



Phillip Arnold
Auctions

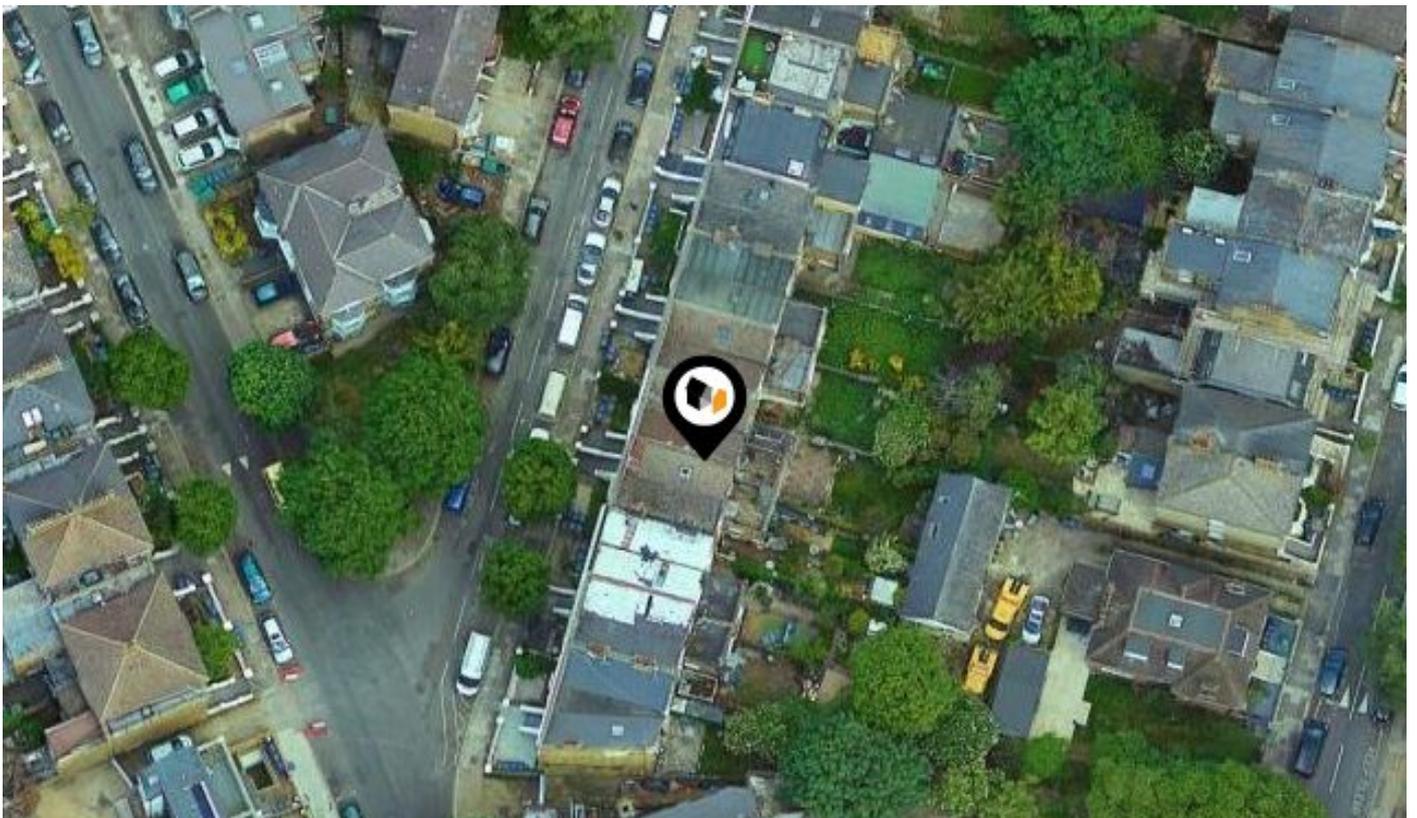
"Passionate about property since 1979"



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KPF: Key Property Facts

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



10, BURLINGTON GARDENS, ACTON, W3 6BA

Phillip Arnold Auctions

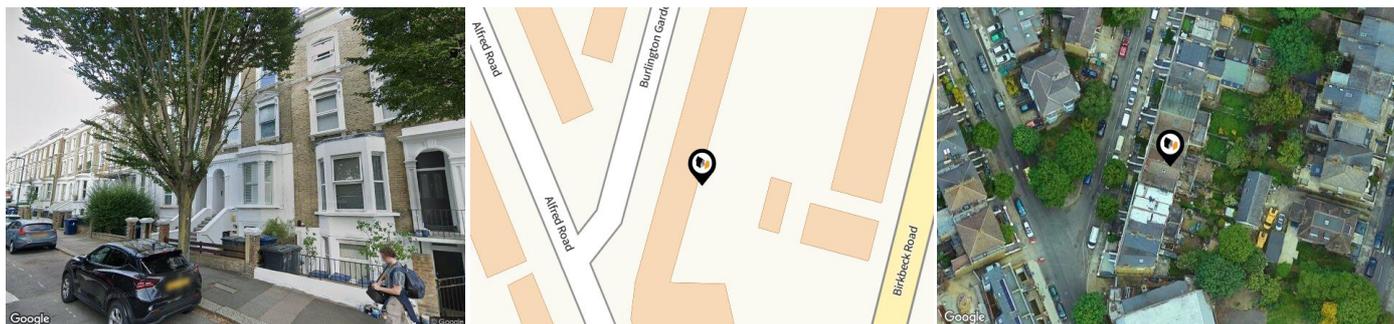
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Property Shell	Last Sold Date:	12/02/2016
Year Built :	1900-1929	Last Sold Price:	£273,000
Council Tax :	Band C	Last Sold £/ft²:	£478
Annual Estimate:	£1,814		
UPRN:	12102033		
Restrictive Covenants:	No		

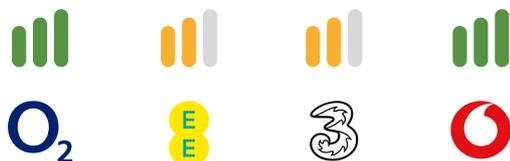
Local Area

Local Authority:	Ealing
Conservation Area:	Acton Town Centre
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



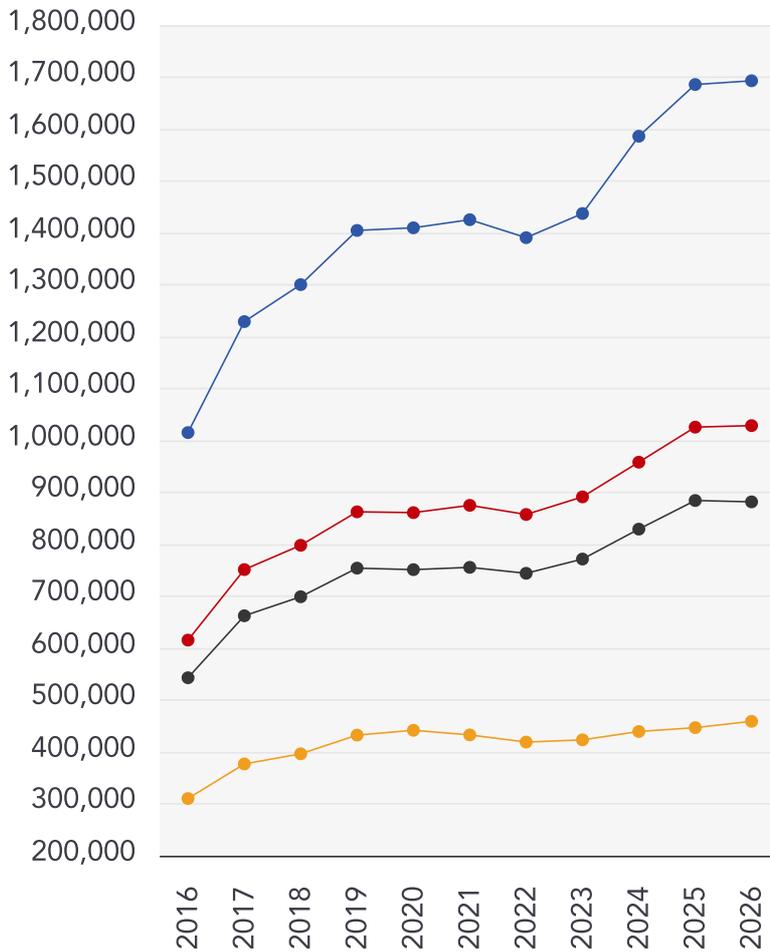
Satellite/Fibre TV Availability:



Market

House Price Statistics

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



Detached

+66.76%

Semi-Detached

+67.15%

Terraced

+62.42%

Flat

+47.93%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

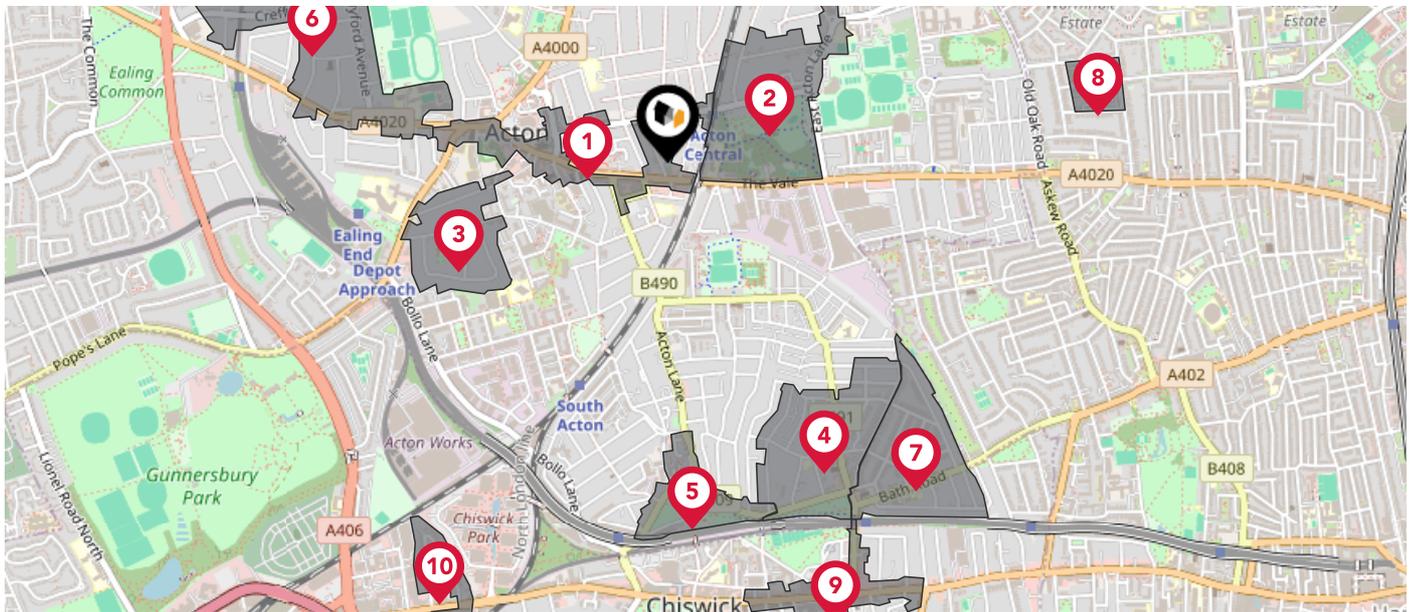
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



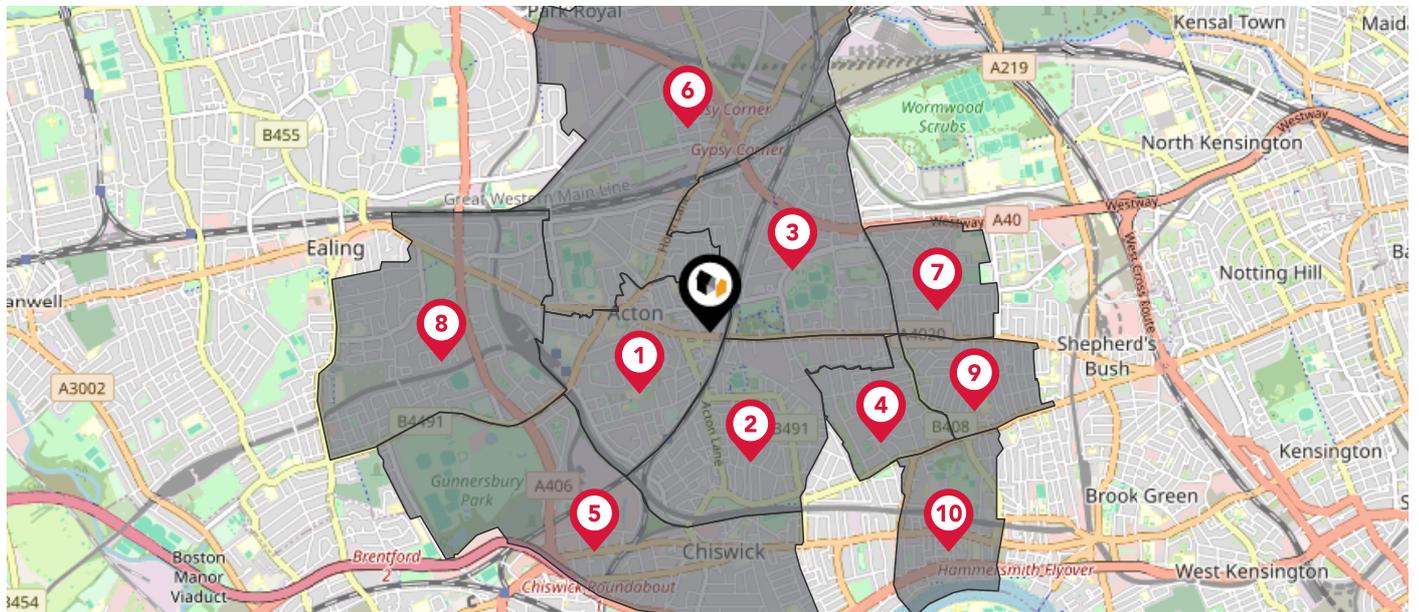
Nearby Conservation Areas

-  Acton Town Centre
-  Acton Park
-  Mill Hill Park
-  Bedford Park
-  Acton Green
-  Creffield
-  Bedford Park
-  Cleverly Estate
-  Chiswick High Road
-  Thorney Hedge

Maps

Council Wards

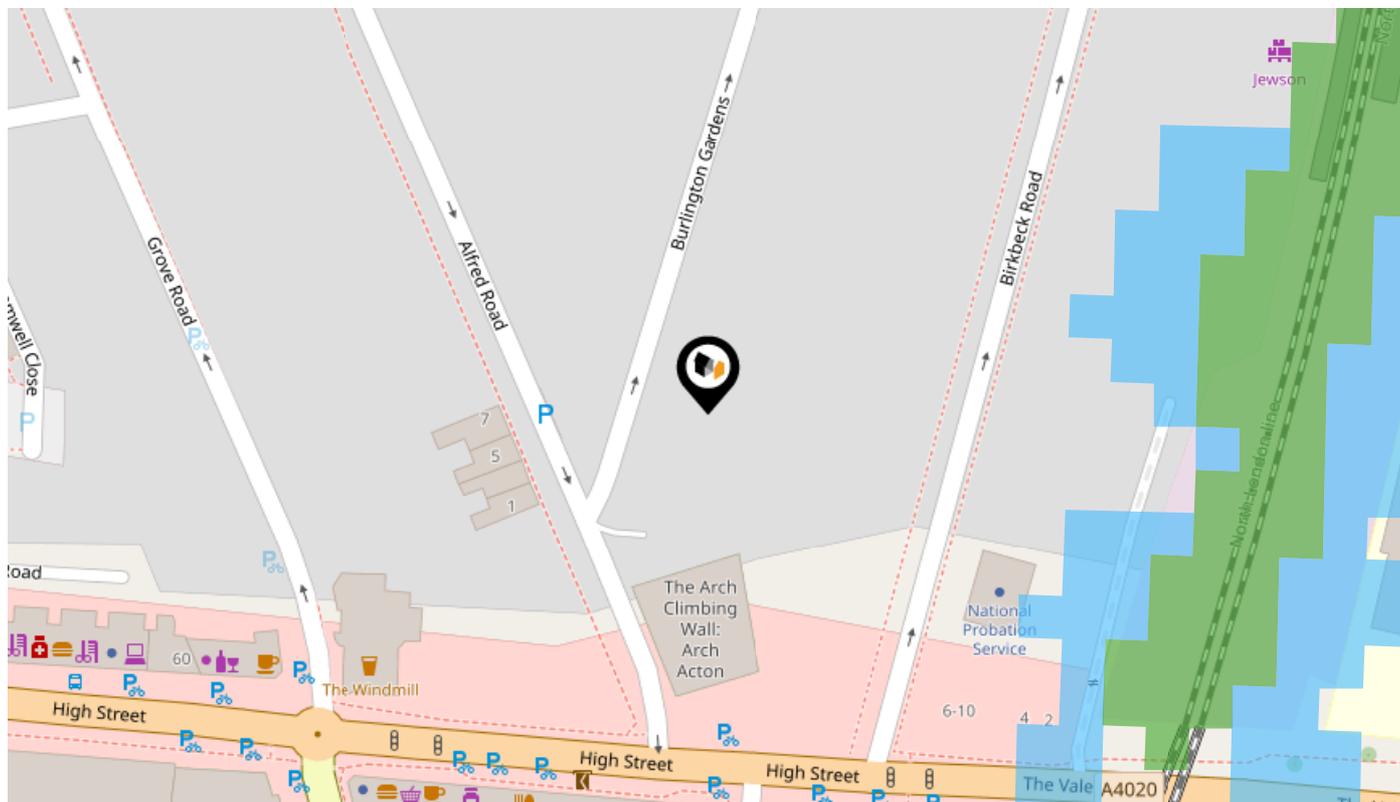
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  South Acton Ward
-  Southfield Ward
-  East Acton Ward
-  Wendell Park Ward
-  Chiswick Gunnersbury Ward
-  North Acton Ward
-  Wormholt Ward
-  Ealing Common Ward
-  Coningham Ward
-  Ravenscourt 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.

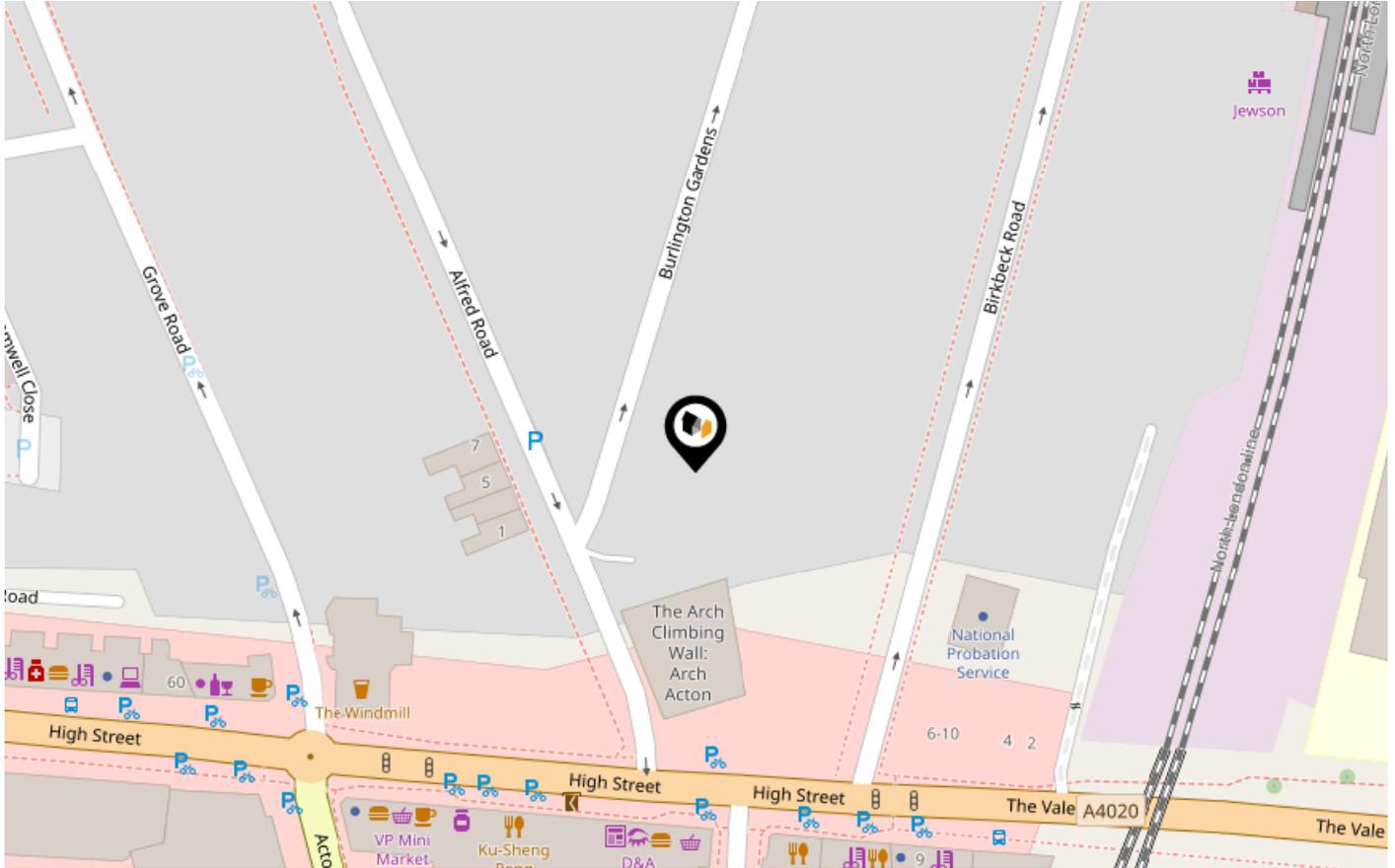
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

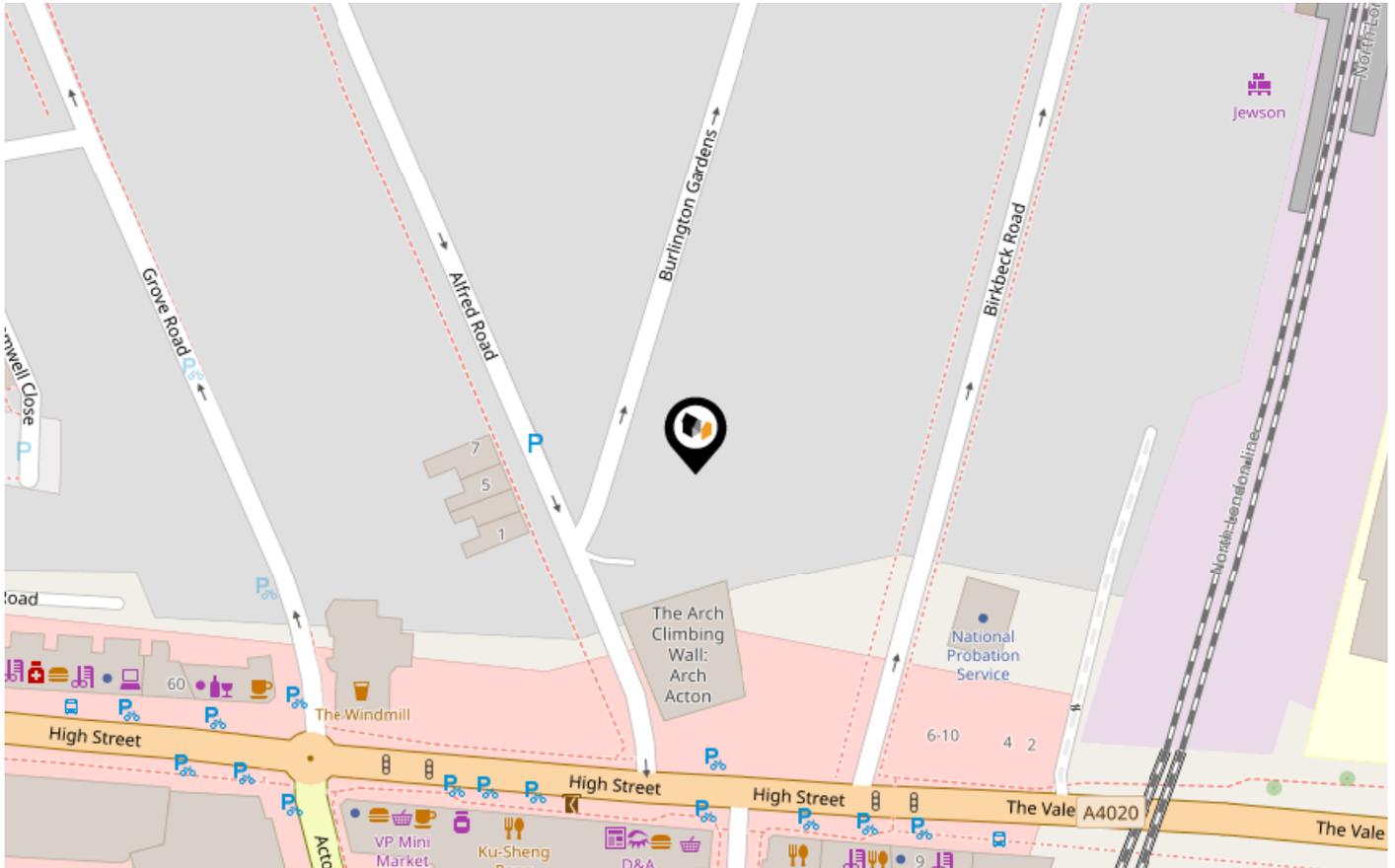
Chance of flooding to the following depths at this property:



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

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.

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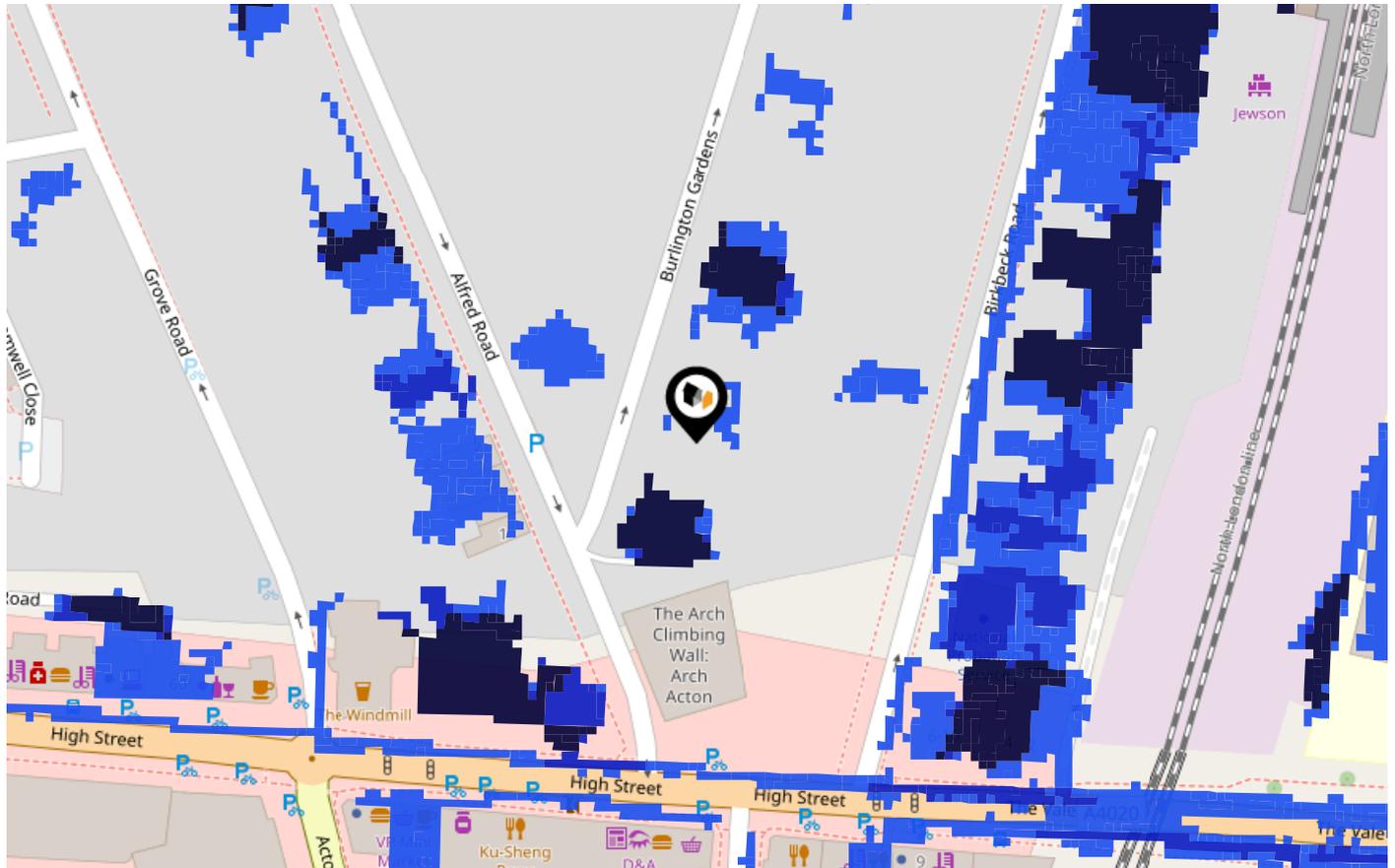
Chance of flooding to the following depths at this property:



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

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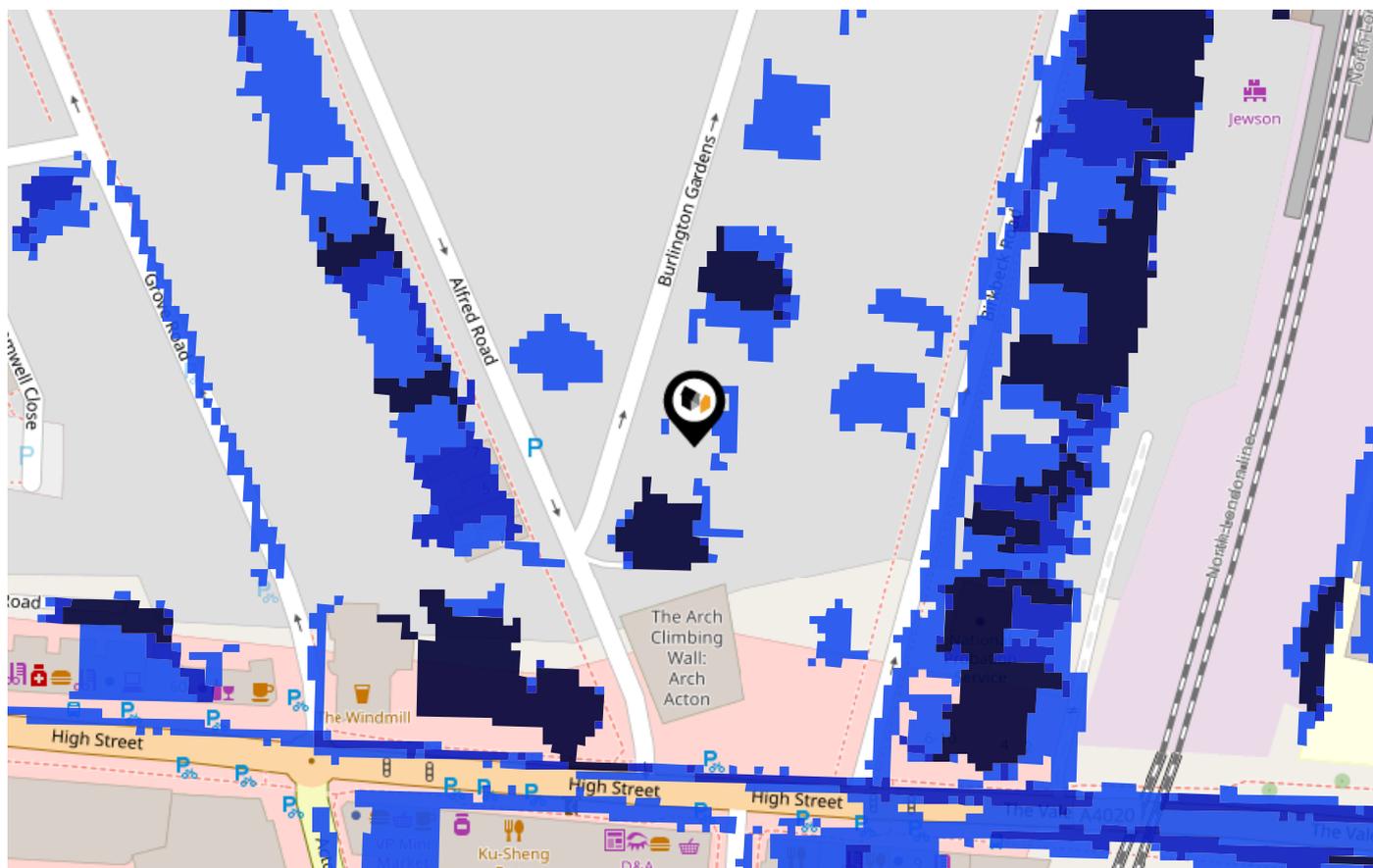
Chance of flooding to the following depths at this property:



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.

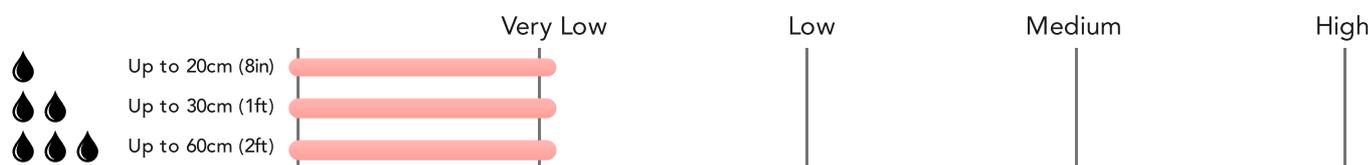


Risk Rating: Very low

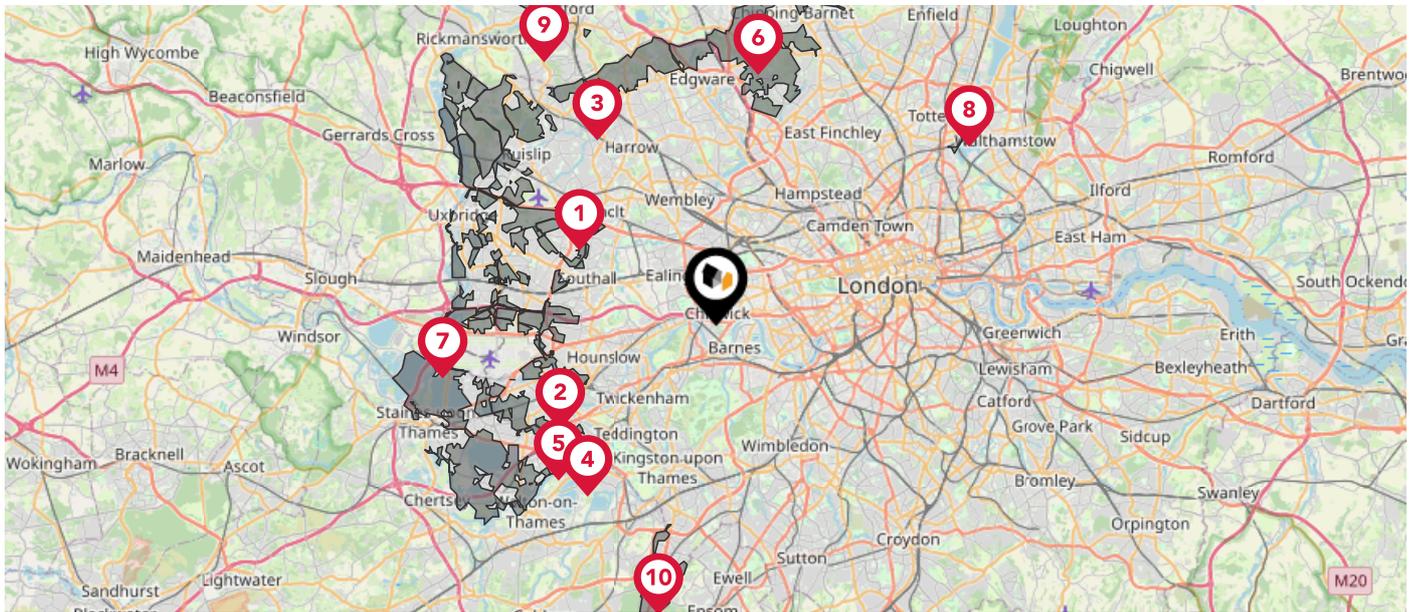
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Chance of flooding to the following depths at this property:



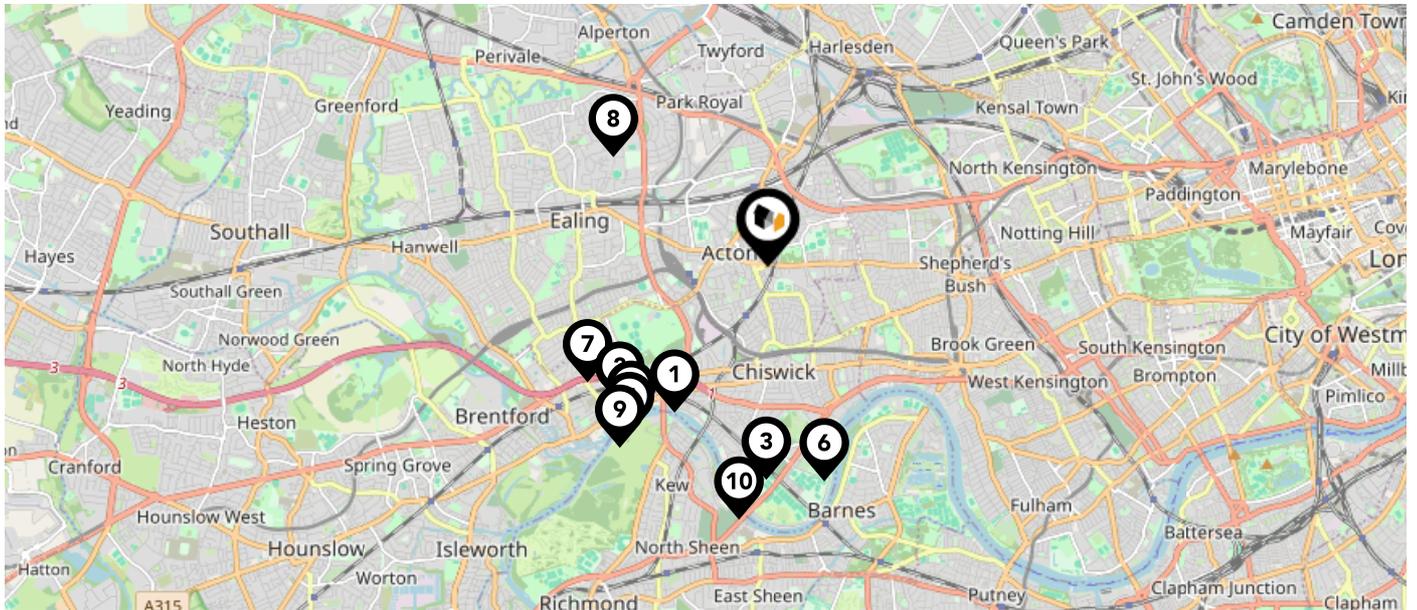
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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.



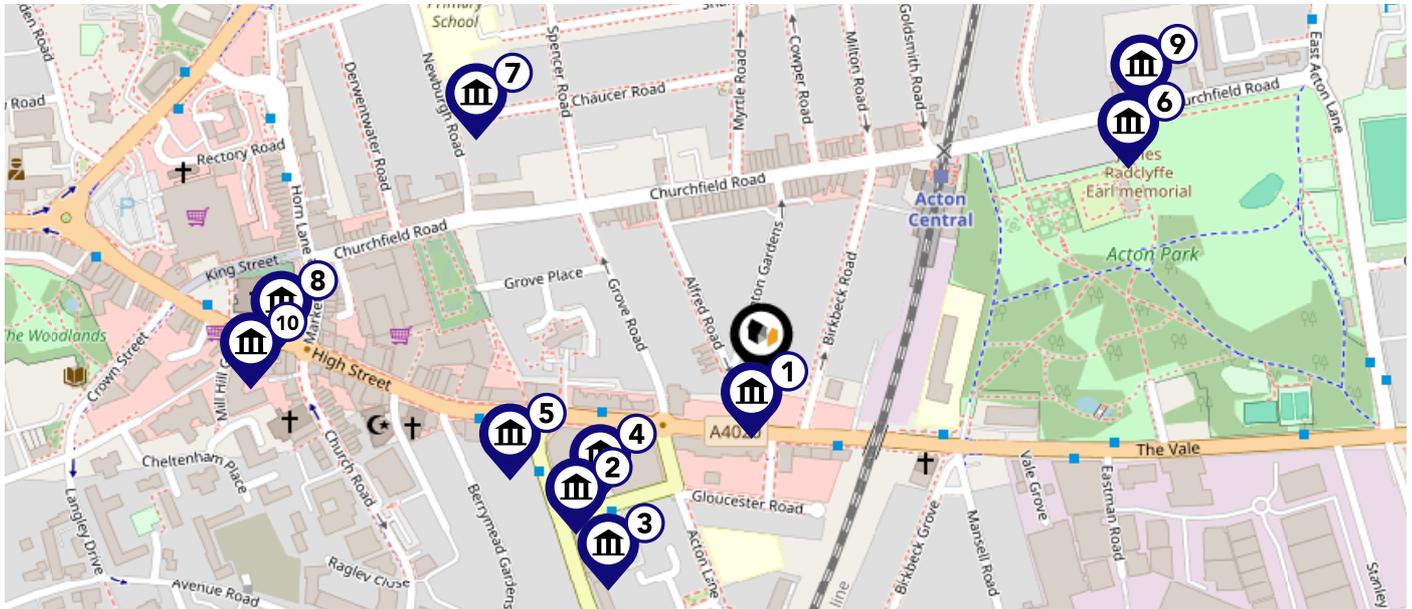
Nearby Landfill Sites

	Texas DIY-Ibis lane, Hartington Road	Historic Landfill 
	Carville Hill Park North-Brentford, Hounslow, London	Historic Landfill 
	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill 
	Green Dragon Lane Flats-Green Dragon Lane	Historic Landfill 
	Old Thames Water Gas Works-Brentford, Hounslow, London	Historic Landfill 
	Corney Road-Chiswick, London W4	Historic Landfill 
	Clayponds Gardens-Clayponds Avenue	Historic Landfill 
	Former Fox's Reservoir-Hillcrest Road	Historic Landfill 
	Watermans Park-High Street, Brentford	Historic Landfill 
	Cubitts Basin-Grove Park, Chiswick, Hounslow, London	Historic Landfill 

Maps

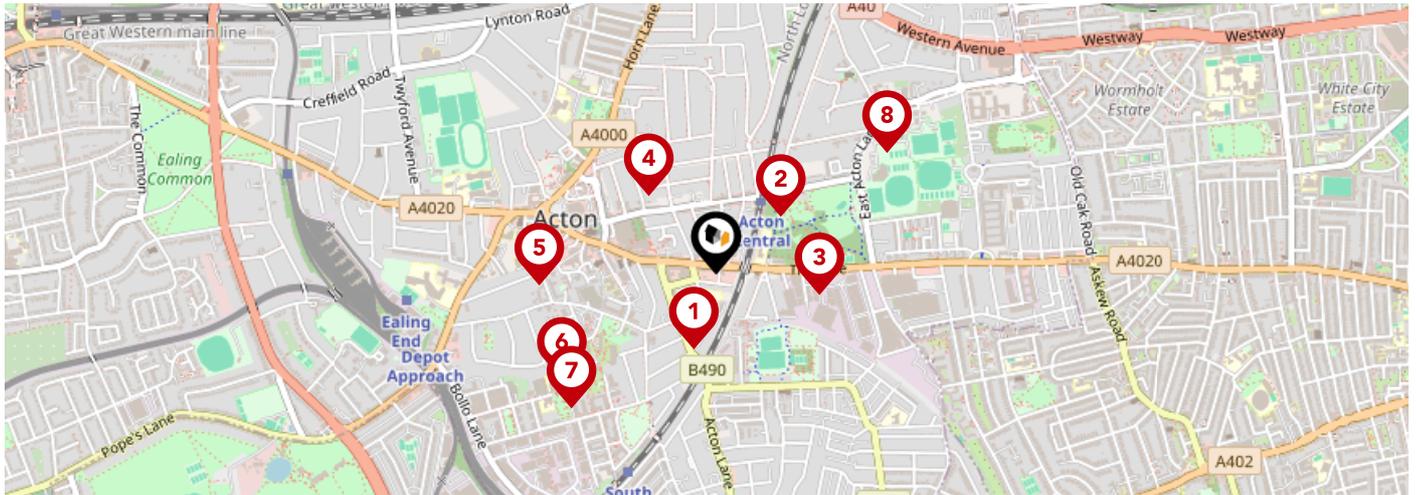
Listed Buildings

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



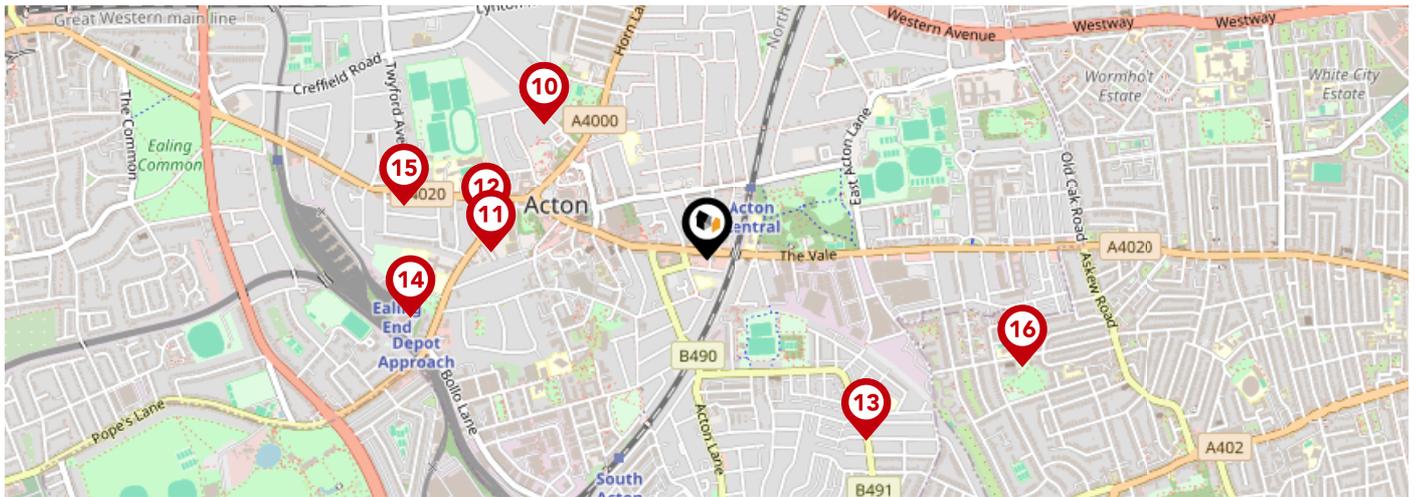
Listed Buildings in the local district	Grade	Distance
 1385098 - Gala Bingo Club	Grade II	0.0 miles
 1390770 - Acton Town Hall	Grade II	0.1 miles
 1189469 - Berrymead Priory	Grade II	0.1 miles
 1390679 - Chimney At Acton Swimming Baths	Grade II	0.1 miles
 1390680 - Acton Public Library	Grade II	0.1 miles
 1079415 - Obelisk In Acton Park (opposite Goldsmiths' Almshouse)	Grade II	0.2 miles
 1079393 - Gates, Gate Piers And Railings To Rear Of Numbers 13 And 15	Grade II	0.2 miles
 1358801 - Way Monument Approximately 7 Metres South Of South Chapel Of Church Of St Mary	Grade II	0.3 miles
 1358762 - Goldsmiths' Almshouses And Railings Fronting Road	Grade II	0.3 miles
 1358766 - George And Dragon Public House And Number 185	Grade II	0.3 miles

Area Schools



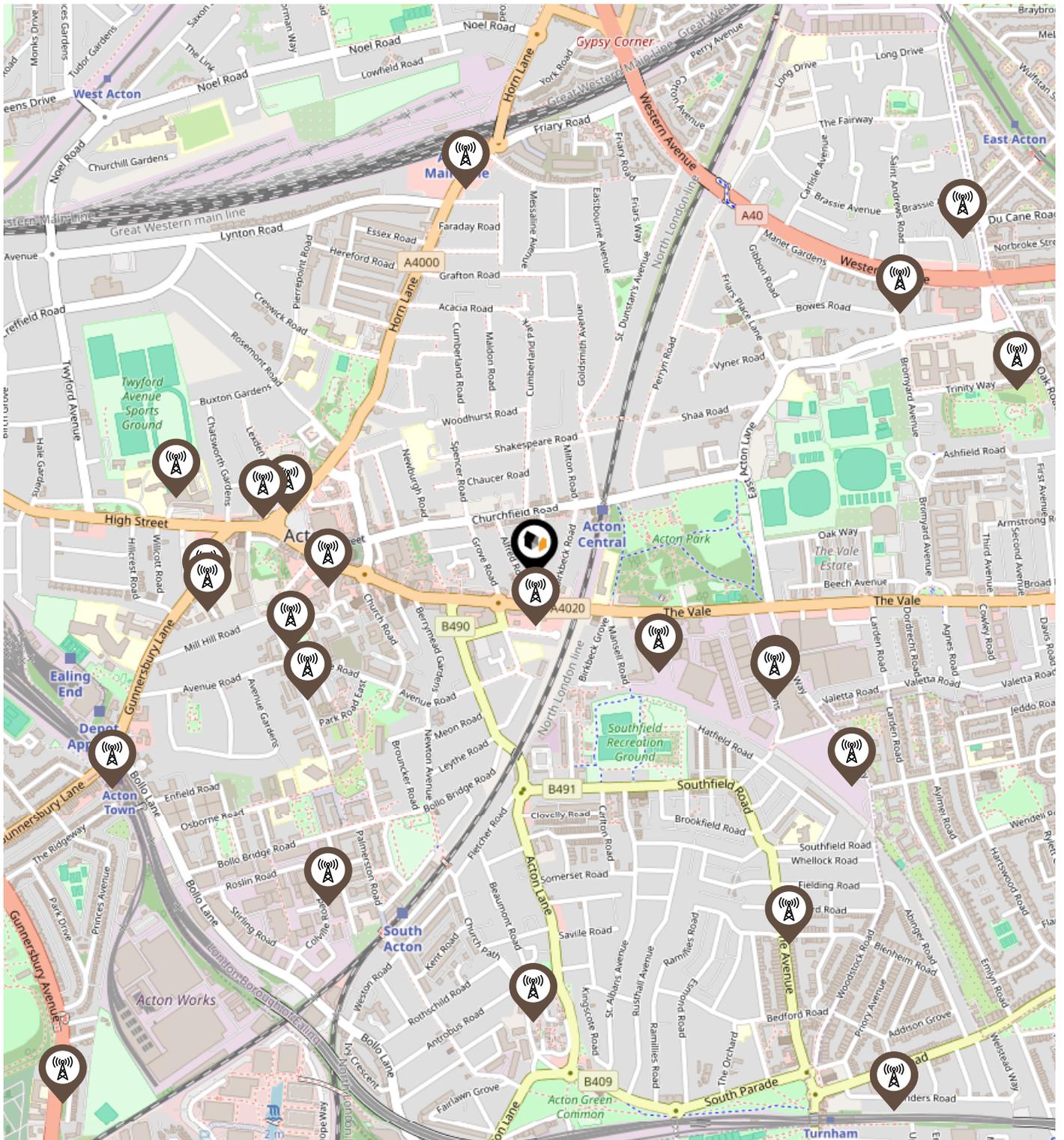
		Nursery	Primary	Secondary	College	Private
 Ark Priory Primary Academy Ofsted Rating: Outstanding Pupils: 461 Distance:0.18		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Maples Nursery School and Children's Centre Ofsted Rating: Requires improvement Pupils: 89 Distance:0.2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ark Byron Primary Academy Ofsted Rating: Good Pupils: 415 Distance:0.24		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Derwentwater Primary School Ofsted Rating: Good Pupils: 417 Distance:0.24		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Leap Service - the National Autistics Society Ofsted Rating: Not Rated Pupils:0 Distance:0.41		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 South Acton Childrens Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.43		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Acton Gardens Primary School Ofsted Rating: Good Pupils: 410 Distance:0.46		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Acton Primary School Ofsted Rating: Good Pupils: 200 Distance:0.48		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 Greek Primary School of London Ofsted Rating: Good Pupils: 30 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Vincent's Catholic Primary School Ofsted Rating: Outstanding Pupils: 445 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ark Soane Academy Ofsted Rating: Outstanding Pupils: 530 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Blooming Tree Pre Prep School Ofsted Rating: Good Pupils: 35 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Southfield Primary School Ofsted Rating: Outstanding Pupils: 381 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ark Acton Academy Ofsted Rating: Good Pupils: 854 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Twyford Church of England High School Ofsted Rating: Outstanding Pupils: 1618 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wendell Park Primary School Ofsted Rating: Good Pupils: 385 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

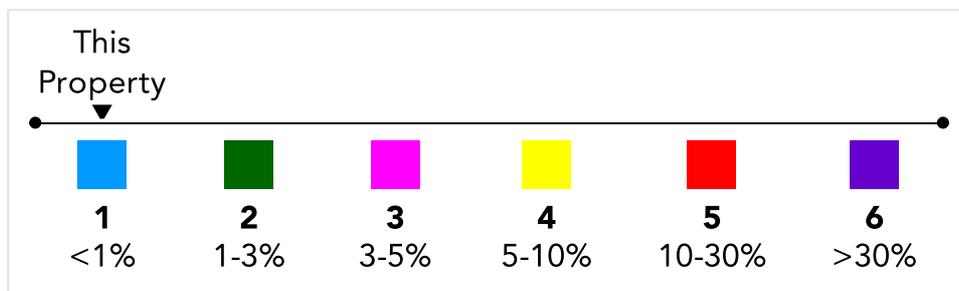
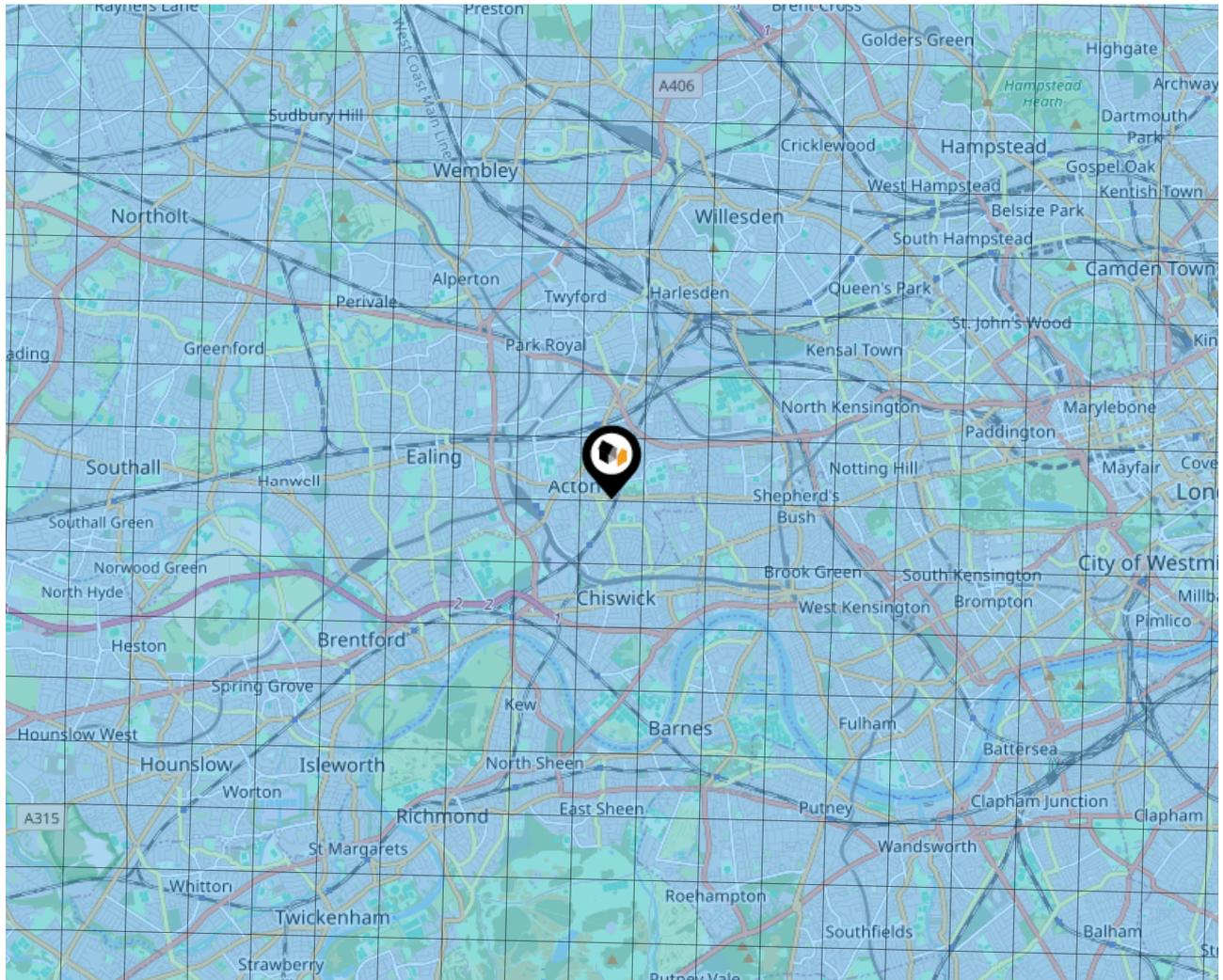


Key:

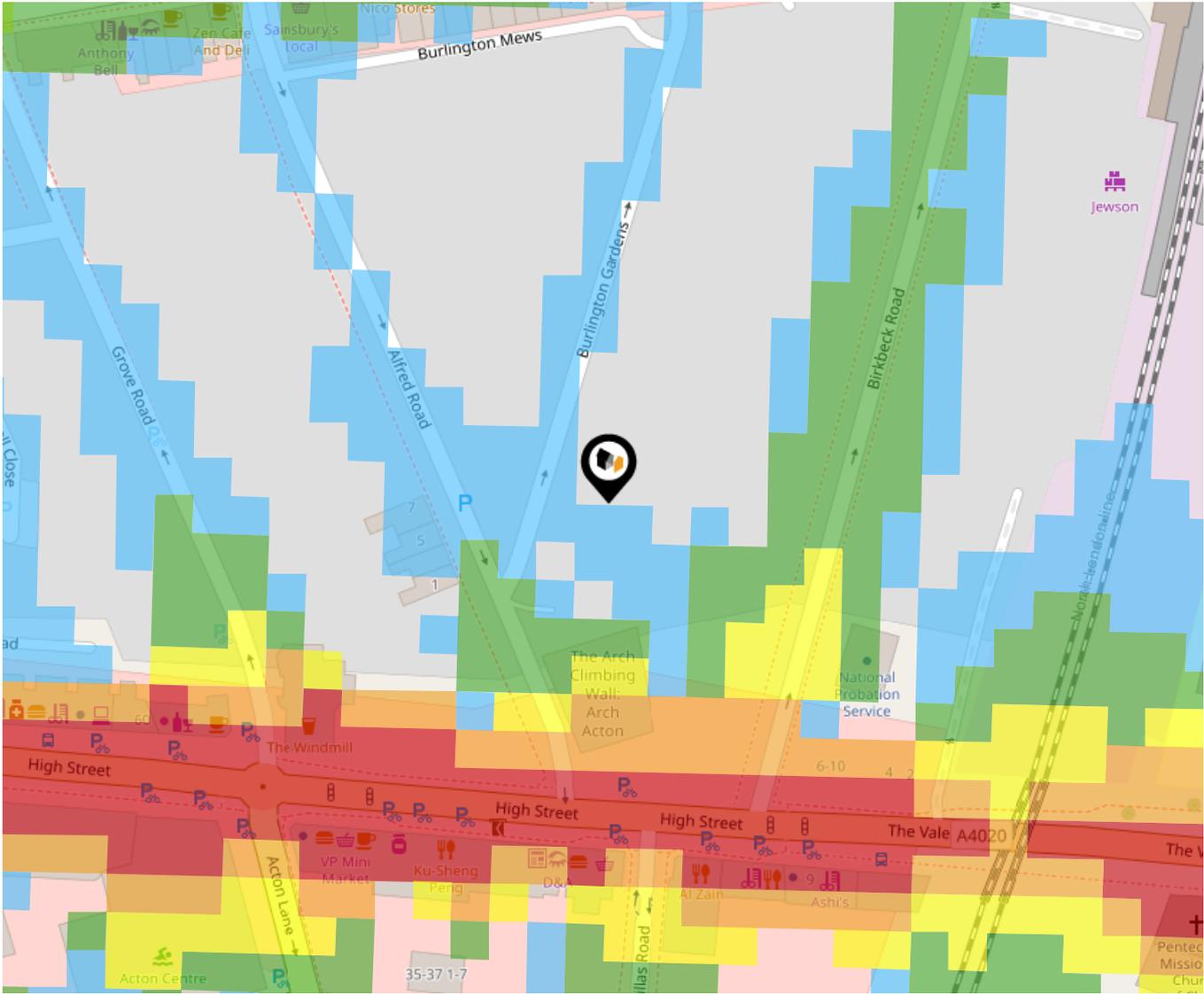
-  Power Pylons
-  Communication Masts

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

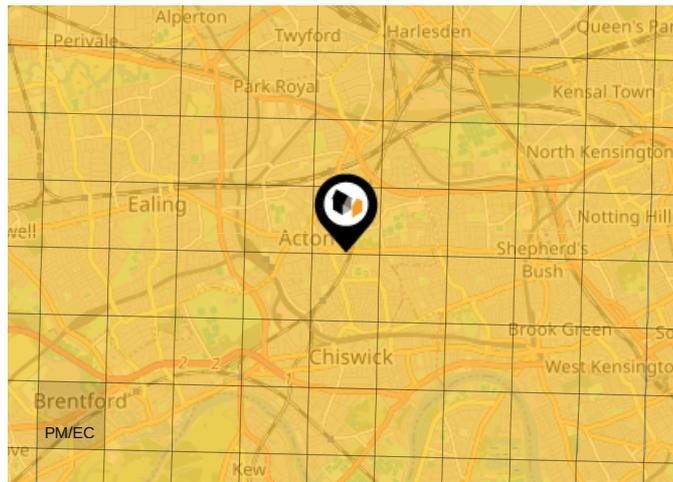


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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)		

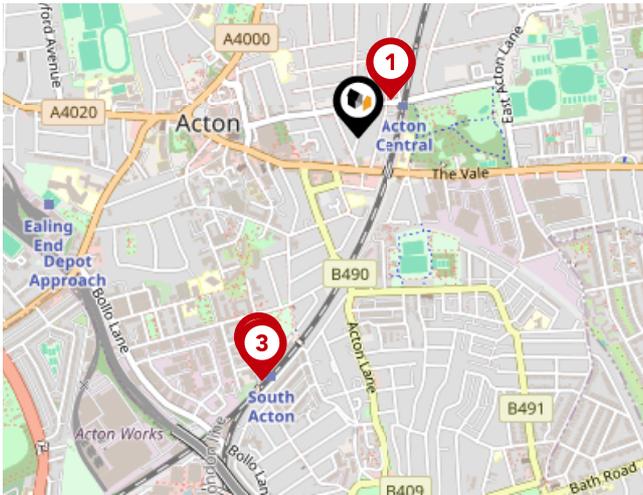


Primary Classifications (Most Common Clay Types)

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)



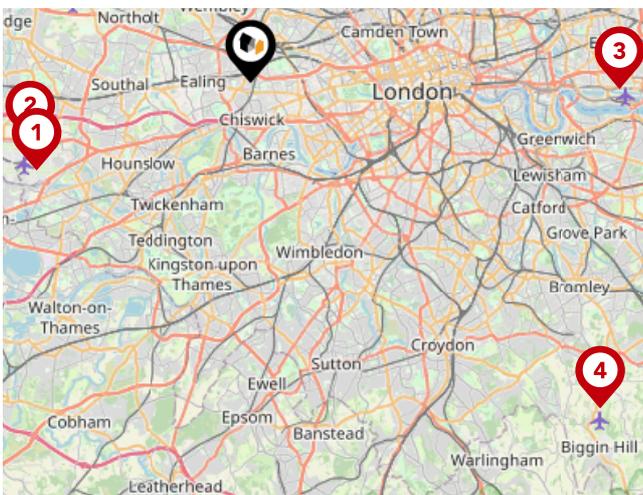
National Rail Stations

Pin	Name	Distance
1	Acton Central Station	0.12 miles
2	South Acton Station	0.59 miles
3	South Acton Station	0.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J1	1.33 miles
2	M4 J2	1.72 miles
3	M1 J1	4.8 miles
4	M1 J2	6.82 miles
5	M1 J4	9.03 miles

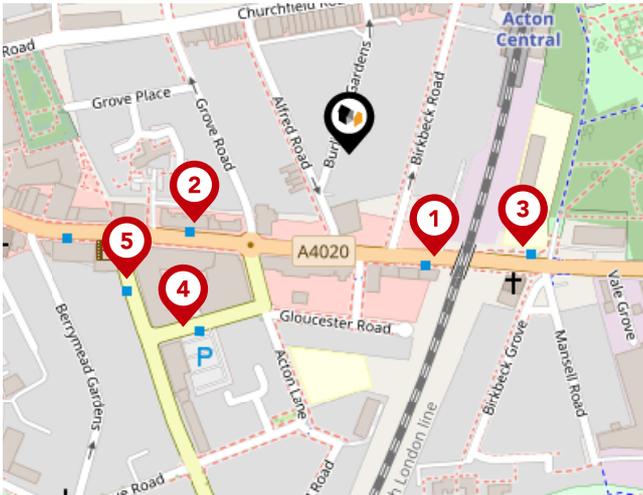


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	8.52 miles
2	Heathrow Airport	8.4 miles
3	Silvertown	13.58 miles
4	Leaves Green	17.66 miles

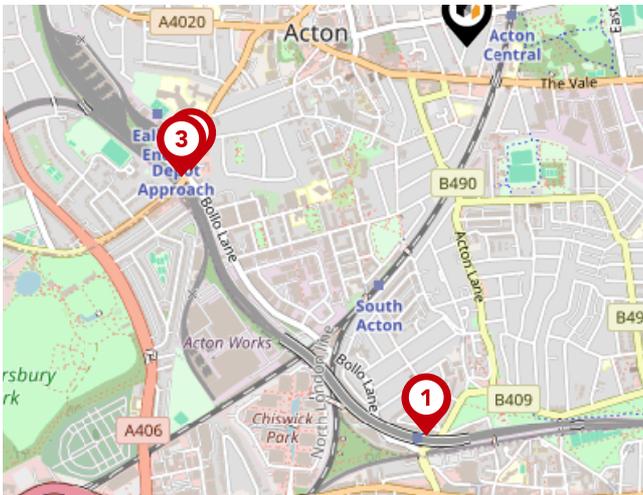
Area

Transport (Local)



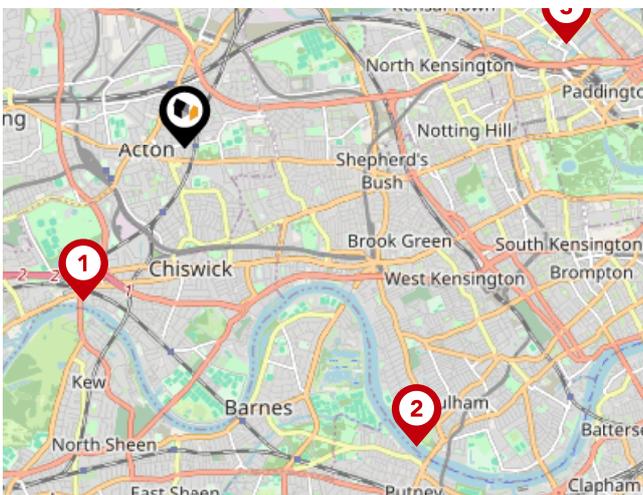
Bus Stops/Stations

Pin	Name	Distance
1	Acton Central Station	0.08 miles
2	Acton Old Town Hall	0.1 miles
3	Acton Central Station	0.11 miles
4	Acton Old Town Hall / Salisbury Street	0.14 miles
5	Acton Old Town Hall	0.15 miles



Local Connections

Pin	Name	Distance
1	Chiswick Park	0.9 miles
2	Acton Town	0.69 miles
3	Acton Town	0.72 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	1.7 miles
2	Putney Pier	3.5 miles
3	Little Venice Waterbus Stop	3.64 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



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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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