KPF: Key Property Facts

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

16, GLENDALE GARDENS, WEMBLEY, HA9 8PS

RICS
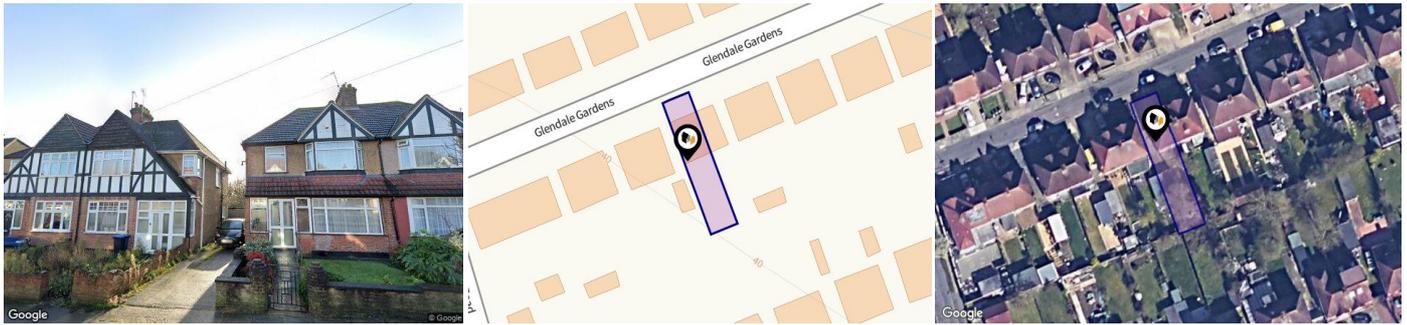Regulated by RICS

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,140 ft^2 / 106 m^2
Plot Area:	0.06 acres
Council Tax :	Band E
Annual Estimate:	£2,607
Title Number:	MX115850
UPRN:	202095014
Restrictive Covenants:	Yes

Tenure:	Freehold
Latest FENSA Work:	23/03/2009 - 16 Glendale Gardens windows, WEMBLEY doors
	18/08/2008 - 16 Glendale Gardens windows, WEMBLEY doors
	10/03/2008 - 16 Glendale Gardens windows, WEMBLEY doors

Local Area

Local Authority:	Brent
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

Property
EPC - Certificate

16 Glendale Gardens WEMBLEY HA9 8PS

Energy rating
D

Valid until 15.02.2036	**Certificate number** **0370-2136-9520-2196-1925**

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			
69-80	**C**			79 | C
55-68	**D**		62 | D	
39-54	**E**			
21-38	**F**			
1-20	**G**			

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Room thermostat only
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	106 m^2

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10 Year History of Average House Prices by Property Type in HA9
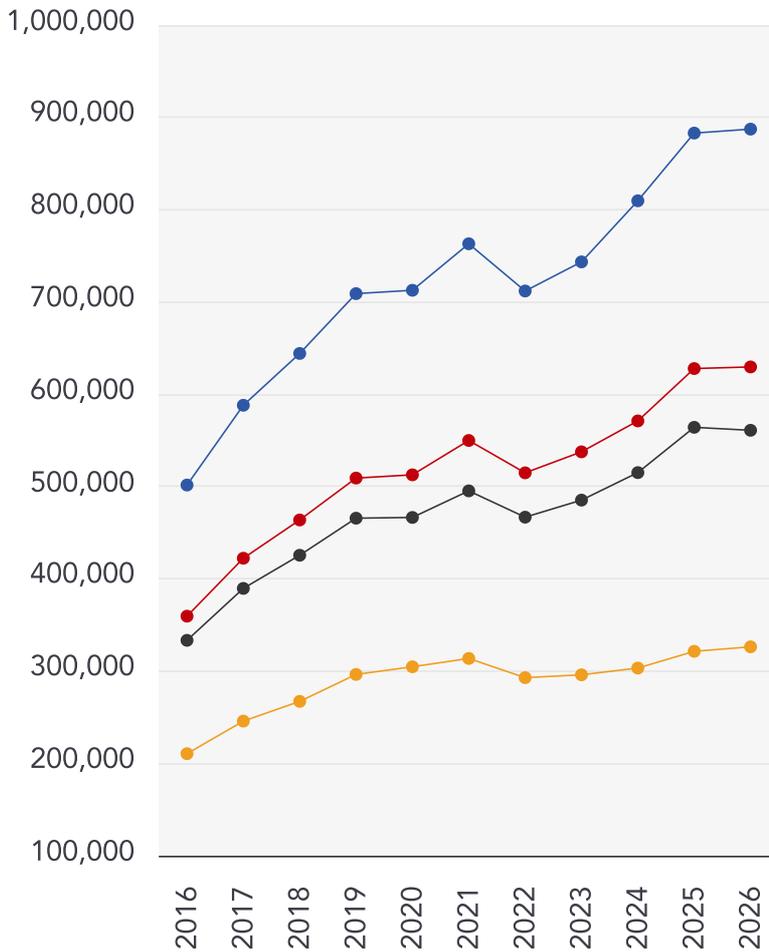
Detached
+76.88%

Semi-Detached
+75.11%

Terraced
+68.27%

Flat
+54.98%

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
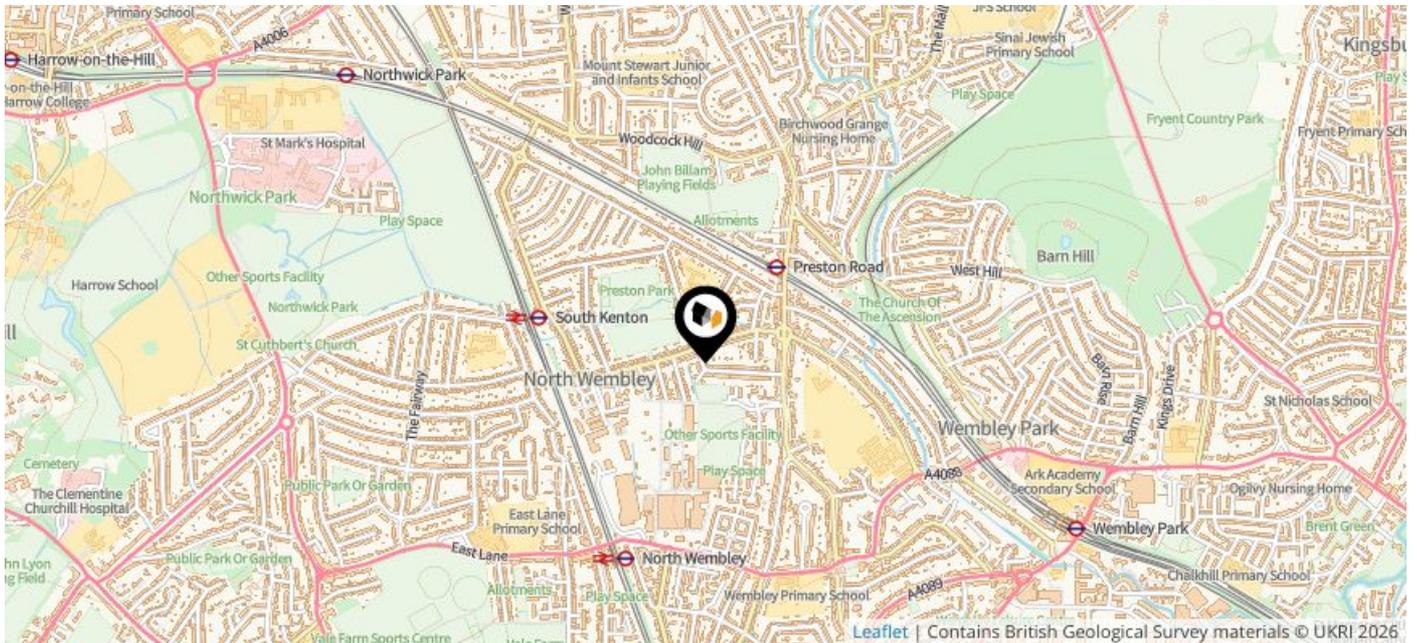
Mine Entry

✕ 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.

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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.
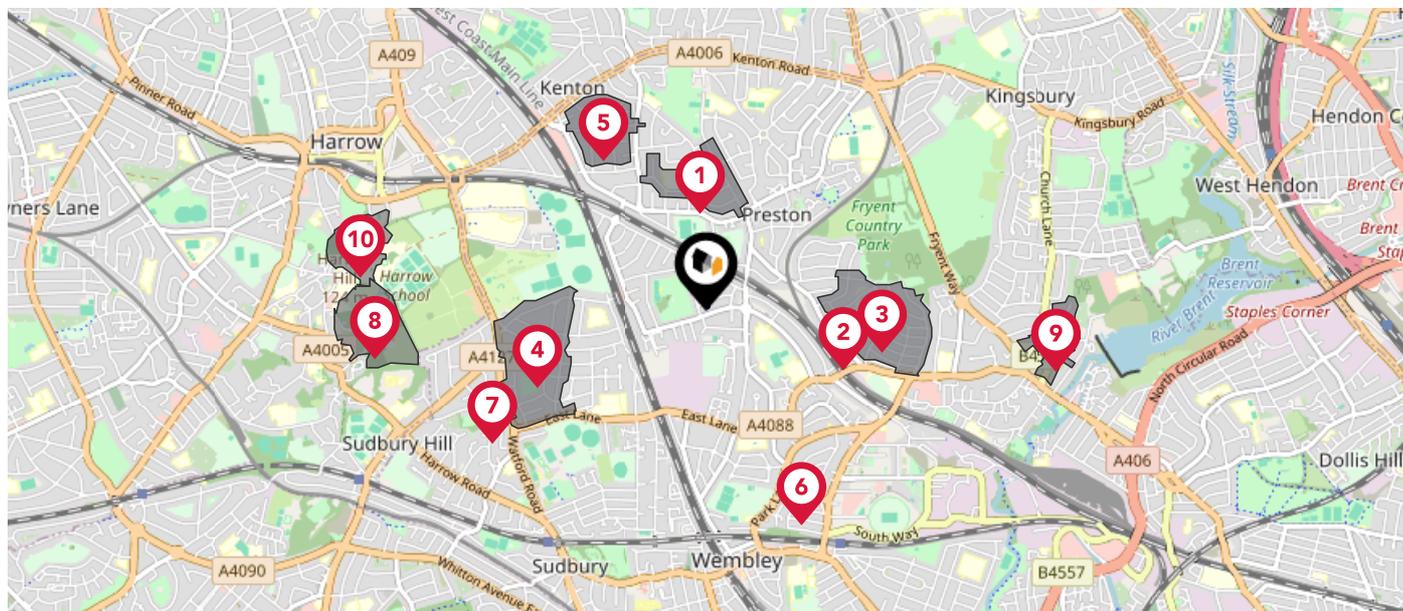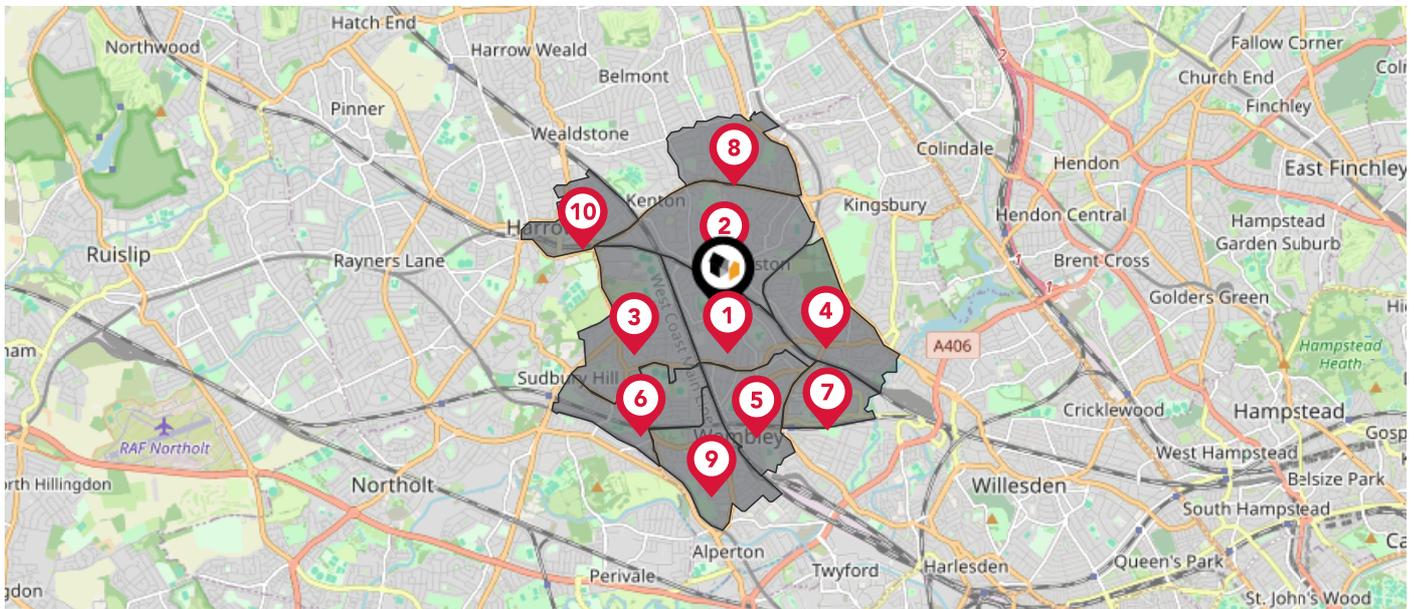

Nearby Conservation Areas

1	Mount Stewart
2	Lawns Court
3	Barn Hill
4	Sudbury Court
5	Northwick Circle
6	Wembley High Street
7	Sudbury Cottages
8	Harrow Park Conservation Area
9	St Andrews
10	Harrow School Conservation Area Harrow on the Hill

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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	Preston Ward
2	Kenton Ward
3	Northwick Park Ward
4	Barnhill Ward
5	Wembley Hill Ward
6	Sudbury Ward
7	Wembley Park Ward
8	Kenton East Ward
9	Wembley Central Ward
10	Greenhill Ward

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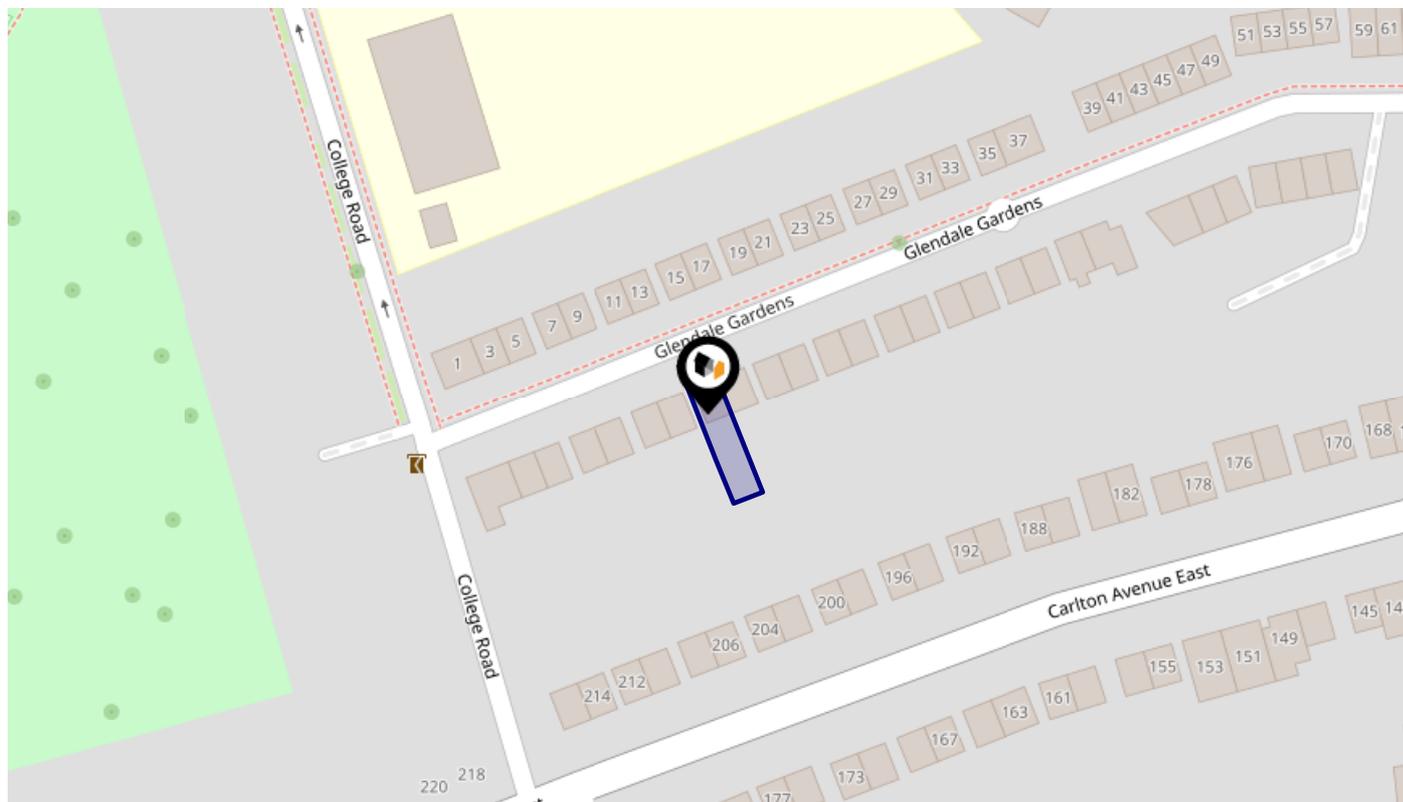
Rail Noise Data

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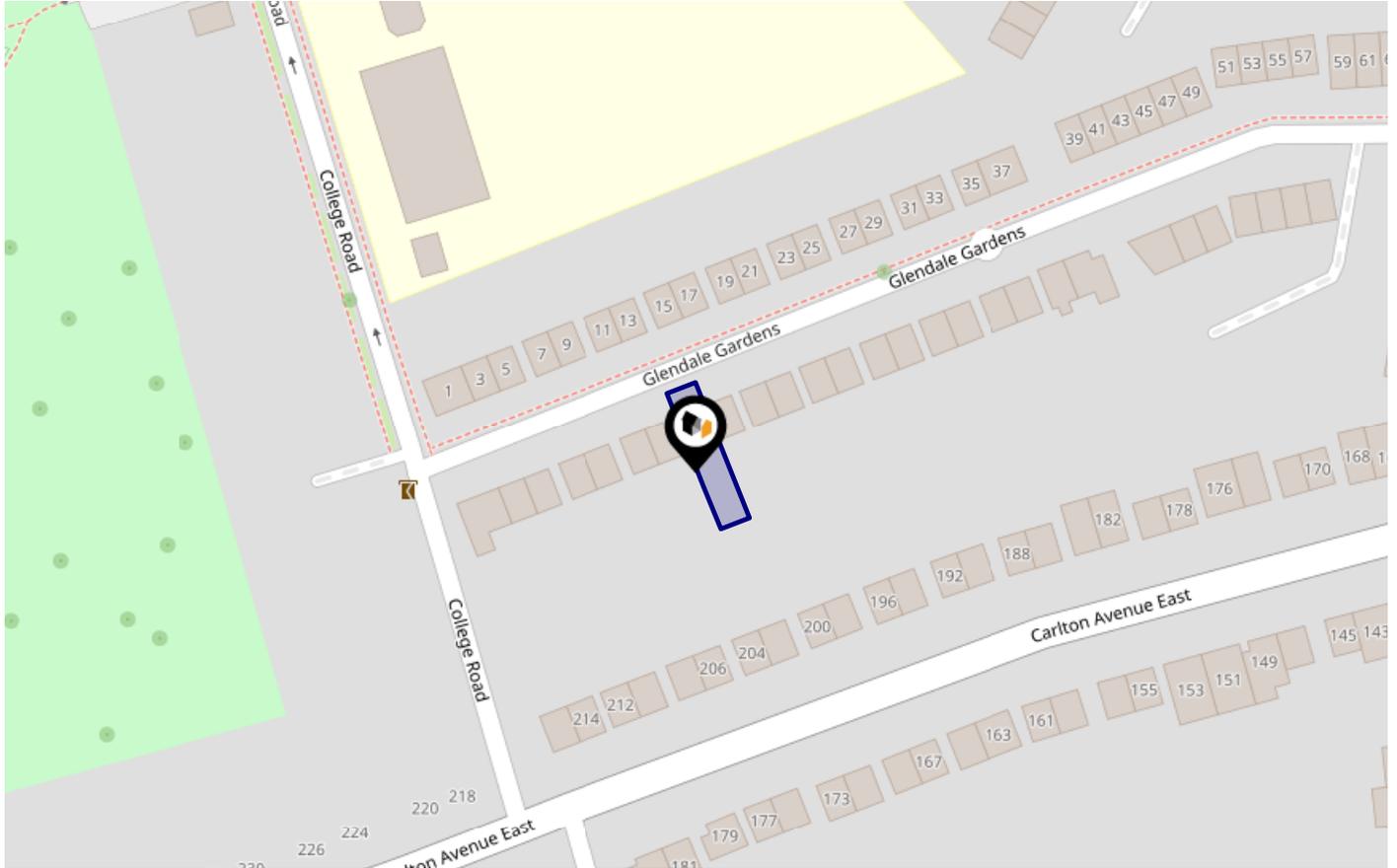
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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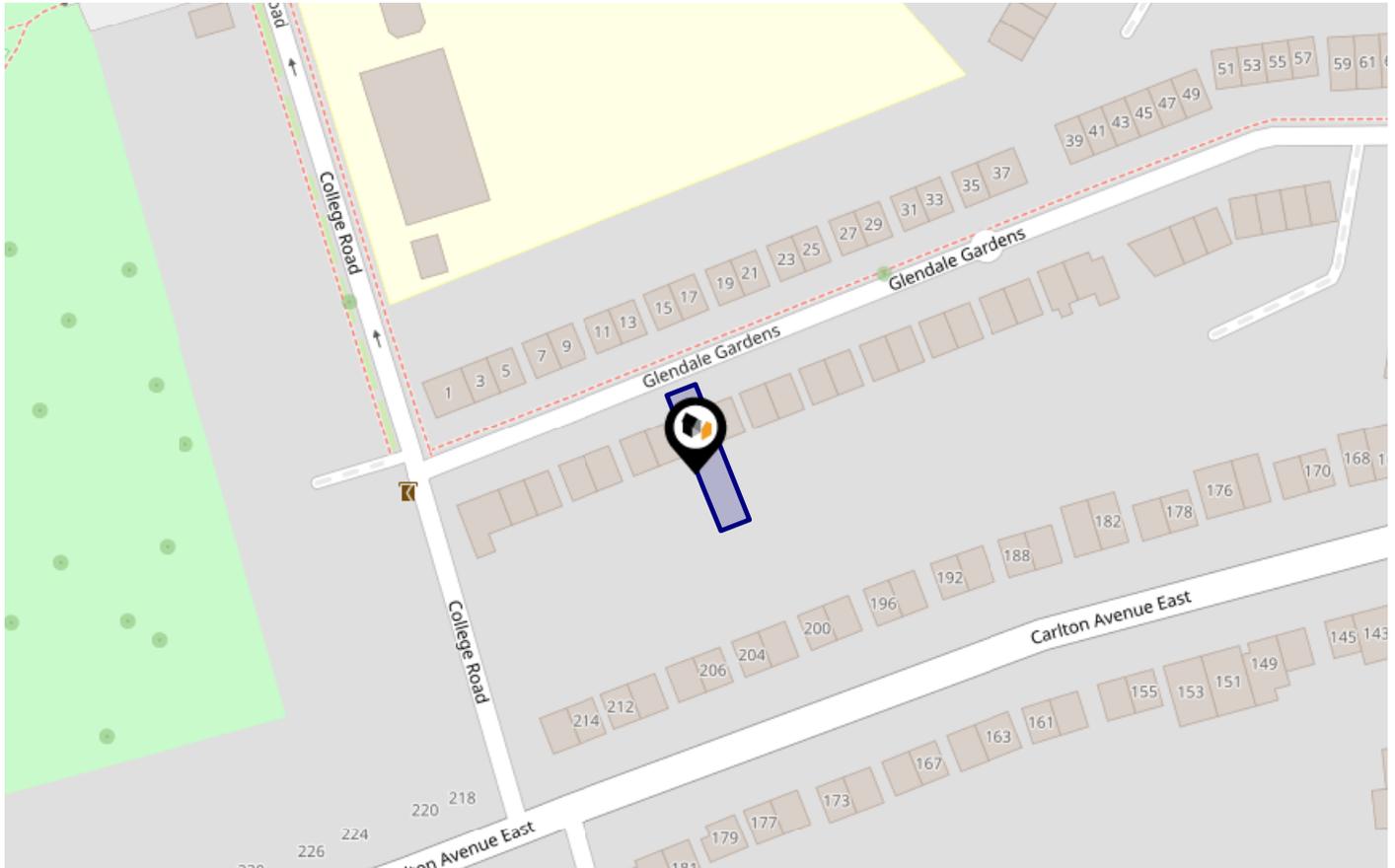
Chance of flooding to the following depths at this property:

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

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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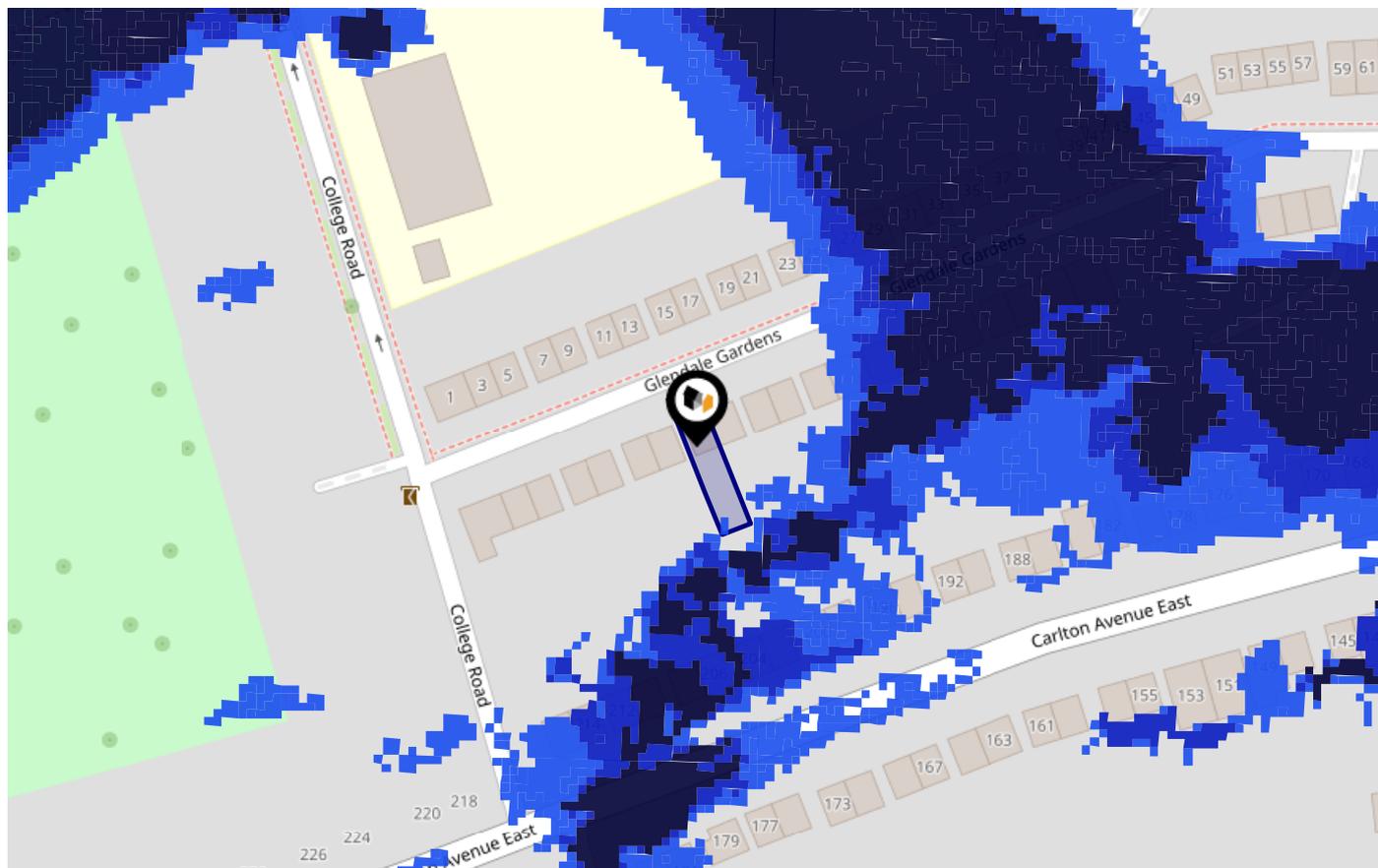
Chance of flooding to the following depths at this property:

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

Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
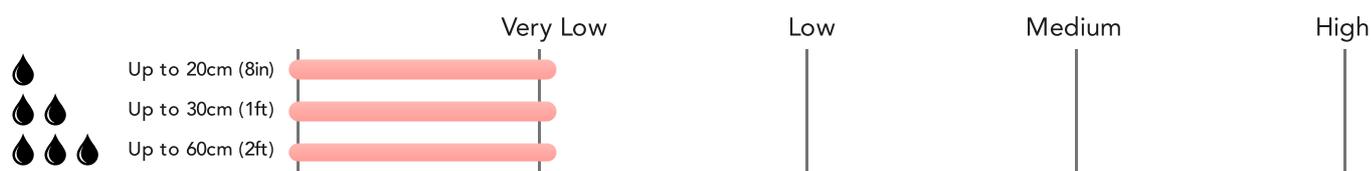

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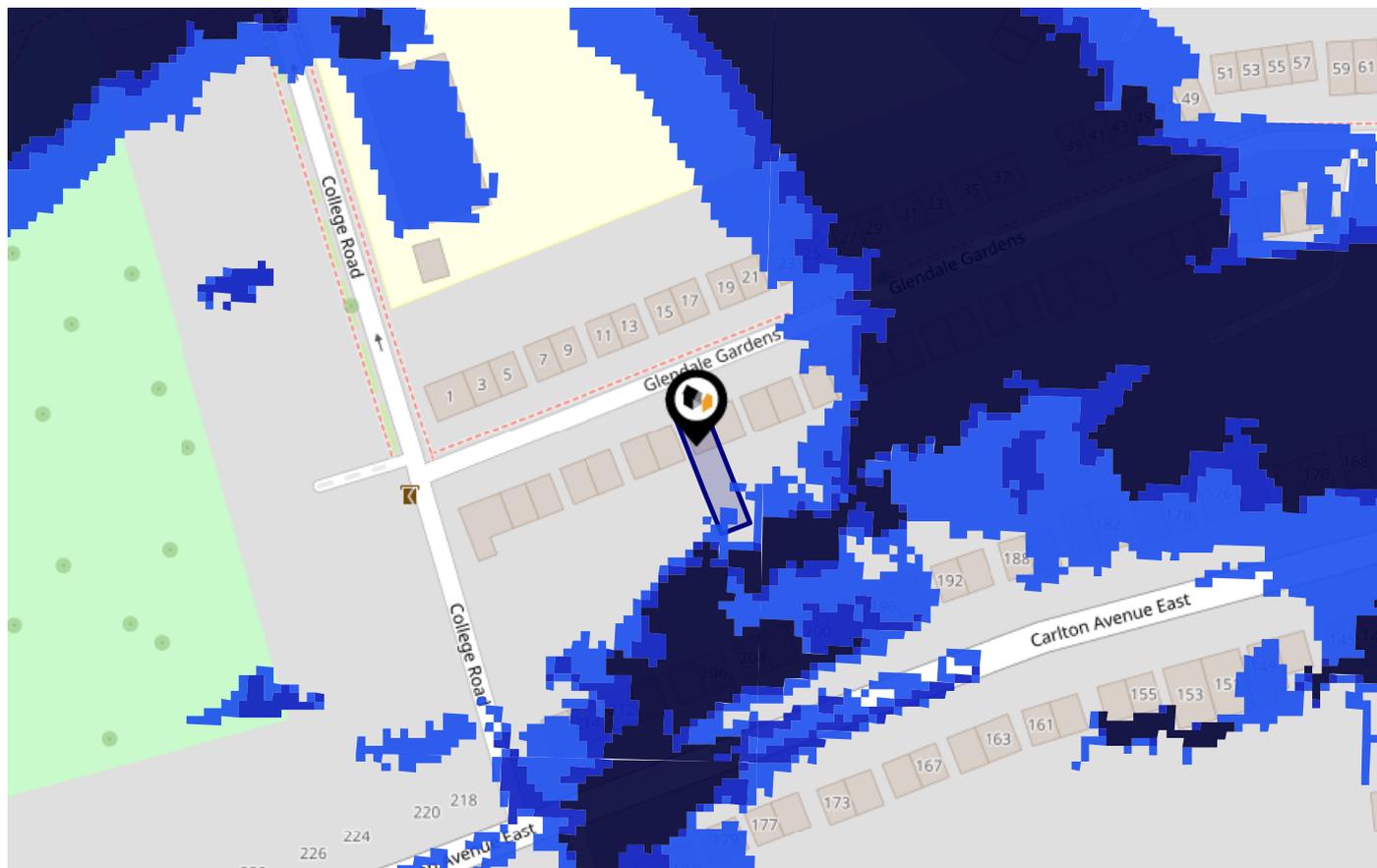■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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		Very Low	Low	Medium	High
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🖤🖤	Up to 30cm (1ft)				
🖤🖤🖤	Up to 60cm (2ft)				

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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.
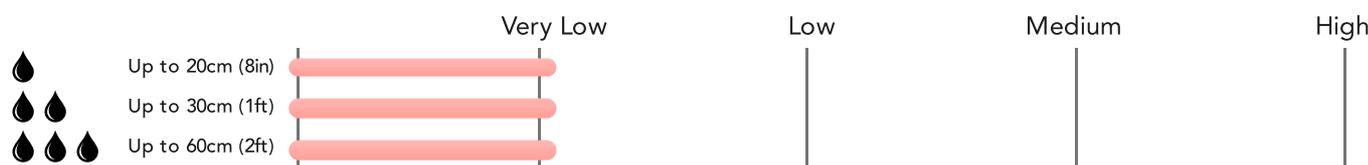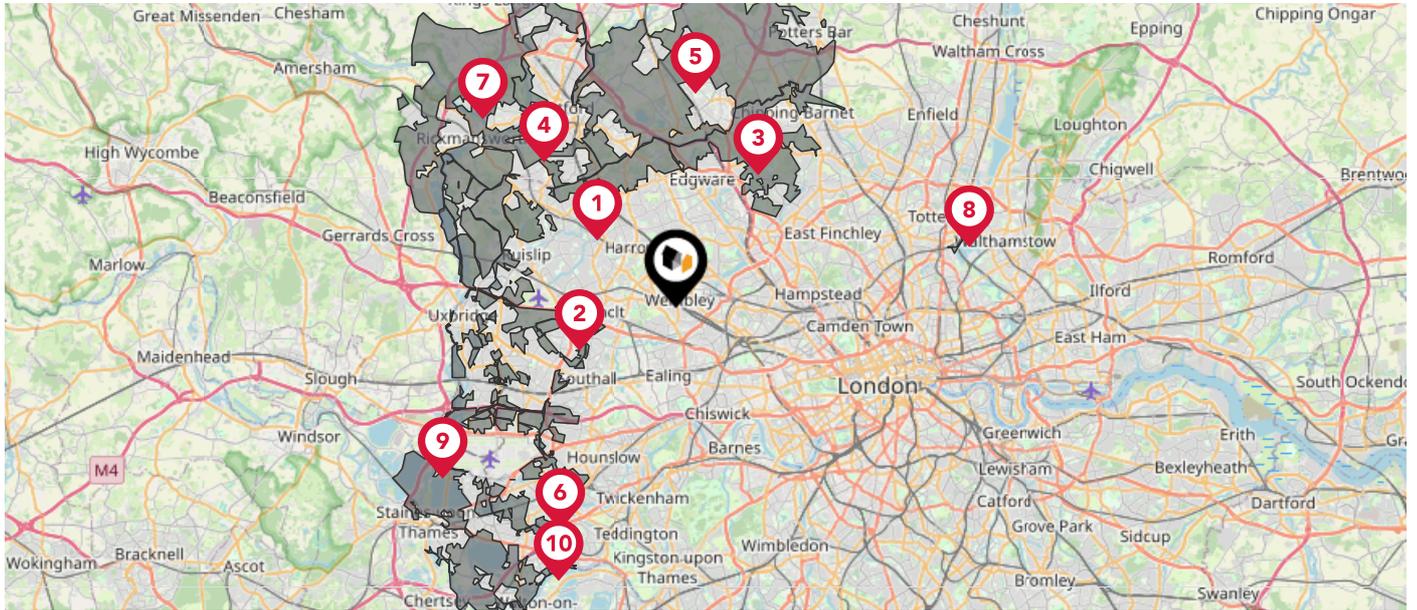

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💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Maps
Green Belt

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

Nearby Green Belt Land

1   London Green Belt - Harrow

2   London Green Belt - Ealing

3   London Green Belt - Barnet

4   London Green Belt - Watford

5   London Green Belt - Hertsmere

6   London Green Belt - Hounslow

7   London Green Belt - Three Rivers

8   London Green Belt - Haringey

9   London Green Belt - Hillingdon

10   London Green Belt - Spelthorne

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Maps
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.
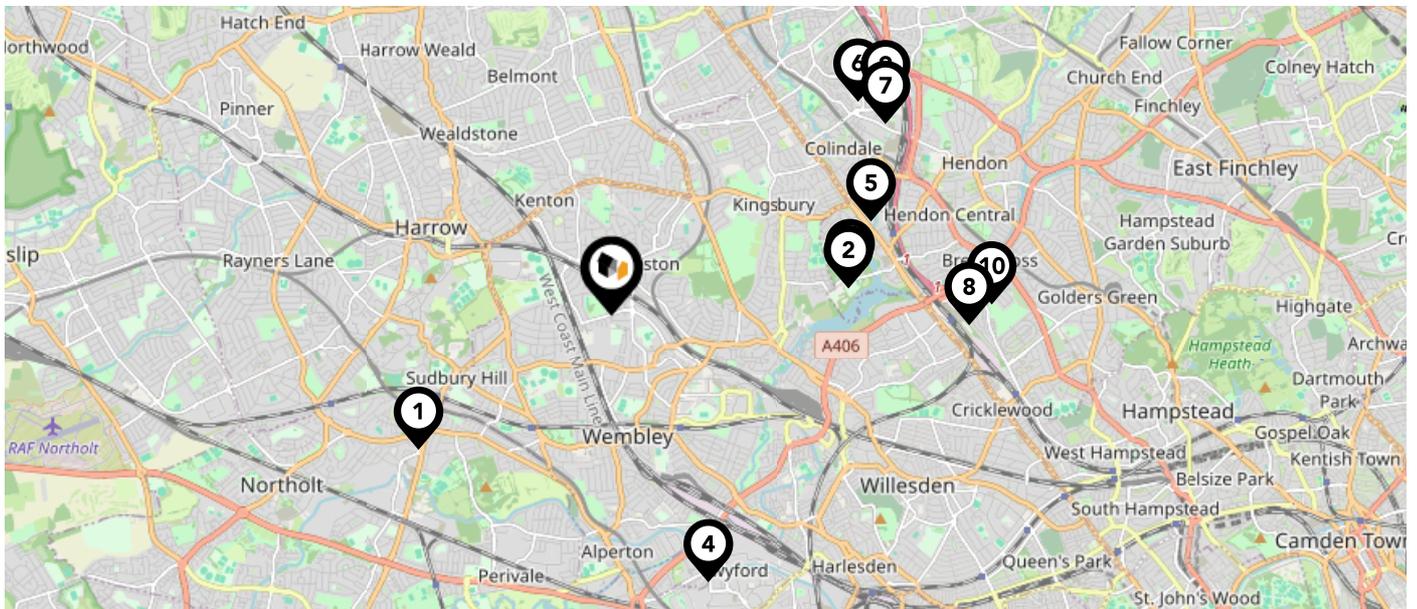

Nearby Landfill Sites		
1	Ealing North Sports Centre-Sudbury Hill, Greenford	Historic Landfill
2	West Hendon Playing Fields-Cool Oak Lane, The Hyde, West Hendon NW9	Historic Landfill
3	Land Cool Oak Lane-London	Historic Landfill
4	Twyford Service Station-Abbey Road, London NW10	Historic Landfill
5	Crossways Site-Colin Gardens, The Hyde, London NW9	Historic Landfill
6	Lanacre Avenue - Quakers Course-Grahame Park Estate	Historic Landfill
7	Grahame Park Way - Great Strand-Great Strand, Grahame Park, The Hyde NW9	Historic Landfill
8	Claremont Way-Templehof Avenue, Brent Cross, Barnet	Historic Landfill
9	Grahame Park Way - Corner Way-The Hyde, Grahame Park NW9	Historic Landfill
10	Hendon Way-Tilling Road, Brent Cross, Barnet	Historic Landfill

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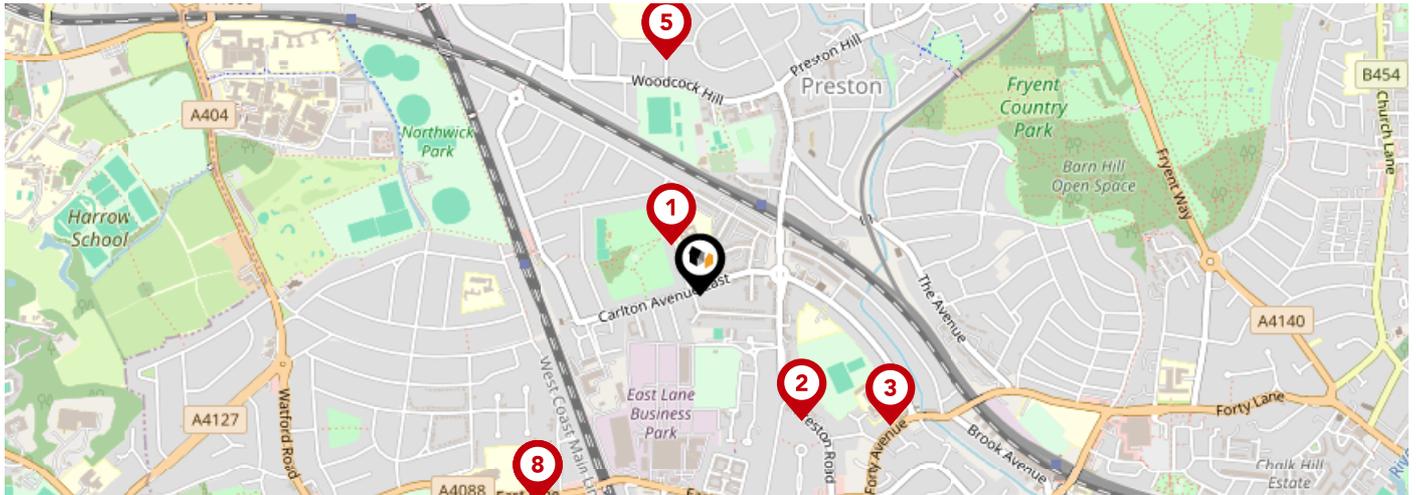
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
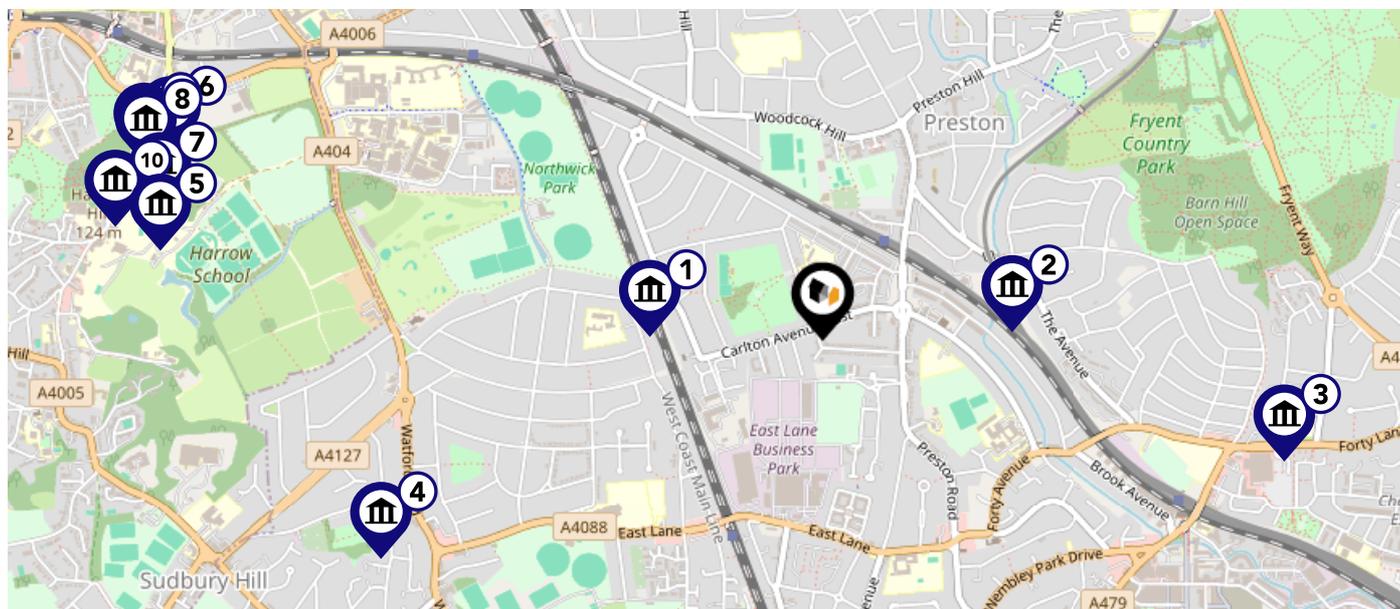
Listed Buildings in the local district	Grade	Distance
1350348 - Windermere Public House	Grade II	0.4 miles
1426060 - Church Of The Ascension	Grade II	0.5 miles
1262141 - Brent Town Hall	Grade II	1.1 miles
1078888 - 96 And 98, Sudbury Court Road	Grade II	1.1 miles
1193276 - Music School (harrow School)	Grade II	1.5 miles
1261562 - Heathfield	Grade II	1.5 miles
1193967 - Garlands (including Boundary Wall)	Grade II	1.5 miles
1079723 - White Tops	Grade II	1.6 miles
1270280 - The Gables	Grade II	1.6 miles
1079721 - The Art School	Grade II	1.6 miles

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		Nursery	Primary	Secondary	College	Private
1	**Preston Park Primary School** Ofsted Rating: Good | Pupils: 624 | Distance:0.14	☐	☑	☐	☐	☐
2	**Ashley College** Ofsted Rating: Outstanding | Pupils: 4 | Distance:0.37	☐	☐	☑	☐	☐
3	**Preston Manor School** Ofsted Rating: Good | Pupils: 1927 | Distance:0.53	☐	☑	☑	☐	☐
4	**Mount Stewart Infant School** Ofsted Rating: Good | Pupils: 309 | Distance:0.55	☐	☑	☐	☐	☐
5	**Mount Stewart Junior School** Ofsted Rating: Good | Pupils: 333 | Distance:0.55	☐	☑	☐	☐	☐
6	**East Lane Primary School** Ofsted Rating: Outstanding | Pupils: 627 | Distance:0.61	☐	☑	☐	☐	☐
7	**Wembley High Technology College** Ofsted Rating: Outstanding | Pupils: 1552 | Distance:0.61	☐	☐	☑	☐	☐
8	**North Brent School** Ofsted Rating: Good | Pupils: 81 | Distance:0.61	☐	☐	☑	☐	☐

	Nursery	Primary	Secondary	College	Private
9 **Buxlow Preparatory School** Ofsted Rating: Not Rated | Pupils: 71 | Distance:0.62	☐	☑	☐	☐	☐
10 **Wembley Primary School** Ofsted Rating: Good | Pupils: 882 | Distance:0.62	☐	☑	☐	☐	☐
11 **St Christopher's Prep School** Ofsted Rating: Not Rated | Pupils: 104 | Distance:0.81	☐	☑	☐	☐	☐
12 **St Gregory's Catholic Science College** Ofsted Rating: Outstanding | Pupils: 1160 | Distance:0.85	☐	☐	☑	☐	☐
13 **Ark Academy** Ofsted Rating: Outstanding | Pupils: 1642 | Distance:0.88	☐	☑	☑	☐	☐
14 **Uxendon Manor Primary School** Ofsted Rating: Good | Pupils: 675 | Distance:0.91	☐	☑	☐	☐	☐
15 **Sinai Jewish Primary School** Ofsted Rating: Good | Pupils: 623 | Distance:0.98	☐	☑	☐	☐	☐
16 **Claremont High School** Ofsted Rating: Outstanding | Pupils: 1617 | Distance:1.01	☐	☐	☑	☐	☐
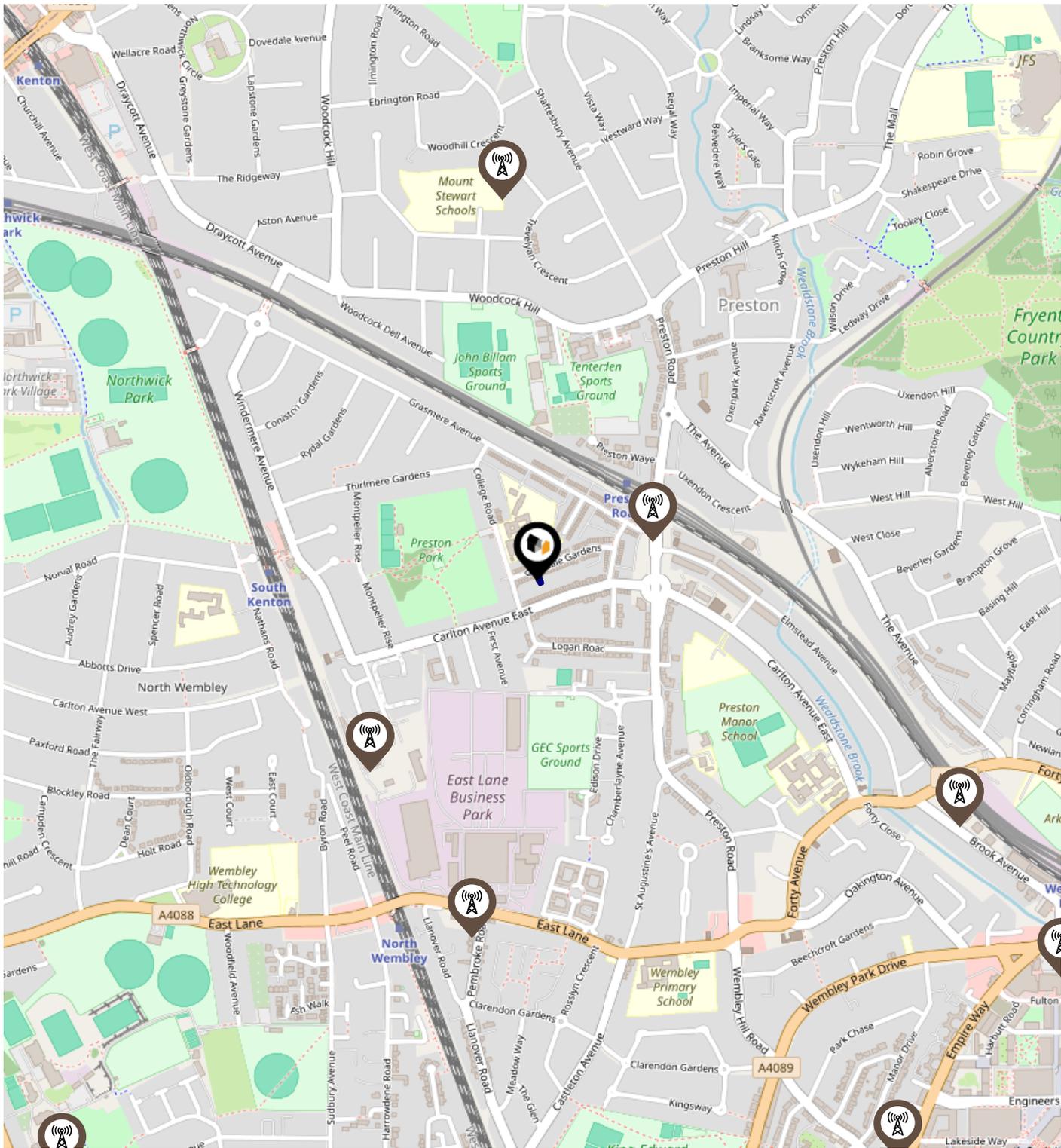
Key:

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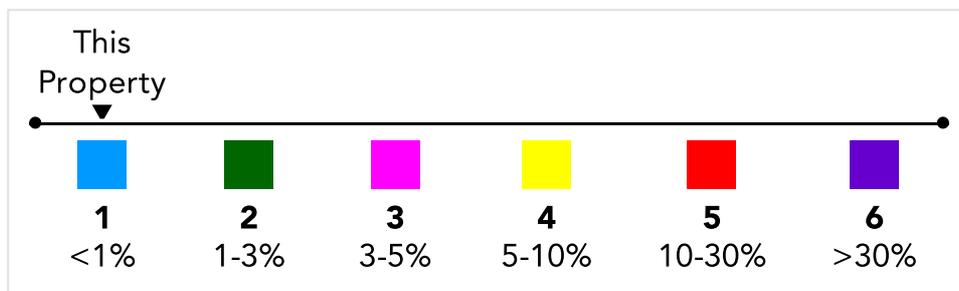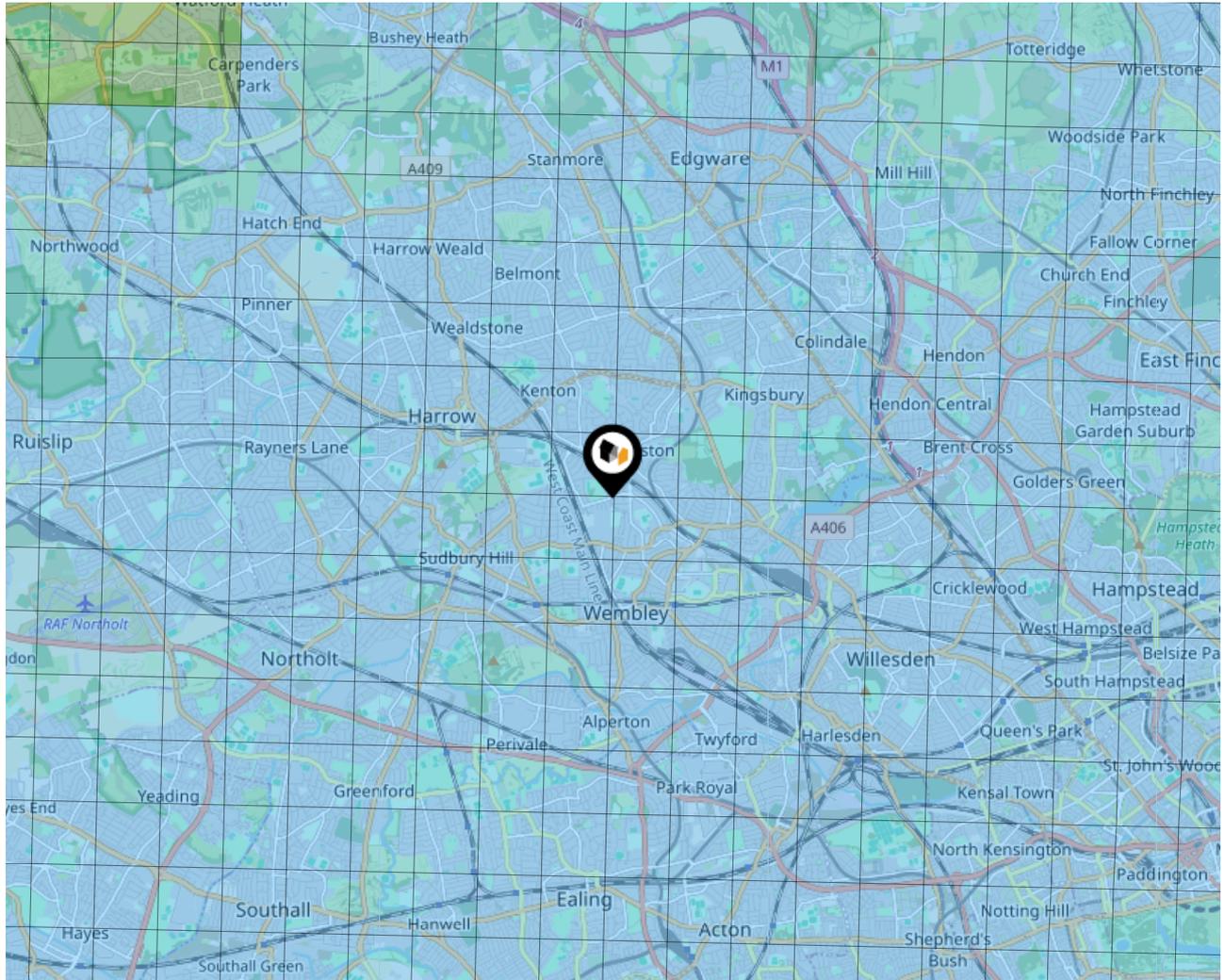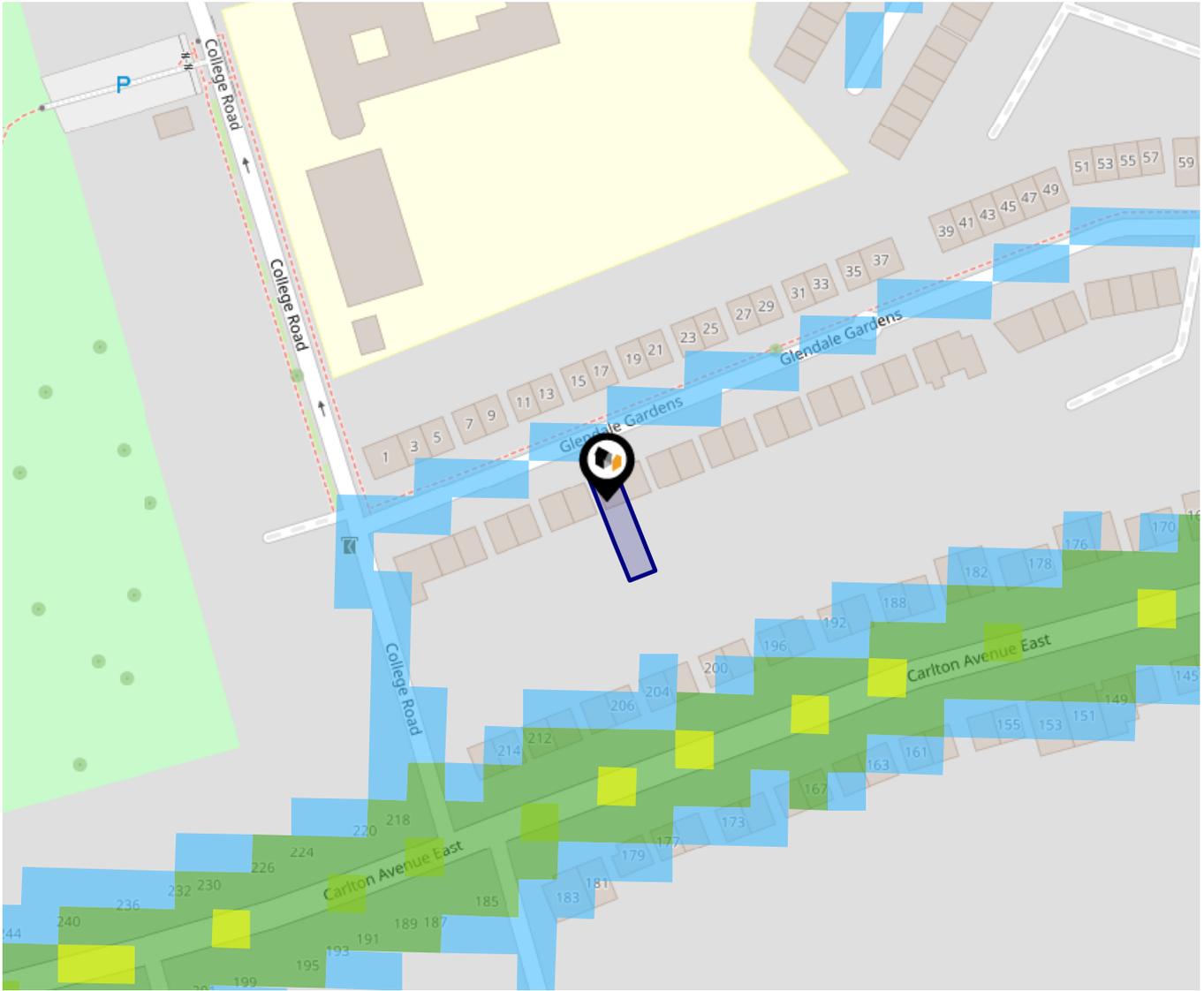
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
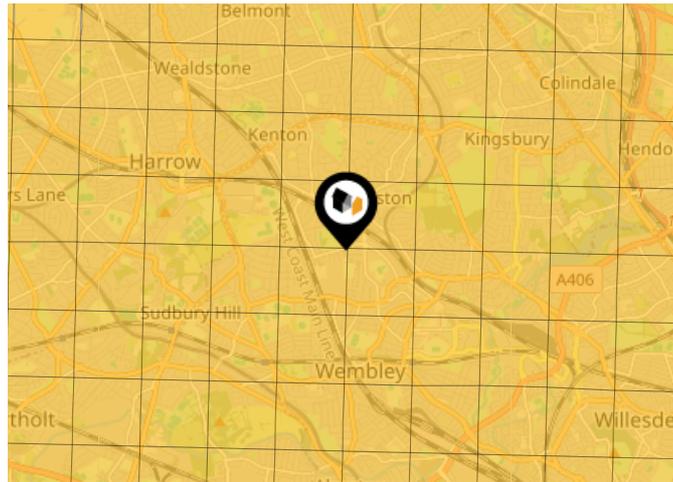
Primary Classifications (Most Common Clay Types)

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

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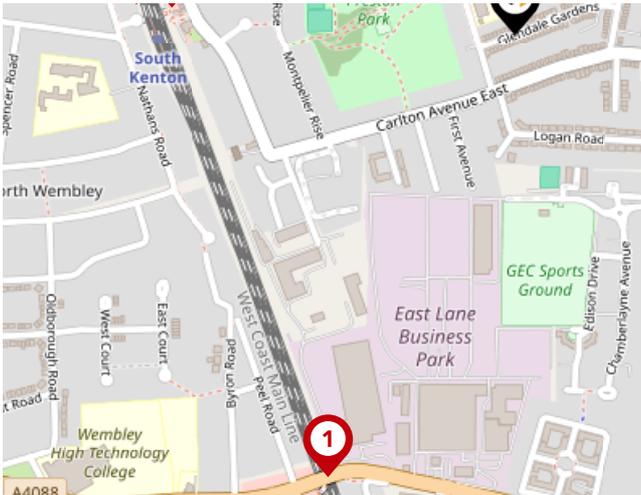
National Rail Stations

Pin	Name	Distance
1	North Wembley Station	0.55 miles
2	South Kenton Station	0.39 miles
3	South Kenton Station	0.43 miles
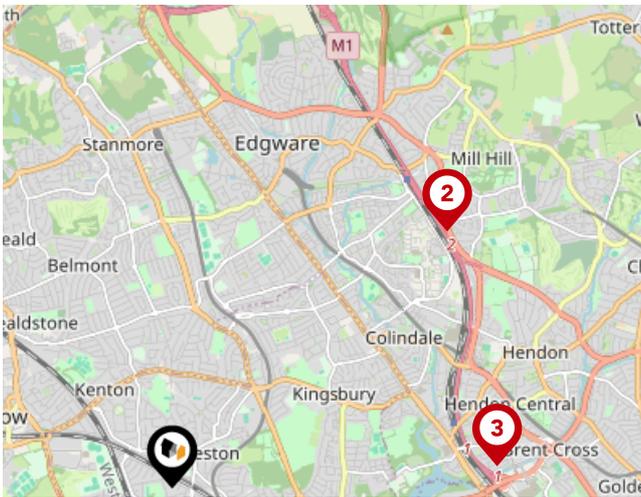
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J4	4.54 miles
2	M1 J2	3.47 miles
3	M1 J1	2.99 miles
4	M4 J2	5.46 miles
5	M4 J1	5.57 miles
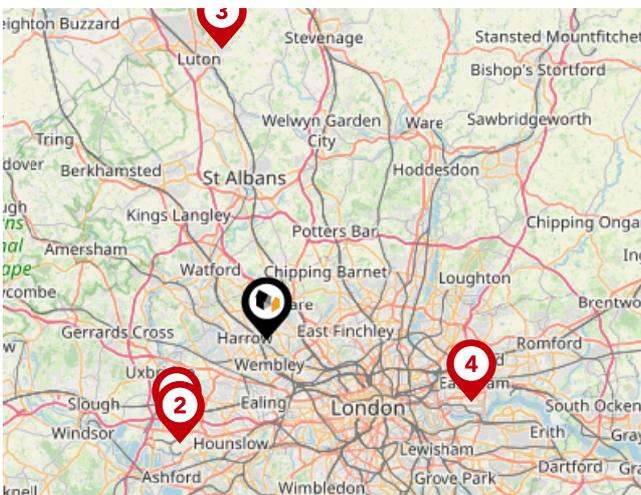
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	9.37 miles
2	Heathrow Airport Terminal 4	9.96 miles
3	Luton Airport	21.66 miles
4	Silvertown	15.71 miles

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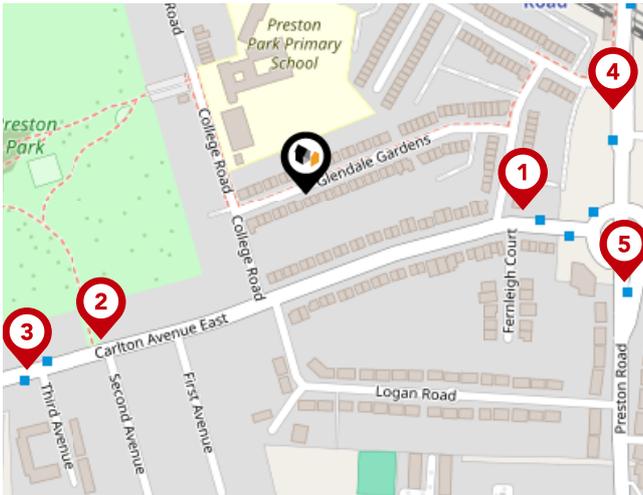
Bus Stops/Stations

Pin	Name	Distance
1	Fernleigh Court	0.12 miles
2	Preston Park	0.14 miles
3	Third Avenue / Carlton Avenue East	0.19 miles
4	Carlton Avenue East	0.18 miles
5	Carlton Avenue East	0.19 miles
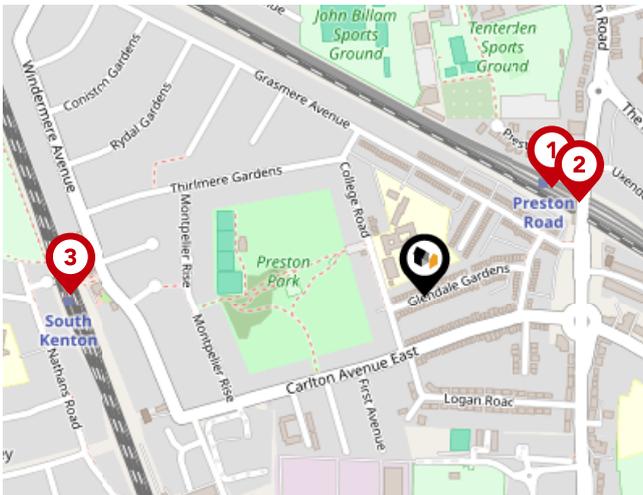
Local Connections

Pin	Name	Distance
1	Preston Road Underground Station	0.19 miles
2	Preston Road Station	0.21 miles
3	South Kenton Underground Station	0.41 miles
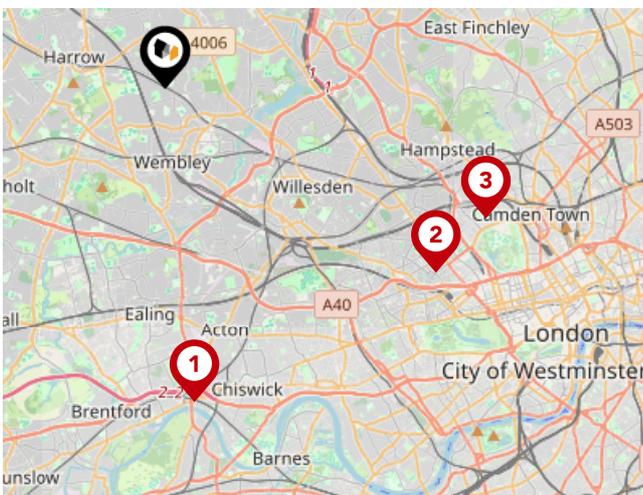
Ferry Terminals

Pin	Name	Distance
1	Kew Pier	5.81 miles
2	Little Venice Waterbus Stop	6.01 miles
3	London Zoo Waterbus Stop	6.37 miles

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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

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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.

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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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