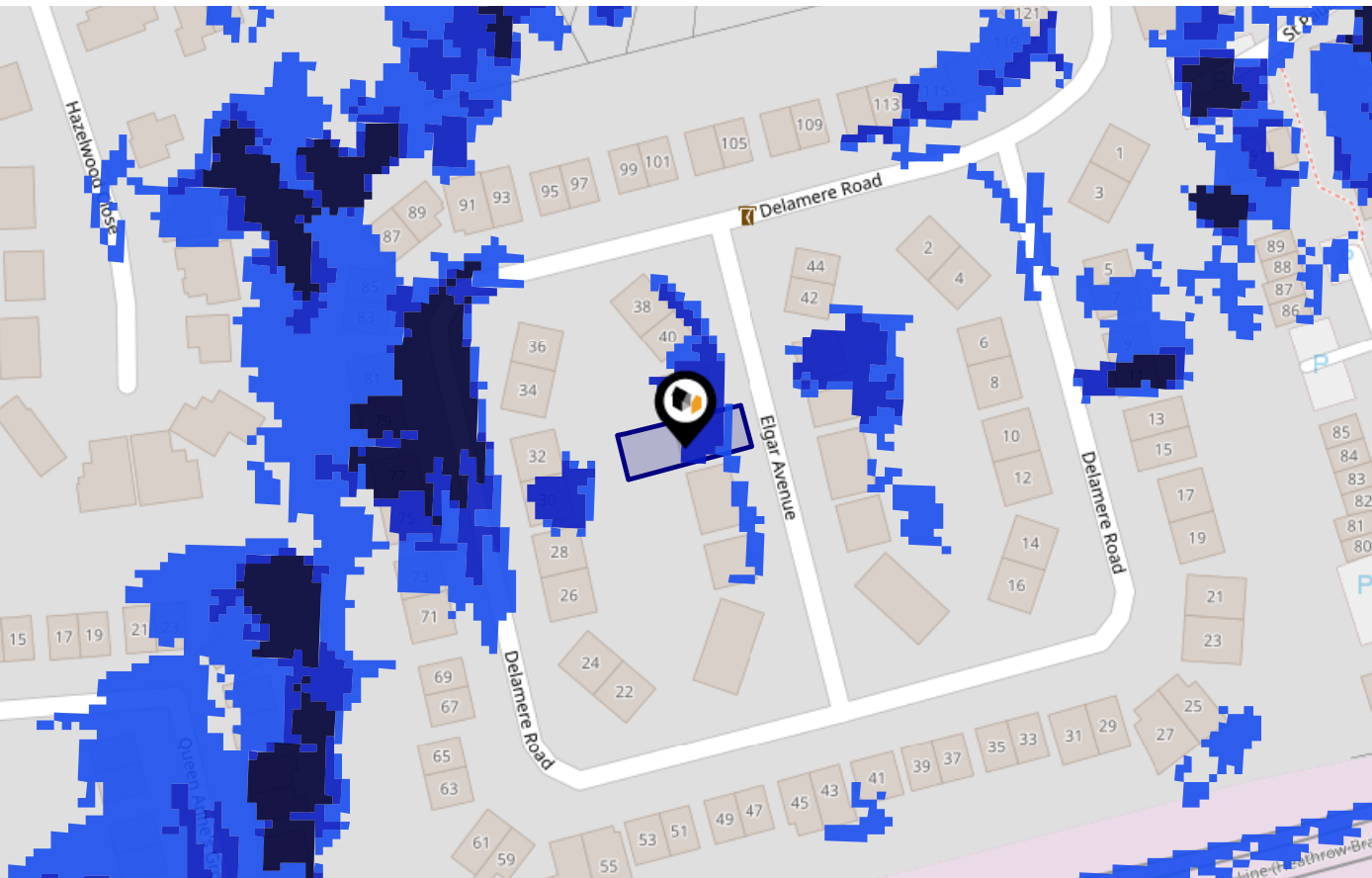
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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: Medium

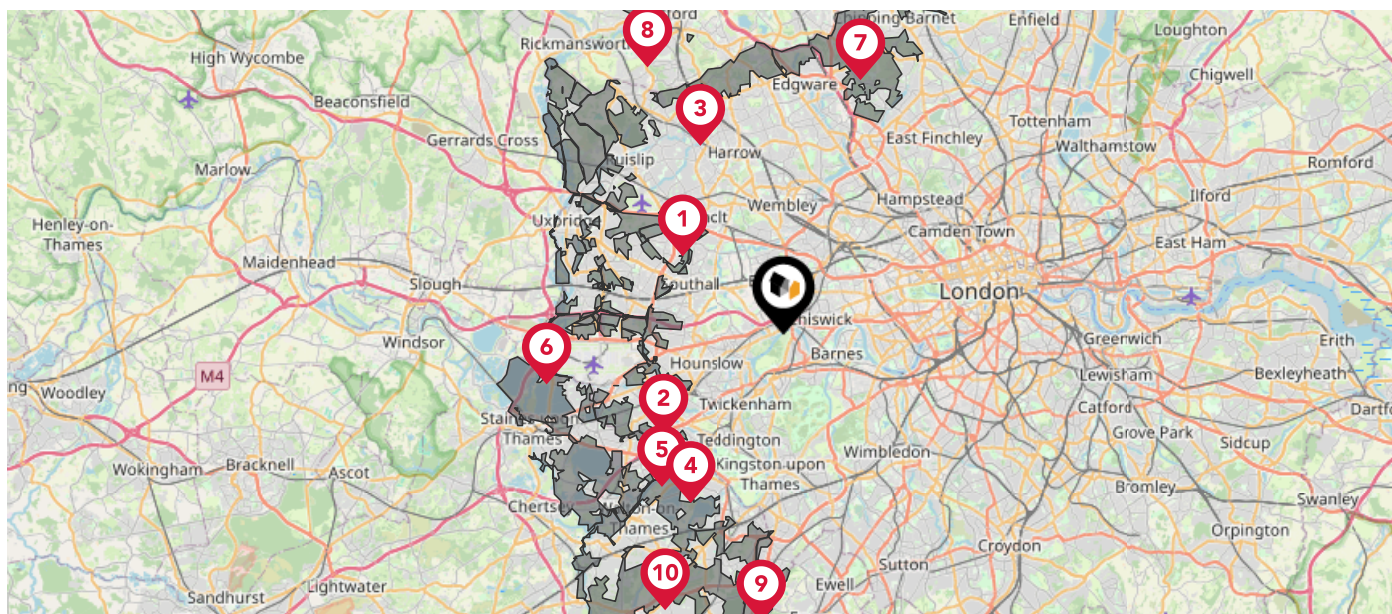
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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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-  **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...



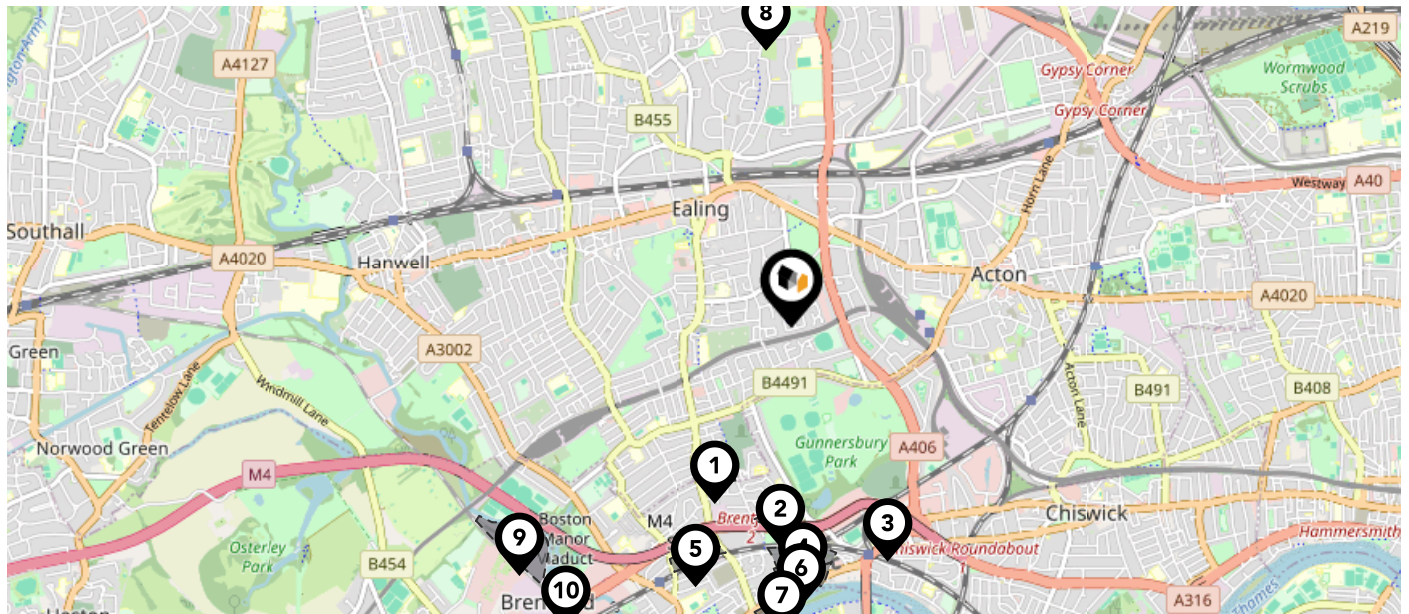
Nearby Green Belt Land

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

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.



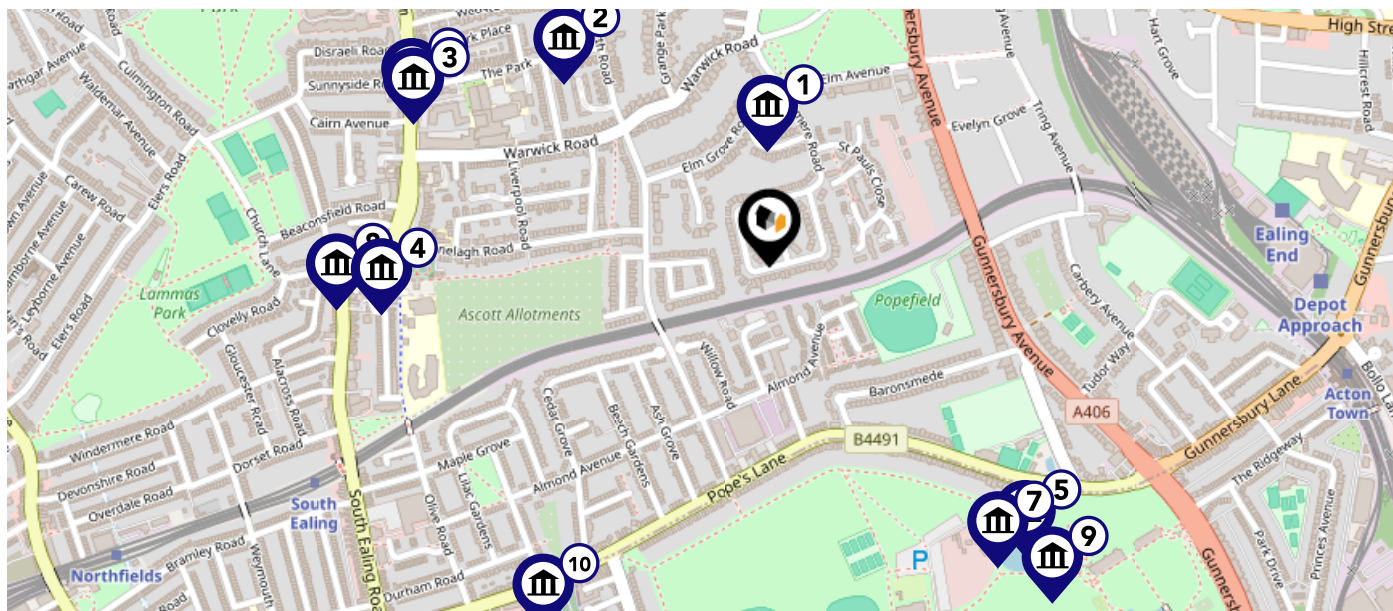
Nearby Landfill Sites

	Clayponds Gardens-Clayponds Avenue	Historic Landfill	
	Carville Hill Park North-Brentford, Hounslow, London	Historic Landfill	
	Texas DIY-Ibis lane, Hartington Road	Historic Landfill	
	Green Dragon Lane Flats-Green Dragon Lane	Historic Landfill	
	Layton Road-Brentford, Hounslow, London	Historic Landfill	
	Old Thames Water Gas Works-Brentford, Hounslow, London	Historic Landfill	
	Watermans Park-High Street, Brentford	Historic Landfill	
	Former Fox's Reservoir-Hillcrest Road	Historic Landfill	
	Transport Avenue-Transfer Avenue	Historic Landfill	
	Transport Avenue-Brentford, Hounslow, London	Historic Landfill	

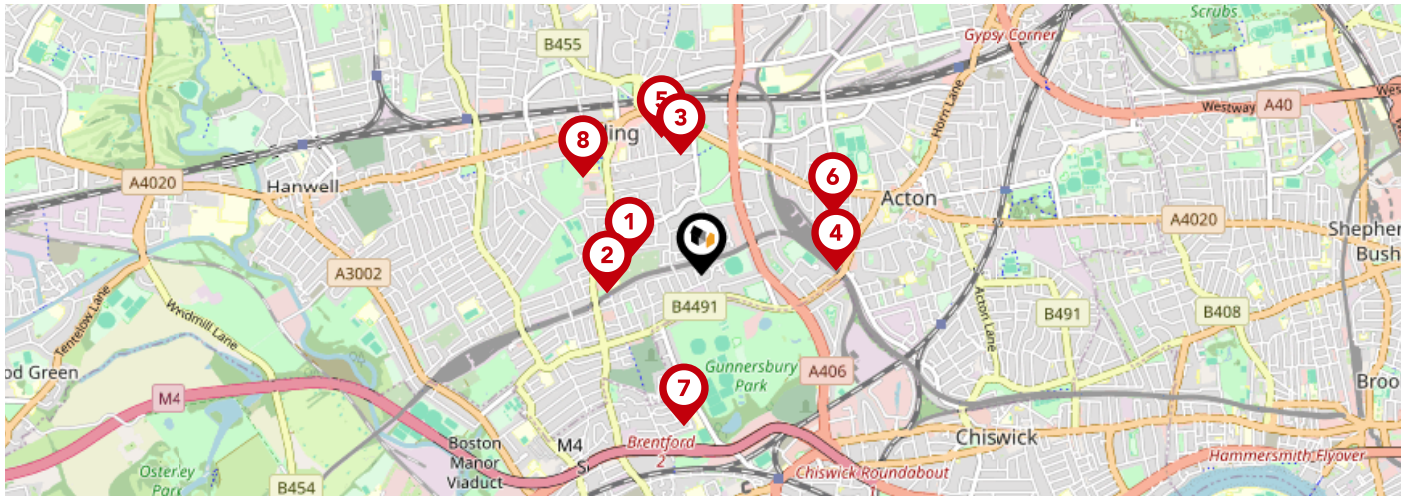
Maps

Listed Buildings

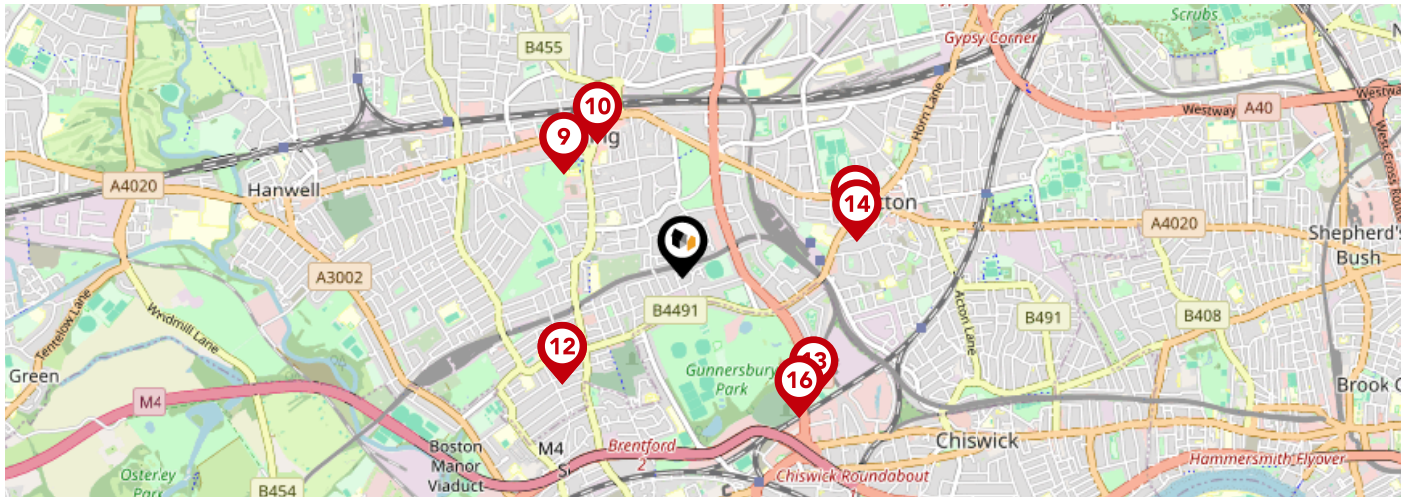
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1358763 - Church Of All Saints	Grade II	0.1 miles
	1189402 - 17-26, The Park	Grade II	0.3 miles
	1249963 - 23, St Mary's Road W5	Grade II	0.4 miles
	1079376 - Church Of St Mary	Grade II	0.4 miles
	1080331 - Temple In Gunnersbury Park	Grade II	0.4 miles
	1189467 - 19 And 21, St Marys Road W5	Grade II	0.4 miles
	1080336 - Kitchen Garden Wall, Including Carved Door And Wrought Iron Gate Gunnersbury Park	Grade II	0.4 miles
	1358783 - Westfield House	Grade II	0.5 miles
	1189601 - Stone Fountain Near Refreshment Room, Gunnersbury Park	Grade II	0.5 miles
	1096021 - Walls To Ealing Cemetery	Grade II	0.5 miles



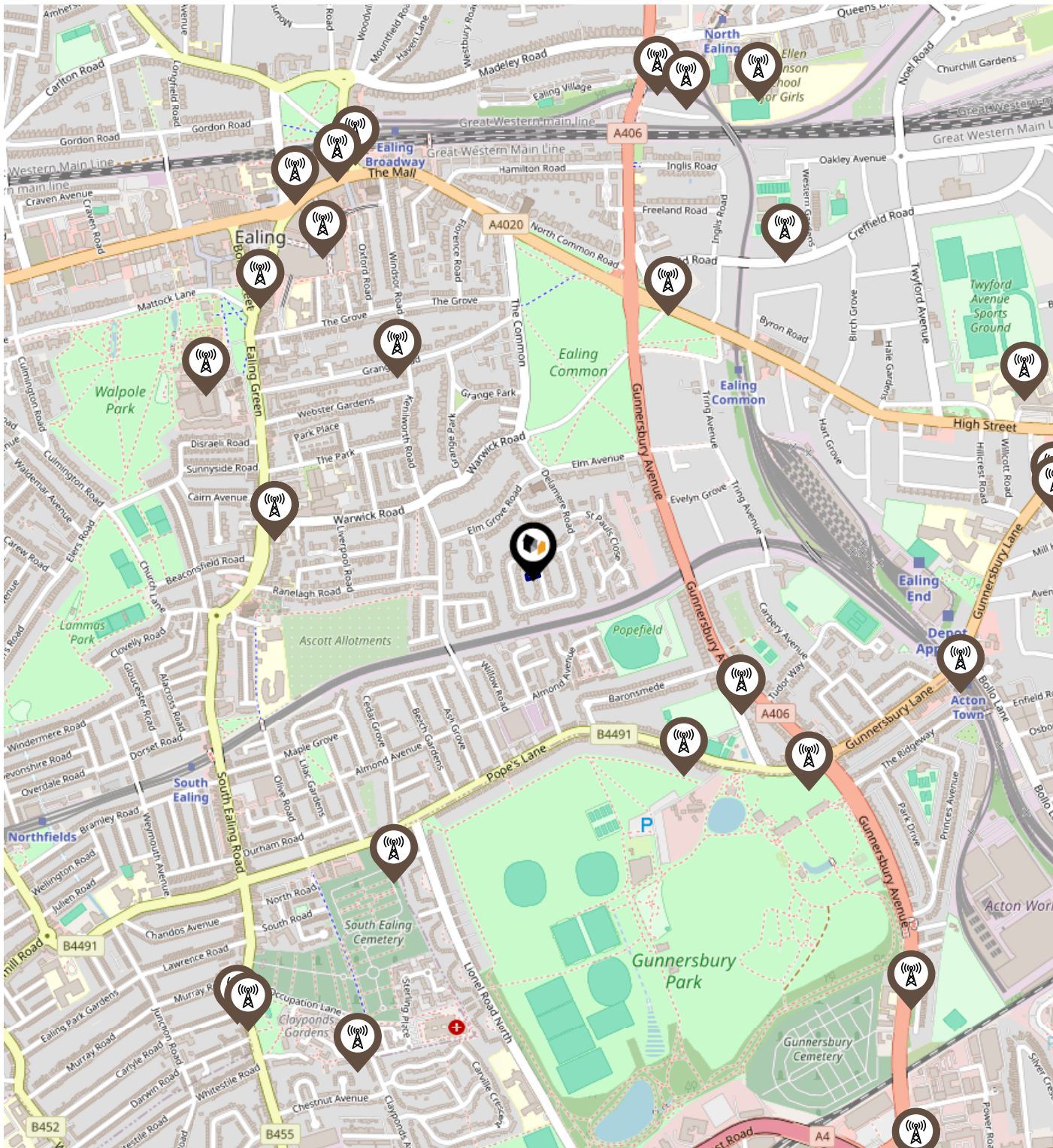
		Nursery	Primary	Secondary	College	Private
1	The Eden School Ofsted Rating: Inadequate Pupils: 40 Distance:0.34	☐	☐	☒	☐	☐
2	Grange Primary School Ofsted Rating: Good Pupils: 717 Distance:0.44	☐	☒	☐	☐	☐
3	Blooming Tree Primary School Ofsted Rating: Outstanding Pupils: 19 Distance:0.56	☐	☒	☐	☐	☐
4	Ark Acton Academy Ofsted Rating: Good Pupils: 854 Distance:0.62	☐	☐	☒	☐	☐
5	La Chouette School Ofsted Rating: Good Pupils: 29 Distance:0.66	☐	☒	☐	☐	☐
6	Twyford Church of England High School Ofsted Rating: Outstanding Pupils: 1618 Distance:0.67	☐	☐	☒	☐	☐
7	Lionel Primary School Ofsted Rating: Outstanding Pupils: 643 Distance:0.7	☐	☒	☐	☐	☐
8	Clifton Lodge School Ofsted Rating: Not Rated Pupils: 116 Distance:0.7	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Ealing Independent College Ofsted Rating: Not Rated Pupils: 115 Distance:0.73	☐	☐	☒	☐	☐
	Christ the Saviour Church of England Primary School Ofsted Rating: Good Pupils: 894 Distance:0.74	☐	☒	☐	☐	☐
	Mount Carmel Catholic Primary School Ofsted Rating: Good Pupils: 422 Distance:0.74	☐	☒	☐	☐	☐
	Little Ealing Primary School Ofsted Rating: Good Pupils: 676 Distance:0.74	☐	☒	☐	☐	☐
	Eagle Park Independent School Ofsted Rating: Good Pupils: 32 Distance:0.82	☐	☐	☒	☐	☐
	Ark Soane Academy Ofsted Rating: Outstanding Pupils: 530 Distance:0.83	☐	☐	☒	☐	☐
	Blooming Tree Pre Prep School Ofsted Rating: Good Pupils: 35 Distance:0.83	☐	☒	☐	☐	☐
	International School of London Ofsted Rating: Good Pupils: 435 Distance:0.84	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

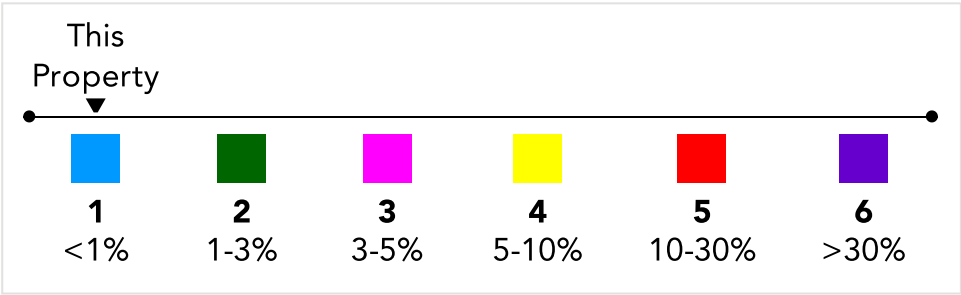
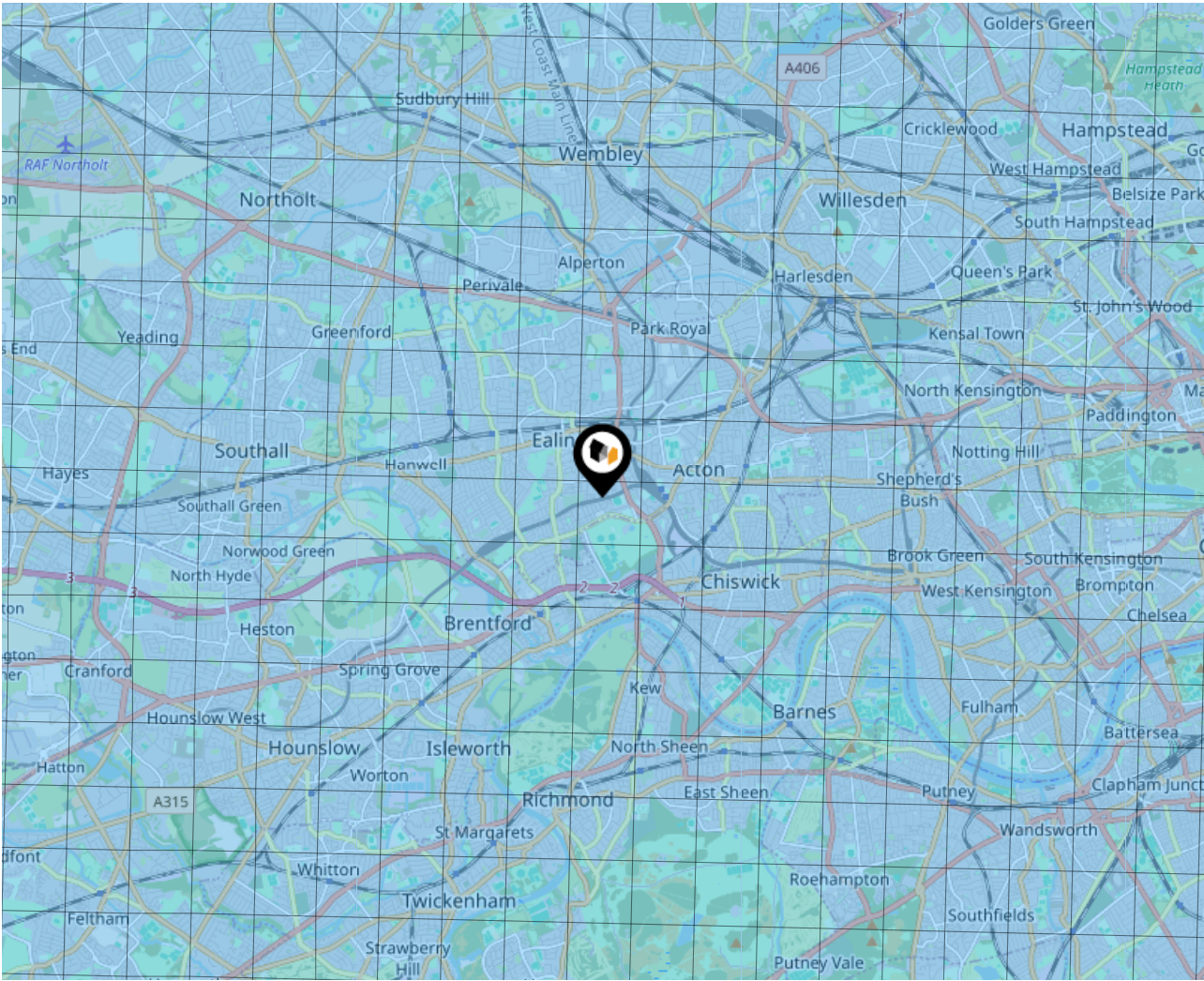


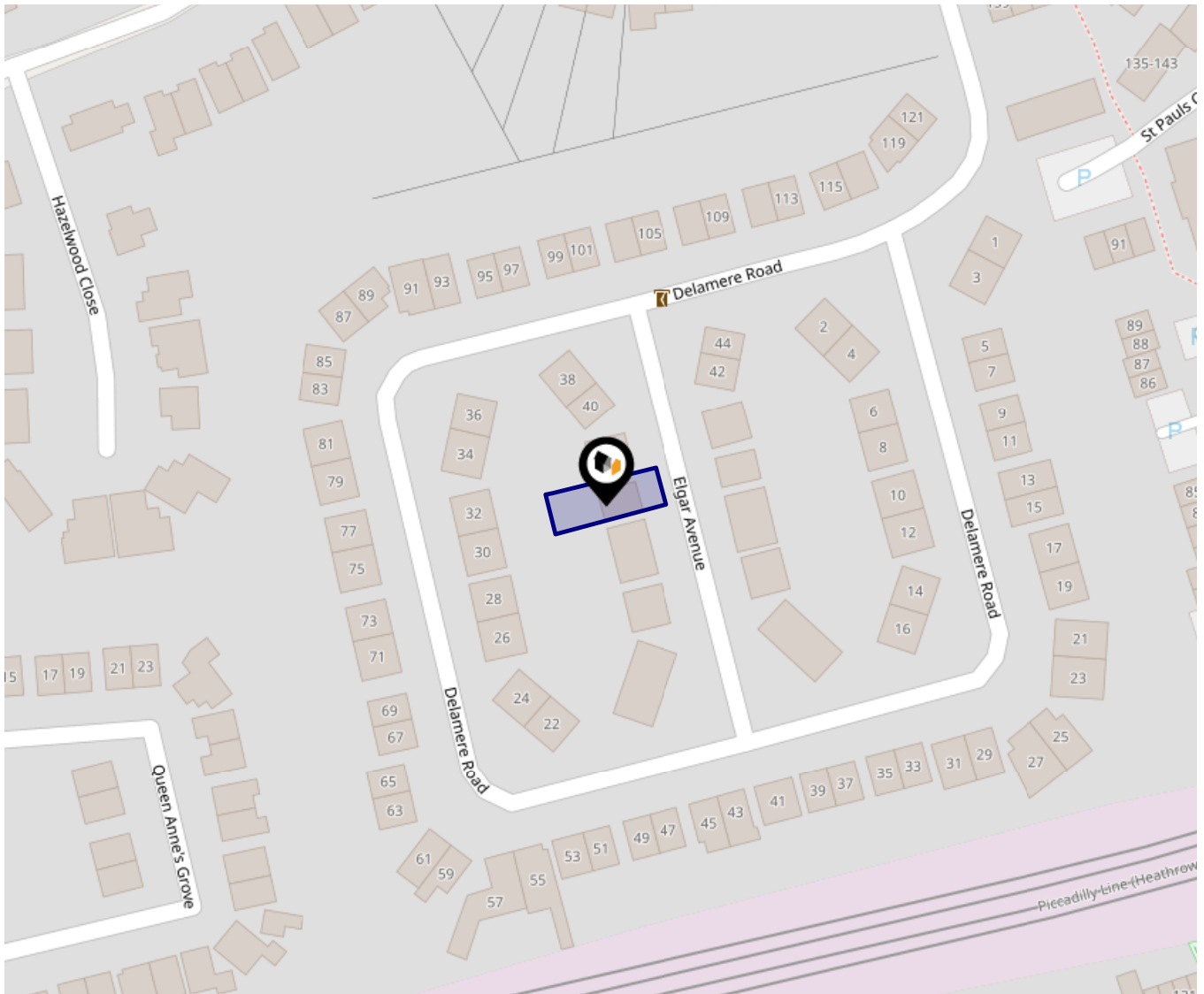
Key:

-  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).





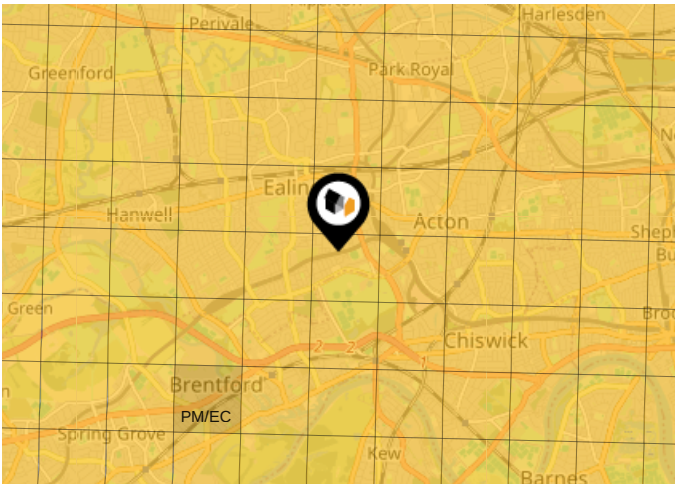
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

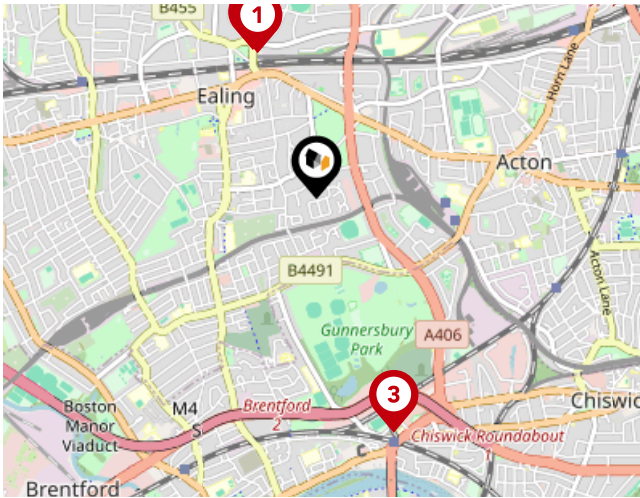


Primary Classifications (Most Common Clay Types)

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

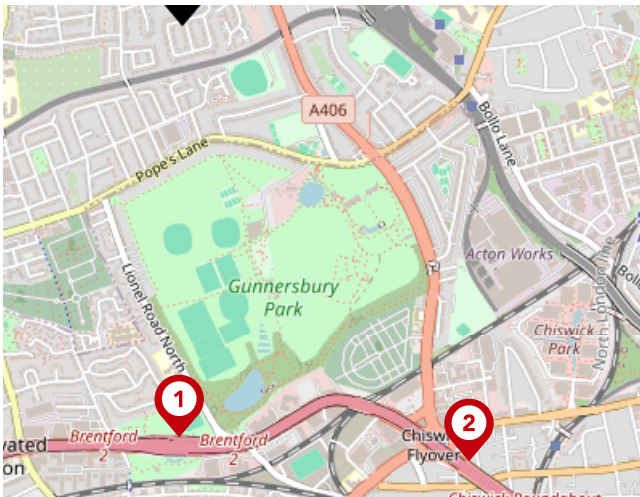
Area

Transport (National)



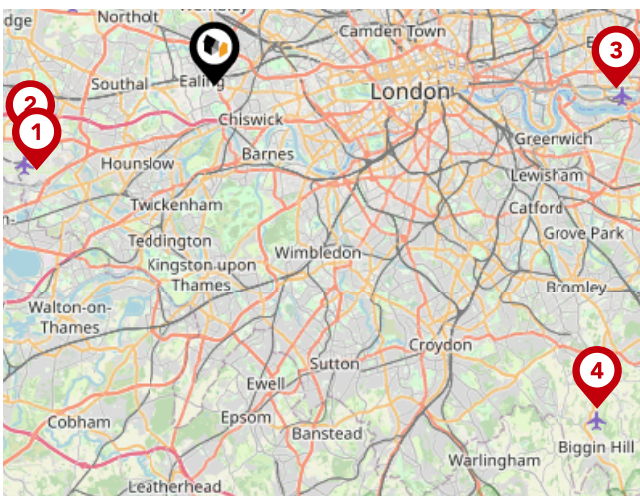
National Rail Stations

Pin	Name	Distance
1	Ealing Broadway Rail Station	0.73 miles
2	Ealing Broadway Station	0.74 miles
3	Kew Bridge Rail Station	1.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J2	0.95 miles
2	M4 J1	1.2 miles
3	M1 J1	5.49 miles
4	M4 J3	4.79 miles
5	M1 J2	7.28 miles

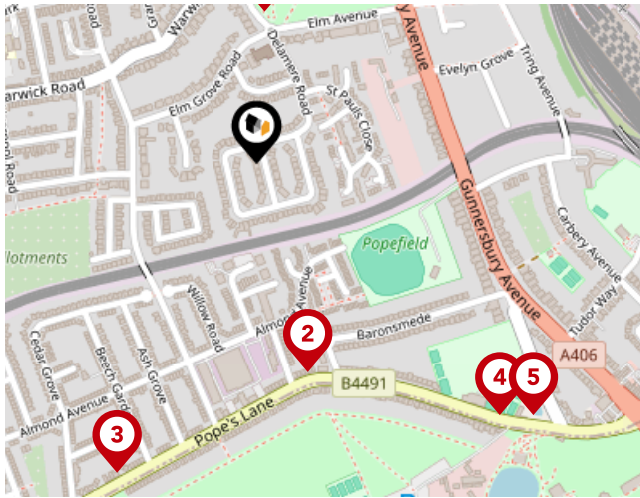


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	7.27 miles
2	Heathrow Airport	7.1 miles
3	Silvertown	14.88 miles
4	Leaves Green	18.53 miles

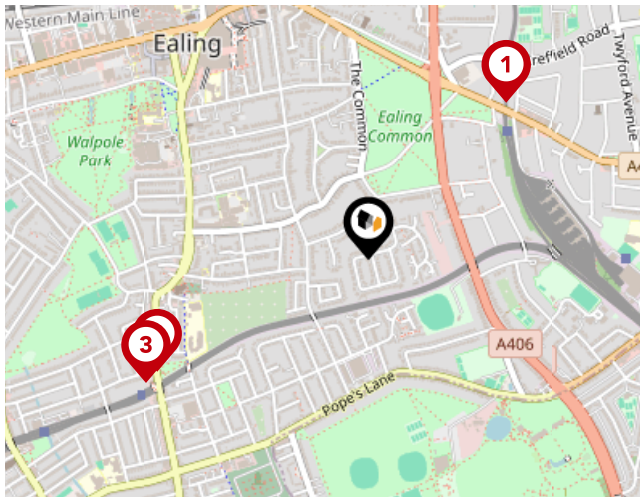
Area

Transport (Local)



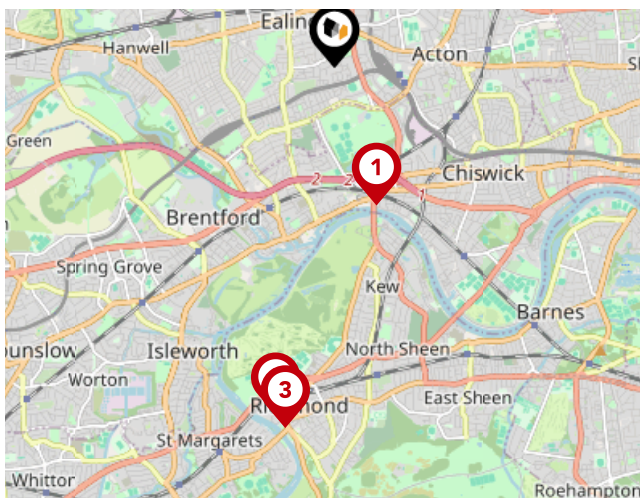
Bus Stops/Stations

Pin	Name	Distance
1	The Common / Warwick Dene	0.18 miles
2	Knights Avenue	0.25 miles
3	Lionel Road North	0.39 miles
4	Gunnersbury Park	0.4 miles
5	Gunnersbury Park	0.43 miles



Local Connections

Pin	Name	Distance
1	Ealing Common	0.48 miles
2	South Ealing	0.55 miles
3	South Ealing Underground Station	0.59 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	1.33 miles
2	Richmond St. Helena Pier	3.26 miles
3	Richmond Landing Stage	3.35 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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Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road,
Ealing, London W5 5SL
02087993880
phillip@philliparnoldauctions.co.uk
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