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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03rd September 2026



FLAT 7, 53, LONG DRIVE, RUISLIP, HA4 0HN

Phillip Arnold Auctions

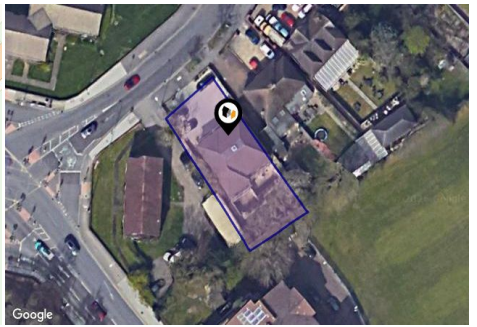
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

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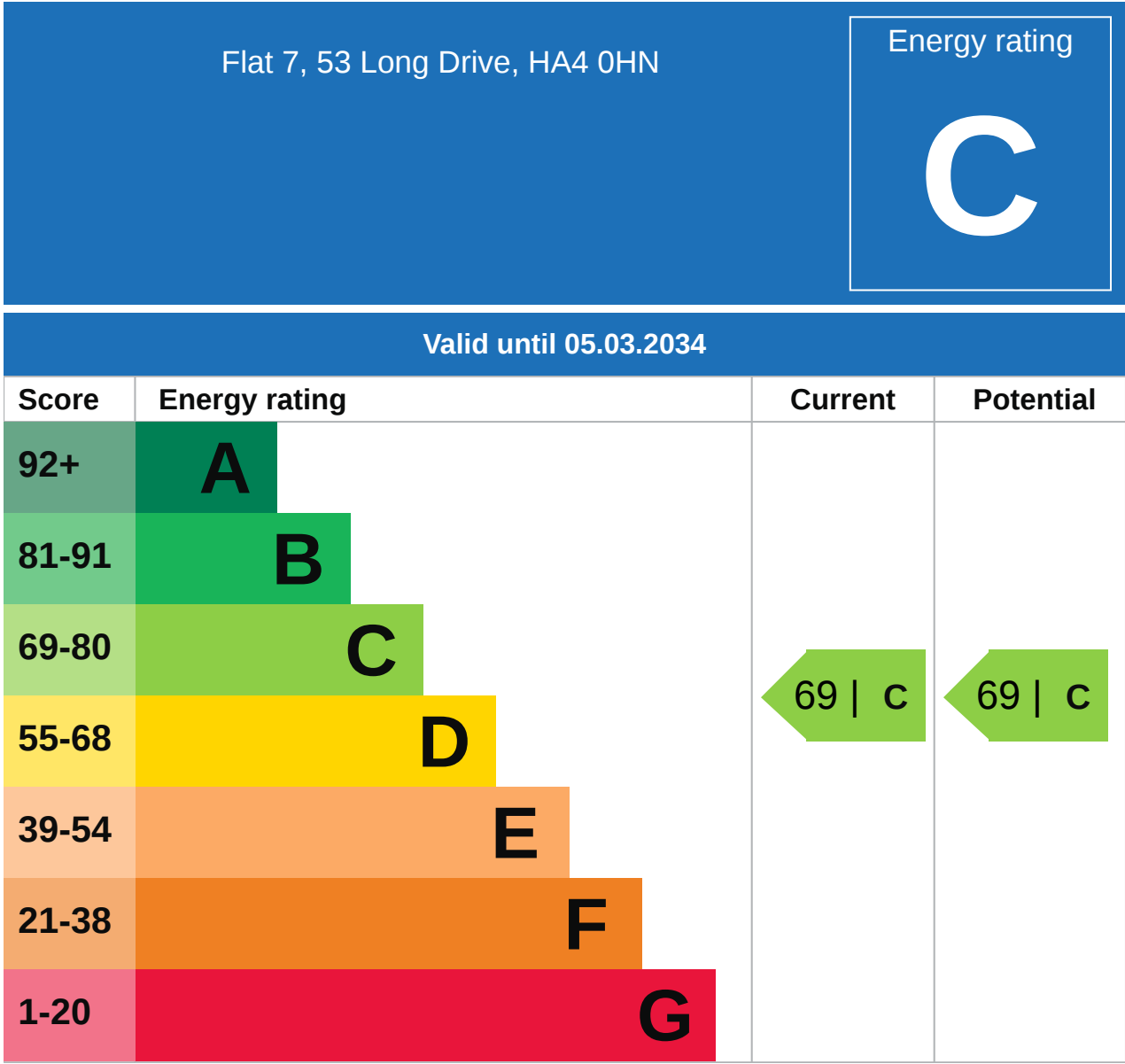
Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.16 acres		
Title Number:	MX333008		
UPRN:	10096323608		
Restrictive Covenants:	No		

Local Area

Local Authority:	Hillingdon	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	5	80	-
• Surface Water	High	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			



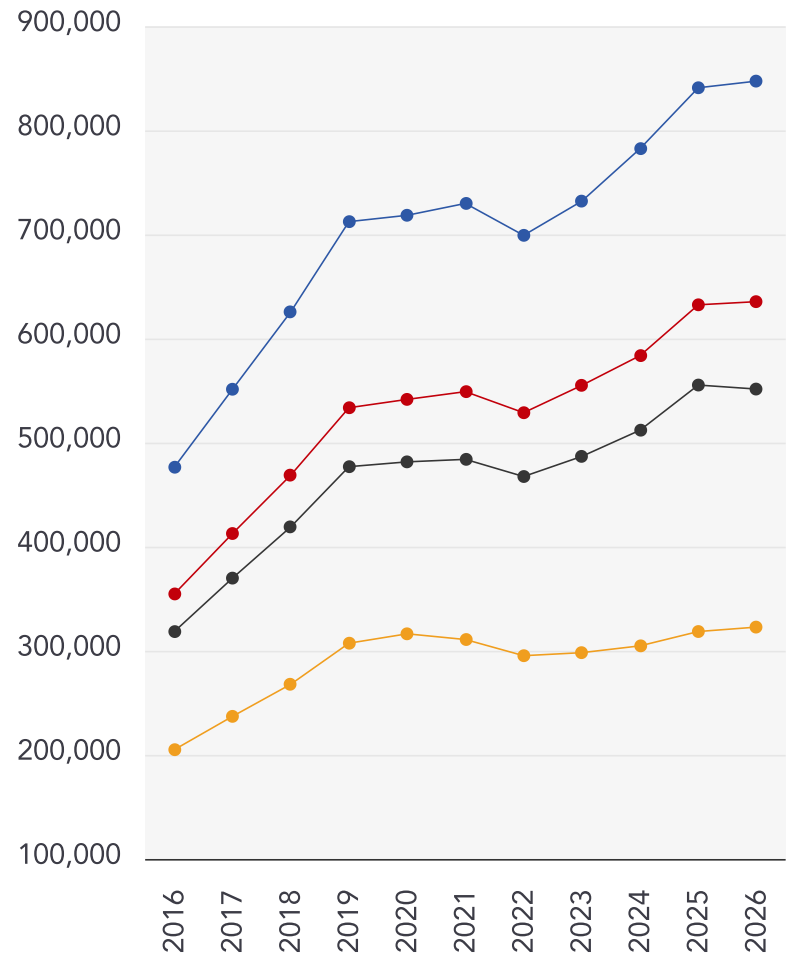
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	3
Flat Top Storey:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.15 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-Â°K
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	56 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in HA4



Detached

+77.87%

Semi-Detached

+79.18%

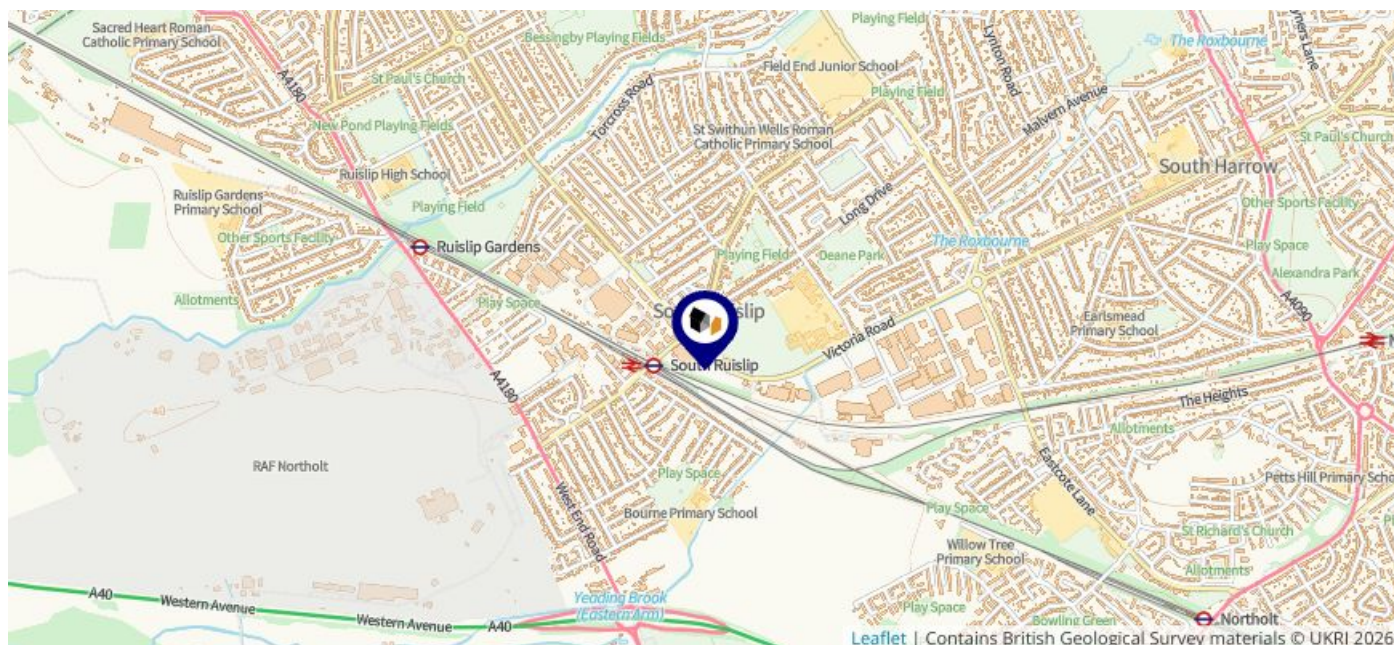
Terraced

+73.17%

Flat

+57.45%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

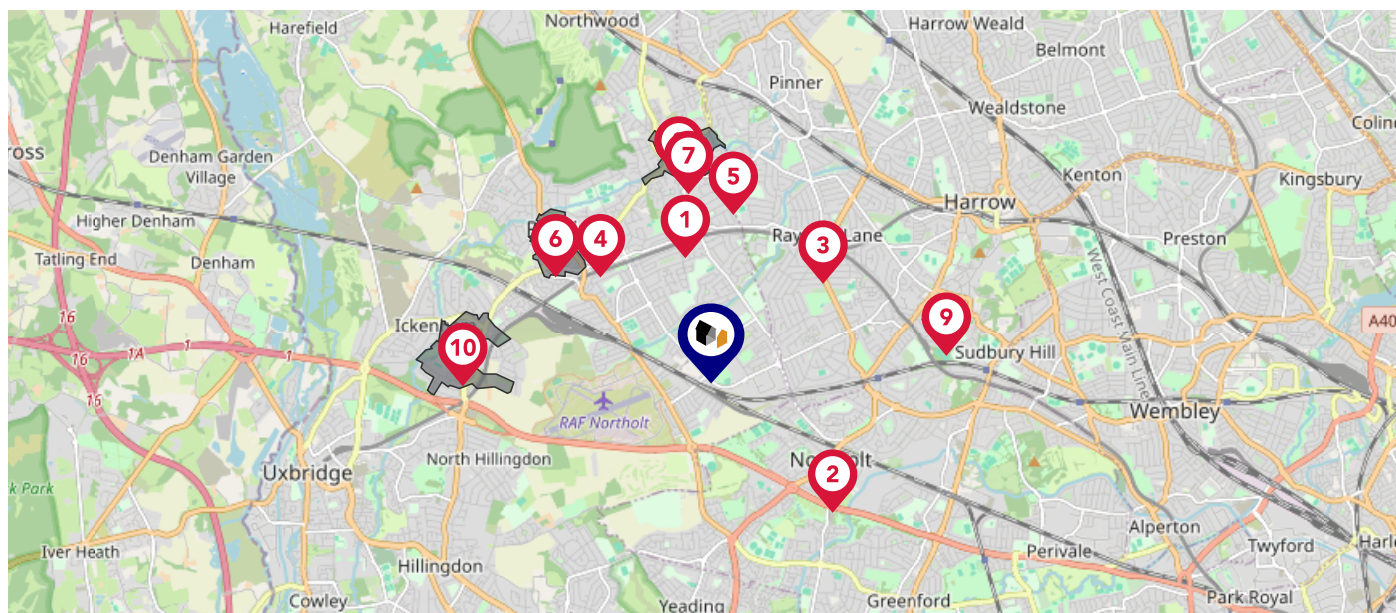
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



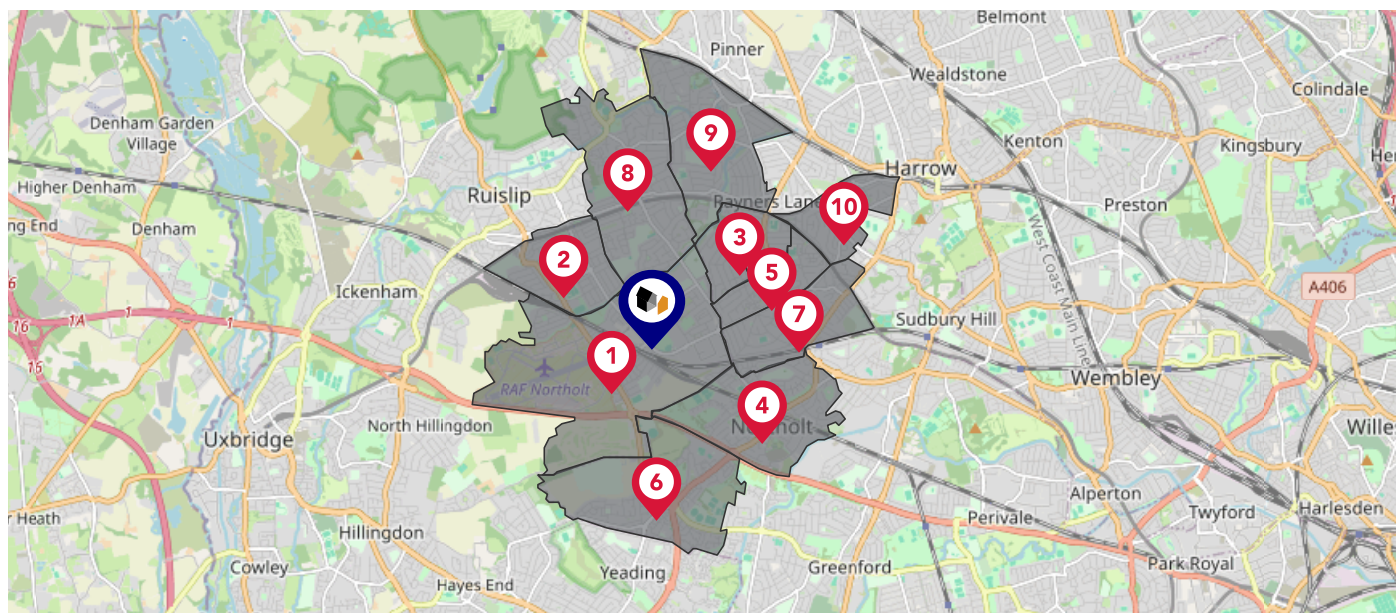
Nearby Conservation Areas

-  Eastcote, Morford Way
-  Northolt Village Green
-  RAYNERS LANE
-  Ruislip, Manor Way
-  West Towers Conservation Area Pinner
-  Ruislip Village
-  Eastcote Park Estate
-  Eastcote Village
-  Mount Park Estate Conservation Area Harrow on the
-  Ickenham Village

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 Ruislip Ward



Ruislip Manor Ward



Rayners Lane Ward



Northolt Mandeville Ward



Roxbourne Ward



Northolt West End Ward



Roxeth Ward



Eastcote Ward

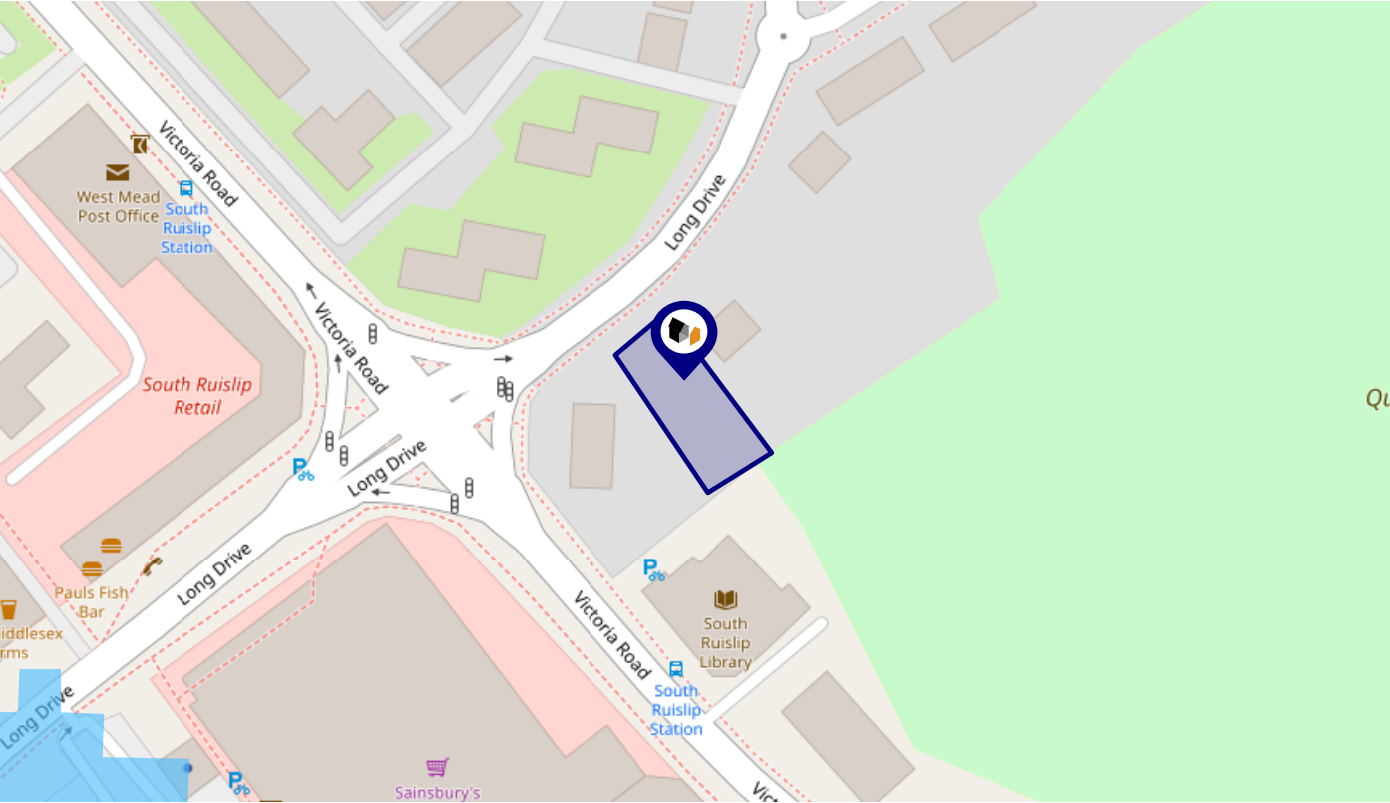


Pinner South Ward



West Harrow 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.

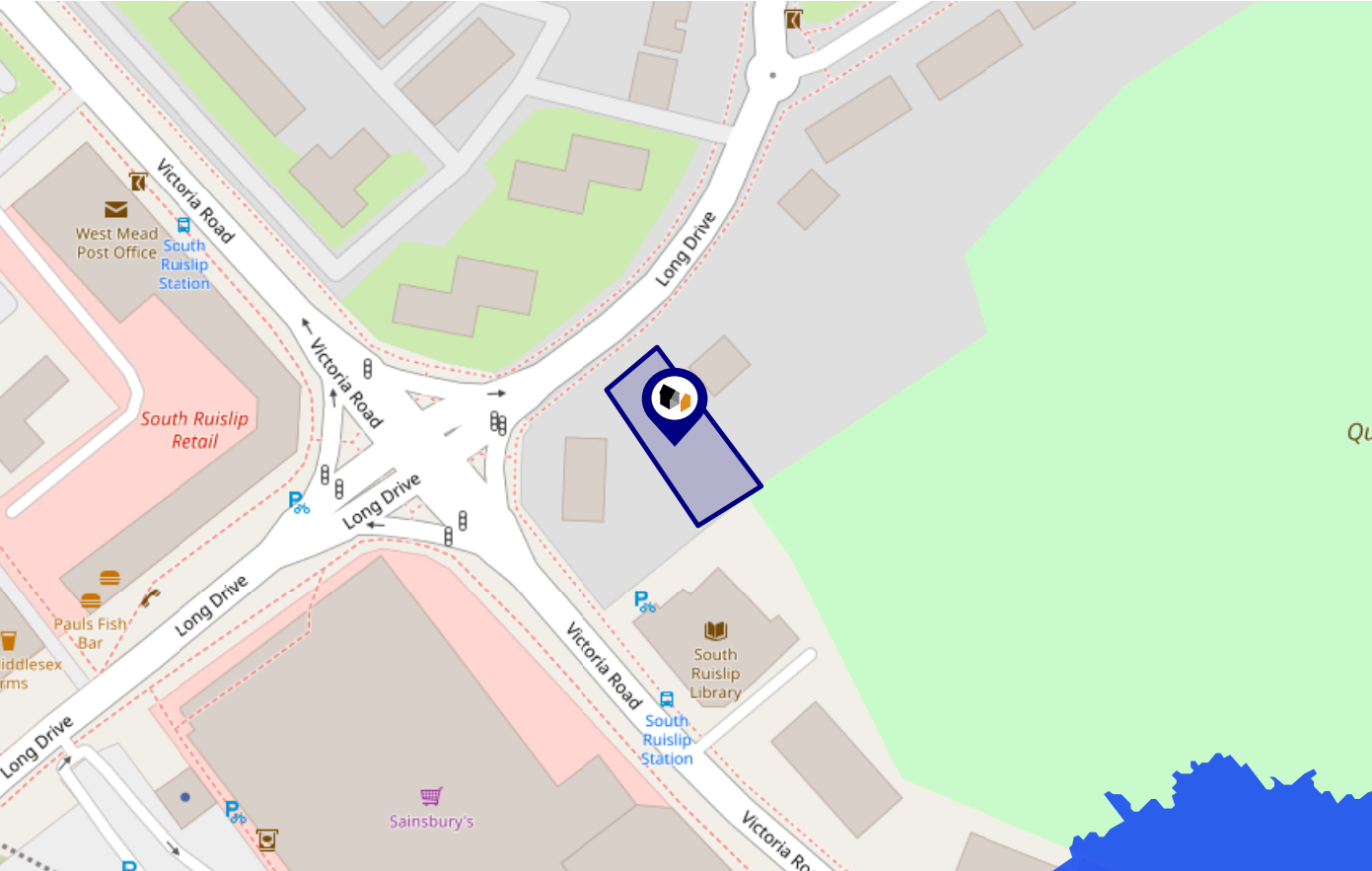
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

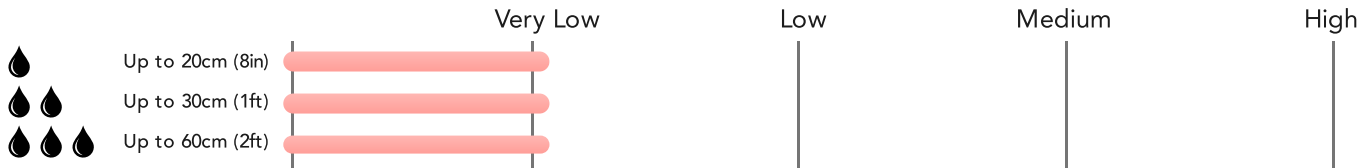


Risk Rating: Very low

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.

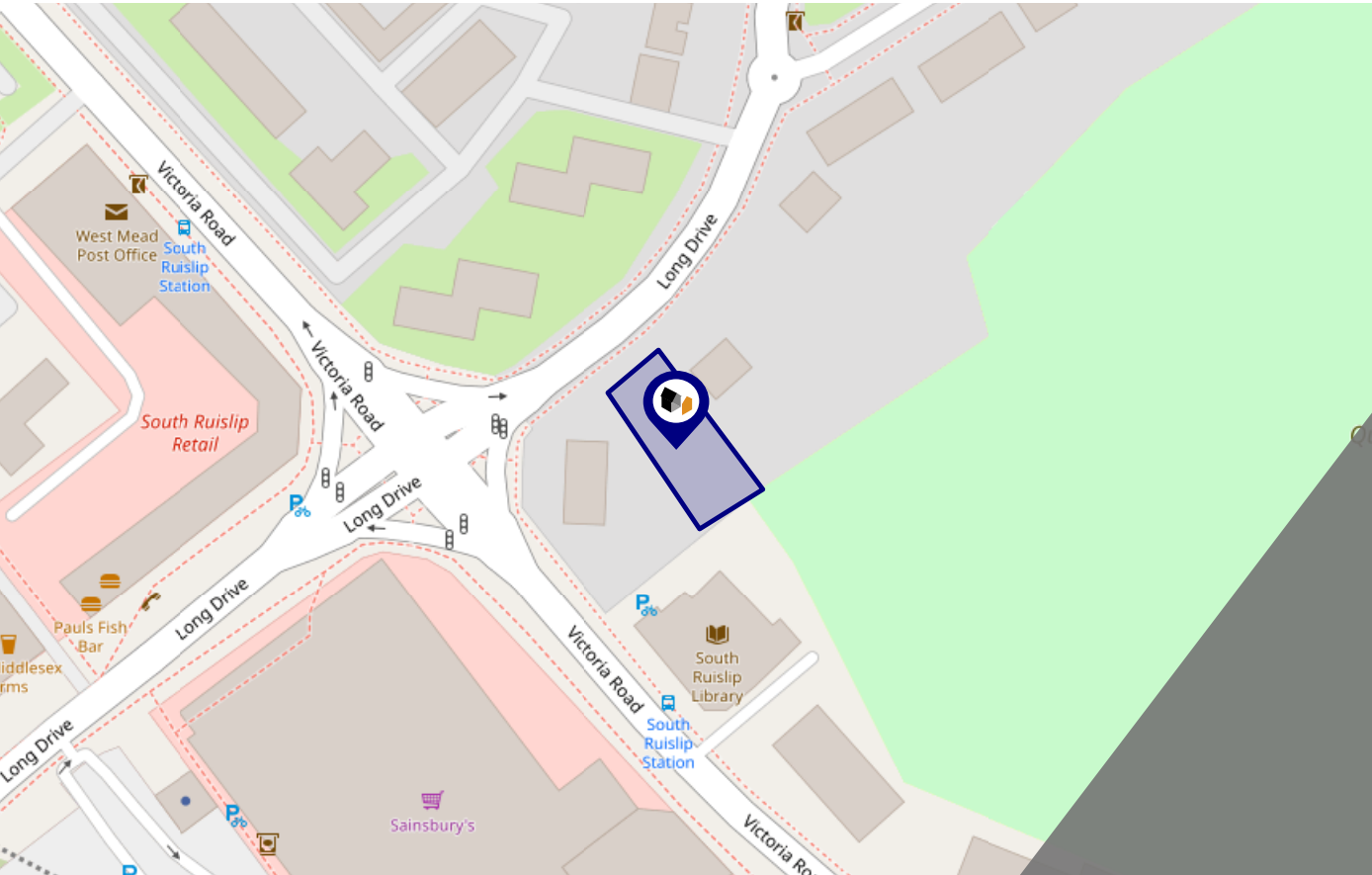
Chance of flooding to the following depths at this property:



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.

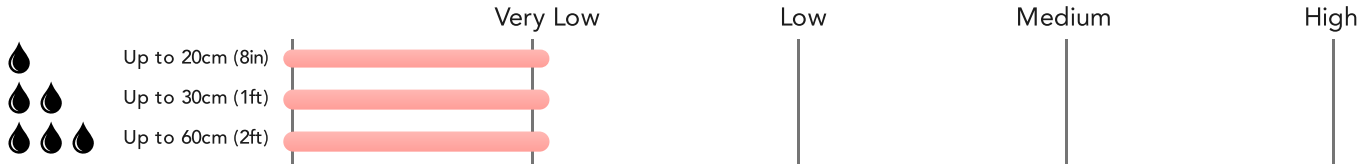


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-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

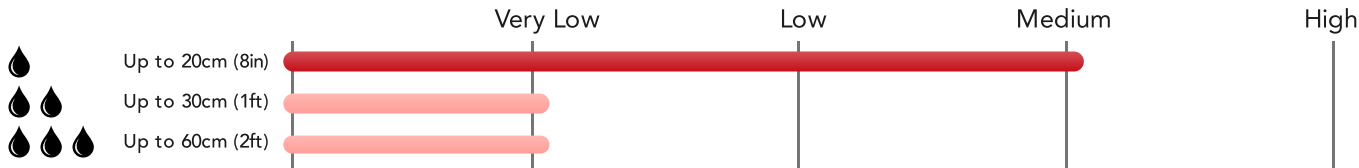


Risk Rating: High

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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-  **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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-  **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 - 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.

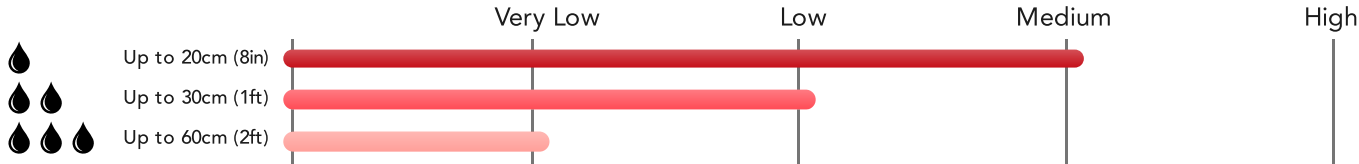


Risk Rating: High

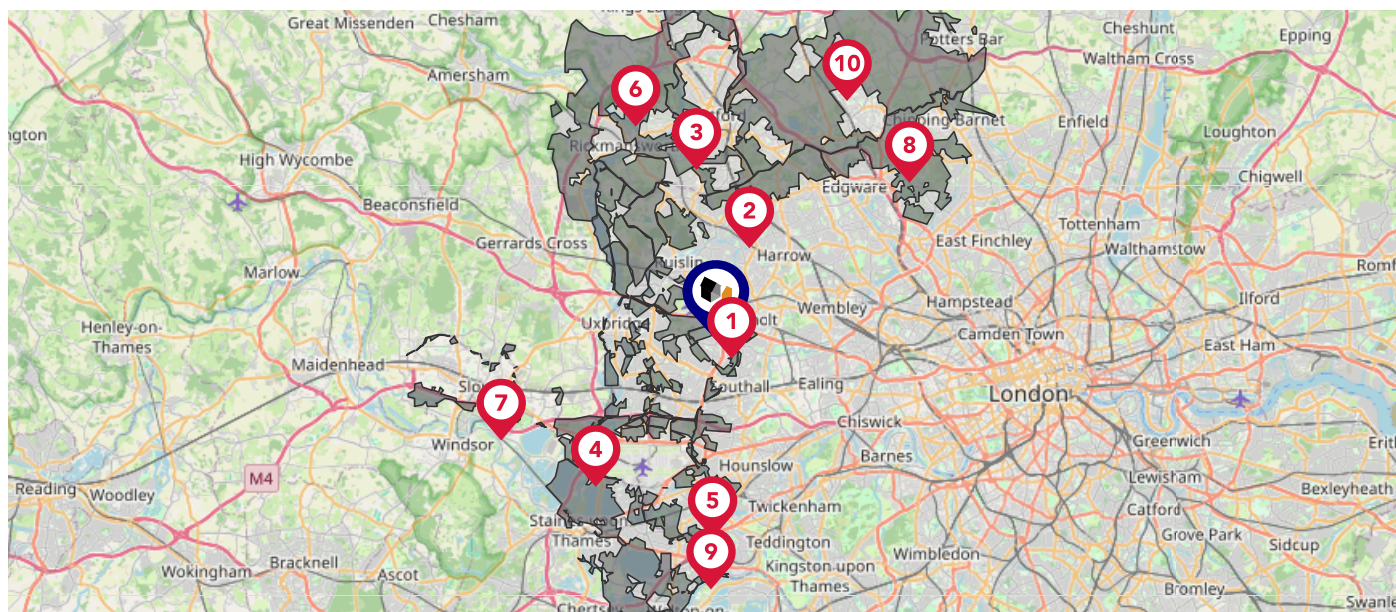
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Chance of flooding to the following depths at this property:



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 - Watford



London Green Belt - Hillingdon



London Green Belt - Hounslow



London Green Belt - Three Rivers



London Green Belt - Slough



London Green Belt - Barnet



London Green Belt - Spelthorne

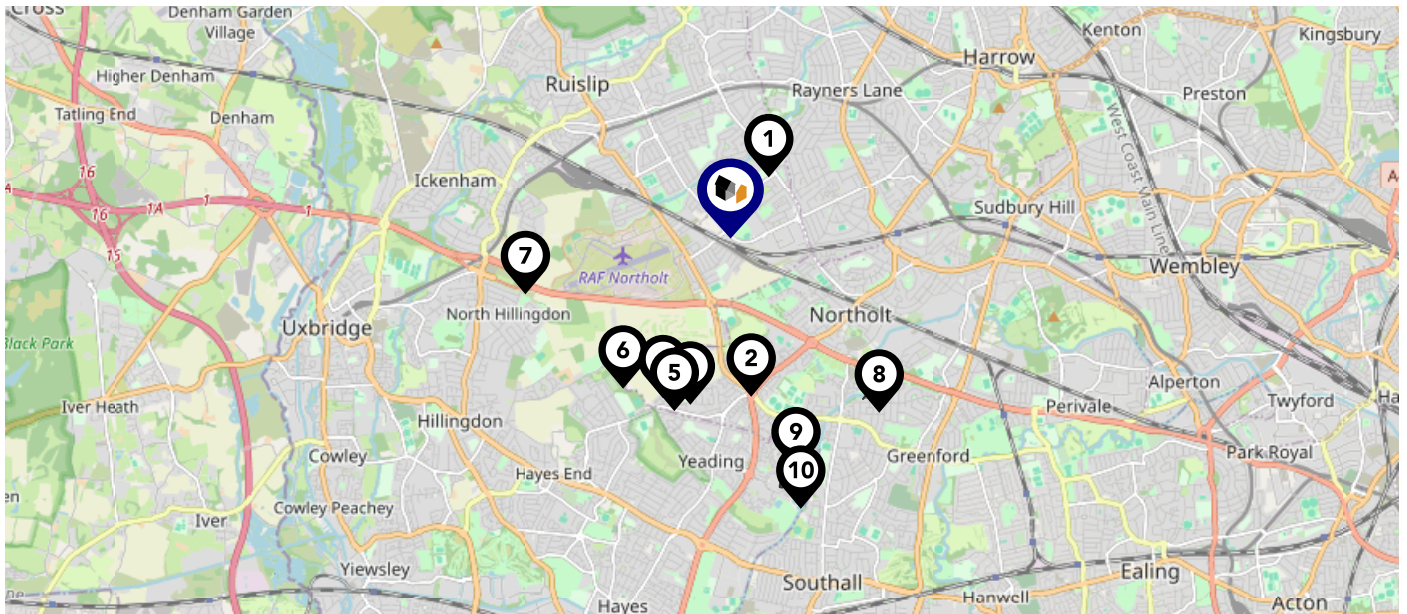


London Green Belt - Hertsmere

Maps

Landfill Sites

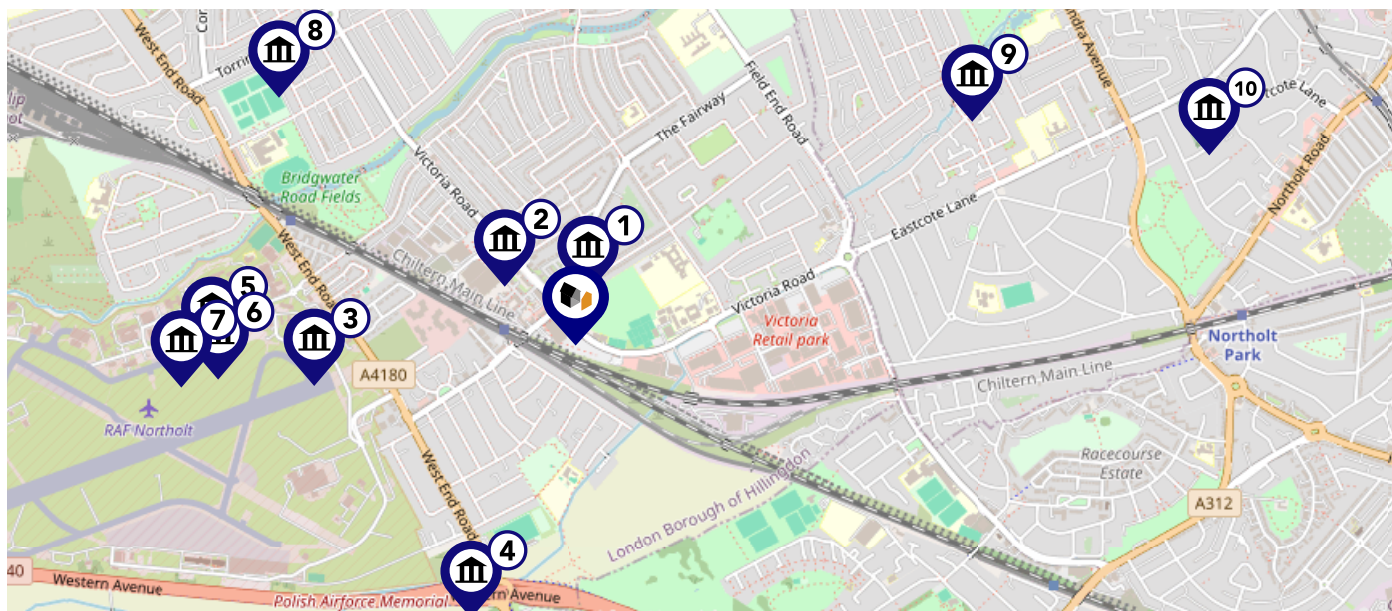
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



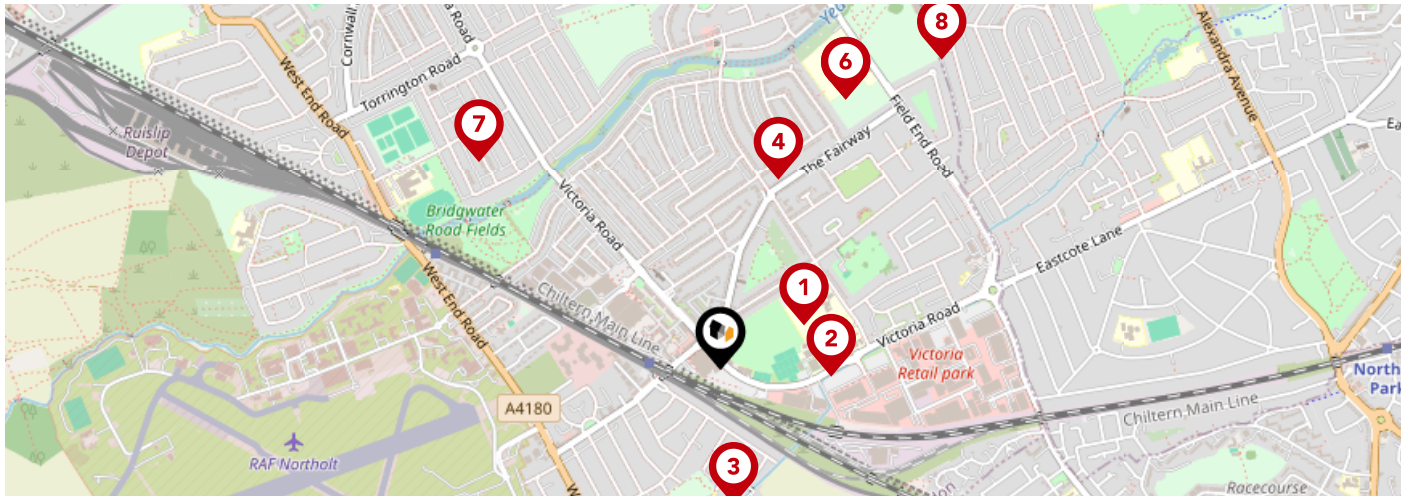
Nearby Landfill Sites

	Field End Road-Ruislip	Historic Landfill	
	Lime Trees Park Golf Course-Northolt	Historic Landfill	
	Down Barnes Estate-Down Barnes Estate, West End Road, Northolt, Middlesex	Historic Landfill	
	West London Shooting Ground-Yeading, Ealing, London	Historic Landfill	
	West London Shooting Ground-Yeading, Ealing, London	Historic Landfill	
	Charvil Lane-Hillingdon, London	Historic Landfill	
	Lay-by Western Avenue Long Lane Farm-Hillingdon	Historic Landfill	
	Marnham Crescent-Greenford	Historic Landfill	
	Willow Tree Lane-Yeading, Ealing, London	Historic Landfill	
	Willow Tree Lane-Yeading, Ealing, London	Historic Landfill	

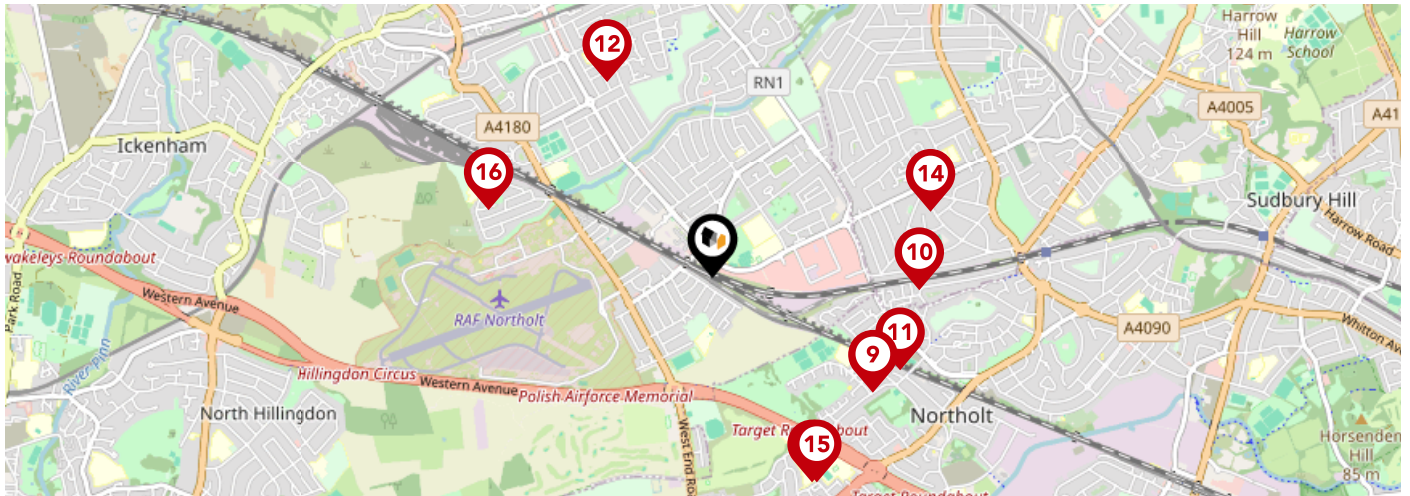
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1479323 - Church Of St Mary, South Ruislip, With Boundary Walls And Southern Courtyard Cloister	Grade II	0.1 miles
 1430916 - Roman Catholic Church Of St Gregory The Great And Church Hall	Grade II	0.2 miles
 1392557 - Officers Mess (building 70)	Grade II	0.6 miles
 1088113 - Polish Air Force Memorial	Grade II	0.7 miles
 1395116 - Building 27 At Raf Northolt	Grade II	0.8 miles
 1395125 - Building 23 At Raf Northolt	Grade II	0.8 miles
 1395127 - Building 5 At Raf Northolt	Grade II	0.9 miles
 1242957 - Church Of St Paul	Grade II	0.9 miles
 1478431 - Church Of St Andrew And Adjoining Church Hall	Grade II	1.1 miles
 1079712 - Parish Church Of St Paul	Grade II	1.5 miles



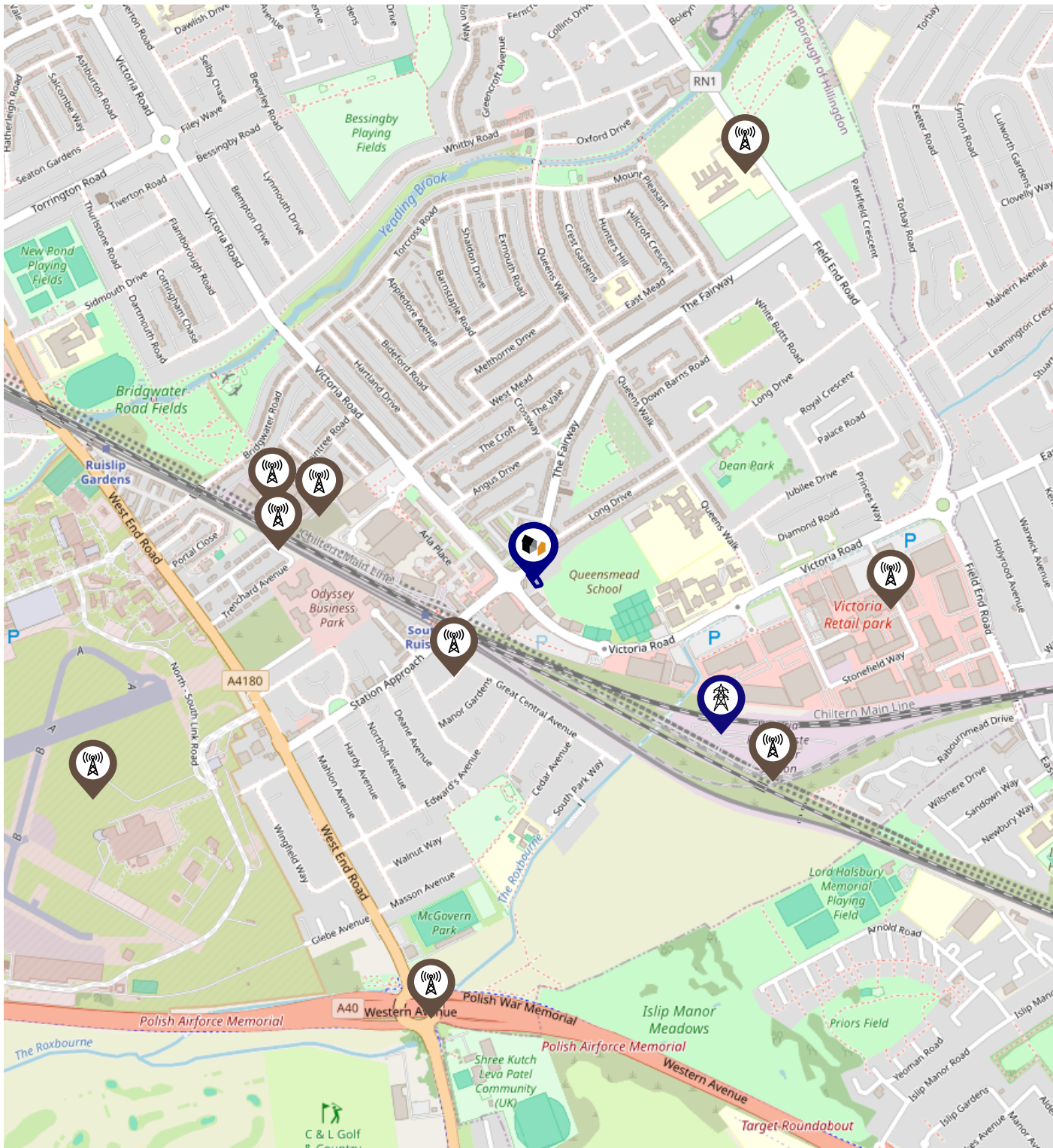
		Nursery	Primary	Secondary	College	Private
	Deanesfield Primary School Ofsted Rating: Good Pupils: 692 Distance:0.22	☐	☒	☐	☐	☐
	Queensmead School Ofsted Rating: Good Pupils: 1491 Distance:0.26	☐	☐	☒	☐	☐
	Bourne Primary School Ofsted Rating: Good Pupils: 230 Distance:0.31	☐	☒	☐	☐	☐
	St Swithun Wells Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.46	☐	☒	☐	☐	☐
	Field End Junior School Ofsted Rating: Good Pupils: 315 Distance:0.69	☐	☒	☐	☐	☐
	Field End Infant School Ofsted Rating: Outstanding Pupils: 309 Distance:0.69	☐	☒	☐	☐	☐
	Ruislip High School Ofsted Rating: Outstanding Pupils: 1290 Distance:0.73	☐	☐	☒	☐	☐
	Roxbourne Primary School Ofsted Rating: Good Pupils: 468 Distance:0.88	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Willow Tree Primary School Ofsted Rating: Good Pupils: 493 Distance:0.91	☐	☒	☐	☐	☐
	Earlsmead Primary School Ofsted Rating: Good Pupils: 355 Distance:0.96	☐	☒	☐	☐	☐
	Northolt High School Ofsted Rating: Good Pupils: 974 Distance:0.96	☐	☐	☒	☐	☐
	Lady Banks Primary School Ofsted Rating: Outstanding Pupils: 618 Distance:1.03	☐	☒	☐	☐	☐
	John Chilton School Ofsted Rating: Good Pupils: 150 Distance:1.05	☐	☐	☒	☐	☐
	Rooks Heath School Ofsted Rating: Good Pupils: 1191 Distance:1.05	☐	☐	☒	☐	☐
	Alec Reed Academy Ofsted Rating: Good Pupils: 1674 Distance:1.06	☐	☒	☒	☐	☐
	Ruislip Gardens Primary School Ofsted Rating: Good Pupils: 271 Distance:1.08	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

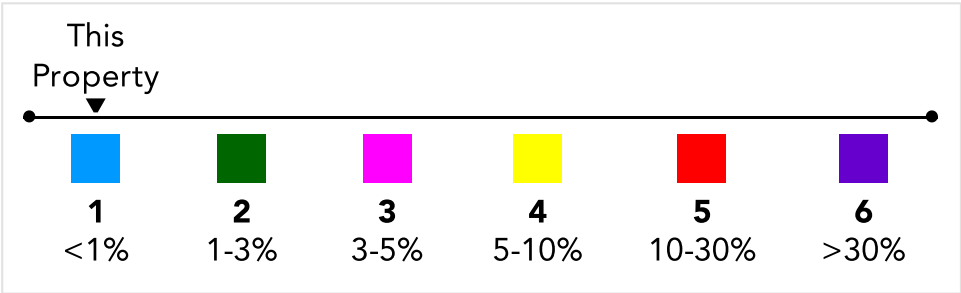
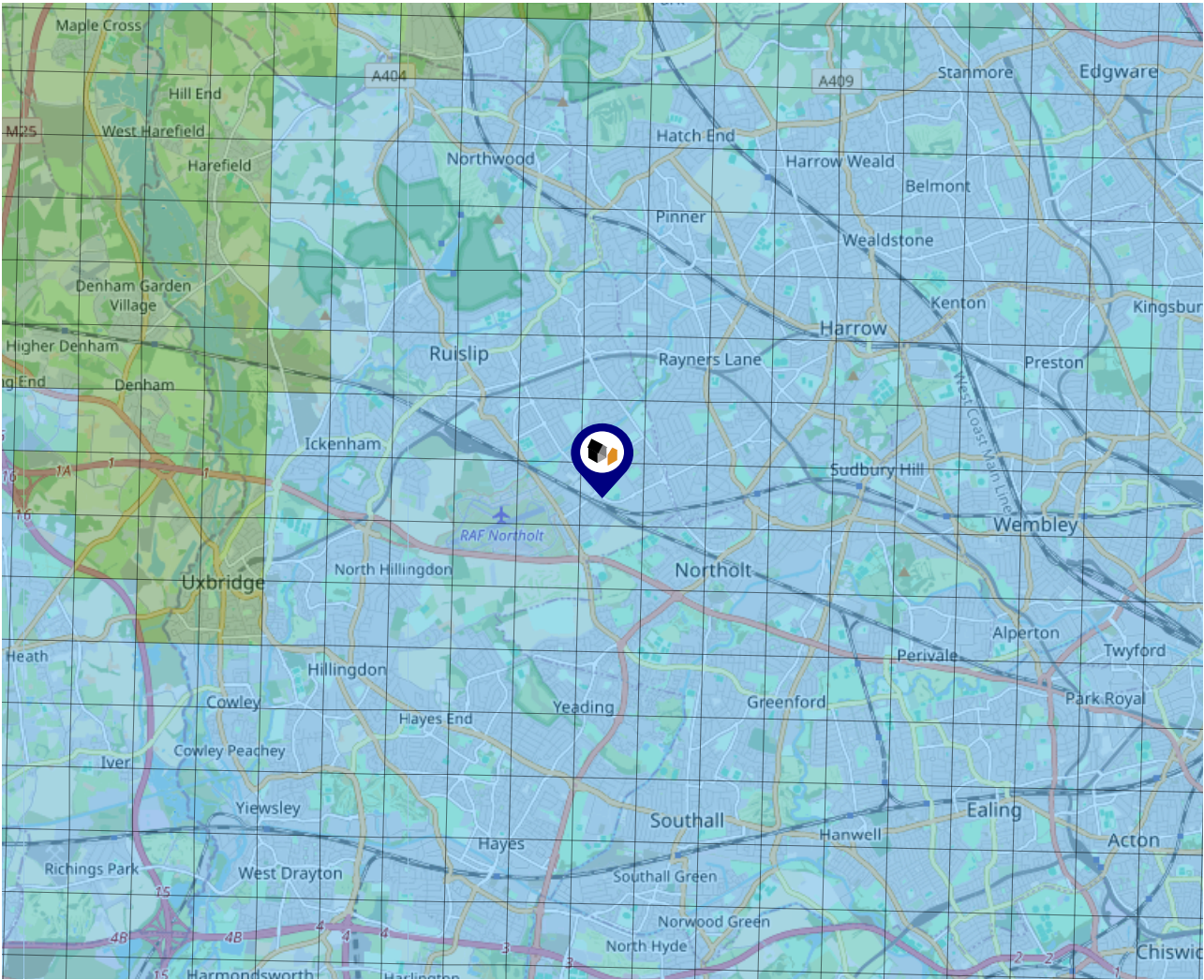


Key:

-  Power Pylons
-  Communication Masts

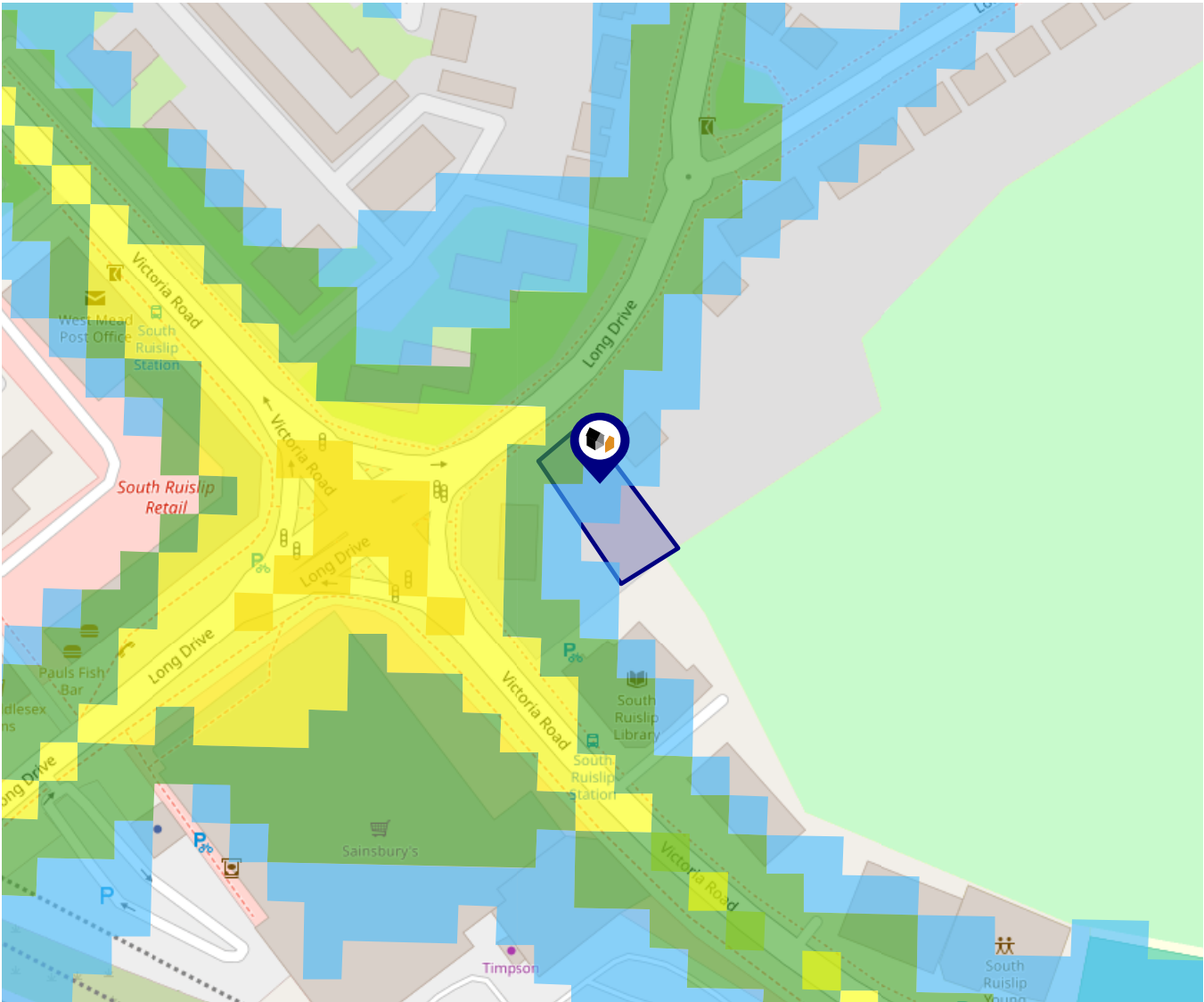
What is Radon?

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

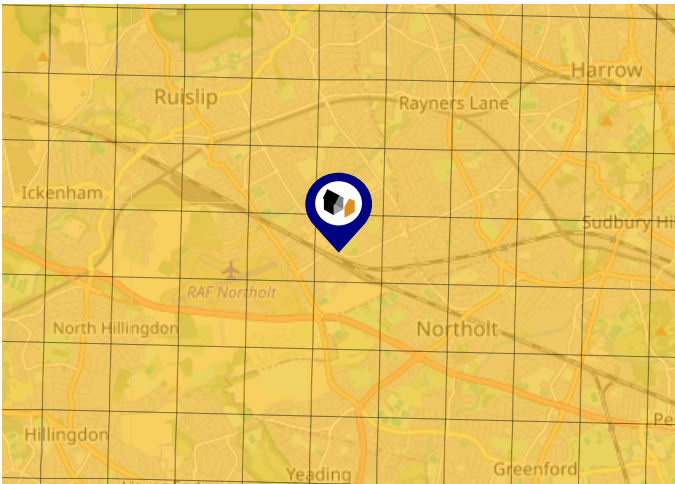


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

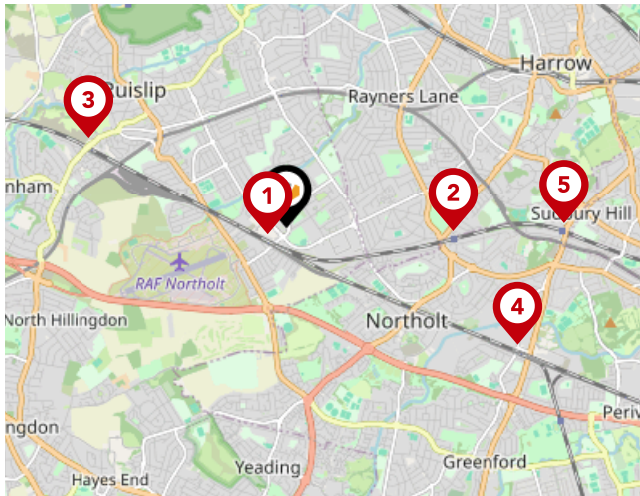


Primary Classifications (Most Common Clay Types)

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

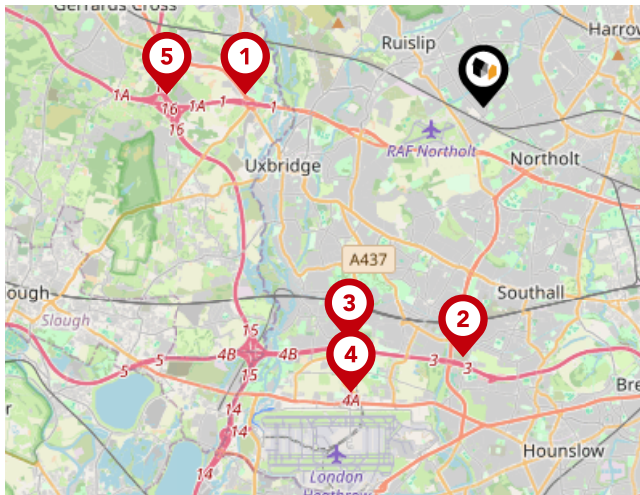
Area

Transport (National)



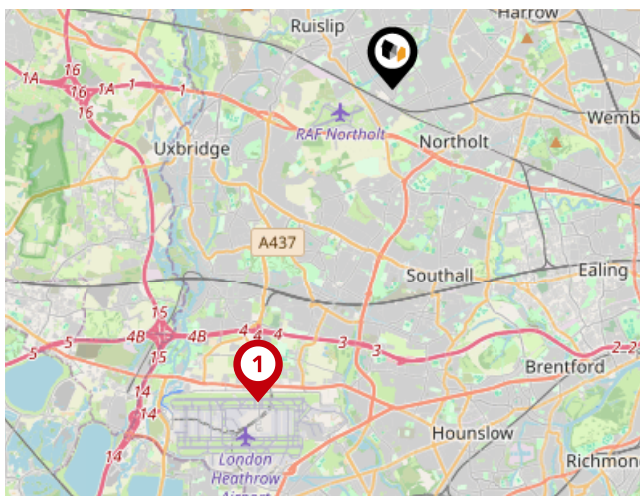
National Rail Stations

Pin	Name	Distance
1	South Ruislip Rail Station	0.18 miles
2	Northolt Park Rail Station	1.53 miles
3	West Ruislip Rail Station	2 miles
4	Greenford Rail Station	2.37 miles
5	Sudbury Hill Harrow Rail Station	2.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J1	4.42 miles
2	M4 J3	4.61 miles
3	M4 J4	4.96 miles
4	M4 J4A	5.79 miles
5	M25 J16	5.85 miles

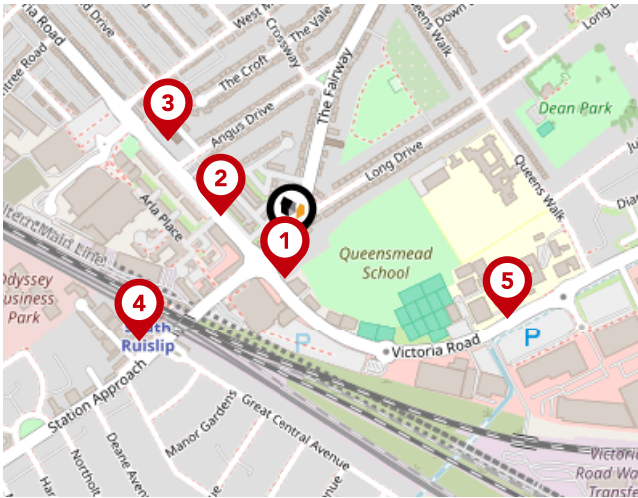


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	6.27 miles

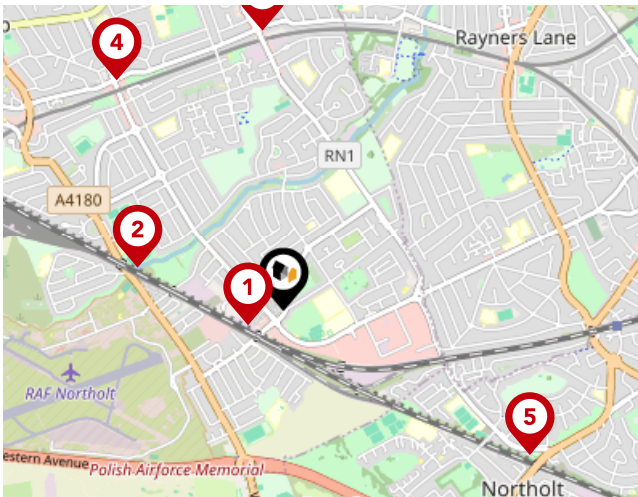
Area

Transport (Local)



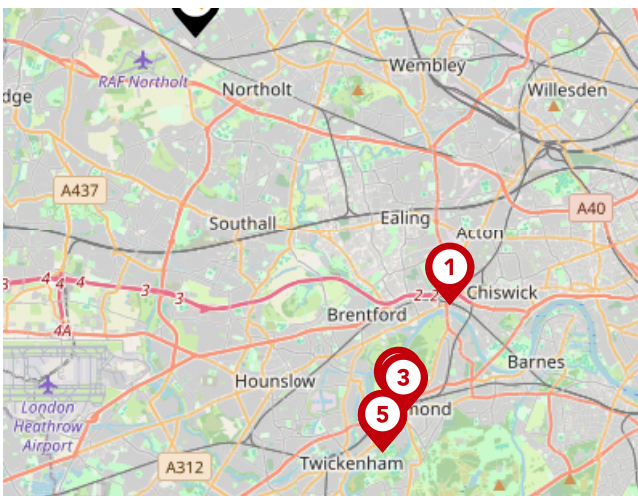
Bus Stops/Stations

Pin	Name	Distance
1	South Ruislip Station	0.03 miles
2	South Ruislip Station	0.08 miles
3	Angus Drive	0.18 miles
4	South Ruislip Station	0.2 miles
5	Civic Way	0.26 miles



Local Connections

Pin	Name	Distance
1	South Ruislip Underground Station	0.17 miles
2	Ruislip Gardens Underground Station	0.69 miles
3	Eastcote Underground Station	1.29 miles
4	Ruislip Manor Underground Station	1.3 miles
5	Northolt Underground Station	1.31 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	6.79 miles
2	Richmond St. Helena Pier	7.8 miles
3	Richmond Landing Stage	7.94 miles
4	Twickenham - Marble Hill Pk Ferry Landing	8.39 miles
5	Twickenham Hammerton's Pier	8.39 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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