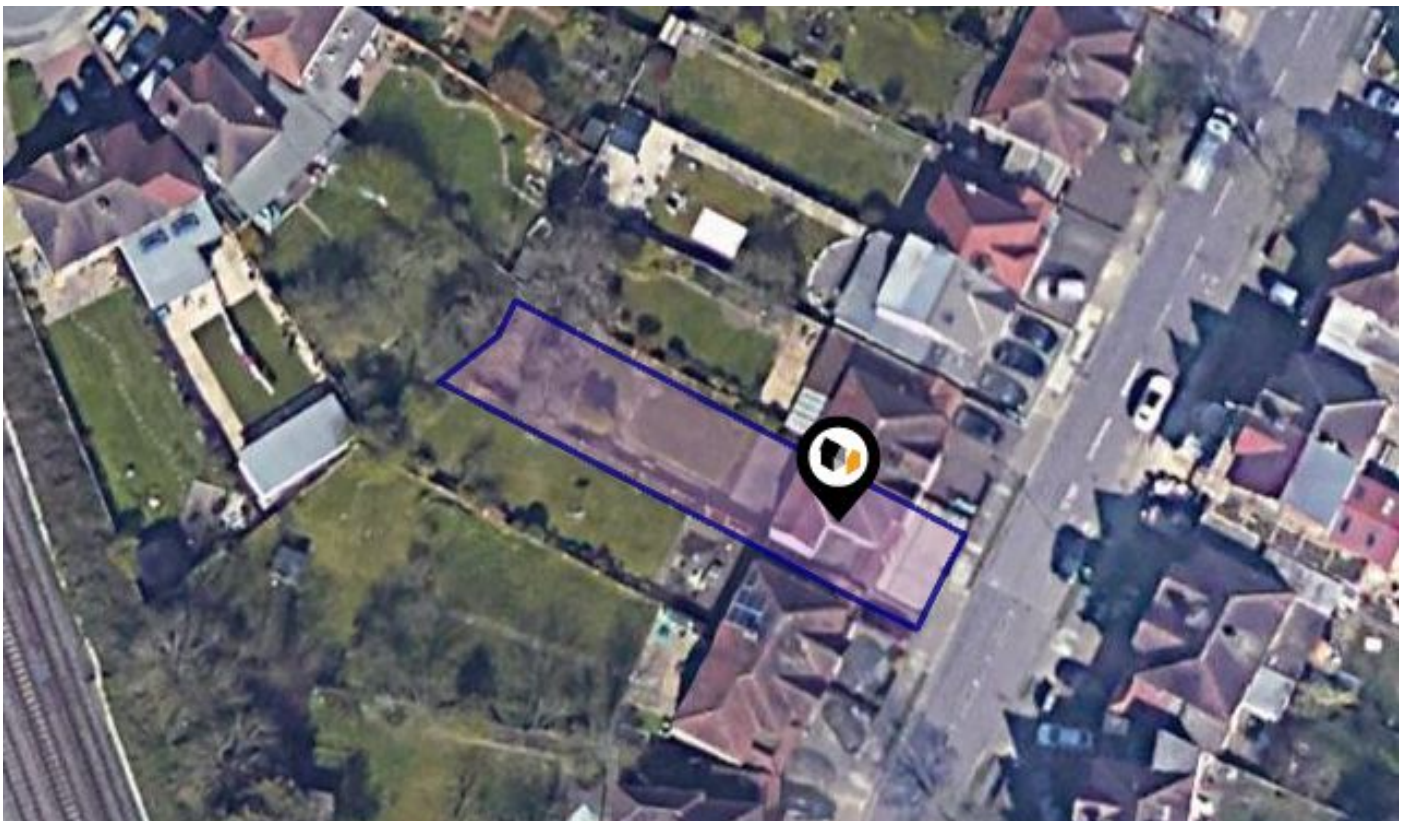




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Sunday 24th May 2026



16, WINDERMERE AVENUE, WEMBLEY, HA9 8SF

Phillip Arnold Auctions

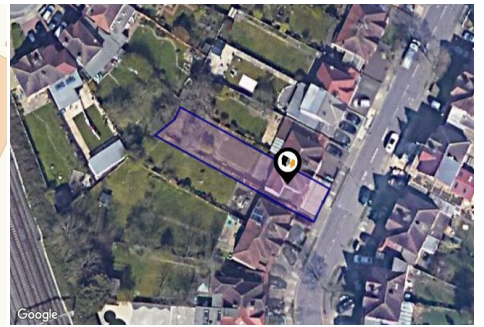
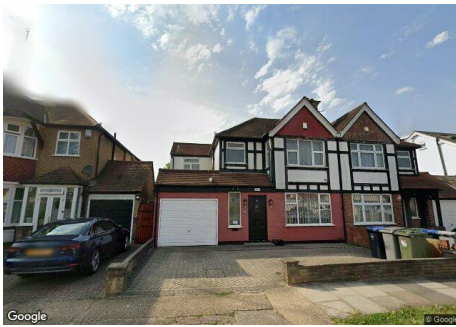
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,334 ft ² / 124 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band E		
Annual Estimate:	£2,732		
Title Number:	NGL250922		
UPRN:	202030412		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	57 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

16 Windermere Avenue, HA9 8SF

Energy rating

D

Valid until 17.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

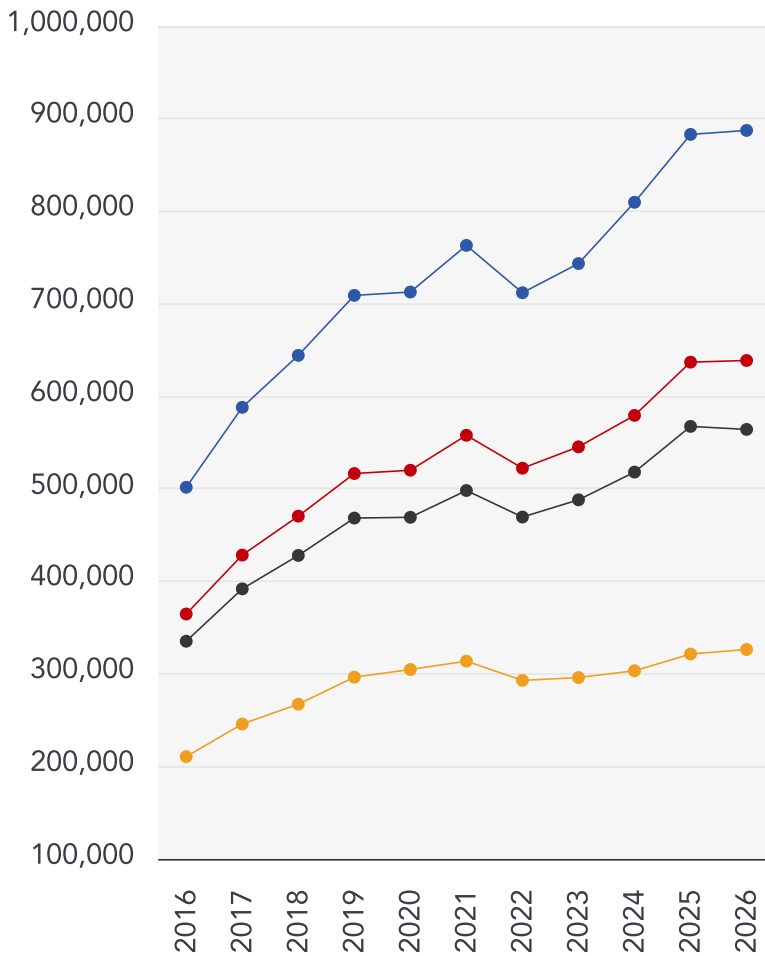
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	1
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	124 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in HA9



Detached

+76.88%

Semi-Detached

+75.11%

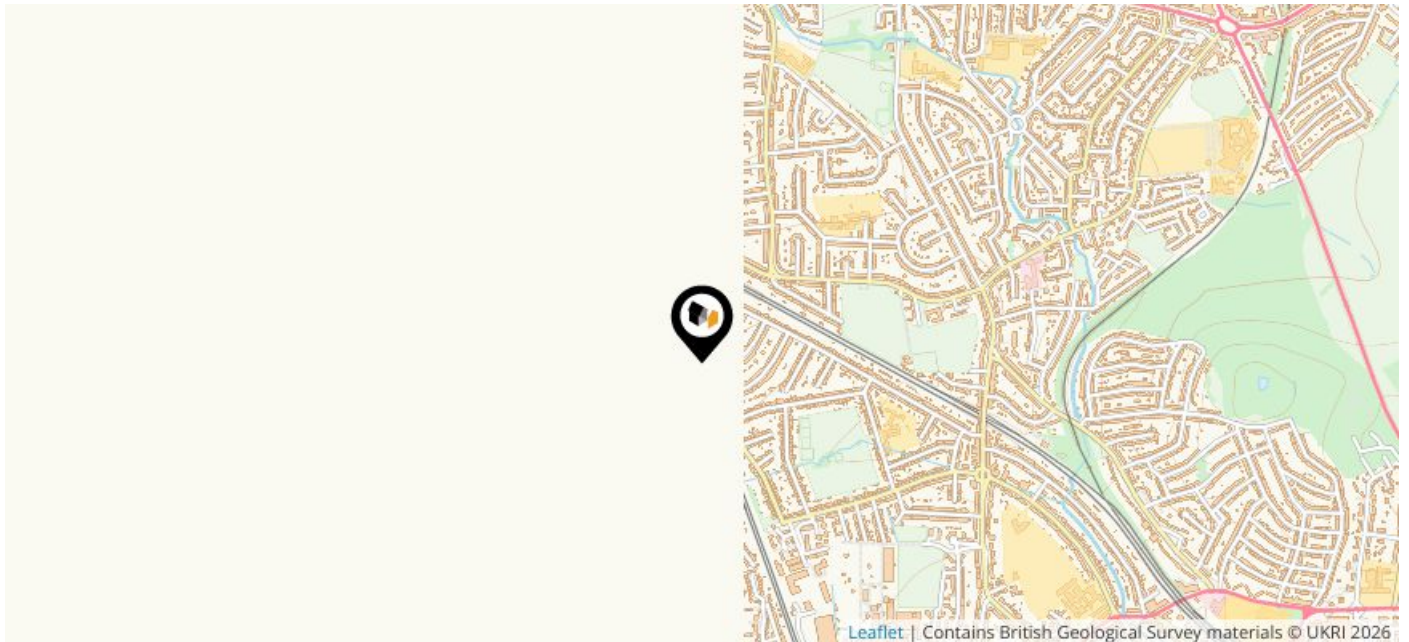
Terraced

+68.27%

Flat

+54.98%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

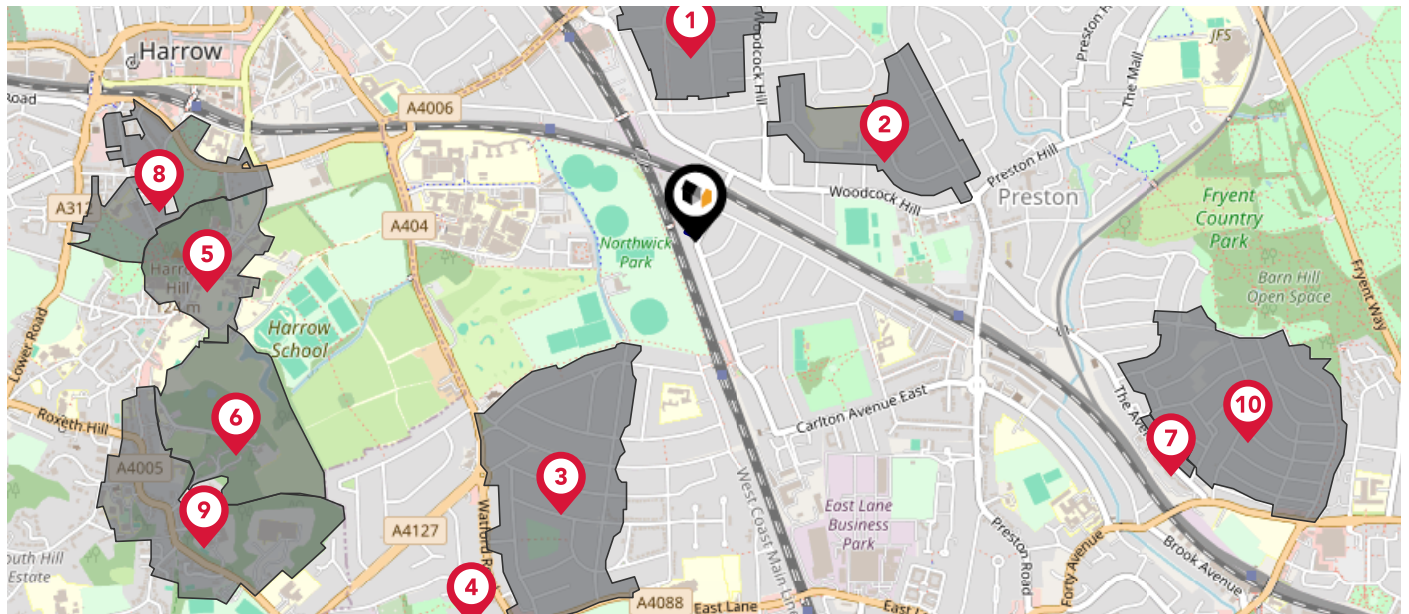
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



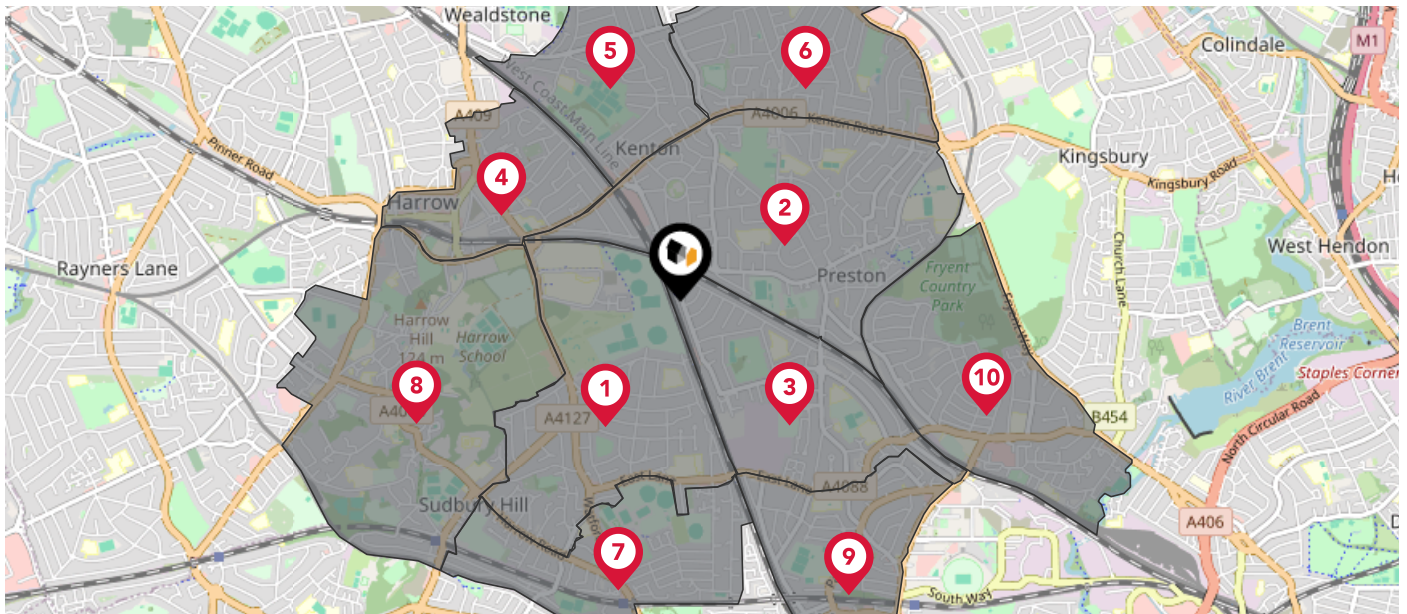
Nearby Conservation Areas

-  Northwick Circle
-  Mount Stewart
-  Sudbury Court
-  Sudbury Cottages
-  Harrow School Conservation Area Harrow on the Hill
-  Harrow Park Conservation Area
-  Lawns Court
-  Roxborough Park and The Grove Conservation Area
-  Sudbury Hill Conservation Area Harrow on the Hill
-  Barn Hill











Maps

Council Wards

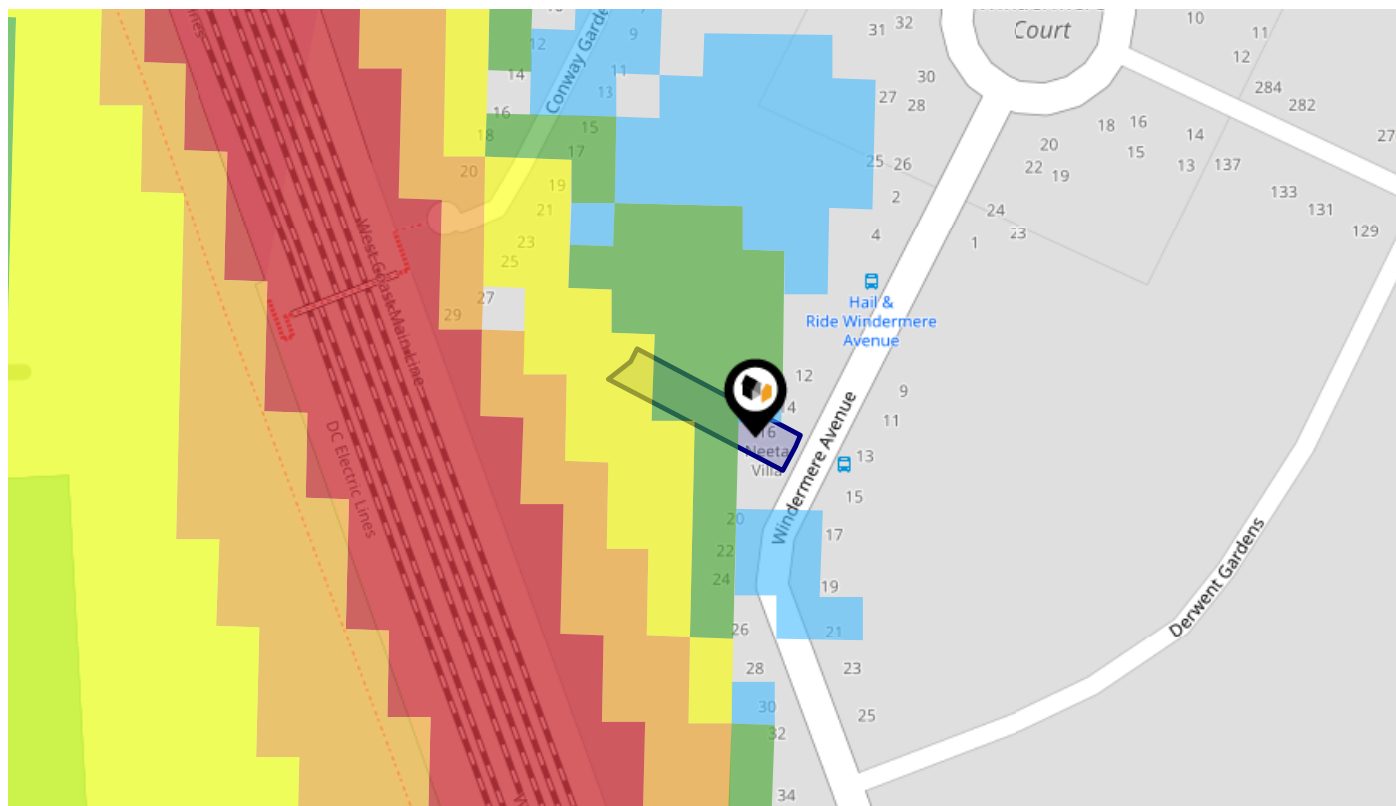
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Northwick Park Ward
-  Kenton Ward
-  Preston Ward
-  Greenhill Ward
-  Kenton West Ward
-  Kenton East Ward
-  Sudbury Ward
-  Harrow on the Hill Ward
-  Wembley Hill Ward
-  Barnhill 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.

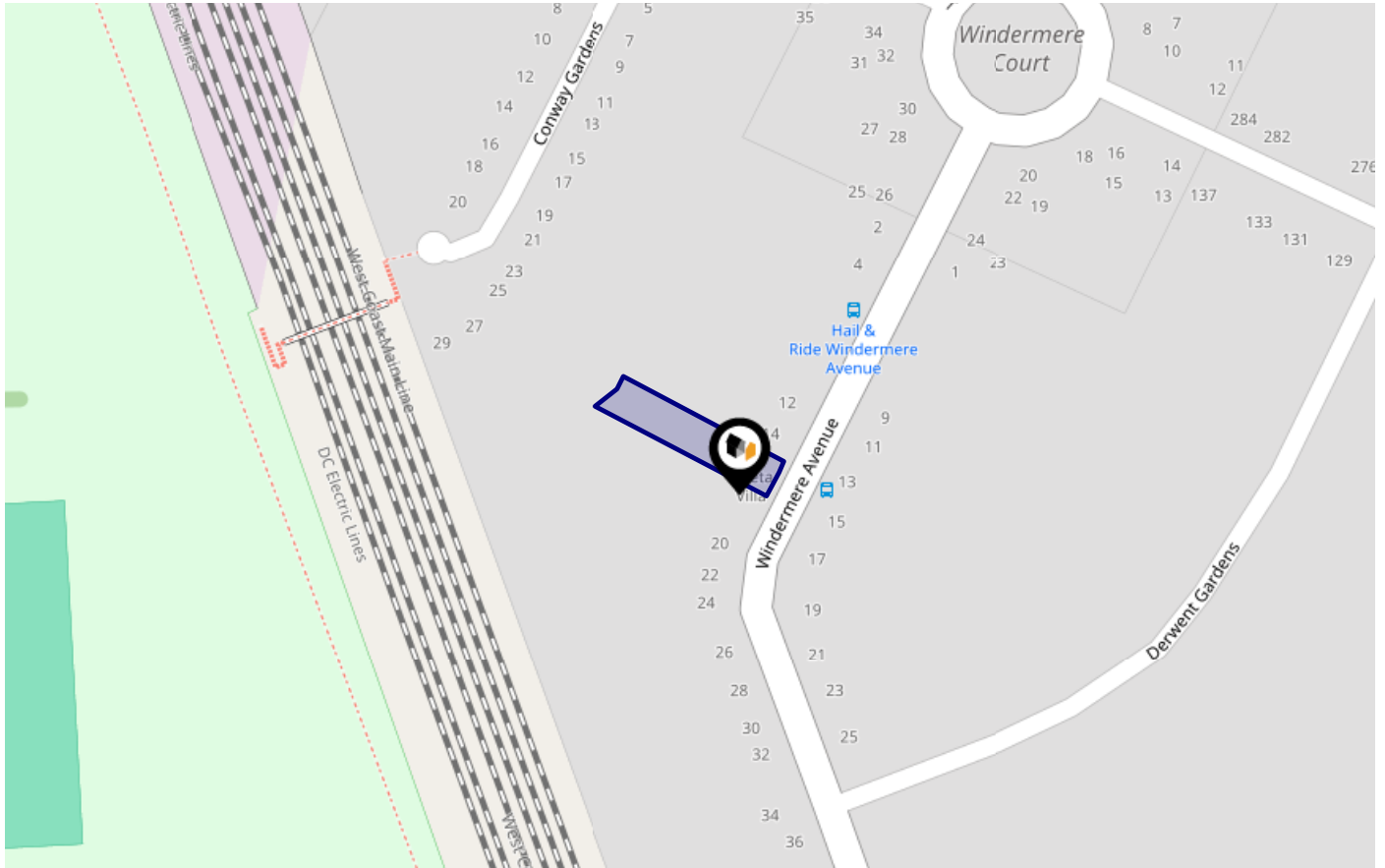
Chance of flooding to the following depths at this property:



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.

- **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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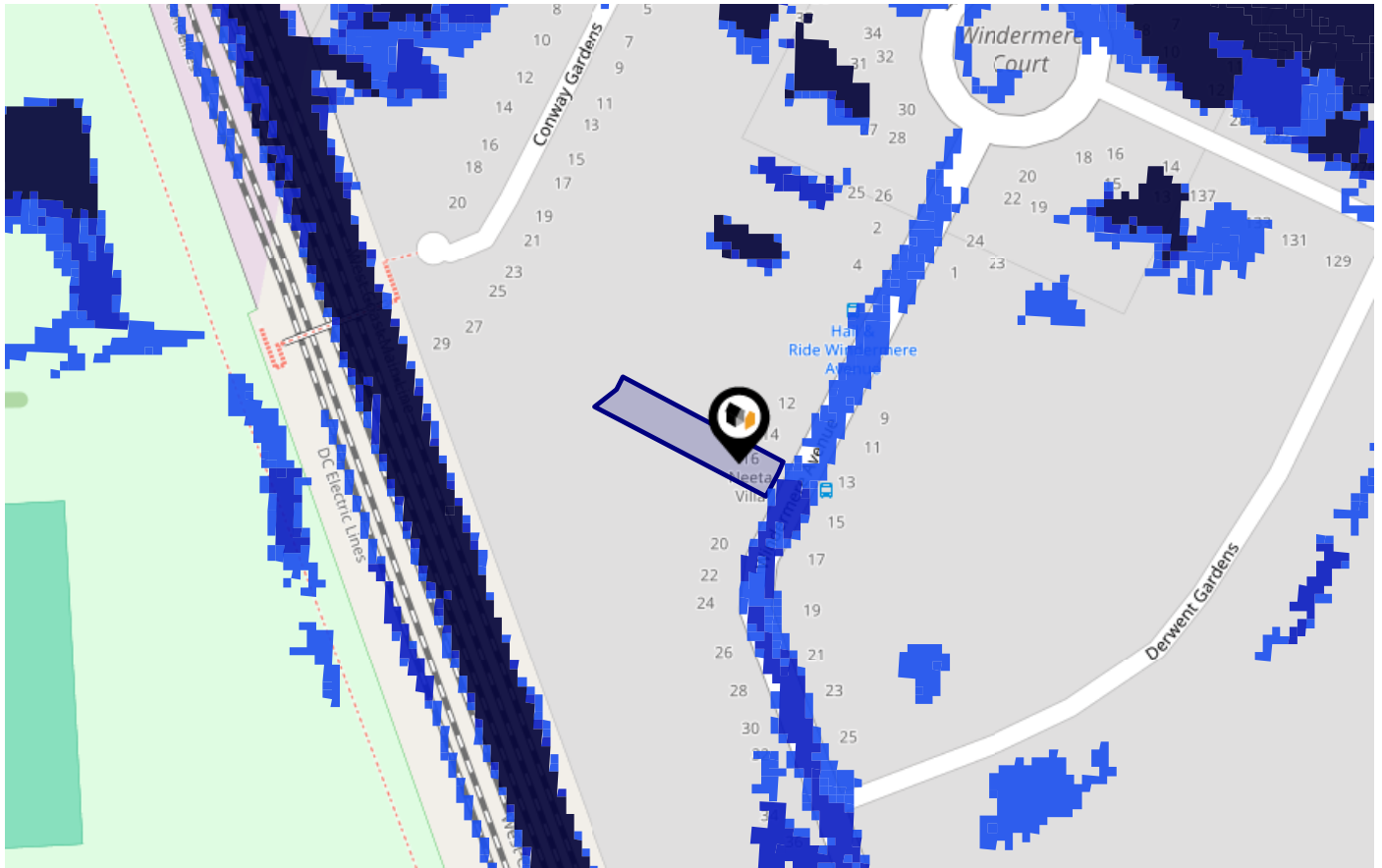
Chance of flooding to the following depths at this property:



Flood Risk

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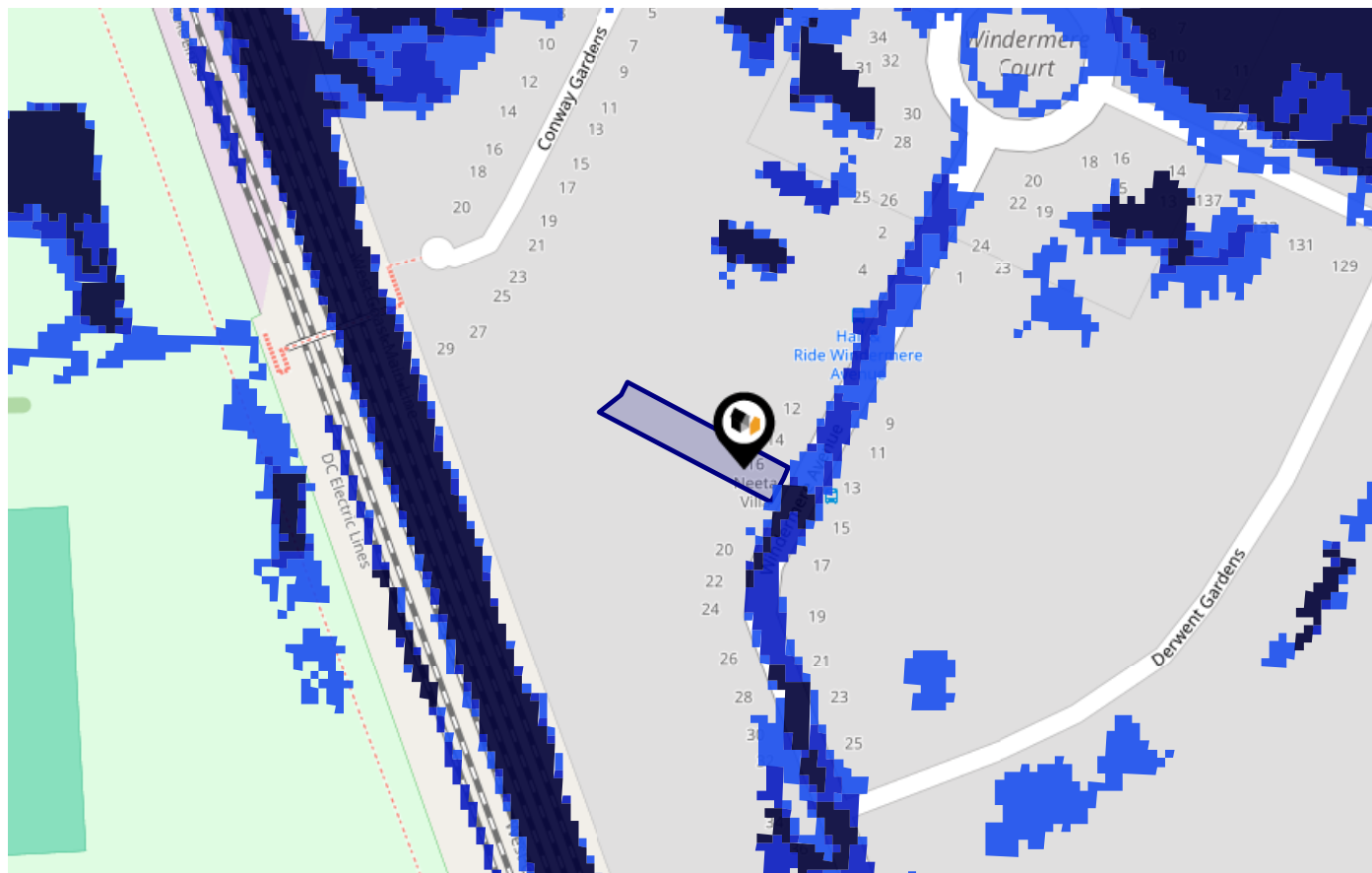
Chance of flooding to the following depths at this property:



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.

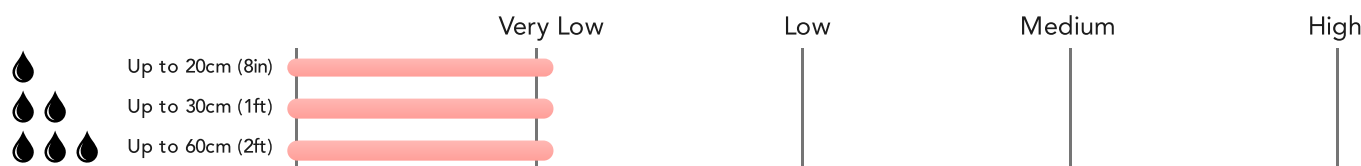


Risk Rating: Very low

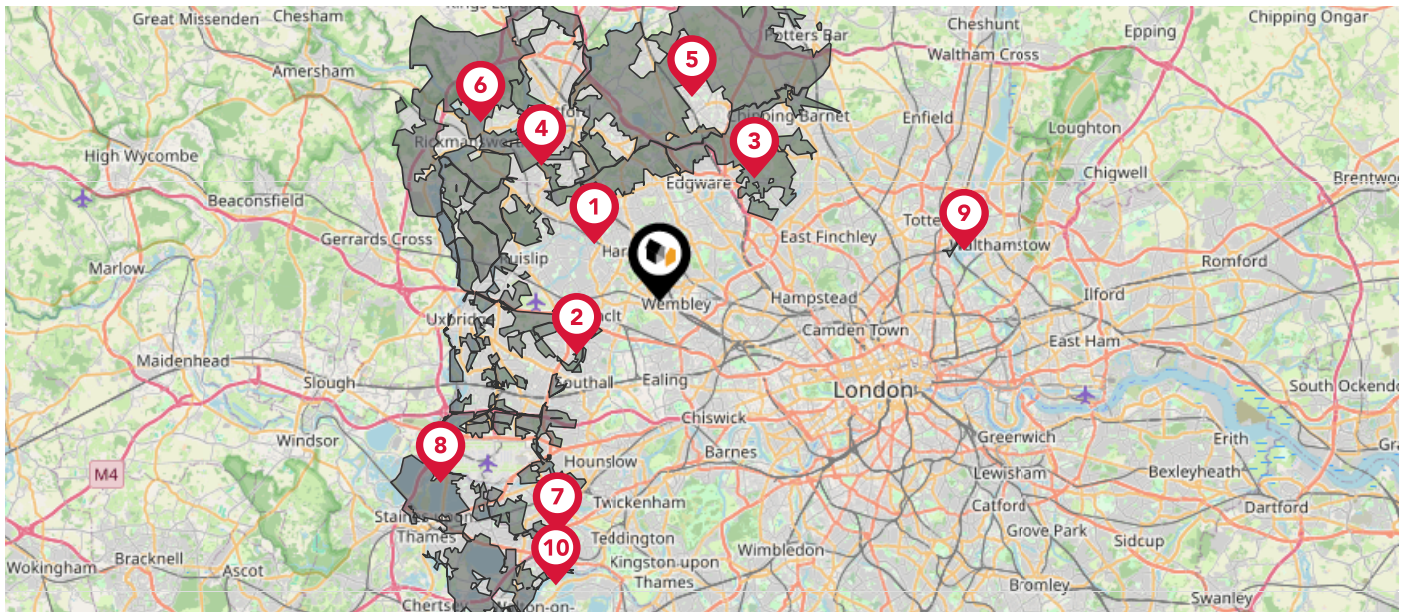
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



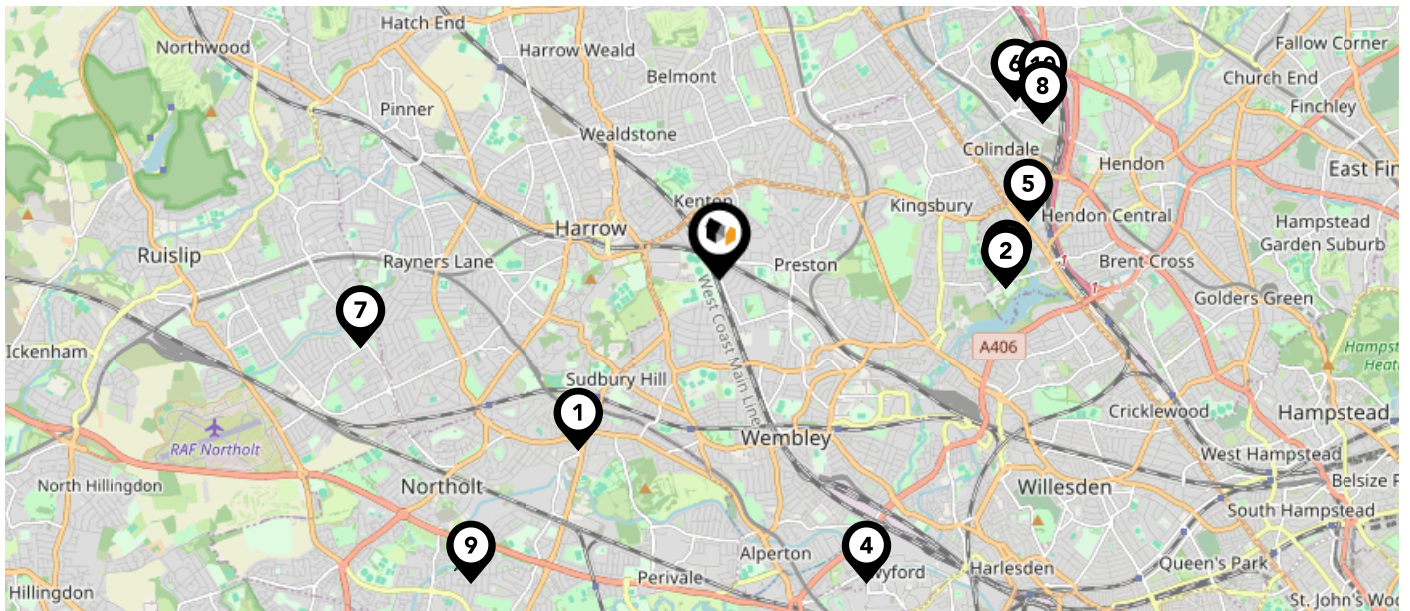
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Harrow
-  London Green Belt - Ealing
-  London Green Belt - Barnet
-  London Green Belt - Watford
-  London Green Belt - Hertsmere
-  London Green Belt - Three Rivers
-  London Green Belt - Hounslow
-  London Green Belt - Hillingdon
-  London Green Belt - Haringey
-  London Green Belt - Spelthorne

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.



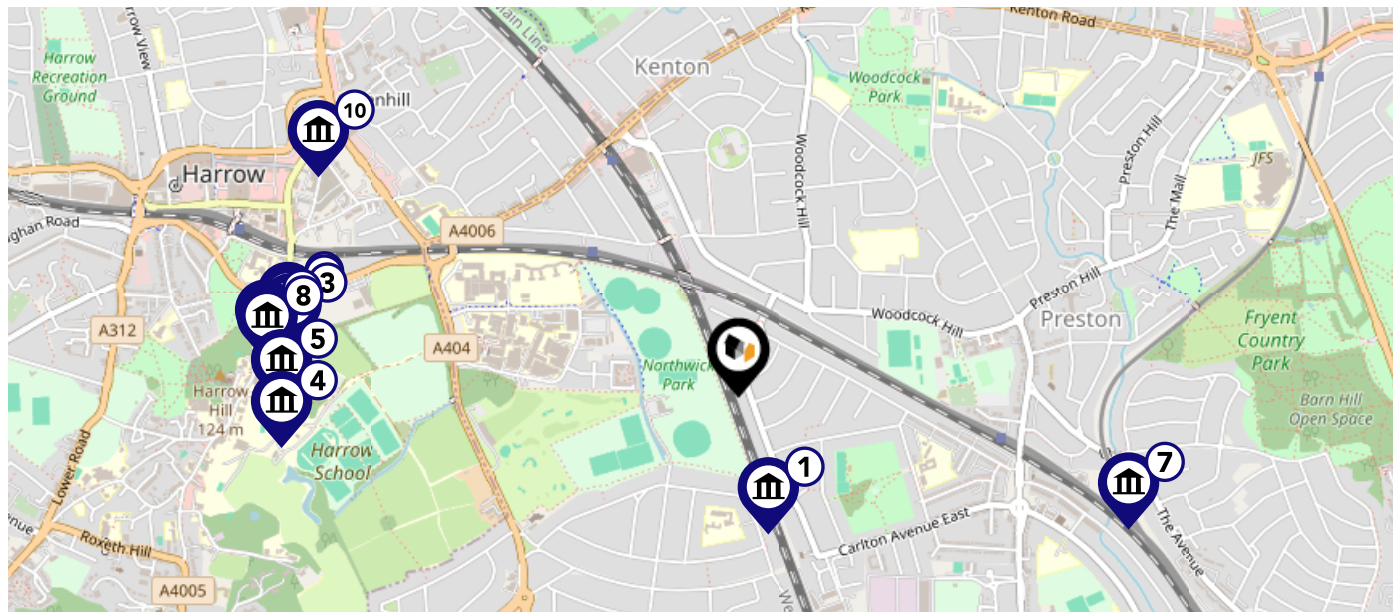
Nearby Landfill Sites











1	Ealing North Sports Centre-Sudbury Hill, Greenford	Historic Landfill	<input type="checkbox"/>
2	West Hendon Playing Fields-Cool Oak Lane, The Hyde, West Hendon NW9	Historic Landfill	<input type="checkbox"/>
3	Land Cool Oak Lane-London	Historic Landfill	<input type="checkbox"/>
4	Twyford Service Station-Abbey Road, London NW10	Historic Landfill	<input type="checkbox"/>
5	Crossways Site-Colin Gardens, The Hyde, London NW9	Historic Landfill	<input type="checkbox"/>
6	Lanacre Avenue - Quakers Course-Grahame Park Estate	Historic Landfill	<input type="checkbox"/>
7	Field End Road-Ruislip	Historic Landfill	<input type="checkbox"/>
8	Grahame Park Way - Great Strand-Great Strand, Grahame Park, The Hyde NW9	Historic Landfill	<input type="checkbox"/>
9	Marnham Crescent-Greenford	Historic Landfill	<input type="checkbox"/>
10	Grahame Park Way - Corner Way-The Hyde, Grahame Park NW9	Historic Landfill	<input type="checkbox"/>

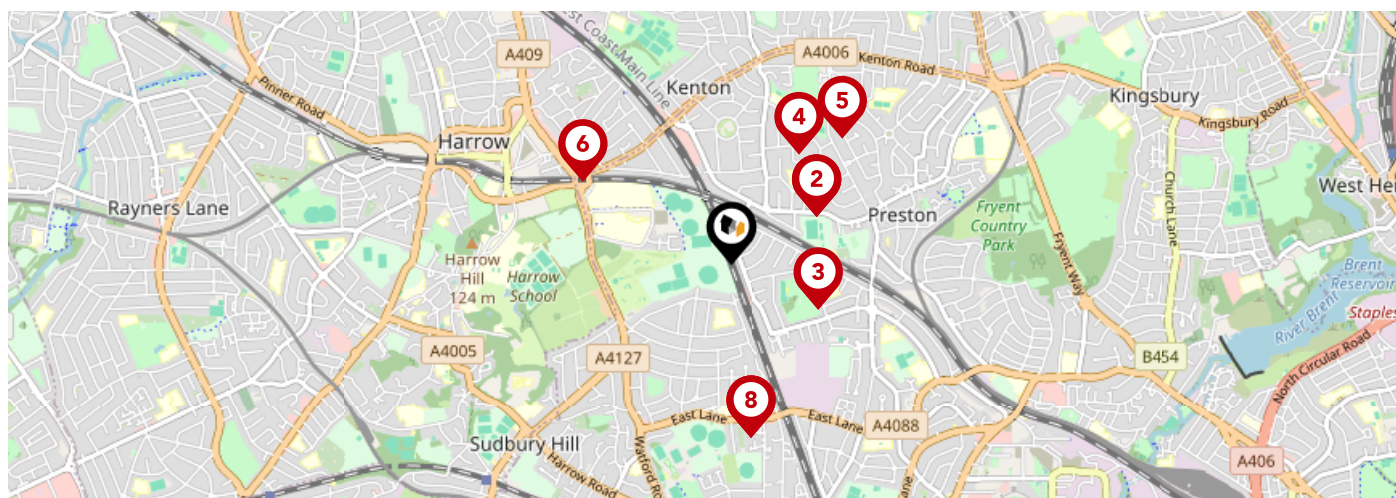
Maps









Listed Buildings

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

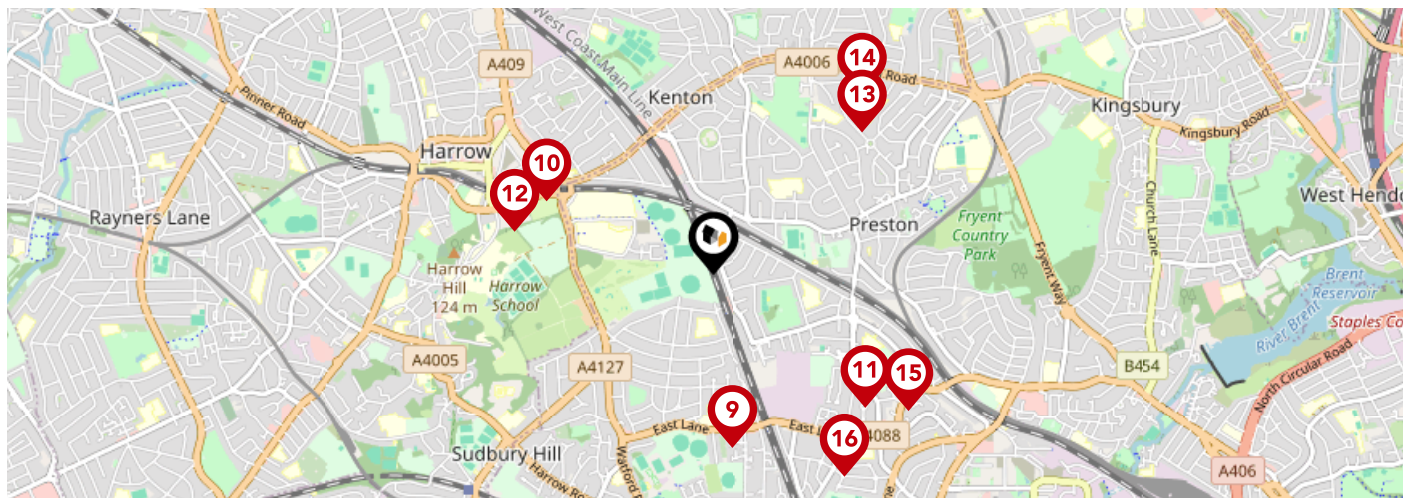










Listed Buildings in the local district	Grade	Distance
 1350348 - Windermere Public House	Grade II	0.3 miles
 1253900 - Farthings	Grade II	1.0 miles
 1261562 - Heathfield	Grade II	1.0 miles
 1193276 - Music School (harrow School)	Grade II	1.0 miles
 1193967 - Garlands (including Boundary Wall)	Grade II	1.0 miles
 1261500 - Chalgrove	Grade II	1.0 miles
 1426060 - Church Of The Ascension	Grade II	1.0 miles
 1079723 - White Tops	Grade II	1.1 miles
 1270280 - The Gables	Grade II	1.1 miles
 1254900 - Church Of St John The Baptist	Grade II	1.1 miles



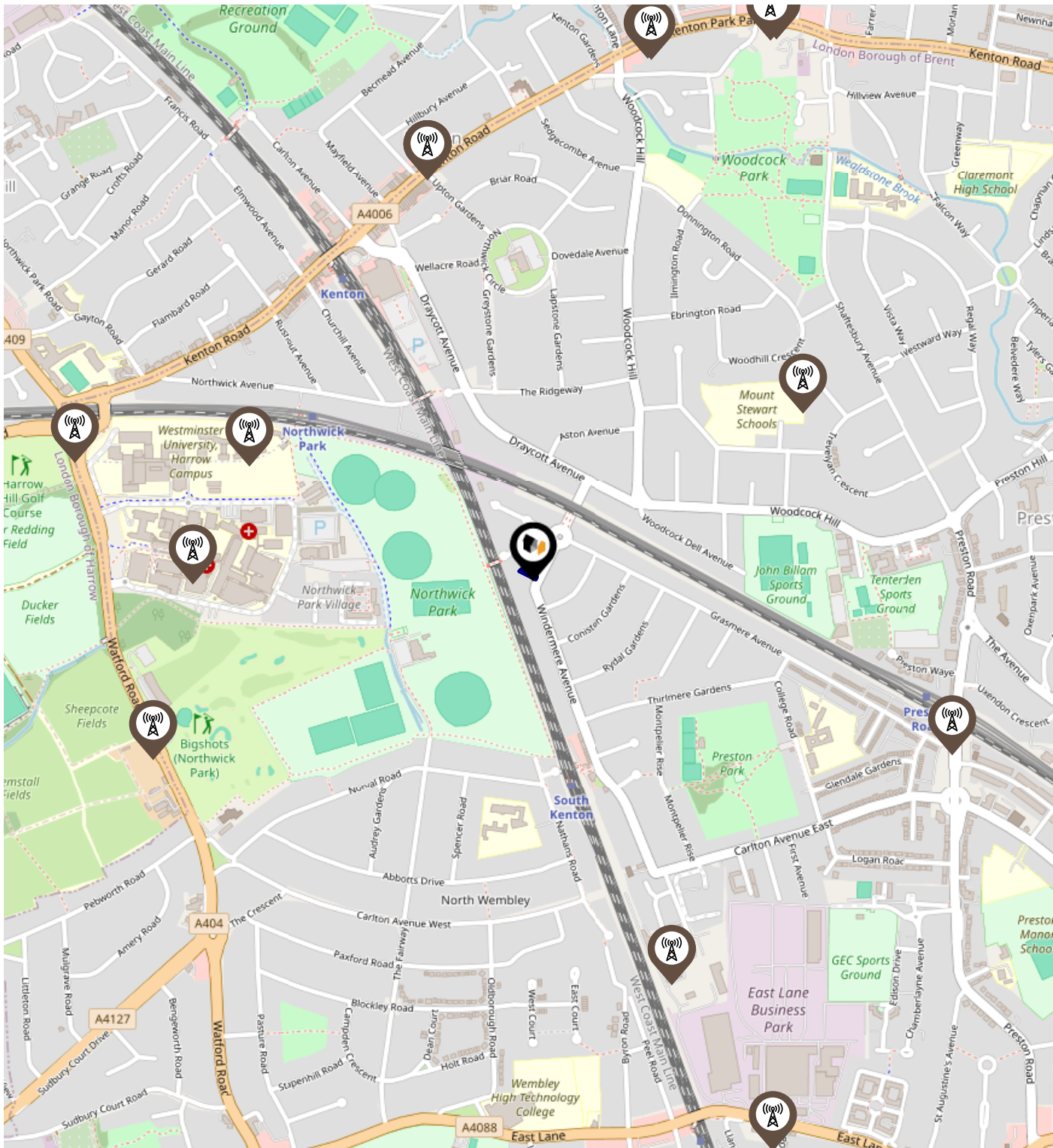
	Nursery	Primary	Secondary	College	Private
 Mount Stewart Infant School Ofsted Rating: Good Pupils: 309 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mount Stewart Junior School Ofsted Rating: Good Pupils: 333 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Preston Park Primary School Ofsted Rating: Good Pupils: 624 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Gregory's Catholic Science College Ofsted Rating: Outstanding Pupils: 1160 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Uxendon Manor Primary School Ofsted Rating: Good Pupils: 675 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Harmony Primary School Ofsted Rating: Not Rated Pupils: 62 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Lane Primary School Ofsted Rating: Outstanding Pupils: 627 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wembley High Technology College Ofsted Rating: Outstanding Pupils: 1552 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Area Schools



	Nursery	Primary	Secondary	College	Private
 North Brent School Ofsted Rating: Good Pupils: 81 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Harrow High School Ofsted Rating: Good Pupils: 1006 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ashley College Ofsted Rating: Outstanding Pupils: 4 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Red Balloon Learner Centre - Northwest London Ofsted Rating: Not Rated Pupils: 59 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Claremont High School Ofsted Rating: Outstanding Pupils: 1617 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pathways School Ofsted Rating: Good Pupils: 12 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Preston Manor School Ofsted Rating: Good Pupils: 1927 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Buxlow Preparatory School Ofsted Rating: Not Rated Pupils: 71 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

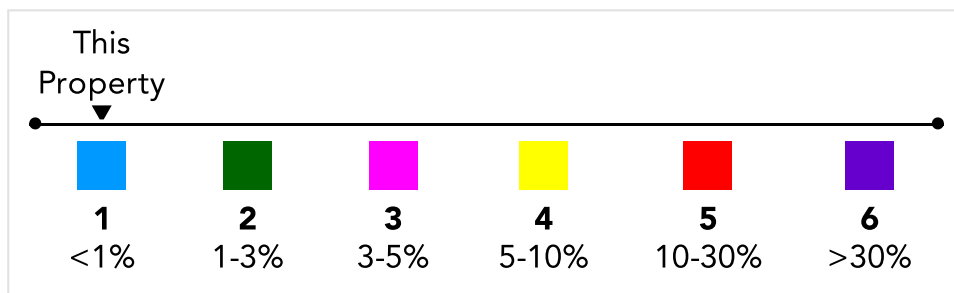
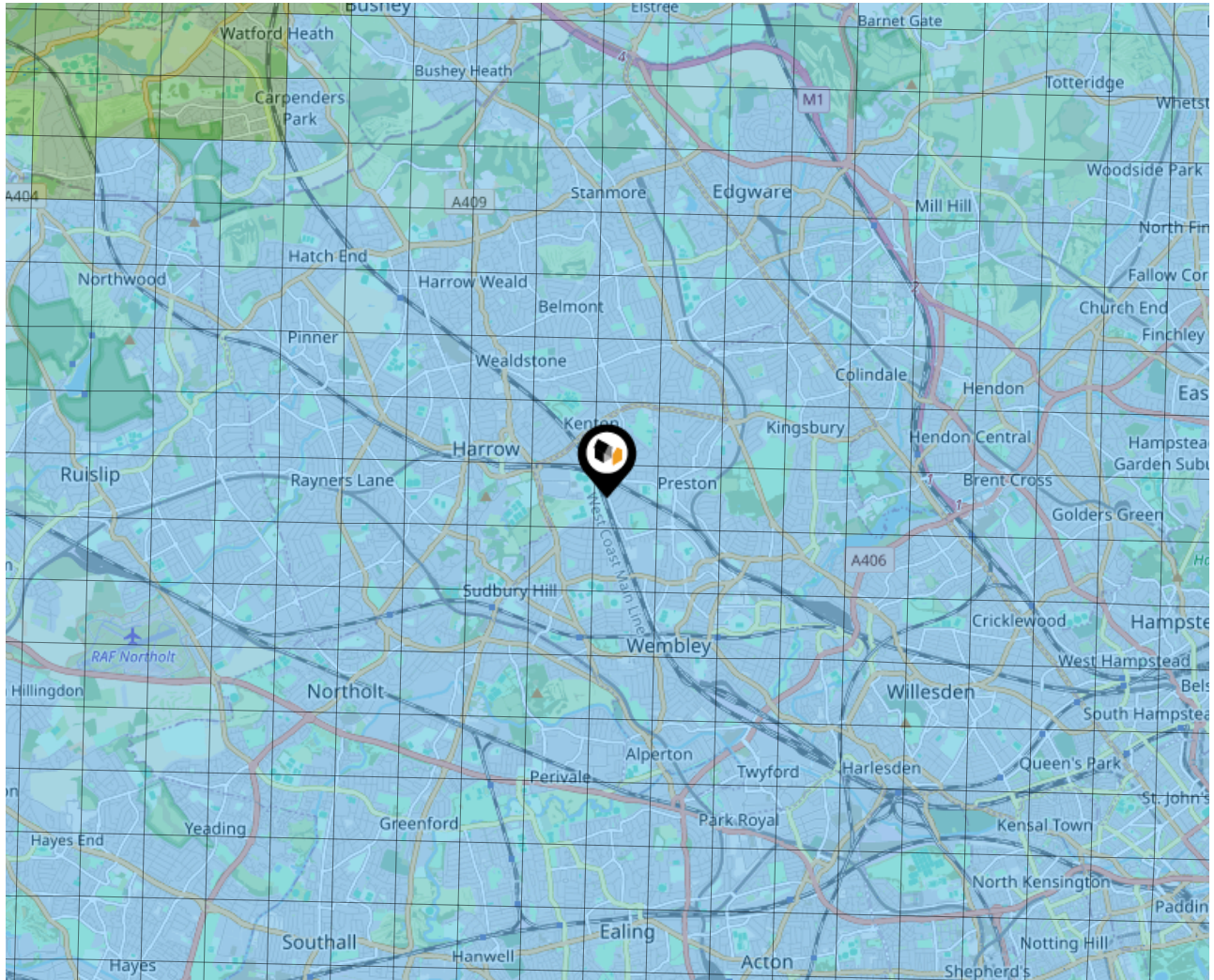
Local Area Masts & Pylons



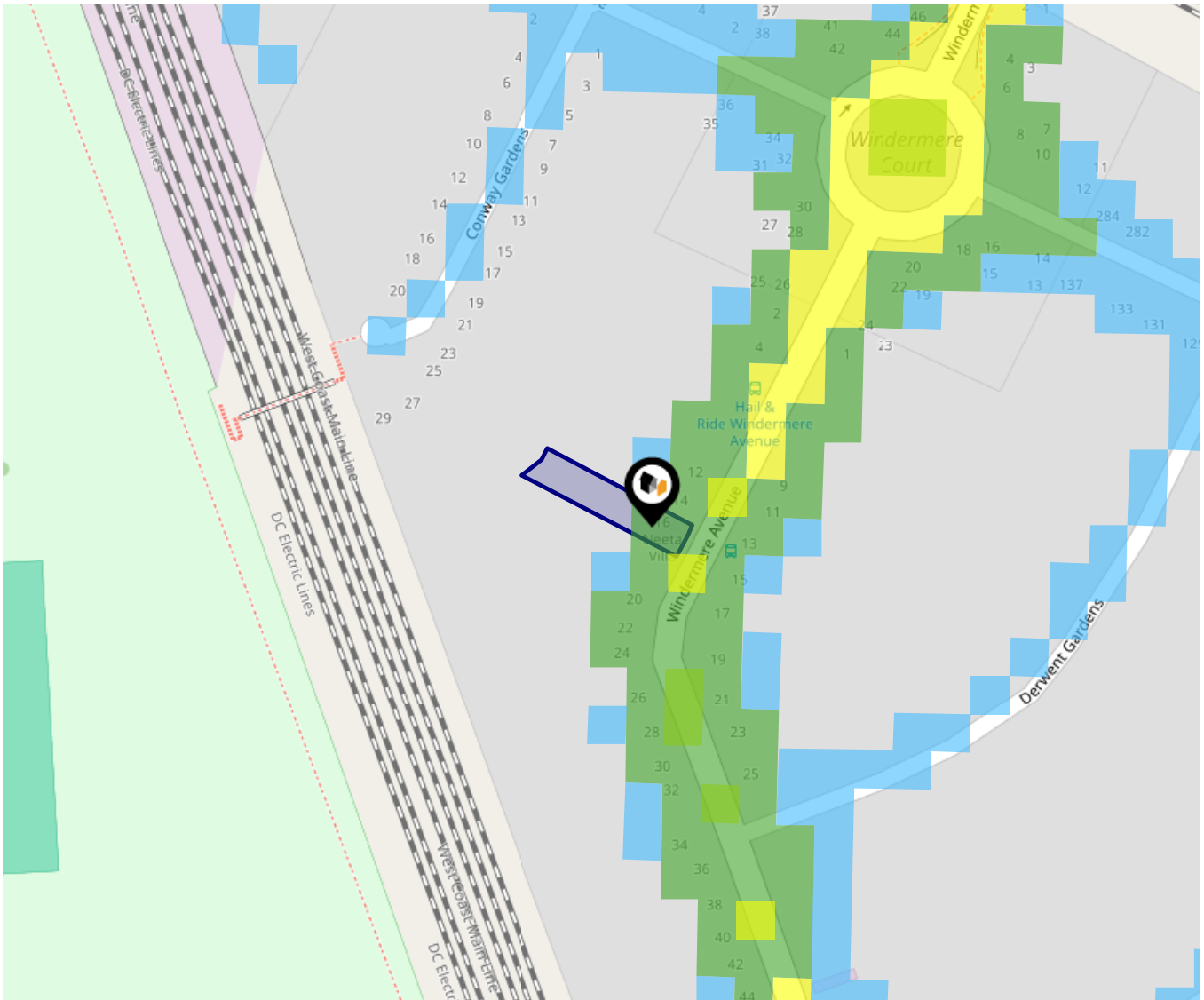
- Key:**
-  Power Pylons
 -  Communication Masts

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

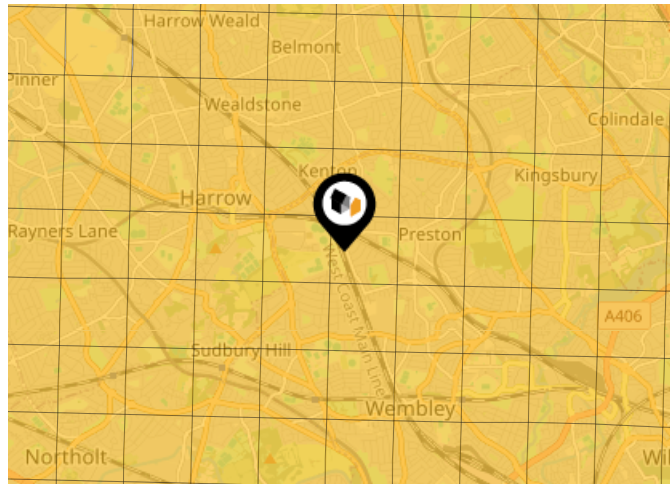


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

-  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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

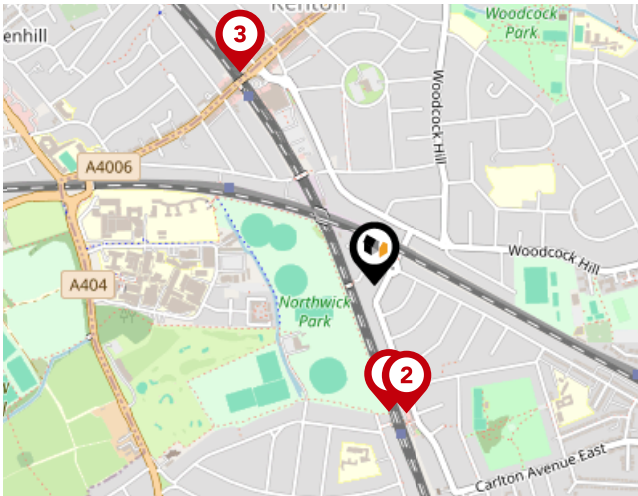


Primary Classifications (Most Common Clay Types)

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

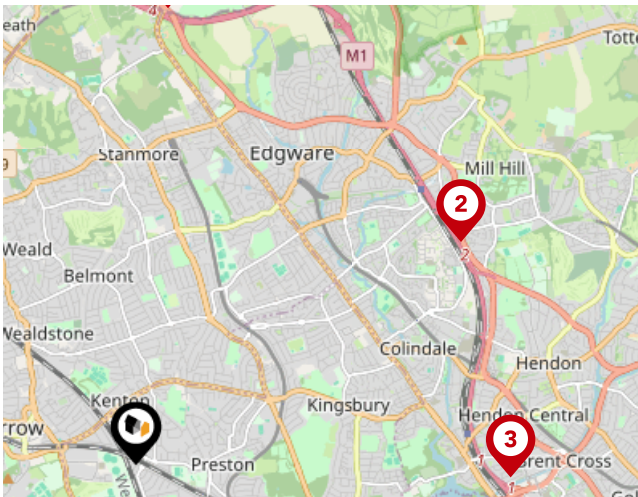
Area

Transport (National)



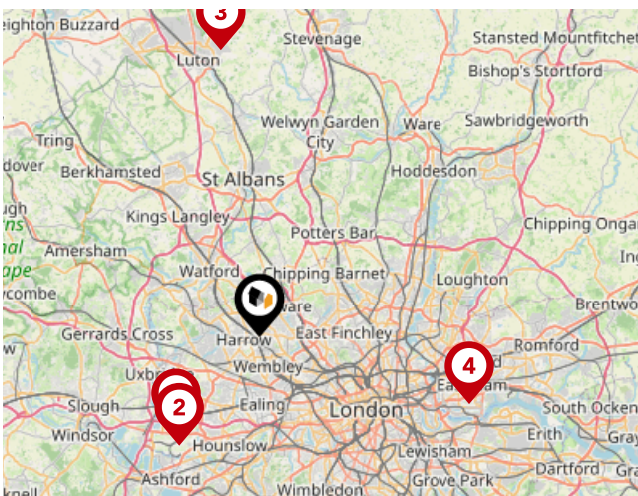
National Rail Stations

Pin	Name	Distance
1	South Kenton Station	0.29 miles
2	South Kenton Station	0.3 miles
3	Kenton Station	0.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J4	4.22 miles
2	M1 J2	3.63 miles
3	M1 J1	3.45 miles
4	M4 J2	5.81 miles
5	M4 J1	5.97 miles

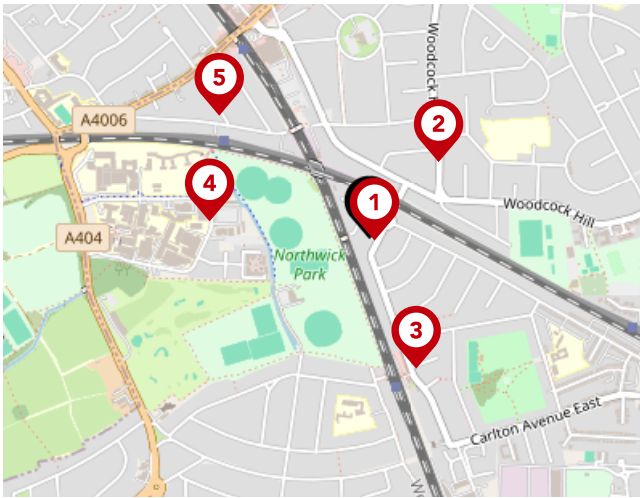


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	9.28 miles
2	Heathrow Airport Terminal 4	9.92 miles
3	Luton Airport	21.27 miles
4	Silvertown	16.26 miles

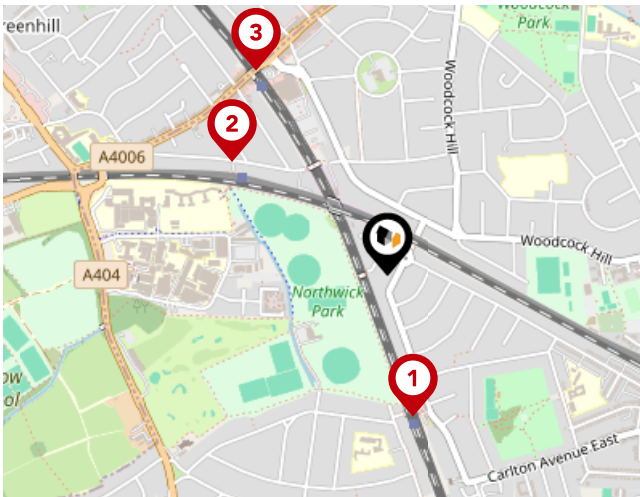
Area

Transport (Local)



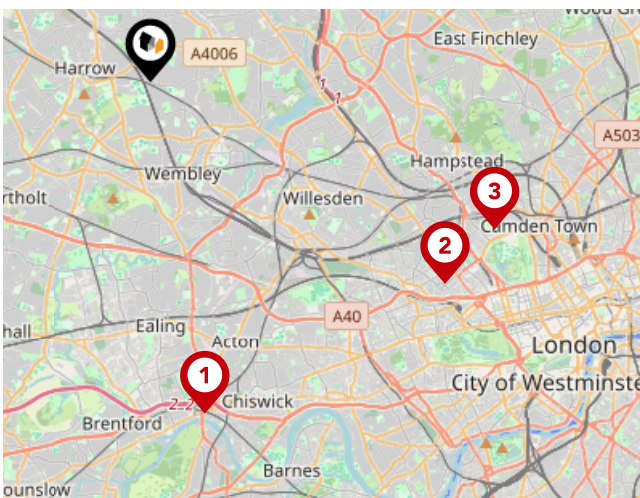
Bus Stops/Stations

Pin	Name	Distance
1	Grasmere Avenue / Kenton	0.01 miles
2	Draycott Avenue/ Woodcock Hill	0.24 miles
3	South Kenton Station	0.32 miles
4	Northwick Park Hosp Social Club	0.37 miles
5	Northwick Park Station	0.45 miles



Local Connections

Pin	Name	Distance
1	South Kenton Underground Station	0.33 miles
2	Northwick Park Station	0.44 miles
3	Kenton Underground Station	0.56 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	6.19 miles
2	Little Venice Waterbus Stop	6.58 miles
3	London Zoo Waterbus Stop	6.92 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

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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