

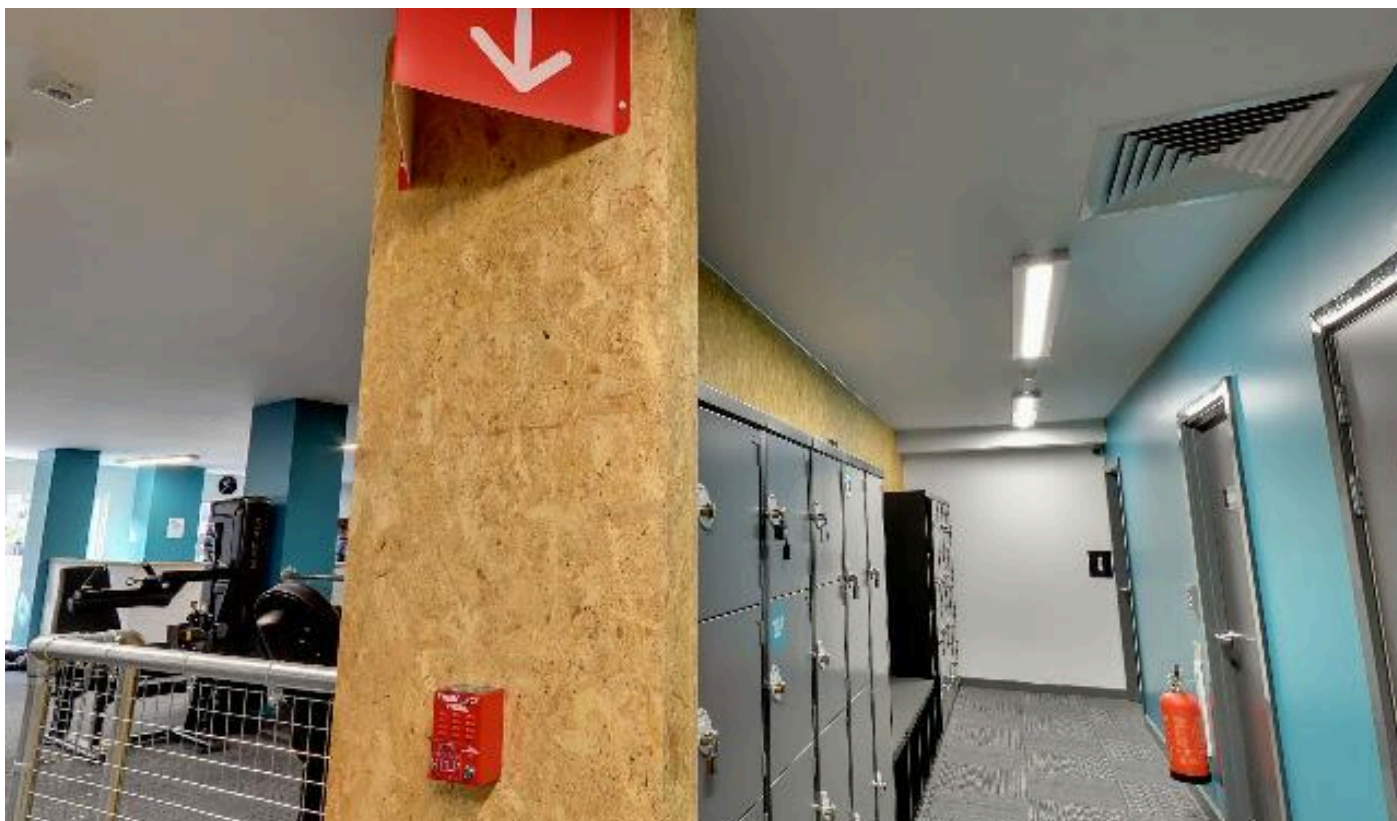


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 03rd October 2026



FLAT 1, 54, PECKHAM GROVE, LONDON, SE15 6PN

Phillip Arnold Auctions

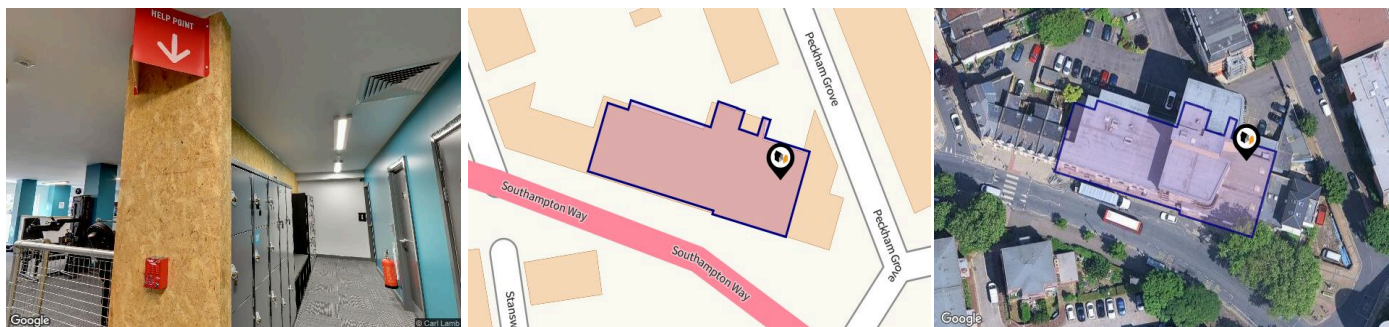
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Flat / Maisonette	Last Sold Date:	20/12/2005
Bedrooms:	1	Last Sold Price:	£230,000
Floor Area:	807 ft ² / 75 m ²	Last Sold £/ft²:	£294
Plot Area:	0.28 acres	Tenure:	Leasehold
Year Built :	2005		
Council Tax :	Band D		
Annual Estimate:	£1,967		
Title Number:	TGL267099		
UPRN:	10009804149		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



SGL429715

Leasehold Title Plan



TGL267099

Start Date: 19/12/2005
End Date: 01/01/3000
Lease Term: 999 years from 1 January 2001
Term Remaining: 973 years

Flat 1, 54 Peckham Grove, LONDON, SE15 6PN		Energy rating	
		D	
Valid until 16.11.2034		Certificate number 5134-0029-5409-0822-4296	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

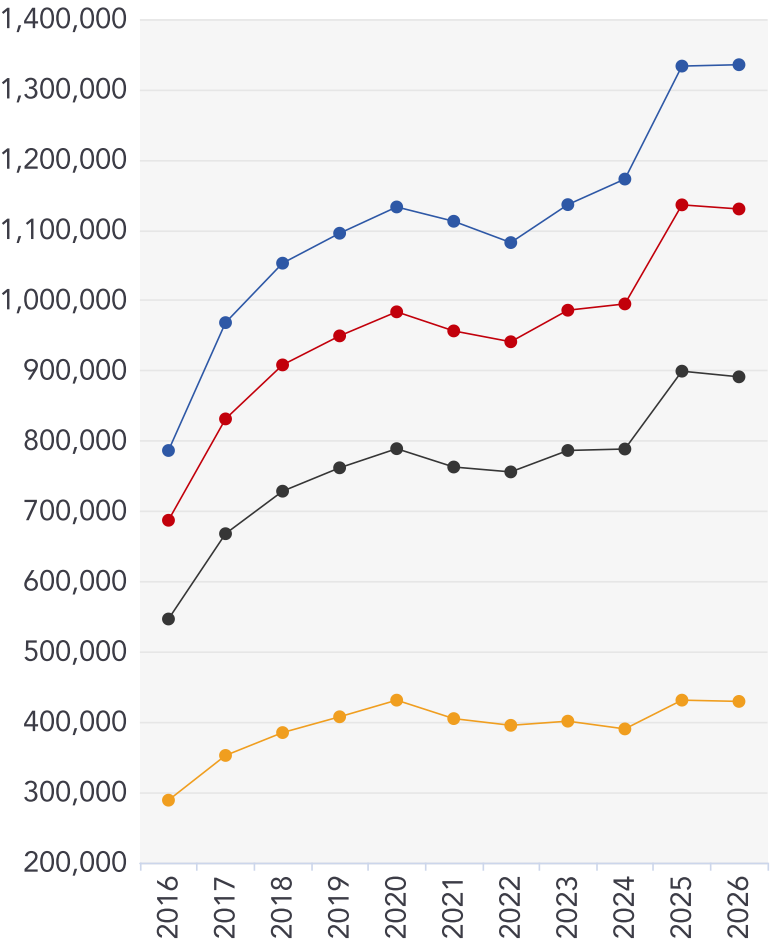
Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Energy:	Very poor
Main Heating Controls:	Programmer and appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(other premises below)
Secondary Heating:	None
Total Floor Area:	75 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in SE15



Detached

+69.79%

Semi-Detached

+64.45%

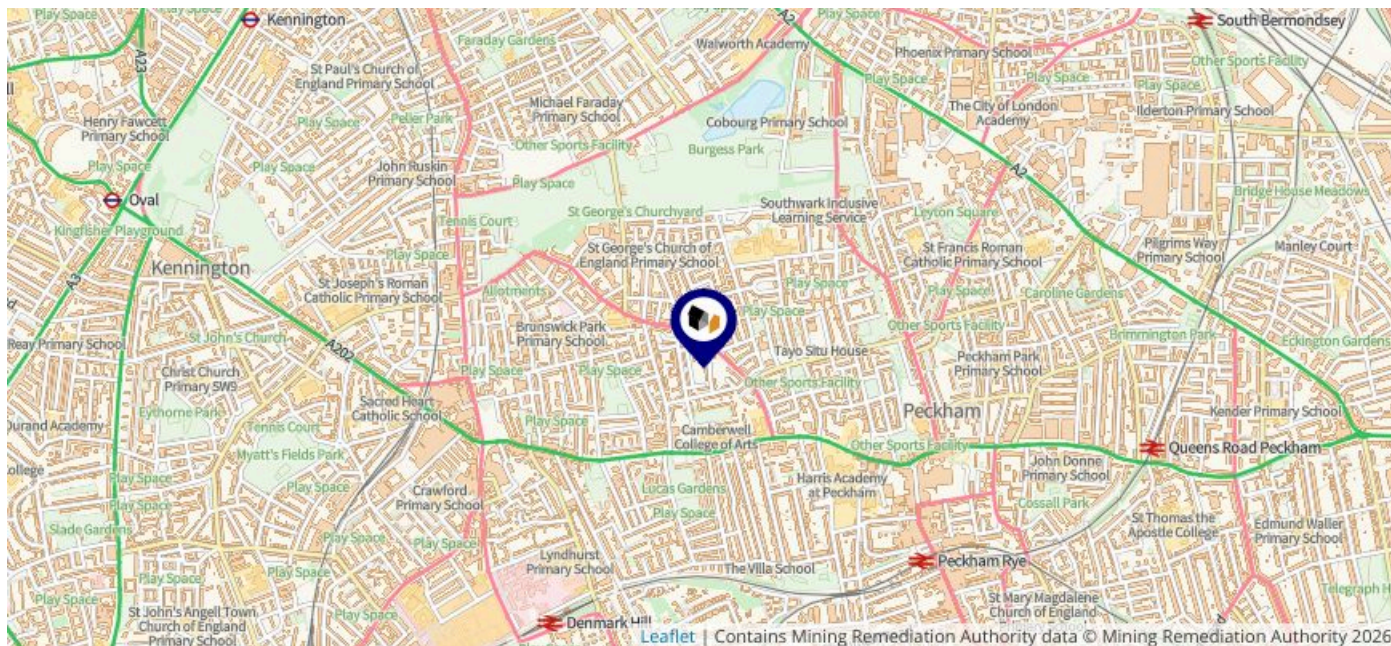
Terraced

+63.02%

Flat

+48.64%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

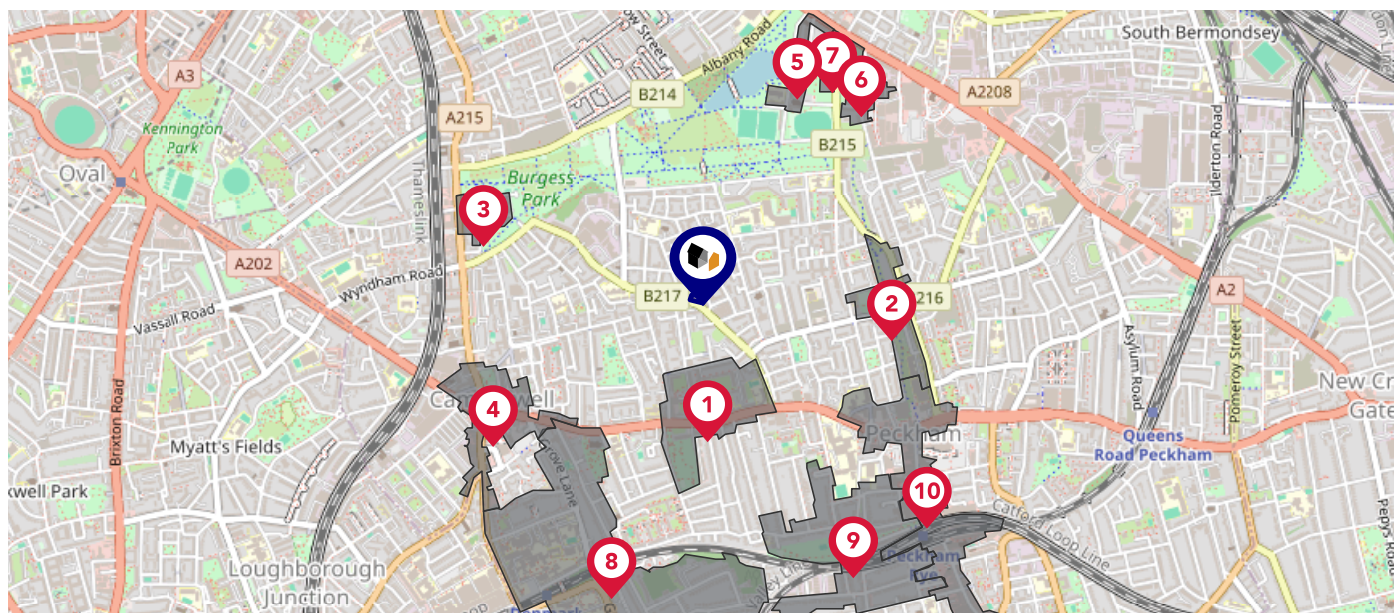
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



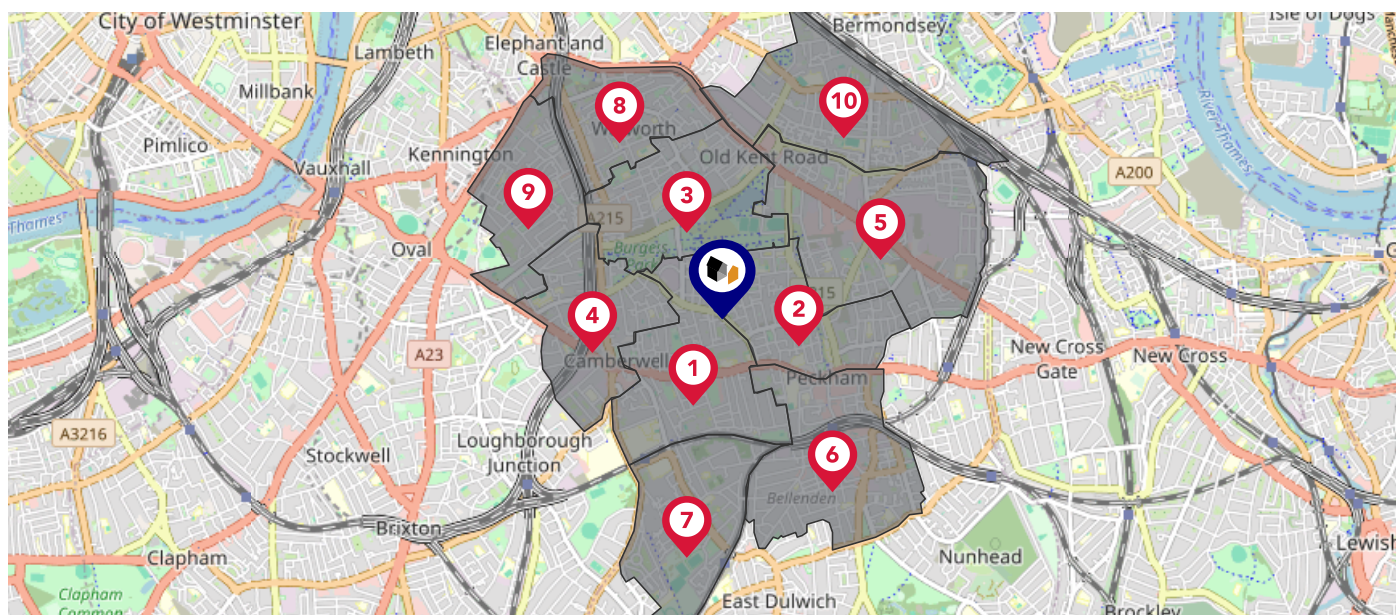
Nearby Conservation Areas

-  1 Sceaux Gardens
-  2 Peckham Hill Street
-  3 Addington Square
-  4 Camberwell Green
-  5 Cobourg Road
-  6 Glengall Road
-  7 Trafalgar Avenue
-  8 Camberwell Grove
-  9 Holly Grove
-  10 Rye Lane Peckham

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



St. Giles Ward



Peckham Ward



Faraday Ward



Camberwell Green Ward



Old Kent Road Ward



Rye Lane Ward



Champion Hill Ward



North Walworth Ward

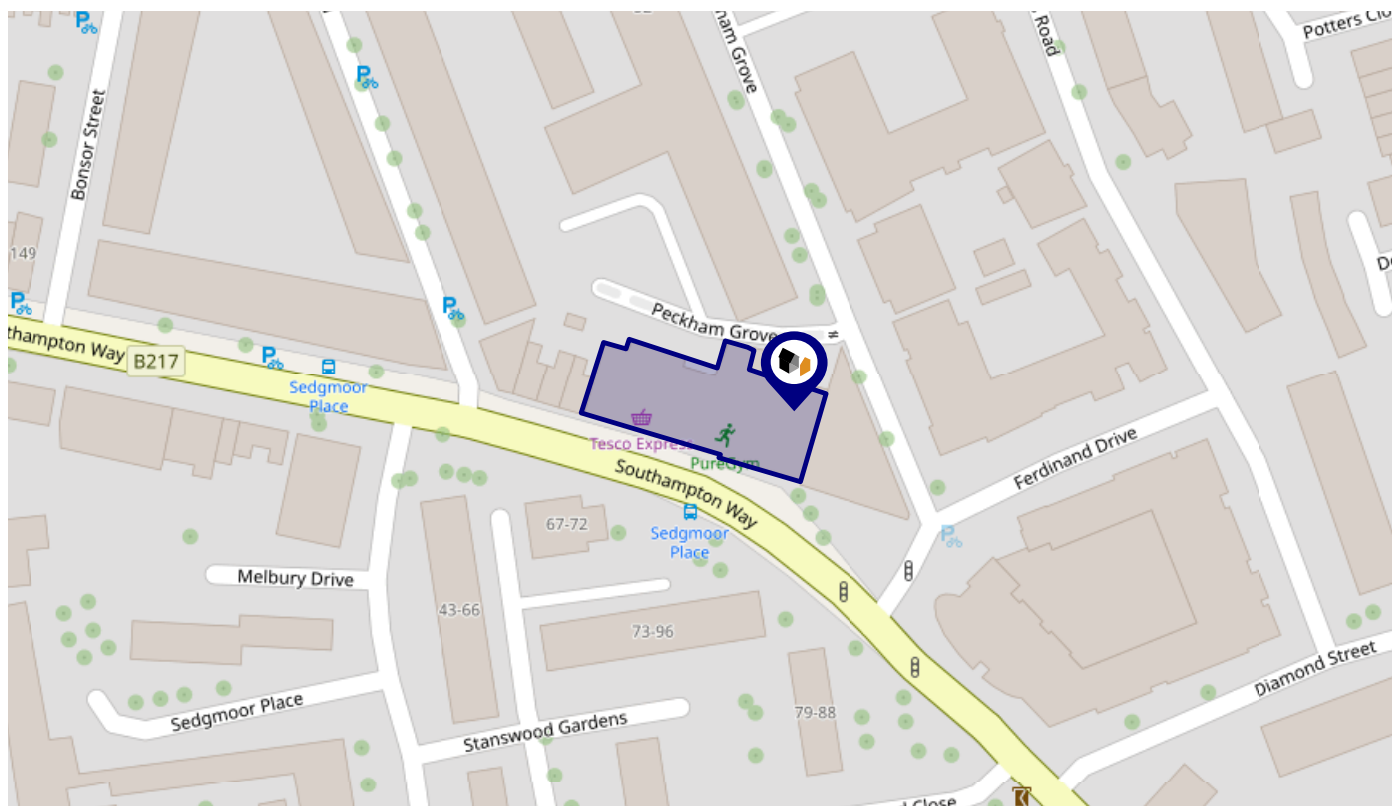


Newington Ward



South Bermondsey 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.

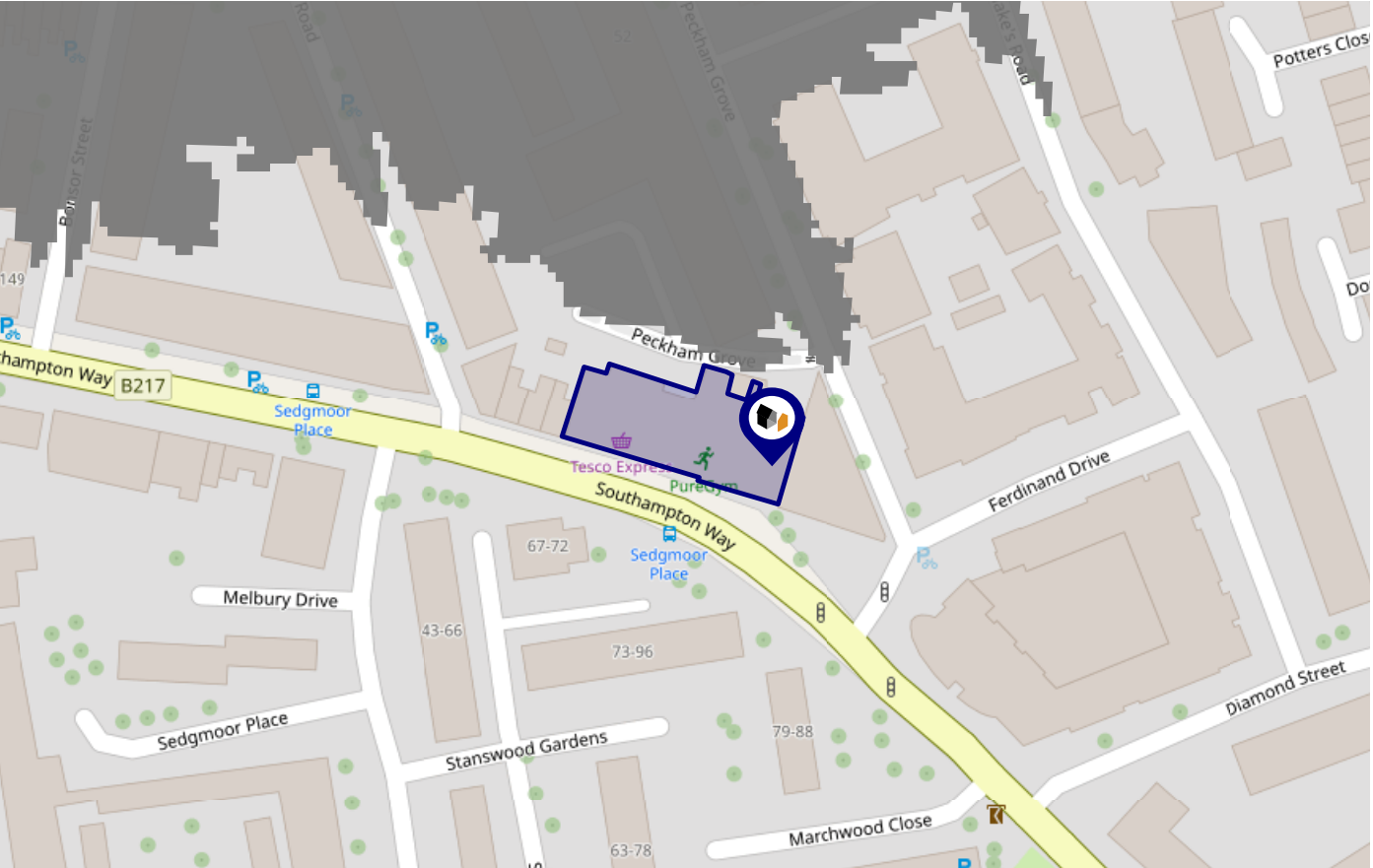
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

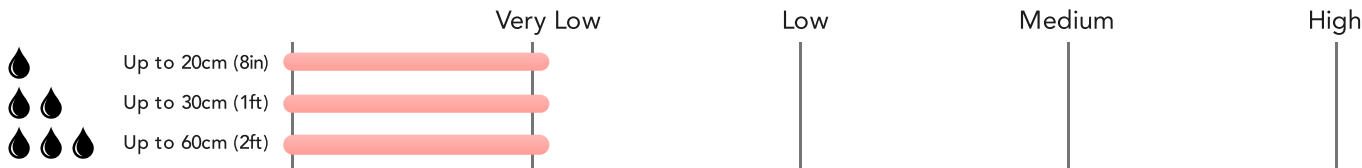


Risk Rating: Very low

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.

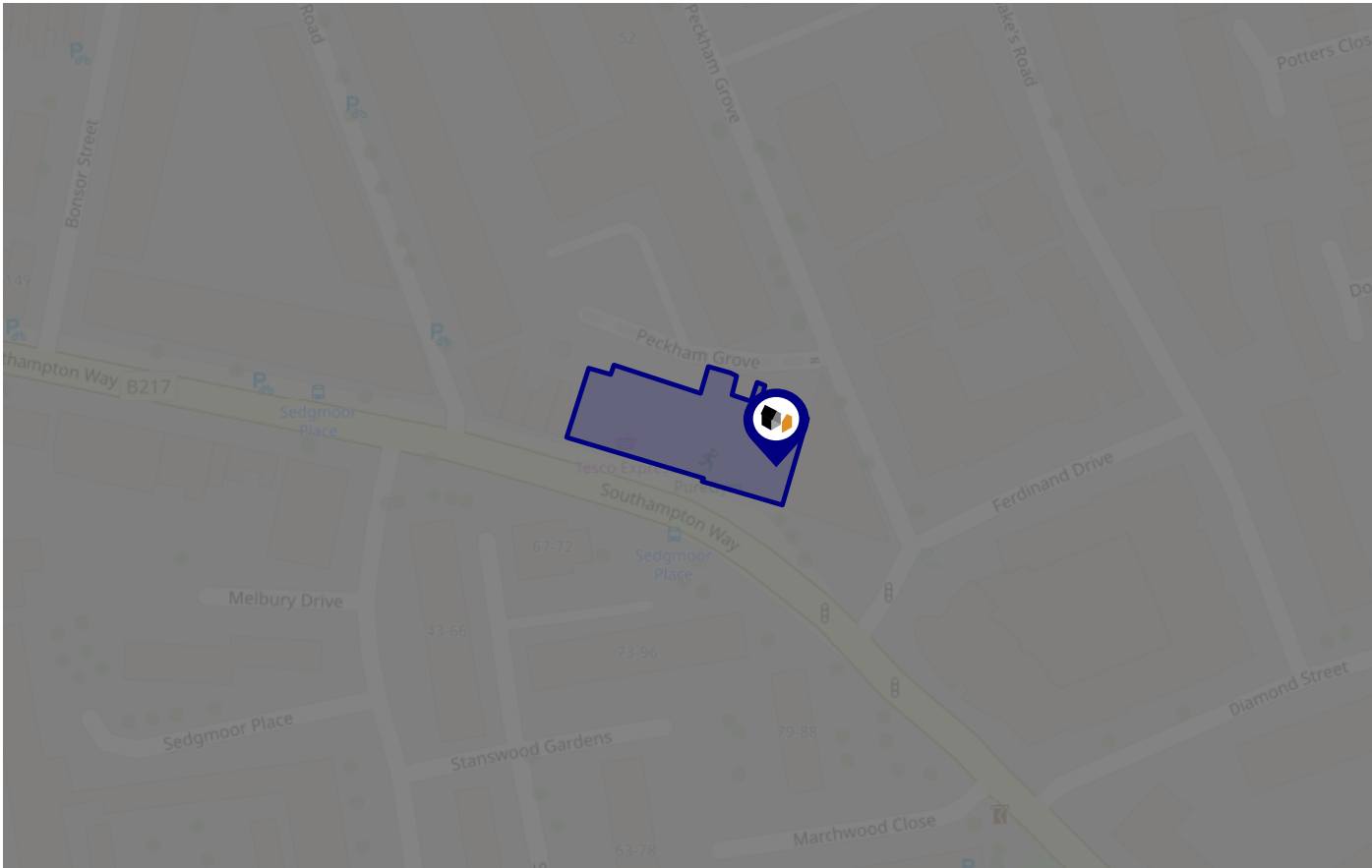
Chance of flooding to the following depths at this property:



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.

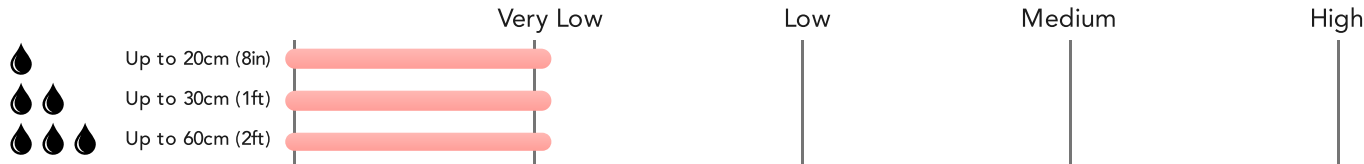


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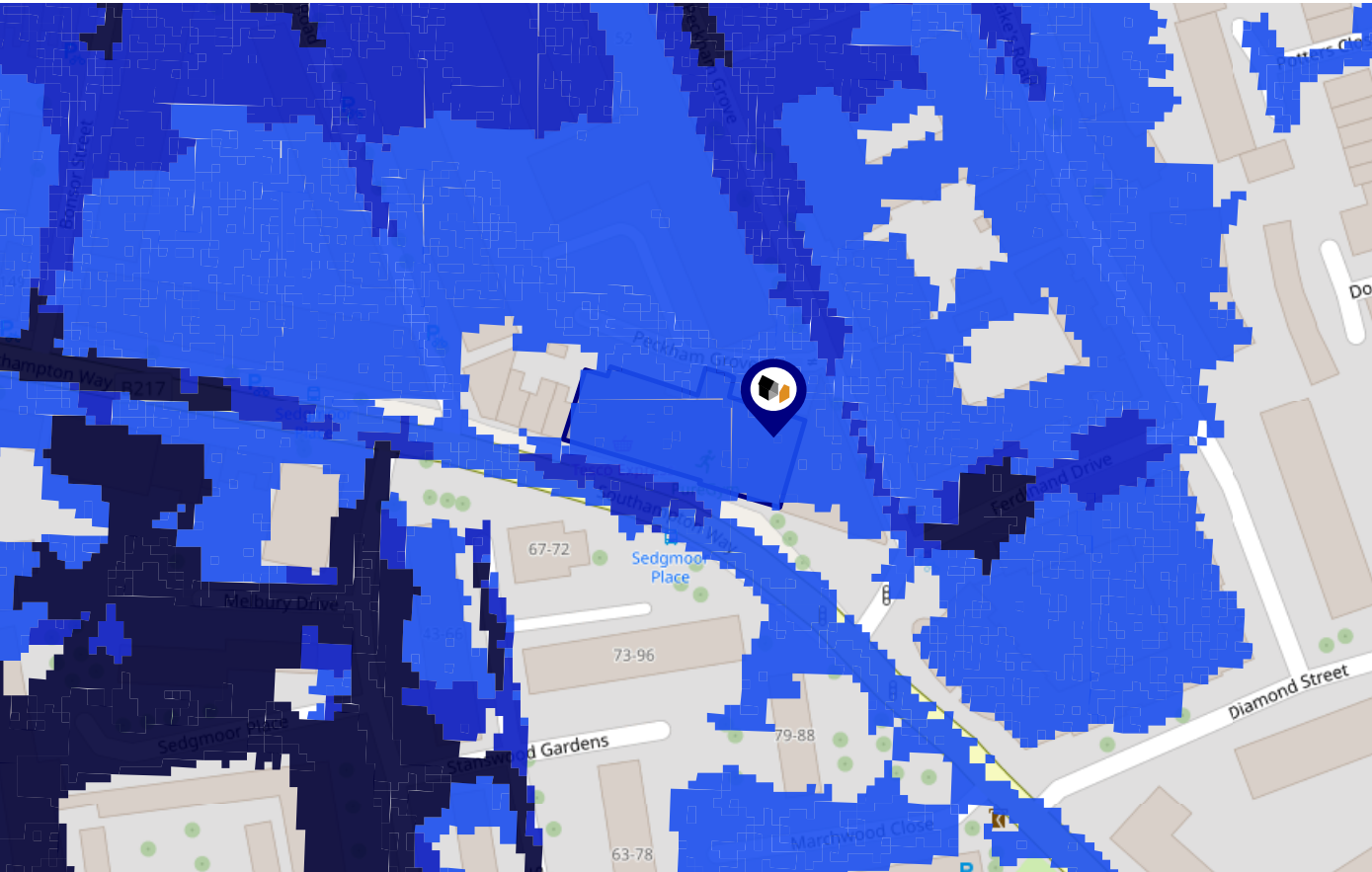
Chance of flooding to the following depths at this property:



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.

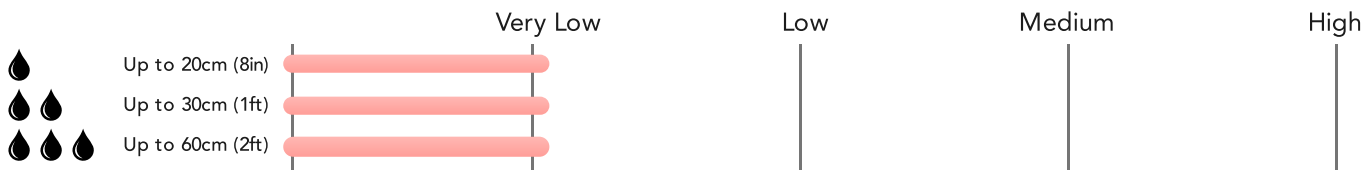


Risk Rating: Low

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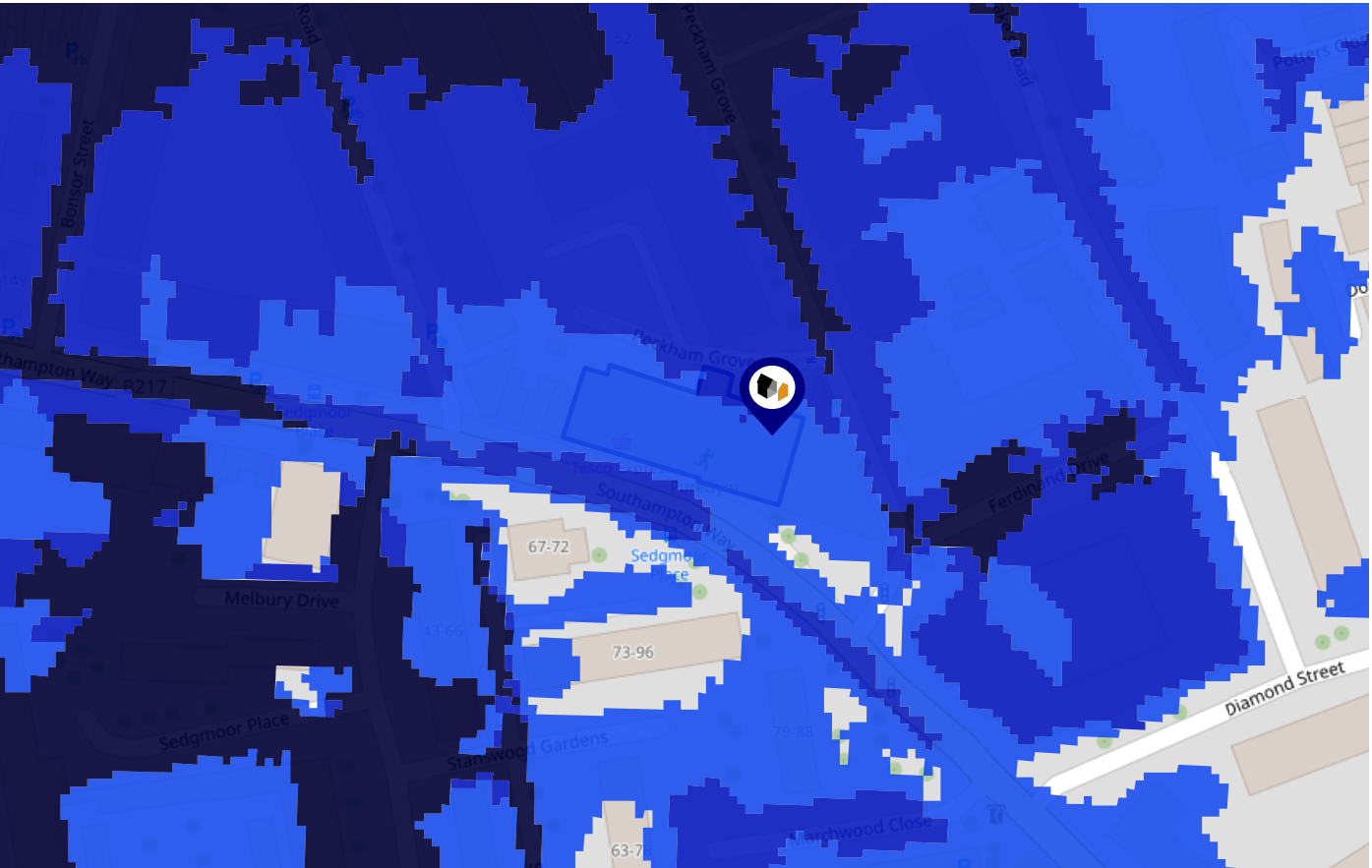
Chance of flooding to the following depths at this property:



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: Low

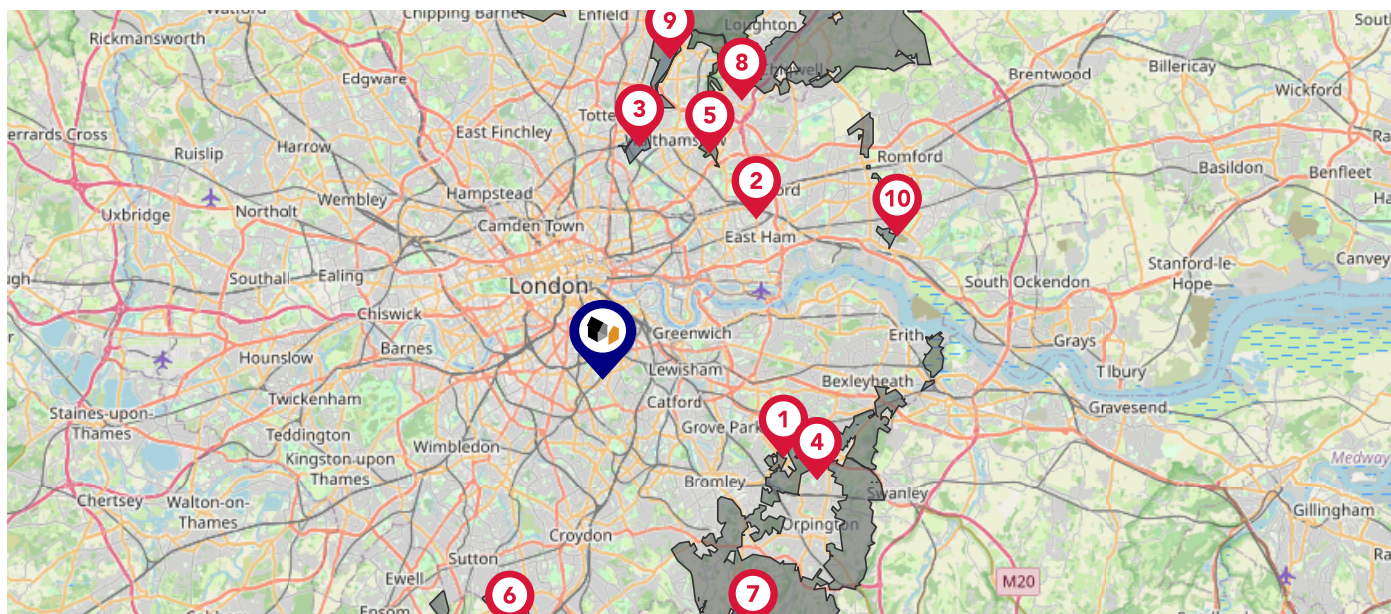
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



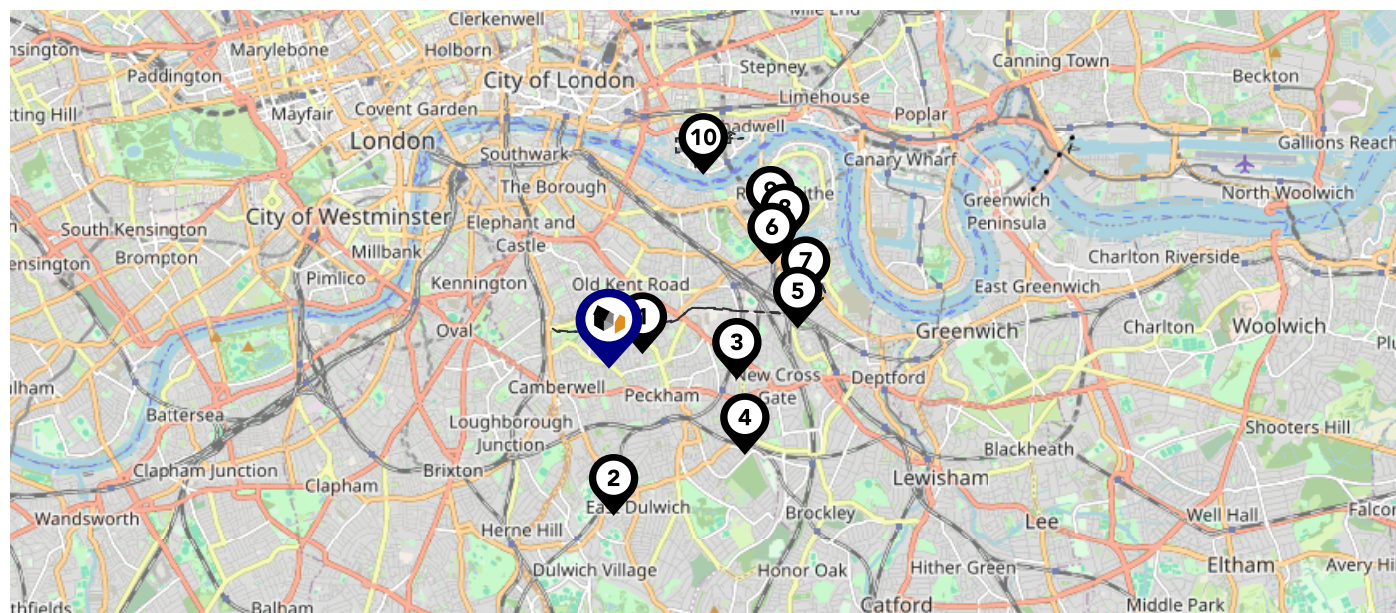
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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.



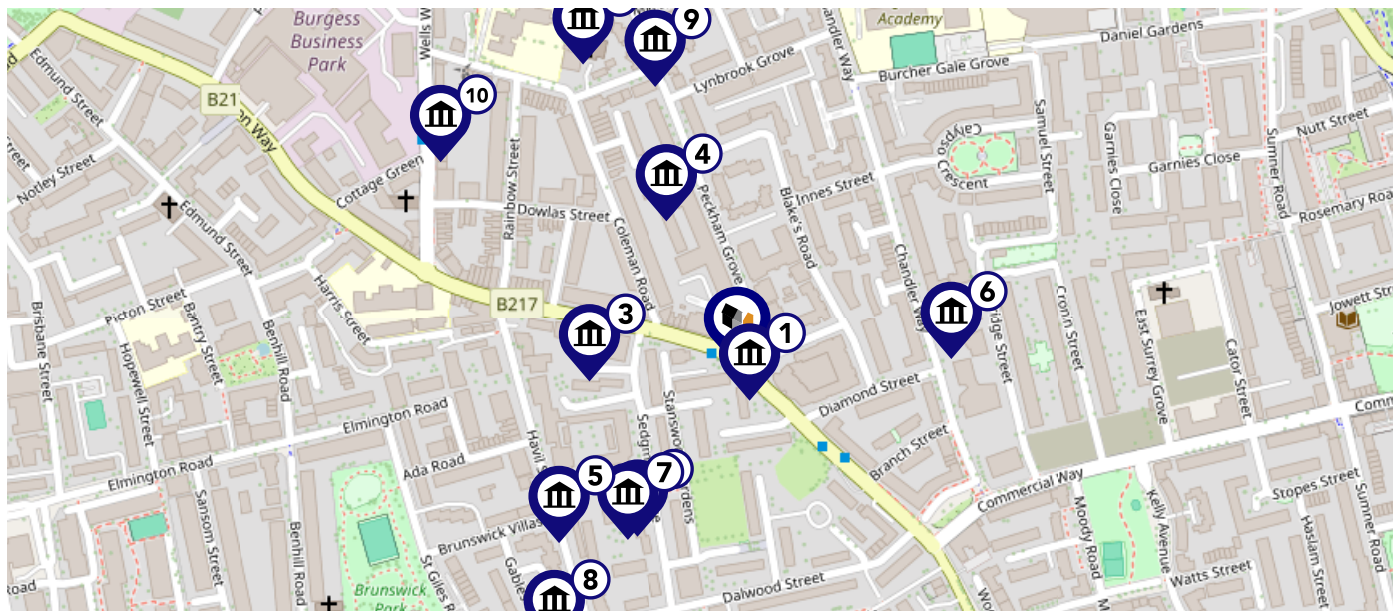
Nearby Landfill Sites

	Old Canal Filling-Southwark, London	Historic Landfill 
	British Rail-East Dulwich	Historic Landfill 
	Idlerton Road-London SE15	Historic Landfill 
	Lausanne Road -Gautrey Road-London SE15	Historic Landfill 
	Old Canal Filling-Lewisham, London	Historic Landfill 
	Canada Dock-Rotherhithe, Bermondsey, London	Historic Landfill 
	Rainsborough Avenue-Deptford	Historic Landfill 
	Quebec Dock-Rotherhithe, Bermondsey, London	Historic Landfill 
	Albion Dock-Rotherhithe, Bermondsey, London	Historic Landfill 
	Wapping Basin-St. George in the East, Tower Hamlets, London	Historic Landfill 

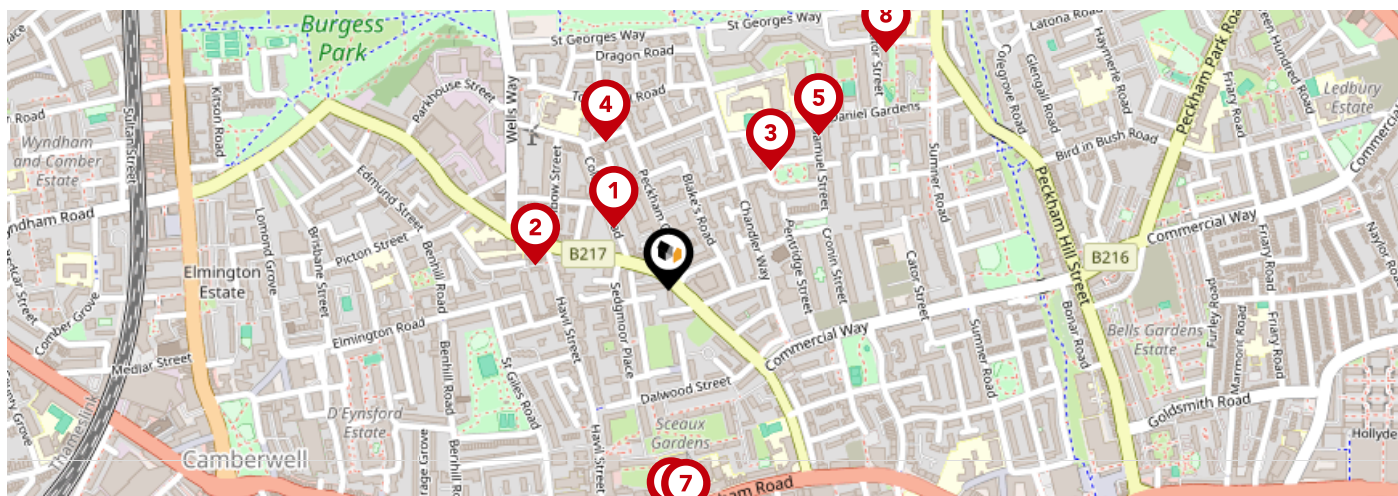
Maps

Listed Buildings

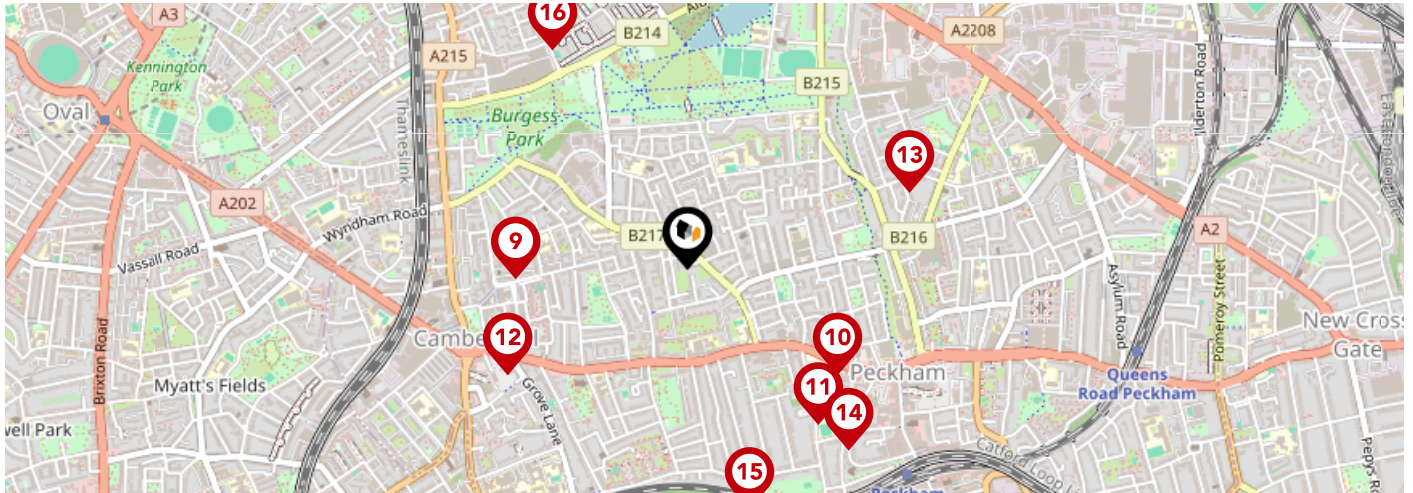
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1385912 - Lamp Post Incorporating Former Hand Pump, Near Corner With Peckham Grove	Grade II	0.0 miles
	1385882 - Front And Side Walls And Gates To Aged Pilgrims Friendly Societys Home	Grade II	0.1 miles
	1385911 - 190, 192 And 194, Southampton Way	Grade II	0.1 miles
	1385757 - Numbers 40-46 And Attached Railings To Number 44	Grade II	0.1 miles
	1385598 - 159, 161 And 163, Havil Street	Grade II	0.1 miles
	1380213 - Church Of St Luke	Grade II	0.1 miles
	1385881 - Aged Pilgrims' Friendly Society's Home	Grade II	0.1 miles
	1385597 - Former Circular Ward For St Giles Hospital	Grade II	0.2 miles
	1385729 - 39-45, Newent Close	Grade II	0.2 miles
	1386036 - Urn In Garden Of Number 113	Grade II	0.2 miles
	1385720 - 6-22, Newent Close	Grade II	0.2 miles



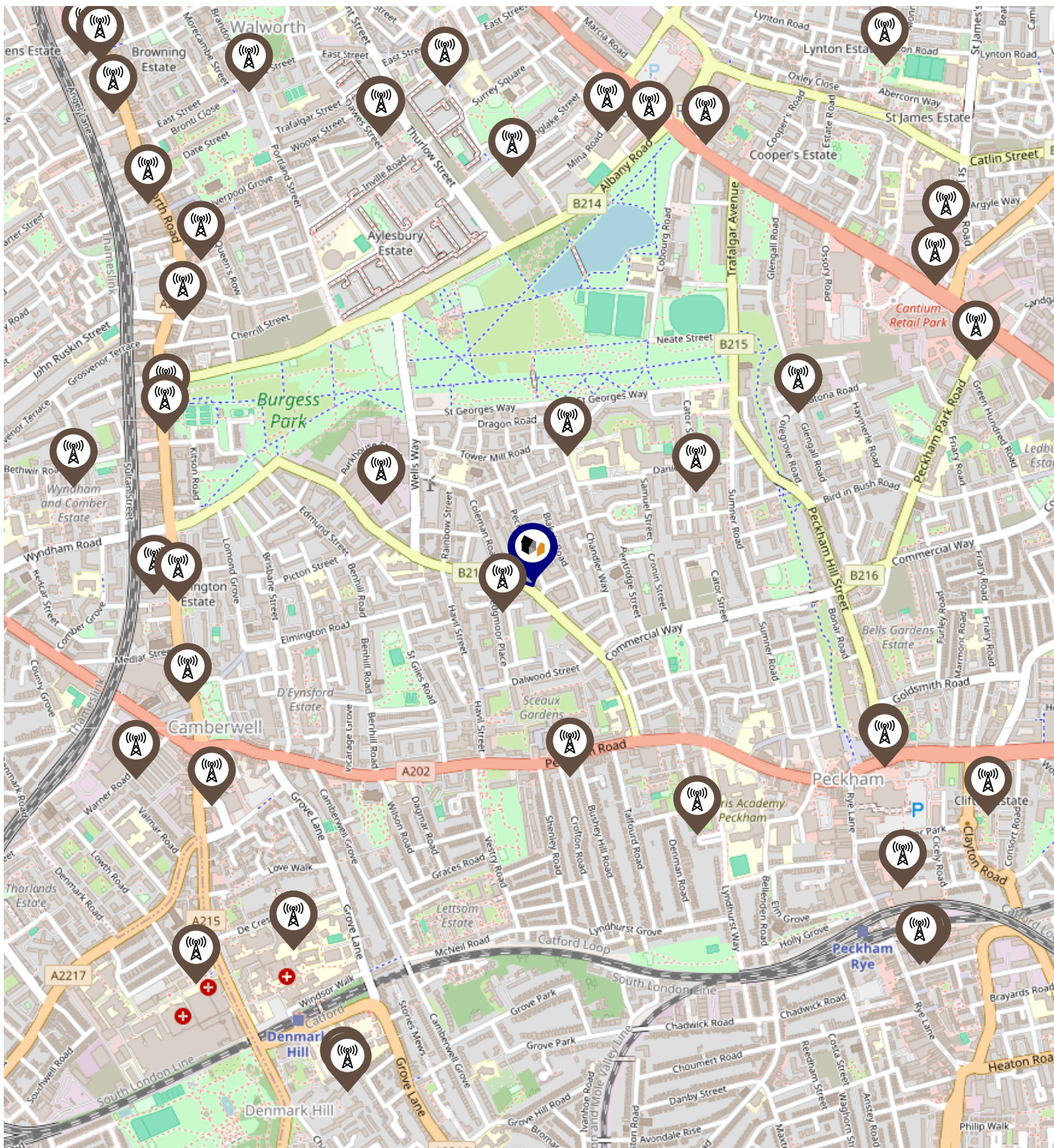
		Nursery	Primary	Secondary	College	Private
	St George's Church of England Primary School Ofsted Rating: Good Pupils: 156 Distance:0.1	☐	☒	☐	☐	☐
	Spa School Camberwell Ofsted Rating: Good Pupils: 101 Distance:0.16	☐	☐	☒	☐	☐
	Angel Oak Academy Ofsted Rating: Outstanding Pupils: 409 Distance:0.18	☐	☒	☐	☐	☐
	The Grove Nursery School Ofsted Rating: Good Pupils: 93 Distance:0.19	☒	☐	☐	☐	☐
	Tuke School Ofsted Rating: Outstanding Pupils: 101 Distance:0.25	☐	☐	☒	☐	☐
	Oliver Goldsmith Primary School Ofsted Rating: Good Pupils: 413 Distance:0.26	☐	☒	☐	☐	☐
	Camberwell College of Arts Ofsted Rating: Not Rated Pupils:0 Distance:0.27	☐	☐	☒	☐	☐
	Southwark Inclusive Learning Service (Sils) Ofsted Rating: Good Pupils: 45 Distance:0.37	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Brunswick Park Primary School Ofsted Rating: Good Pupils: 400 Distance:0.4	☐	☒	☐	☐	☐
	St James the Great Roman Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.43	☐	☒	☐	☐	☐
	Harris Academy Peckham Ofsted Rating: Good Pupils: 605 Distance:0.47	☐	☐	☒	☐	☐
	Arco Academy Ofsted Rating: Not Rated Pupils: 16 Distance:0.48	☐	☐	☒	☐	☐
	Haymerle School Ofsted Rating: Good Pupils: 72 Distance:0.55	☐	☒	☐	☐	☐
	Cherry Garden School Ofsted Rating: Outstanding Pupils: 88 Distance:0.56	☐	☒	☐	☐	☐
	The Villa Ofsted Rating: Good Pupils: 198 Distance:0.57	☐	☒	☐	☐	☐
	Michael Faraday School Ofsted Rating: Good Pupils: 429 Distance:0.6	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

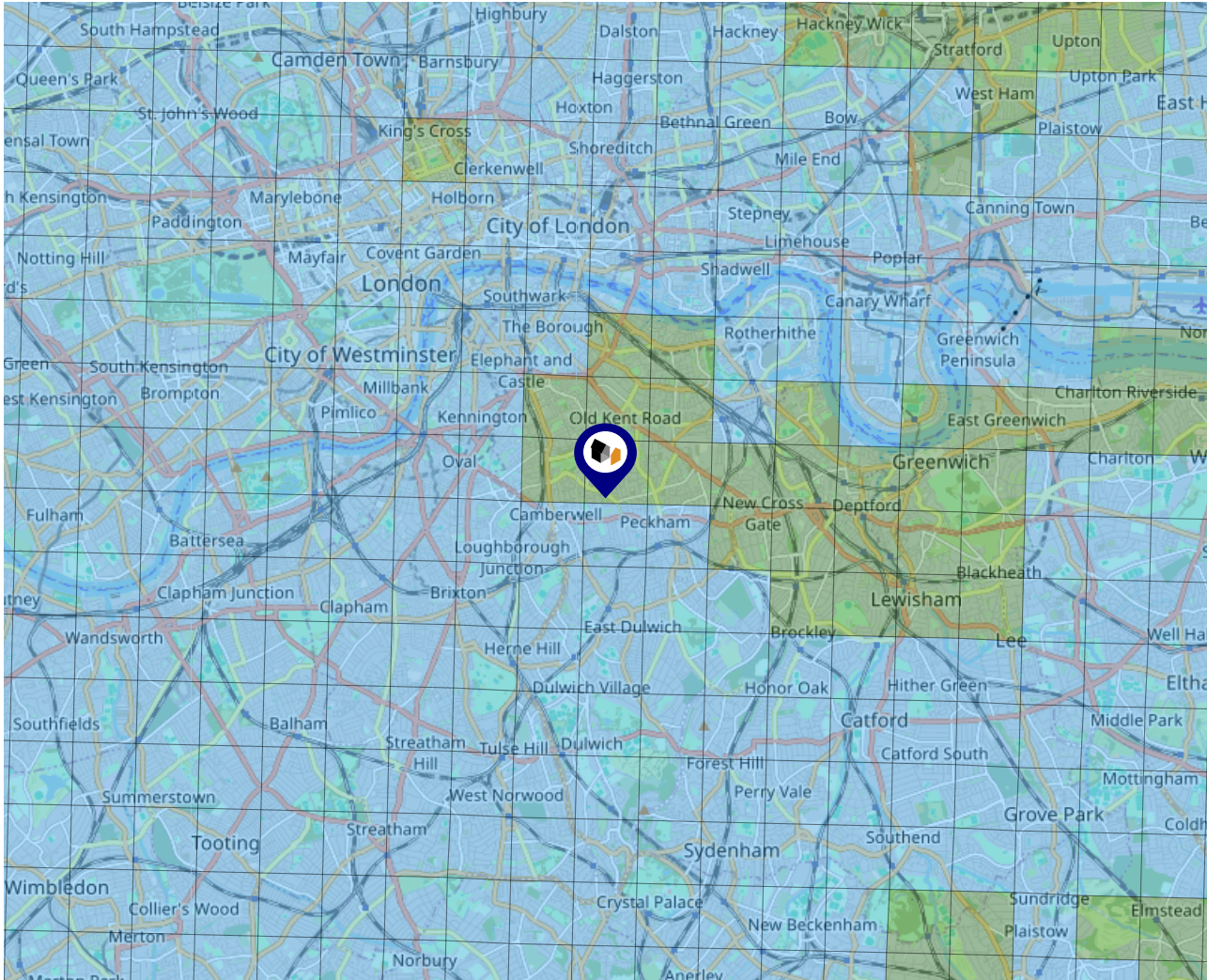
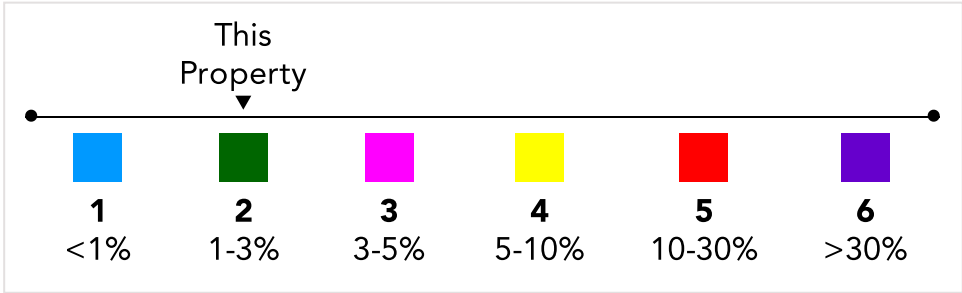


Key:

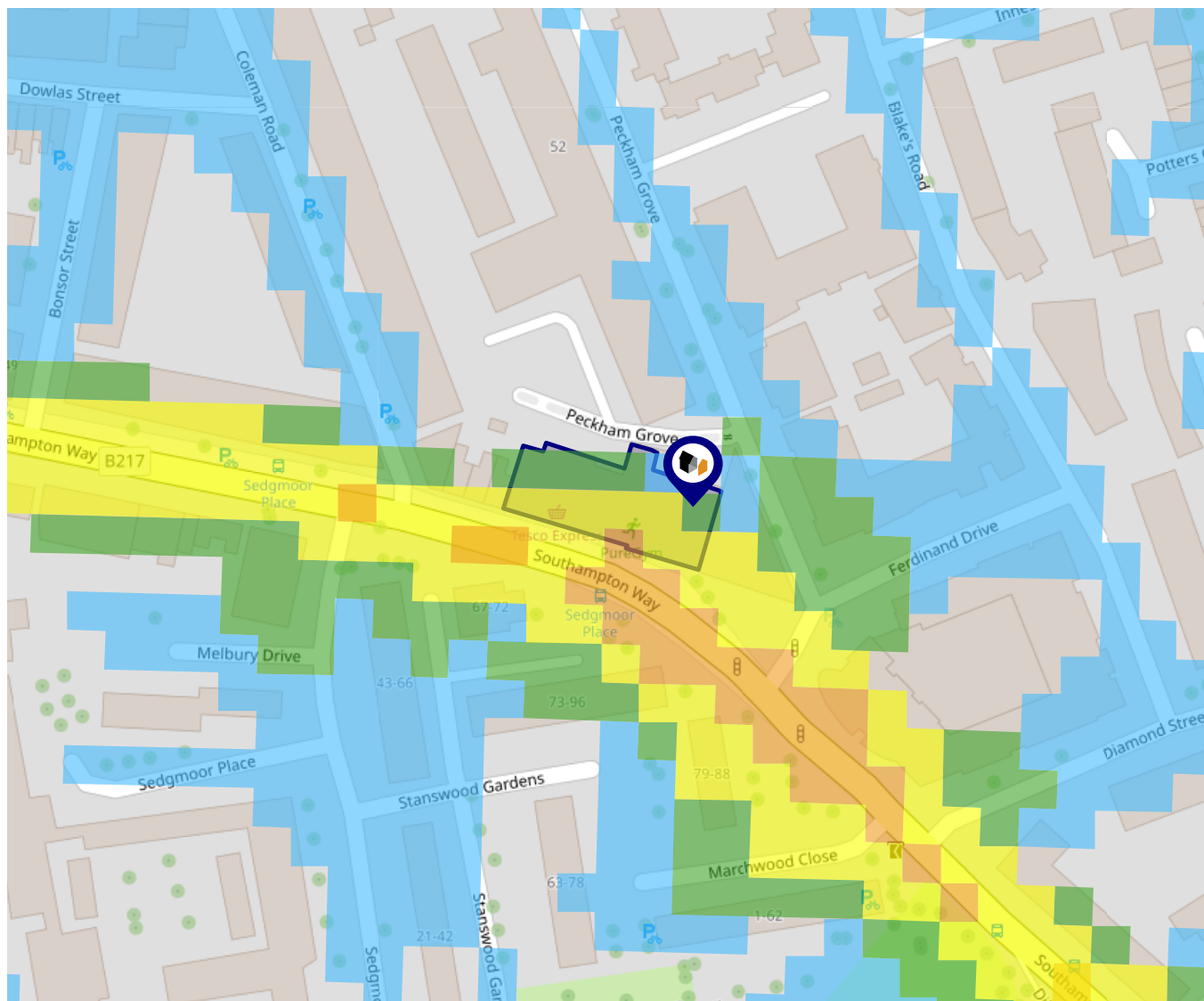
-  Power Pylons
-  Communication Masts

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

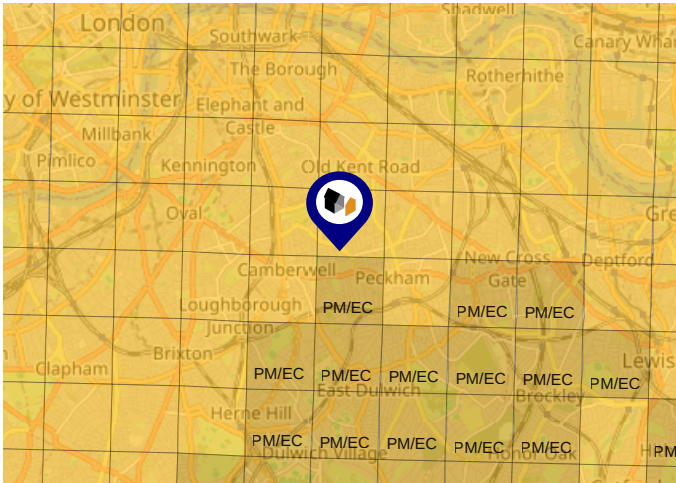


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)		

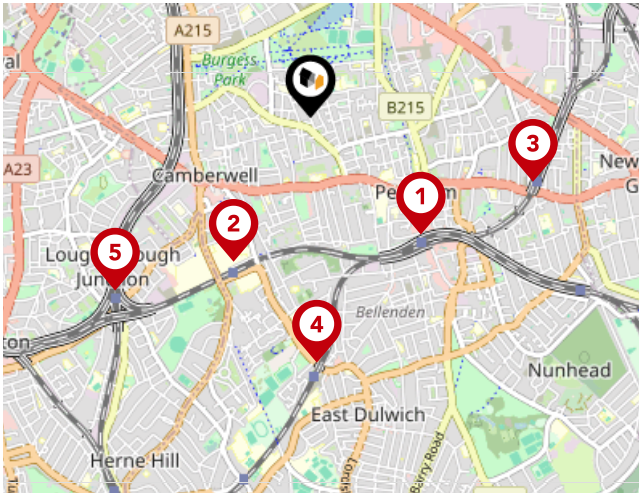


Primary Classifications (Most Common Clay Types)

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

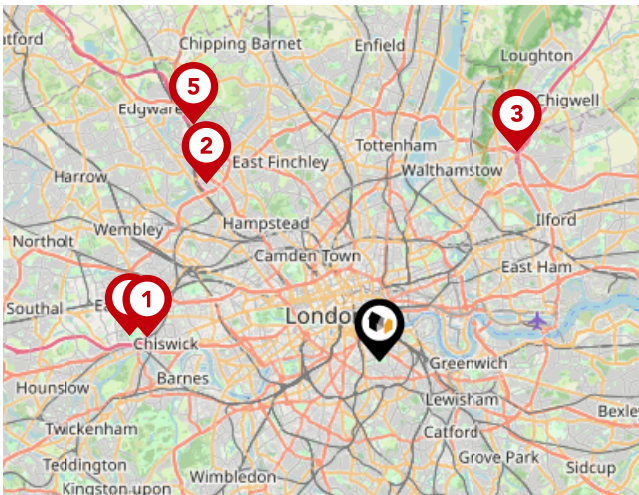
Area

Transport (National)



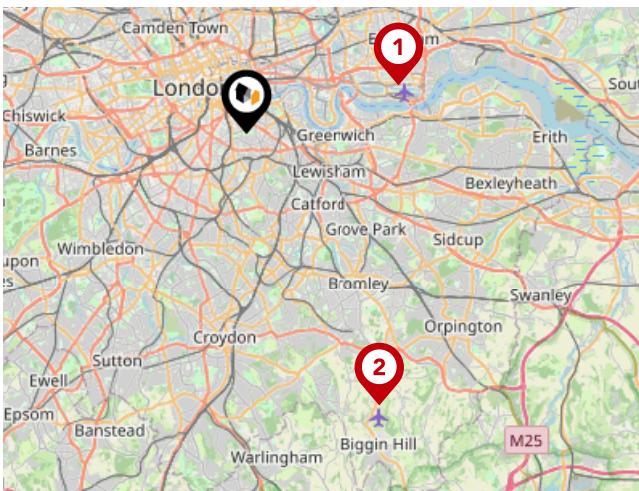
National Rail Stations

Pin	Name	Distance
1	Peckham Rye Rail Station	0.74 miles
2	Denmark Hill Rail Station	0.75 miles
3	Queens Road Peckham Rail Station	1.07 miles
4	East Dulwich Rail Station	1.13 miles
5	Loughborough Junction Rail Station	1.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J1	8.6 miles
2	M1 J1	9.16 miles
3	M11 J4	9.22 miles
4	M4 J2	9.27 miles
5	M1 J2	11.11 miles

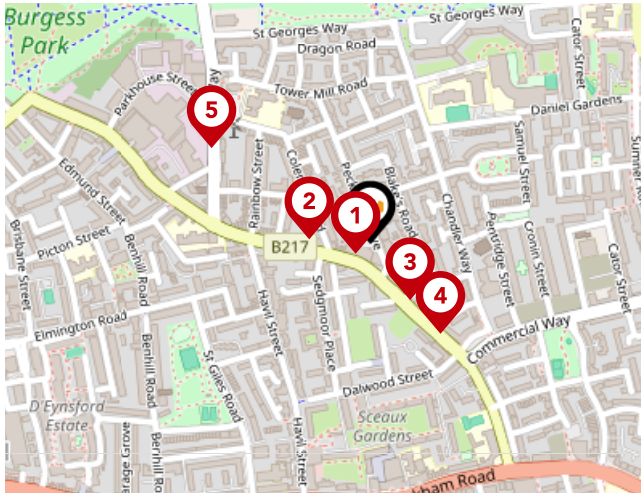


Airports/Helipads

Pin	Name	Distance
1	London City Airport	5.91 miles
2	Biggin Hill Airport	11.18 miles

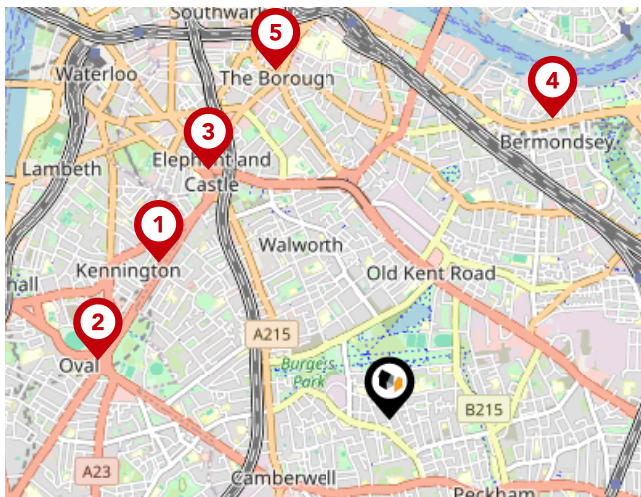
Area

Transport (Local)



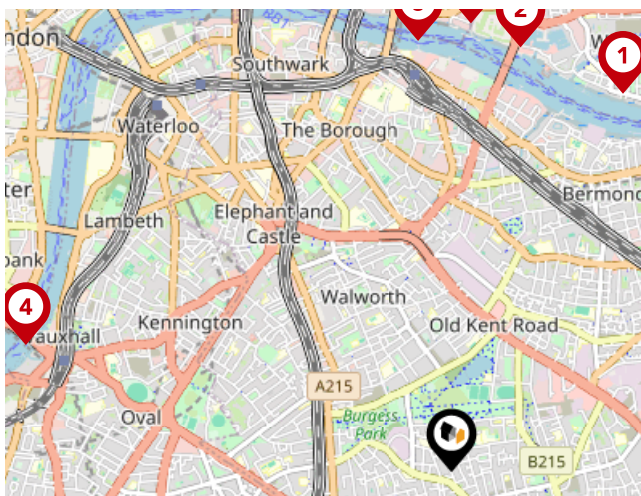
Bus Stops/Stations

Pin	Name	Distance
1	Sedgmoor Place	0.01 miles
2	Sedgmoor Place	0.07 miles
3	Southampton Way Estate	0.07 miles
4	Southampton Way Estate	0.13 miles
5	Cottage Green	0.21 miles



Local Connections

Pin	Name	Distance
1	Kennington Underground Station	1.28 miles
2	Oval Underground Station	1.37 miles
3	Elephant & Castle Underground Station	1.42 miles
4	Bermondsey Underground Station	1.57 miles
5	Borough Underground Station	1.69 miles



Ferry Terminals

Pin	Name	Distance
1	Wapping Pier	1.91 miles
2	Tower Bridge Quay	1.97 miles
3	London Bridge City Pier	1.98 miles
4	Vauxhall St George Wharf Pier	2.04 miles
5	Tower Pier	2.06 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

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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