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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03rd September 2026



5, KATHLEEN AVENUE, WEMBLEY, HA0 4JH

Phillip Arnold Auctions

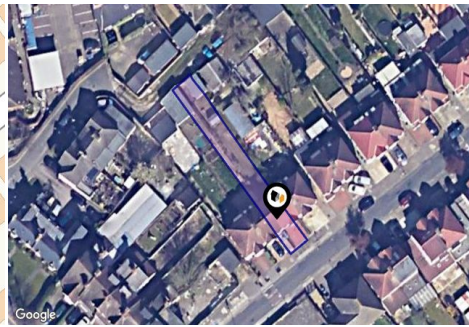
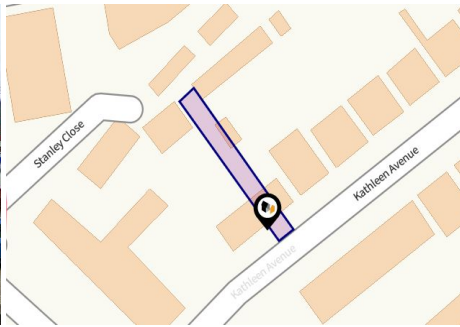
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,235
Title Number:	MX147425
UPRN:	202080725
Restrictive Covenants:	Yes

Tenure: Freehold

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



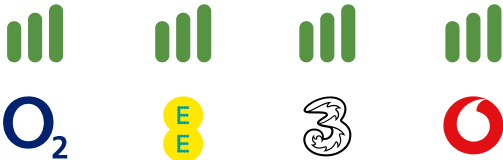
122
mb/s



5000
mb/s



Mobile Coverage:
(based on calls indoors)



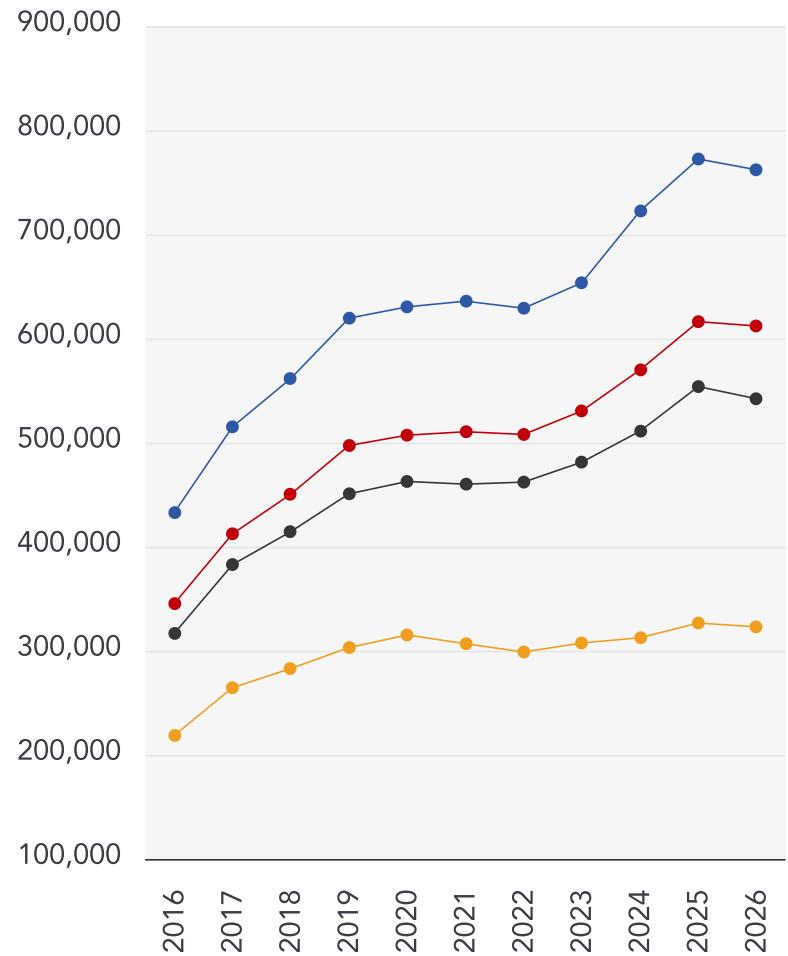
Satellite/Fibre TV Availability:



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in HA0



Detached

+76.11%

Semi-Detached

+77.24%

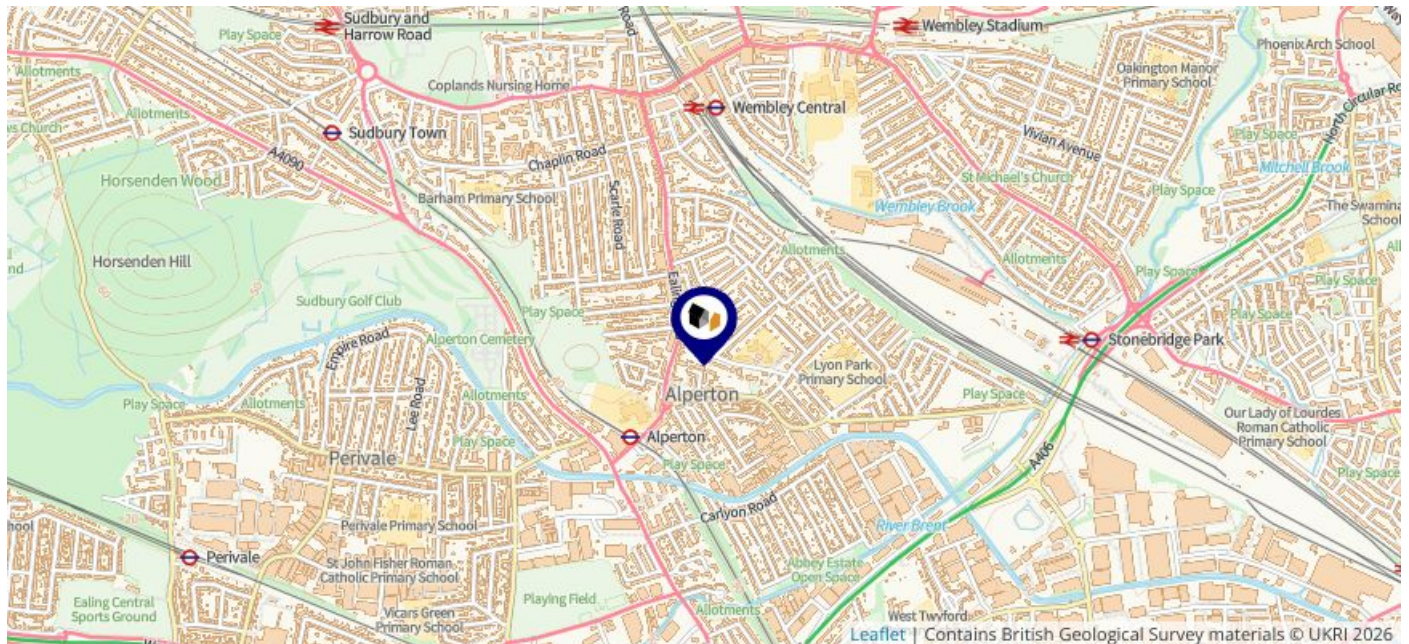
Terraced

+71.18%

Flat

+47.68%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

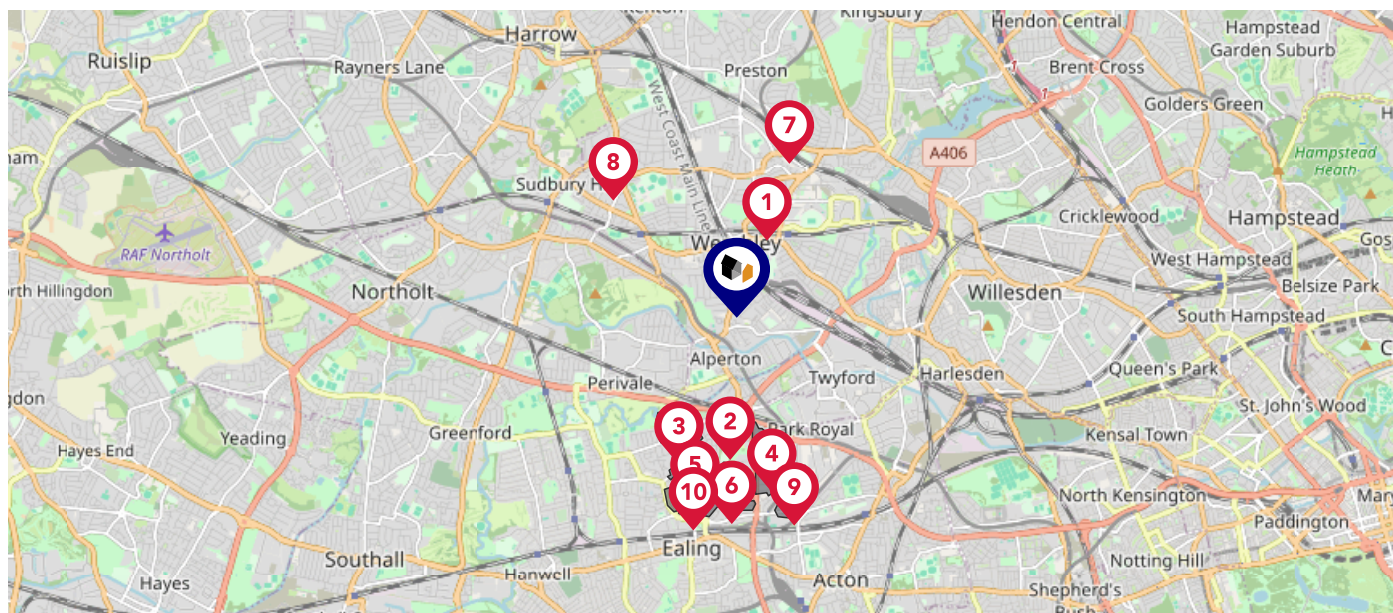
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Wembley High Street



Brunswick



Brentham Garden Estate



Hanger Hill, Haymills Estate



Montpelier Park



Ealing Cricket Ground



Lawns Court



Sudbury Cottages

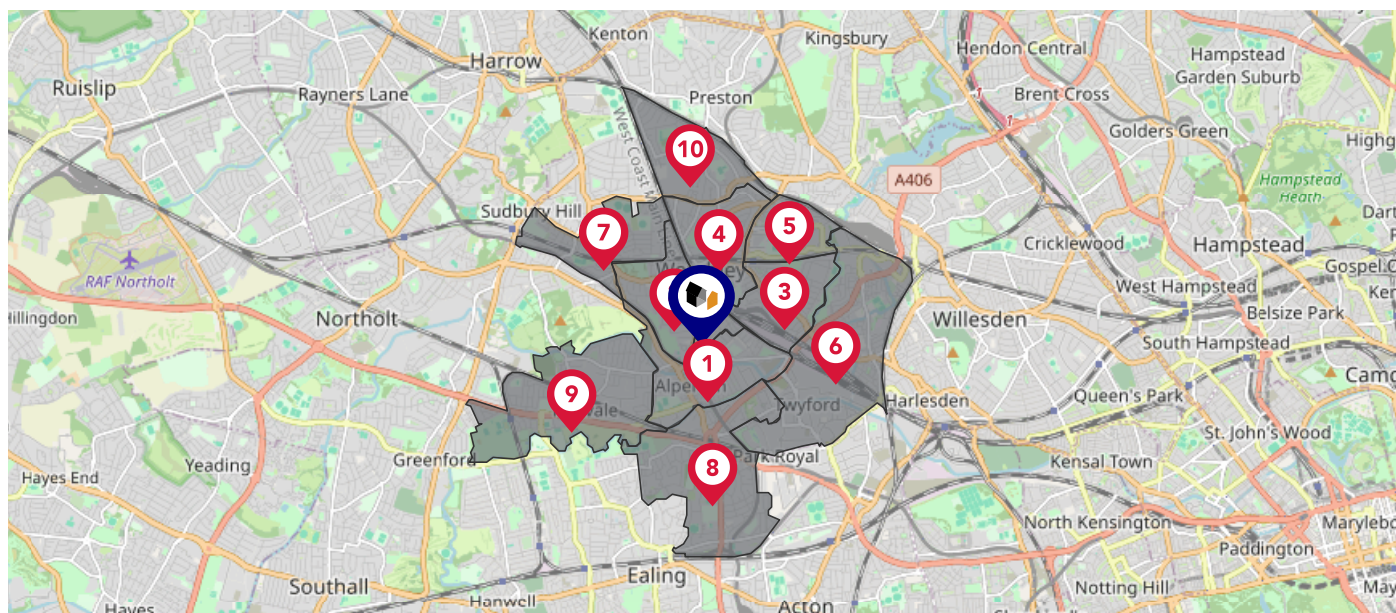


Hanger Hill Garden Estate



Mount 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

Alperton Ward

2

Wembley Central Ward

3

Tokyngton Ward

4

Wembley Hill Ward

5

Wembley Park Ward

6

Stonebridge Ward

7

Sudbury Ward

8

Hanger Hill Ward

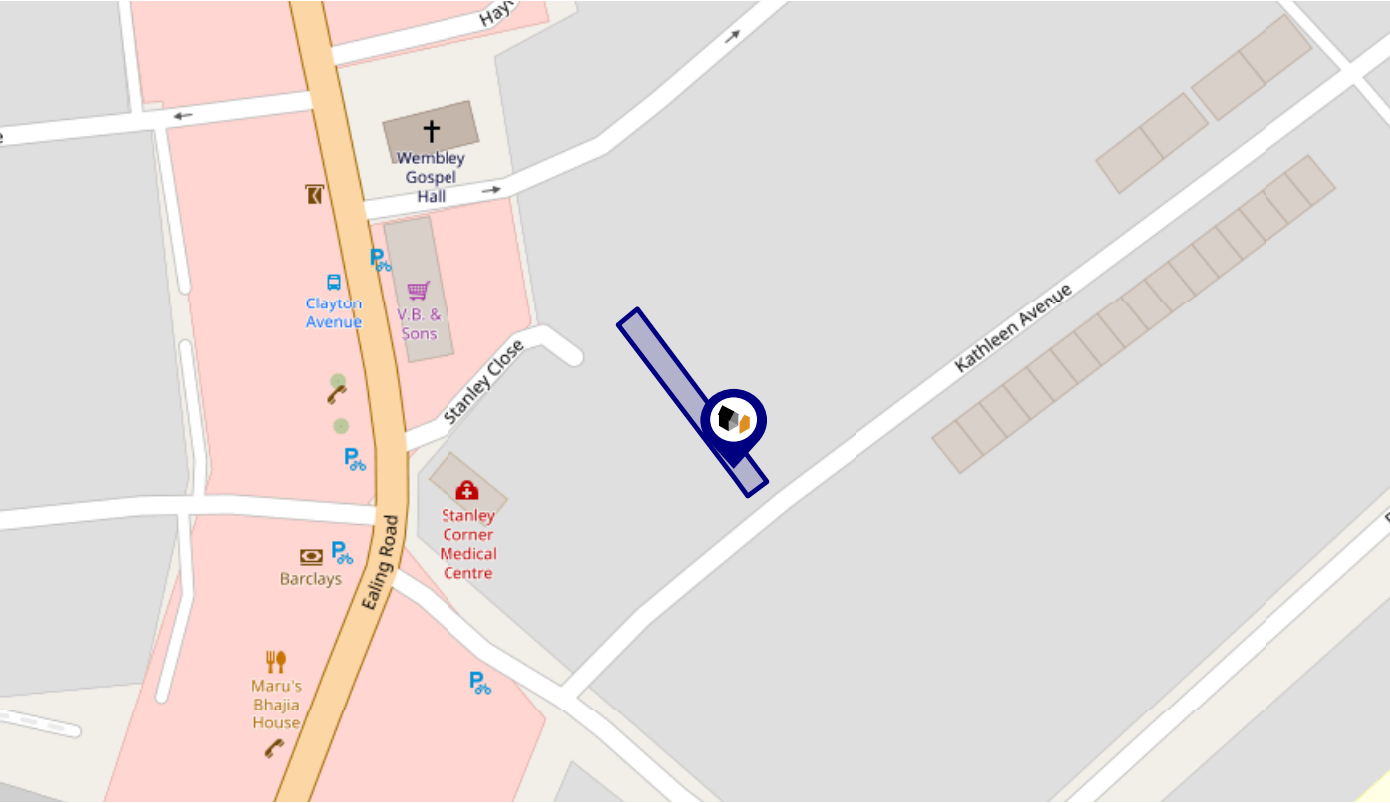
9

Perivale Ward

10

Preston 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	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

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.

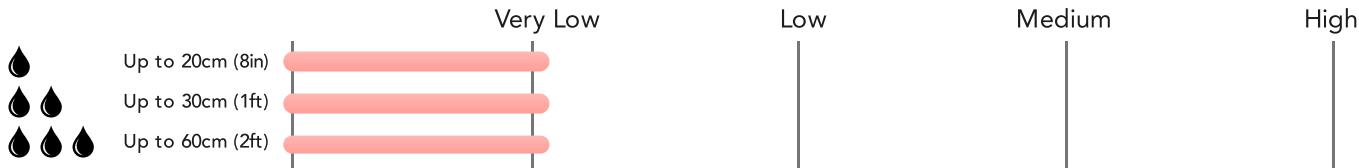


Risk Rating: Very low

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.

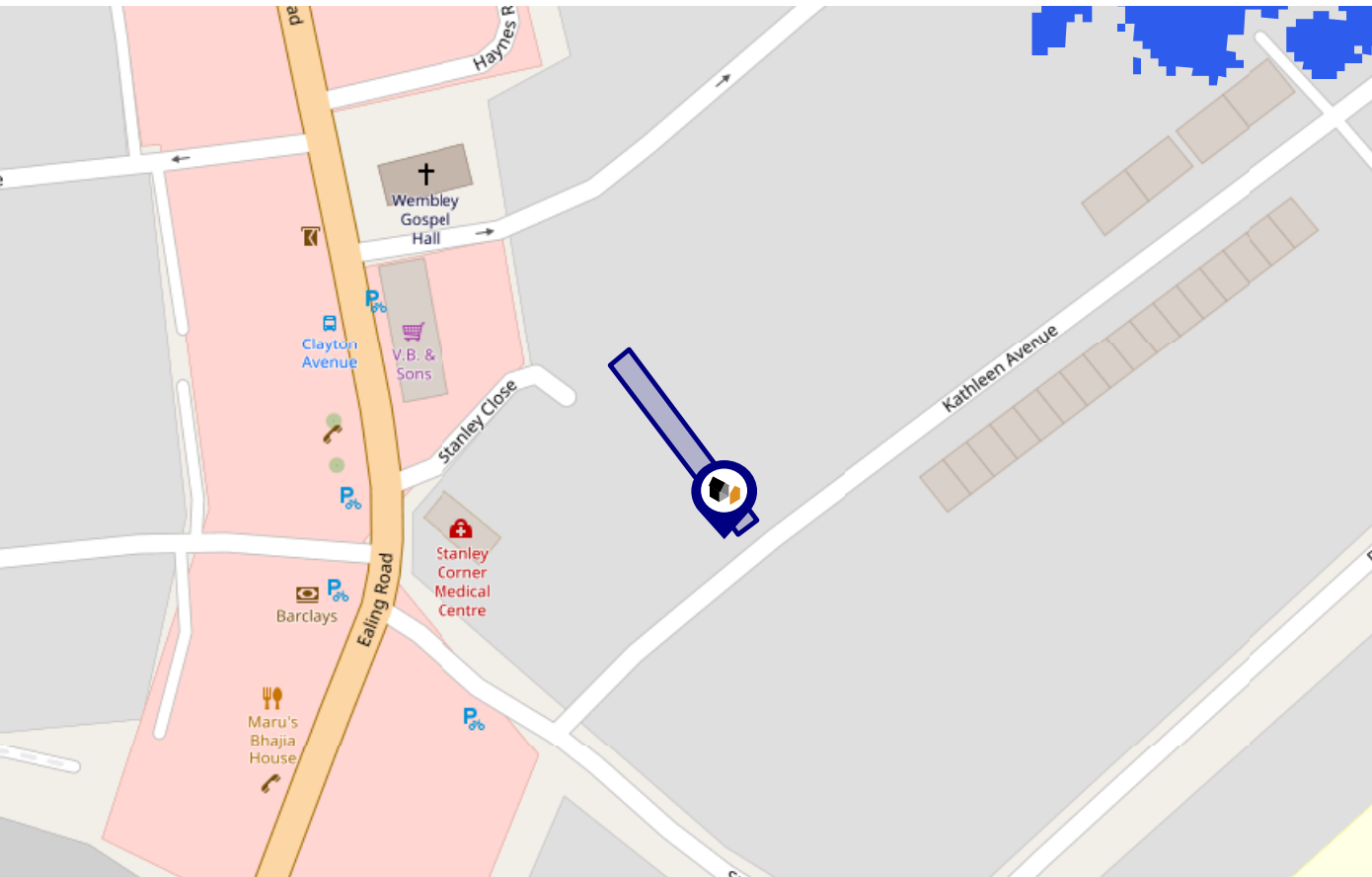
Chance of flooding to the following depths at this property:



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.

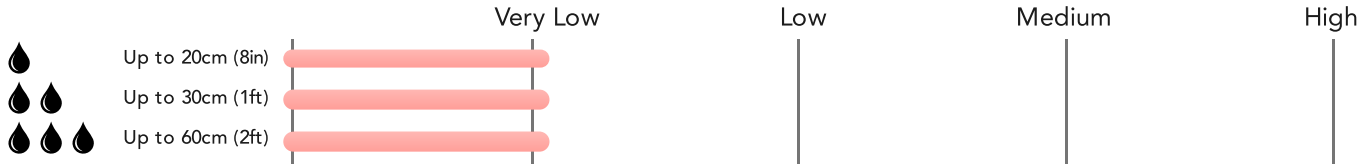


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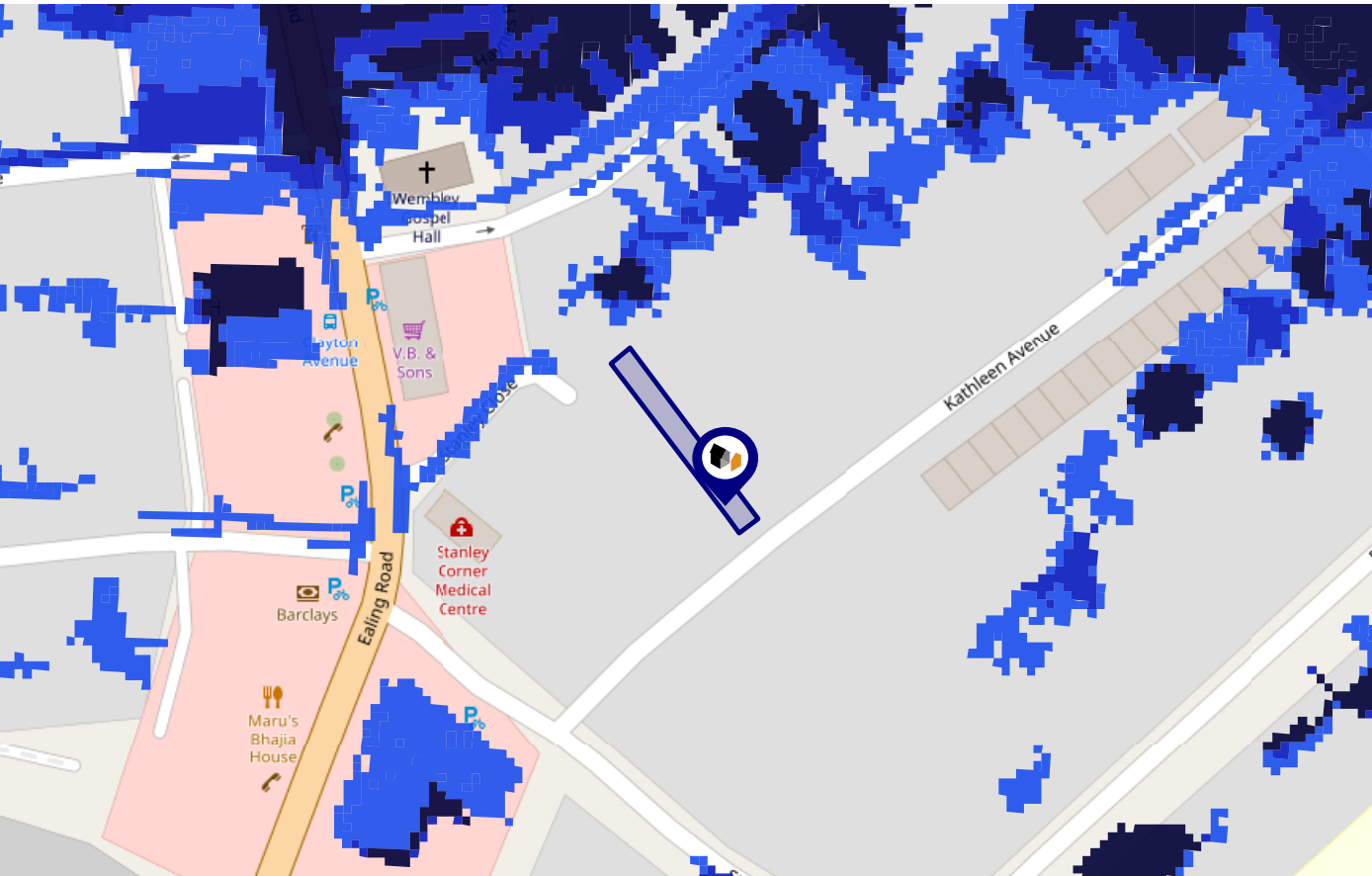
Chance of flooding to the following depths at this property:



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.

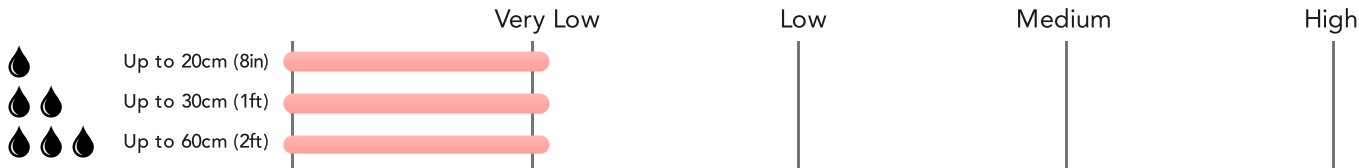


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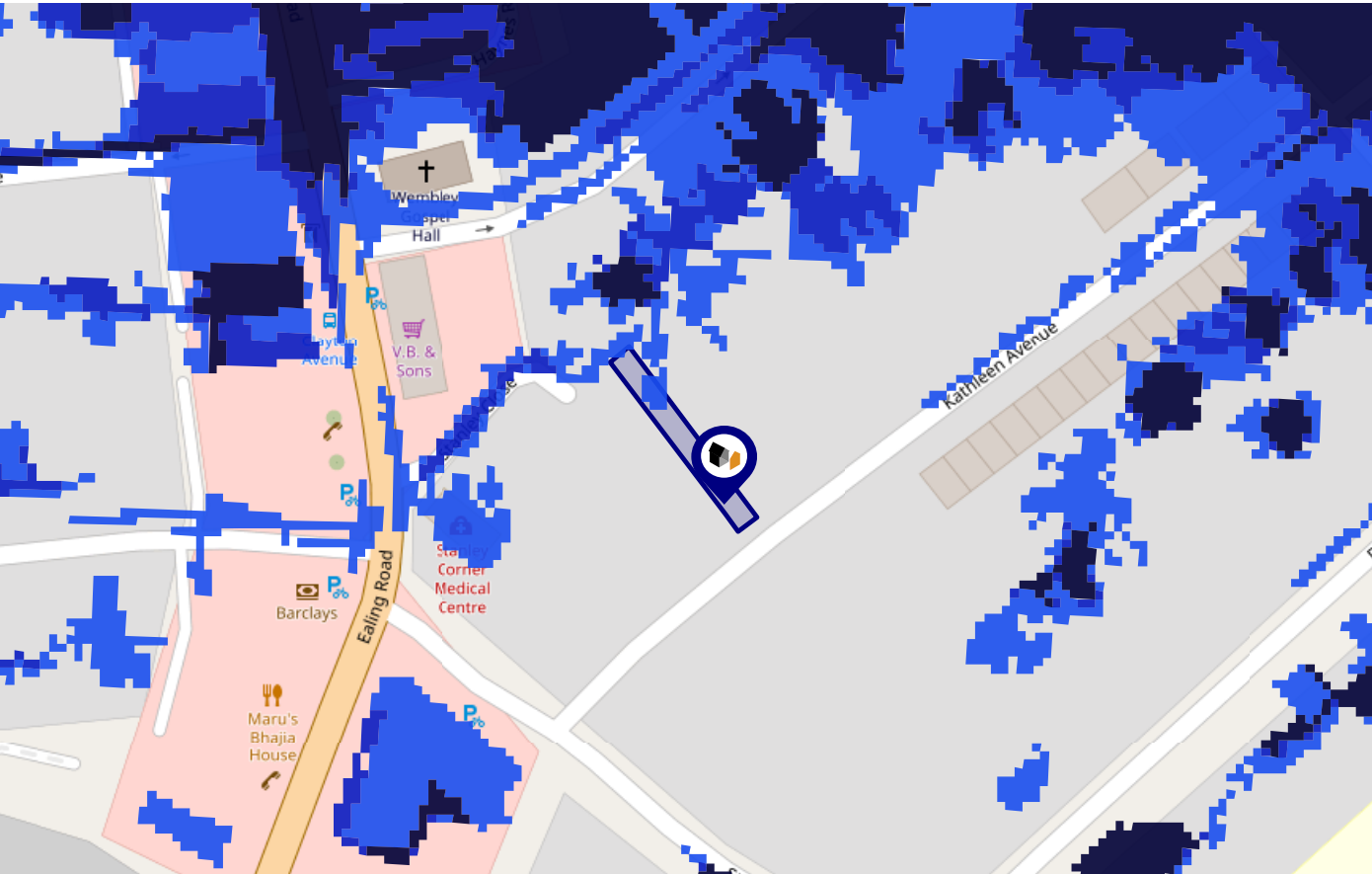
Chance of flooding to the following depths at this property:



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.

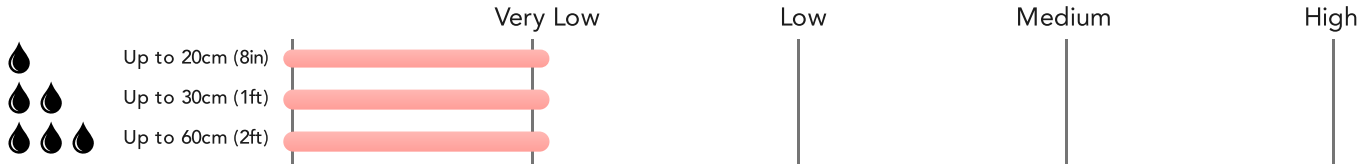


Risk Rating: Very low

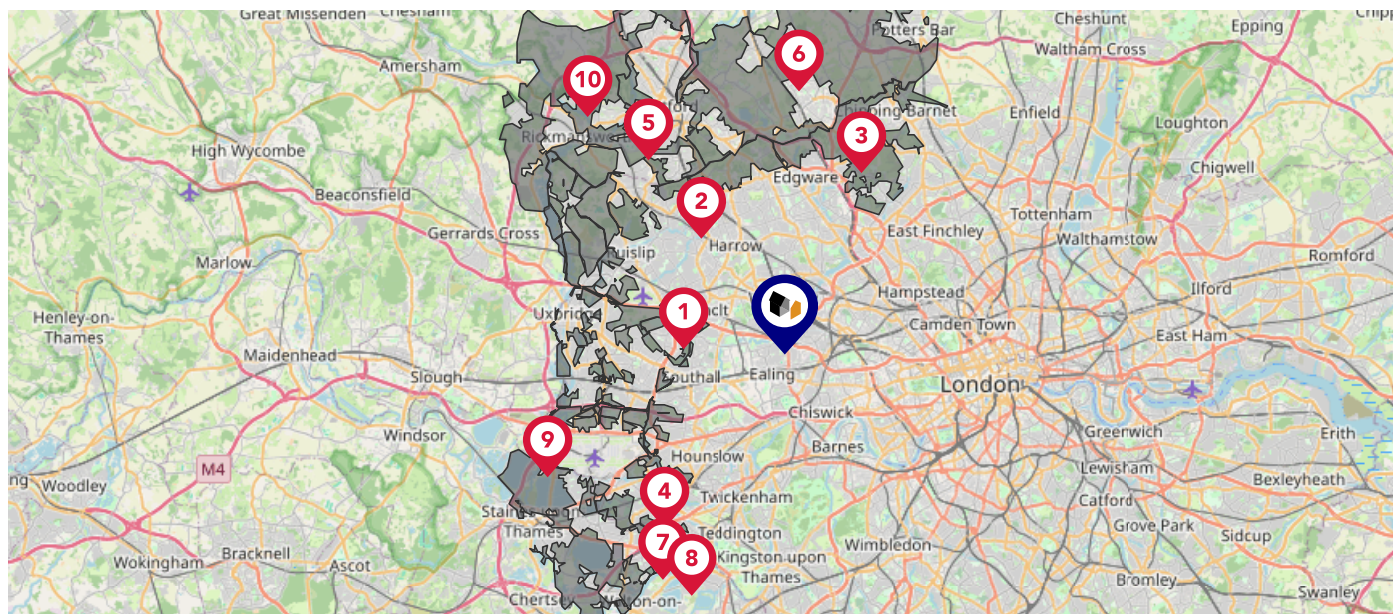
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Chance of flooding to the following depths at this property:



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



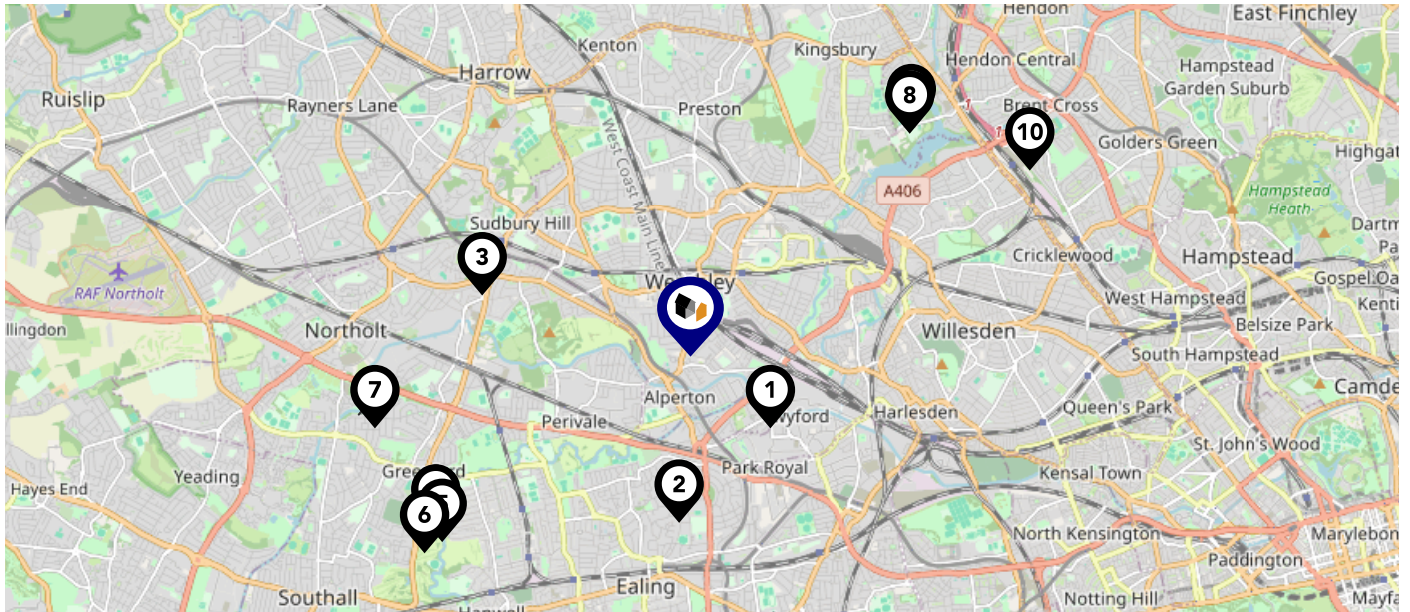
Nearby Green Belt Land

-  London Green Belt - Ealing
-  London Green Belt - Harrow
-  London Green Belt - Barnet
-  London Green Belt - Hounslow
-  London Green Belt - Watford
-  London Green Belt - Hertsmere
-  London Green Belt - Spelthorne
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Hillingdon
-  London Green Belt - Three Rivers

Maps

Landfill Sites

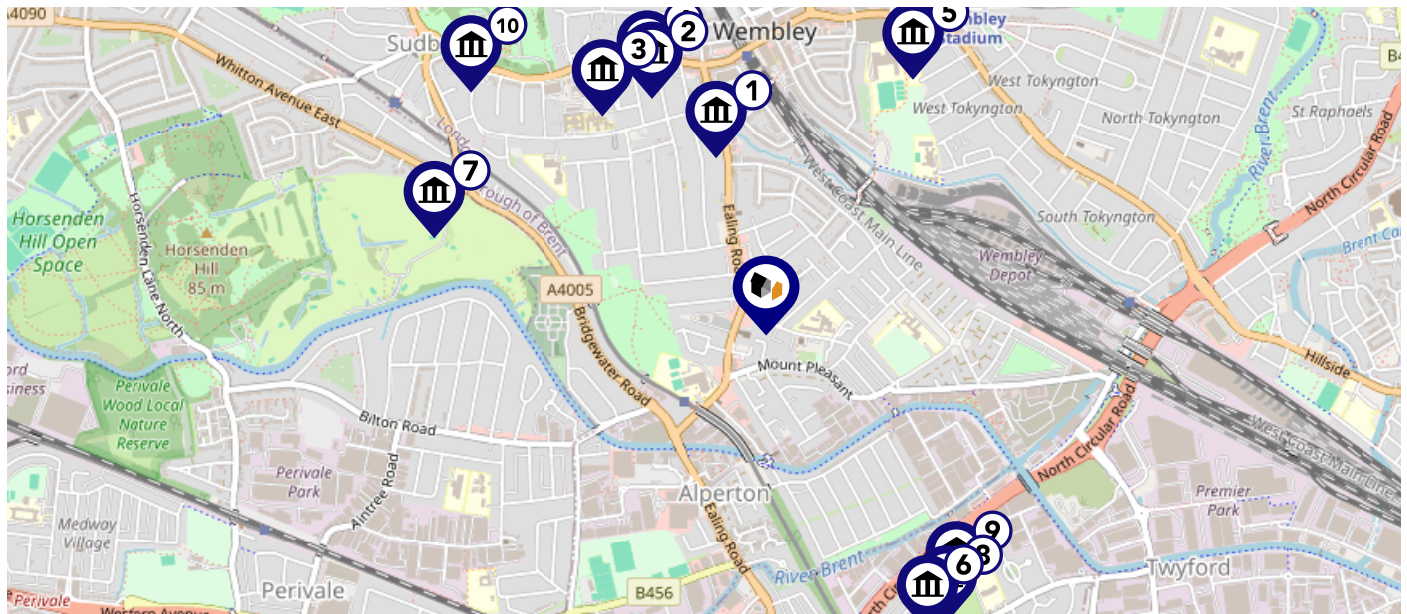
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



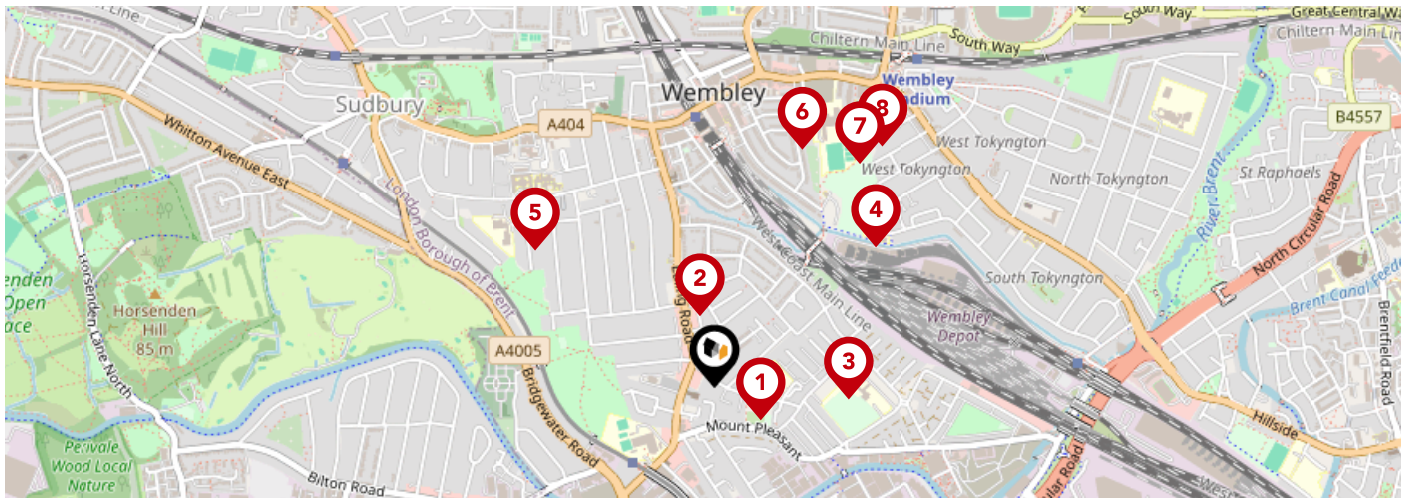
Nearby Landfill Sites

	Twyford Service Station-Abbey Road, London NW10	Historic Landfill	
	Former Fox's Reservoir-Hillcrest Road	Historic Landfill	
	Ealing North Sports Centre-Sudbury Hill, Greenford	Historic Landfill	
	South of Greenford Depot-Greenford, Ealing, London	Historic Landfill	
	Rear of Bridge Avenue-Greenford, Ealing, London	Historic Landfill	
	South of Greenford Depot-Greenford Road, Greenford	Historic Landfill	
	Marnham Crescent-Greenford	Historic Landfill	
	West Hendon Playing Fields-Cool Oak Lane, The Hyde, West Hendon NW9	Historic Landfill	
	Land Cool Oak Lane-London	Historic Landfill	
	Claremont Way-Templehof Avenue, Brent Cross, Barnet	Historic Landfill	

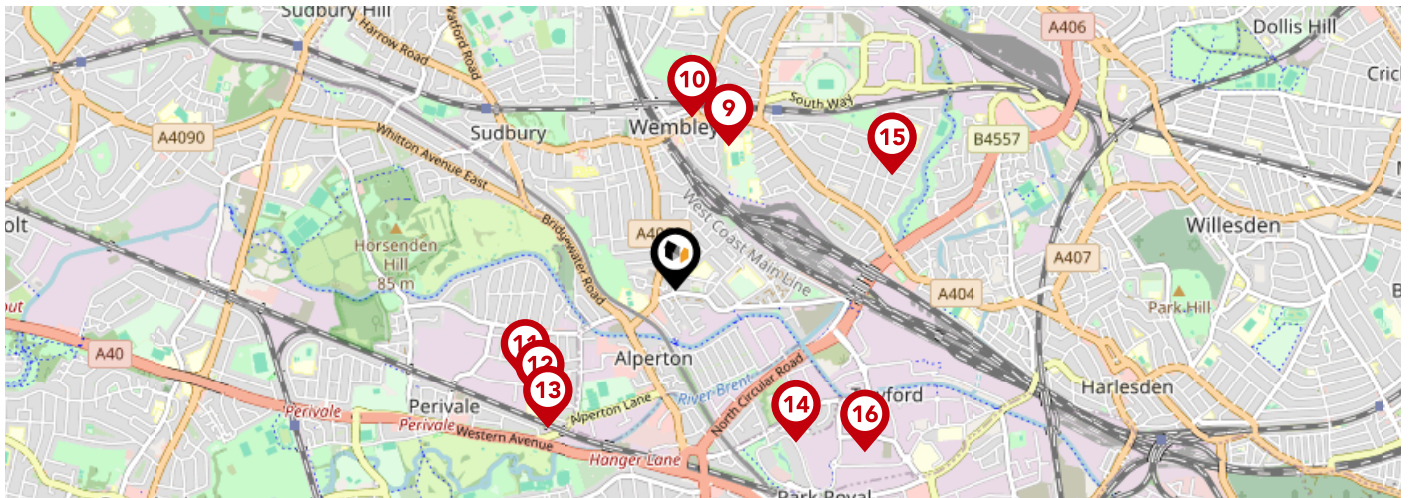
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1335084 - St Andrew's Presbyterian Church	Grade II	0.4 miles
 1294708 - Front Boundary Wall And Lych Gate Of St John's Church	Grade II	0.6 miles
 1247236 - Wembley Fire Station	Grade II	0.6 miles
 1359034 - Church Of St John	Grade II	0.6 miles
 1431030 - Roman Catholic Church Of St Joseph	Grade II	0.7 miles
 1079450 - Church Of St Mary	Grade II	0.8 miles
 1189574 - The Sudbury Stone (in The Grounds Of Sudbury Golf Club Behind The Club House)	Grade II	0.8 miles
 1079383 - Twyford Abbey	Grade II	0.8 miles
 1189519 - Garden Wall To North Of Twyford Abbey	Grade II	0.8 miles
 1294729 - Garden Walls, Gates, Pergola Of 2 Portland Stone Ionic Columns. Sundial On Portland Stone Ionic Columns At Barham Old Court	Grade II	0.9 miles



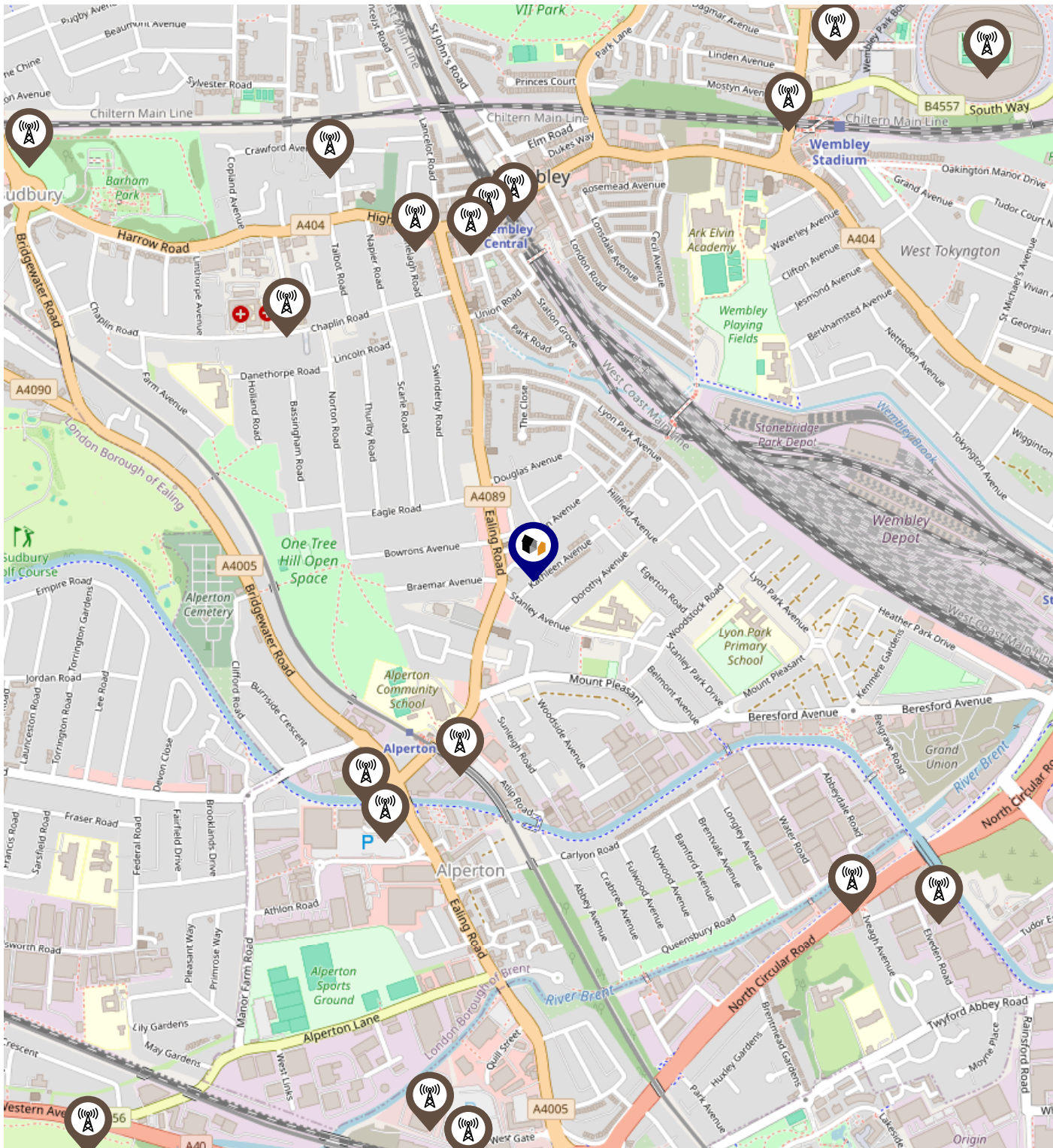
		Nursery	Primary	Secondary	College	Private
	Alperton Community School Ofsted Rating: Good Pupils: 1948 Distance:0.13	☐	☐	☒	☐	☐
	The Corner School Ofsted Rating: Good Pupils: 11 Distance:0.17	☐	☒	☐	☐	☐
	Lyon Park Primary School Ofsted Rating: Good Pupils: 907 Distance:0.31	☐	☒	☐	☐	☐
	Elsley Primary School Ofsted Rating: Good Pupils: 814 Distance:0.49	☐	☒	☐	☐	☐
	Barham Primary School Ofsted Rating: Good Pupils: 933 Distance:0.52	☐	☒	☐	☐	☐
	Ark Elvin Academy Ofsted Rating: Outstanding Pupils: 1312 Distance:0.59	☐	☐	☒	☐	☐
	St Joseph's Catholic Infant School Ofsted Rating: Good Pupils: 266 Distance:0.62	☐	☒	☐	☐	☐
	St Joseph's Catholic Junior School Ofsted Rating: Good Pupils: 275 Distance:0.68	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	New Level Academy Ofsted Rating: Requires improvement Pupils: 4 Distance:0.71	☐	☐	☒	☐	☐
	Park Lane Primary School Ofsted Rating: Good Pupils: 470 Distance:0.81	☐	☒	☐	☐	☐
	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 384 Distance:0.81	☐	☒	☐	☐	☐
	Perivale Primary School Ofsted Rating: Outstanding Pupils: 448 Distance:0.81	☐	☒	☐	☐	☐
	Vicar's Green Primary School Ofsted Rating: Outstanding Pupils: 454 Distance:0.87	☐	☒	☐	☐	☐
	West Twyford Primary School Ofsted Rating: Good Pupils: 449 Distance:0.9	☐	☒	☐	☐	☐
	Oakington Manor Primary School Ofsted Rating: Good Pupils: 678 Distance:1.13	☐	☒	☐	☐	☐
	Advance Education Ofsted Rating: Inadequate Pupils: 125 Distance:1.15	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

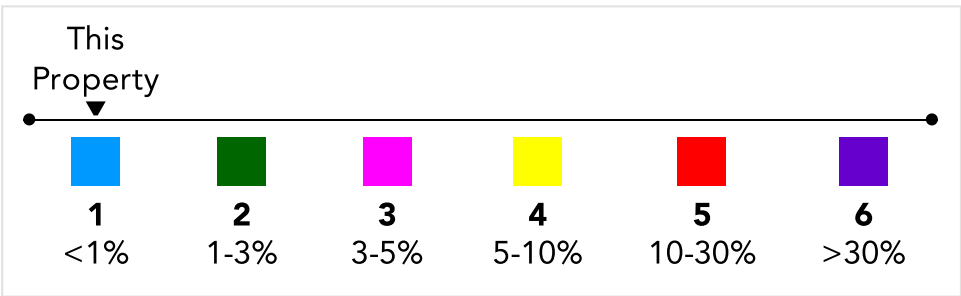
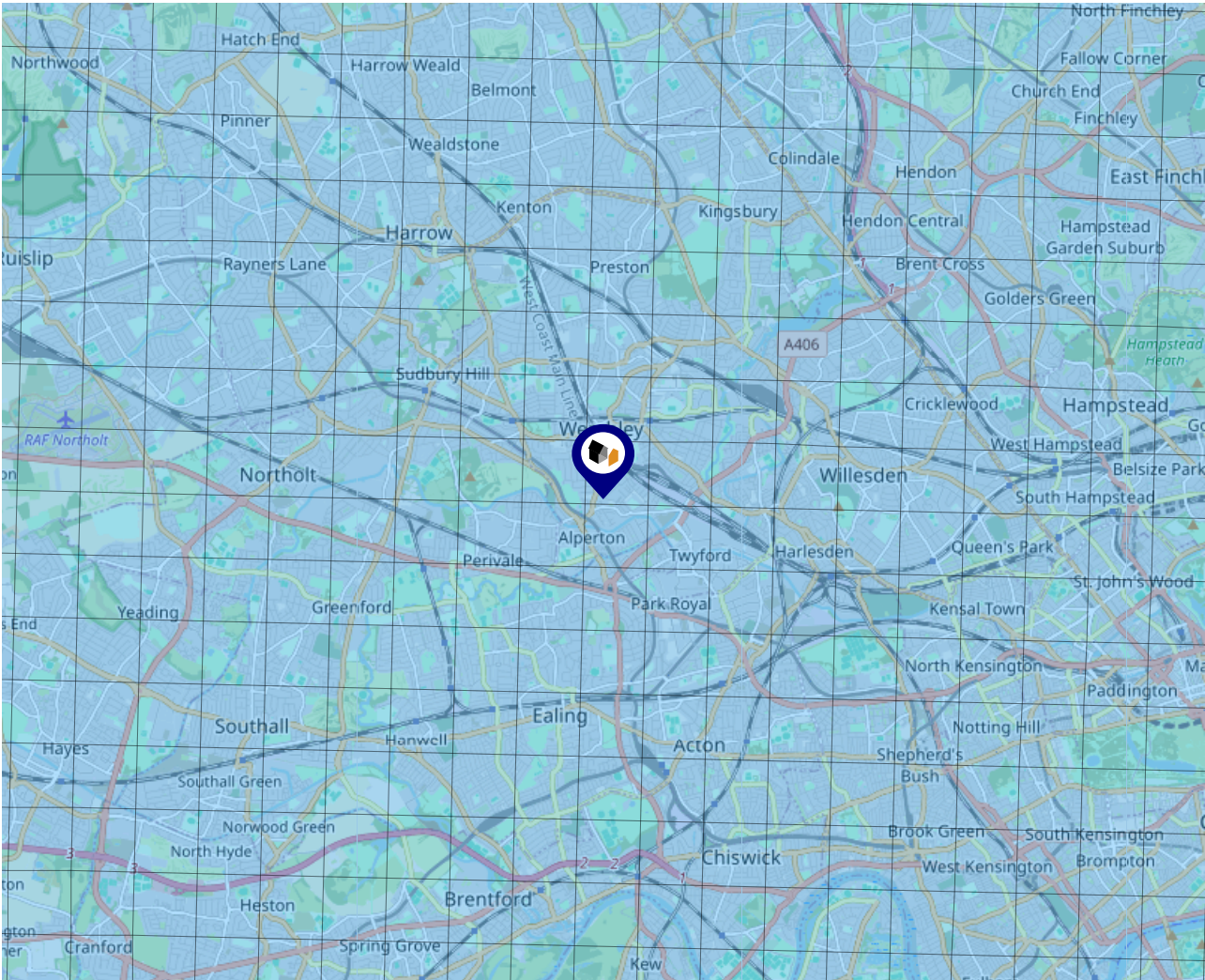


Key:

-  Power Pylons
-  Communication Masts

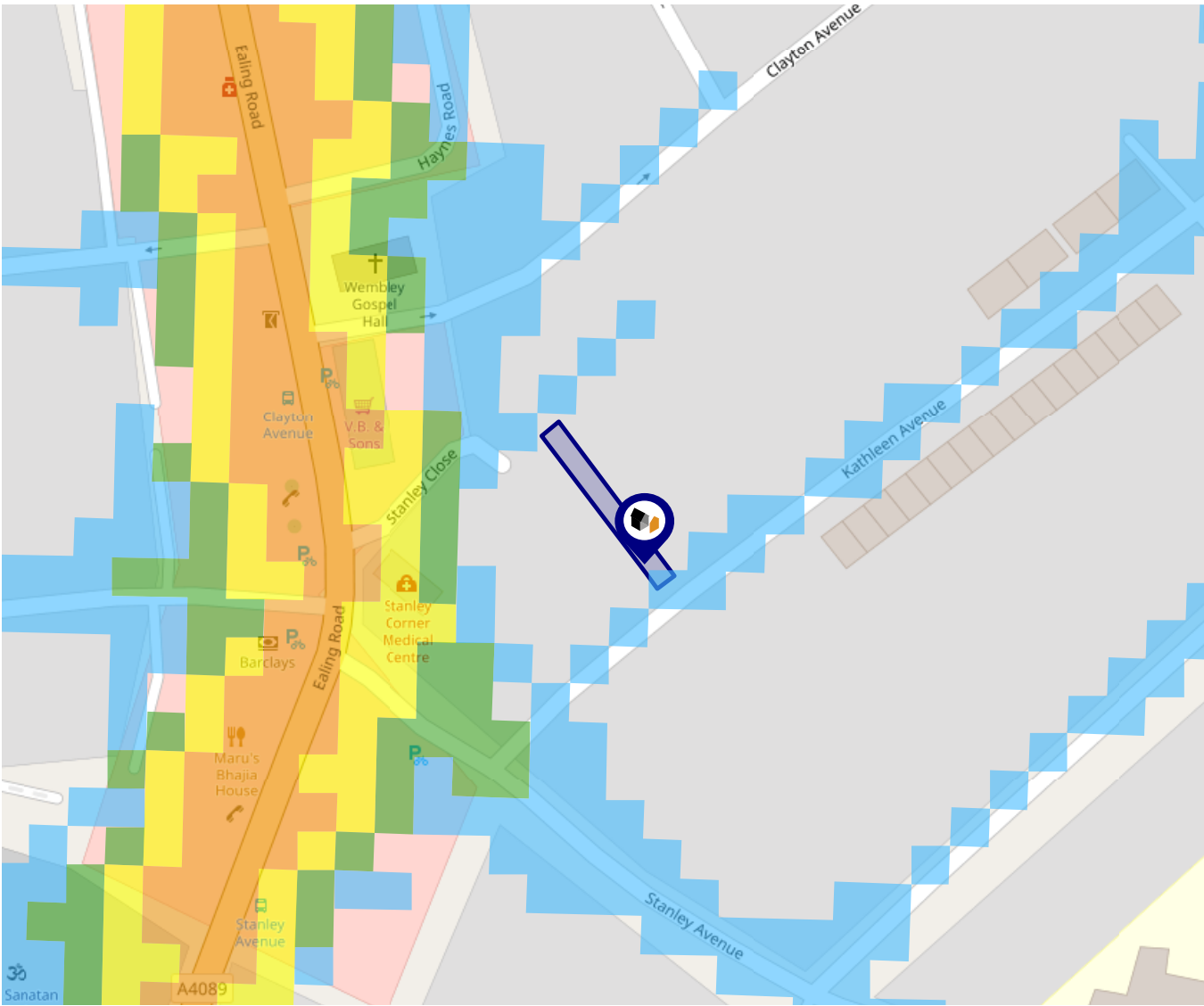
What is Radon?

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

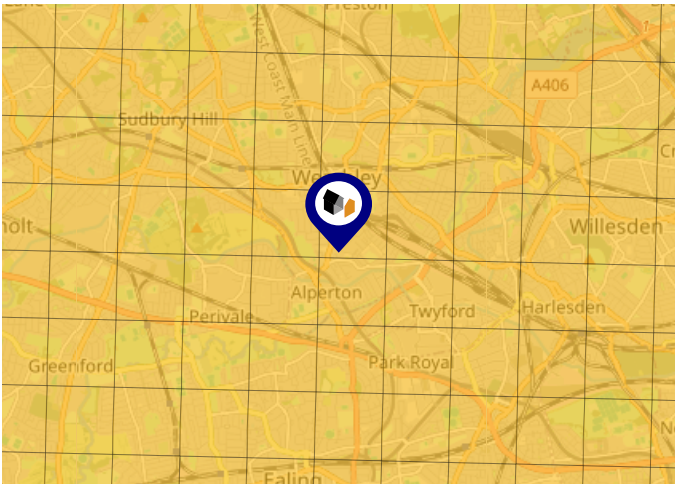


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

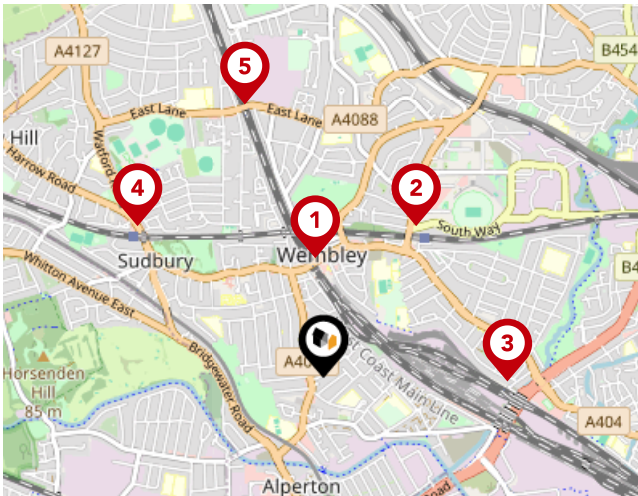


Primary Classifications (Most Common Clay Types)

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

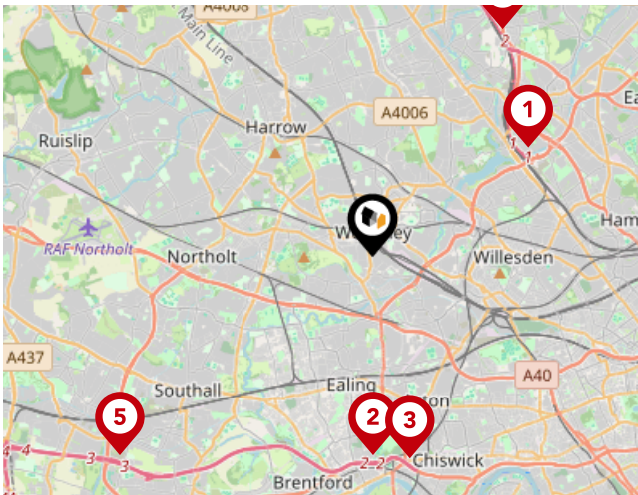
Area

Transport (National)



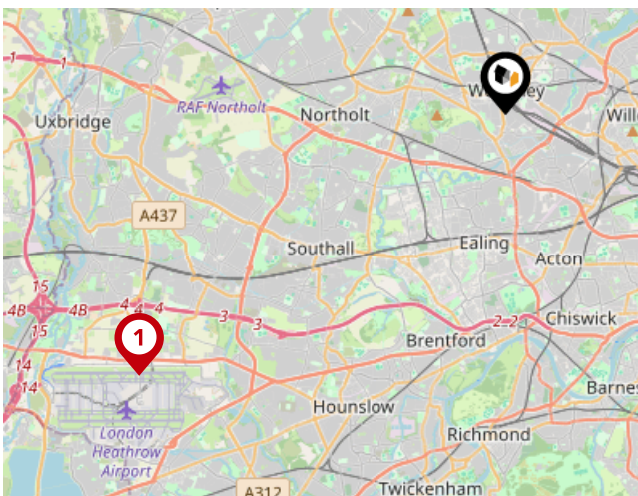
National Rail Stations

Pin	Name	Distance
1	Wembley Central Rail Station	0.55 miles
2	Wembley Stadium Rail Station	0.82 miles
3	Stonebridge Park Rail Station	0.85 miles
4	Sudbury & Harrow Road Rail Station	1.1 miles
5	North Wembley Rail Station	1.31 miles



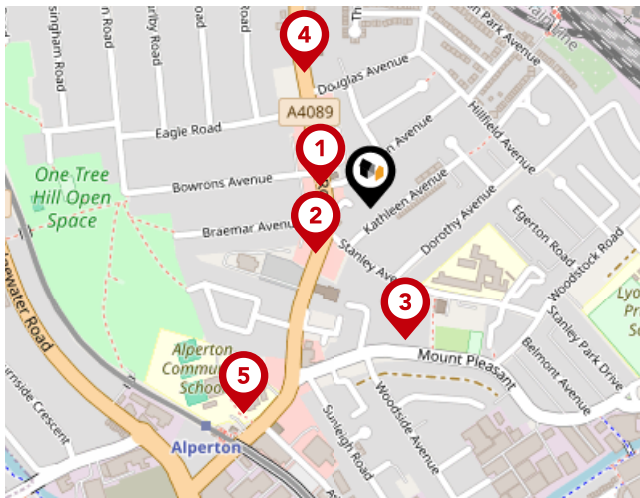
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	3.46 miles
2	M4 J2	3.65 miles
3	M4 J1	3.77 miles
4	M1 J2	4.79 miles
5	M4 J3	5.93 miles



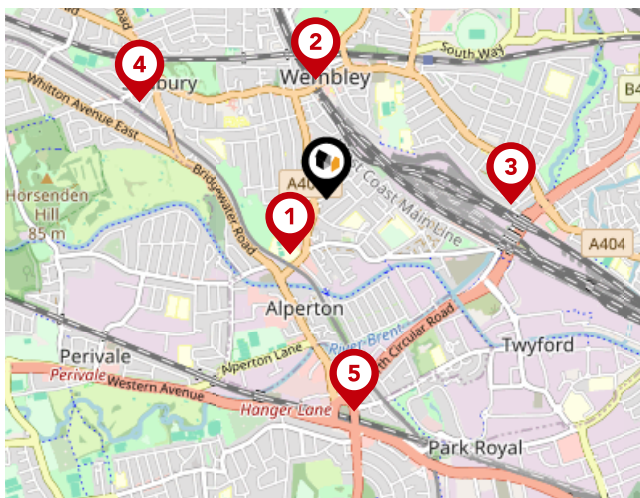
Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	8.3 miles



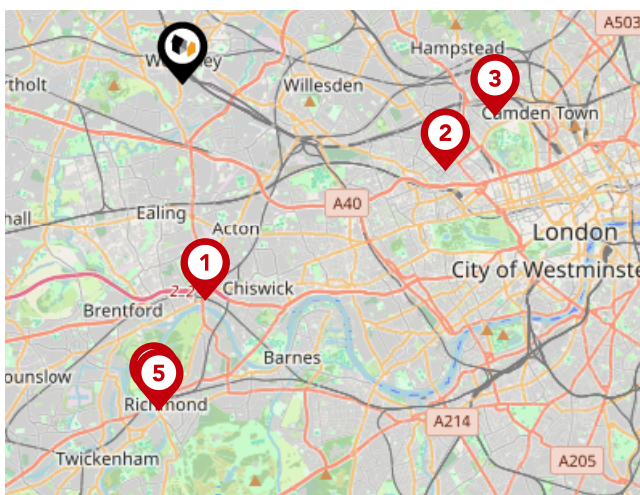
Bus Stops/Stations

Pin	Name	Distance
1	Clayton Avenue	0.06 miles
2	Stanley Avenue Ealing Road	0.08 miles
3	Mount Pleasant	0.15 miles
4	Eagle Road	0.17 miles
5	Alperton	0.27 miles



Local Connections

Pin	Name	Distance
1	Alperton Underground Station	0.3 miles
2	Wembley Central Underground Station	0.55 miles
3	Stonebridge Park Underground Station	0.85 miles
4	Sudbury Town Underground Station	0.97 miles
5	Hanger Lane Underground Station	0.98 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	4.01 miles
2	Little Venice Waterbus Stop	5.07 miles
3	London Zoo Waterbus Stop	5.78 miles
4	Richmond St. Helena Pier	5.94 miles
5	Richmond Landing Stage	6.03 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.



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Phillip Arnold Auctions

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