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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03rd September 2026



399, NEW CROSS ROAD, LONDON, SE14 6LA

Phillip Arnold Auctions

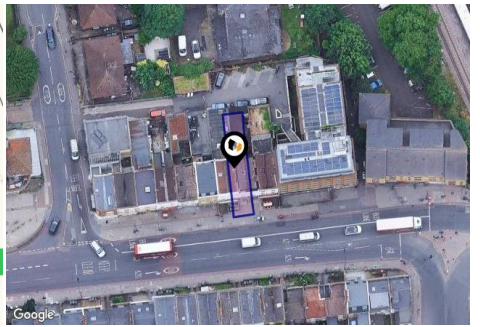
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,740
Title Number:	SGL190109
UPRN:	100021991003
Restrictive Covenants:	No

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



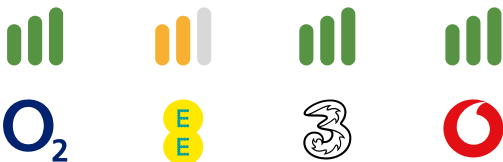
80
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



399 NEW CROSS ROAD, LONDON, SE14 6LA

Energy rating

D

Valid until 25.11.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

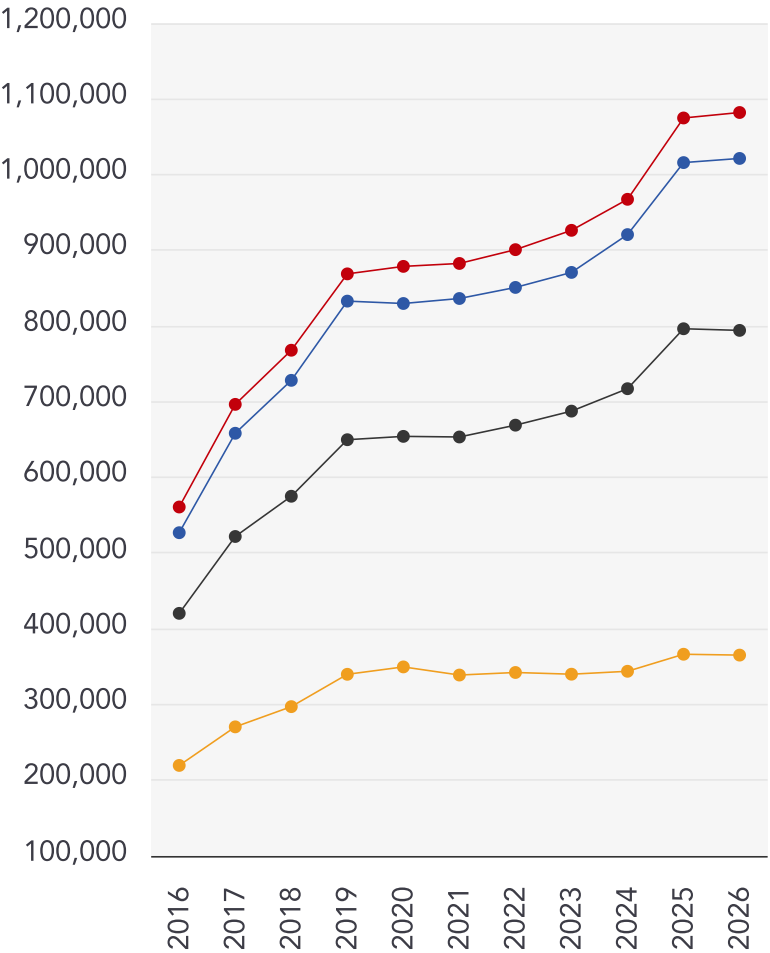
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Low energy lighting in 60% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	76 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in SE14



Semi-Detached

+92.89%

Detached

+93.8%

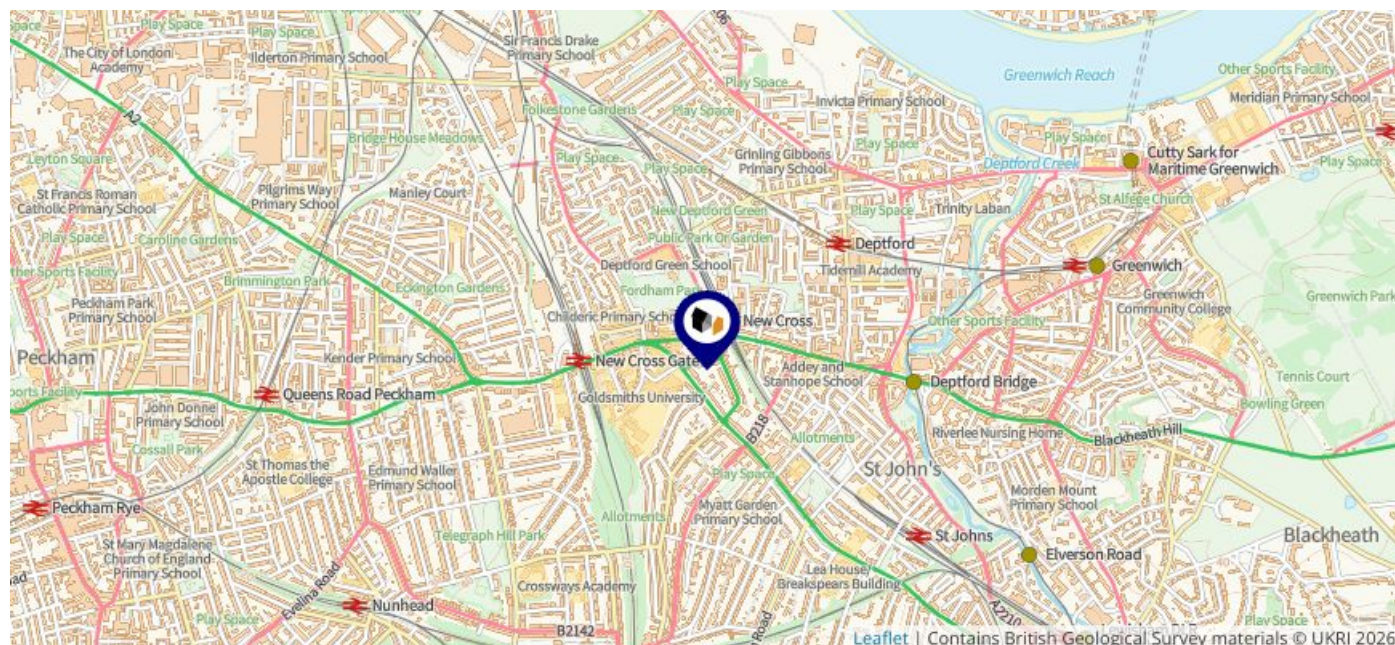
Terraced

+88.89%

Flat

+66.35%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

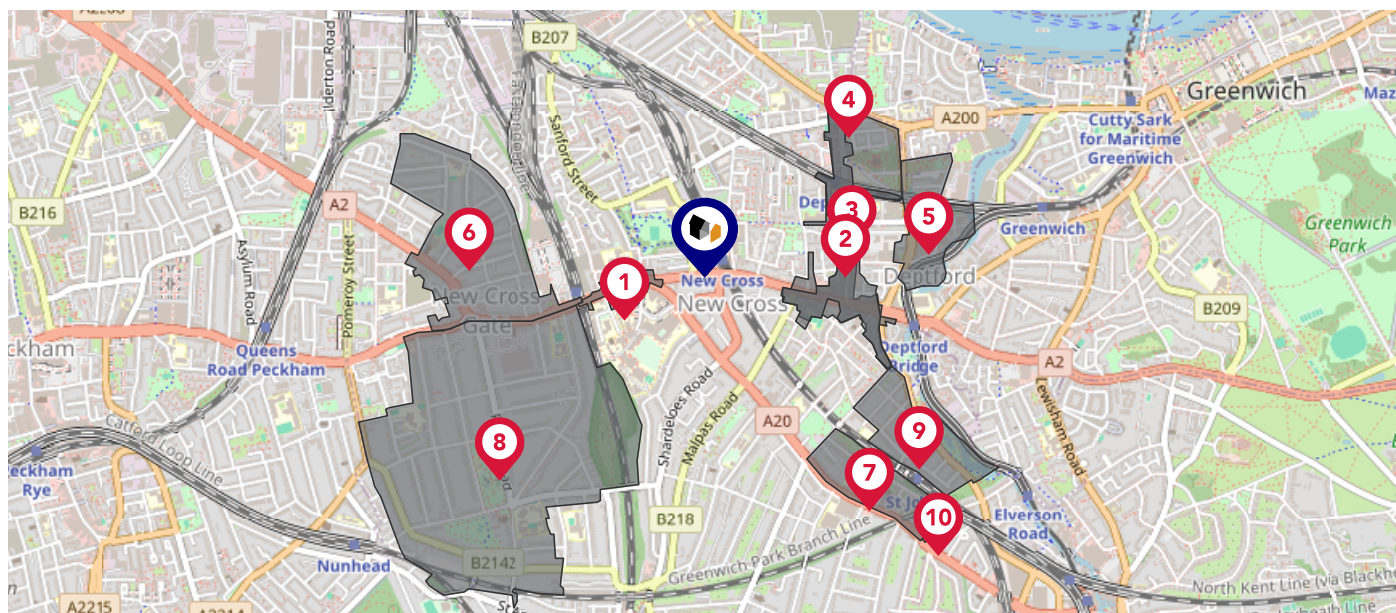
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



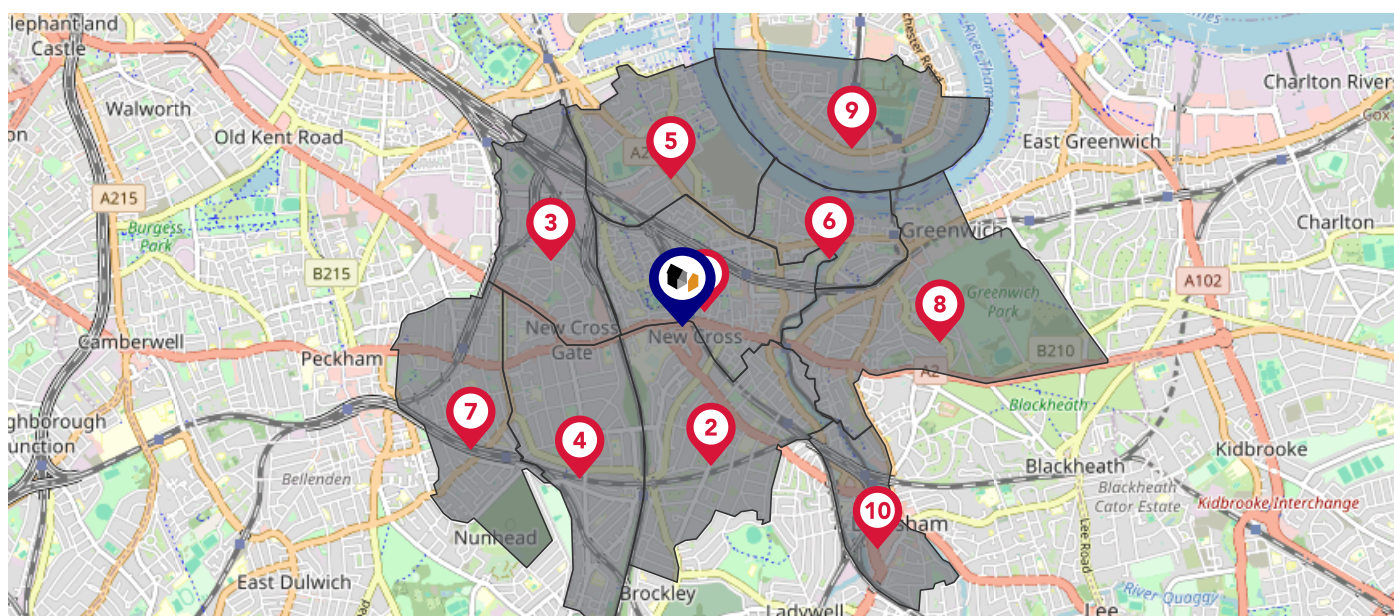
Nearby Conservation Areas

- | | |
|----|--|
| 1 | Deptford Town Hall |
| 2 | area-unknown |
| 3 | Deptford High Street & St Pauls Church |
| 4 | DEPTFORD HIGH STREET CONSERVATION AREA |
| 5 | Deptford Creekside |
| 6 | Hatcham |
| 7 | St Johns |
| 8 | Telegraph Hill |
| 9 | Brookmill Road |
| 10 | Somerset Gardens |

Maps

Council Wards

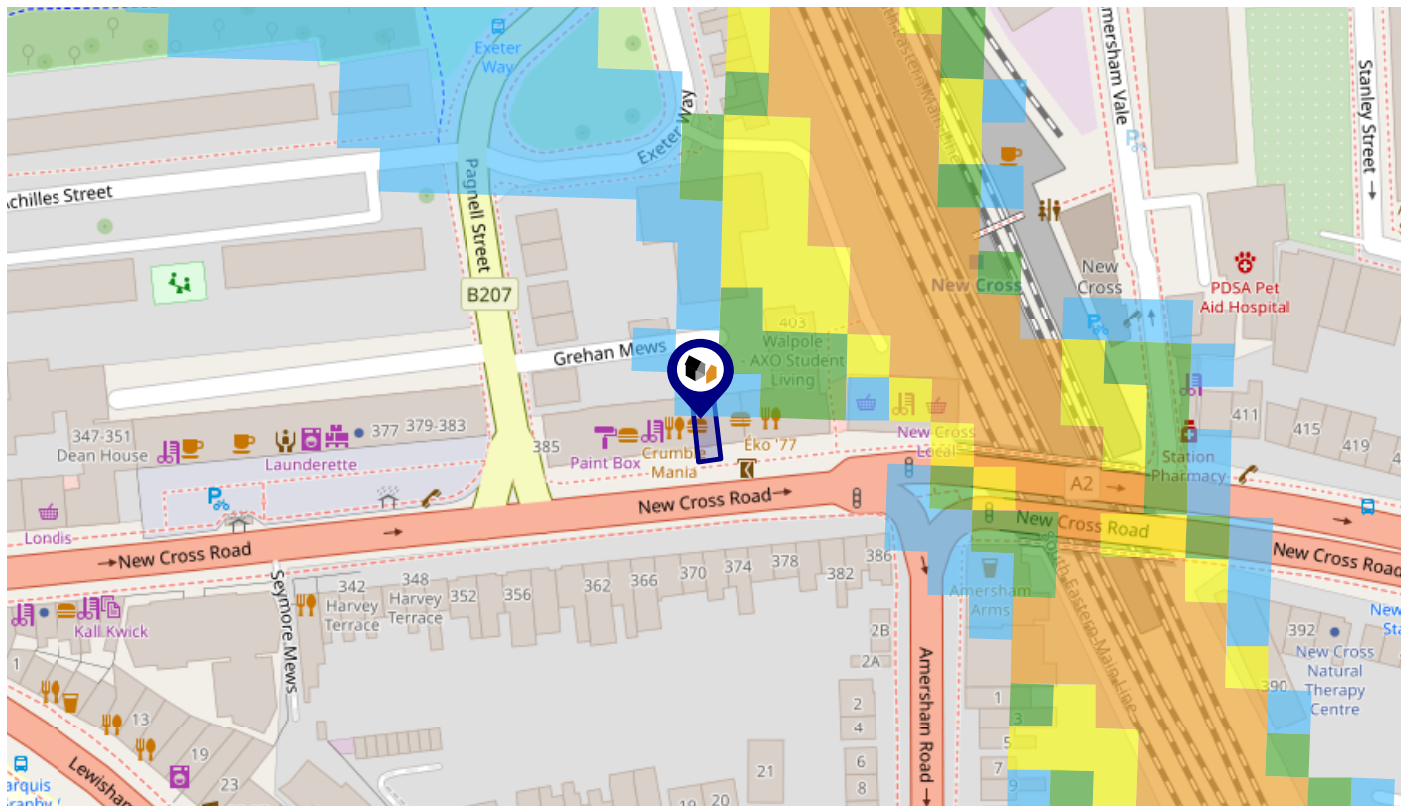
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Deptford Ward
-  Brockley Ward
-  New Cross Gate Ward
-  Telegraph Hill Ward
-  Evelyn Ward
-  Greenwich Creekside Ward
-  Nunhead & Queen's Road Ward
-  Greenwich Park Ward
-  Island Gardens Ward
-  Lewisham Central 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.

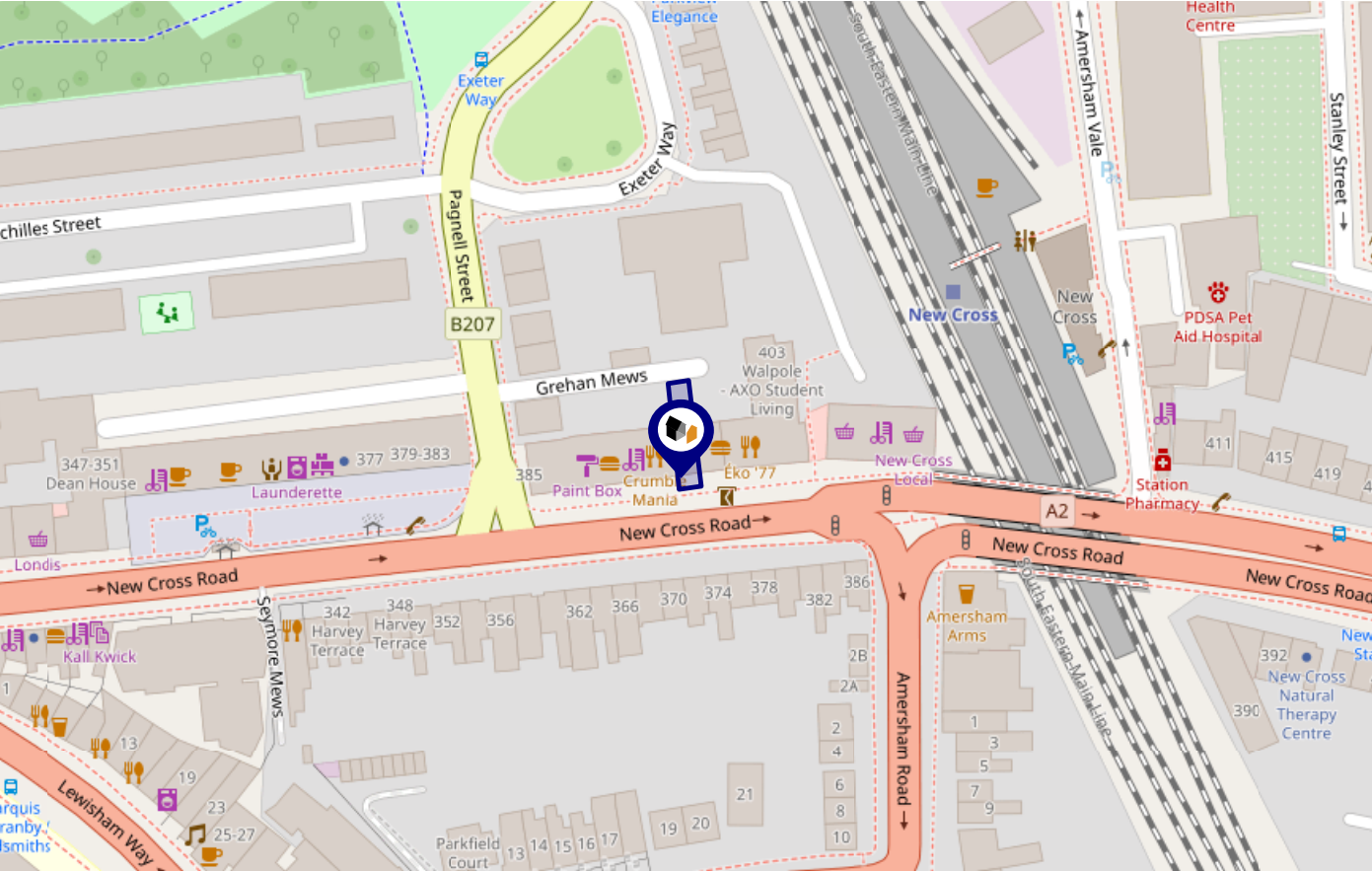
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

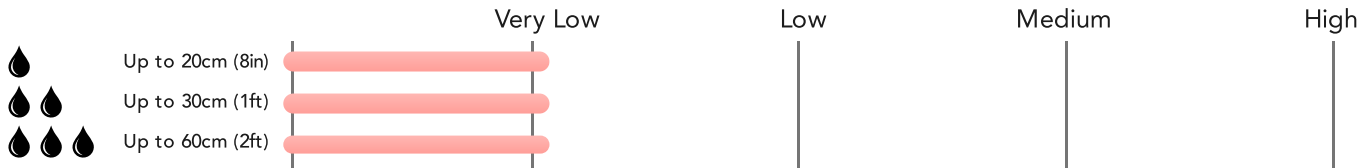


Risk Rating: Very low

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.

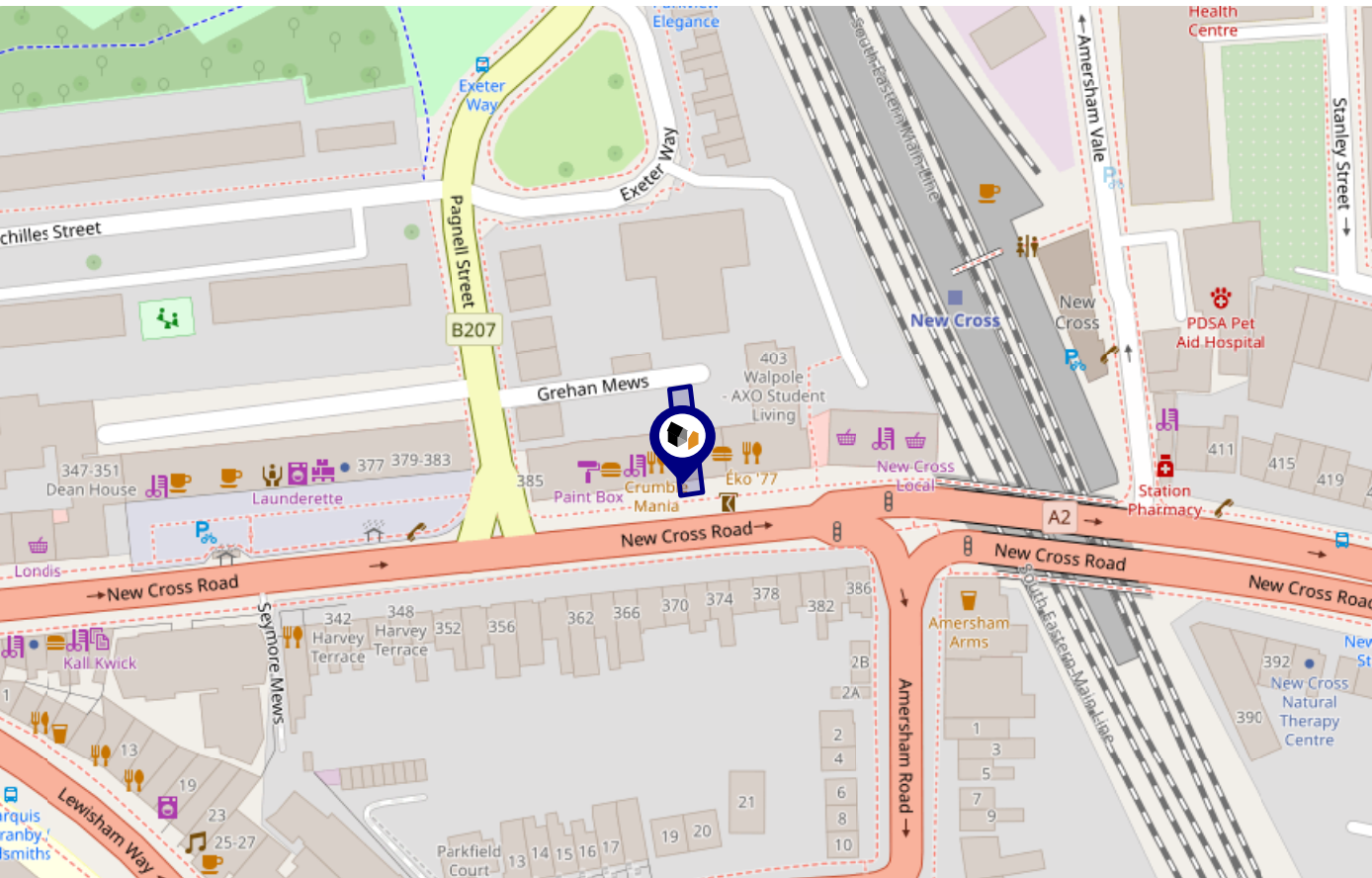
Chance of flooding to the following depths at this property:



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.

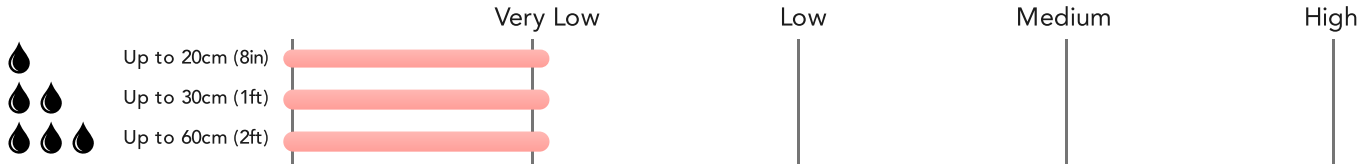


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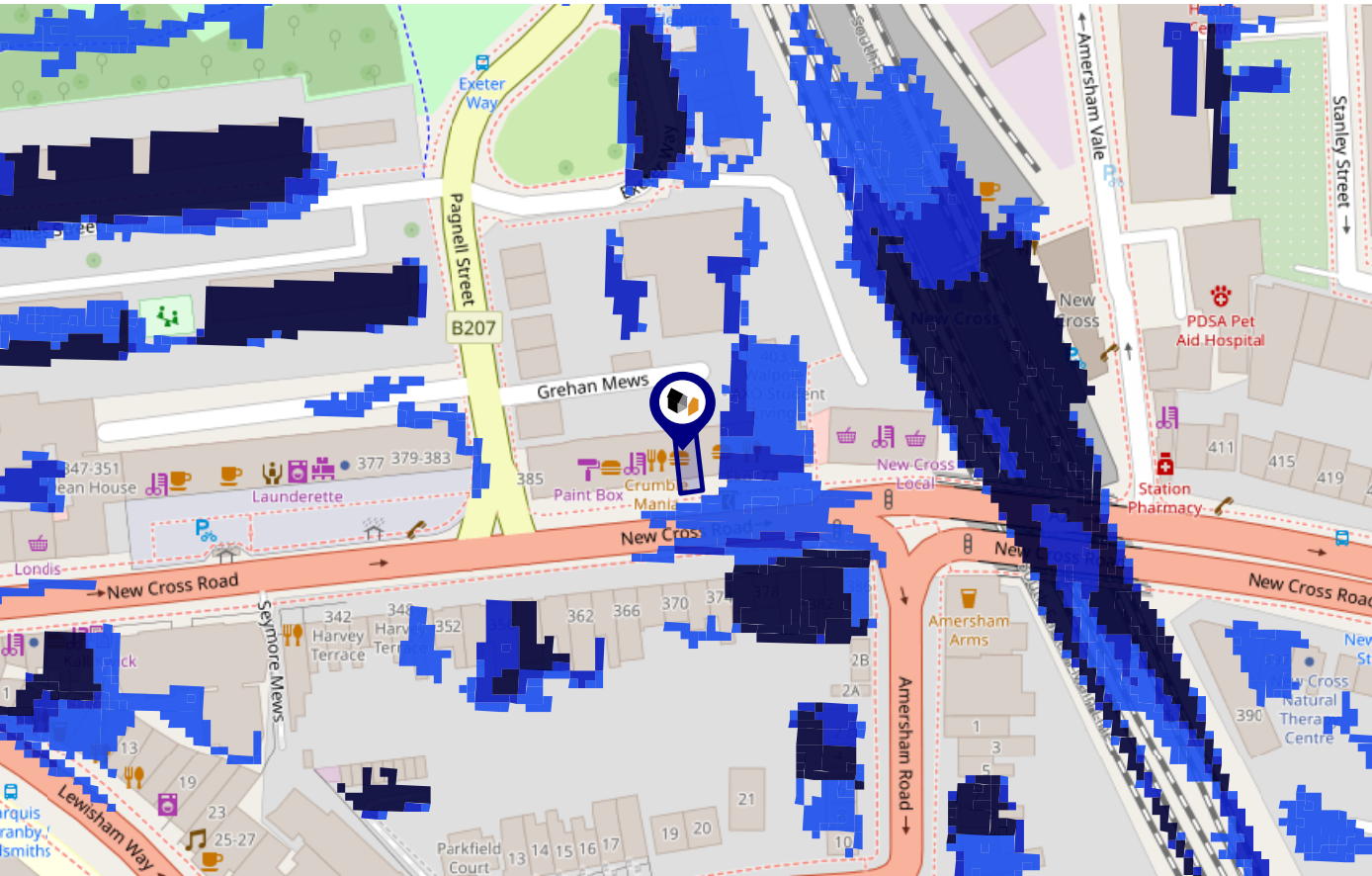
Chance of flooding to the following depths at this property:



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.

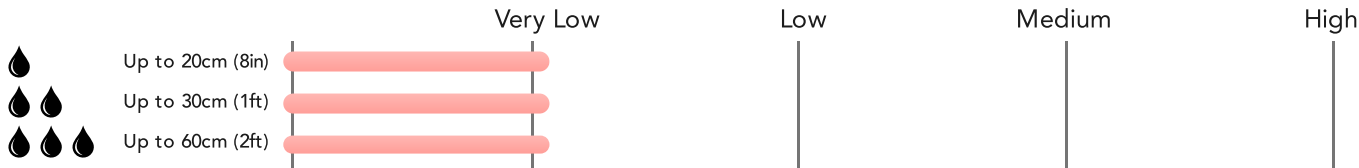


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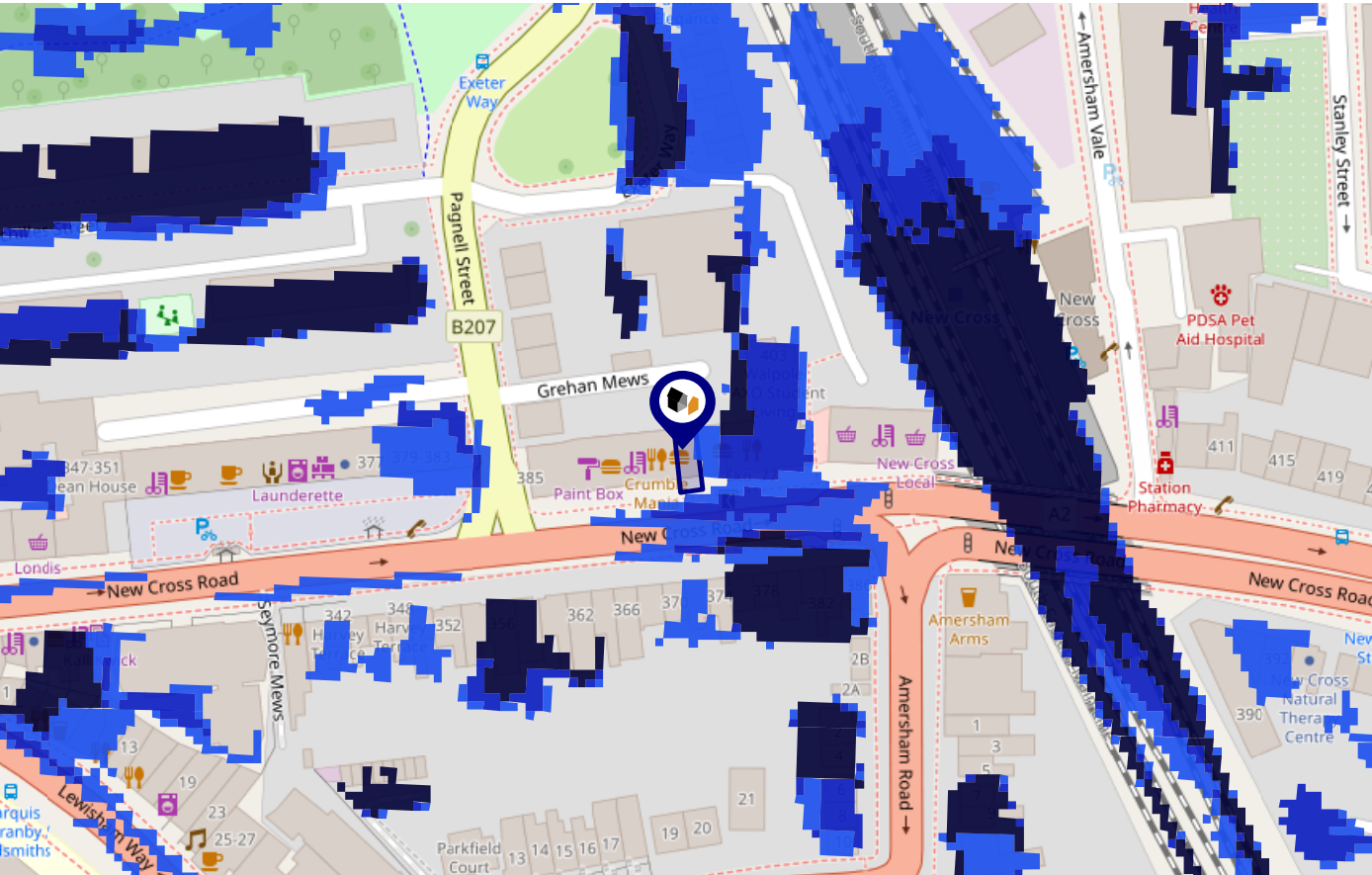
Chance of flooding to the following depths at this property:



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.

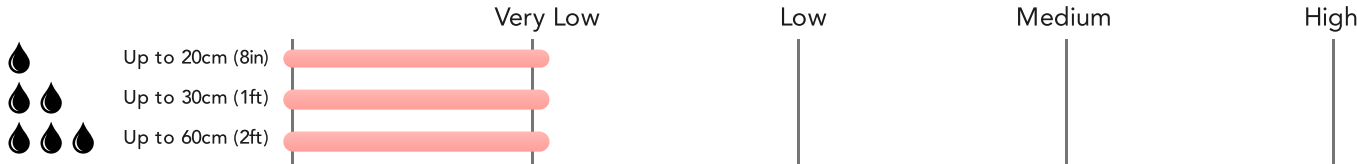


Risk Rating: Very low

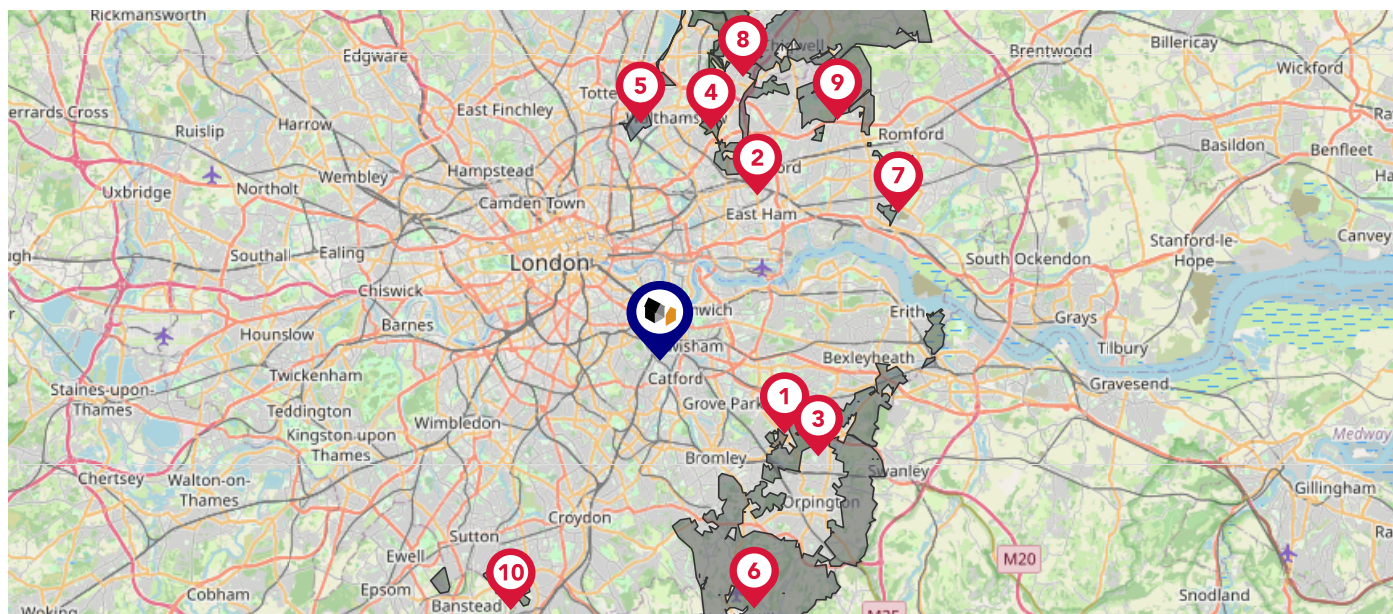
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Chance of flooding to the following depths at this property:



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



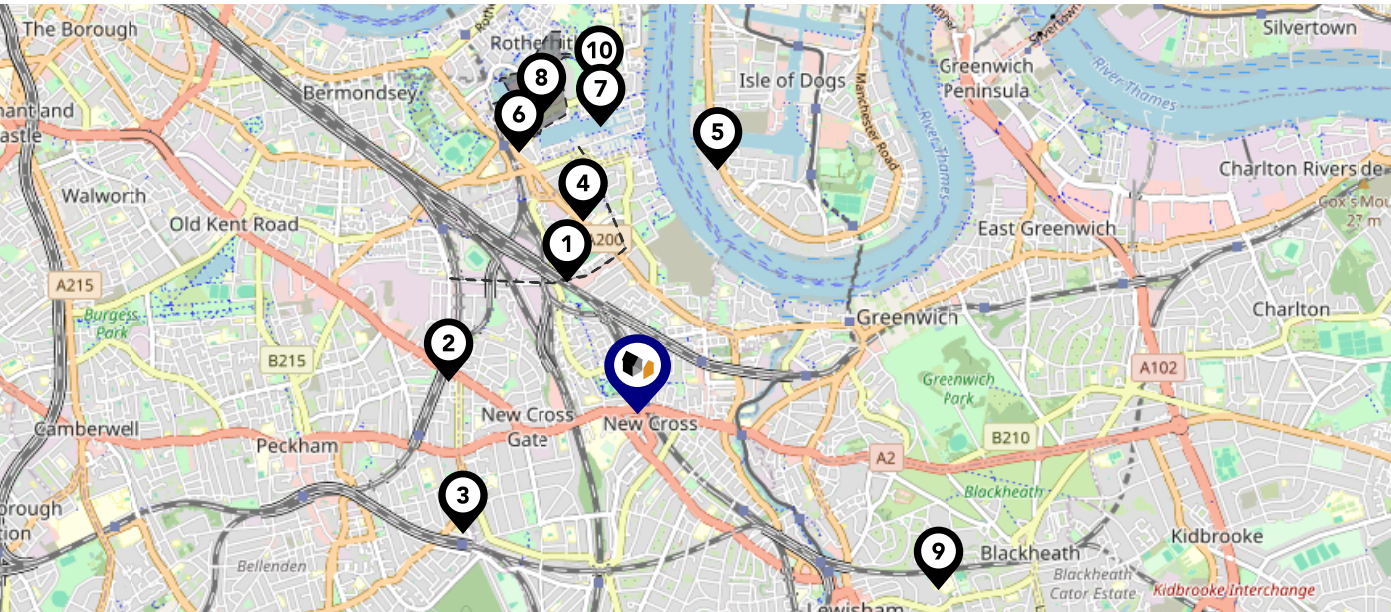
Nearby Green Belt Land

-  London Green Belt - Greenwich
-  London Green Belt - Newham
-  London Green Belt - Bexley
-  London Green Belt - Waltham Forest
-  London Green Belt - Haringey
-  London Green Belt - Bromley
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Epping Forest
-  London Green Belt - Redbridge
-  London Green Belt - Sutton

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.

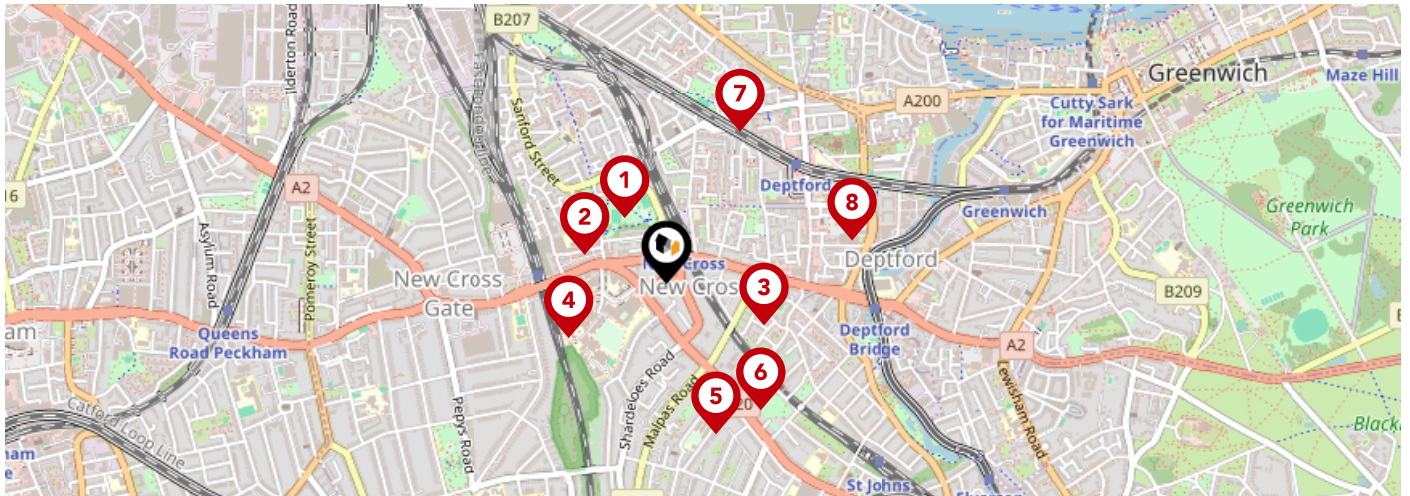


Nearby Landfill Sites		
	Old Canal Filling-Lewisham, London	Historic Landfill 
	Idlerton Road-London SE15	Historic Landfill 
	Lausanne Road -Gautrey Road-London SE15	Historic Landfill 
	Rainsborough Avenue-Deptford	Historic Landfill 
	Millwall Outer Dock Entrance-Millwall	Historic Landfill 
	Canada Dock-Rotherhithe, Bermondsey, London	Historic Landfill 
	Norway Dock-Rotherhithe, Bermondsey, London	Historic Landfill 
	Quebec Dock-Rotherhithe, Bermondsey, London	Historic Landfill 
	Penfold-Blackheath	Historic Landfill 
	Lady Dock-Rotherhithe, Bermondsey, London	Historic Landfill 

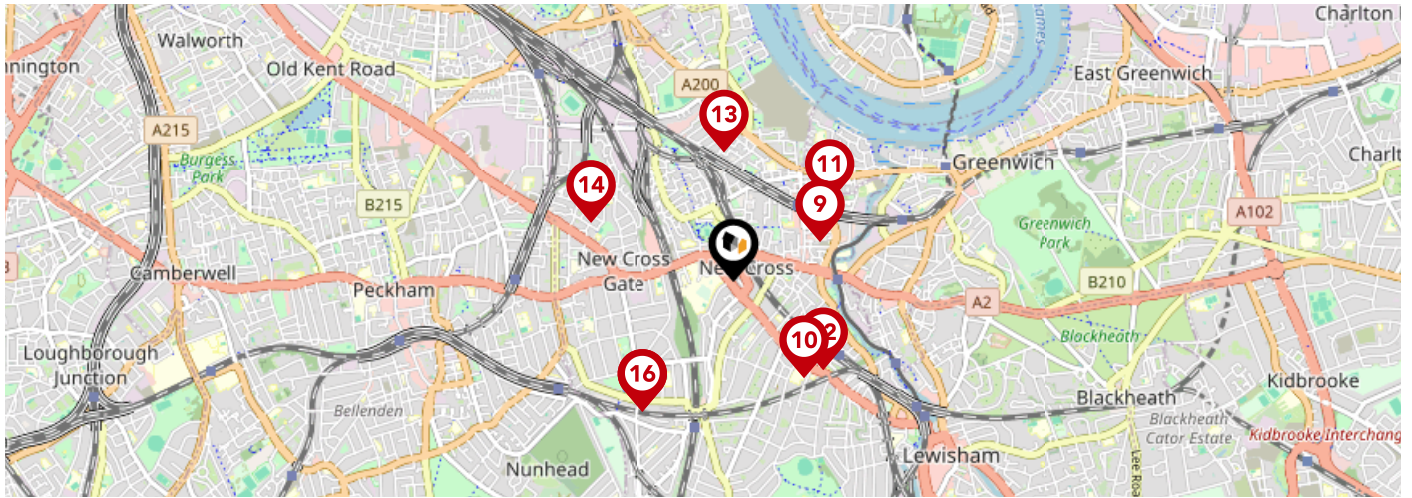
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1245553 - Numbers 329-331 And Attached Railings	Grade II	0.1 miles
 1450539 - Ventilating Column	Grade II	0.1 miles
 1193404 - Goldsmiths' College	Grade II	0.1 miles
 1079967 - The Royal Albert Public House	Grade II	0.2 miles
 1079991 - Goldsmiths College Chapel	Grade II	0.2 miles
 1193691 - Deptford Town Hall	Grade II	0.2 miles
 1193725 - Zion Baptist Chapel	Grade II	0.2 miles
 1252985 - Laurie Grove Baths	Grade II	0.2 miles
 1080026 - Police Station	Grade II	0.2 miles
 1358514 - 19-31, Tanners Hill Se8	Grade II	0.3 miles



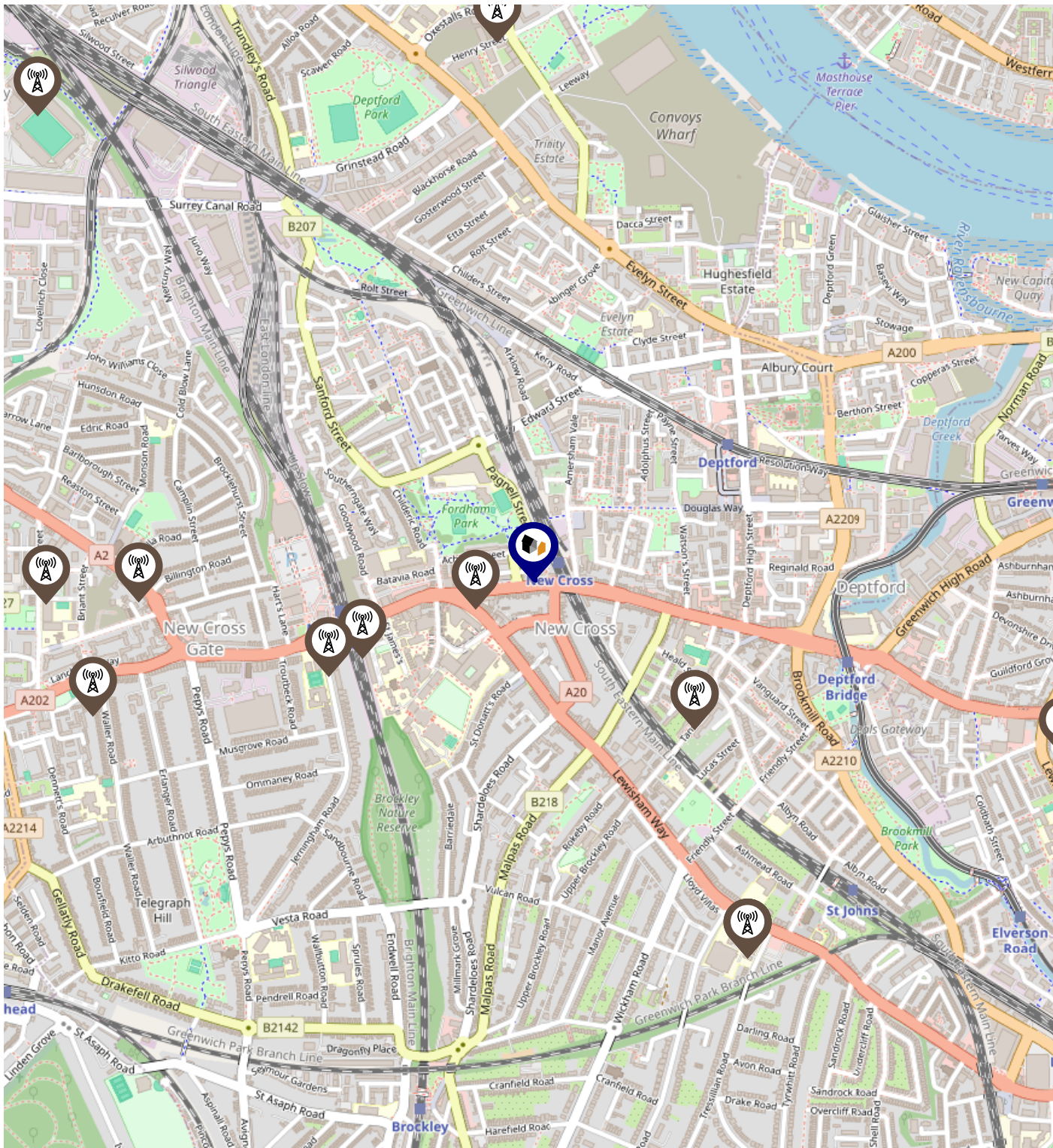
		Nursery	Primary	Secondary	College	Private
	Deptford Green School Ofsted Rating: Good Pupils: 895 Distance:0.18	☐	☐	☒	☐	☐
	Childeric Primary School Ofsted Rating: Good Pupils: 418 Distance:0.2	☐	☒	☐	☐	☐
	Addey and Stanhope School Ofsted Rating: Good Pupils: 591 Distance:0.25	☐	☐	☒	☐	☐
	St James's Hatcham Church of England Primary School Ofsted Rating: Good Pupils: 171 Distance:0.26	☐	☒	☐	☐	☐
	Myatt Garden Primary School Ofsted Rating: Good Pupils: 401 Distance:0.37	☐	☒	☐	☐	☐
	Lucas Vale Primary School Ofsted Rating: Good Pupils: 220 Distance:0.37	☐	☒	☐	☐	☐
	Grinling Gibbons Primary School Ofsted Rating: Good Pupils: 223 Distance:0.39	☐	☒	☐	☐	☐
	Tidemill Academy Ofsted Rating: Good Pupils: 449 Distance:0.44	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 151 Distance:0.44	☐	☒	☐	☐	☐
	Ashmead Primary School Ofsted Rating: Good Pupils: 373 Distance:0.55	☐	☒	☐	☐	☐
	Rachel McMillan Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 148 Distance:0.58	☒	☐	☐	☐	☐
	St Stephen's CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:0.58	☐	☒	☐	☐	☐
	Clyde Nursery School. Ofsted Rating: Good Pupils: 74 Distance:0.6	☒	☐	☐	☐	☐
	Haberdashers' Hatcham Primary Ofsted Rating: Good Pupils: 399 Distance:0.71	☐	☒	☐	☐	☐
	Haberdashers' Hatcham Free School Ofsted Rating: Outstanding Pupils: 417 Distance:0.73	☐	☒	☐	☐	☐
	Haberdashers' Hatcham College Ofsted Rating: Good Pupils: 1376 Distance:0.73	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

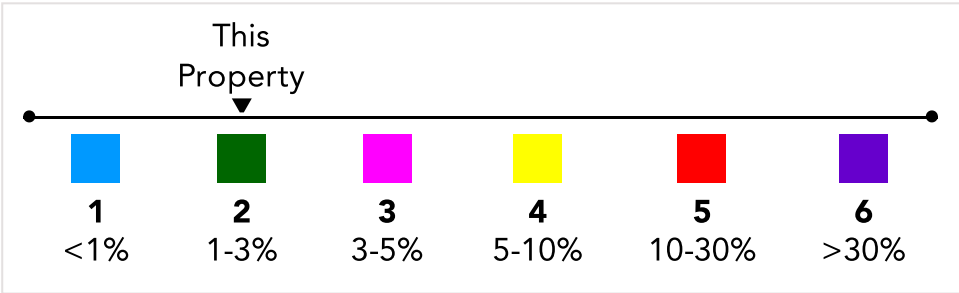
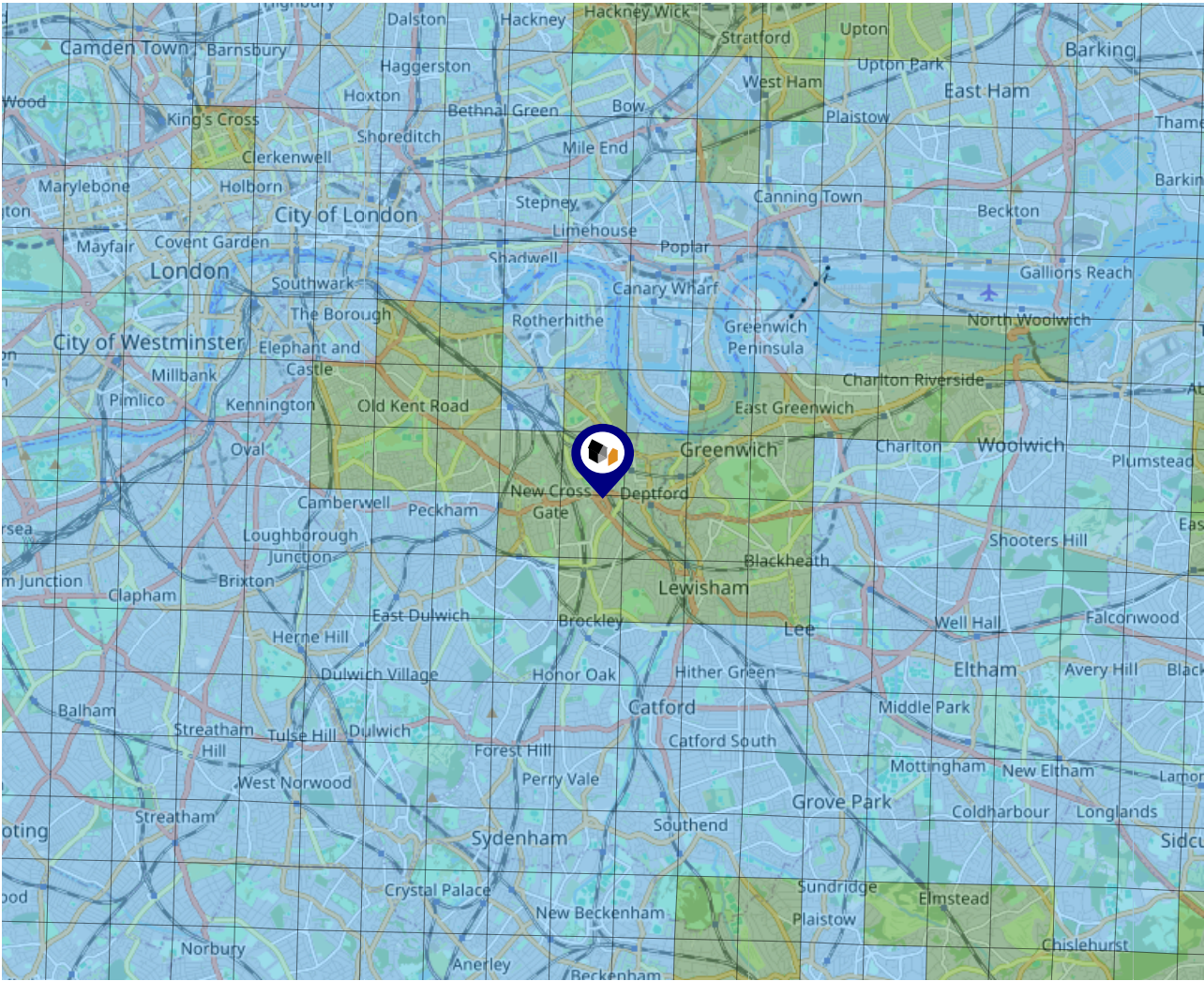


Key:

-  Power Pylons
-  Communication Masts

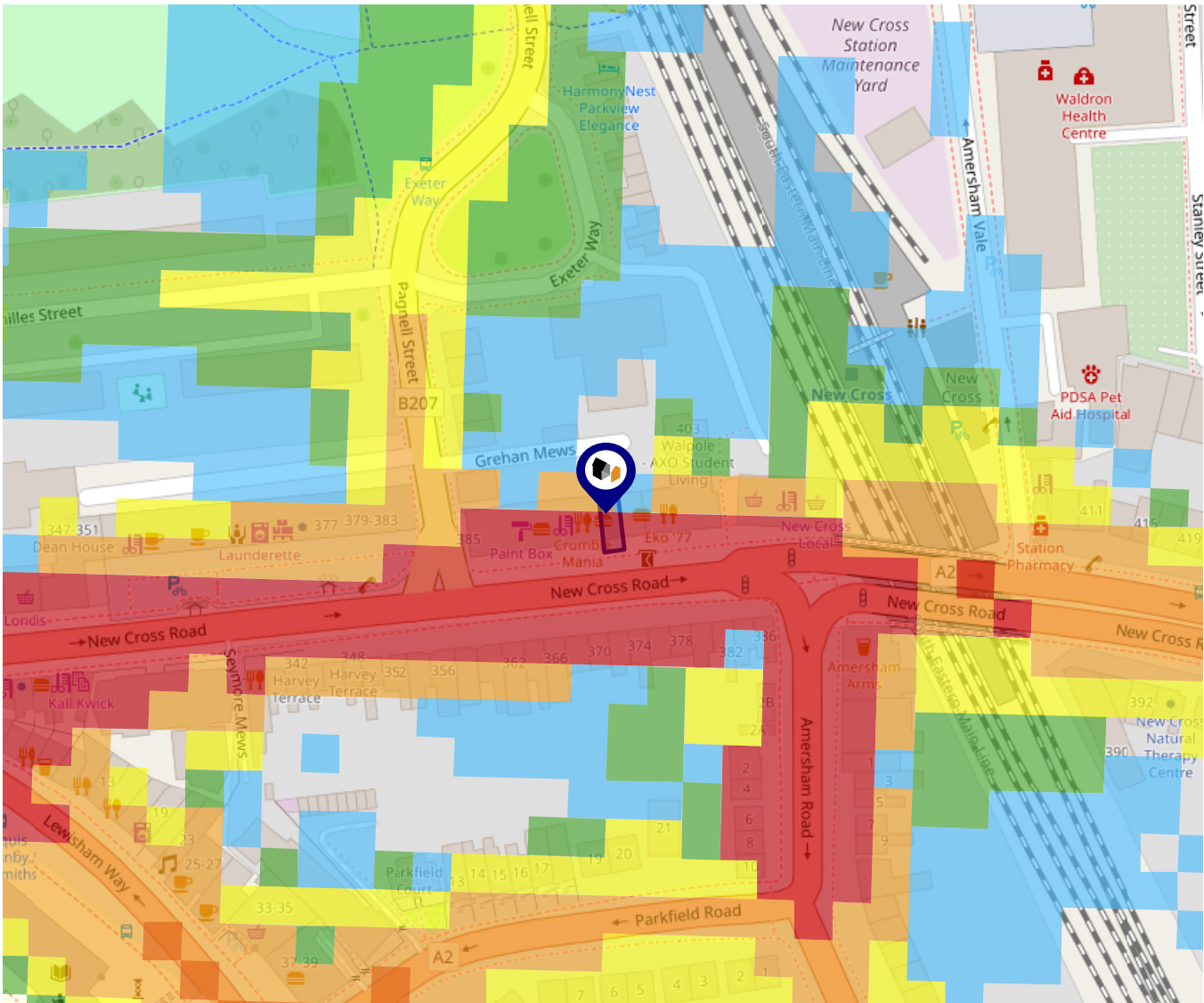
What is Radon?

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

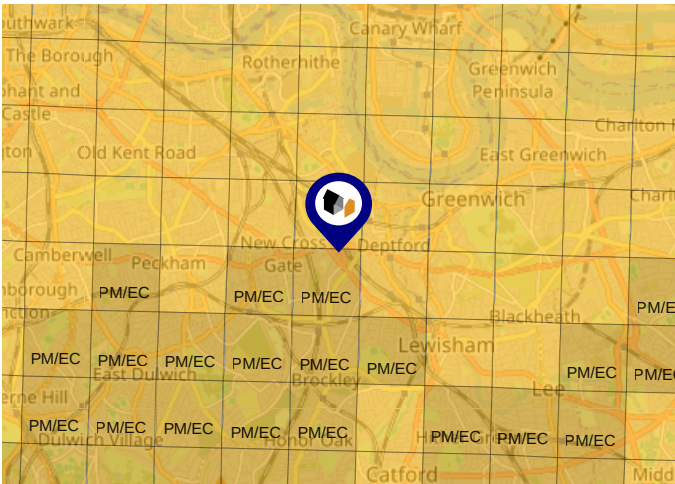


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	PEATY CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		

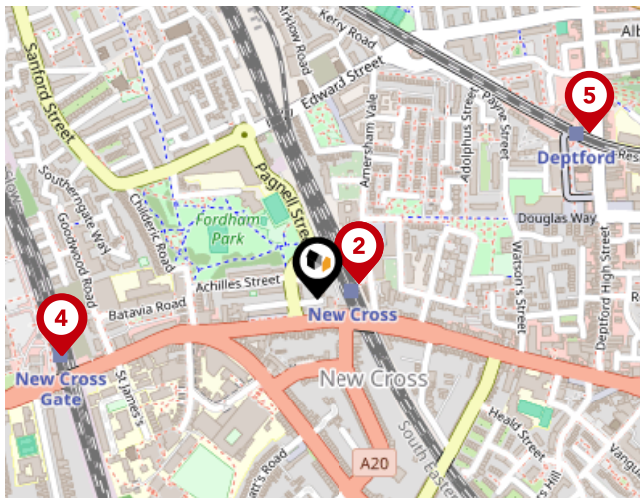


Primary Classifications (Most Common Clay Types)

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

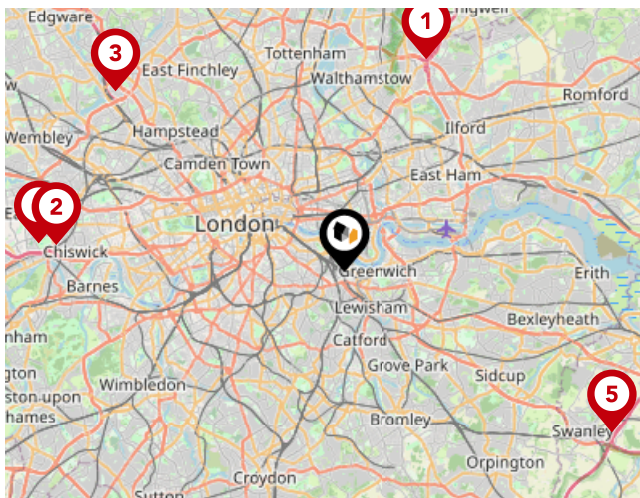
Area

Transport (National)



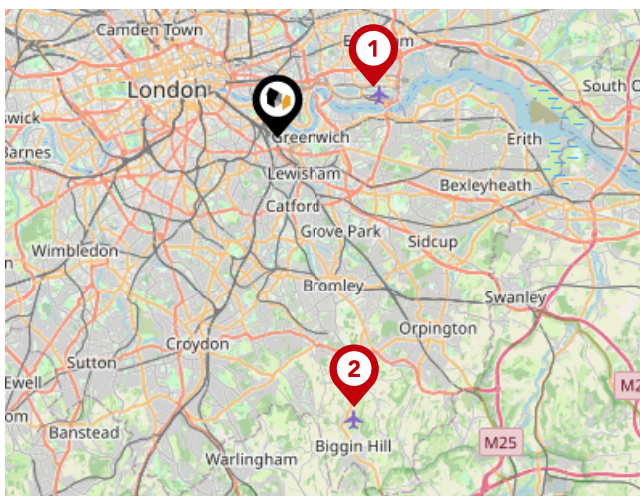
National Rail Stations

Pin	Name	Distance
1	New Cross ELL Rail Station	0.05 miles
2	New Cross Rail Station	0.05 miles
3	New Cross Gate Rail Station	0.3 miles
4	New Cross Gate ELL Rail Station	0.3 miles
5	Deptford Rail Station	0.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	8.4 miles
2	M4 J1	10.65 miles
3	M1 J1	10.77 miles
4	M4 J2	11.33 miles
5	M25 J3	11.55 miles

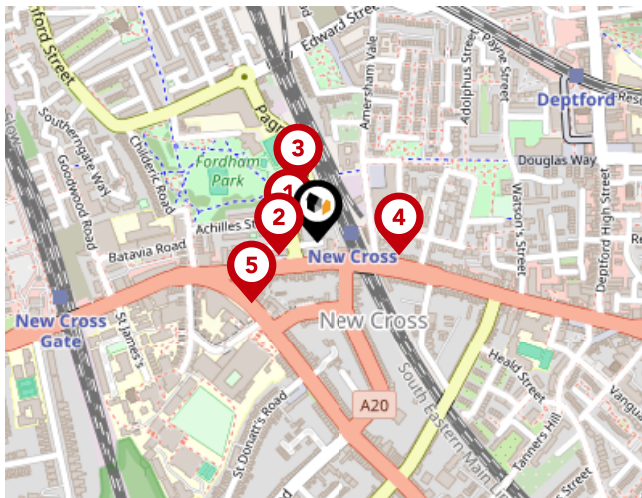


Airports/Helipads

Pin	Name	Distance
1	London City Airport	4.06 miles
2	Biggin Hill Airport	10.31 miles

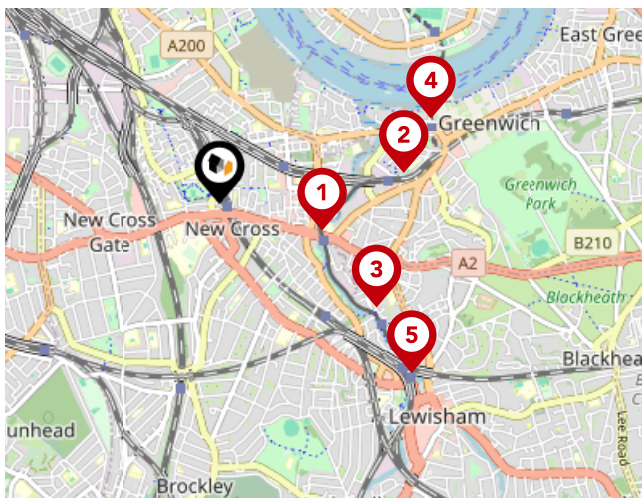
Area

Transport (Local)



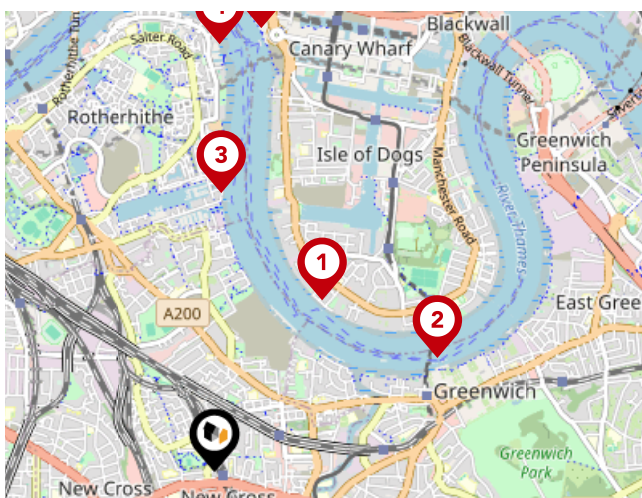
Bus Stops/Stations

Pin	Name	Distance
1	Exeter Way	0.03 miles
2	Marquis Of Granby	0.04 miles
3	Exeter Way	0.06 miles
4	New Cross Station	0.09 miles
5	Marquis of Granby Goldsmiths	0.1 miles



Local Connections

Pin	Name	Distance
1	Deptford Bridge DLR Station	0.49 miles
2	Greenwich DLR Station	0.86 miles
3	Elverson Road DLR Station	0.86 miles
4	Cutty Sark (for Maritime Greenwich) DLR Station	1.05 miles
5	Lewisham DLR Station	1.18 miles



Ferry Terminals

Pin	Name	Distance
1	Masthouse Terrace Pier	0.93 miles
2	Greenwich Pier	1.15 miles
3	Greenland Surrey Quays Pier	1.28 miles
4	Doubletree Docklands Nelson Dock Pier	1.96 miles
5	Canary Wharf Pier	2.05 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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