



See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 15th November 2025



21, SEAFIELD ROAD, LONDON, N11 1AR

Phillip Arnold Auctions

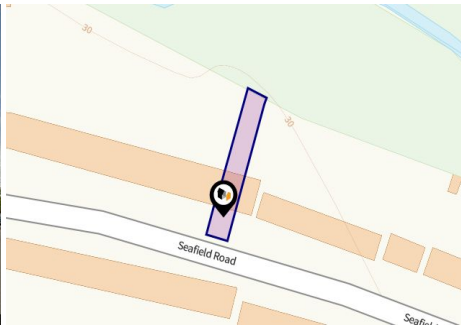
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk



















Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,645		
Title Number:	MX396688		
UPRN:	207077828		

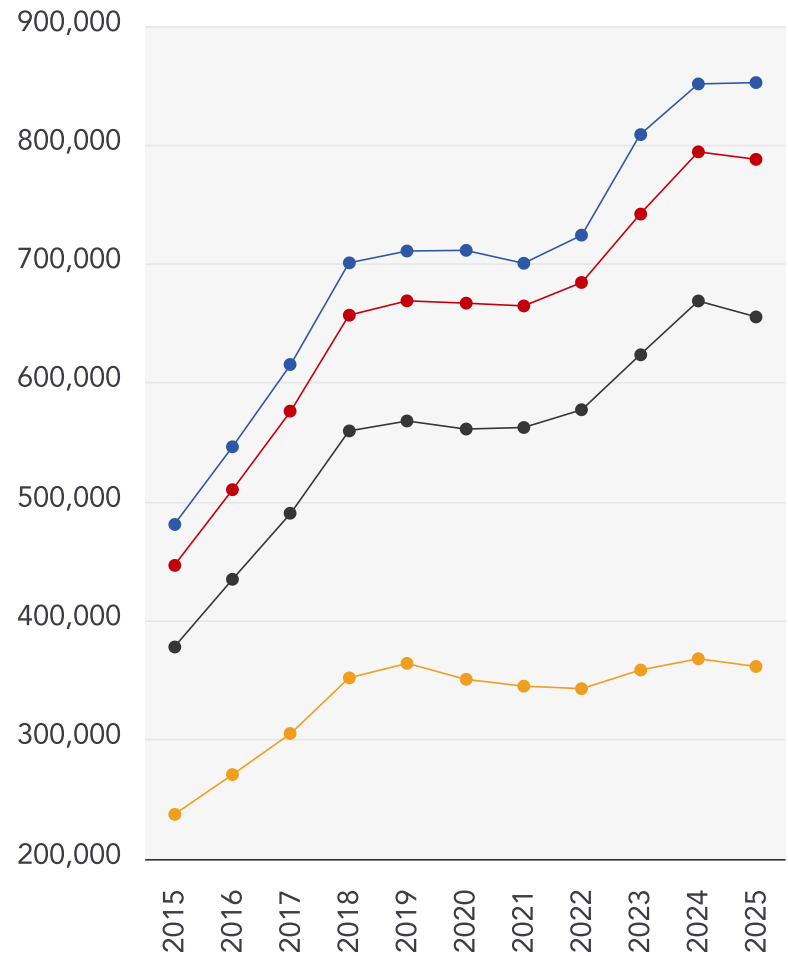
Local Area

Local Authority:	Enfield	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in N11



Detached

+77.2%

Semi-Detached

+76.39%

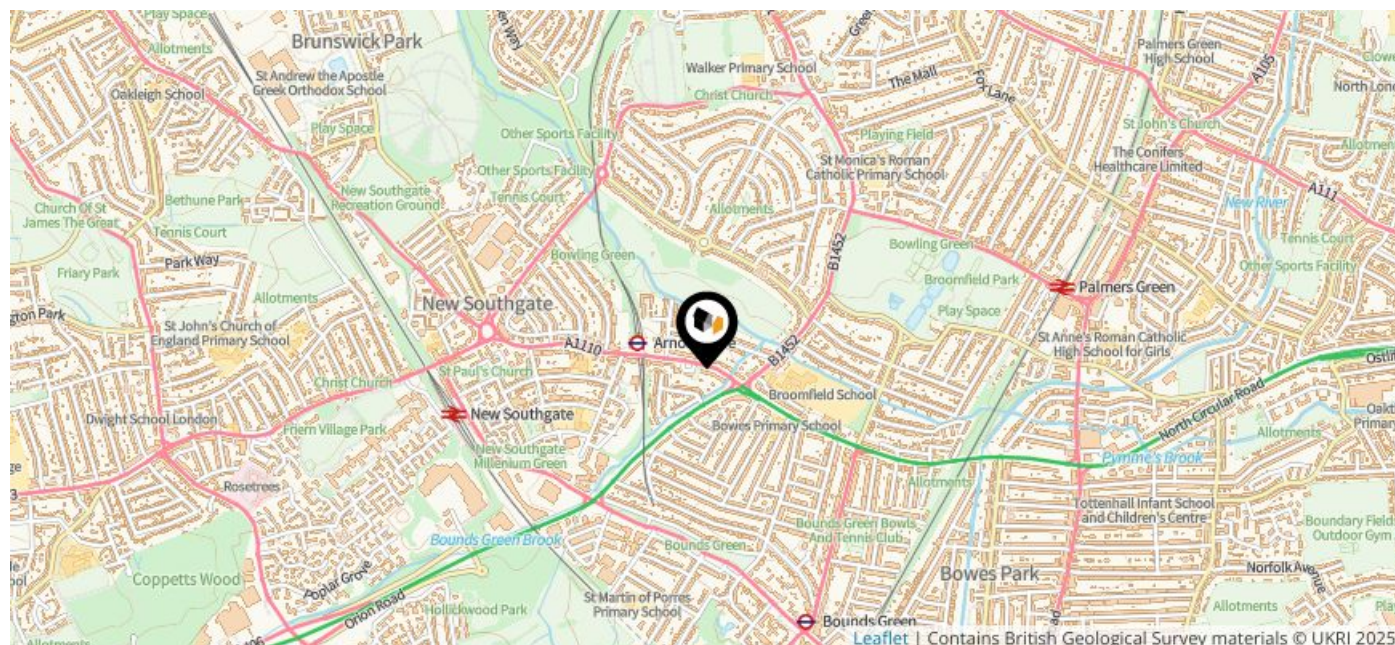
Terraced

+73.36%

Flat

+52.36%

This map displays nearby coal mine entrances and their classifications.



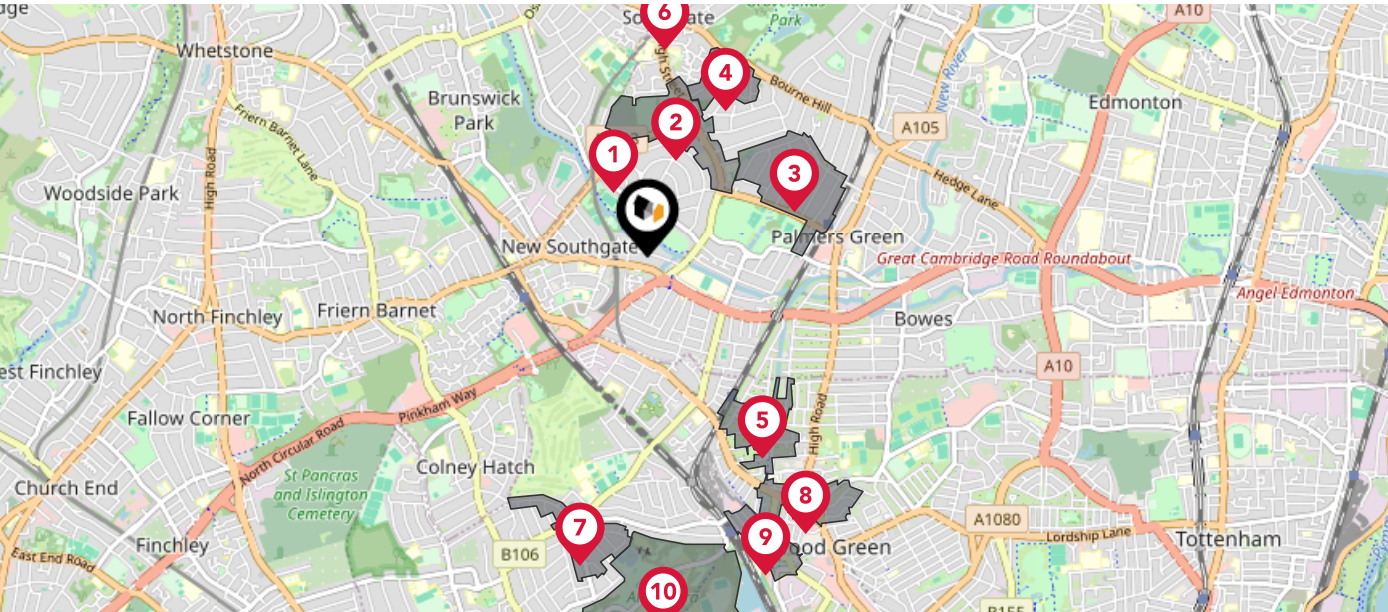
Mine Entry











- ✕ 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.

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.

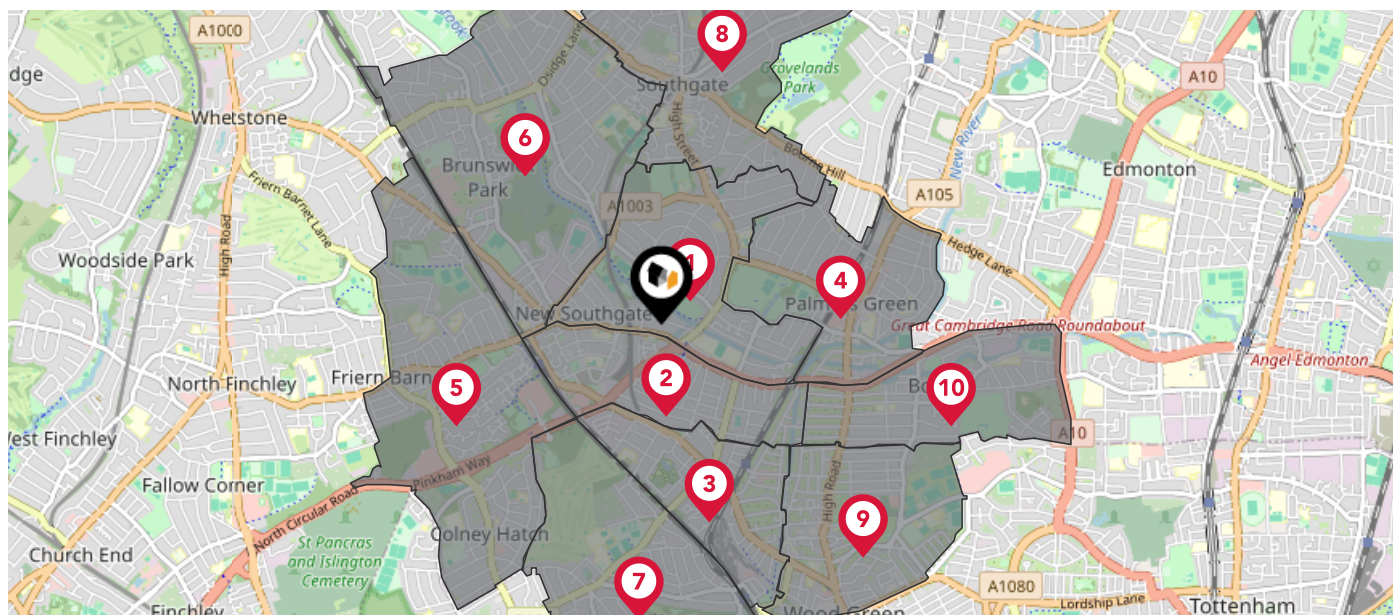


Nearby Conservation Areas	
	ABBOTSHALL AVENUE
	SOUTHGATE GREEN
	LAKES ESTATE
	MEADWAY
	37
	SOUTHGATE CIRCUS
	Vallance Road
	9
	7
	25

Maps

Council Wards

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

Arnos Grove Ward

2

New Southgate Ward

3

Bounds Green Ward

4

Palmers Green Ward

5

Friern Barnet Ward

6

Brunswick Park Ward

7

Alexandra Park Ward

8

Southgate Ward

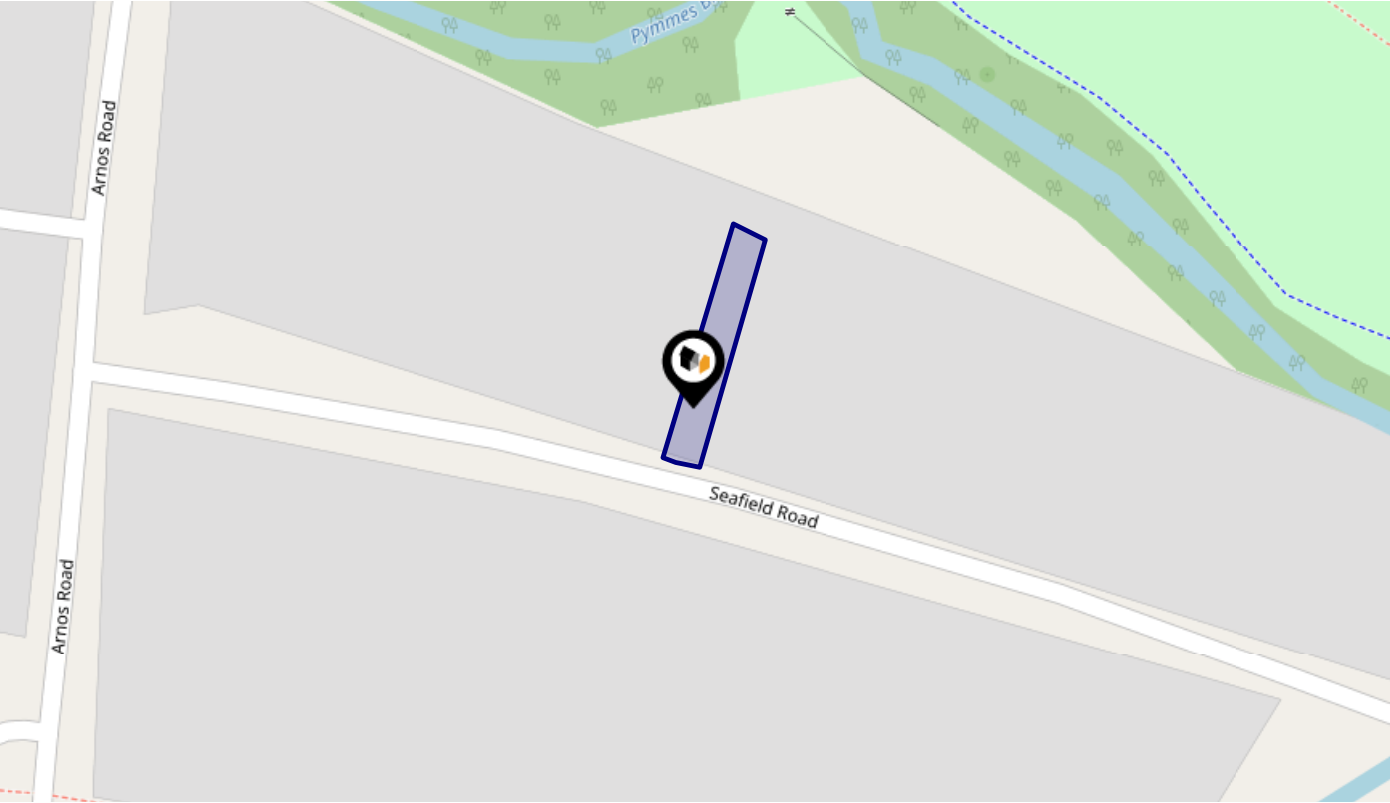
9

Woodside Ward

10

Bowes 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.

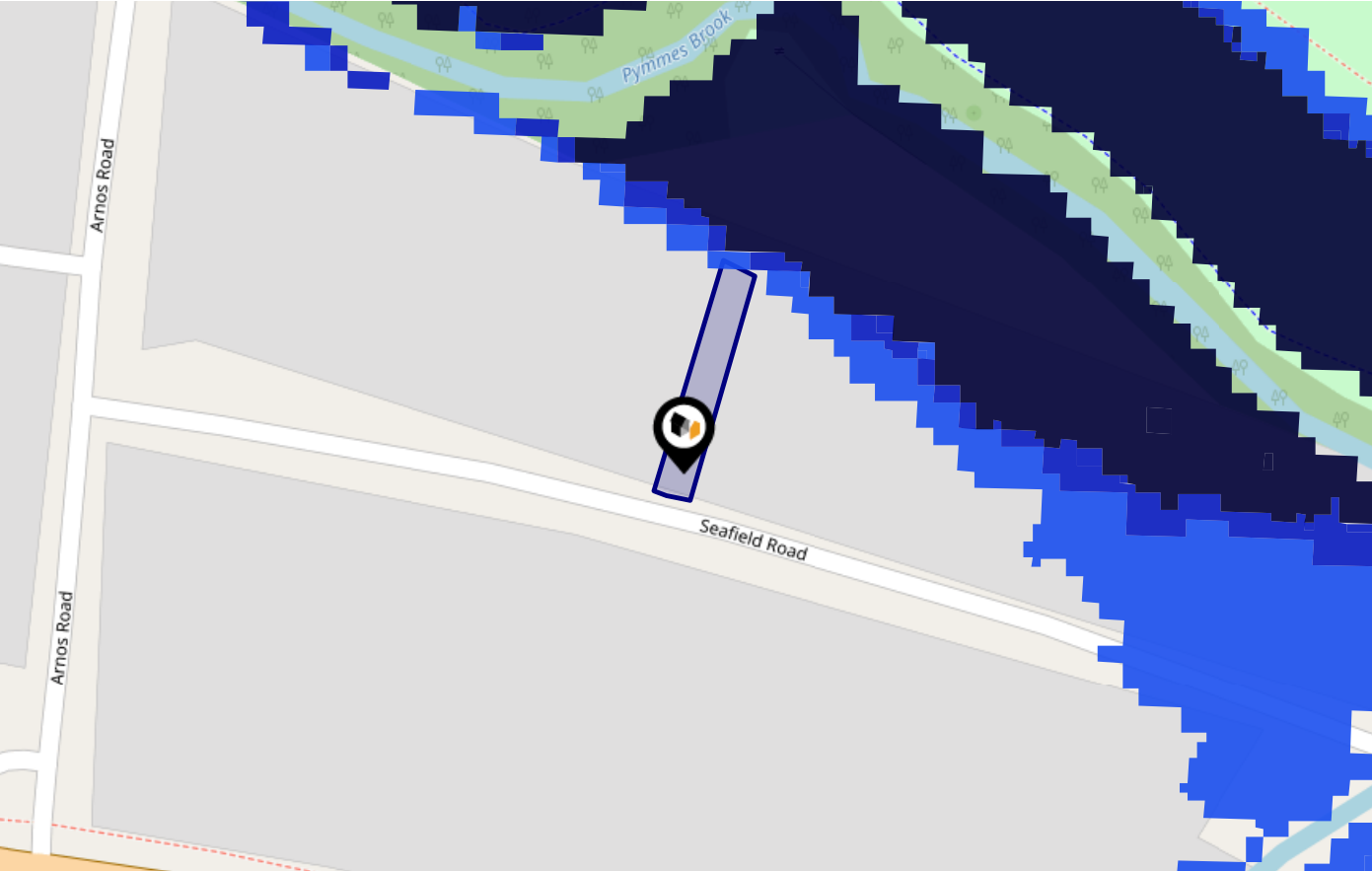
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

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.

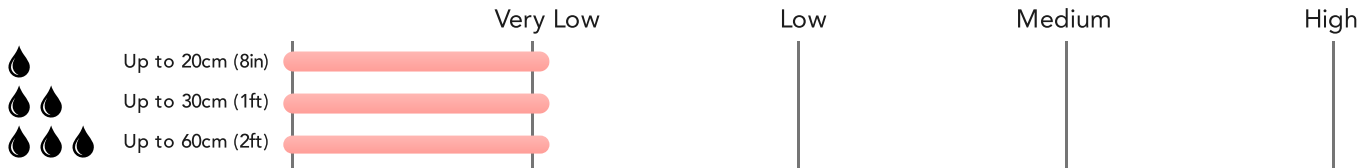


Risk Rating: Very low

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.

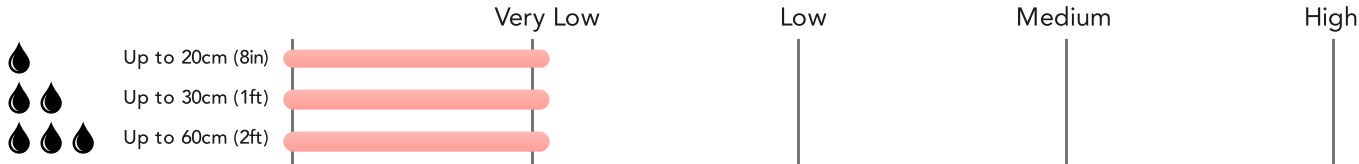


Risk Rating: Very low

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.

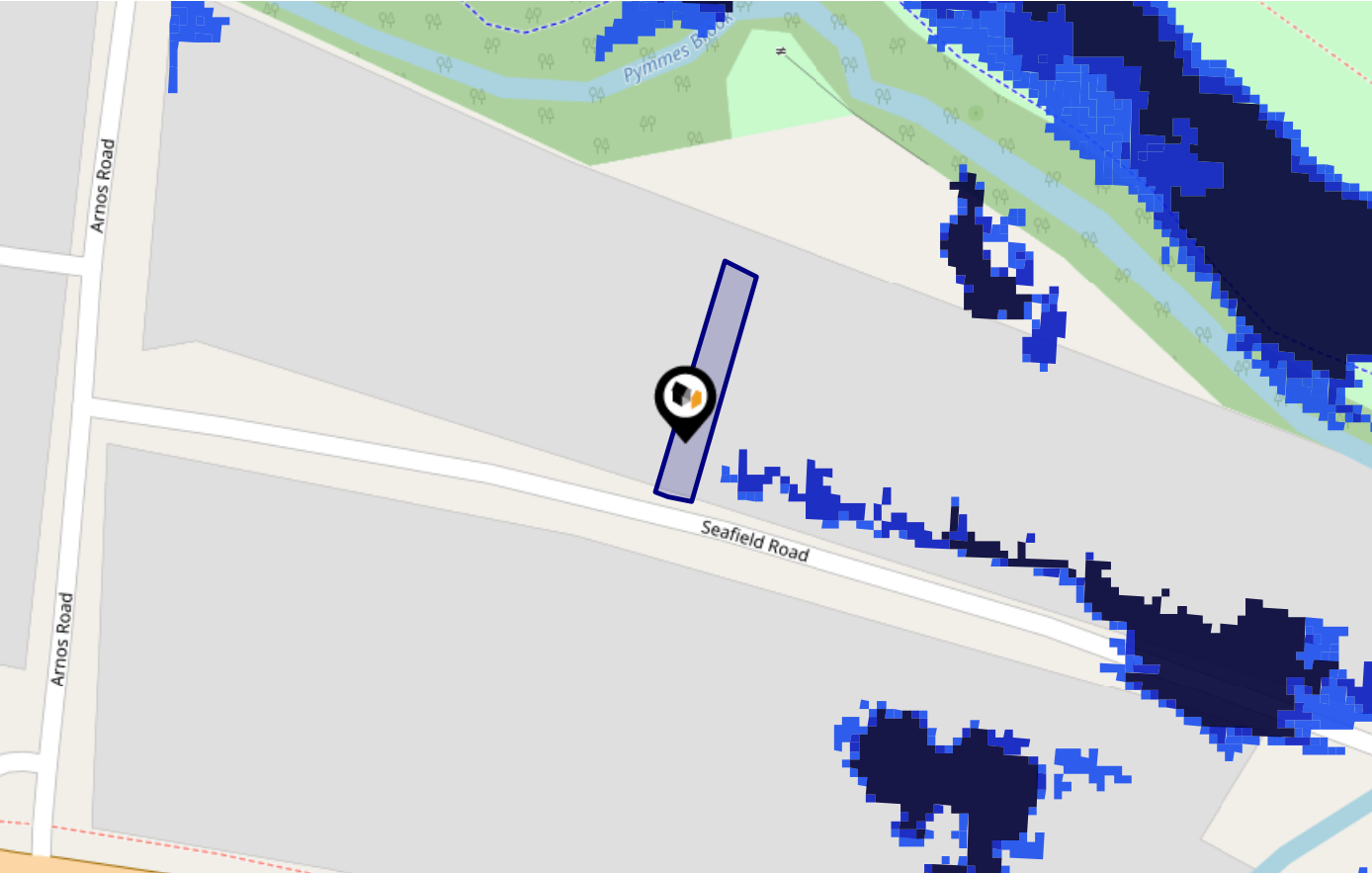
Chance of flooding to the following depths at this property:



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

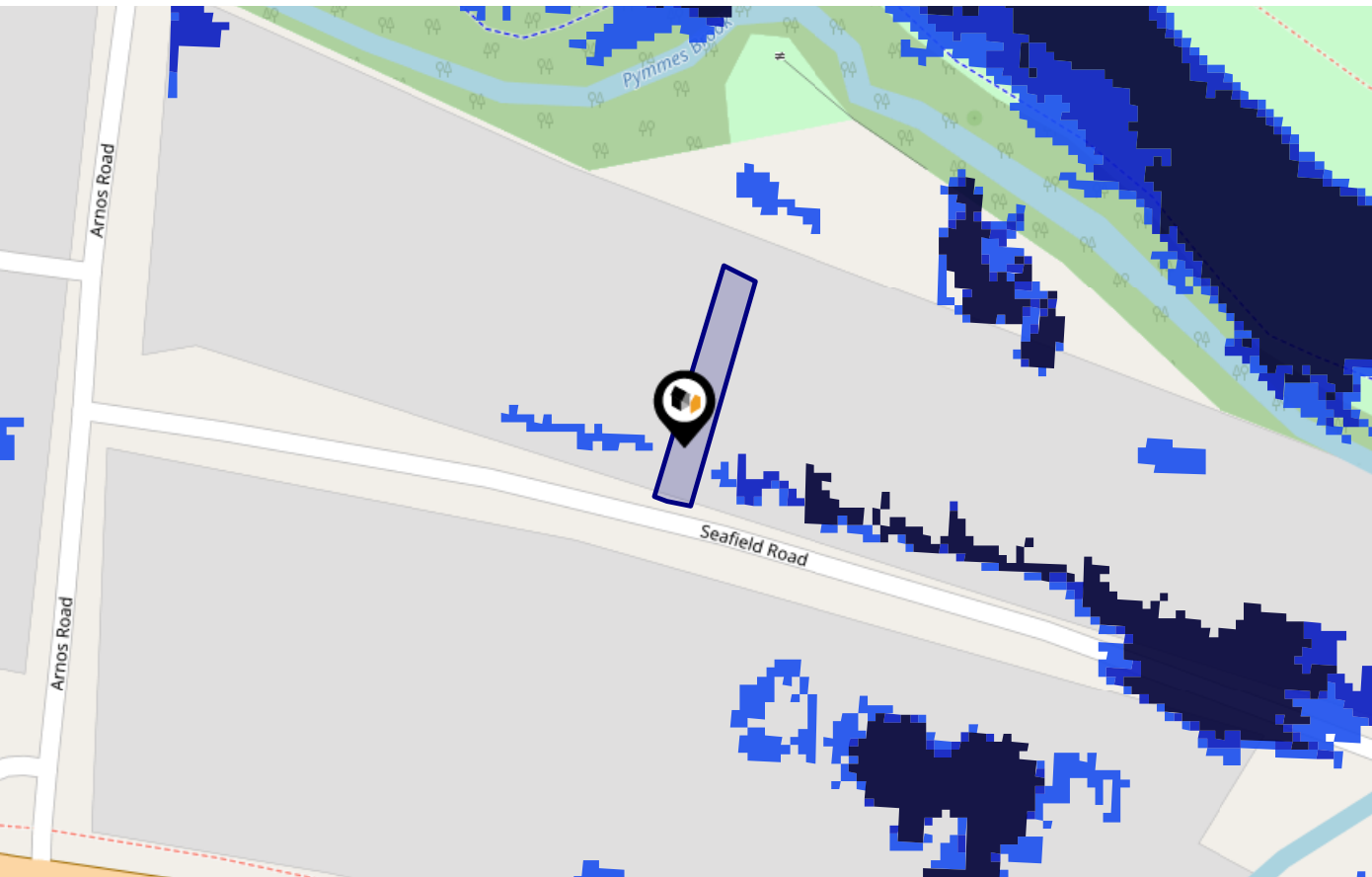
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 (0.1%) 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 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.

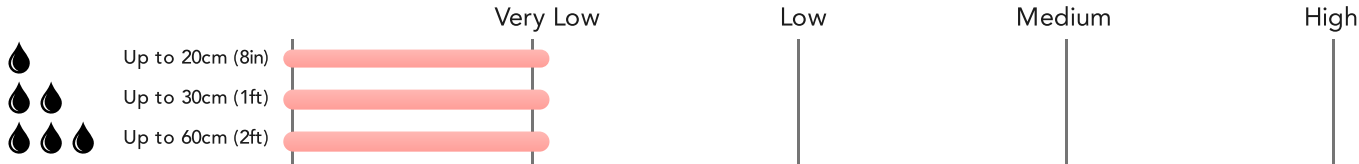


Risk Rating: Very low

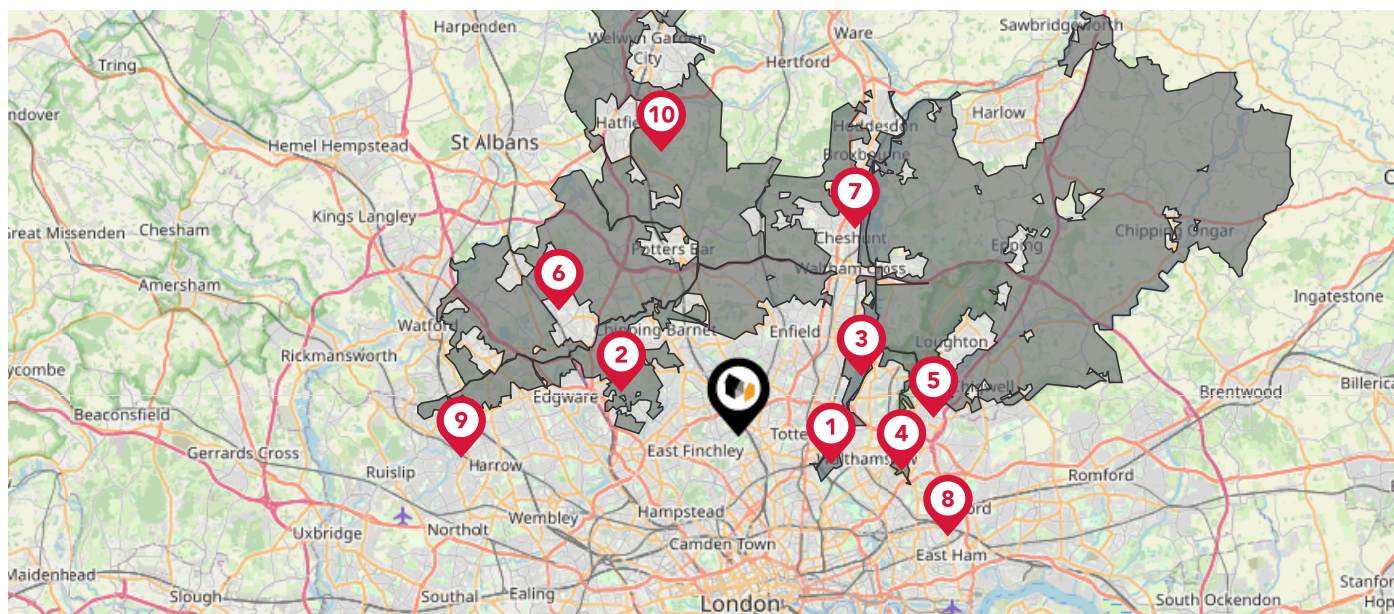
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



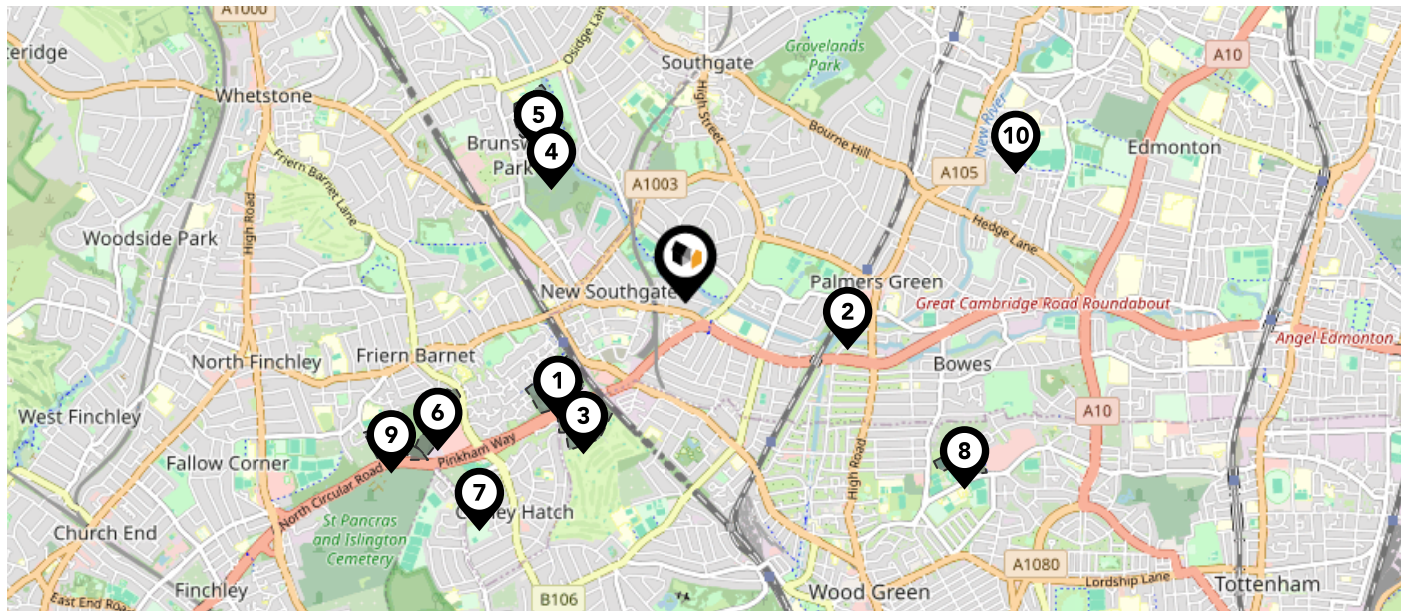
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Haringey
-  London Green Belt - Barnet
-  London Green Belt - Enfield
-  London Green Belt - Waltham Forest
-  London Green Belt - Epping Forest
-  London Green Belt - Hertsmere
-  London Green Belt - Broxbourne
-  London Green Belt - Newham
-  London Green Belt - Harrow
-  London Green Belt - Welwyn Hatfield

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.



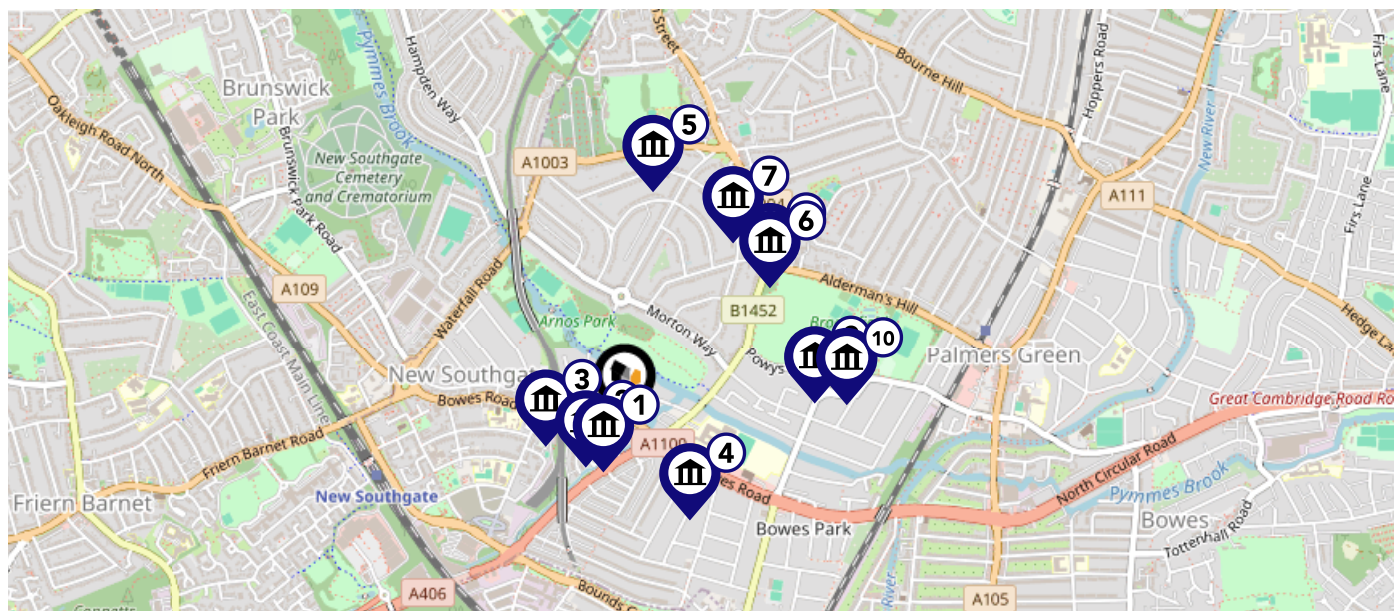
Nearby Landfill Sites











1	Friern Hospital-Pinkham Way, New Southgate, Barnet	Historic Landfill	<input type="checkbox"/>
2	Southgate Town Hall-Green Lane, Palmers Green, Enfield	Historic Landfill	<input type="checkbox"/>
3	Friern Barnet Sewage works-Pinkham Way, Bounds Green, Friern Barnet	Historic Landfill	<input type="checkbox"/>
4	Great Northern Cemetery-Brunswick Park Road, Brunswick Park, London N11	Historic Landfill	<input type="checkbox"/>
5	East Barnet Sewage Works-Brunswick Park Road, Southgate, Friern Barnet	Historic Landfill	<input type="checkbox"/>
6	Coppetts Centre-Finchley Sewage Works, North Circular Road, Colney Hatch Lane N12	Historic Landfill	<input type="checkbox"/>
7	Coppetts Road-Coppetts Close	Historic Landfill	<input type="checkbox"/>
8	White Hart Lane Works-White Hart Lane	Historic Landfill	<input type="checkbox"/>
9	Coppetts Close-Oakley Road South, Whetstone, London	Historic Landfill	<input type="checkbox"/>
10	Barrowell Green-Winchmore Hill	Historic Landfill	<input type="checkbox"/>

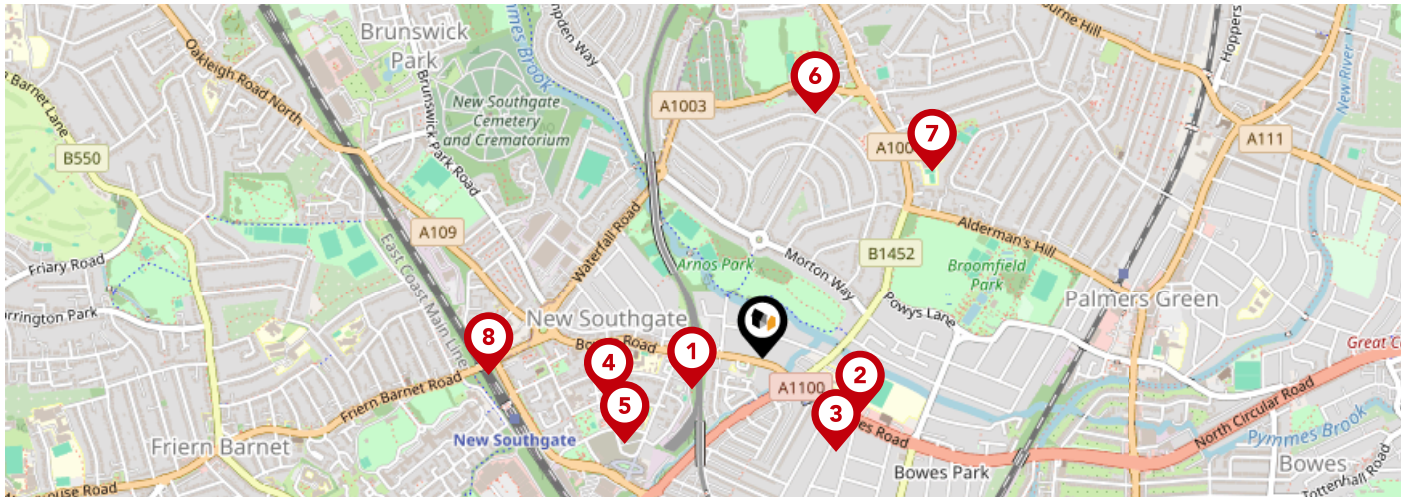
Maps









Listed Buildings

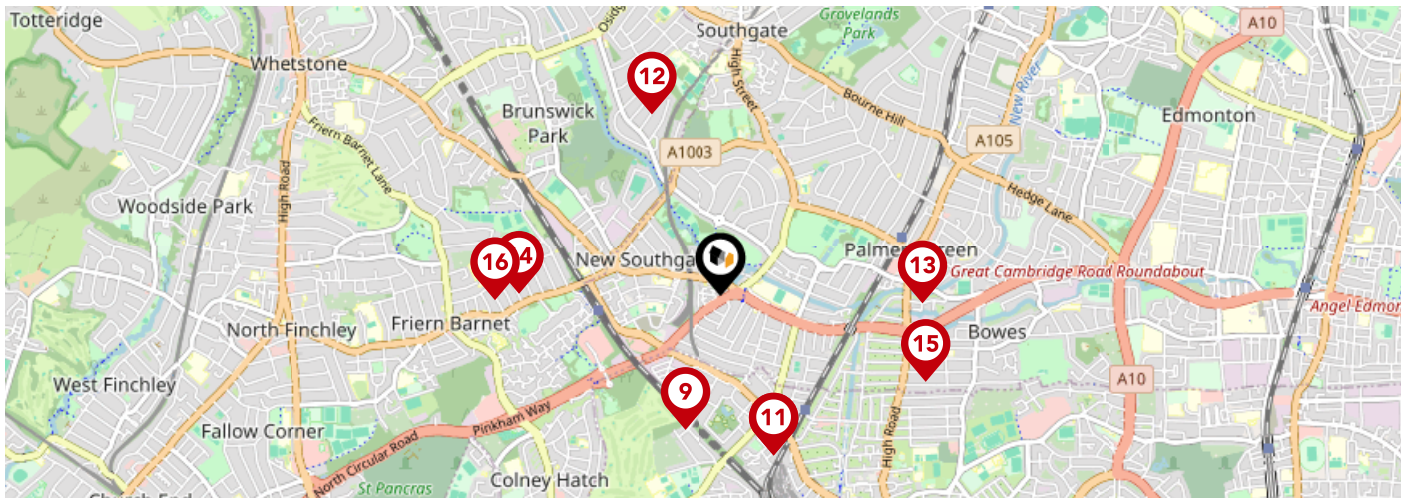
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1381394 - Bowes Road Library And Arnos Pool	Grade II	0.1 miles
	1382048 - Bowes Road Clinic	Grade II	0.1 miles
	1358981 - Arnos Grove Underground Station	Grade II	0.2 miles
	1387292 - Junior And Infant School	Grade II	0.3 miles
	1358699 - Wall To East Of Southgate Parish Church	Grade II	0.5 miles
	1359007 - The Hermitage	Grade II	0.5 miles
	1294639 - Formerly Arnos Grove Southgate House (central Section)	Grade II	0.5 miles
	1188646 - The Coach House	Grade II	0.5 miles
	1358985 - West Walls And North Wall To Broomfield Park	Grade II	0.5 miles
	1078934 - Broomfield House Broomfield Park	Grade II	0.5 miles



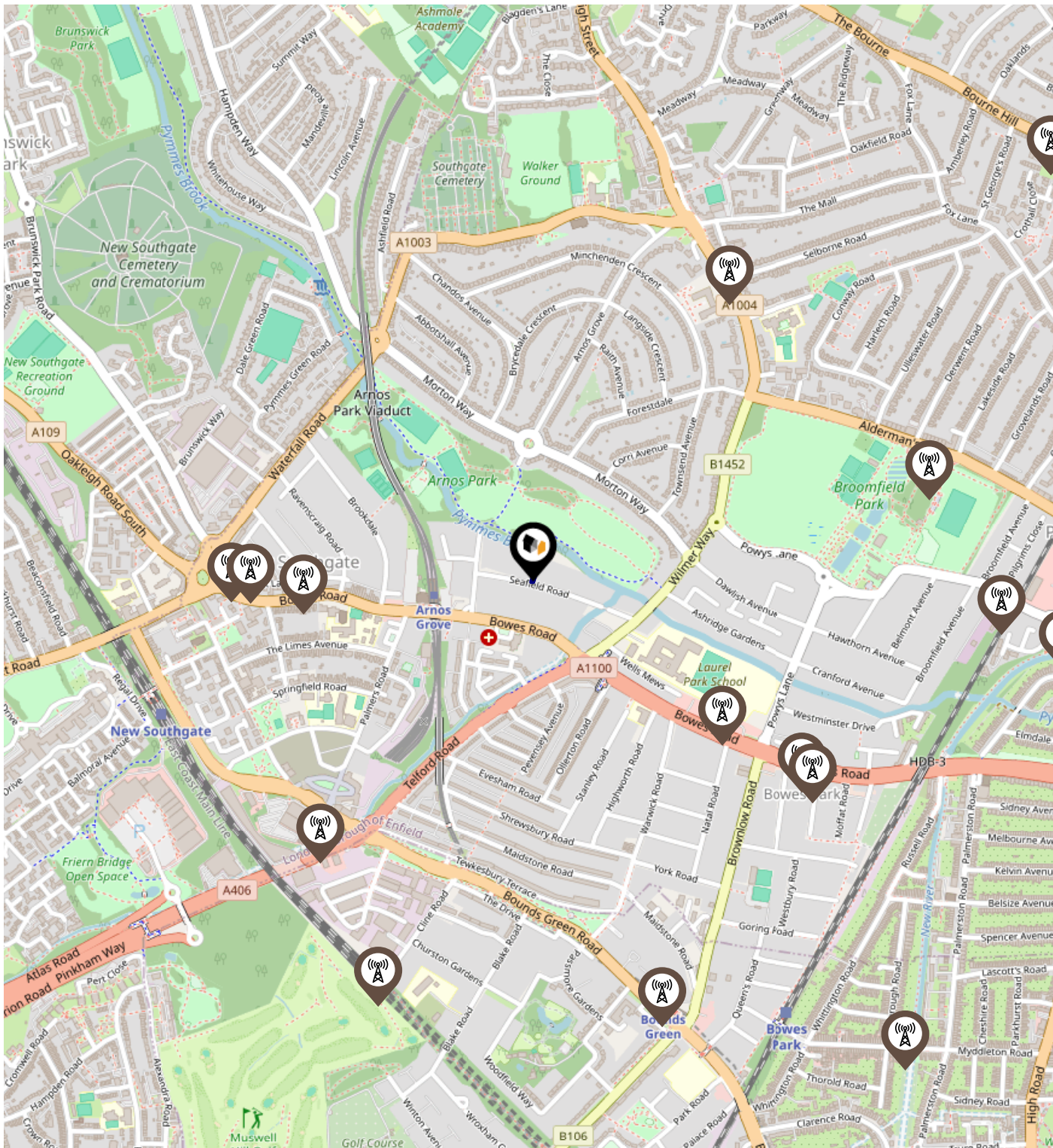
		Nursery	Primary	Secondary	College	Private
	Focus 1st Academy Ofsted Rating: Requires improvement Pupils: 41 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laurel Park School Ofsted Rating: Requires improvement Pupils: 613 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bowes Primary School Ofsted Rating: Outstanding Pupils: 506 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Lourdes Catholic Primary School Ofsted Rating: Good Pupils: 182 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Garfield Primary School Ofsted Rating: Good Pupils: 269 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walker Primary School Ofsted Rating: Good Pupils: 421 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Monica's RC Primary School Ofsted Rating: Good Pupils: 415 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE Primary School N11 Ofsted Rating: Good Pupils: 216 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Martin of Porres Catholic Primary School Ofsted Rating: Good Pupils: 143 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bounds Green Infant School Ofsted Rating: Outstanding Pupils: 321 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bounds Green Junior School Ofsted Rating: Good Pupils: 345 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashmole Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic High School for Girls Ofsted Rating: Outstanding Pupils: 1019 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holly Park Primary School Ofsted Rating: Good Pupils: 477 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tottenham Infant School Ofsted Rating: Good Pupils: 257 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's CofE Junior Mixed and Infant School Ofsted Rating: Good Pupils: 235 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

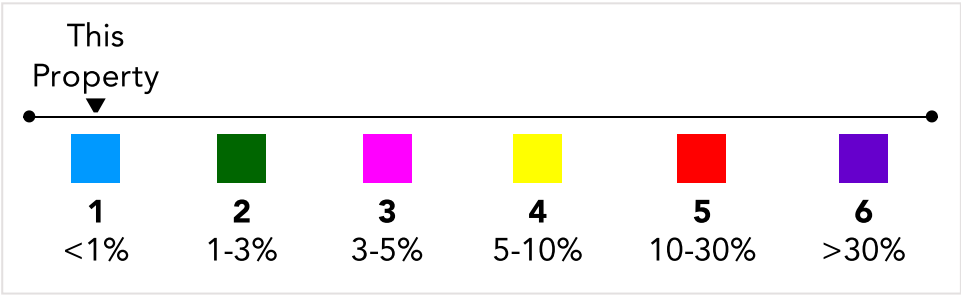
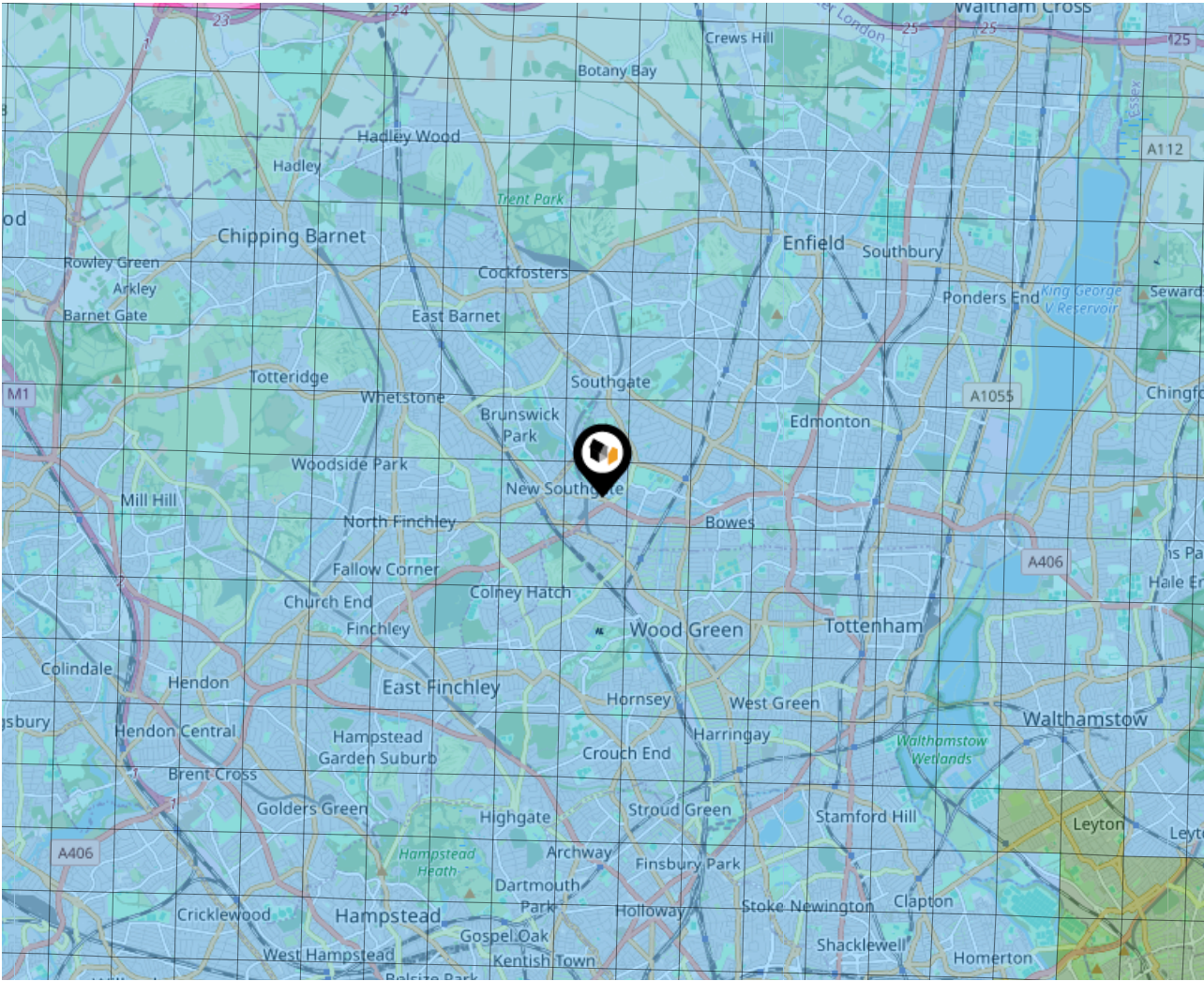


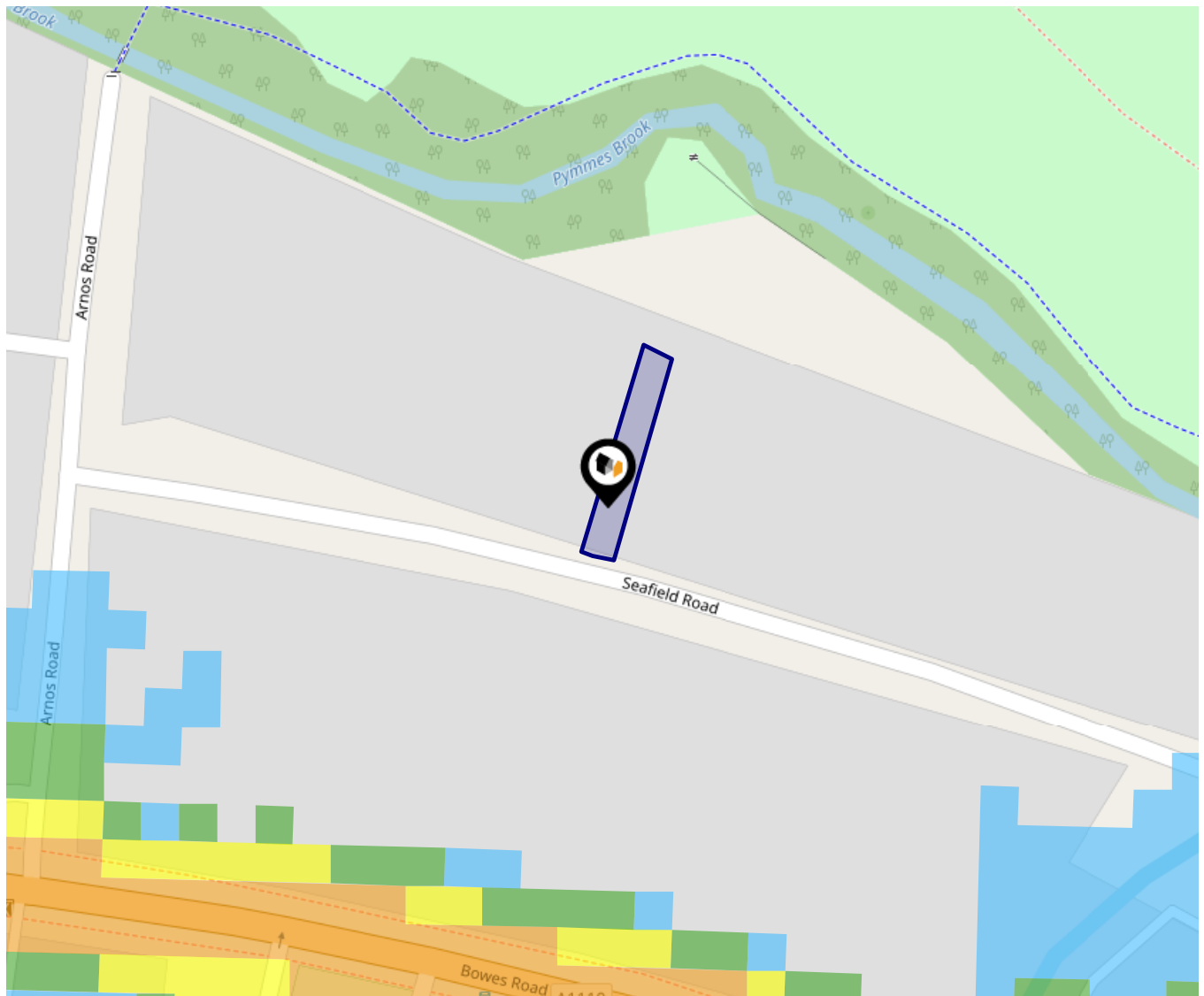
Key:

-  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).





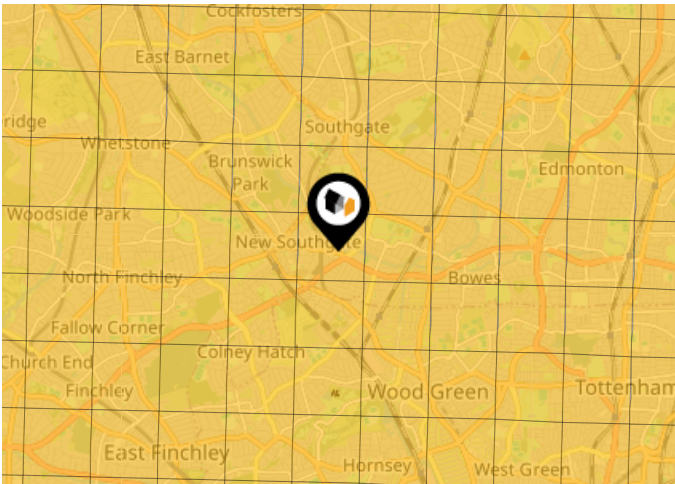
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

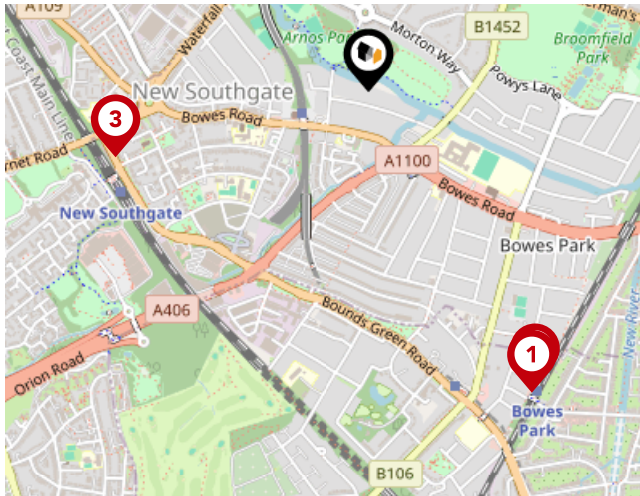
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



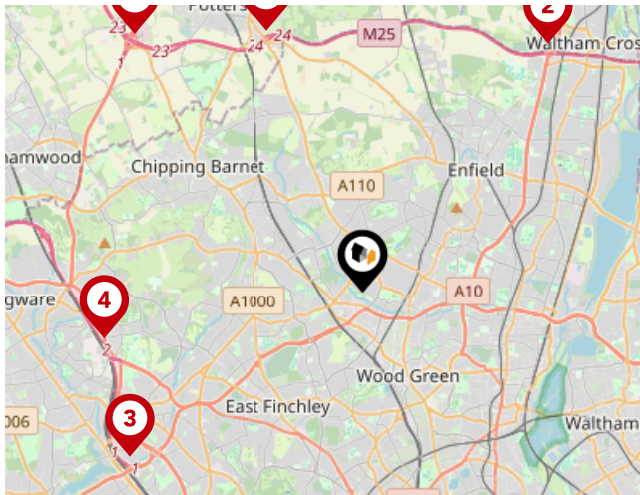
Primary Classifications (Most Common Clay Types)

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



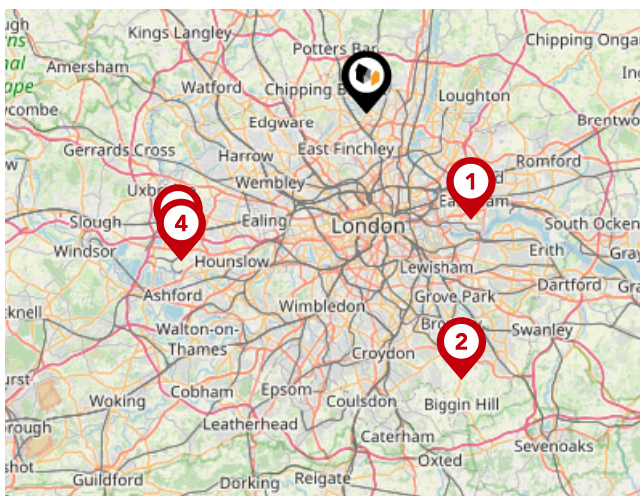
National Rail Stations

Pin	Name	Distance
1	Bowes Park	0.79 miles
2	Bowes Park Rail Station	0.78 miles
3	New Southgate Station	0.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J24	5.15 miles
2	M25 J25	5.71 miles
3	M1 J1	5.26 miles
4	M1 J2	4.83 miles
5	M25 J23	6.34 miles

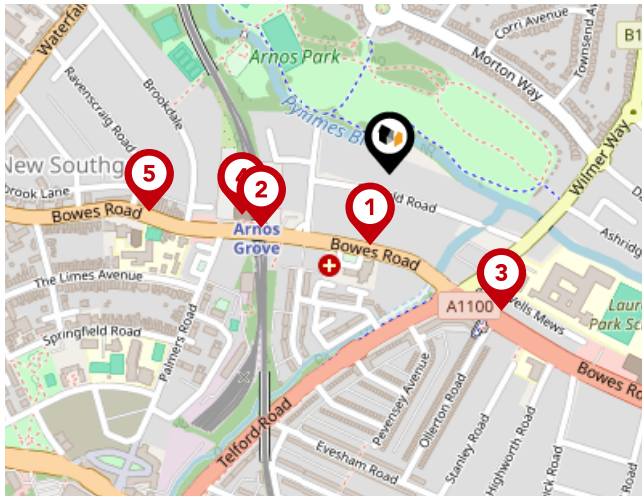


Airports/Helipads

Pin	Name	Distance
1	Silvertown	11.01 miles
2	Leaves Green	20.87 miles
3	Heathrow Airport	17.04 miles
4	Heathrow Airport Terminal 4	17.47 miles

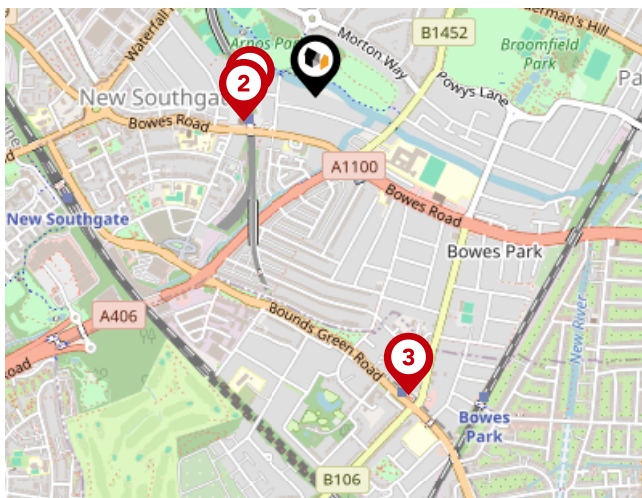
Area

Transport (Local)



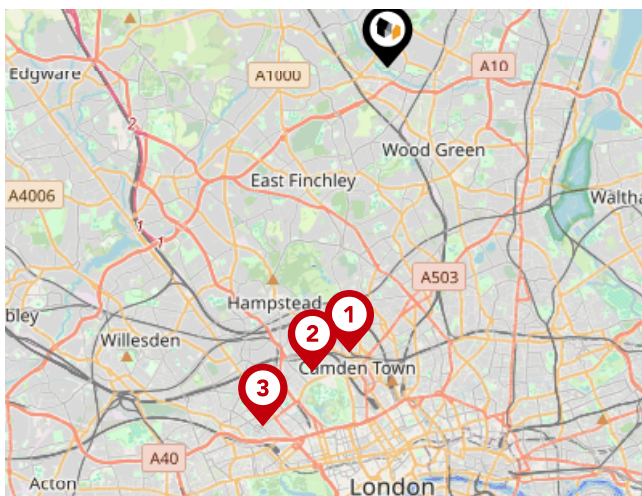
Bus Stops/Stations

Pin	Name	Distance
1	Arnos Grove Swimming Pool	0.08 miles
2	Arnos Grove Station	0.16 miles
3	Telford Road Palmers Green	0.2 miles
4	Arnos Grove Station	0.17 miles
5	Ravenscraig Road	0.28 miles



Local Connections

Pin	Name	Distance
1	Arnos Grove Underground Station	0.15 miles
2	Arnos Grove Station	0.17 miles
3	Bounds Green	0.72 miles



Ferry Terminals

Pin	Name	Distance
1	Camden Lock Waterbus	5.31 miles
2	London Zoo Waterbus Stop	5.79 miles
3	Little Venice Waterbus Stop	7.01 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.

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

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

