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KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 26th March 2026



**FLAT 12, HEDLEY COURT, PUTNEY HILL, LONDON, SW15
3NS**

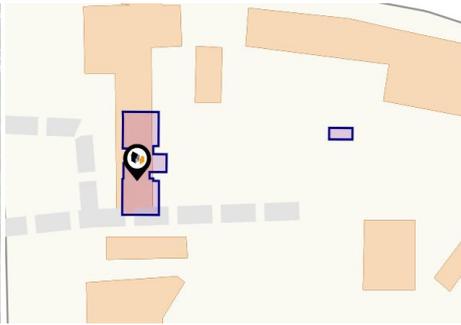
Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL
02087993880

phillip@philliparnoldauctions.co.uk

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£998		
Title Number:	LN211334		
UPRN:	100022682645		
Restrictive Covenants:	No		

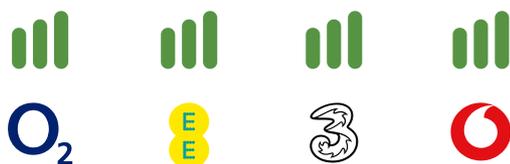
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	330 mb/s

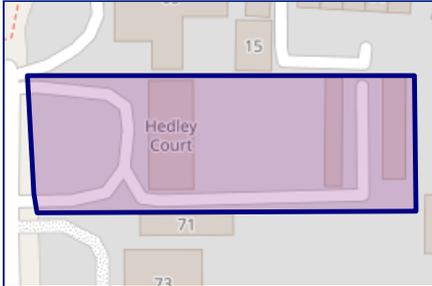
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

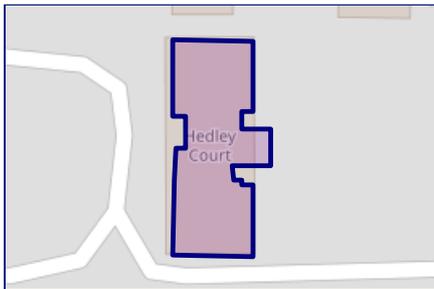


Freehold Title Plan



LN78742

Leasehold Title Plan



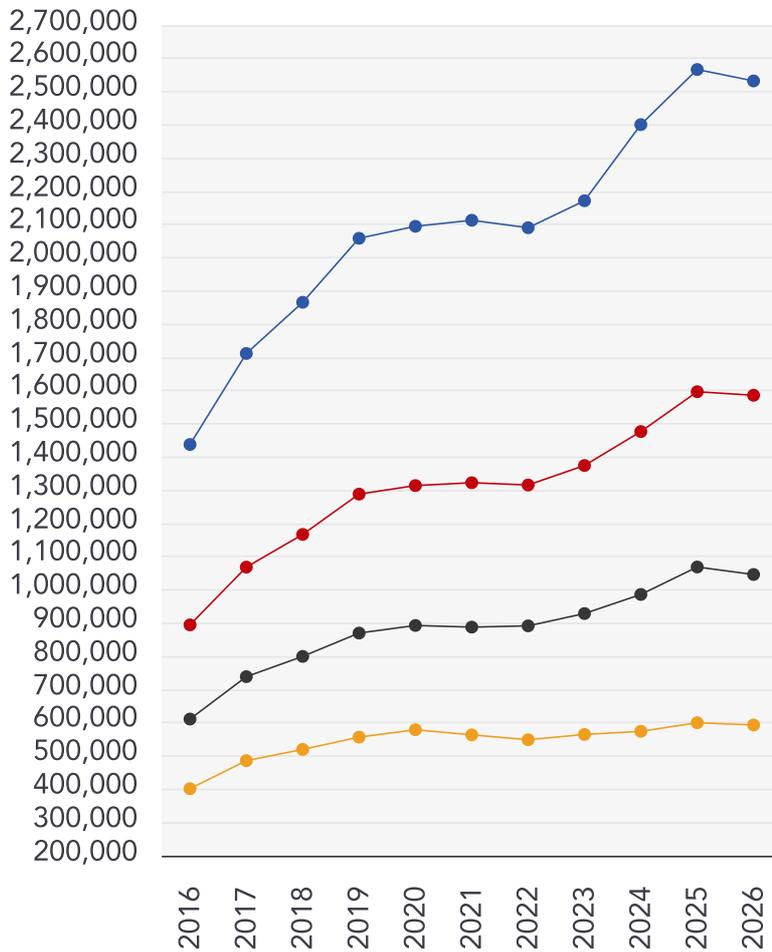
LN211334

Start Date: 26/06/1961
End Date: 24/06/2059
Lease Term: 99 years from 24 June 1960
Term Remaining: 33 years

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in SW15



Detached

+76.11%

Semi-Detached

+77.24%

Terraced

+71.18%

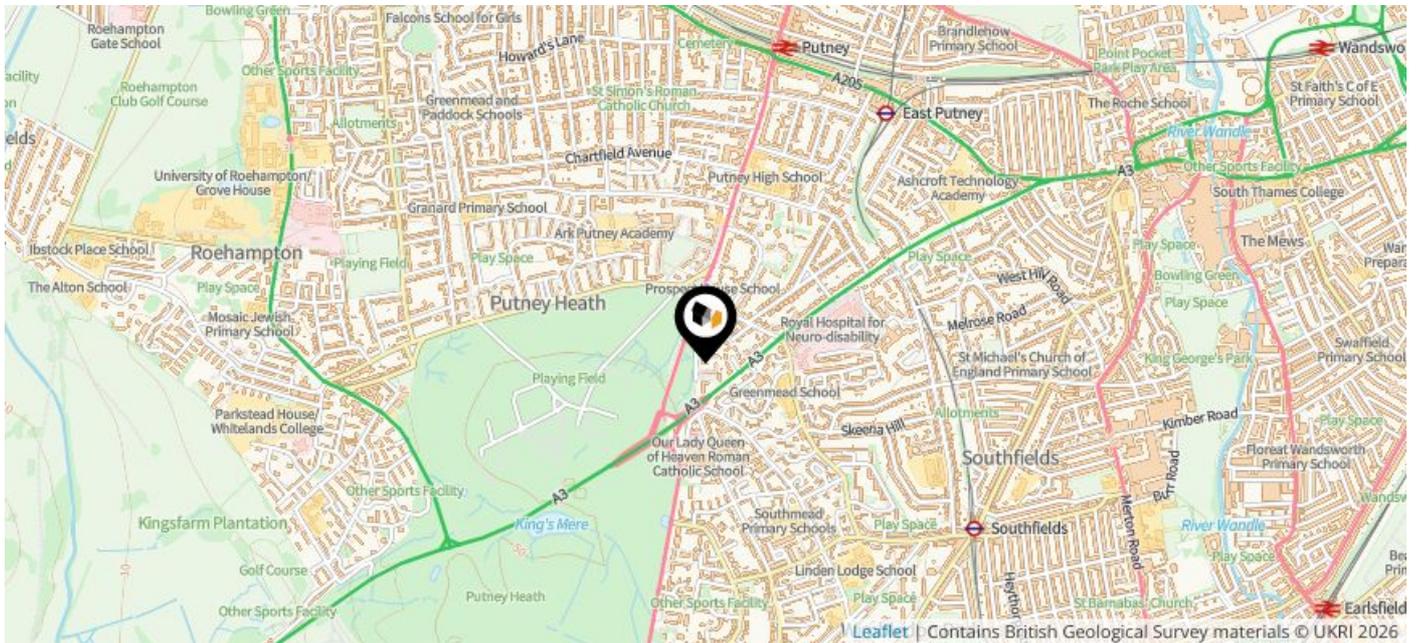
Flat

+47.68%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

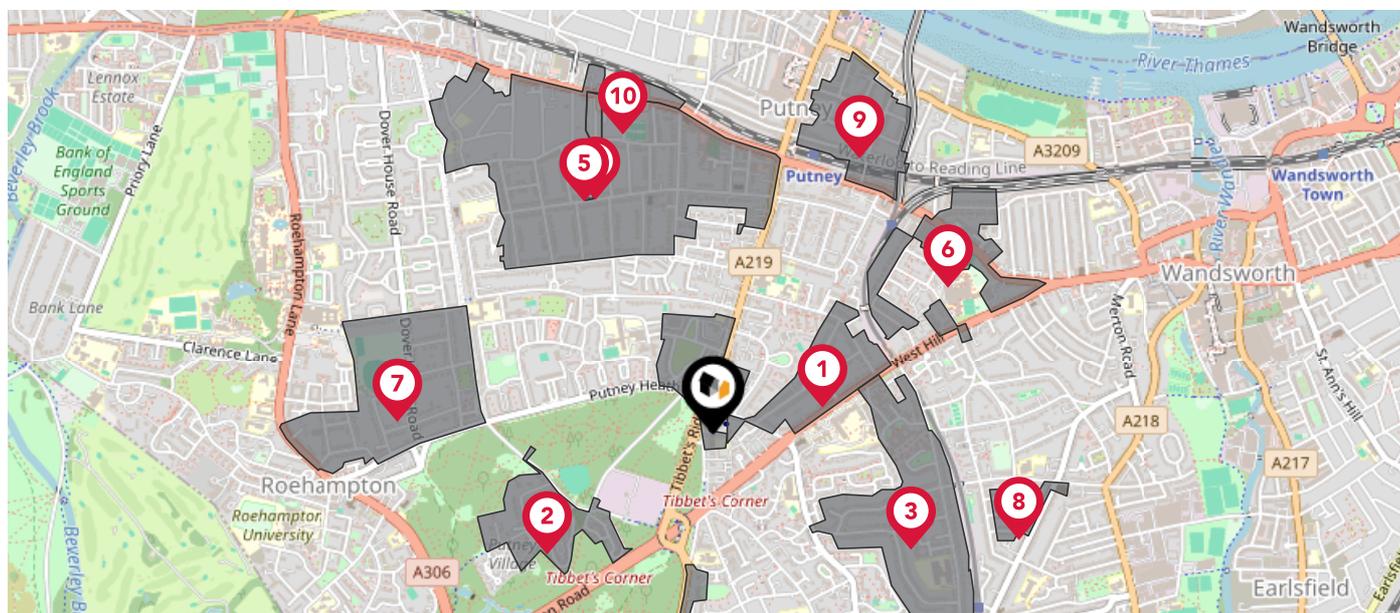
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



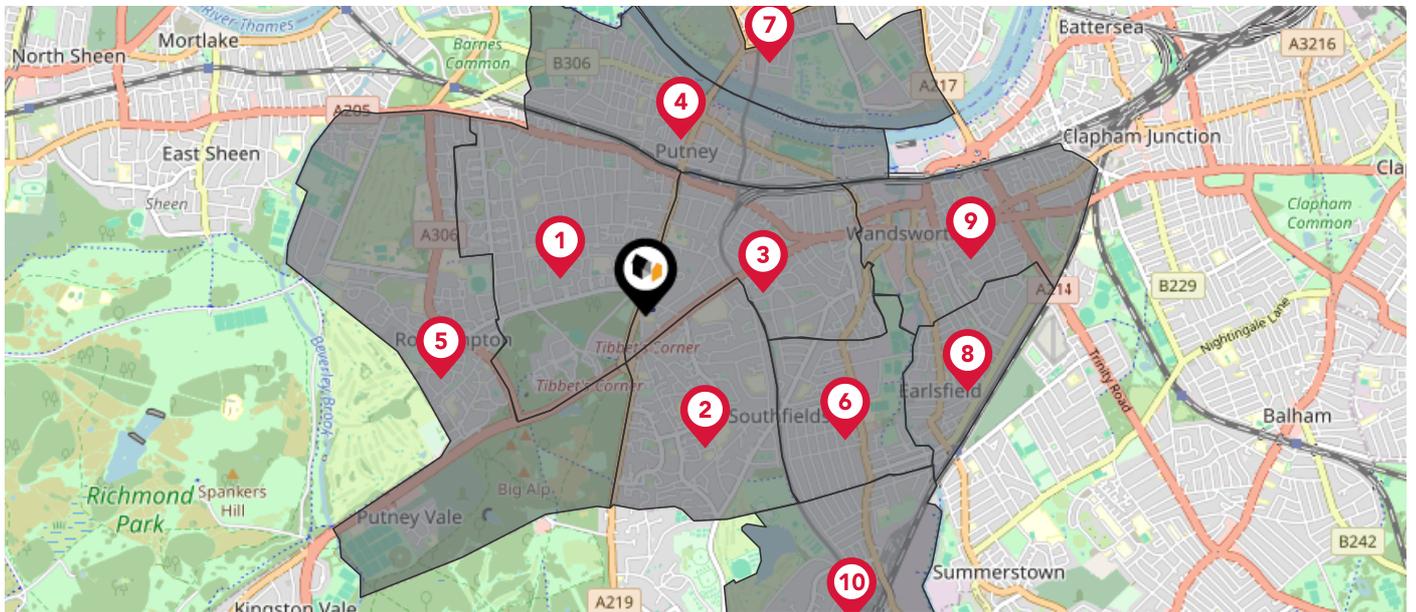
Nearby Conservation Areas

-  1 Rusholme Road
-  2 Putney Heath
-  3 Sutherland Grove
-  4 West Putney
-  5 Coalecroft Road
-  6 East Putney
-  7 Westmead
-  8 Wimbledon Park Road
-  9 Oxford Road
-  10 Parkfields

Maps

Council Wards

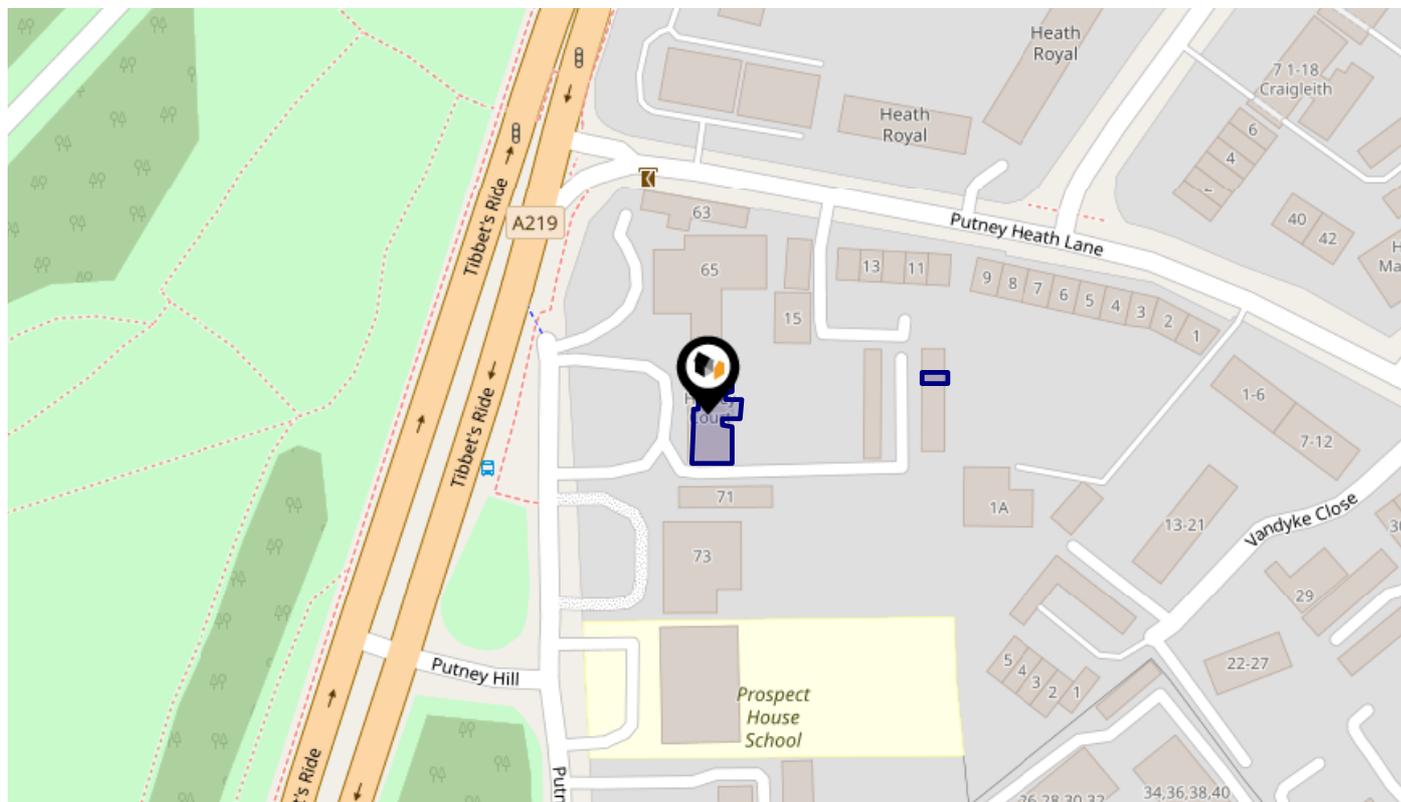
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  West Putney Ward
-  West Hill Ward
-  East Putney Ward
-  Thamesfield Ward
-  Roehampton Ward
-  Southfields Ward
-  Palace & Hurlingham Ward
-  Wandle Ward
-  Wandsworth Town Ward
-  Wimbledon Park 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.

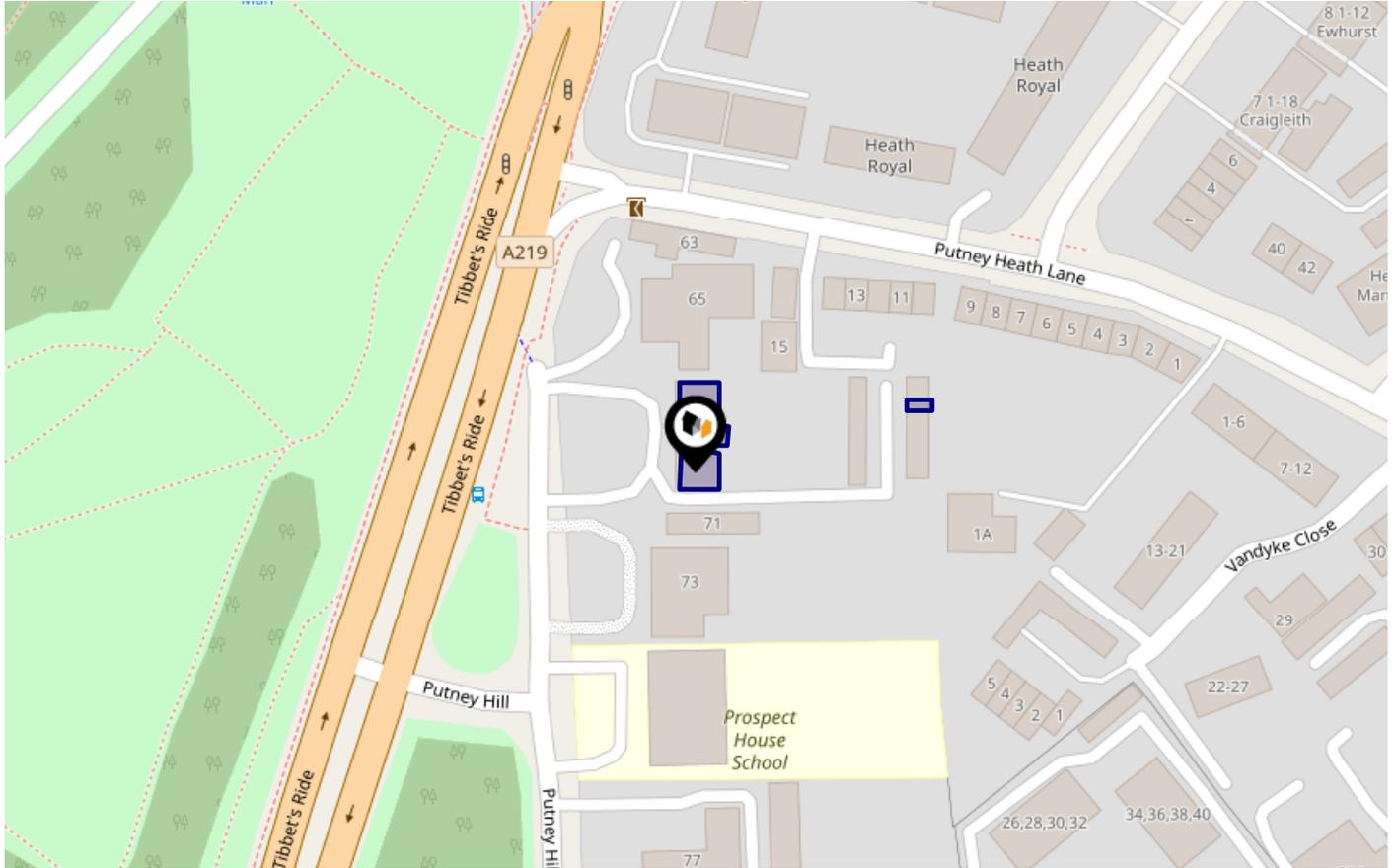
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

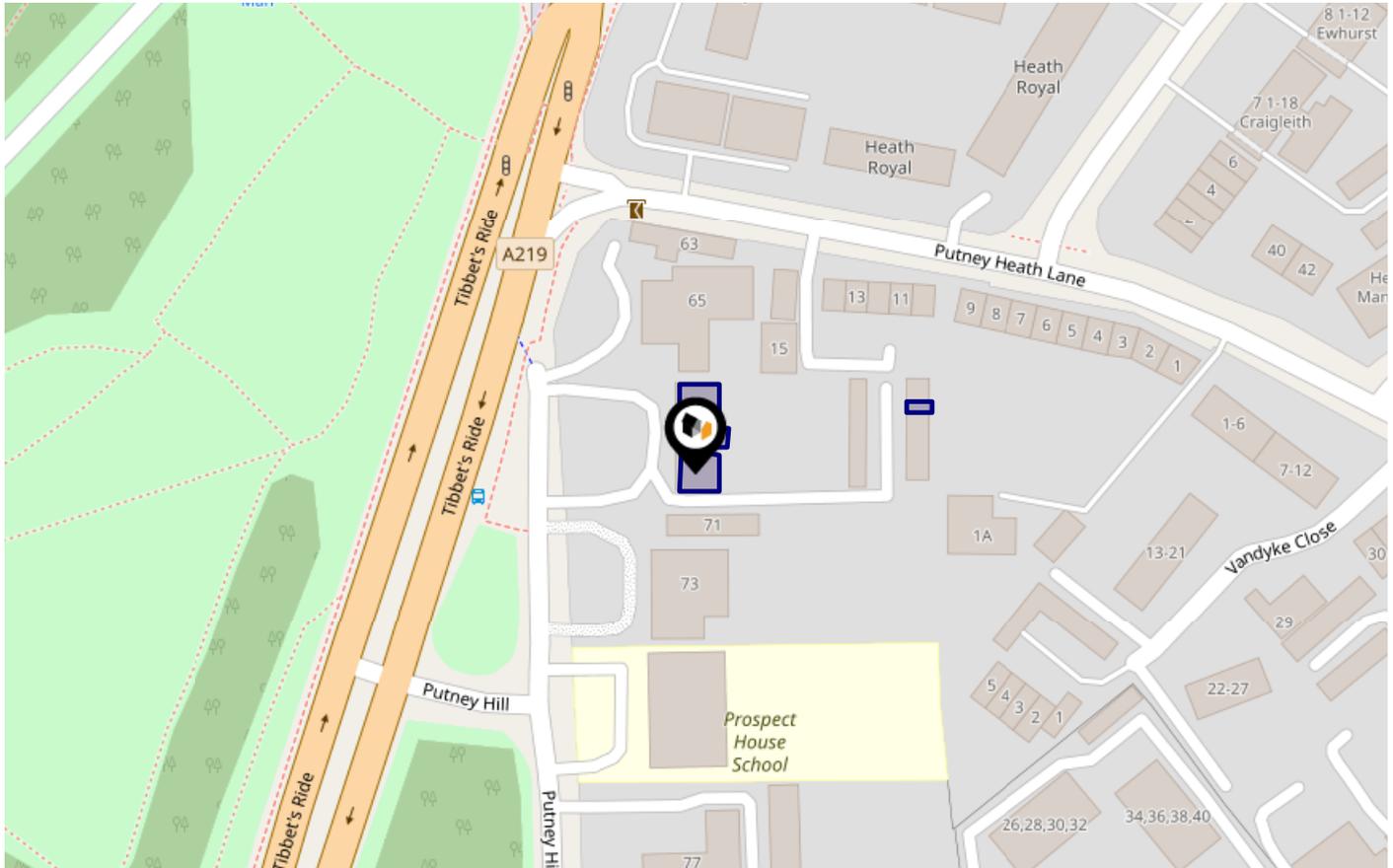
Chance of flooding to the following depths at this property:



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.

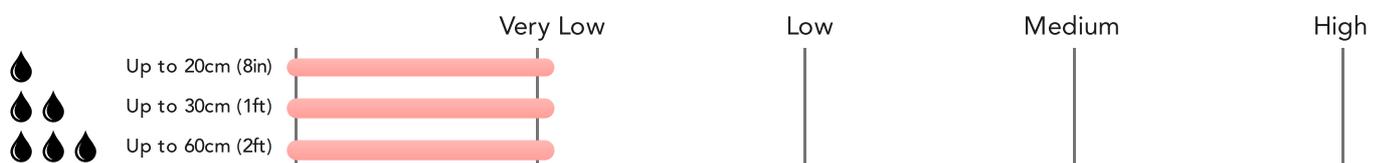


Risk Rating: Very low

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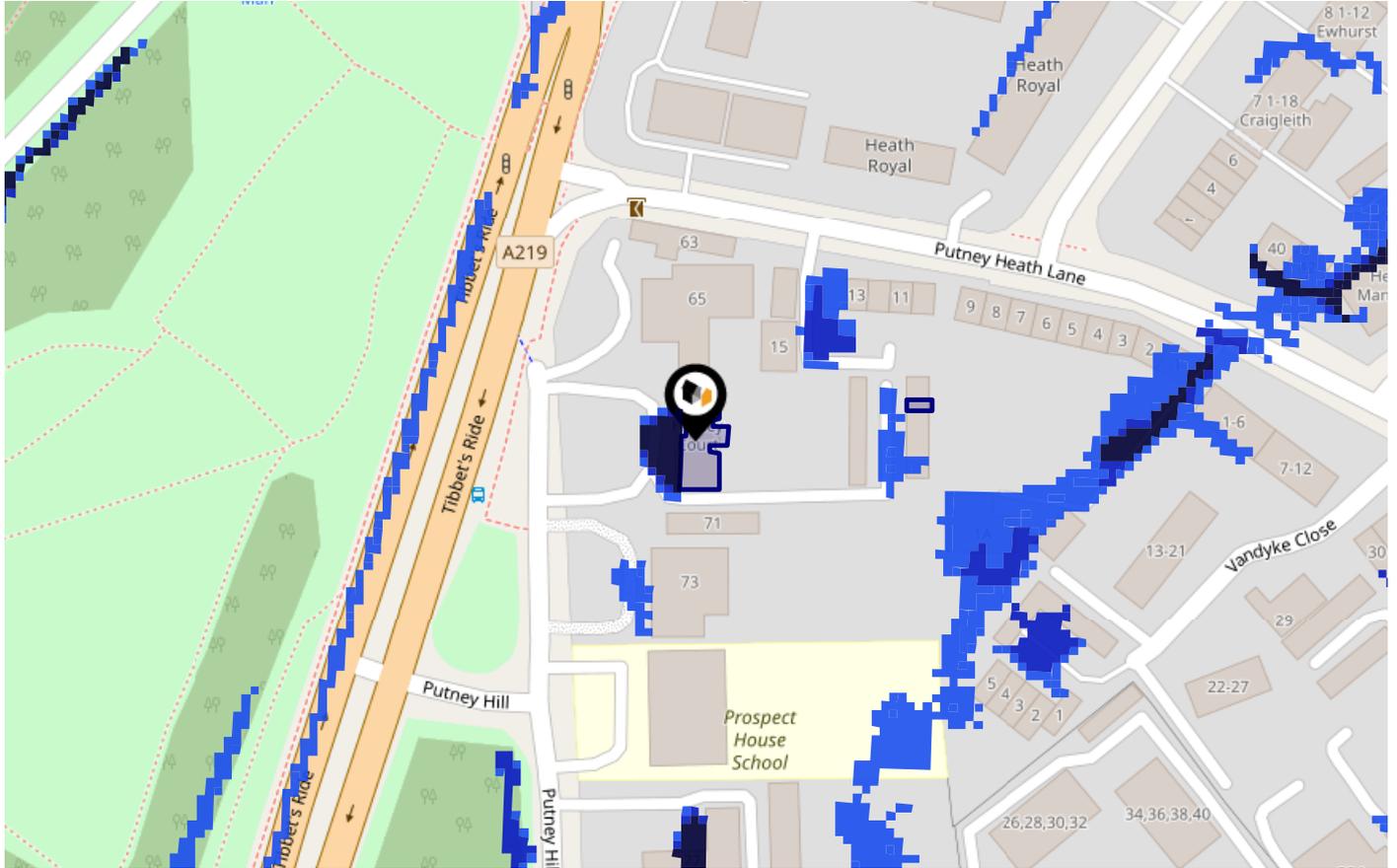
Chance of flooding to the following depths at this property:



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: Very low

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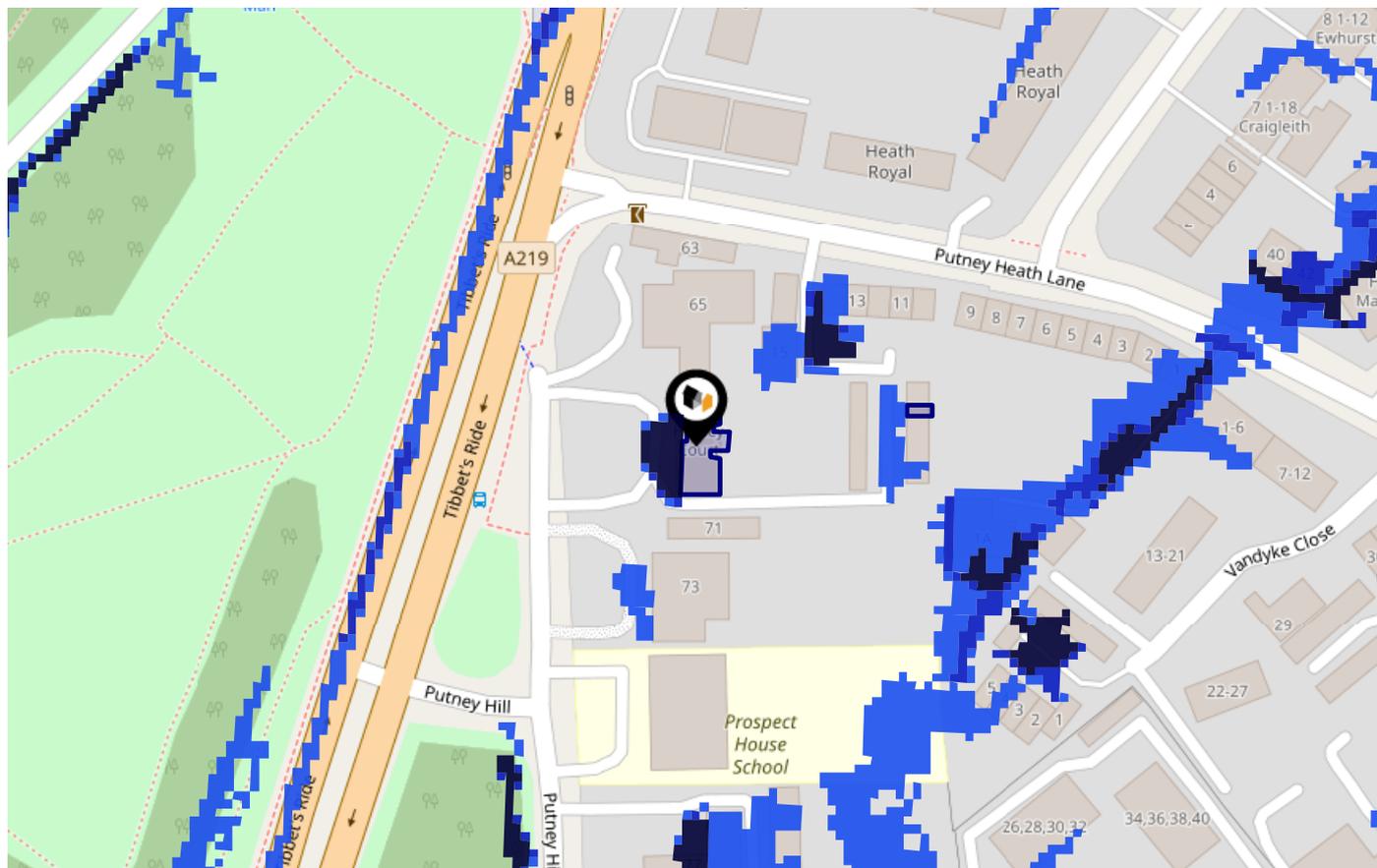
Chance of flooding to the following depths at this property:



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.

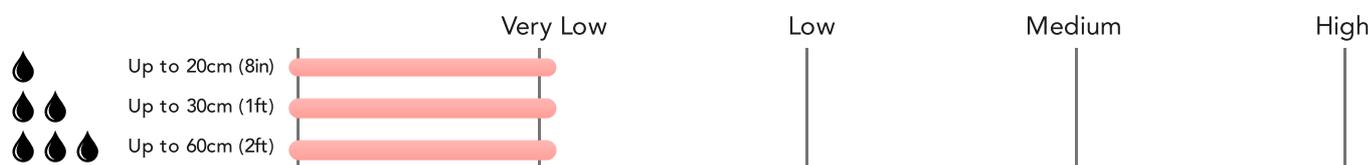


Risk Rating: Very low

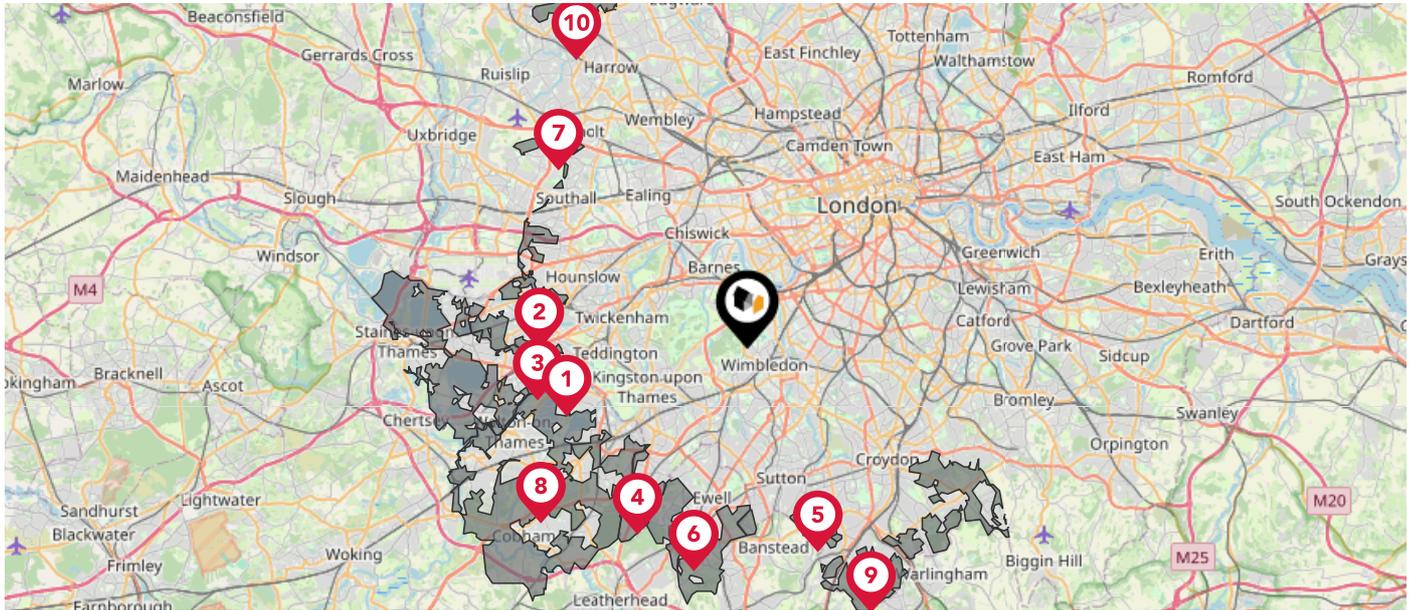
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Chance of flooding to the following depths at this property:



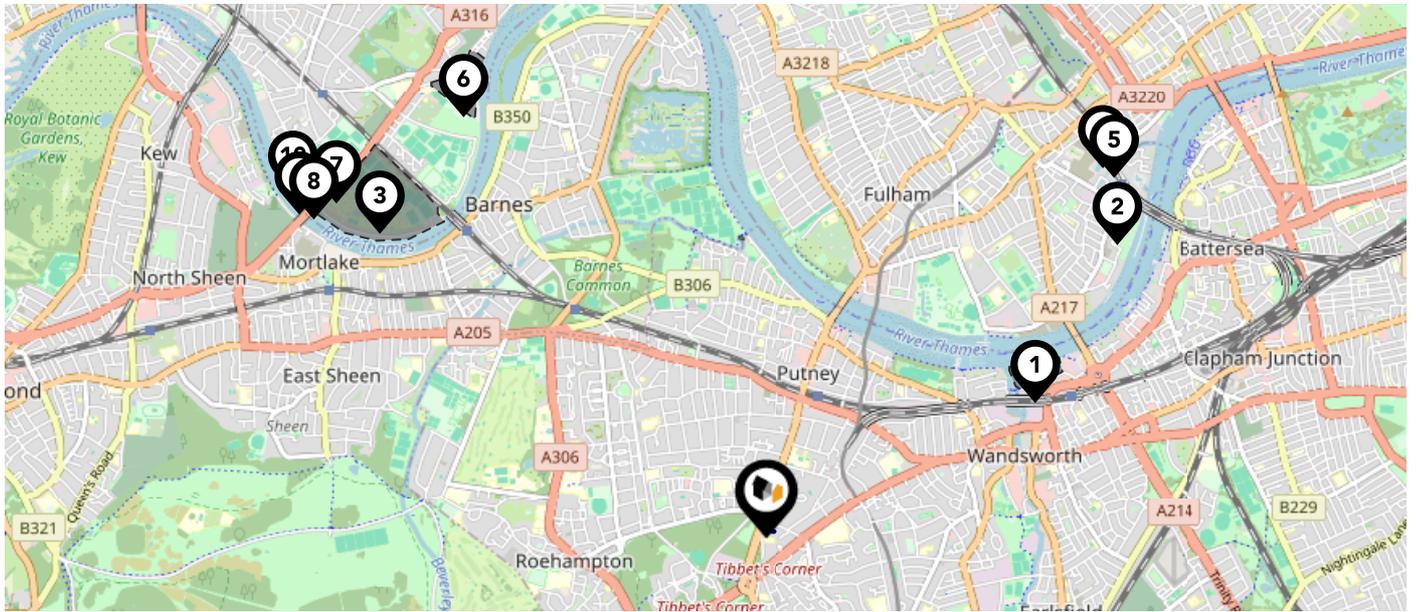
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Richmond upon Thames
-  London Green Belt - Hounslow
-  London Green Belt - Spelthorne
-  London Green Belt - Kingston upon Thames
-  London Green Belt - Sutton
-  London Green Belt - Epsom and Ewell
-  London Green Belt - Ealing
-  London Green Belt - Elmbridge
-  London Green Belt - Croydon
-  London Green Belt - Harrow

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.



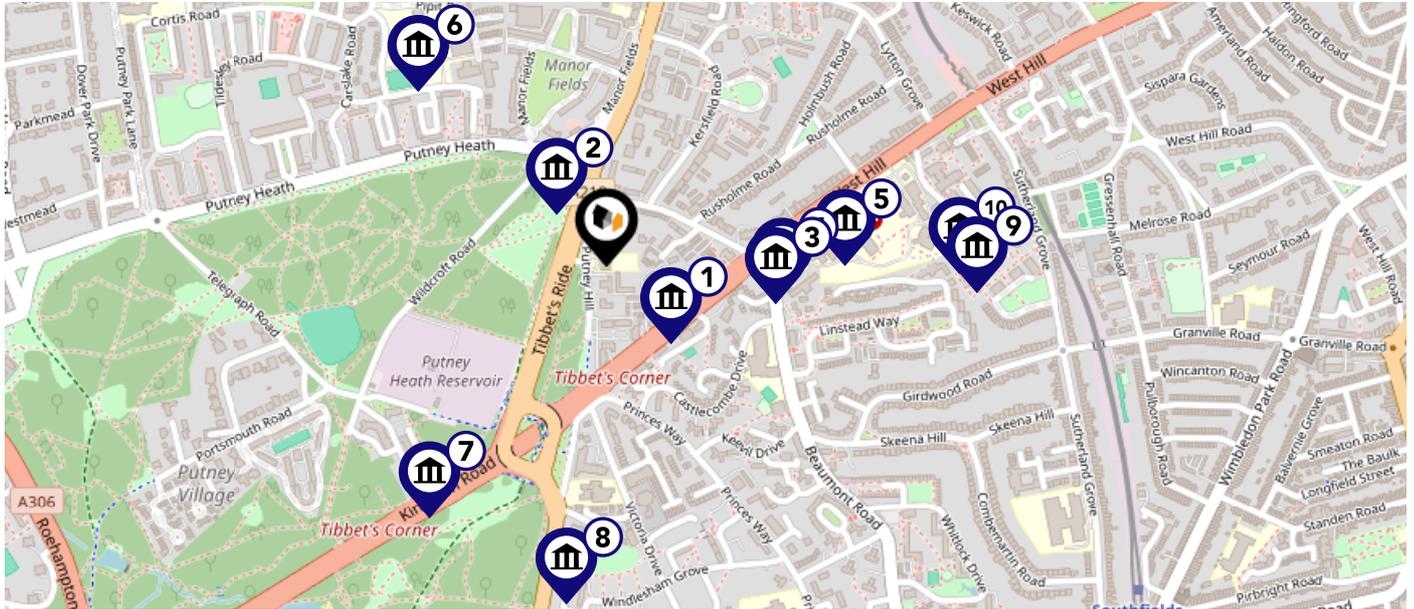
Nearby Landfill Sites

1	Feathers Wharf-Wandsworth, London	Historic Landfill
2	Townmead Road-Sands End, London SW6	Historic Landfill
3	Dukes Meadow-Great Chertsey Road, London	Historic Landfill
4	Chelsea Creek-Walham Green, Chelsea, London	Historic Landfill
5	St John's Metals-Walham Green, Chelsea, London	Historic Landfill
6	Corney Road-Chiswick, London W4	Historic Landfill
7	Hartington Road Sports Ground-Hartington Road	Historic Landfill
8	Hartington Road Sports Ground-Hartington Road	Historic Landfill
9	Ibis Rowing Club-Grove Park, Chiswick, Hounslow, London	Historic Landfill
10	Cubitts Basin-Grove Park, Chiswick, 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...



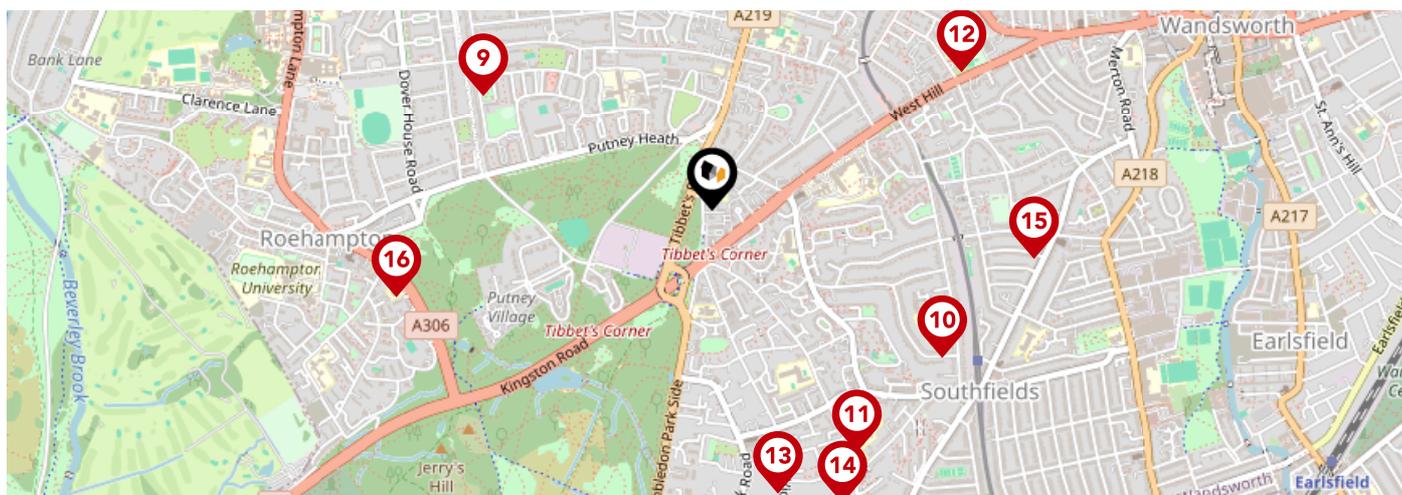
Listed Buildings in the local district	Grade	Distance
 1458504 - 2-56 (even Numbers) Colebrook Close, The Lodge And The Garages Below	Grade II	0.1 miles
 1357673 - Village Pound	Grade II	0.1 miles
 1065471 - Church Of Holy Trinity	Grade II	0.2 miles
 1299798 - Cast Iron Lamp Standard At Royal Hospital And Home For Incurables	Grade II	0.2 miles
 1065470 - Royal Hospital And Home For Incurables	Grade II	0.3 miles
 1266066 - Elliott School	Grade II	0.3 miles
 1065539 - Hartley Memorial Obelisk (north East Of Wildcroft Manor)	Grade II	0.3 miles
 1299771 - Fairlawn	Grade II	0.4 miles
 1357693 - Whitelands College	Grade II	0.4 miles
 1185173 - Whitelands College Chapel	Grade II	0.4 miles

Area Schools



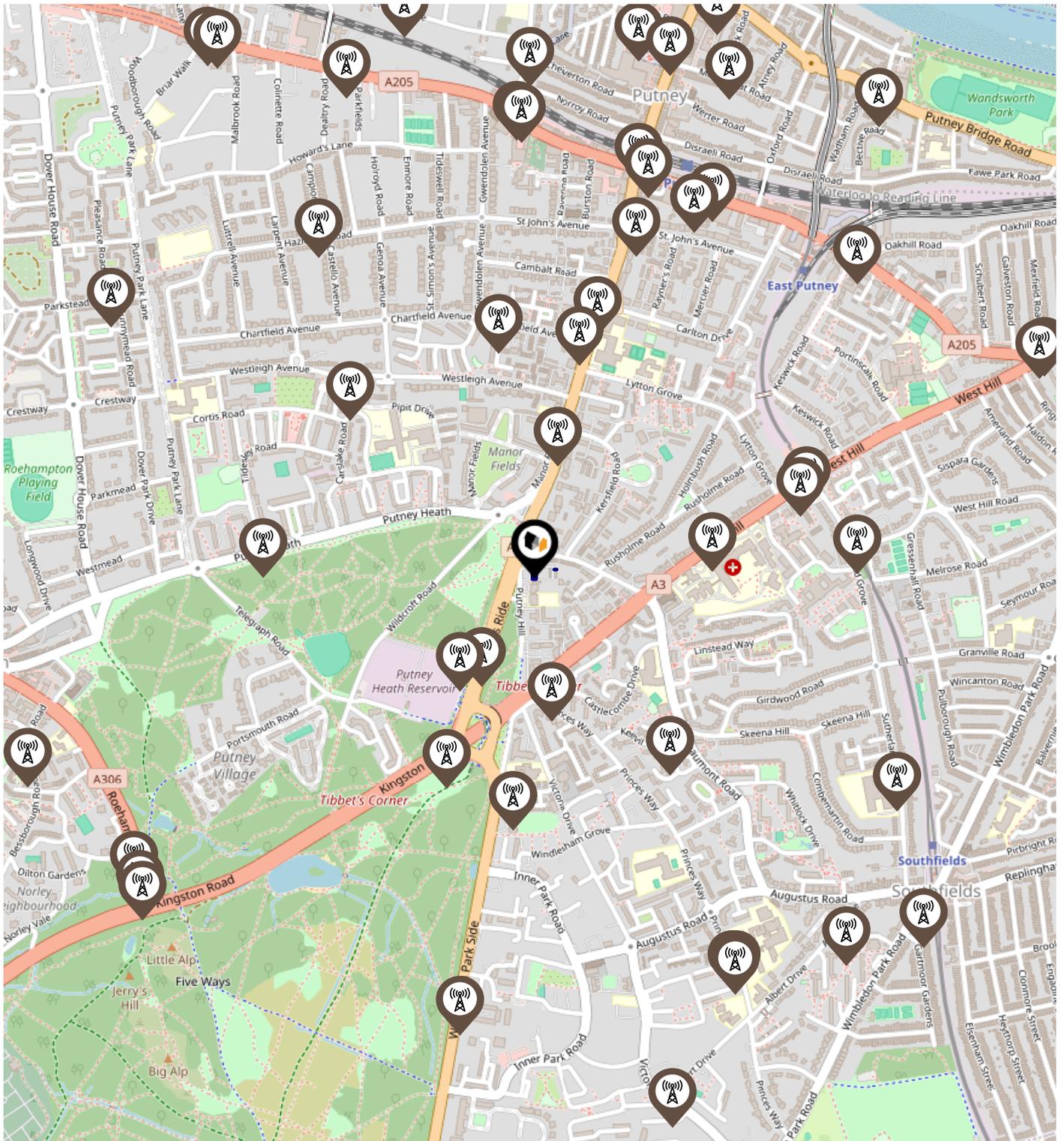
		Nursery	Primary	Secondary	College	Private
1	Prospect House School Ofsted Rating: Not Rated Pupils: 280 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ronald Ross Primary School Ofsted Rating: Outstanding Pupils: 246 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Greenmead School Ofsted Rating: Outstanding Pupils: 58 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady Queen of Heaven RC School Ofsted Rating: Outstanding Pupils: 236 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ark Putney Academy Ofsted Rating: Good Pupils: 878 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Putney High School Ofsted Rating: Not Rated Pupils: 1068 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Merlin School Ofsted Rating: Good Pupils: 121 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Southmead Primary School Ofsted Rating: Good Pupils: 292 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 Granard Primary School Ofsted Rating: Good Pupils: 357 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Saint Cecilia's Church of England School Ofsted Rating: Good Pupils: 1080 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Linden Lodge School Ofsted Rating: Good Pupils: 147 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashcroft Technology Academy Ofsted Rating: Outstanding Pupils: 1488 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Victoria Drive Primary Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 1 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Albemarle Primary School Ofsted Rating: Good Pupils: 386 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Michael's CofE Primary School Ofsted Rating: Good Pupils: 427 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Roehampton CofE Primary School Ofsted Rating: Good Pupils: 142 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

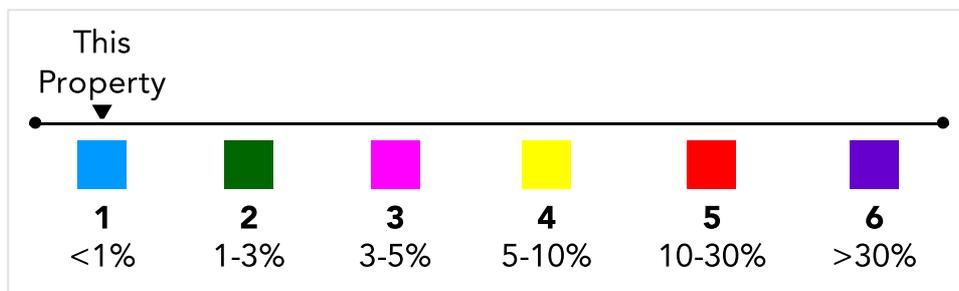
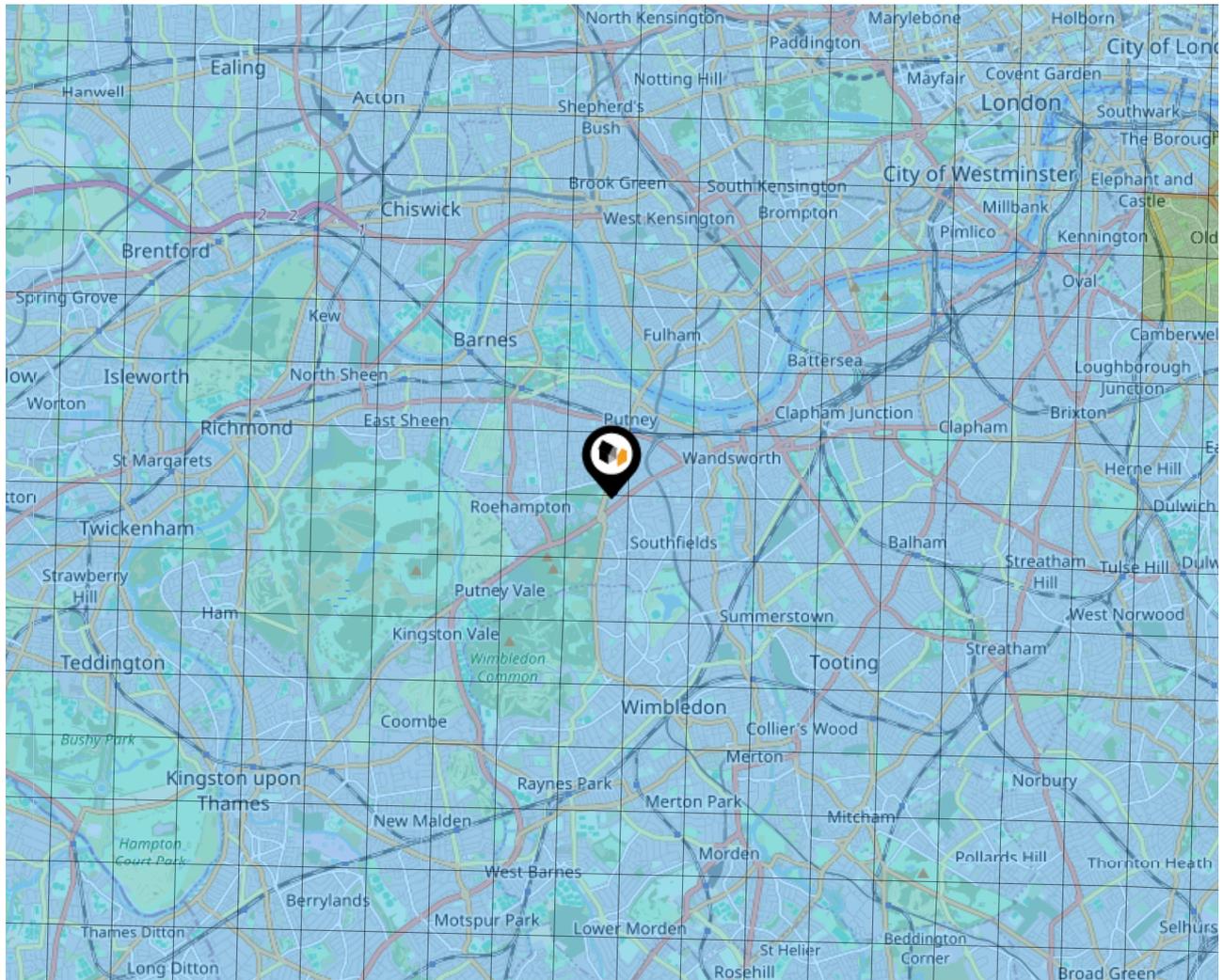


Key:

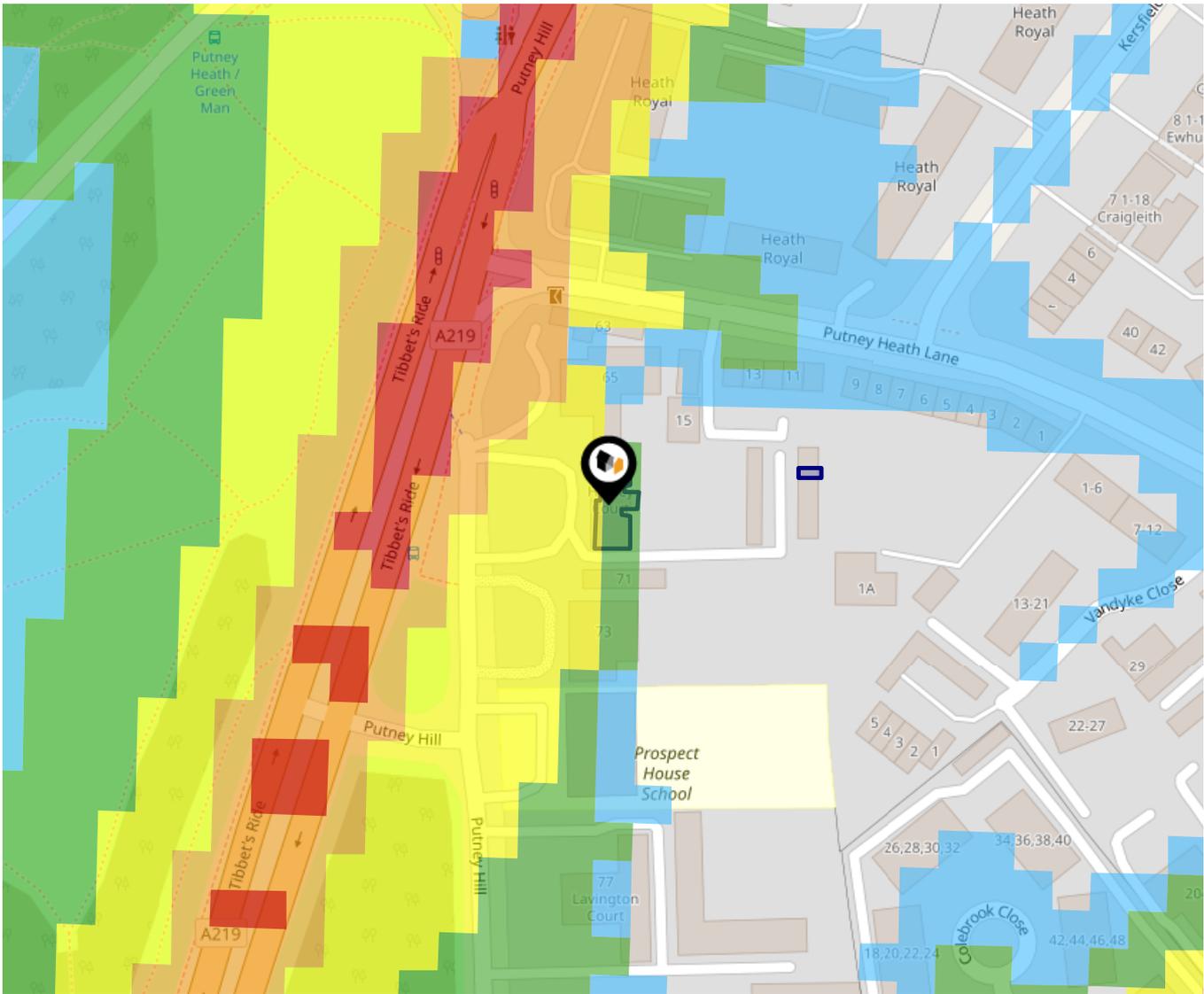
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise

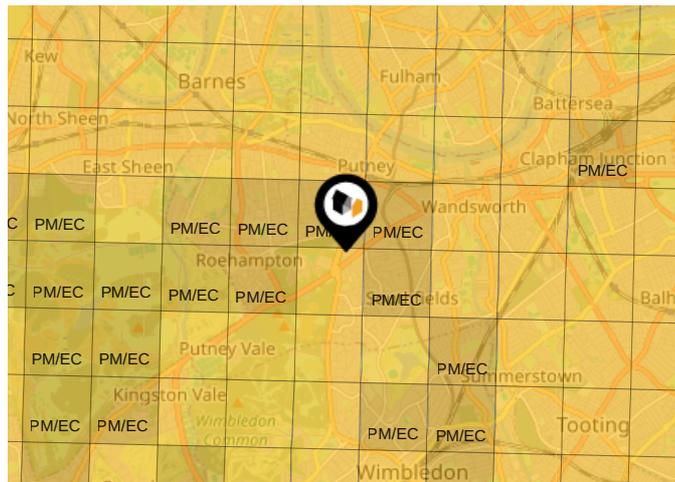


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

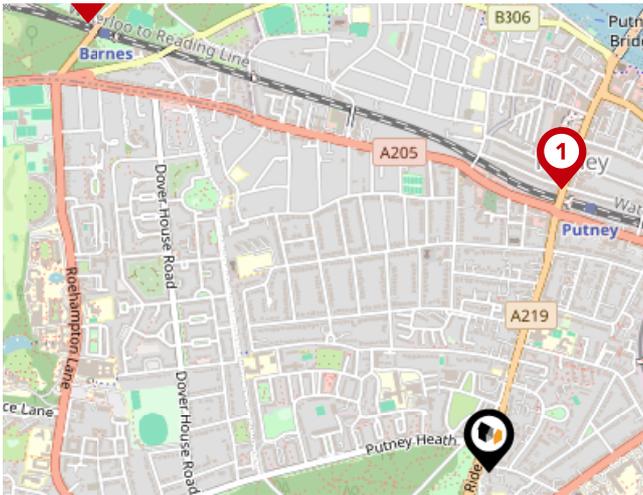


Primary Classifications (Most Common Clay Types)

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)



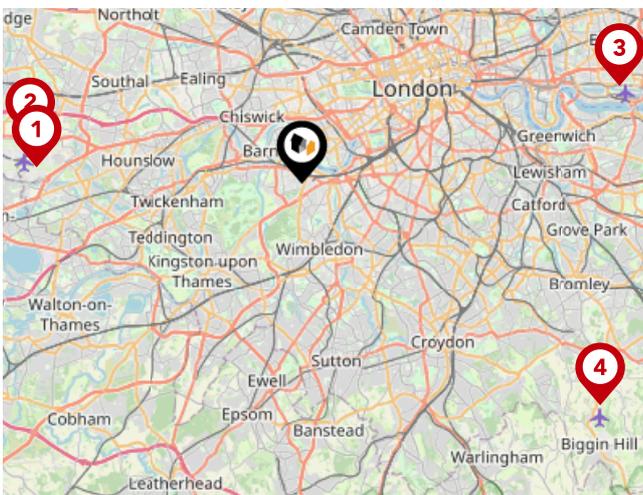
National Rail Stations

Pin	Name	Distance
1	Putney Station	0.67 miles
2	Barnes Station	1.4 miles
3	Barnes Station	1.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J1	3.71 miles
2	M4 J2	4.23 miles
3	M1 J1	8.4 miles
4	M1 J2	10.6 miles
5	M25 J9	11.16 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	9.8 miles
2	Heathrow Airport	10.12 miles
3	Silvertown	12.2 miles
4	Leaves Green	13.72 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Putney Hill / Green Man	0.03 miles
2	Putney Heath / Green Man	0.12 miles
3	Putney Heath / Green Man	0.1 miles
4	Putney Hill / Green Man	0.16 miles
5	Beaumont Road (SW15)	0.15 miles



Local Connections

Pin	Name	Distance
1	East Putney	0.67 miles
2	Southfields Station	0.78 miles
3	Putney Bridge Station	1.22 miles



Ferry Terminals

Pin	Name	Distance
1	Putney Pier	1.09 miles
2	Wandsworth Riverside Quarter Pier	1.21 miles
3	Plantation Wharf Pier	1.98 miles



Phillip Arnold Auctions

Phillip Arnold Auctions is a well-established public auction house based in Ealing W5 offering a professional yet friendly auction service for the disposal of residential and commercial properties across the whole of the UK. We also have a Chartered Surveyors Division offering RICS valuations for probate or other purposes.

We take pride in delivering good customer service in every aspect of our business and our excellent Google reviews show that we are succeeding in this area.

We believe in providing individual clients with a more personal touch whilst offering corporate clients a professional and affordable solution to the disposal of their stock. We have regular stock from the Government Legal Department, Housing Associations and probate solicitors.

Our comprehensive website will hopefully be able to answer most of your questions but if you



Phillip Arnold

frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

Testimonial 1



I was recommended to Philip Arnold by my solicitor for a probate valuation. Initial contact was good and a very swift reply secured a meeting. Philip was very amenable and spot on time, he carried out the valuation of the property in a very professional manner, explaining every point as he went round. The in depth report came within a few days. It was good to deal at all levels with an honest and professional team. I would have no problem in recommending.

Testimonial 2



A very professional and friendly service. Philip was recommended to us and the service provided was prompt and Philip friendly and courteous. We expected to wait several days to receive the info we required and to our surprise an email with the file was provided within a couple of days although during our appointment he had shared he was very busy. All in all a great service and would recommend Philip Arnold Auctions.

Testimonial 3



Philip Arnold was very helpful in providing a probate valuation for my mother's house. A prompt and efficient response in providing the report and very helpful when when HMRC wanted to verify the value. It all went smoothly.

Testimonial 4



Phillip is a professional person who has done several valuations for us over the years. He is a friendly and helpful gentleman. Julie is very efficient in sending us the invoice.



/philliparnoldauctions



/arnoldauctions



/philliparnoldauctions/



/company/brendons-auctioneers

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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