



See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 03rd October 2026



50, ILEX ROAD, LONDON, NW10 9NU

Phillip Arnold Auctions

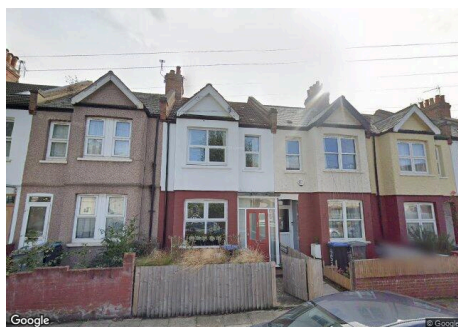
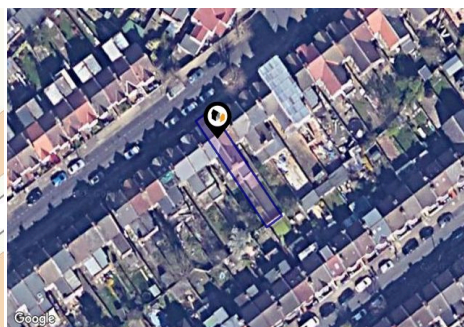
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Terraced	Last Sold Date:	30/03/2017
Bedrooms:	4	Last Sold Price:	£440,000
Floor Area:	1,076 ft ² / 100 m ²	Last Sold £/ft²:	£408
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,235		
Title Number:	MX235515		
UPRN:	202082104		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

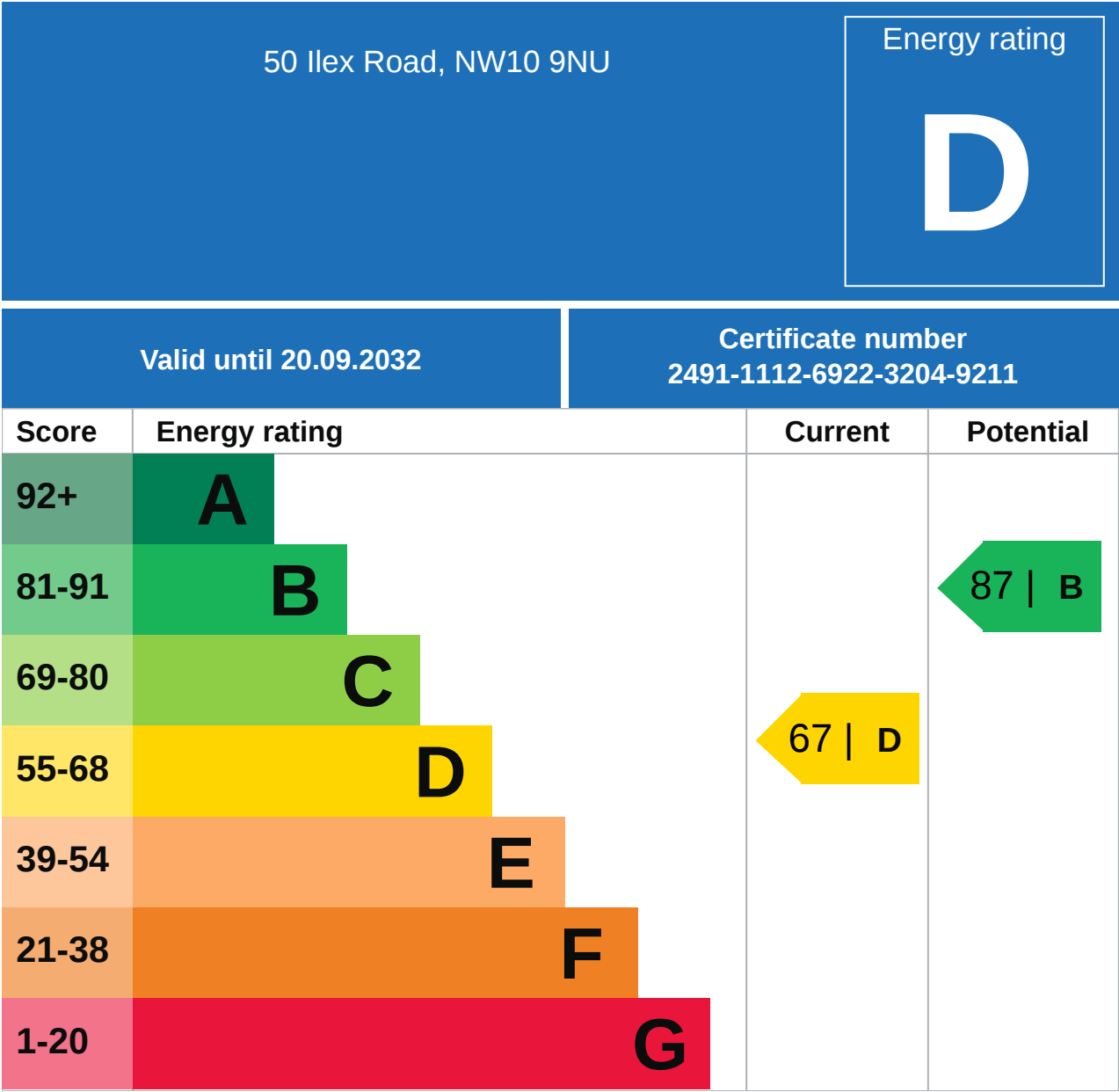
6 mb/s	80 mb/s	5000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





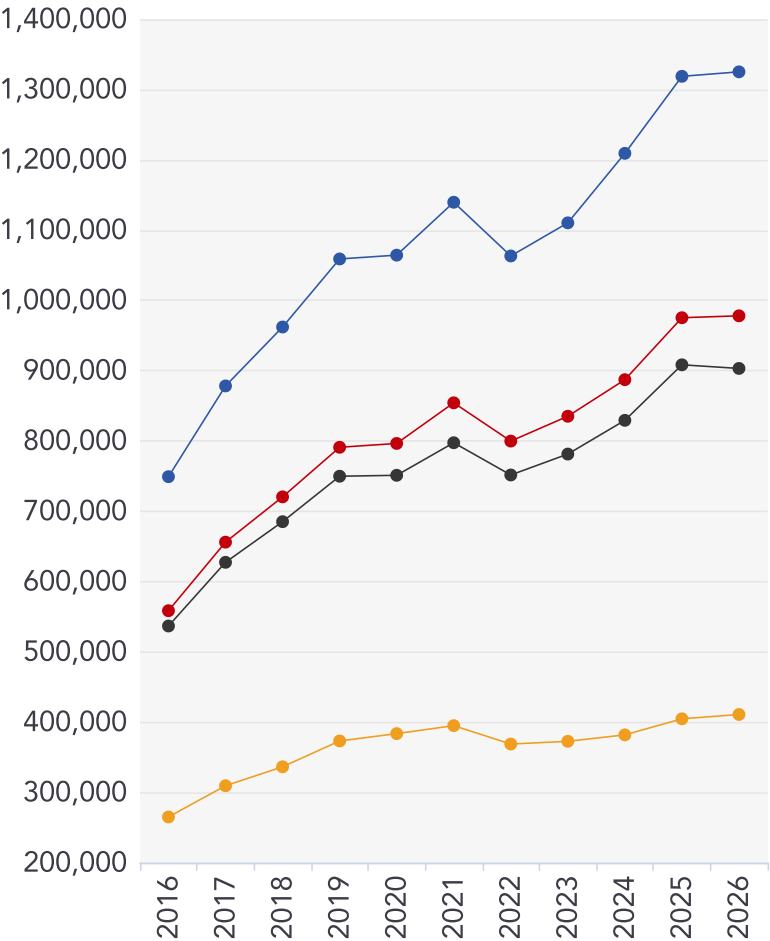
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	100 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in NW10



Detached

+76.88%

Semi-Detached

+75.11%

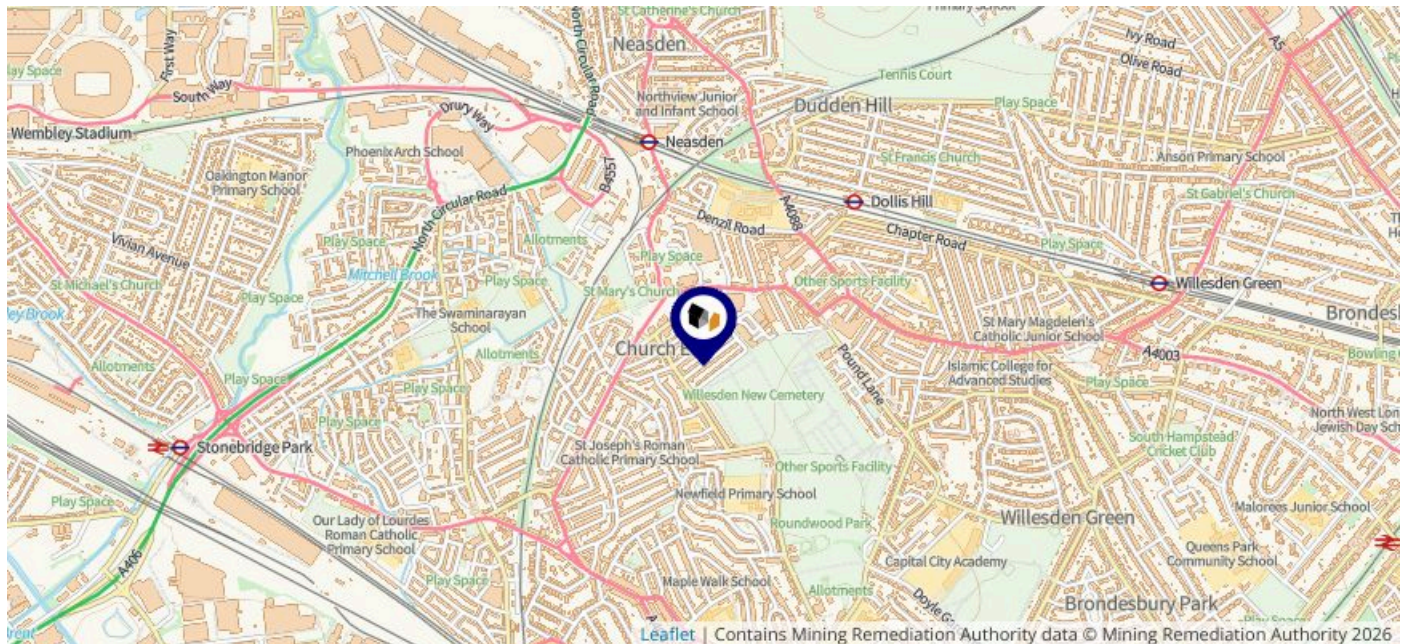
Terraced

+68.27%

Flat

+54.98%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

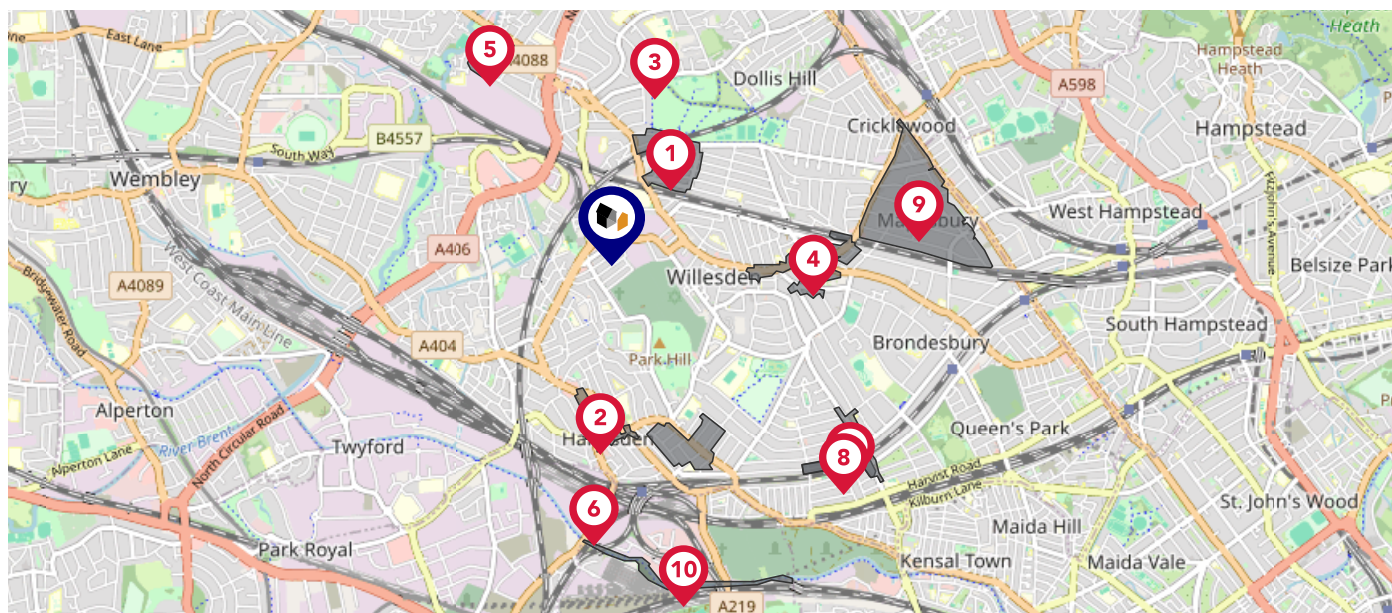
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

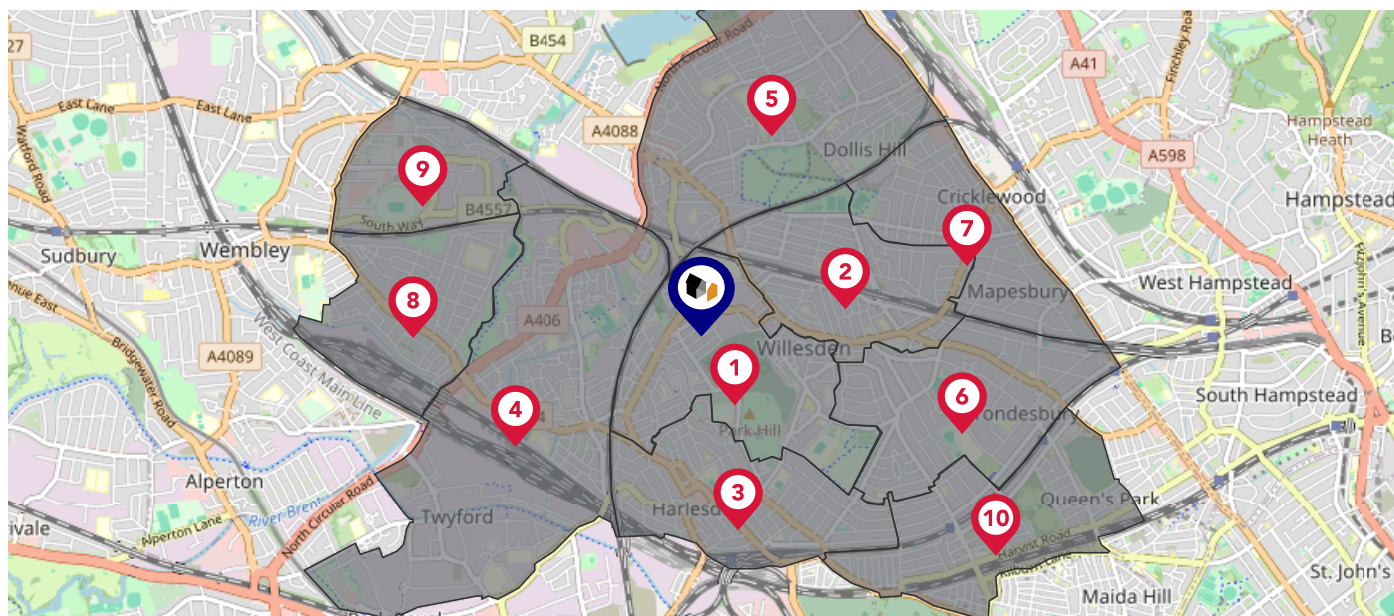
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Dudden Hill - New
-  Harlesden
-  Homestead Park
-  Willesden Green
-  Neasden Village
-  Old Oak Lane
-  Kensal Rise
-  Kensale Rise (New)
-  Mapesbury
-  81

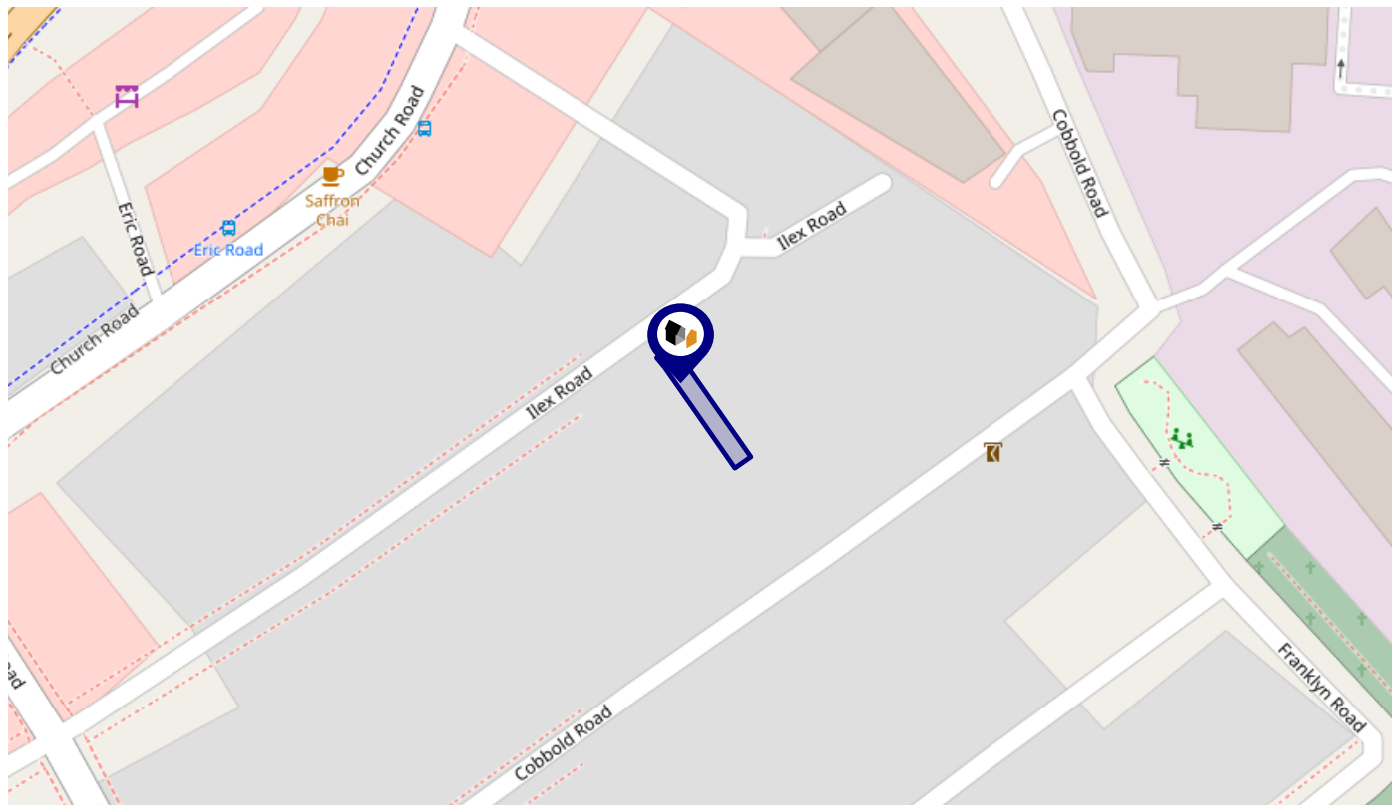
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Roundwood Ward
-  Willesden Green Ward
-  Harlesden & Kensal Green Ward
-  Stonebridge Ward
-  Dollis Hill Ward
-  Brondesbury Park Ward
-  Cricklewood & Mapesbury Ward
-  Tokyngton Ward
-  Wembley Park Ward
-  Queens Park 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.

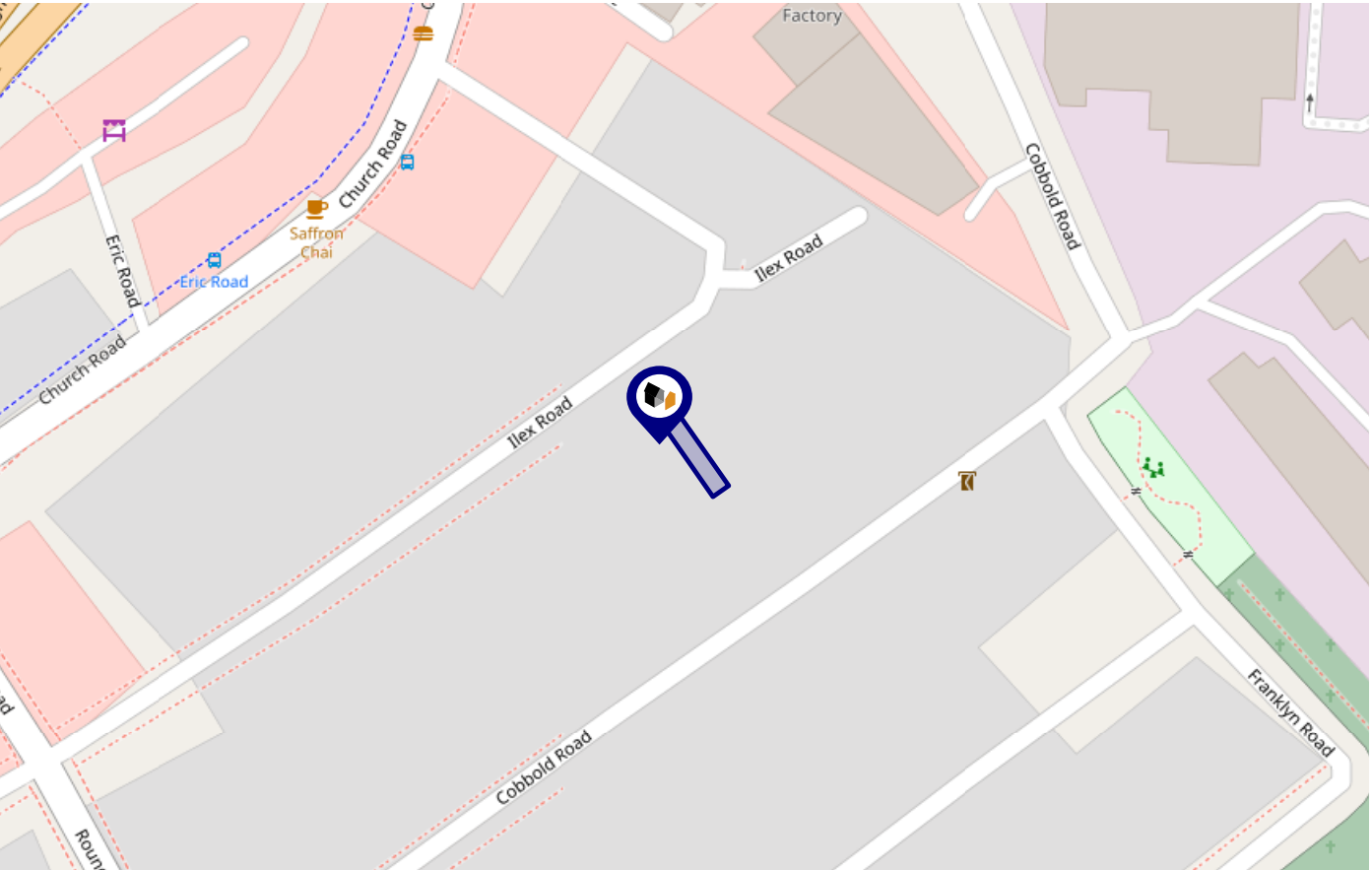
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

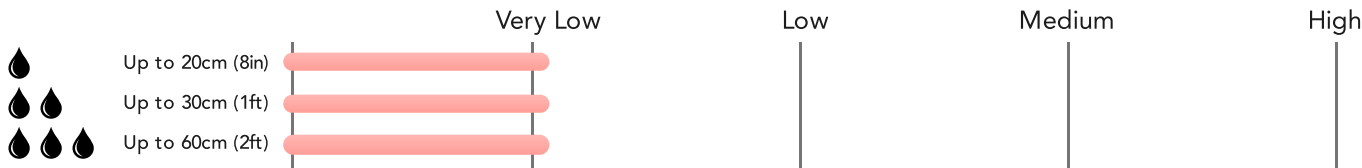


Risk Rating: Very low

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.

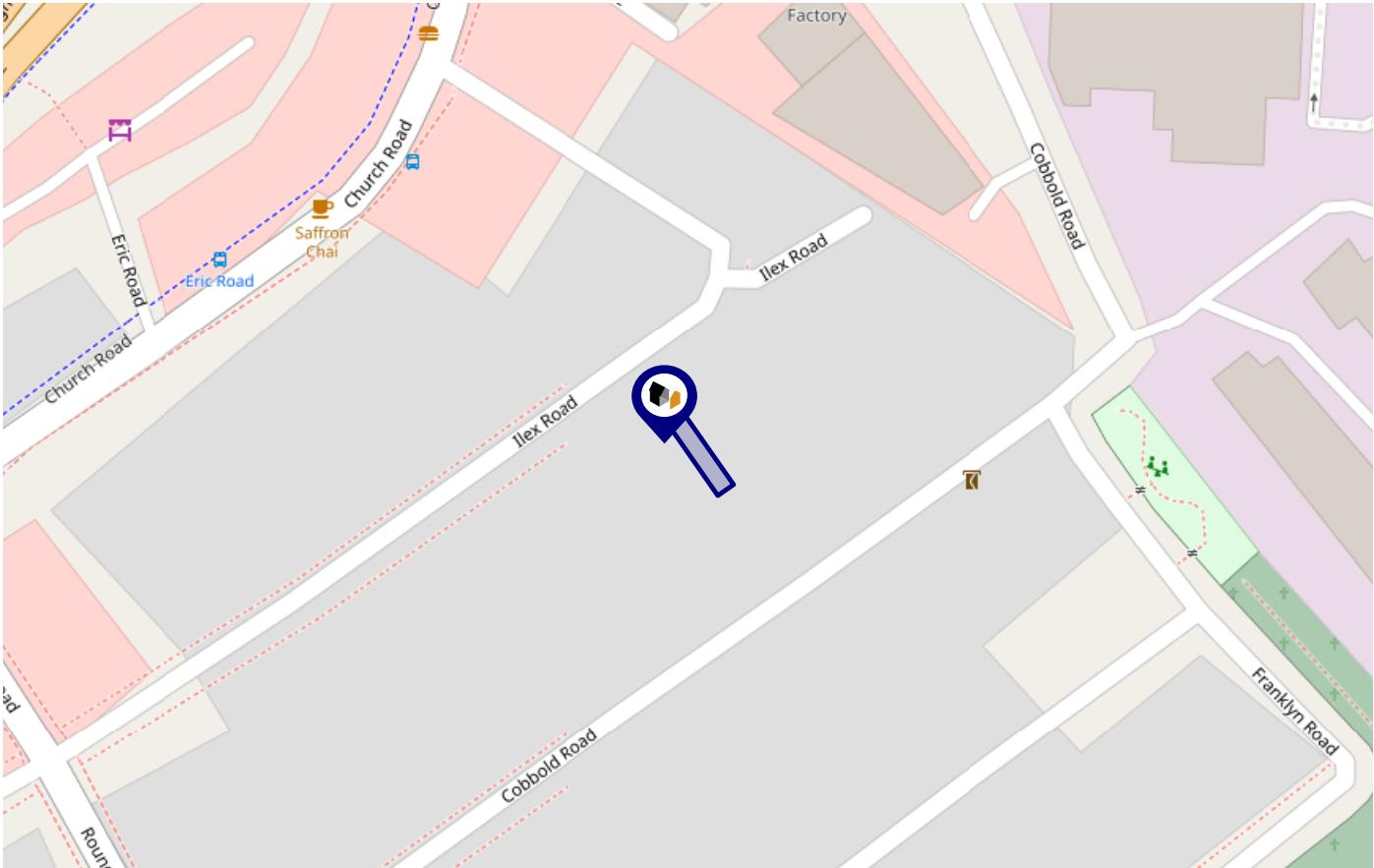
Chance of flooding to the following depths at this property:



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.

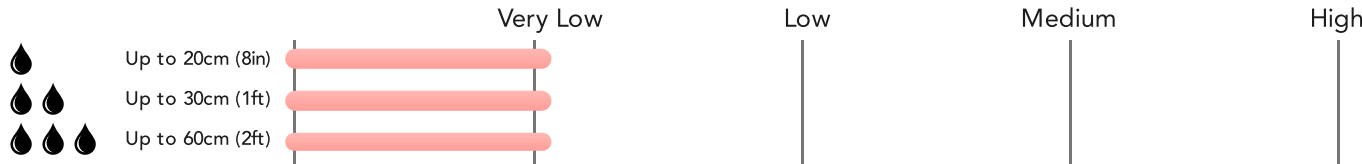


Risk Rating: Very low

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.

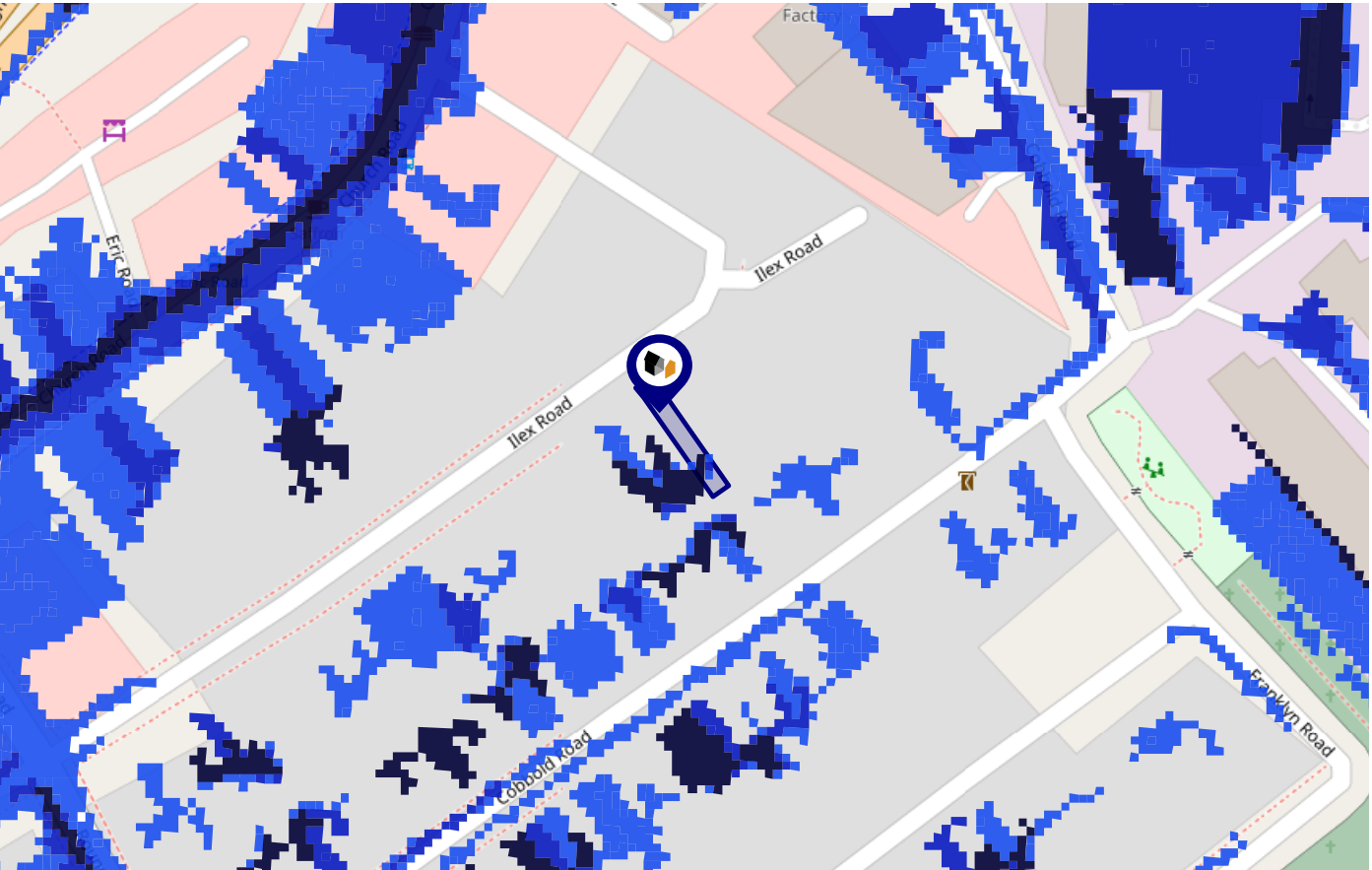
Chance of flooding to the following depths at this property:



Flood Risk

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.

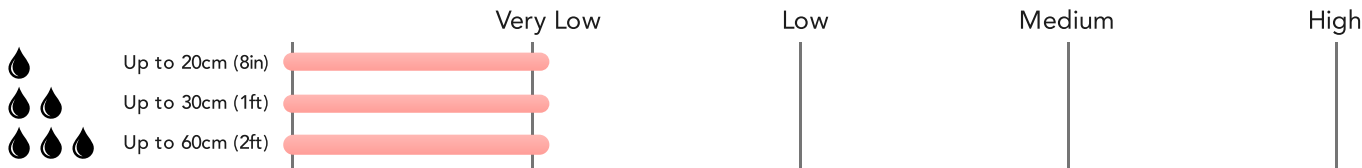


Risk Rating: Very low

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.

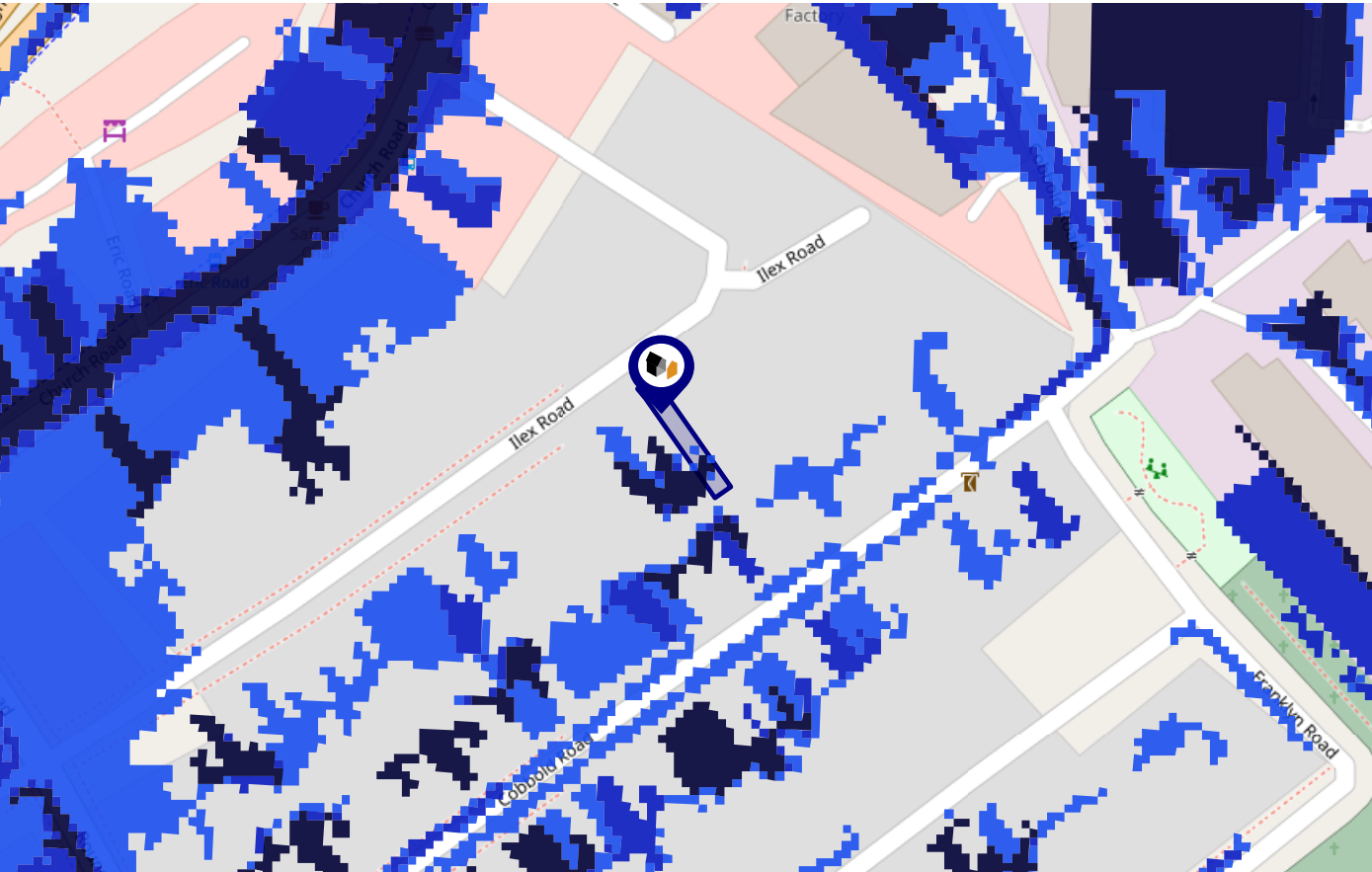
Chance of flooding to the following depths at this property:



Flood Risk

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.

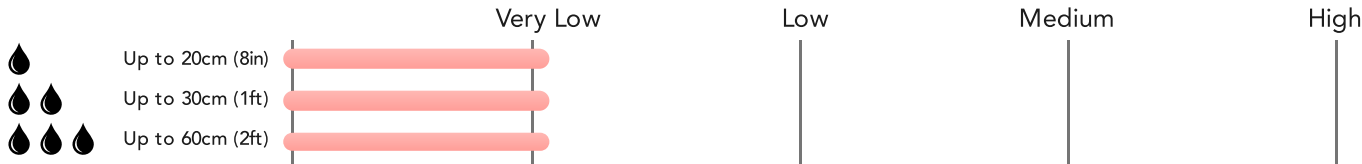


Risk Rating: Very low

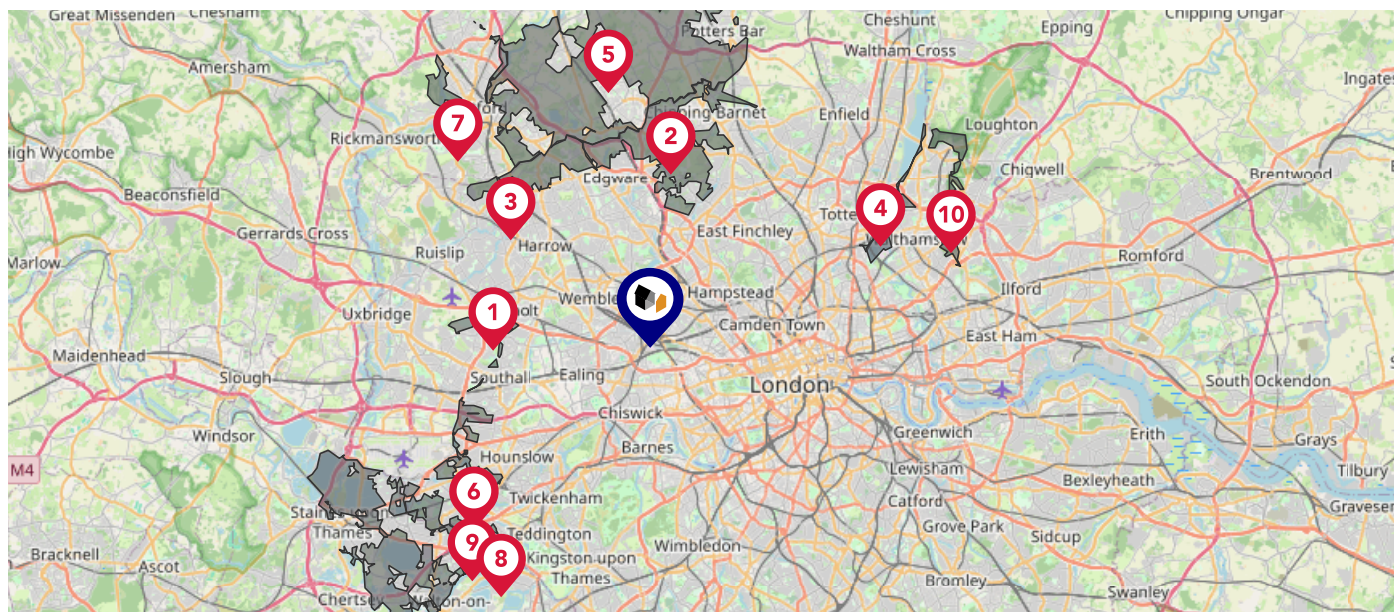
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



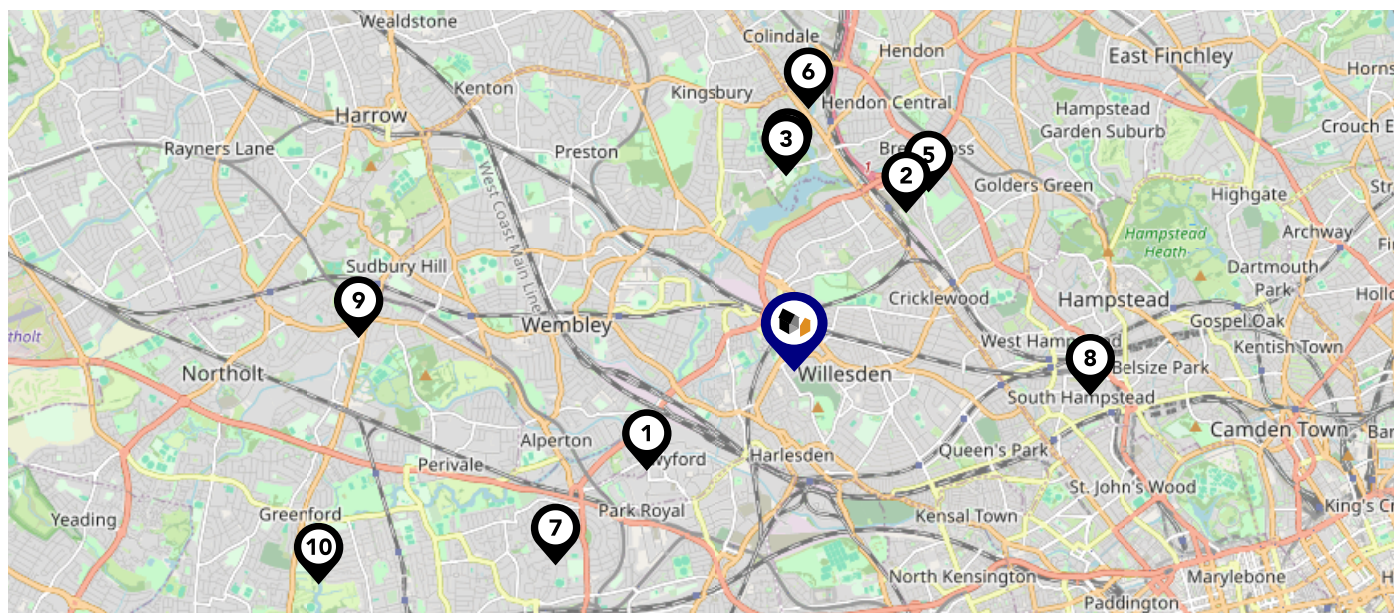
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  London Green Belt - Ealing
-  London Green Belt - Barnet
-  London Green Belt - Harrow
-  London Green Belt - Haringey
-  London Green Belt - Hertsmere
-  London Green Belt - Hounslow
-  London Green Belt - Watford
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Spelthorne
-  London Green Belt - Waltham Forest

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.



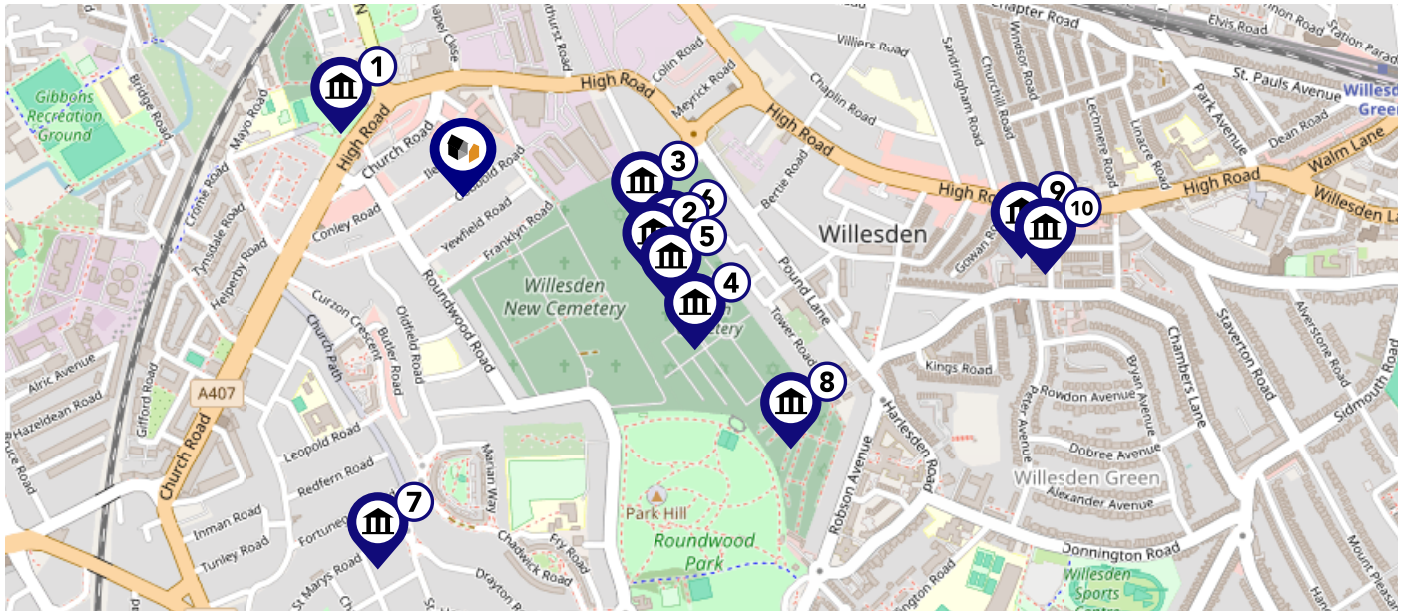
Nearby Landfill Sites

	Twyford Service Station-Abbey Road, London NW10	Historic Landfill 
	Claremont Way-Templehof Avenue, Brent Cross, Barnet	Historic Landfill 
	West Hendon Playing Fields-Cool Oak Lane, The Hyde, West Hendon NW9	Historic Landfill 
	Land Cool Oak Lane-London	Historic Landfill 
	Hendon Way-Tilling Road, Brent Cross, Barnet	Historic Landfill 
	Crossways Site-Colin Gardens, The Hyde, London NW9	Historic Landfill 
	Former Fox's Reservoir-Hillcrest Road	Historic Landfill 
	Canfield Place-London NW6	Historic Landfill 
	Ealing North Sports Centre-Sudbury Hill, Greenford	Historic Landfill 
	Rear of Bridge Avenue-Greenford, Ealing, London	Historic Landfill 

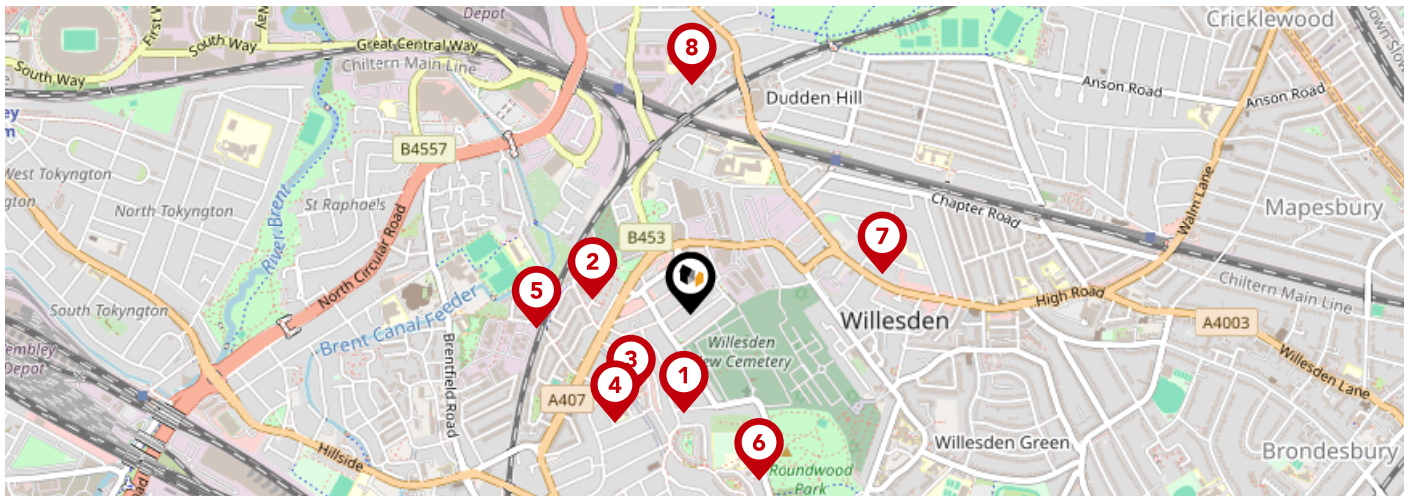
Maps

Listed Buildings

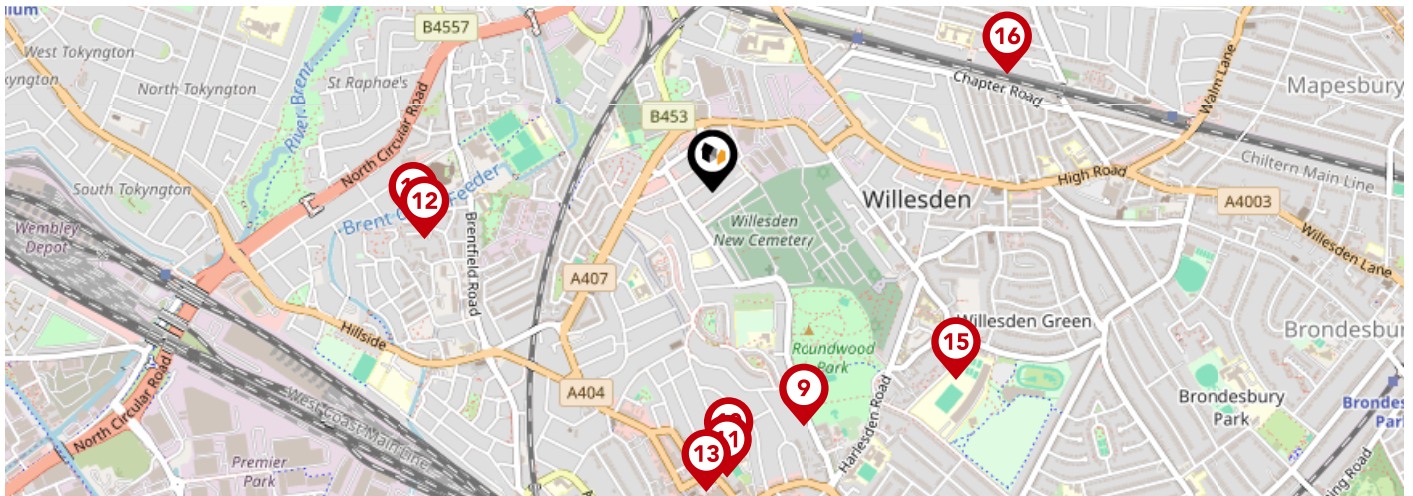
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1359036 - Church Of St Mary	Grade II	0.2 miles
	1448718 - Complex Of Funerary Buildings At Willesden Jewish Cemetery (united Synagogue Cemetery)	Grade II	0.2 miles
	1449842 - War Memorial, Willesden Jewish Cemetery	Grade II	0.2 miles
	1449844 - Burial Enclosures Of Mayer, Juliana And Hannah Rothschild In Willesden Jewish Cemetery (united Synagogue Cemetery)	Grade II	0.3 miles
	1449845 - Tomb Of Max Eberstadt, Willesden Jewish Cemetery (united Synagogue Cemetery)	Grade II	0.3 miles
	1444176 - Tomb Of Rosalind Franklin	Grade II	0.3 miles
	1359020 - Church Of St Matthew	Grade II	0.4 miles
	1461873 - Willesden Liberal Jewish Cemetery War Memorial	Grade II	0.5 miles
	1078881 - Church Of St Andrew	Grade II	0.7 miles
	1078887 - St Andrew's Church School	Grade II	0.7 miles



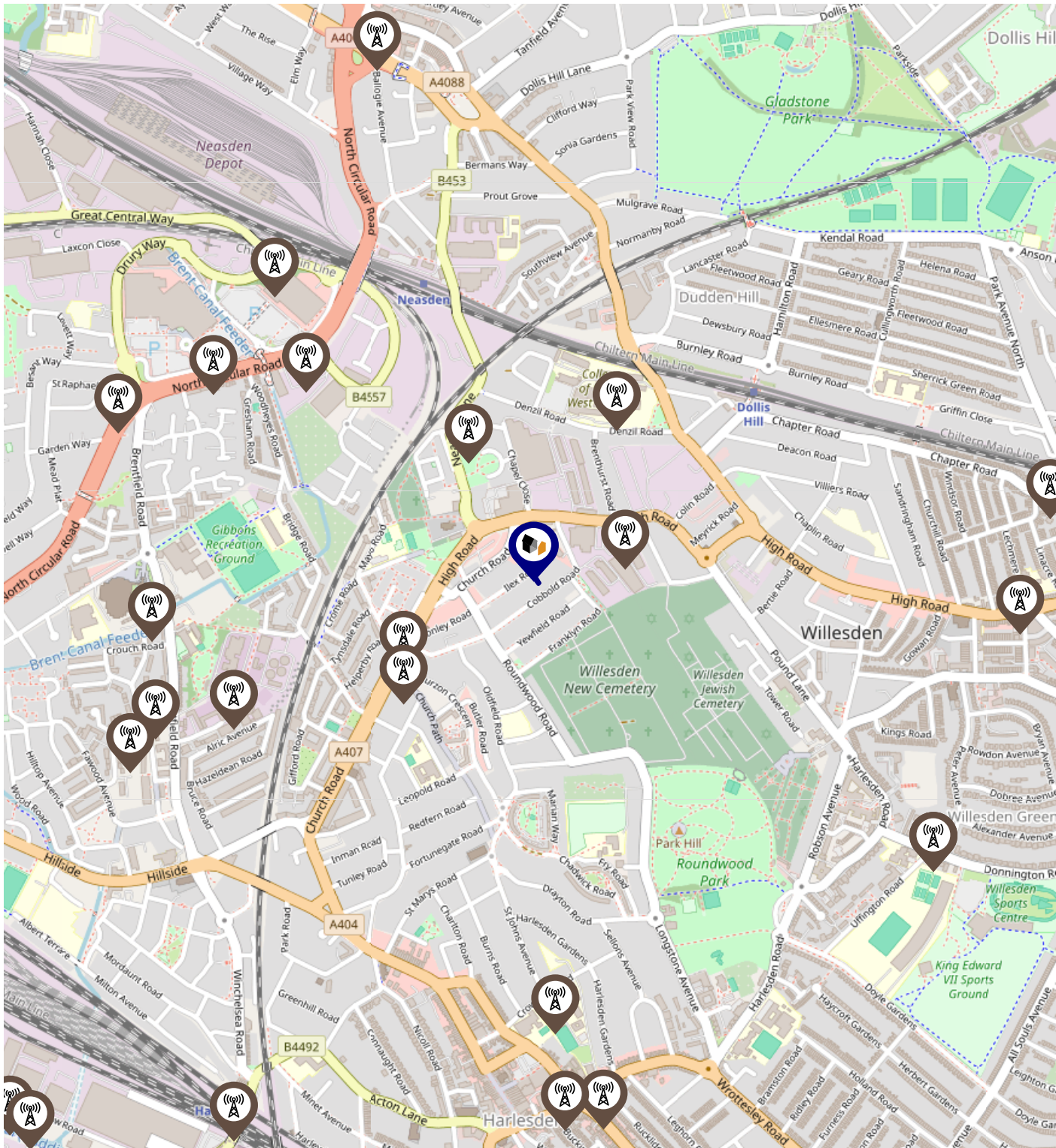
		Nursery	Primary	Secondary	College	Private
	Leopold Primary School Ofsted Rating: Good Pupils: 577 Distance:0.23	☐	☒	☐	☐	☐
	St Mary's CofE Primary School Ofsted Rating: Good Pupils: 190 Distance:0.23	☐	☒	☐	☐	☐
	Curzon Nursery School & Family Wellbeing Centre Ofsted Rating: Good Pupils: 109 Distance:0.24	☒	☐	☐	☐	☐
	St Joseph's Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 477 Distance:0.31	☐	☒	☐	☐	☐
	Mitchell Brook Primary School Ofsted Rating: Good Pupils: 617 Distance:0.36	☐	☒	☐	☐	☐
	Newfield Primary School Ofsted Rating: Good Pupils: 251 Distance:0.42	☐	☒	☐	☐	☐
	St Andrew and St Francis CofE Primary School Ofsted Rating: Good Pupils: 417 Distance:0.45	☐	☒	☐	☐	☐
	Northview Junior and Infant School Ofsted Rating: Good Pupils: 219 Distance:0.53	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Roundwood School and Community Centre Ofsted Rating: Requires improvement Pupils: 22 Distance:0.58	☐	☐	☒	☐	☐
	Maple Walk School Ofsted Rating: Not Rated Pupils: 174 Distance:0.62	☐	☒	☐	☐	☐
	Saint Claudine's Catholic School for Girls Ofsted Rating: Good Pupils: 973 Distance:0.66	☐	☐	☒	☐	☐
	Edith Kay Independent School Ofsted Rating: Good Pupils: 19 Distance:0.67	☐	☐	☒	☐	☐
	John Keble CofE Primary School Ofsted Rating: Good Pupils: 393 Distance:0.69	☐	☒	☐	☐	☐
	Brentfield Primary School Ofsted Rating: Good Pupils: 390 Distance:0.7	☐	☒	☐	☐	☐
	Donnington Primary School Ofsted Rating: Good Pupils: 223 Distance:0.71	☐	☒	☐	☐	☐
	Gladstone Park Primary School Ofsted Rating: Good Pupils: 676 Distance:0.73	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

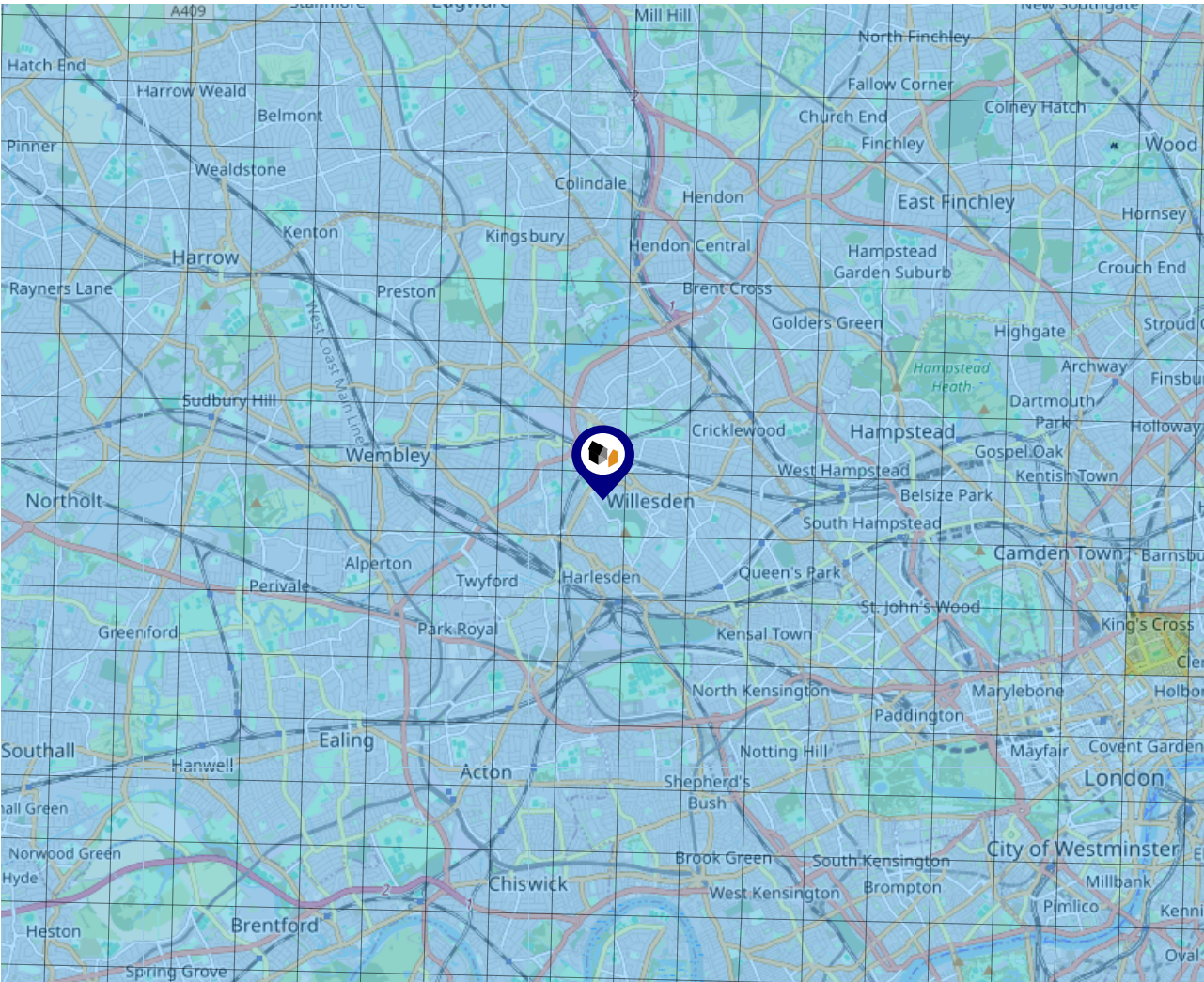
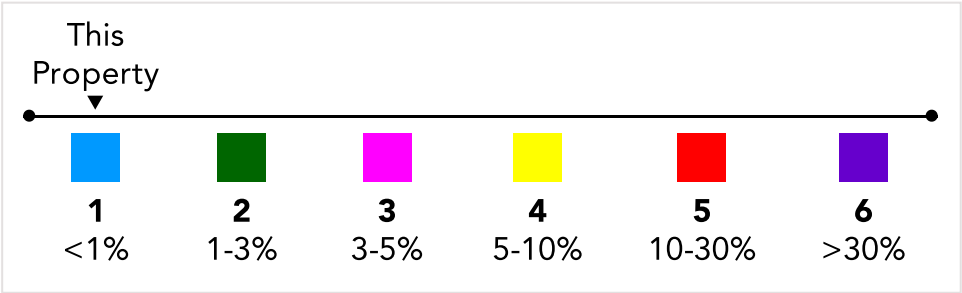


Key:

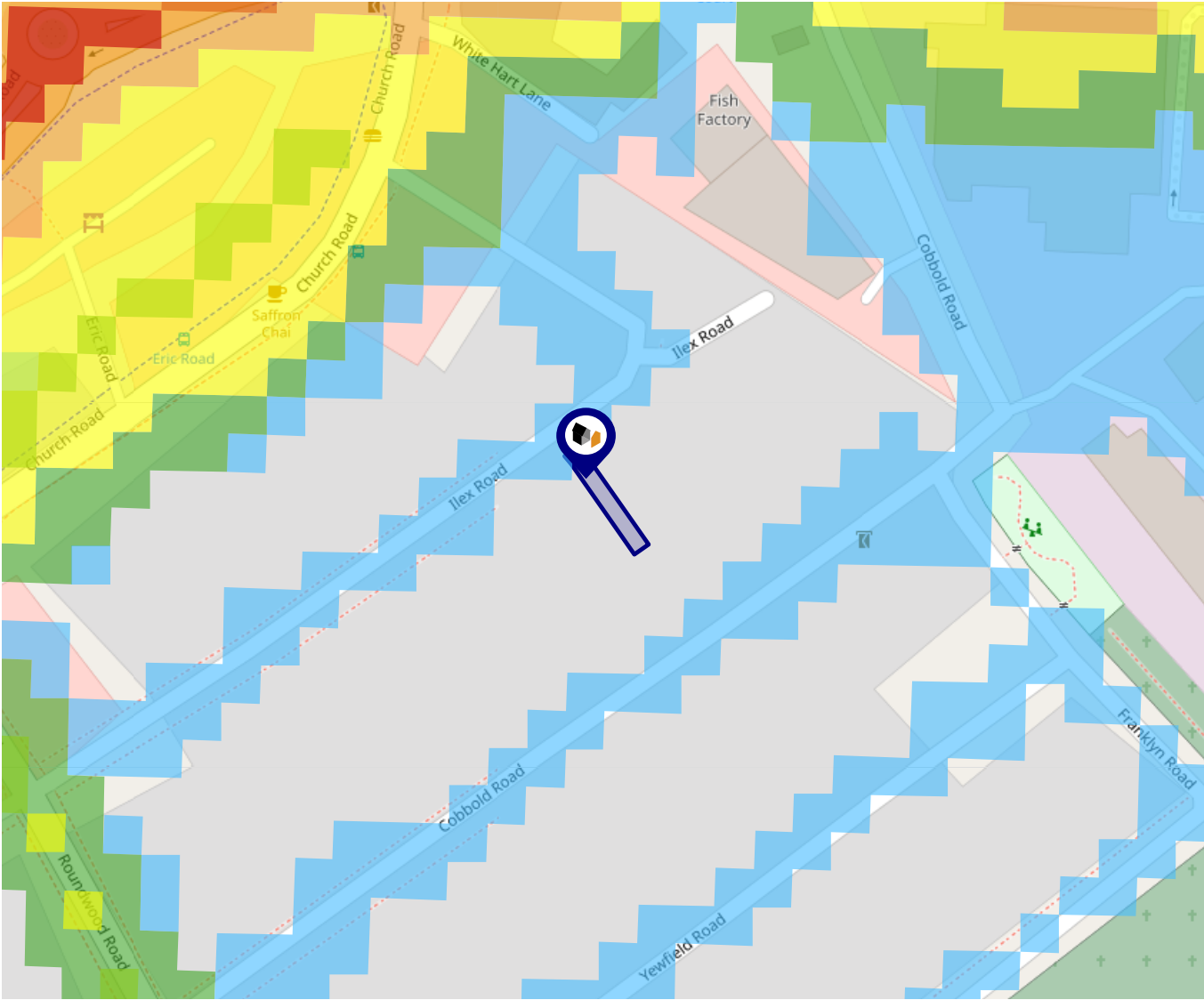
-  Power Pylons
-  Communication Masts

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

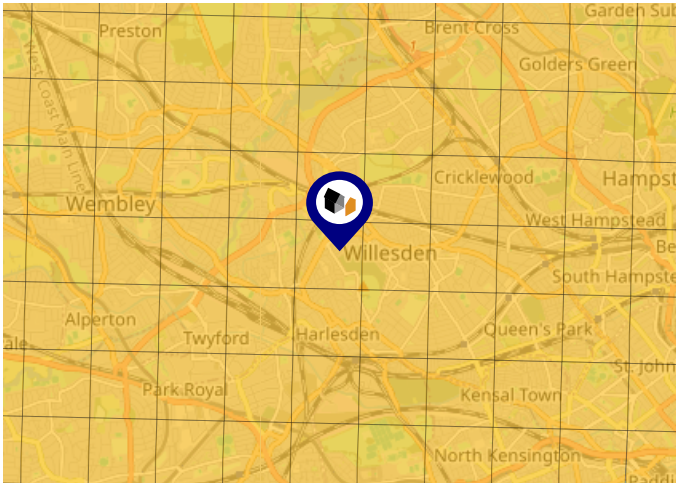


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

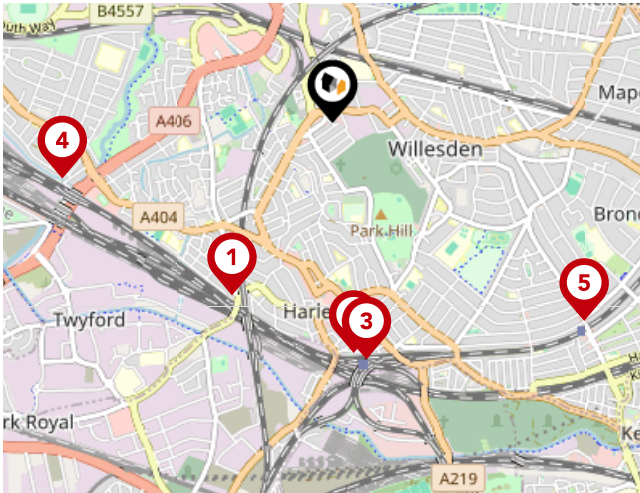


Primary Classifications (Most Common Clay Types)

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

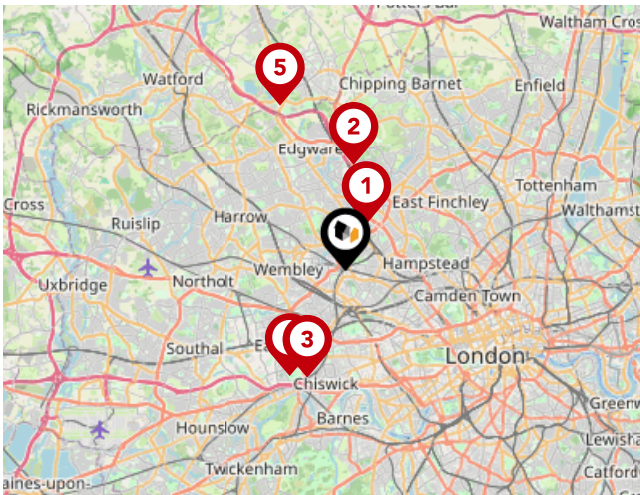
Area

Transport (National)



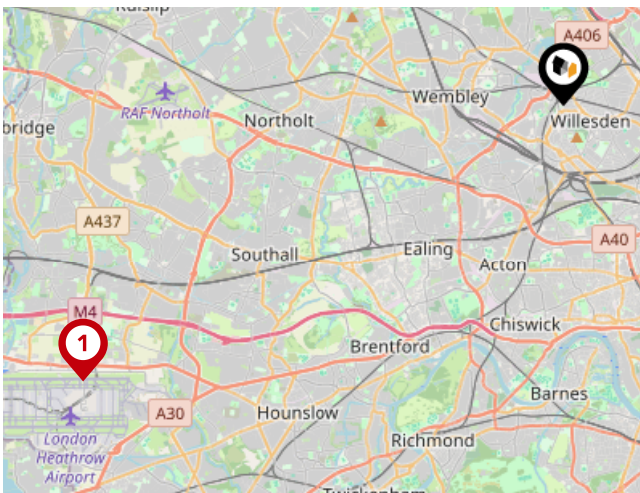
National Rail Stations

Pin	Name	Distance
1	Harlesden Rail Station	0.92 miles
2	Willesden Junction Rail Station	1.06 miles
3	Willesden Junction Low Level Rail Station	1.1 miles
4	Stonebridge Park Rail Station	1.27 miles
5	Kensal Rise Rail Station	1.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	1.89 miles
2	M1 J2	3.93 miles
3	M4 J1	4.21 miles
4	M4 J2	4.43 miles
5	M1 J4	6.53 miles

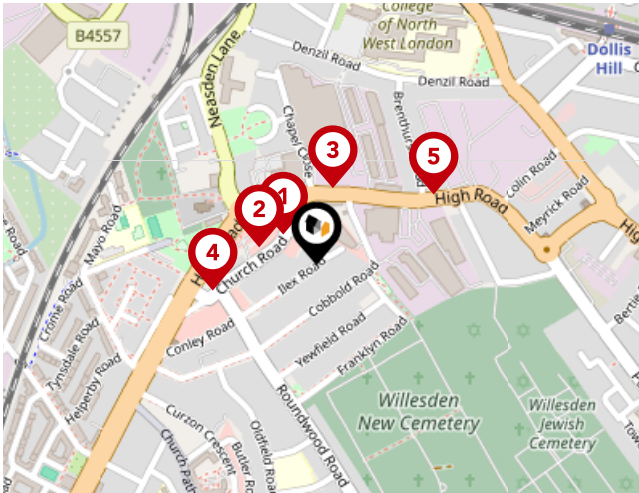


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	10.2 miles

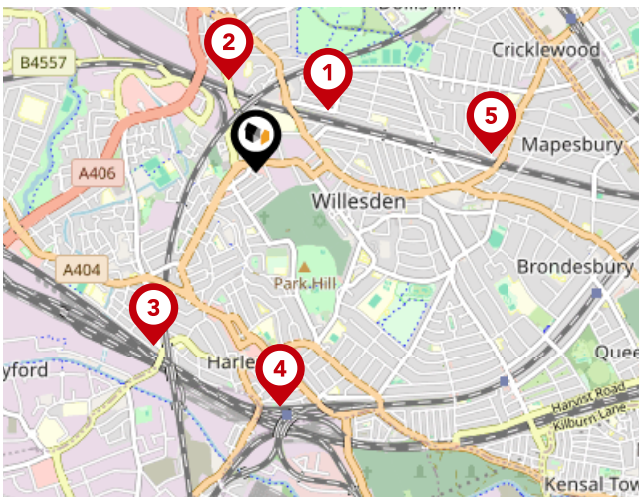
Area

Transport (Local)



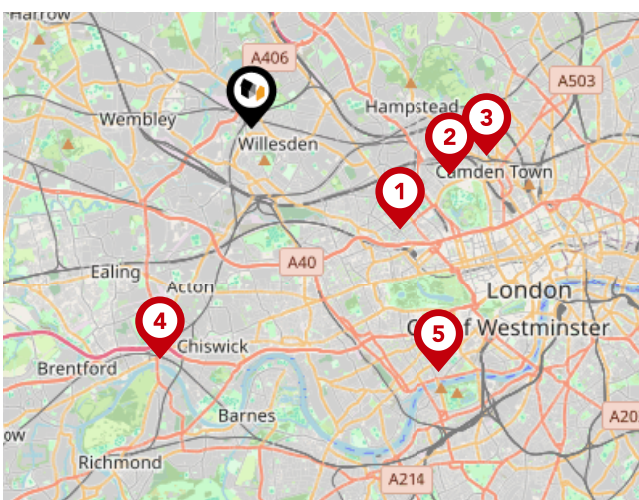
Bus Stops/Stations

Pin	Name	Distance
1	Ilex Road	0.05 miles
2	Eric Road	0.06 miles
3	Willesden Magistrates Court	0.08 miles
4	Roundwood Road	0.12 miles
5	Beaconsfield Road (NW10)	0.15 miles



Local Connections

Pin	Name	Distance
1	Dollis Hill Underground Station	0.43 miles
2	Neasden Underground Station	0.44 miles
3	Harlesden Underground Station	0.92 miles
4	Willesden Junction Underground Station	1.08 miles
5	Willesden Green Underground Station	1.09 miles



Ferry Terminals

Pin	Name	Distance
1	Little Venice Waterbus Stop	3.28 miles
2	London Zoo Waterbus Stop	3.75 miles
3	Camden Lock Waterbus	4.33 miles
4	Kew Pier	4.57 miles
5	Cadogan Pier	5.64 miles

**Phillip Arnold
Auctions***"Passionate about property since 1979"*

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Phillip Arnold Auctions

Aurora House, 71 -75 Uxbridge Road,
Ealing, London W5 5SL
02087993880
phillip@philliparnoldauctions.co.uk
philliparnoldauctions.co.uk

