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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03rd September 2026



48, MAYFIELD AVENUE, HARROW, HA3 8EU

Phillip Arnold Auctions

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

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Property

Type:	Flat / Maisonette
Bedrooms:	1
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,232
Title Number:	NGL271338
UPRN:	100023033082
Restrictive Covenants:	Yes

Last Sold Date:	06/04/1999
Last Sold Price:	£72,000
Last Sold £/ft ² :	£104
Tenure:	Freehold

Local Area

Local Authority:	Harrow
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

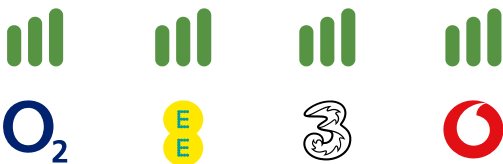


1800
mb/s



Mobile Coverage:

(based on calls indoors)



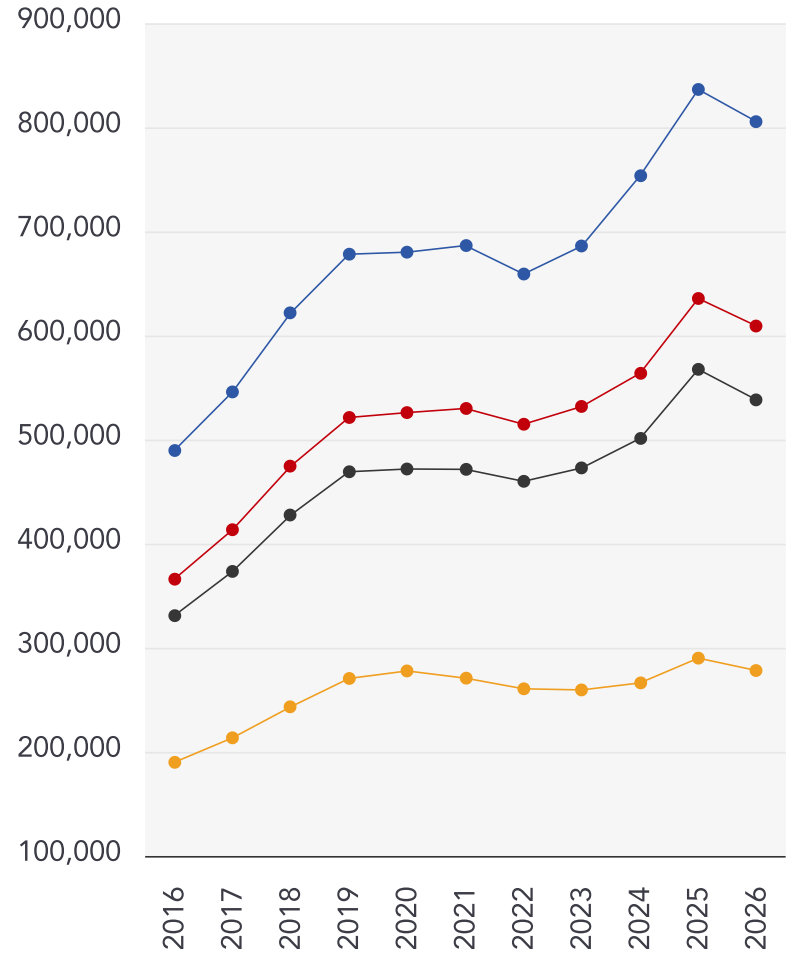
Satellite/Fibre TV Availability:



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in HA3



Detached

+64.54%

Semi-Detached

+66.46%

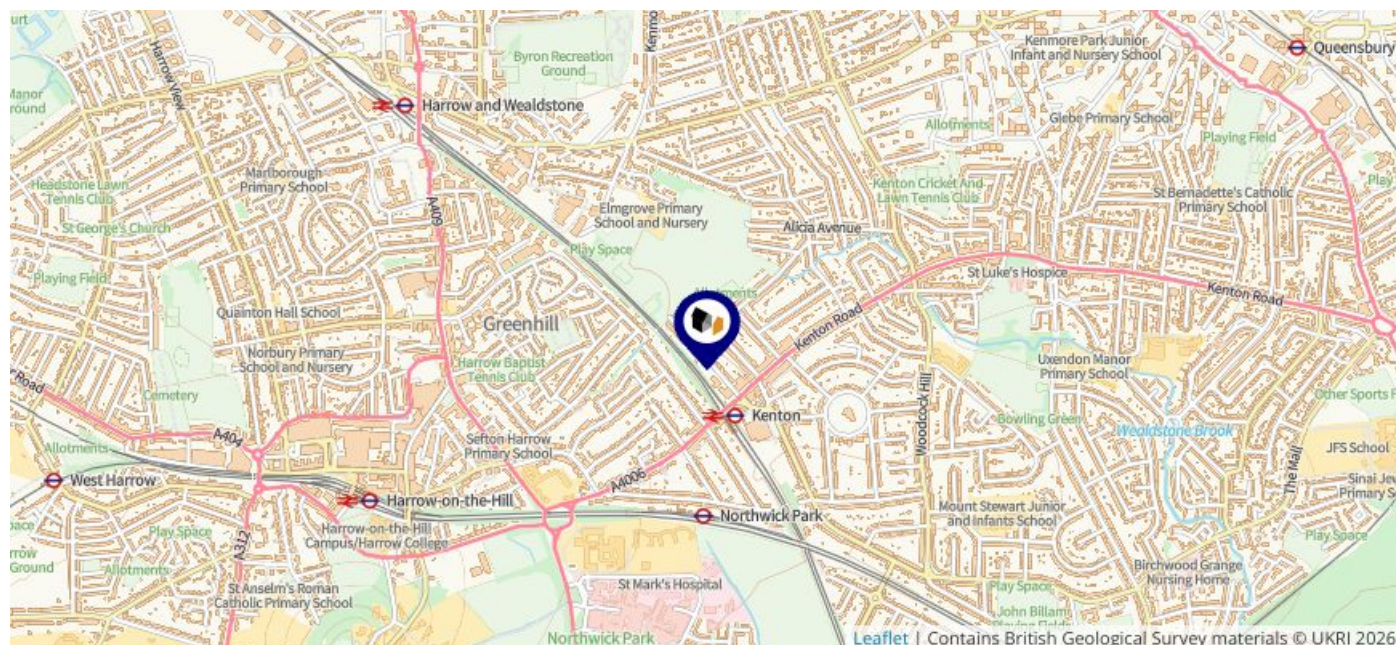
Terraced

+62.65%

Flat

+46.42%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

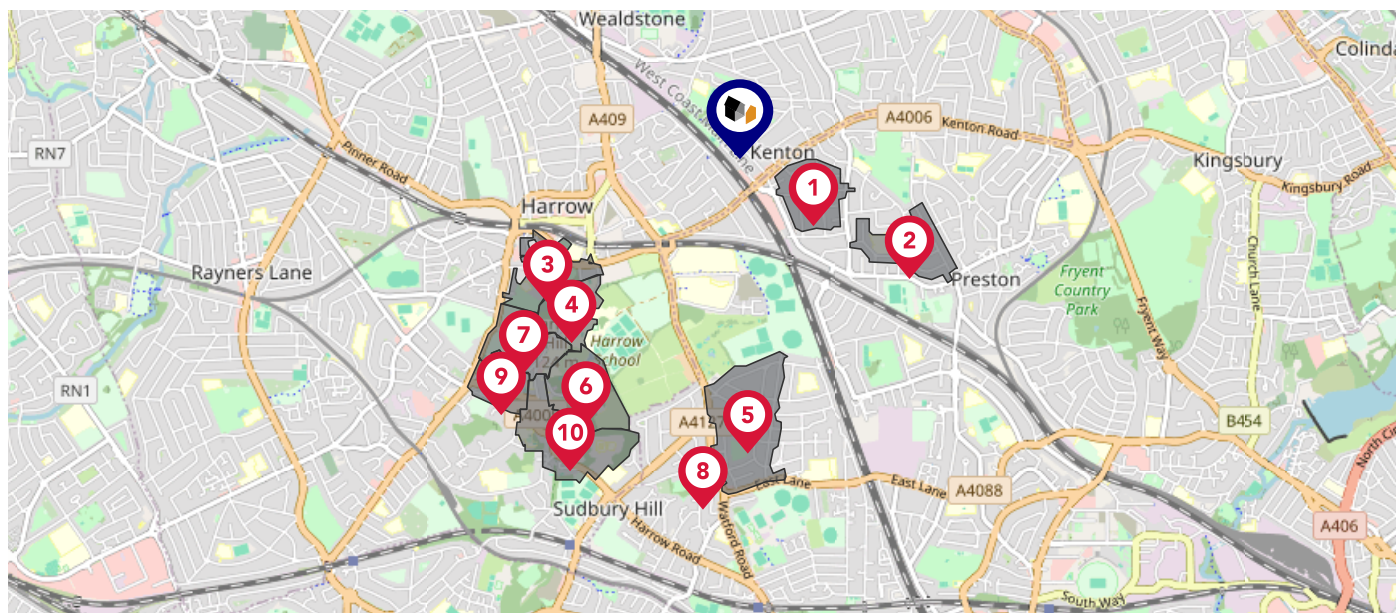
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

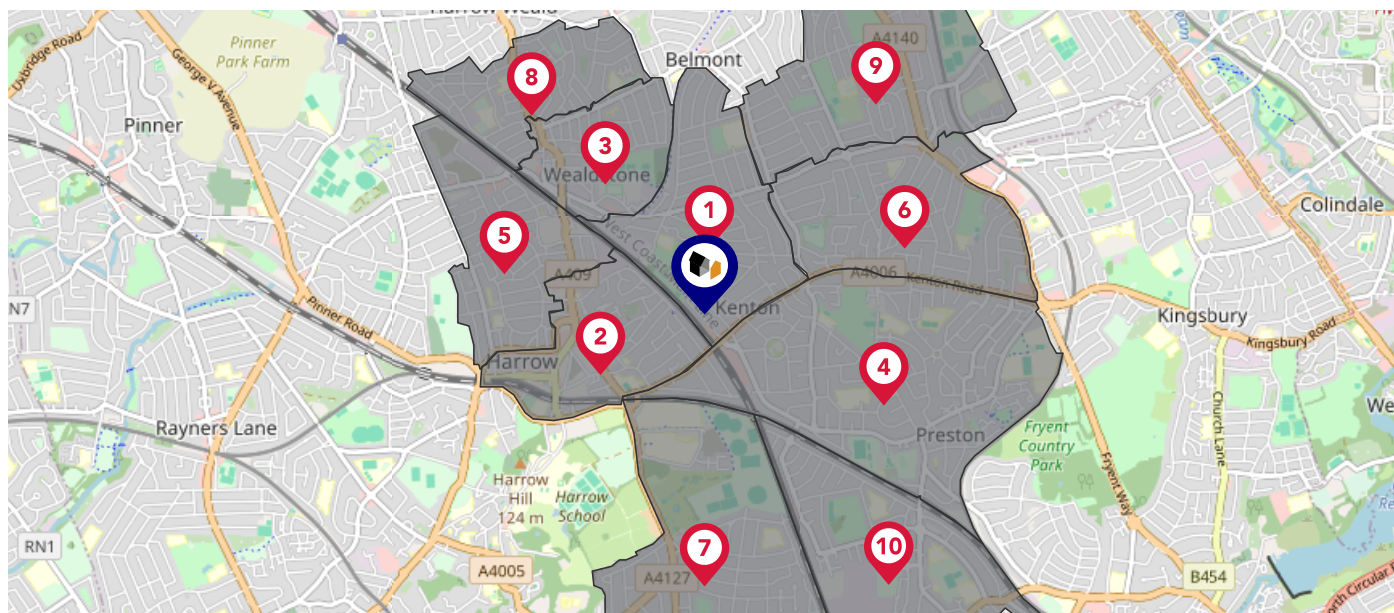
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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

Kanton West Ward

2

Greenhill Ward

3

Wealdstone South Ward

4

Kanton Ward

5

Marlborough Ward

6

Kanton East Ward

7

Northwick Park Ward

8

Wealdstone North Ward

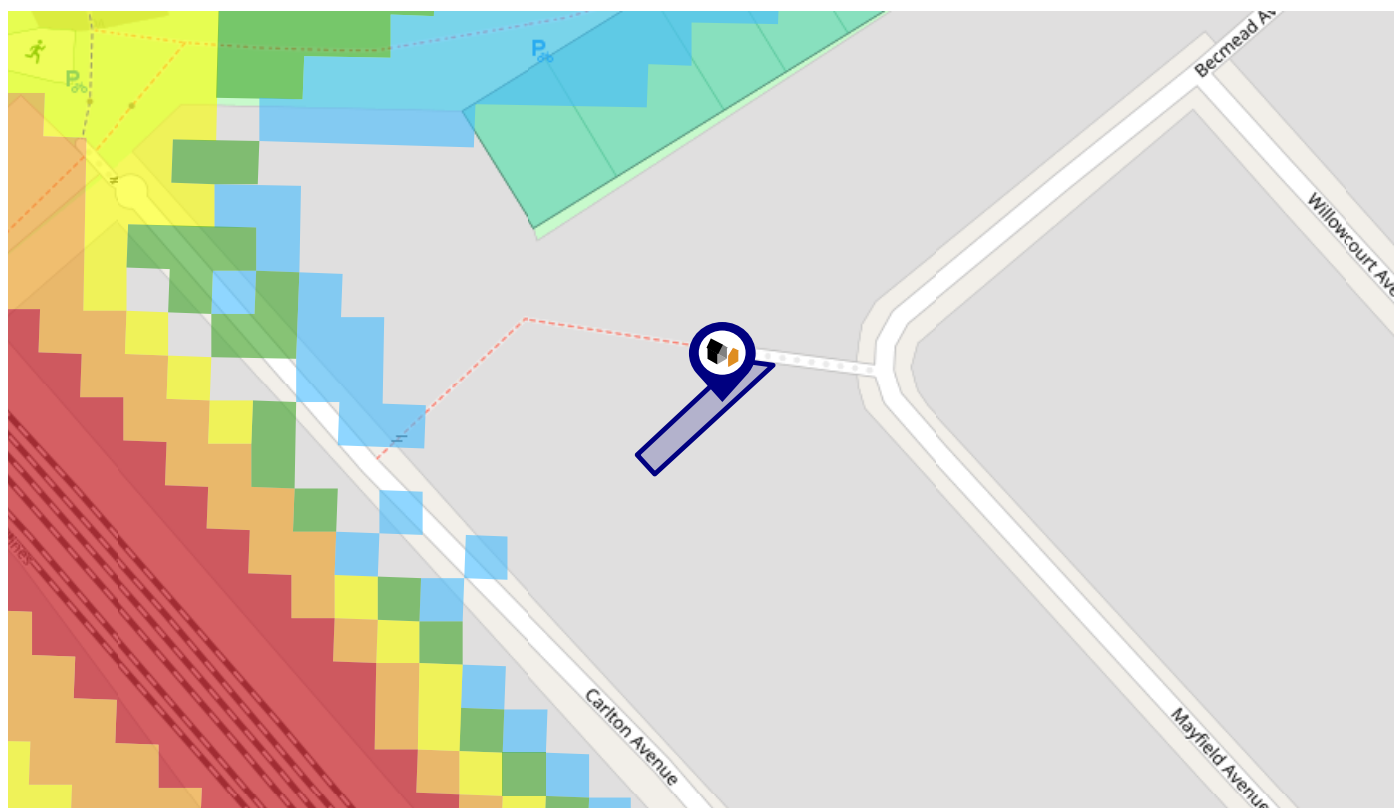
9

Centenary 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.

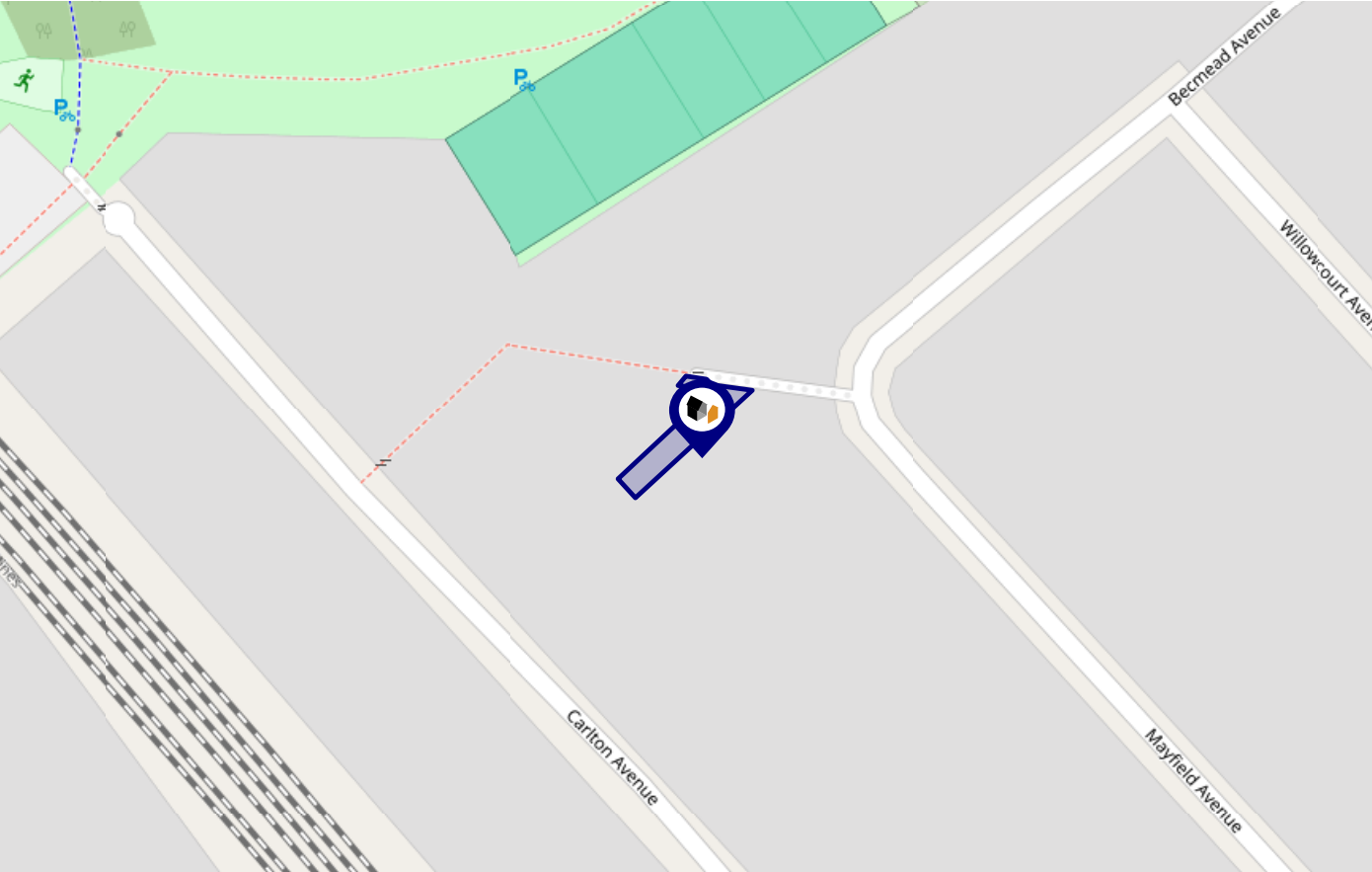
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
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.

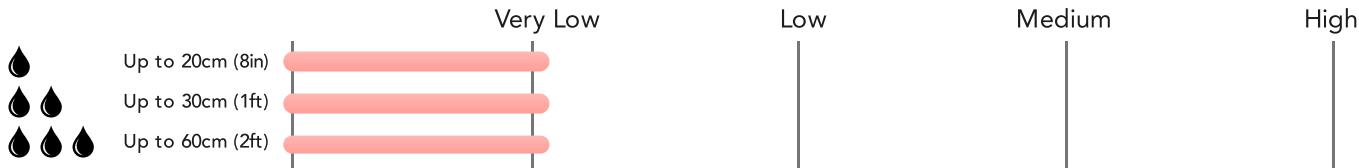


Risk Rating: Very low

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.

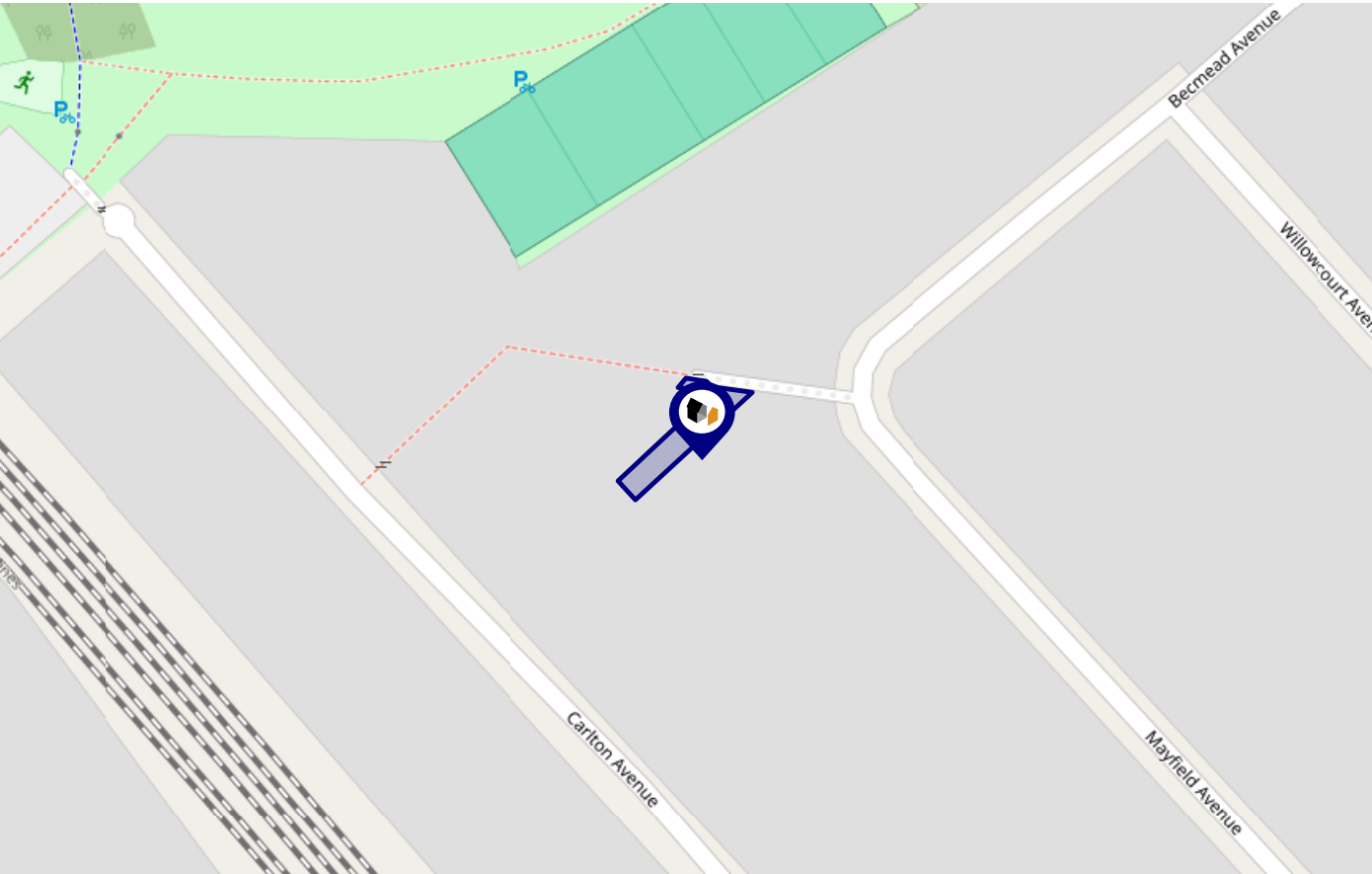
Chance of flooding to the following depths at this property:



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.

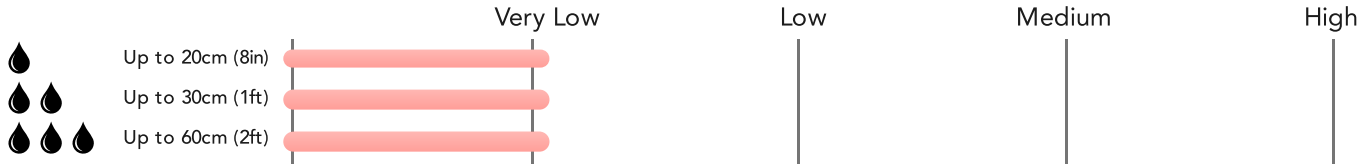


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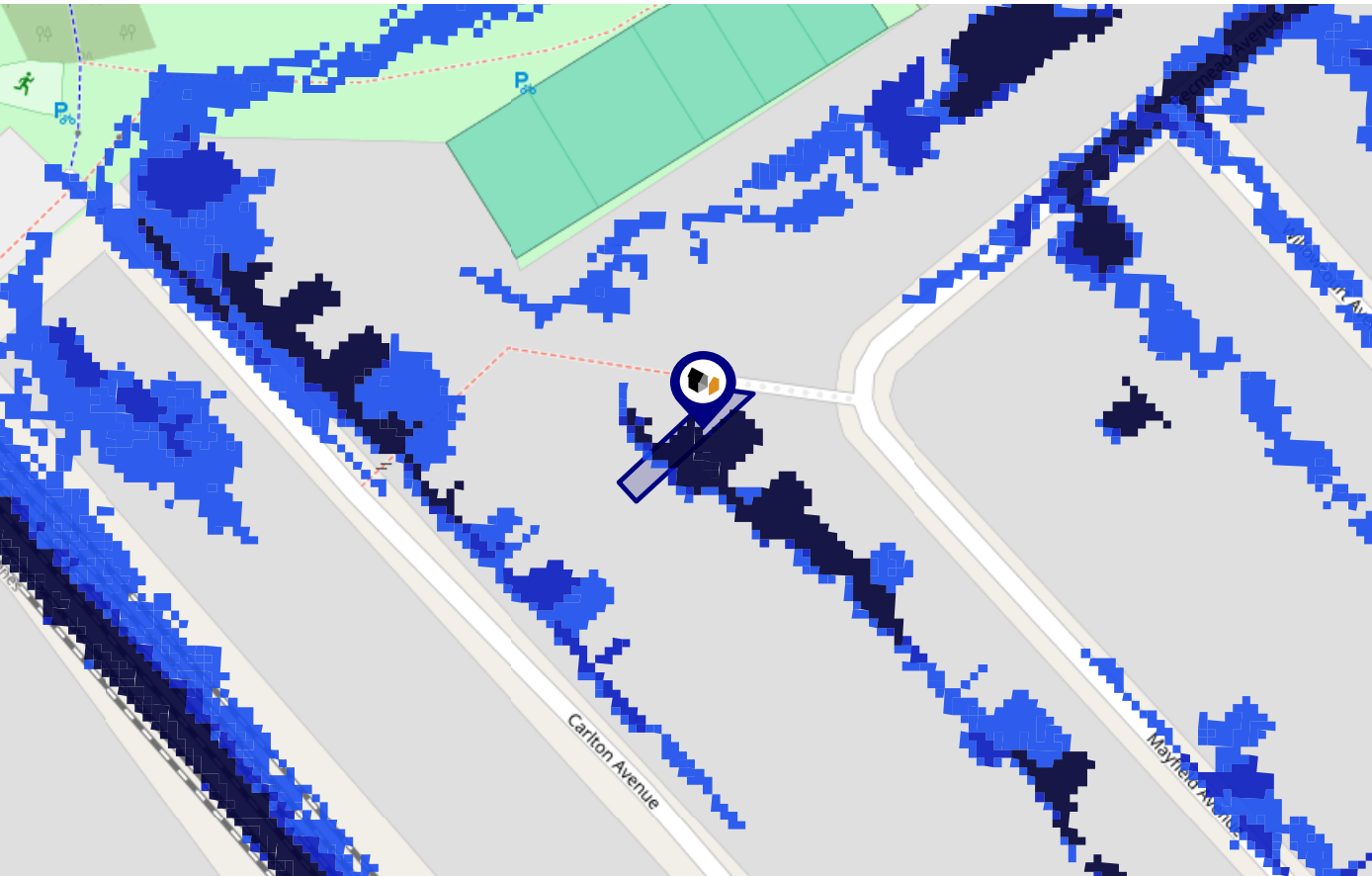
Chance of flooding to the following depths at this property:



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.

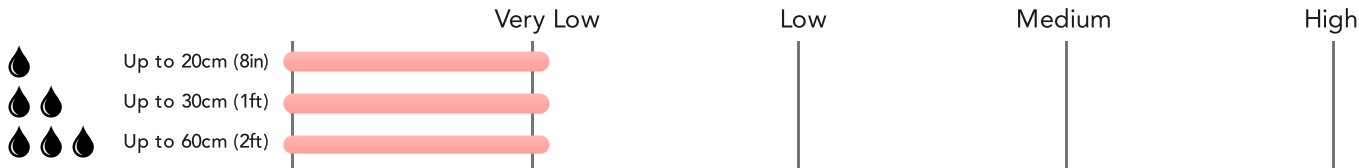


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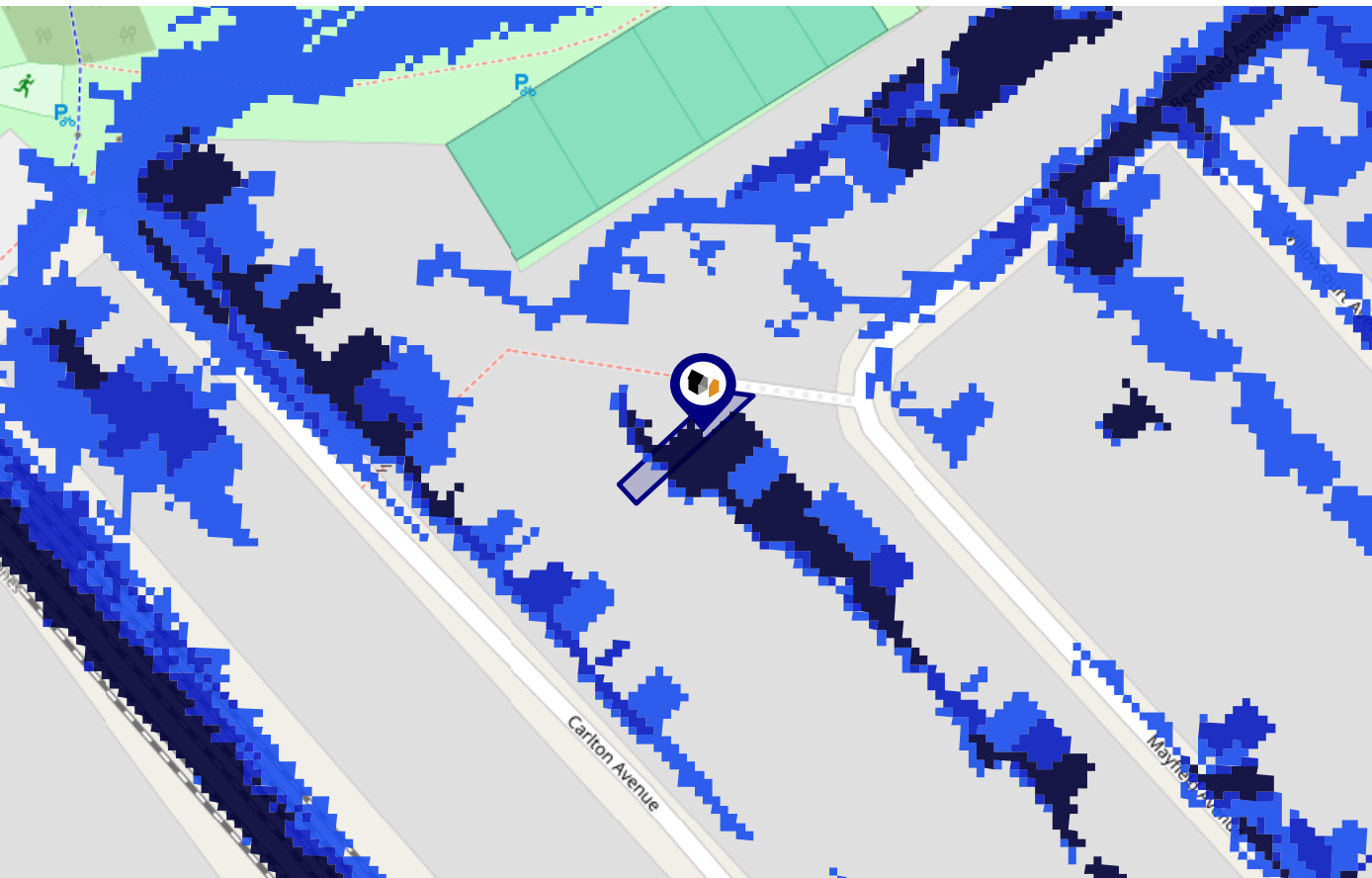
Chance of flooding to the following depths at this property:



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.

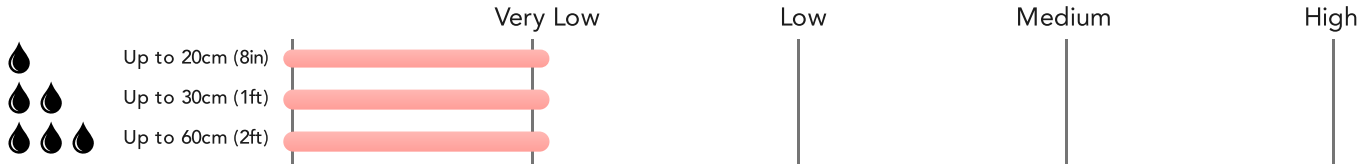


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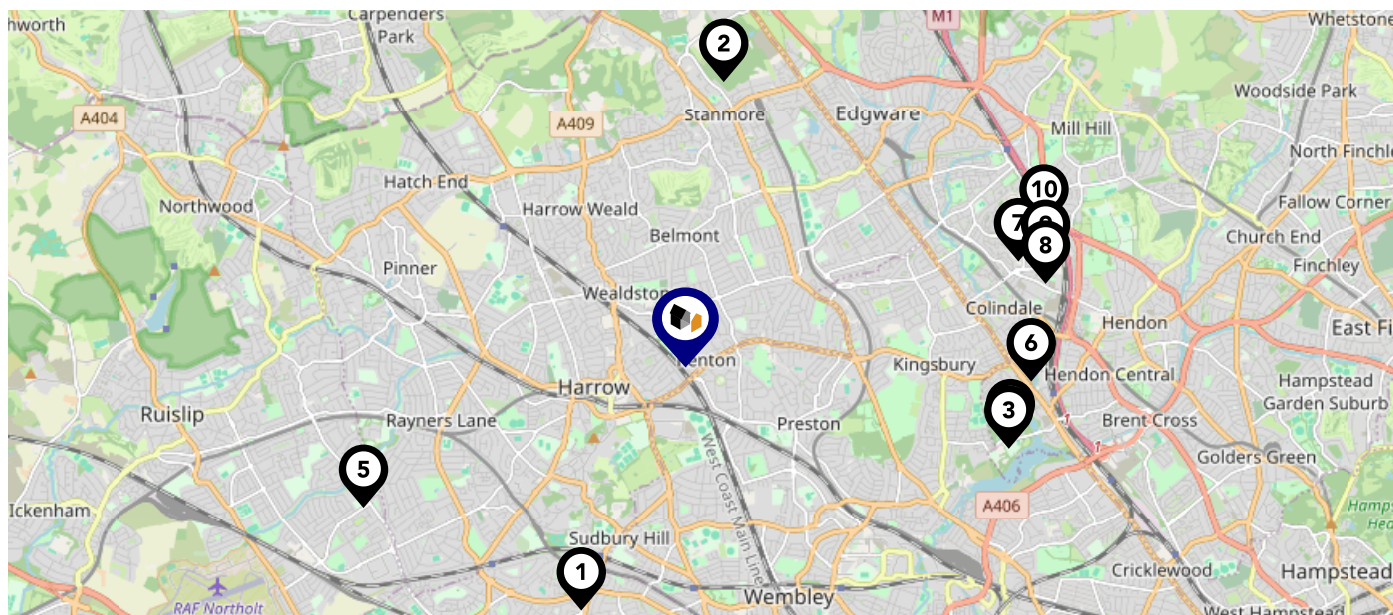
Nearby Green Belt Land

- 1 London Green Belt - Harrow
- 2 London Green Belt - Ealing
- 3 London Green Belt - Barnet
- 4 London Green Belt - Watford
- 5 London Green Belt - Hertsmere
- 6 London Green Belt - Three Rivers
- 7 London Green Belt - Hounslow
- 8 London Green Belt - Hillingdon
- 9 London Green Belt - Haringey
- 10 London Green Belt - Spelthorne

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.



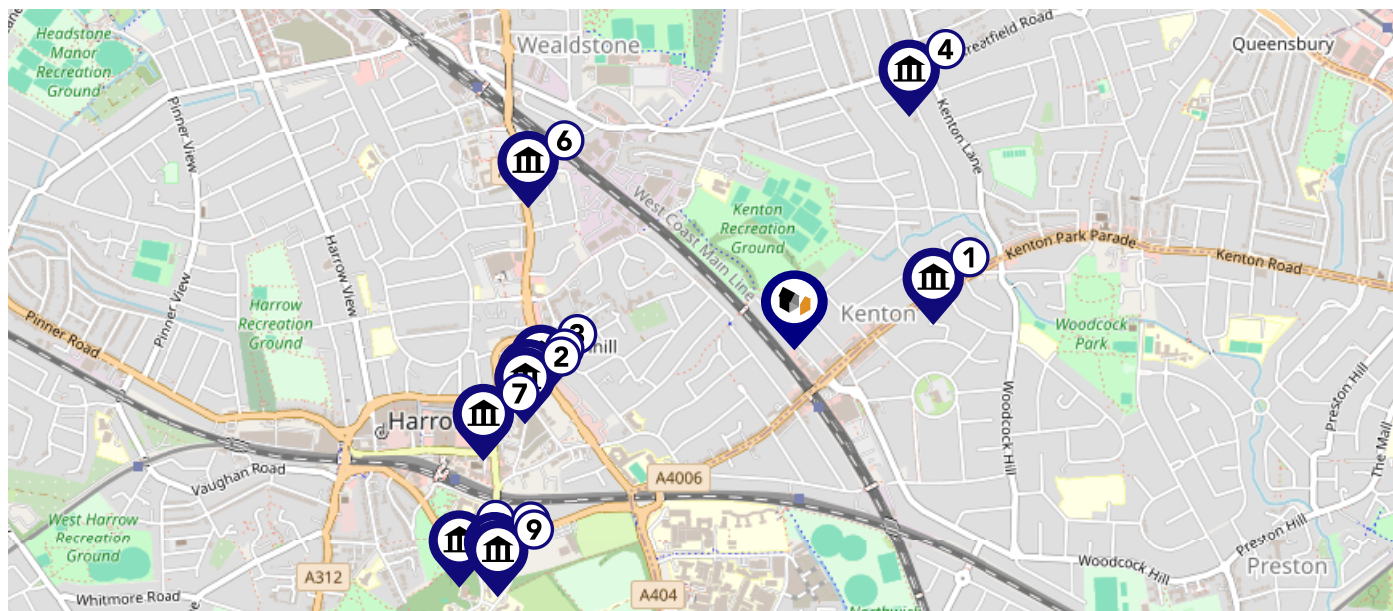
Nearby Landfill Sites

	Ealing North Sports Centre-Sudbury Hill, Greenford	Historic Landfill	
	Wood Farm, Stanmore-Wood Lane, Stanmore, Middx	Historic Landfill	
	West Hendon Playing Fields-Cool Oak Lane, The Hyde, West Hendon NW9	Historic Landfill	
	Land Cool Oak Lane-London	Historic Landfill	
	Field End Road-Ruislip	Historic Landfill	
	Crossways Site-Colin Gardens, The Hyde, London NW9	Historic Landfill	
	Lanacre Avenue - Quakers Course-Grahame Park Estate	Historic Landfill	
	Grahame Park Way - Great Strand-Great Strand, Grahame Park, The Hyde NW9	Historic Landfill	
	Grahame Park Way - Corner Way-The Hyde, Grahame Park NW9	Historic Landfill	
	K Garage-Bunns Lane, Edgware, Mill Hill NW7	Historic Landfill	

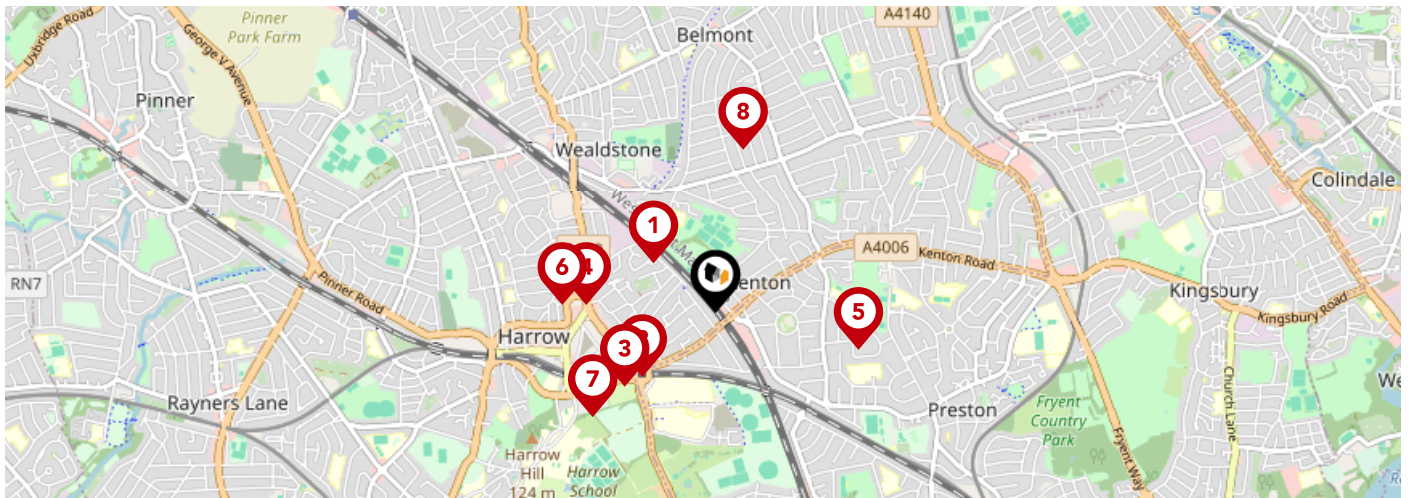
Maps

Listed Buildings

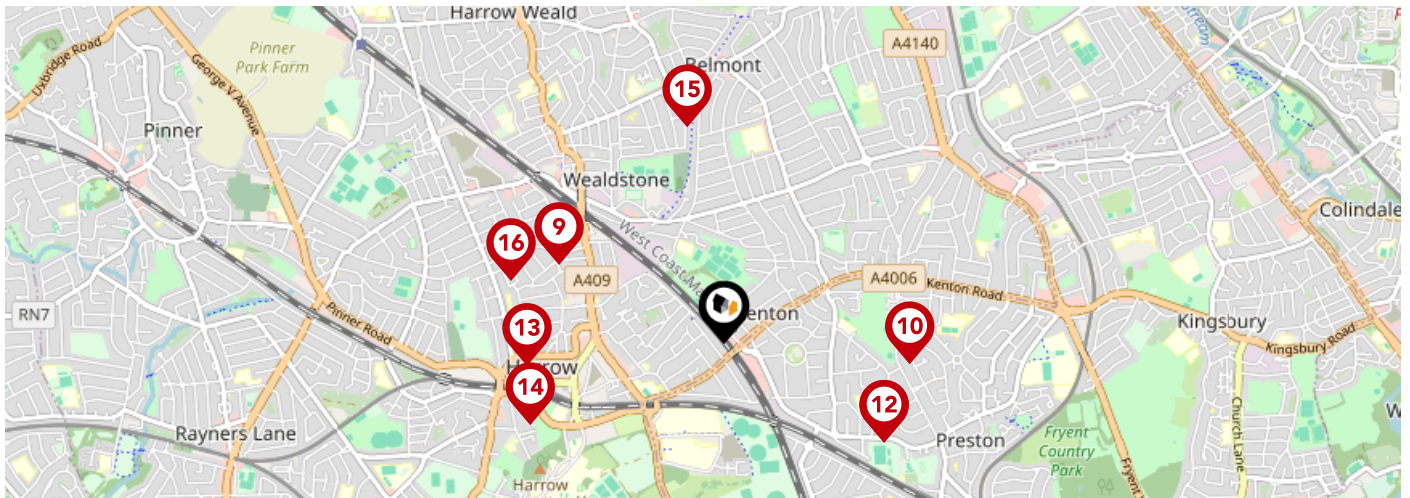
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1254054 - Church Of St Mary And Parish Hall	Grade II	0.3 miles
	1254900 - Church Of St John The Baptist	Grade II	0.6 miles
	1253949 - Granada Cinema	Grade II	0.6 miles
	1113309 - Kanton Library	Grade II	0.6 miles
	1404081 - World War Ii War Memorial In The Churchyard Of St John The Baptist	Grade II	0.6 miles
	1390755 - Magistrates Court	Grade II	0.7 miles
	1358647 - 315, Station Road	Grade II	0.7 miles
	1253900 - Farthings	Grade II	0.9 miles
	1261562 - Heathfield	Grade II	0.9 miles
	1376638 - Harrow On The Hill War Memorial	Grade II	0.9 miles



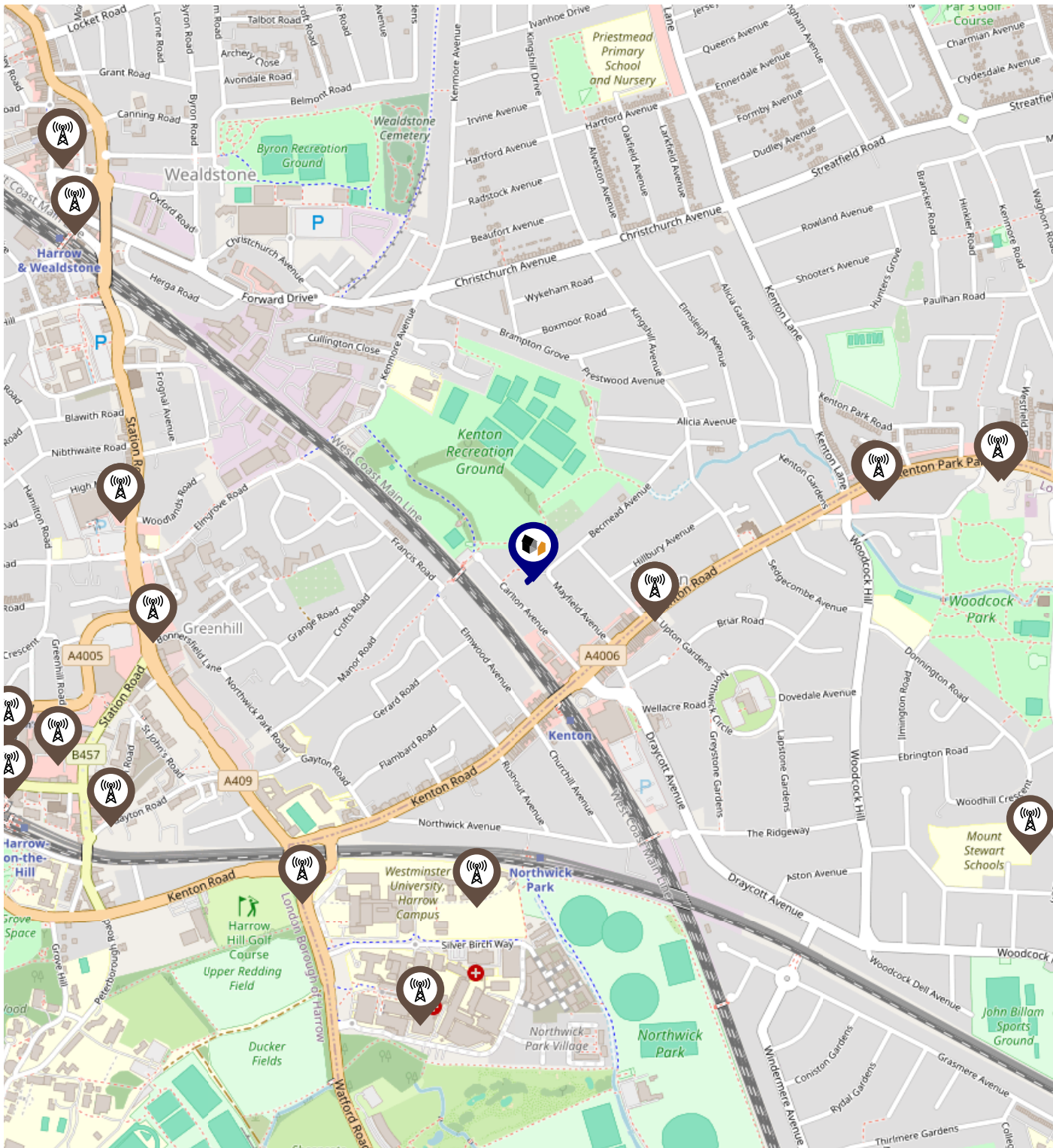
		Nursery	Primary	Secondary	College	Private
1	Elmgrove Primary School & Nursery Ofsted Rating: Good Pupils: 823 Distance:0.37	☐	☒	☐	☐	☐
2	Harmony Primary School Ofsted Rating: Not Rated Pupils: 62 Distance:0.45	☐	☒	☐	☐	☐
3	Harrow High School Ofsted Rating: Good Pupils: 1006 Distance:0.54	☐	☐	☒	☐	☐
4	Saint Jerome Church of England Bilingual School Ofsted Rating: Good Pupils: 411 Distance:0.6	☐	☒	☐	☐	☐
5	St Gregory's Catholic Science College Ofsted Rating: Outstanding Pupils: 1160 Distance:0.68	☐	☐	☒	☐	☐
6	Alpha Preparatory School Ofsted Rating: Not Rated Pupils: 126 Distance:0.71	☐	☒	☐	☐	☐
7	Red Balloon Learner Centre - Northwest London Ofsted Rating: Not Rated Pupils: 59 Distance:0.74	☐	☐	☒	☐	☐
8	Priestmead Primary School and Nursery Ofsted Rating: Outstanding Pupils: 876 Distance:0.76	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Nisai Virtual Academy Ltd Ofsted Rating: Not Rated Pupils:0 Distance:0.84	☐	☐	☒	☐	☐
	Uxendon Manor Primary School Ofsted Rating: Good Pupils: 675 Distance:0.86	☐	☒	☐	☐	☐
	Mount Stewart Infant School Ofsted Rating: Good Pupils: 309 Distance:0.86	☐	☒	☐	☐	☐
	Mount Stewart Junior School Ofsted Rating: Good Pupils: 333 Distance:0.86	☐	☒	☐	☐	☐
	Norbury School Ofsted Rating: Good Pupils: 663 Distance:0.91	☐	☒	☐	☐	☐
	The Jubilee Academy Ofsted Rating: Outstanding Pupils:0 Distance:0.97	☐	☐	☒	☐	☐
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 416 Distance:1.01	☐	☒	☐	☐	☐
	Marlborough Primary School Ofsted Rating: Good Pupils: 639 Distance:1.02	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

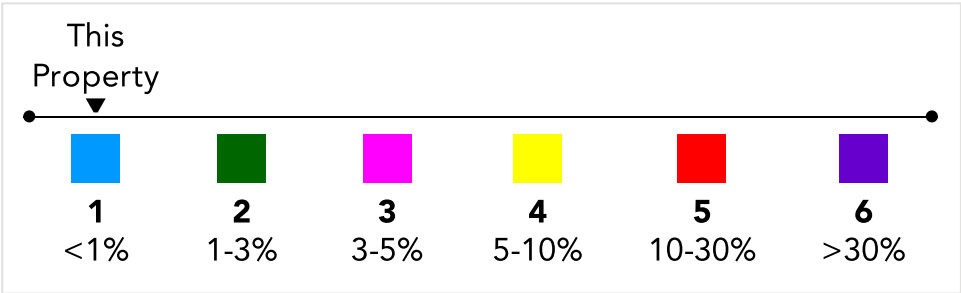
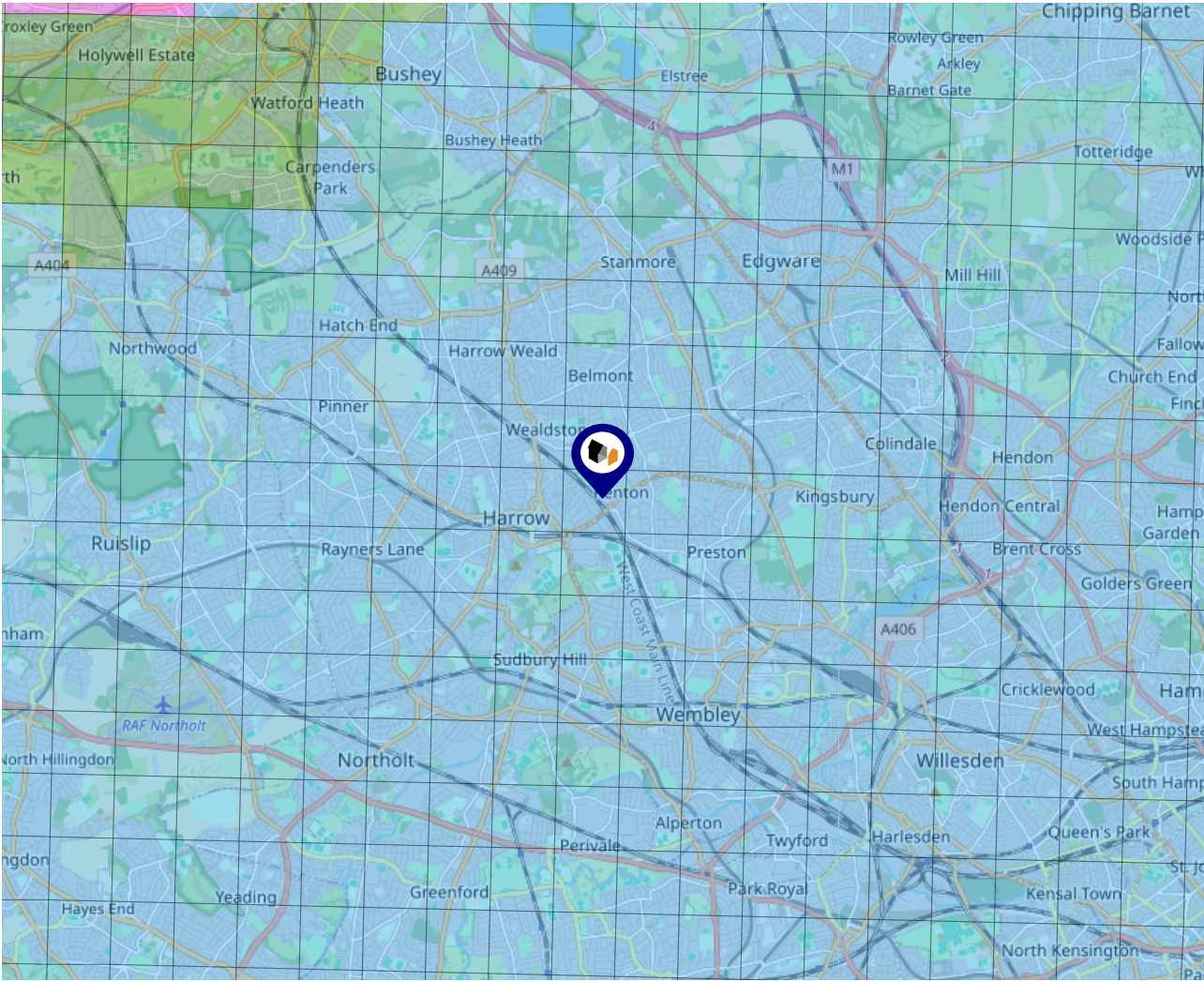


Key:

-  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).



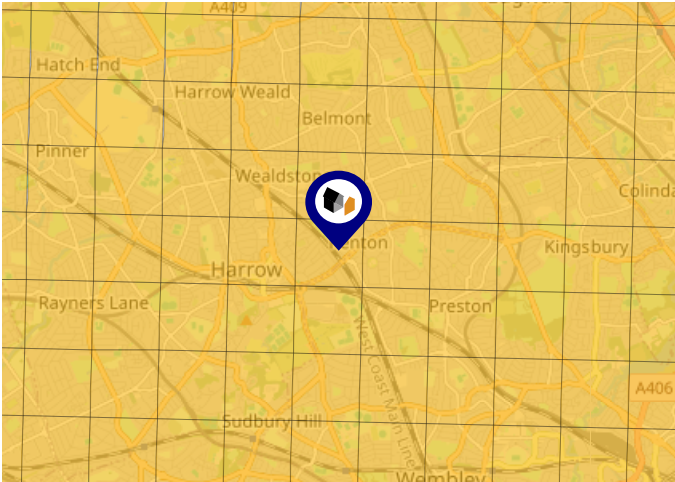


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

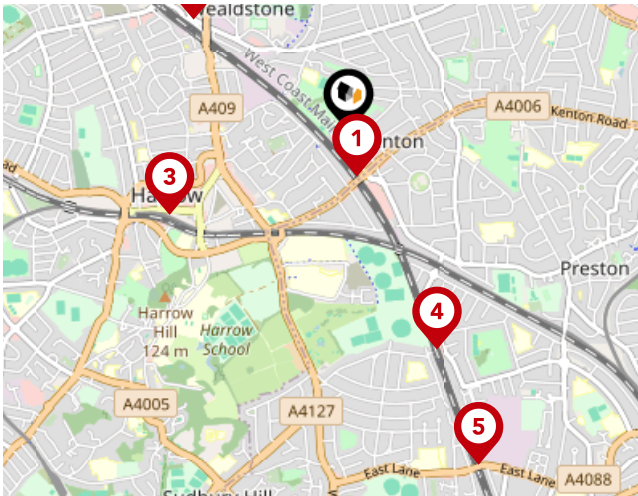


Primary Classifications (Most Common Clay Types)

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

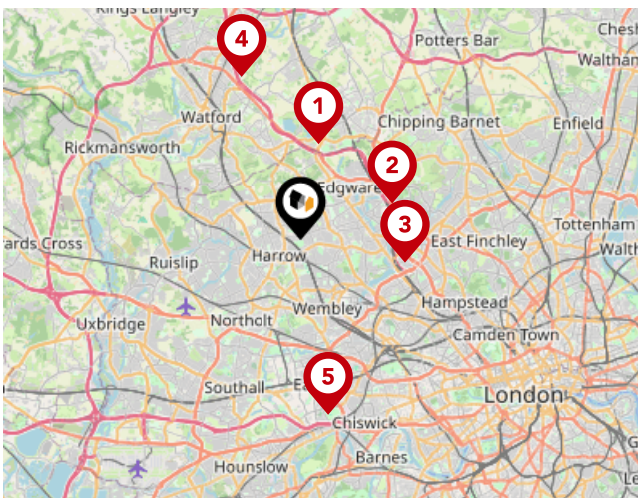
Area

Transport (National)



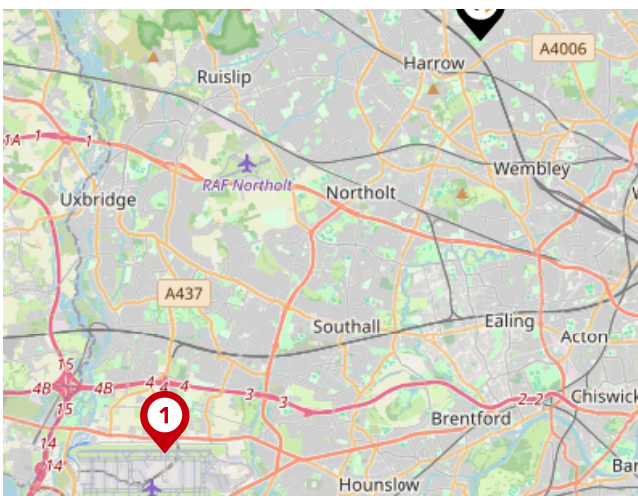
National Rail Stations

Pin	Name	Distance
1	Kenton Rail Station	0.2 miles
2	Harrow & Wealdstone Rail Station	0.87 miles
3	Harrow-on-the-Hill Rail Station	0.91 miles
4	South Kenton Rail Station	1.08 miles
5	North Wembley Rail Station	1.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J4	3.58 miles
2	M1 J2	3.6 miles
3	M1 J1	3.87 miles
4	M1 J5	6.39 miles
5	M4 J2	6.52 miles

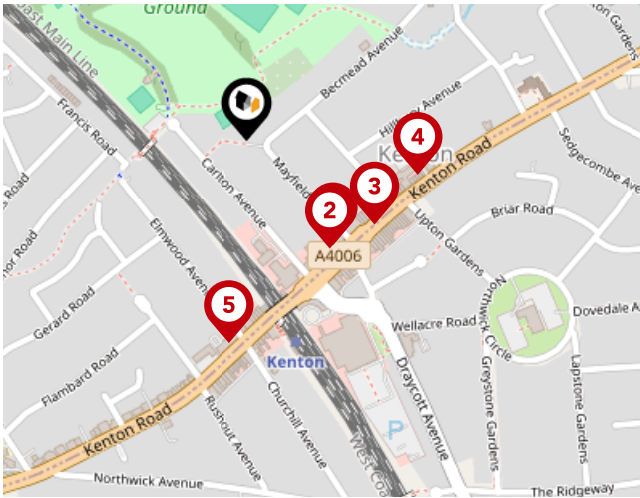


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	9.57 miles

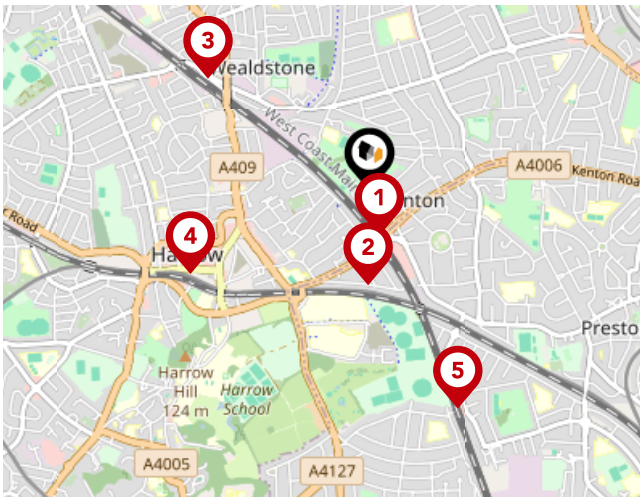
Area

Transport (Local)



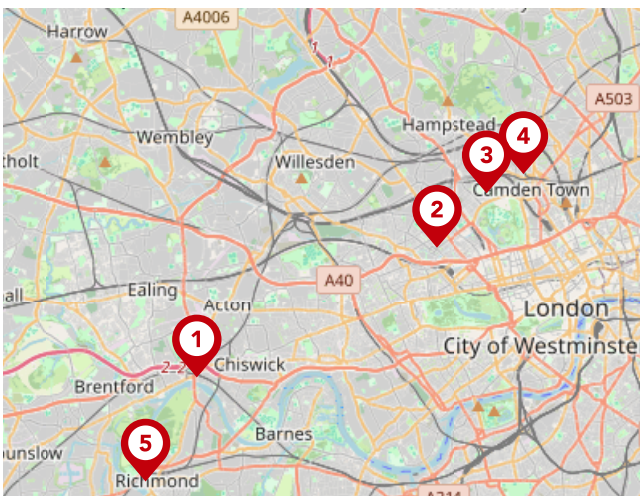
Bus Stops/Stations

Pin	Name	Distance
1	Carlton Avenue Kenton	0.15 miles
2	Carlton Avenue Kenton	0.15 miles
3	Upton Gardens	0.17 miles
4	Odeon Parade Upton Gardens	0.2 miles
5	Kenton Station	0.23 miles



Local Connections

Pin	Name	Distance
1	Kenton Underground Station	0.21 miles
2	Northwick Park Underground Station	0.43 miles
3	Harrow & Wealdstone Underground Station	0.9 miles
4	Harrow-on-the-Hill Underground Station	0.91 miles
5	South Kenton Underground Station	1.08 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	6.92 miles
2	Little Venice Waterbus Stop	7.25 miles
3	London Zoo Waterbus Stop	7.51 miles
4	Camden Lock Waterbus	7.96 miles
5	Richmond St. Helena Pier	8.72 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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