



[See More Online](#)

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03rd September 2026



115, LARMANS ROAD, ENFIELD, EN3 6QY

Phillip Arnold Auctions

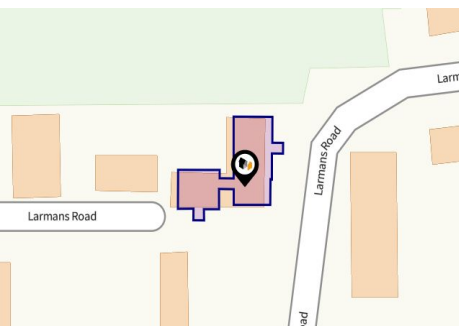
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Flat / Maisonette	Last Sold Date:	26/01/2000
Bedrooms:	2	Last Sold Price:	£47,250
Plot Area:	0.08 acres	Tenure:	Leasehold
Council Tax :	Band B	Latest FENSA Work:	08/12/2014 - 4 windows
Annual Estimate:	£1,764		
Title Number:	EGL298755		
UPRN:	207160845		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

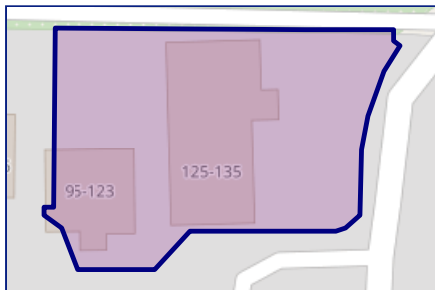
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

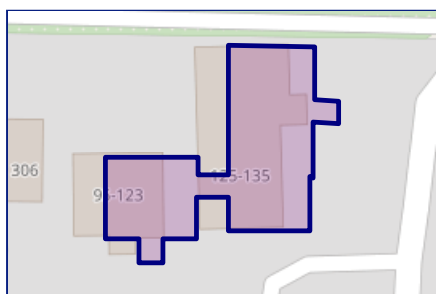


Freehold Title Plan



EGL307331

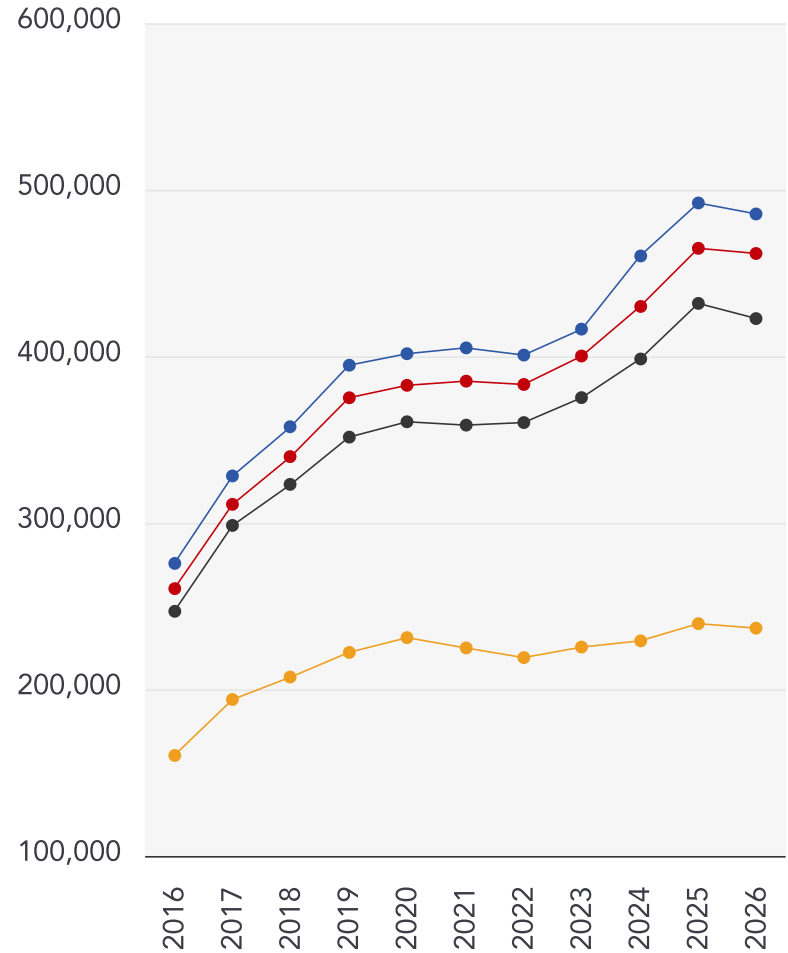
Leasehold Title Plan



EGL298755

Start Date: 21/05/1992
End Date: 24/06/2089
Lease Term: 99 years from 24 June 1990
Term Remaining: 62 years

10 Year History of Average House Prices by Property Type in EN3



Detached

+76.11%

Semi-Detached

+77.24%

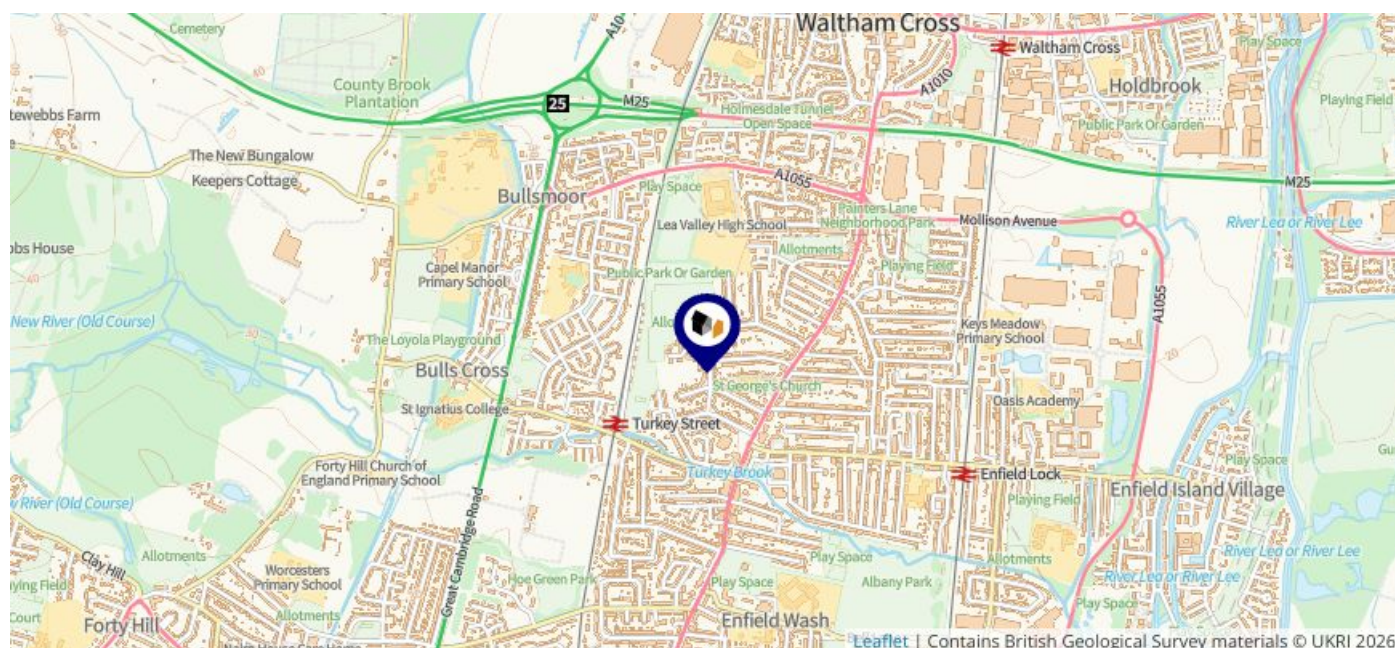
Terraced

+71.18%

Flat

+47.68%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

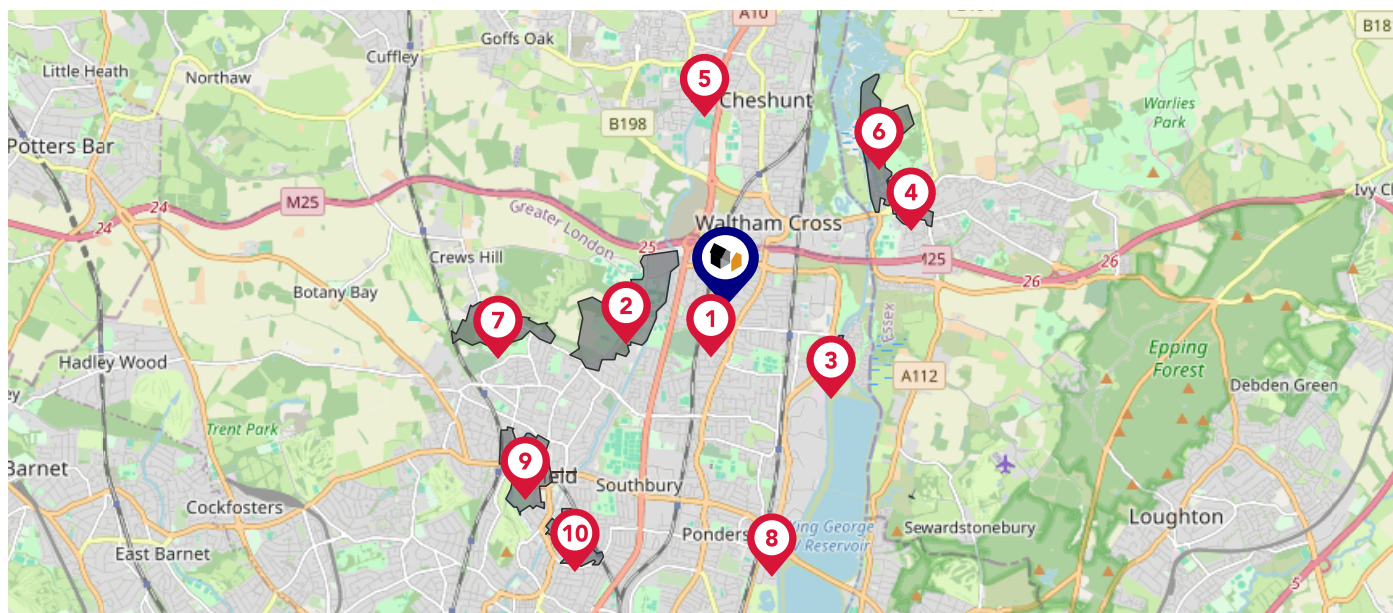
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

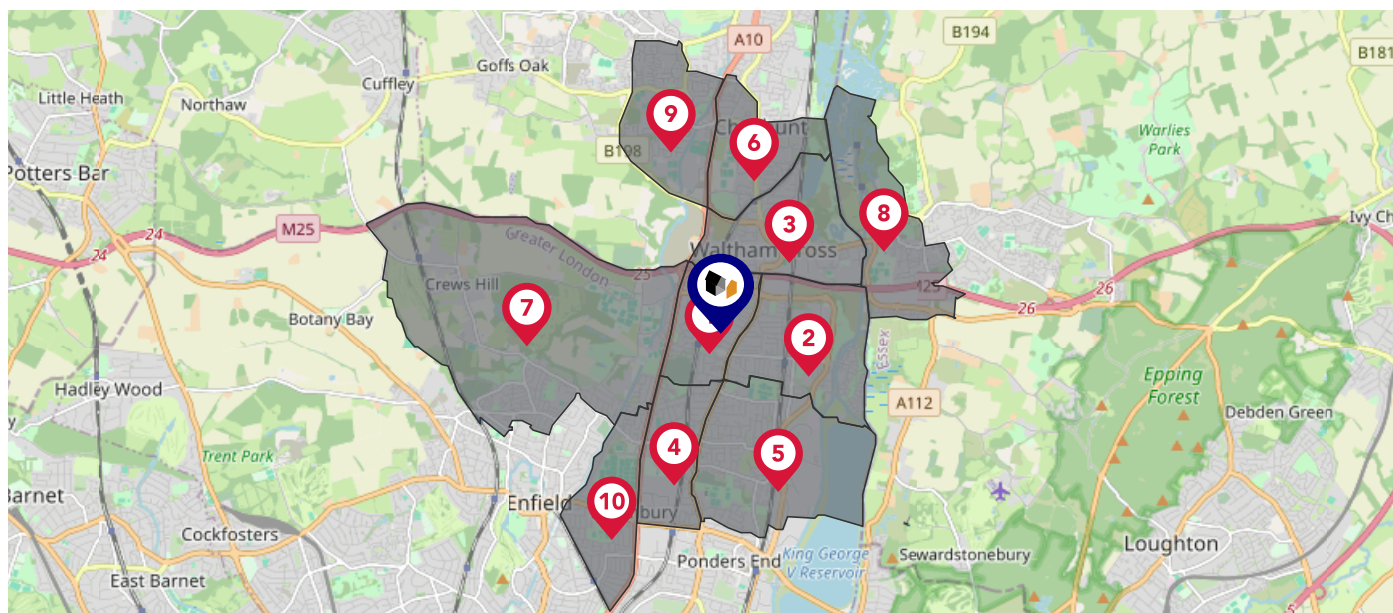
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  **1** TURKEY STREET
-  **2** FORTY HILL
-  **3** ENFIELD LOCK
-  **4** Waltham Abbey
-  **5** Churchgate
-  **6** Royal Gunpowder Factory, Waltham Abbey
-  **7** CLAY HILL
-  **8** PONDERS END FLOUR MILLS
-  **9** ENFIELD TOWN
-  **10** BUSH HILL PARK

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

Bullsmoor Ward

2

Enfield Lock Ward

3

Waltham Cross Ward

4

Carterhatch Ward

5

Brimsdown Ward

6

Cheshunt South and Theobalds Ward

7

Whitewebbs Ward

8

Waltham Abbey South West Ward

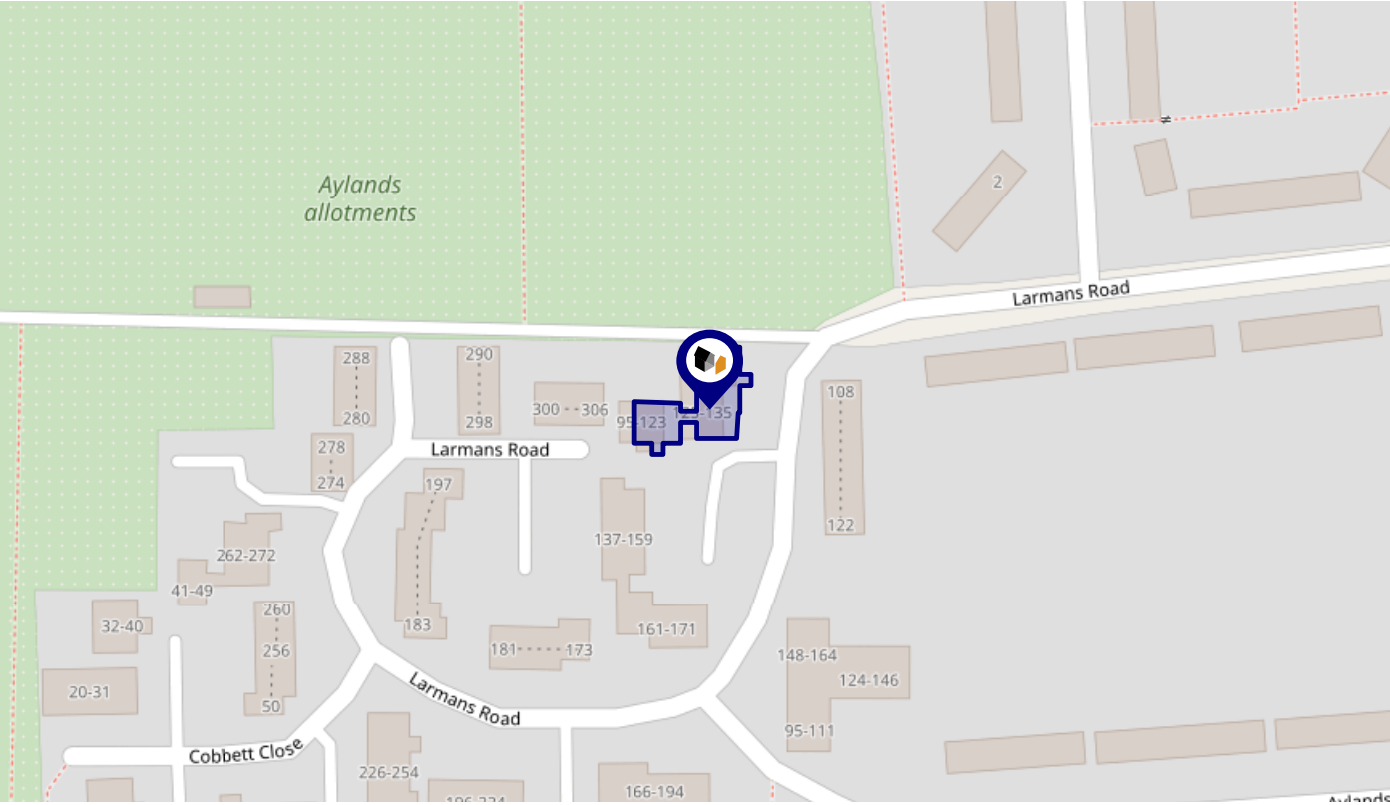
9

Rosedale and Bury Green Ward

10

Southbury 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.

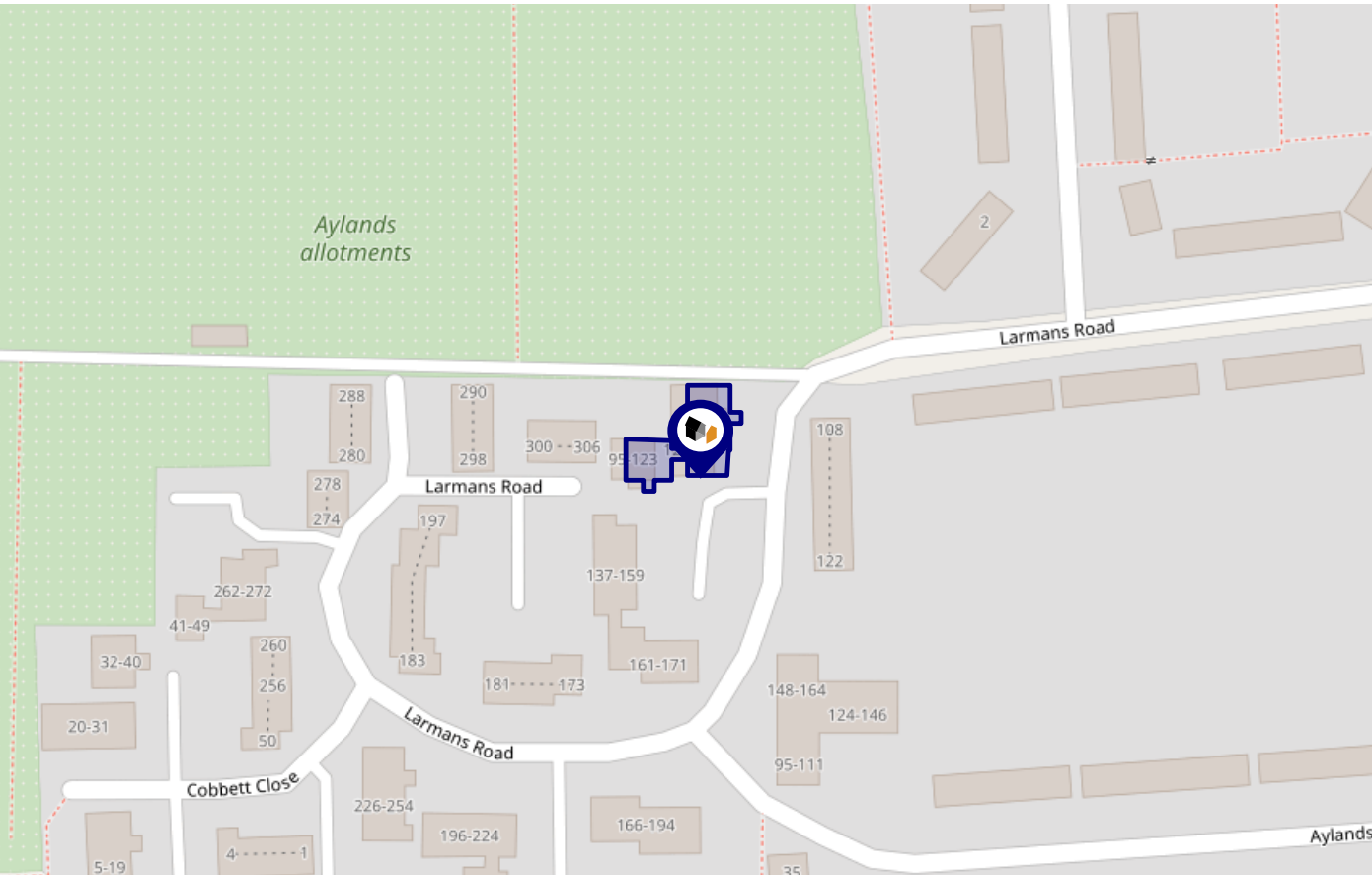
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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.

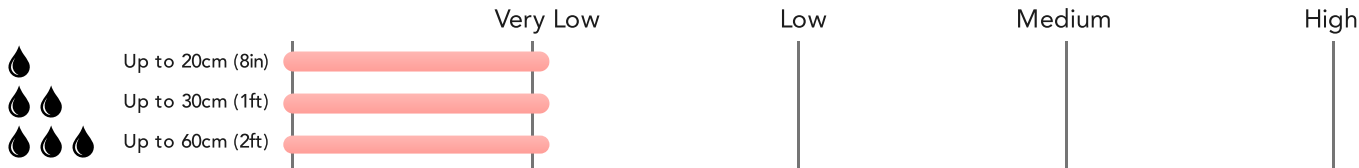


Risk Rating: Very low

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.

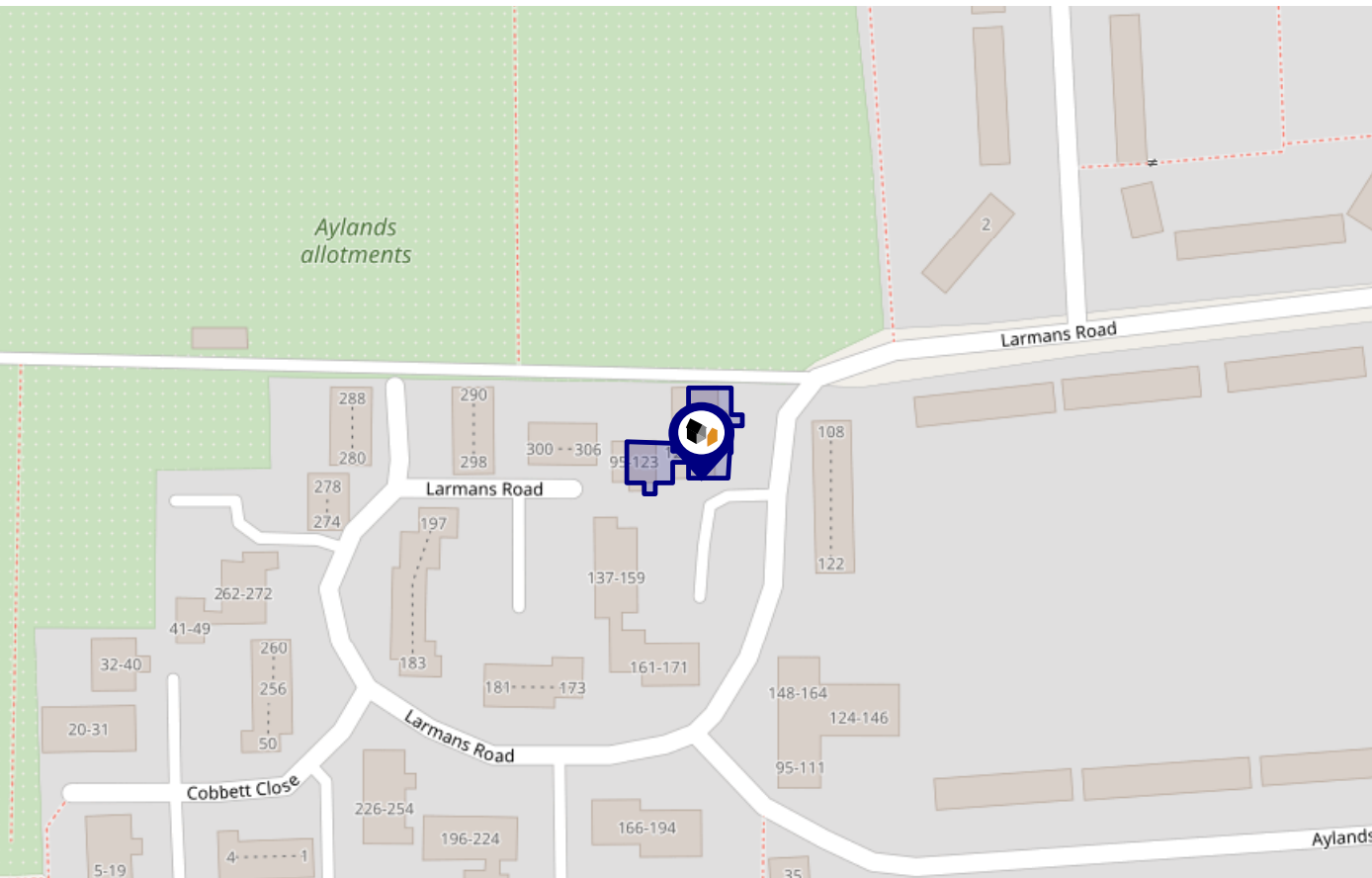
Chance of flooding to the following depths at this property:



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.

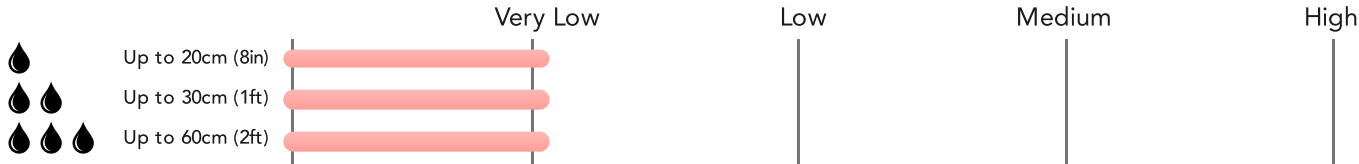


Risk Rating: Very low

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.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

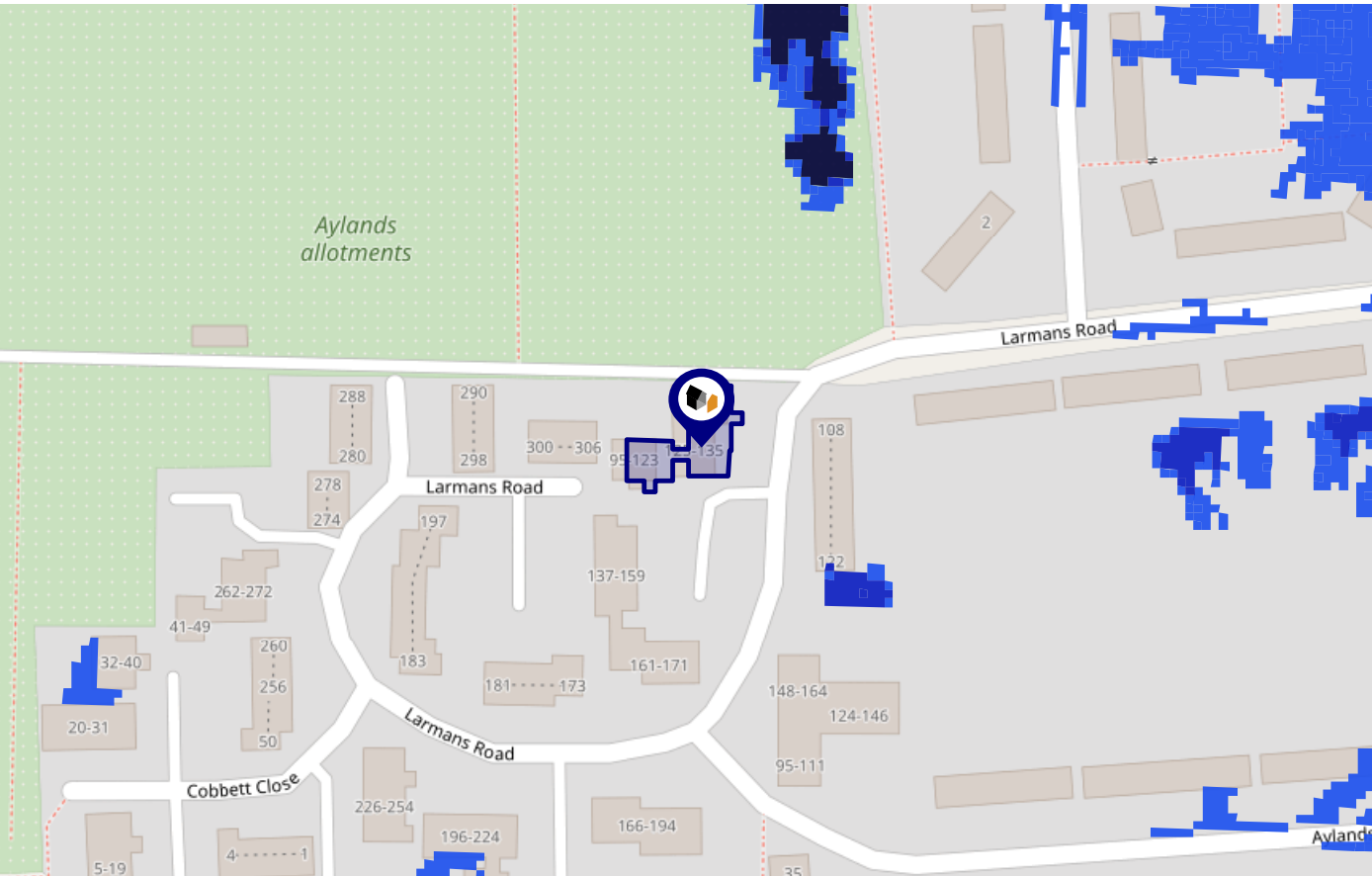
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

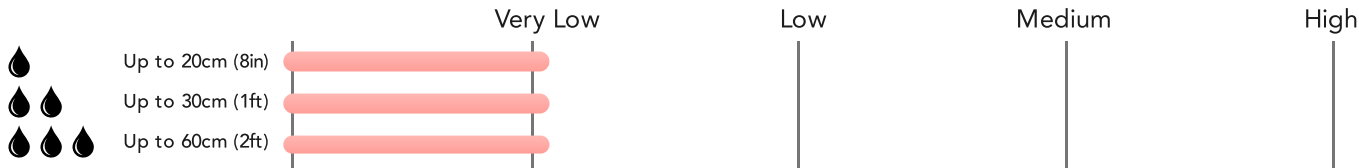


Risk Rating: Very low

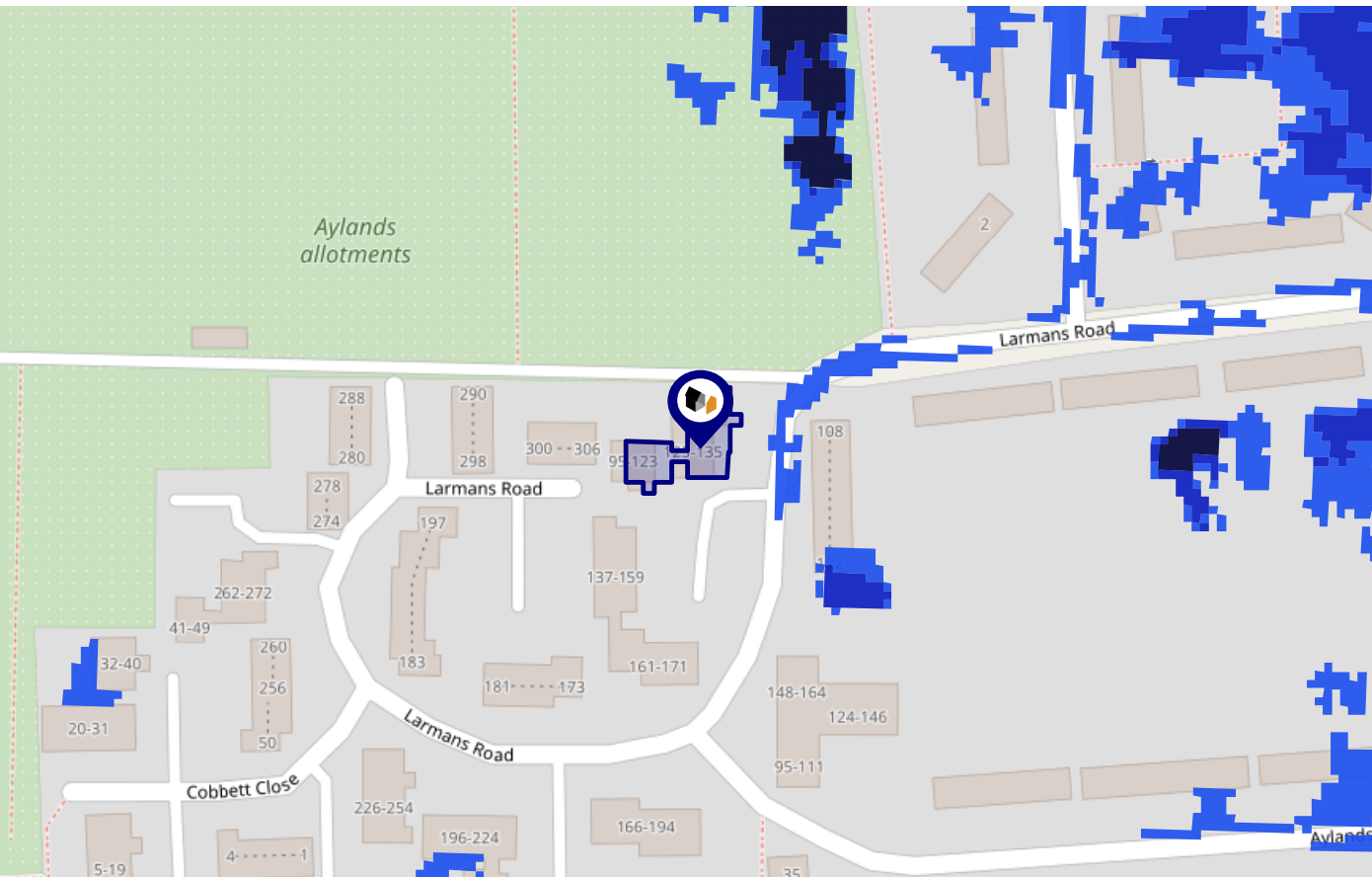
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

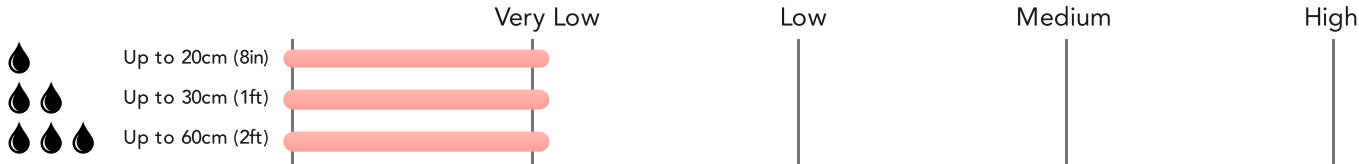


Risk Rating: Very low

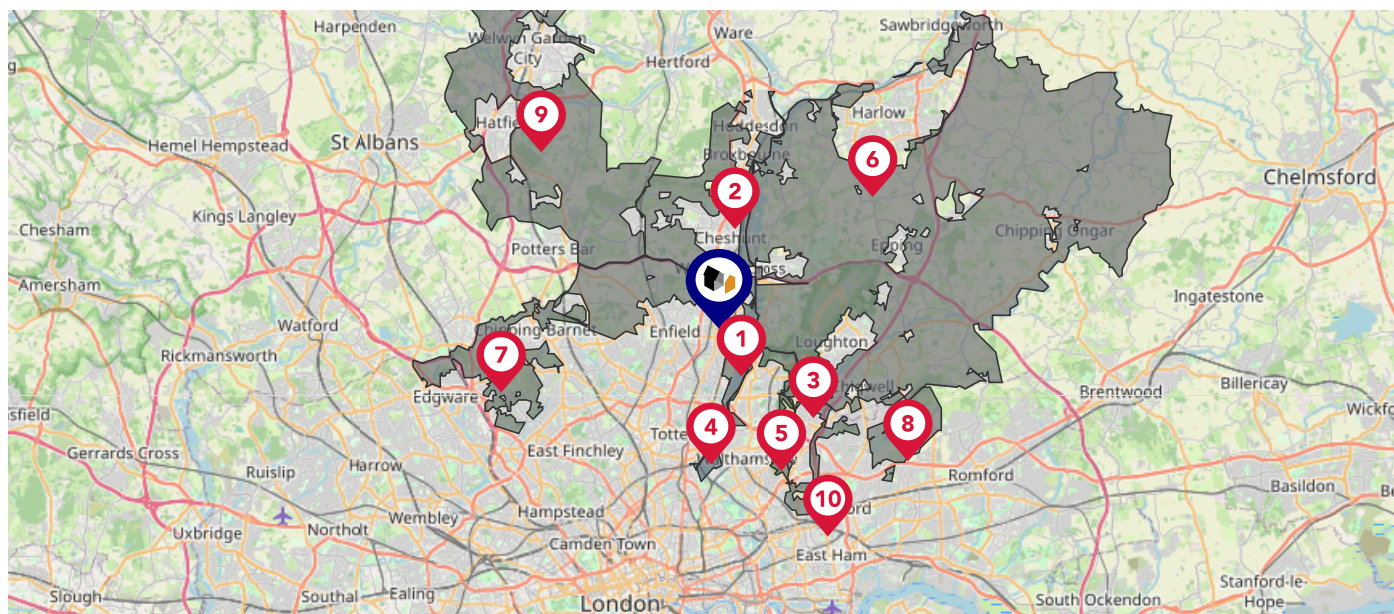
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



London Green Belt - Enfield



London Green Belt - Broxbourne



London Green Belt - Epping Forest



London Green Belt - Haringey



London Green Belt - Waltham Forest



London Green Belt - Harlow



London Green Belt - Barnet



London Green Belt - Redbridge



London Green Belt - Welwyn Hatfield

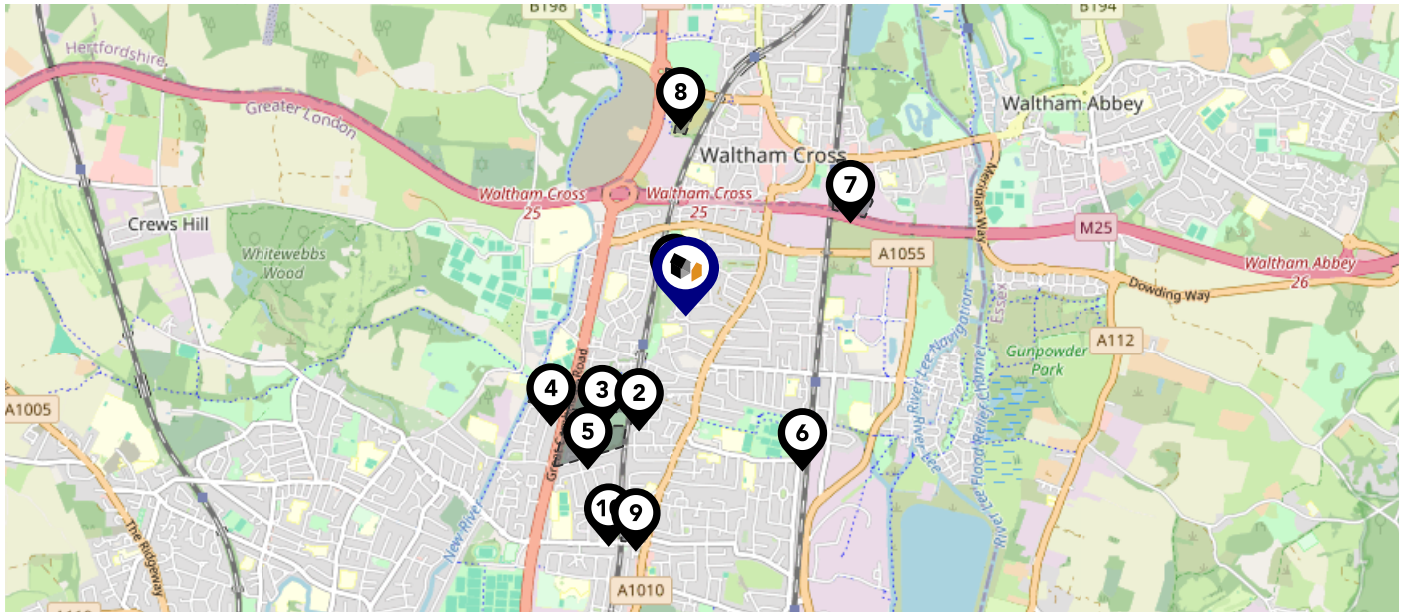


London Green Belt - Newham

Maps

Landfill Sites

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.



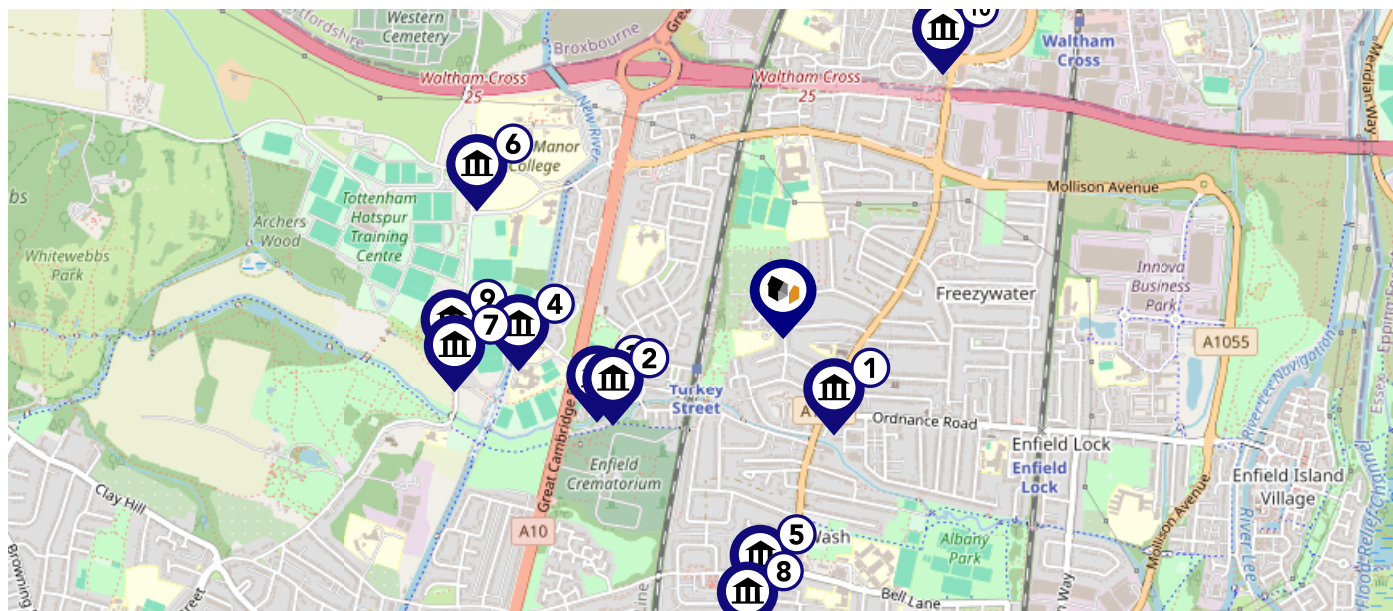
Nearby Landfill Sites

	Aylands Open Space-Aylands	Historic Landfill 
	Enfield Crematorium-Enfield	Historic Landfill 
	Enfield Crematorium-Great Cambridge Road, Enfield	Historic Landfill 
	The Dell-Cambridge Road, Enfield Wash, Enfield	Historic Landfill 
	Hoe Lane Gravel Pits-Hoe Lane, Enfield	Historic Landfill 
	Albany Park Mound-Enfield Wash, Enfield, London	Historic Landfill 
	Eleanor Cross Road-Waltham Cross, Hertfordshire	Historic Landfill 
	Park Lane-Waltham Cross, Hertfordshire	Historic Landfill 
	Old Road-Palmers Lane, Enfield	Historic Landfill 
	St George's Field-Palmers lane, Enfield	Historic Landfill 

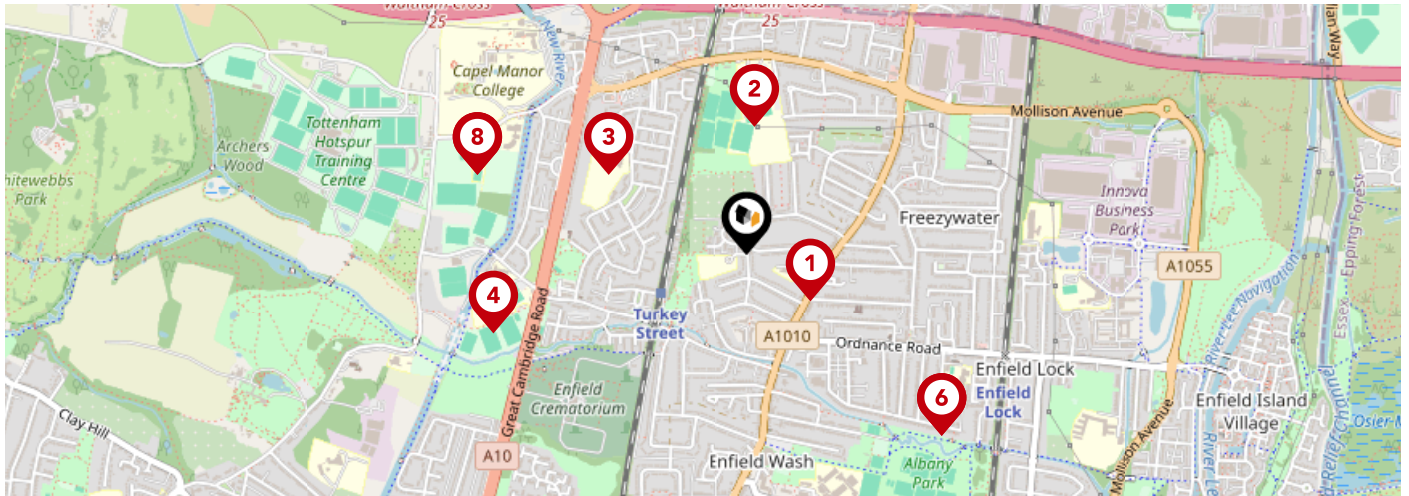
Maps

Listed Buildings

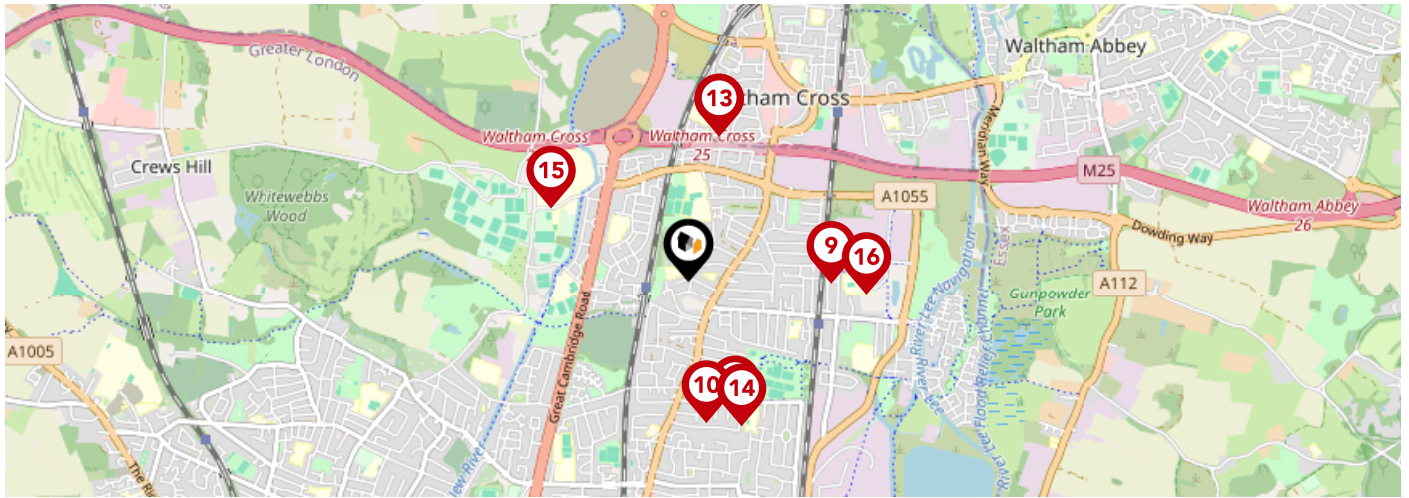
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1358708 - 651, Hertford Road	Grade II	0.3 miles
	1079514 - 120-122, Turkey Street	Grade II	0.4 miles
	1079484 - 138 And 140, Turkey Street	Grade II	0.4 miles
	1358743 - Bridge Over New River	Grade II	0.6 miles
	1358709 - The Bell Inn	Grade II	0.6 miles
	1078898 - Capel House	Grade II	0.7 miles
	1350398 - Garnault	Grade II	0.7 miles
	1294379 - 472-474, Hertford Road	Grade II	0.7 miles
	1294365 - Wall To West Of Number 165 (the Gate House) At Bull's Cross	Grade II	0.7 miles
	1100566 - Harold House	Grade II	0.7 miles



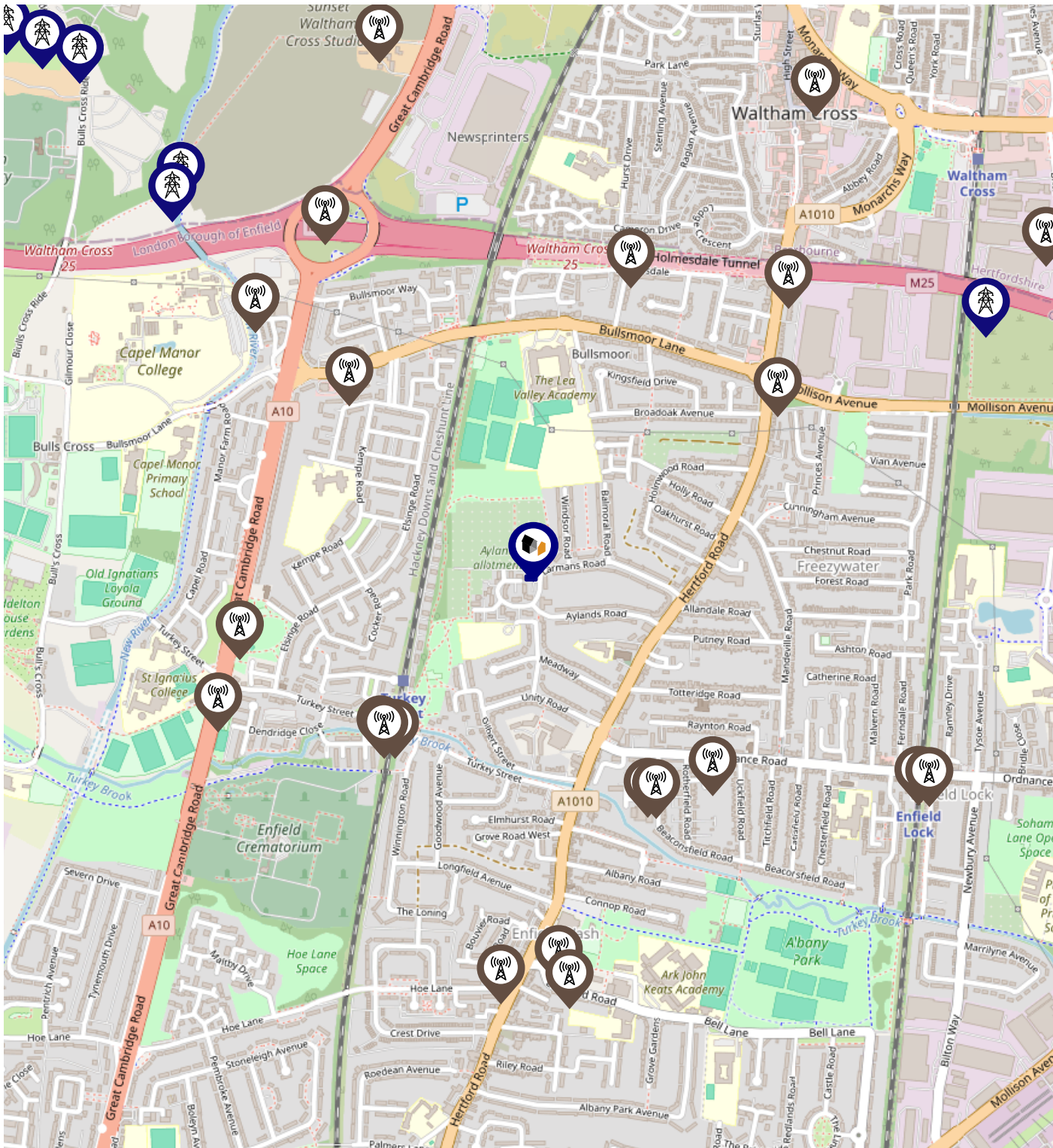
		Nursery	Primary	Secondary	College	Private
	Freezywater St George's CofE VA Primary School Ofsted Rating: Good Pupils: 203 Distance:0.18	☐	☒	☐	☐	☐
	The Lea Valley Academy Ofsted Rating: Good Pupils: 871 Distance:0.3	☐	☐	☒	☐	☐
	Honilands Primary School Ofsted Rating: Good Pupils: 362 Distance:0.37	☐	☒	☐	☐	☐
	St Ignatius College Ofsted Rating: Good Pupils: 1064 Distance:0.61	☐	☐	☒	☐	☐
	Chesterfield Primary School Ofsted Rating: Good Pupils: 515 Distance:0.61	☐	☒	☐	☐	☐
	Fern House School Ofsted Rating: Good Pupils: 65 Distance:0.61	☐	☐	☒	☐	☐
	Capel Manor Primary School Ofsted Rating: Good Pupils: 361 Distance:0.64	☐	☒	☐	☐	☐
	Orchardside School Ofsted Rating: Good Pupils: 49 Distance:0.64	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Keys Meadow Primary School Ofsted Rating: Good Pupils: 398 Distance:0.65	☐	☒	☐	☐	☐
	Eastfield Primary School Ofsted Rating: Good Pupils: 445 Distance:0.65	☐	☒	☐	☐	☐
	Ark John Keats Academy Ofsted Rating: Good Pupils: 1771 Distance:0.66	☐	☒	☒	☐	☐
	Greenfield Nursery School Ofsted Rating: Good Pupils: 122 Distance:0.68	☒	☐	☐	☐	☐
	Hurst Drive Primary School Ofsted Rating: Good Pupils: 381 Distance:0.68	☐	☒	☐	☐	☐
	Salmons Brook School Ofsted Rating: Not Rated Pupils: 44 Distance:0.71	☐	☐	☒	☐	☐
	Capel Manor College Ofsted Rating: Requires improvement Pupils:0 Distance:0.72	☐	☐	☒	☐	☐
	Oasis Academy Enfield Ofsted Rating: Good Pupils: 777 Distance:0.82	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

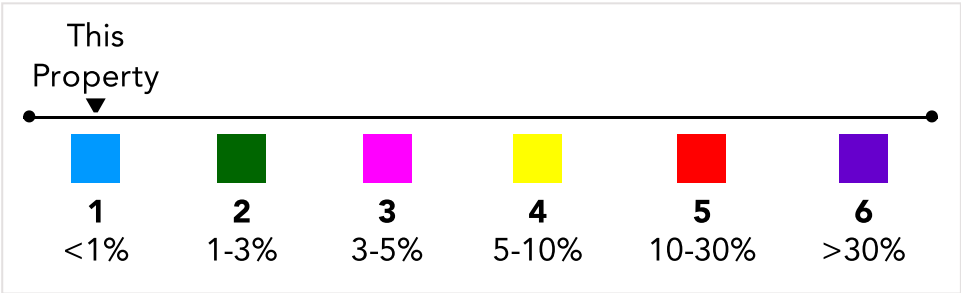
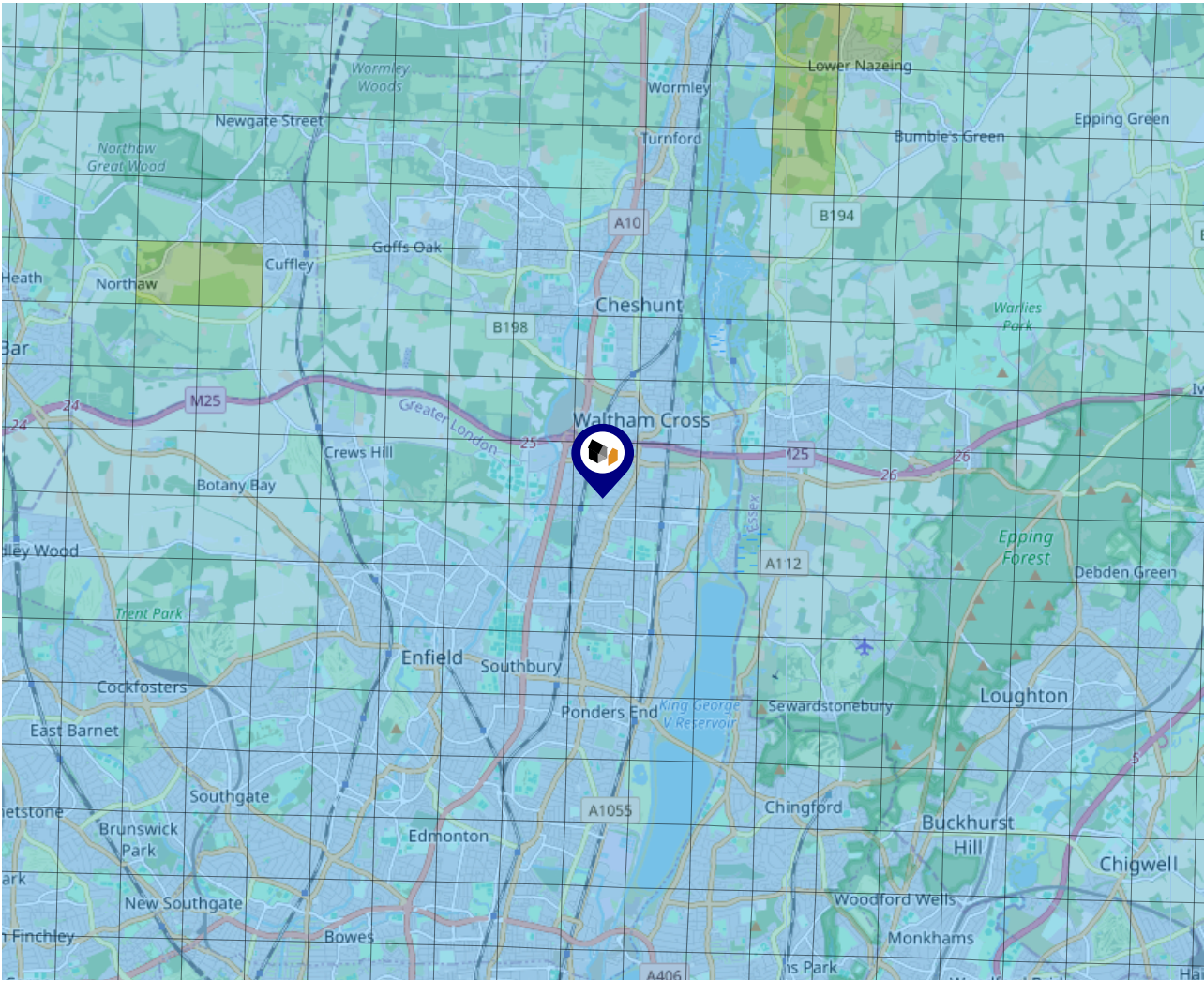


Key:

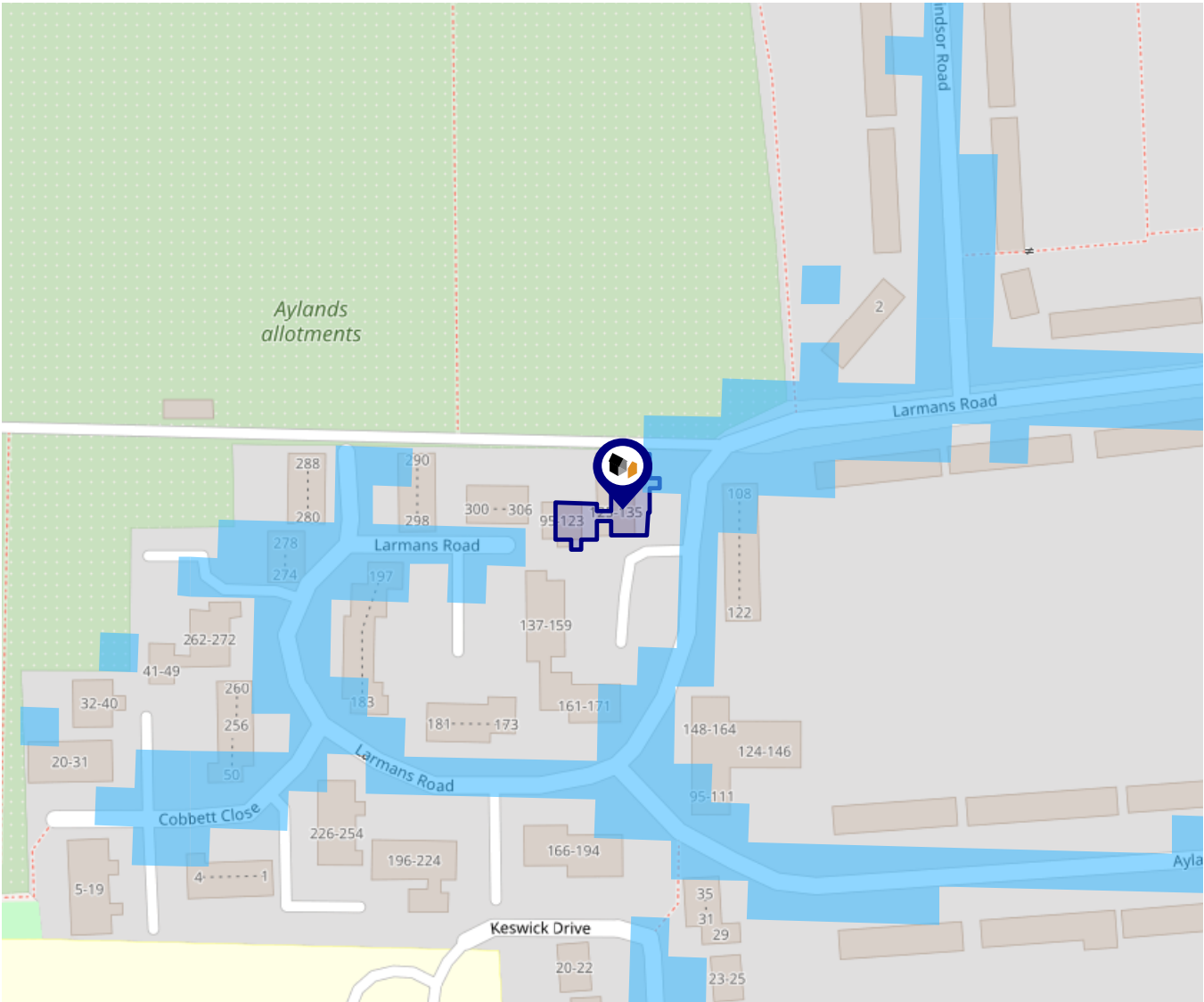
-  Power Pylons
-  Communication Masts

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

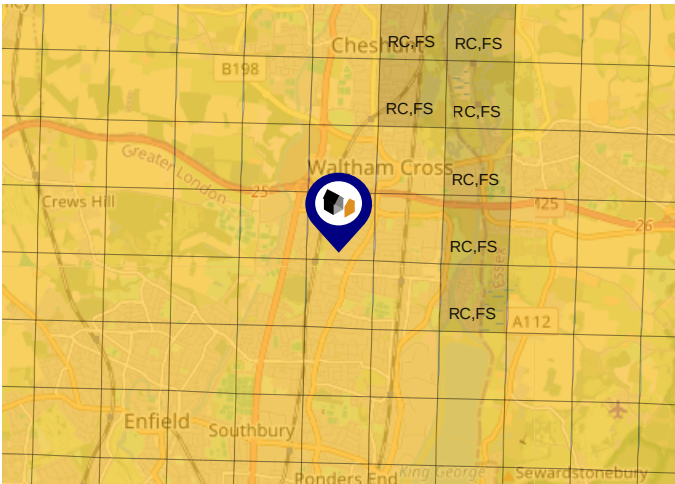


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

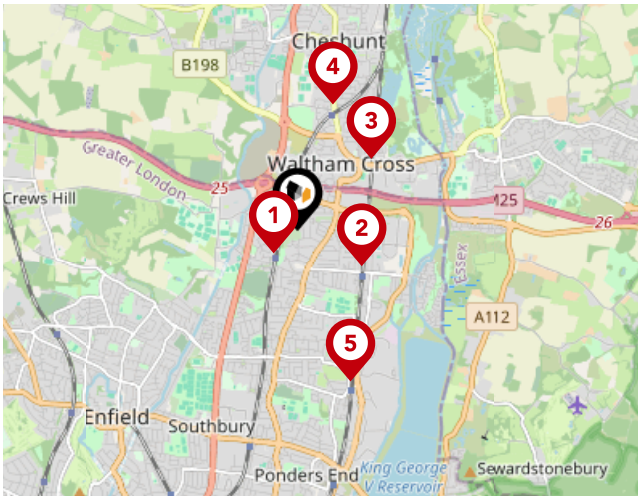


Primary Classifications (Most Common Clay Types)

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

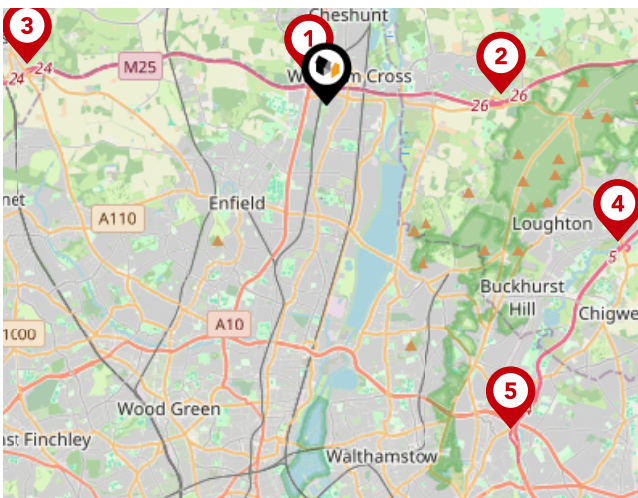
Area

Transport (National)



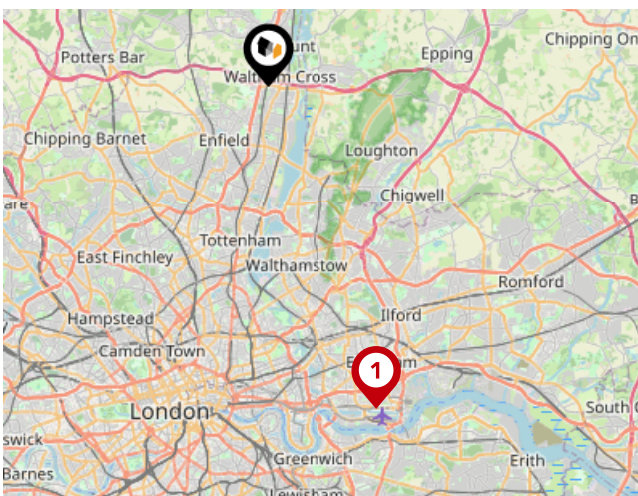
National Rail Stations

Pin	Name	Distance
1	Turkey Street Rail Station	0.29 miles
2	Enfield Lock Rail Station	0.67 miles
3	Waltham Cross Rail Station	0.94 miles
4	Theobalds Grove Rail Station	1.21 miles
5	Brimsdown Rail Station	1.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J25	0.62 miles
2	M25 J26	3.21 miles
3	M25 J24	5.55 miles
4	M11 J5	5.9 miles
5	M11 J4	6.83 miles

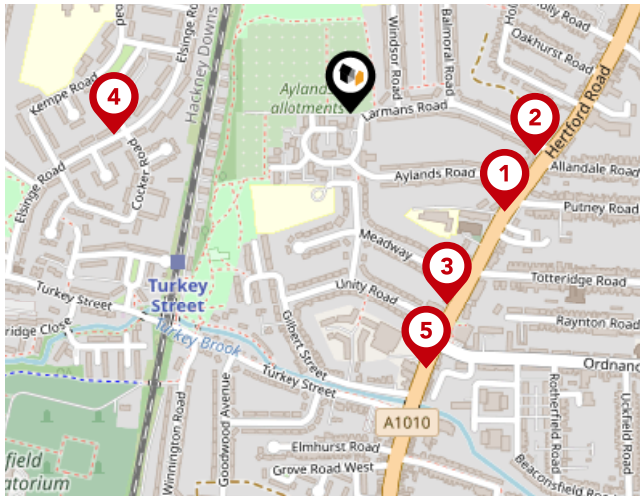


Airports/Helipads

Pin	Name	Distance
1	London City Airport	12.53 miles

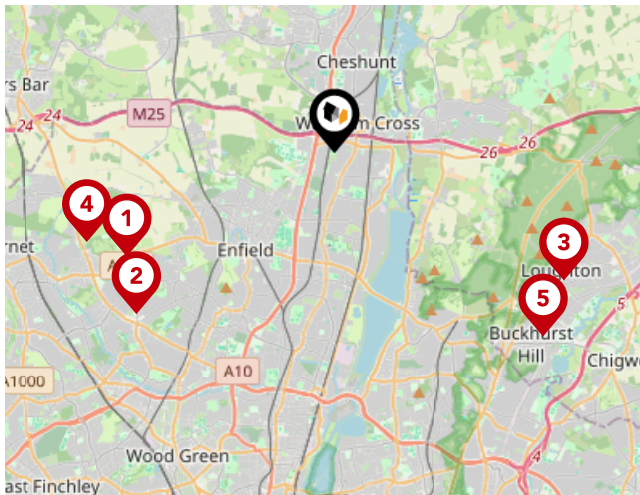
Area

Transport (Local)



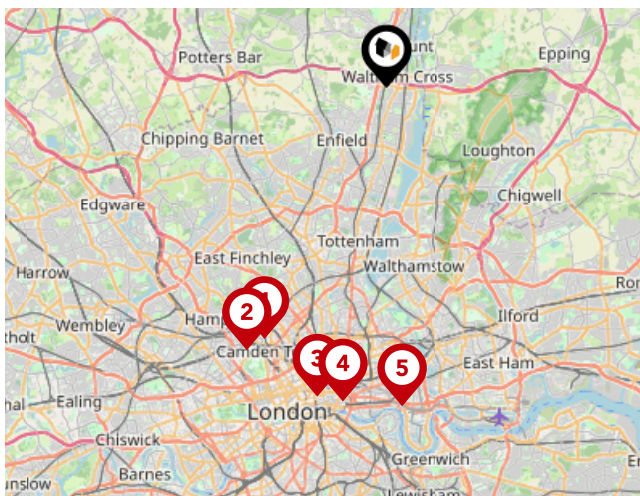
Bus Stops/Stations

Pin	Name	Distance
1	Totteridge Road	0.2 miles
2	Oakhurst Road	0.21 miles
3	Totteridge Road	0.24 miles
4	Cocker Road	0.27 miles
5	Turkey Street Station	0.3 miles



Local Connections

Pin	Name	Distance
1	Oakwood Underground Station	4.3 miles
2	Southgate Underground Station	4.72 miles
3	Loughton Underground Station	4.8 miles
4	Cockfosters Underground Station	4.87 miles
5	Buckhurst Hill Underground Station	5.1 miles



Ferry Terminals

Pin	Name	Distance
1	Camden Lock Waterbus	10.32 miles
2	London Zoo Waterbus Stop	10.94 miles
3	Blackfriars Pier	11.66 miles
4	Tower Pier	11.69 miles
5	Canary Wharf Pier	11.74 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



/philliparnoldauctions/



/arnoldauctions



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Phillip Arnold Auctions

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

