

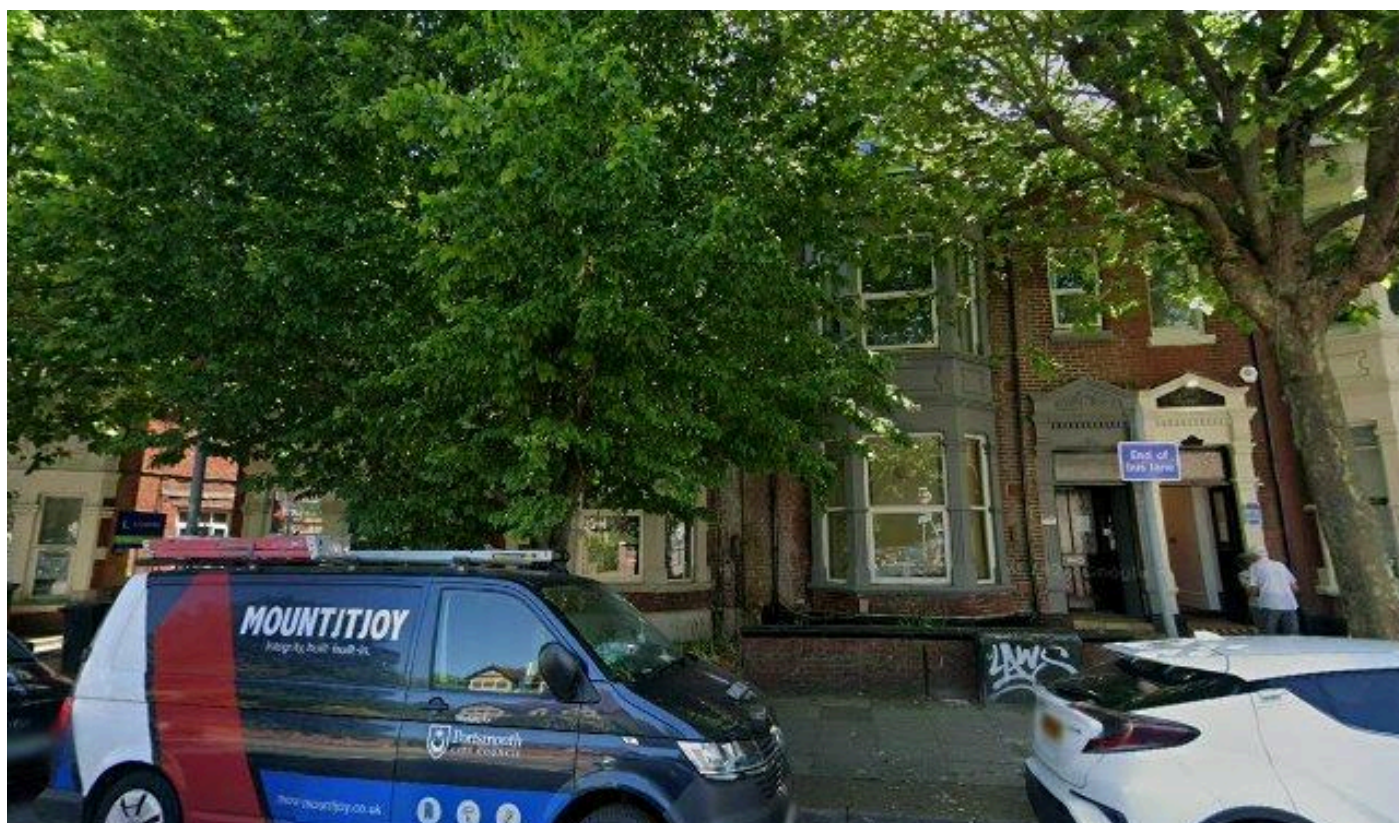


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 03rd October 2026



FLAT 4, 204, LONDON ROAD, PORTSMOUTH, PO2 9JE

Phillip Arnold Auctions

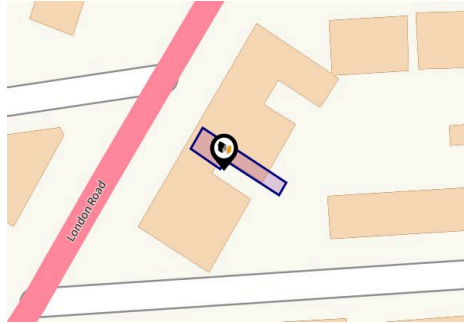
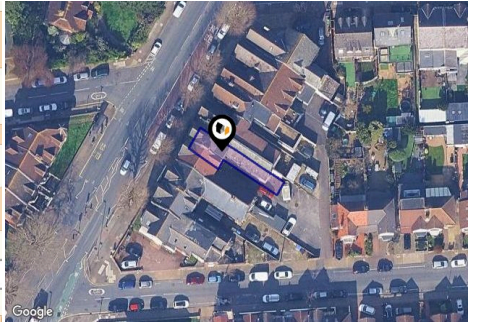
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	387 ft ² / 36 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,528
Title Number:	HP341413
UPRN:	1775049538
Restrictive Covenants:	Yes

Last Sold Date:	08/12/2006
Last Sold Price:	£100,000
Last Sold £/ft ² :	£258
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16
mb/s



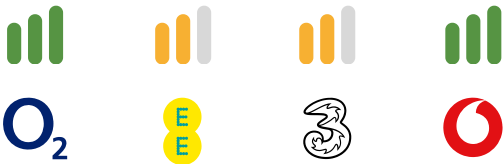
80
mb/s



5500
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



FLAT 4, 204, LONDON ROAD, PORTSMOUTH, PO2 9JE



Flat 4, 204 London Road, PO2 9JE

Energy rating

E

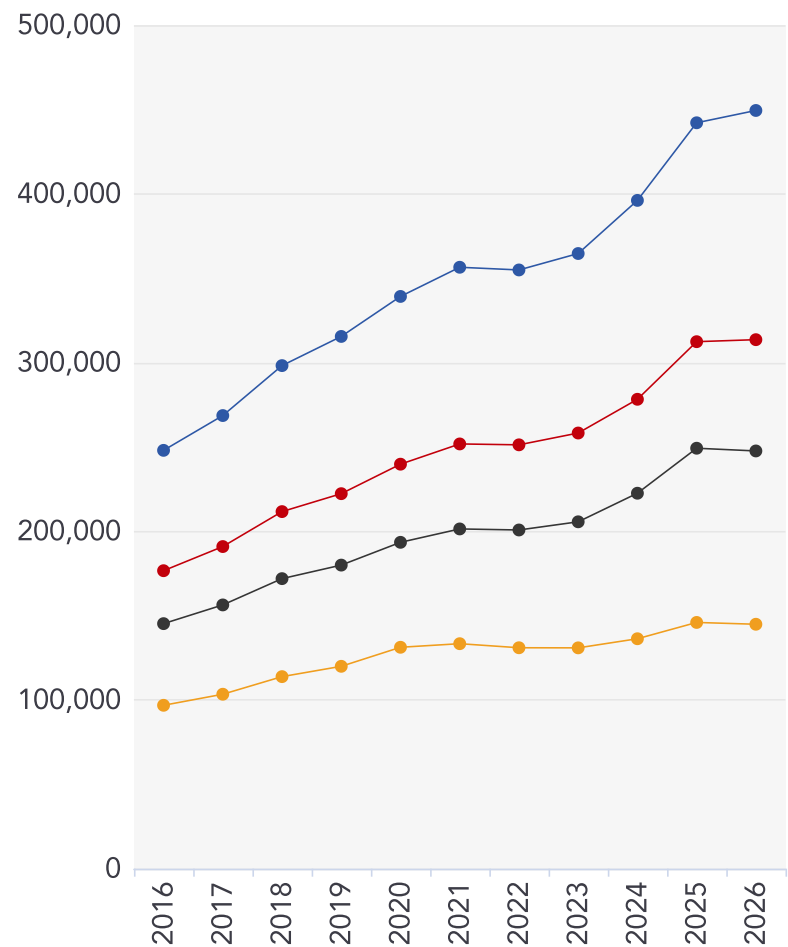
Valid until 06.07.2032

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

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	36 m ²

10 Year History of Average House Prices by Property Type in PO2



Detached

+81.25%

Semi-Detached

+77.53%

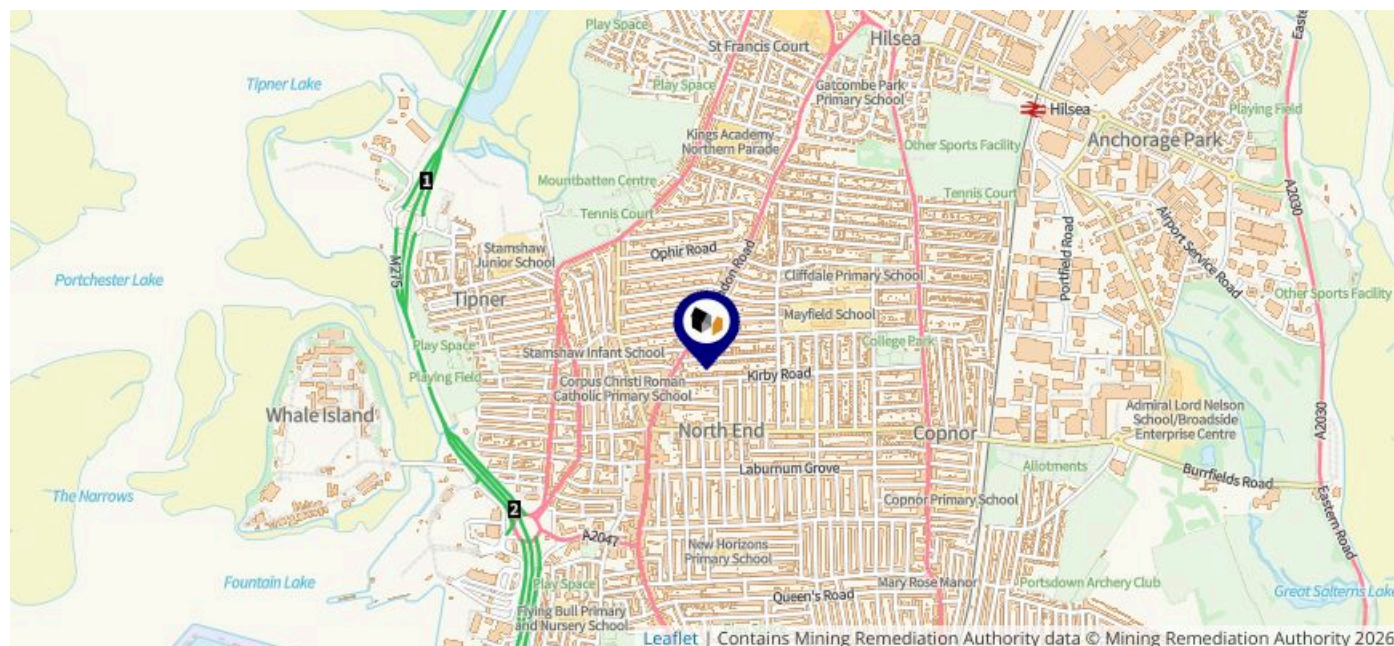
Terraced

+70.47%

Flat

+49.6%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

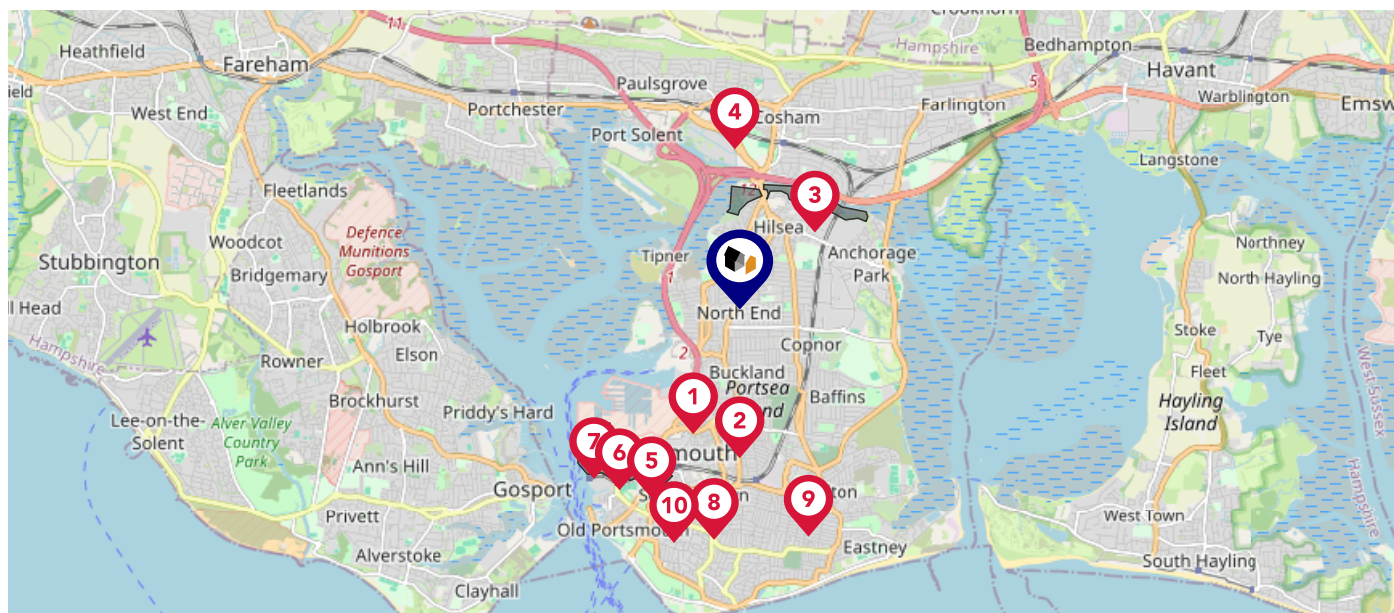
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

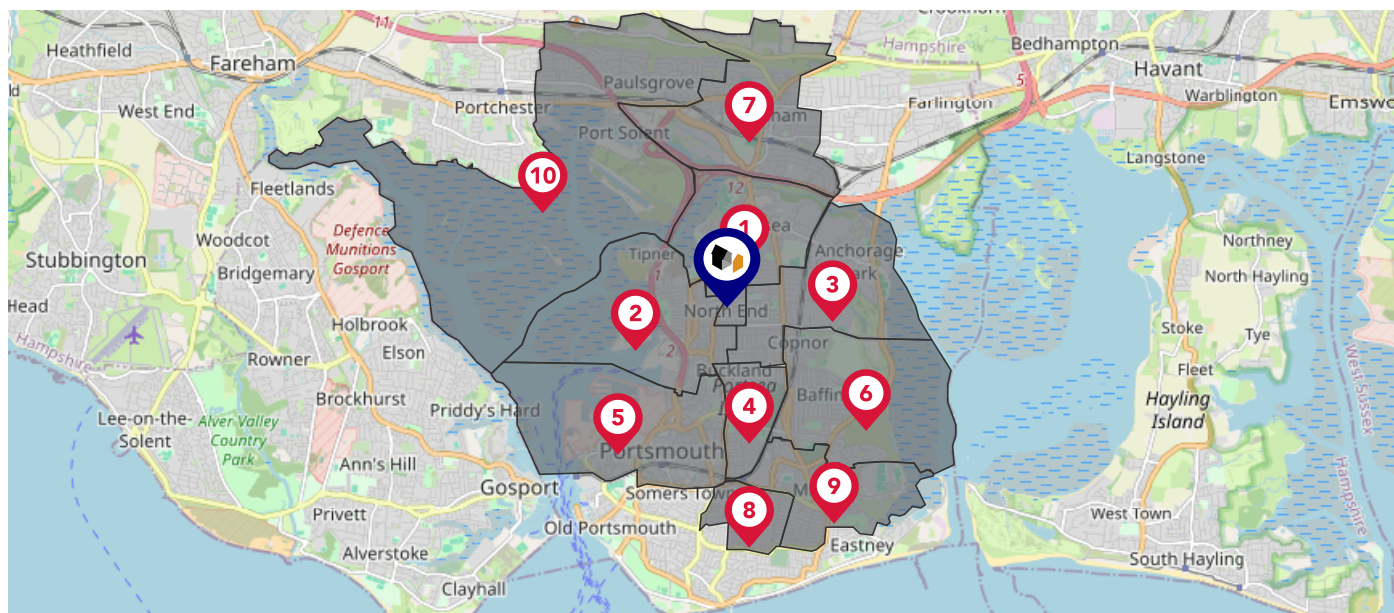
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Mile End, Landport
-  St Mary's Churchyard, Fratton
-  Hilsea Lines
-  Old Wymering
-  Guildhall and Victoria Park
-  Portsea
-  HM Naval Base and St George's Square
-  St David's Road, Southsea
-  Essex Road
-  King Street

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

Hilsea Ward

2

Nelson Ward

3

Copnor Ward

4

Fratton Ward

5

Charles Dickens Ward

6

Baffins Ward

7

Cosham Ward

8

Central Southsea Ward

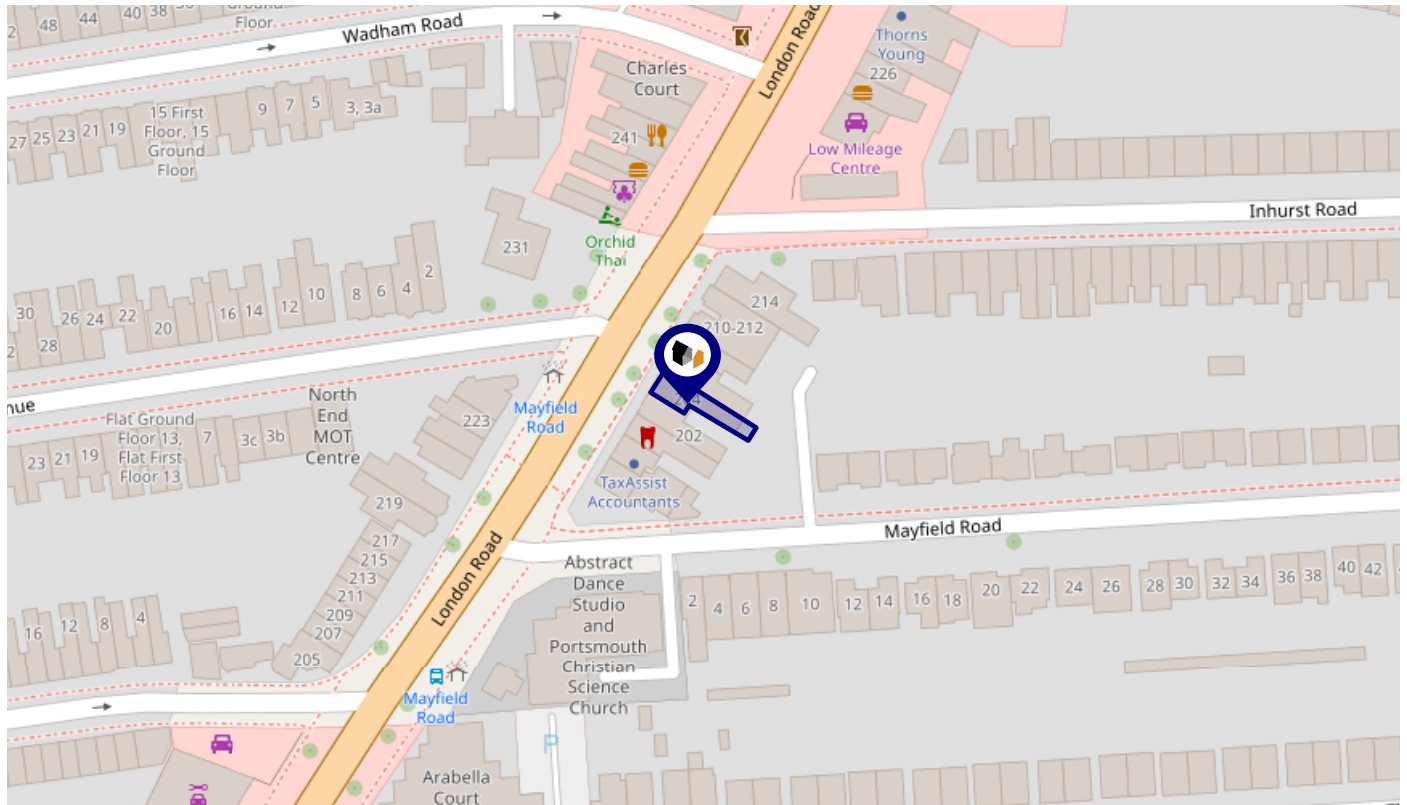
9

Milton Ward

10

Paulsgrove 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.

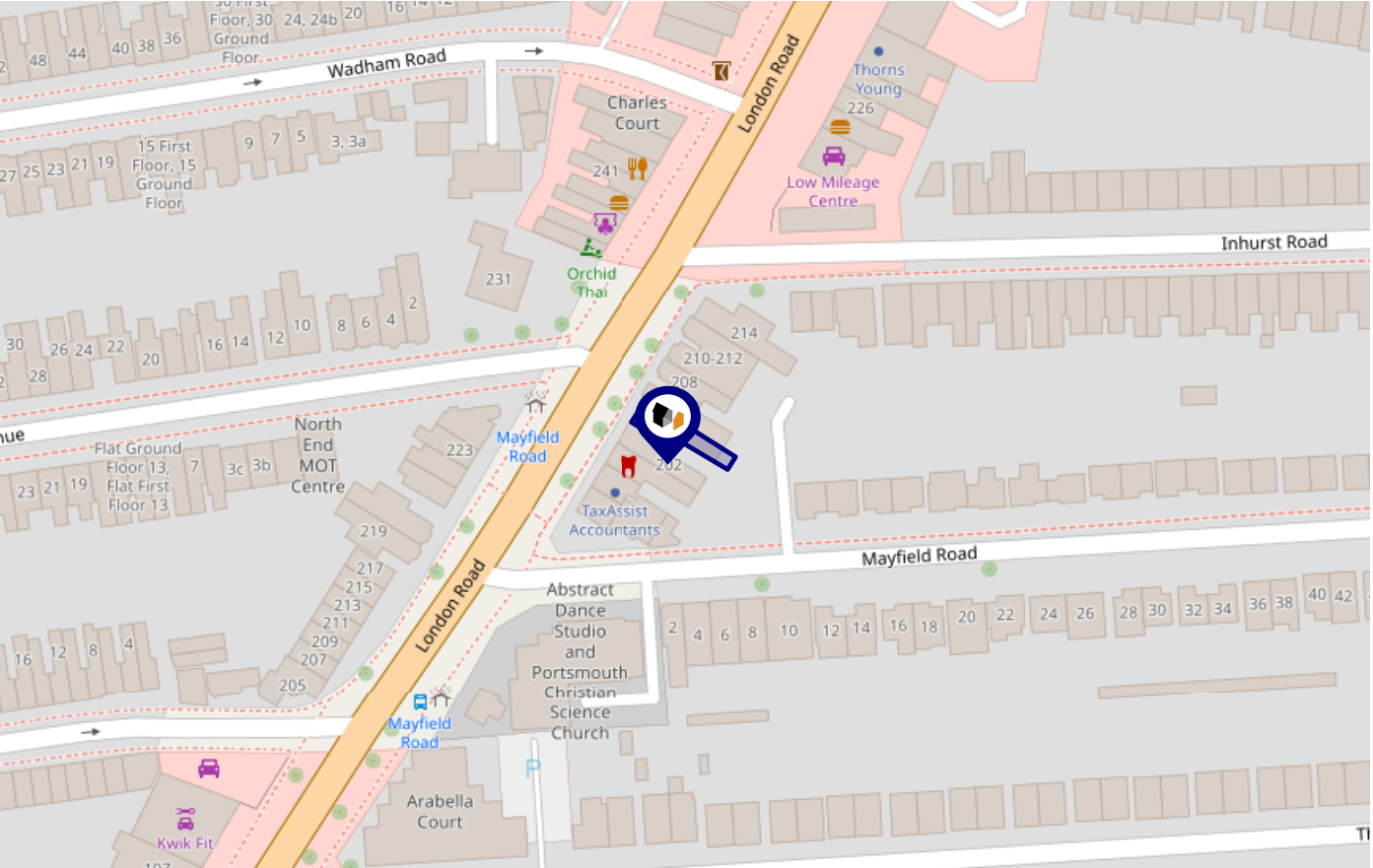
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

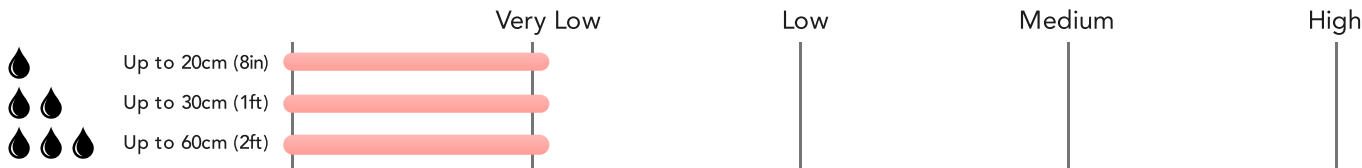


Risk Rating: Very low

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.

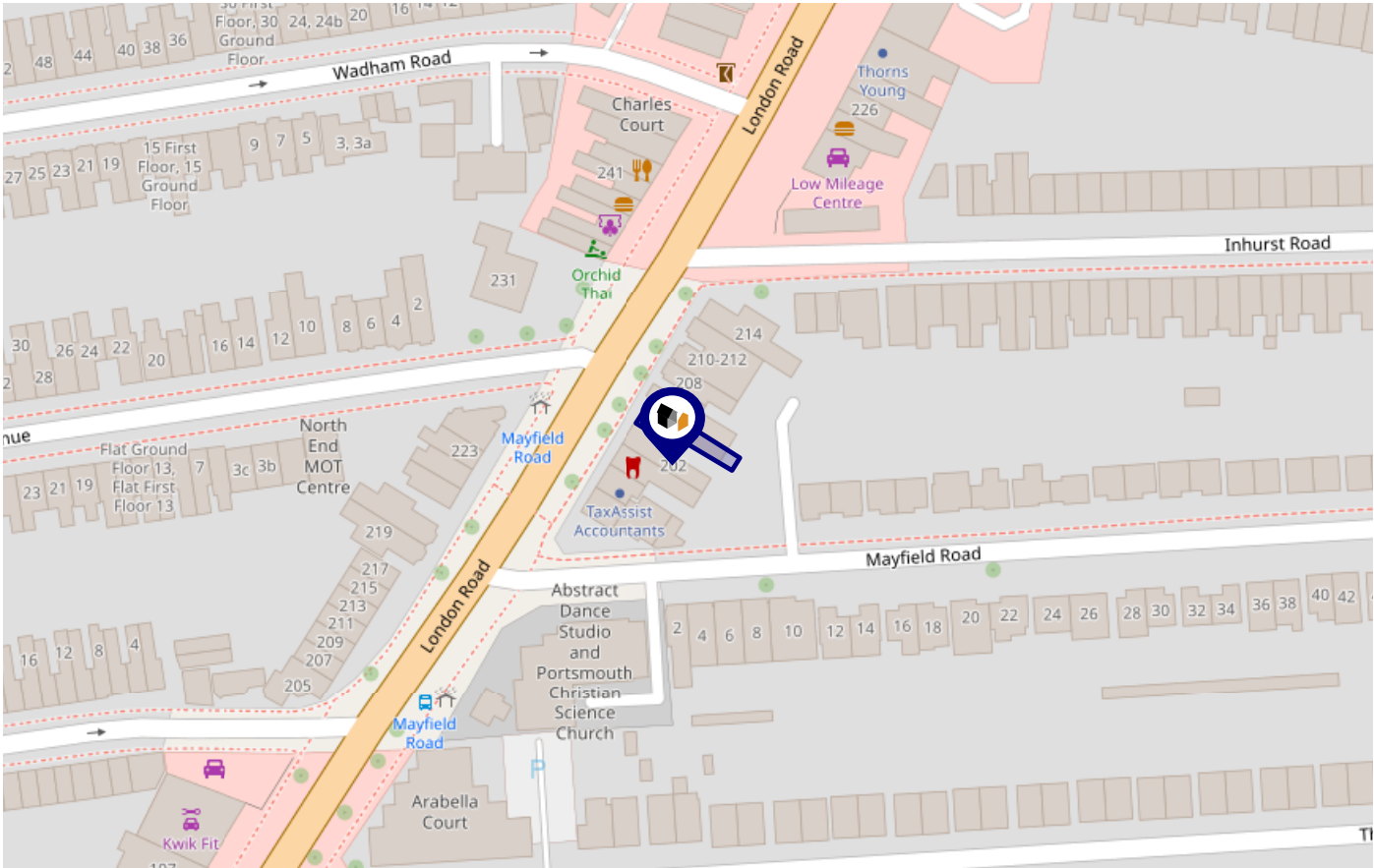
Chance of flooding to the following depths at this property:



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.

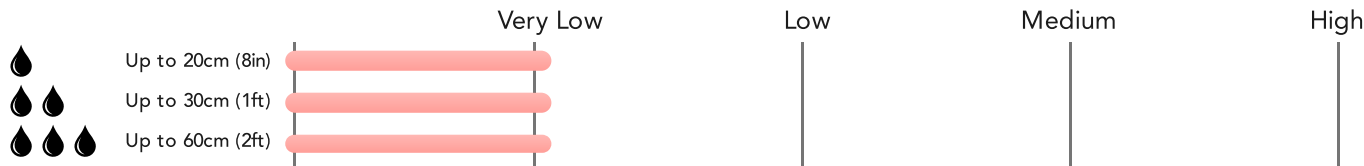


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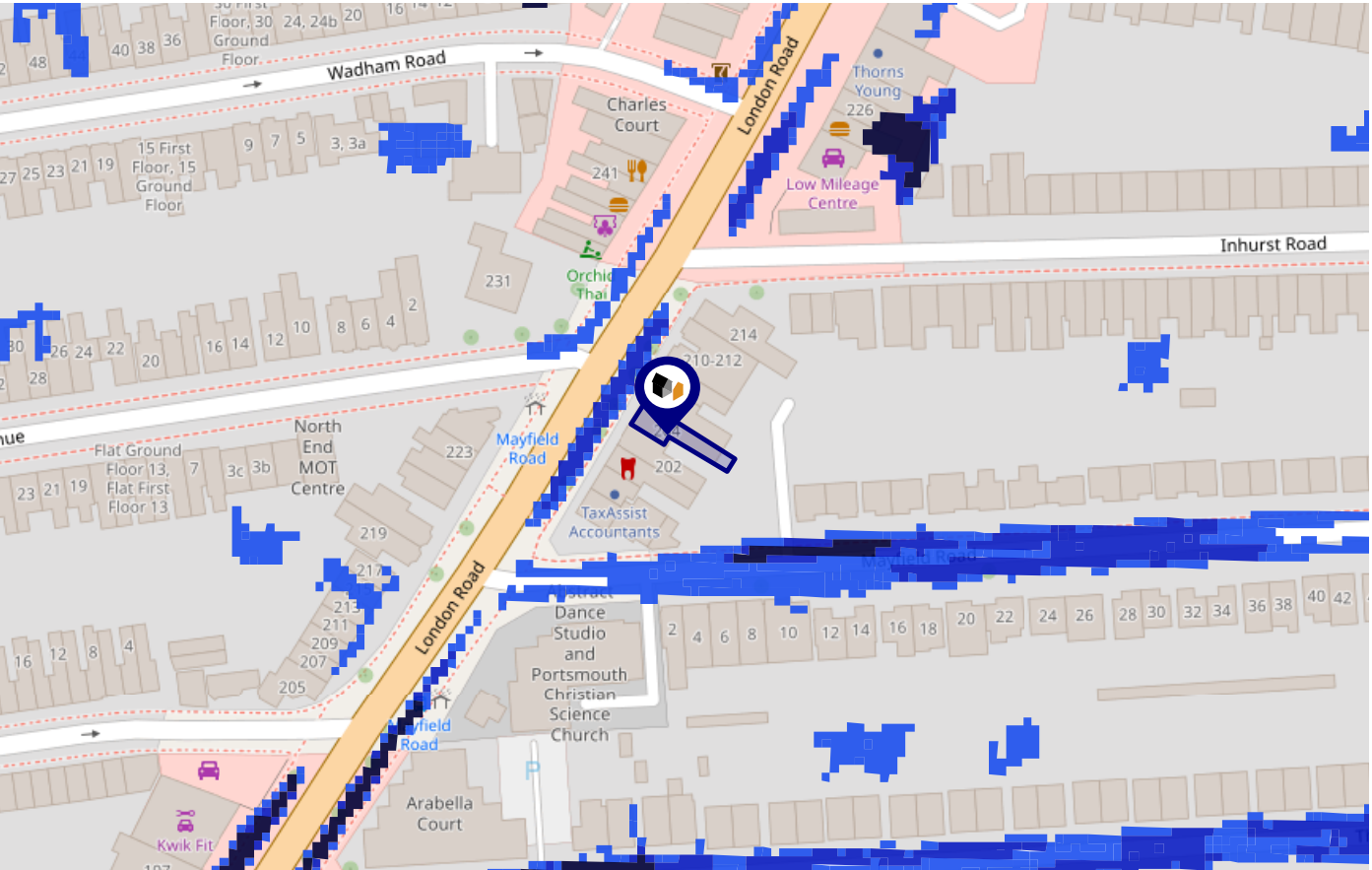
Chance of flooding to the following depths at this property:



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.

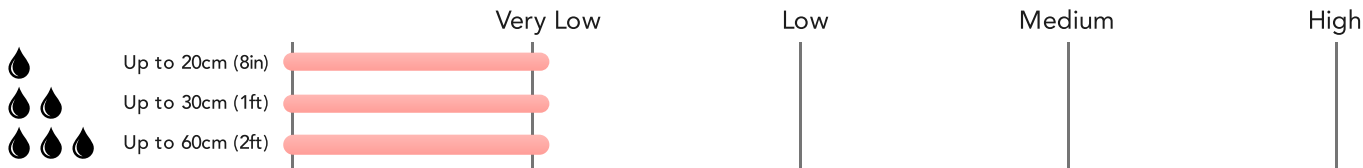


Risk Rating: Very low

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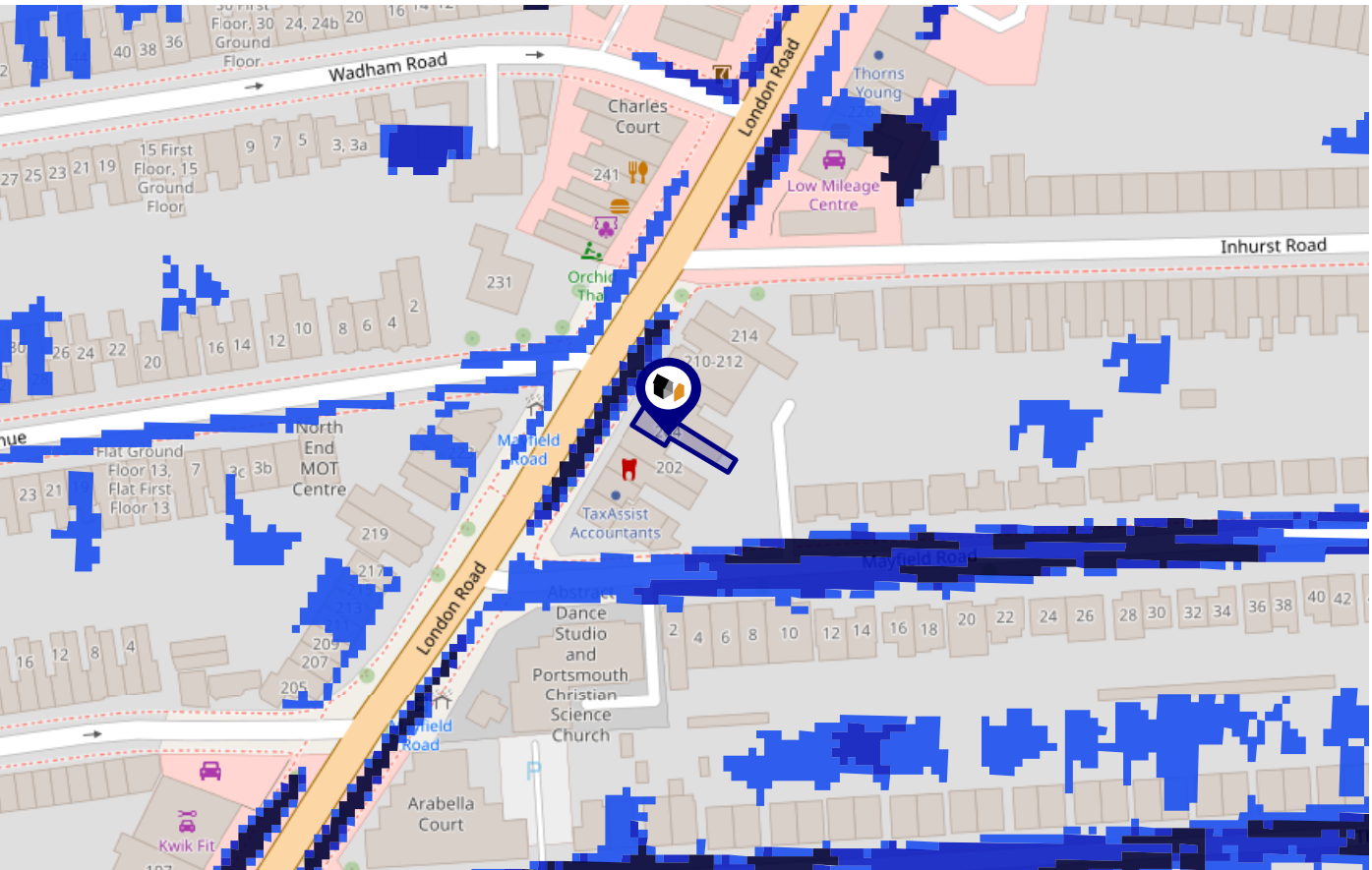
Chance of flooding to the following depths at this property:



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.

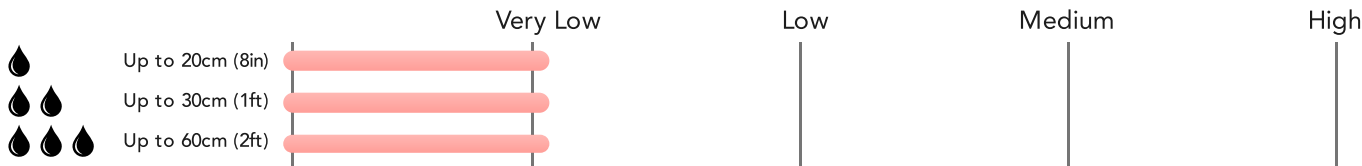


Risk Rating: Very low

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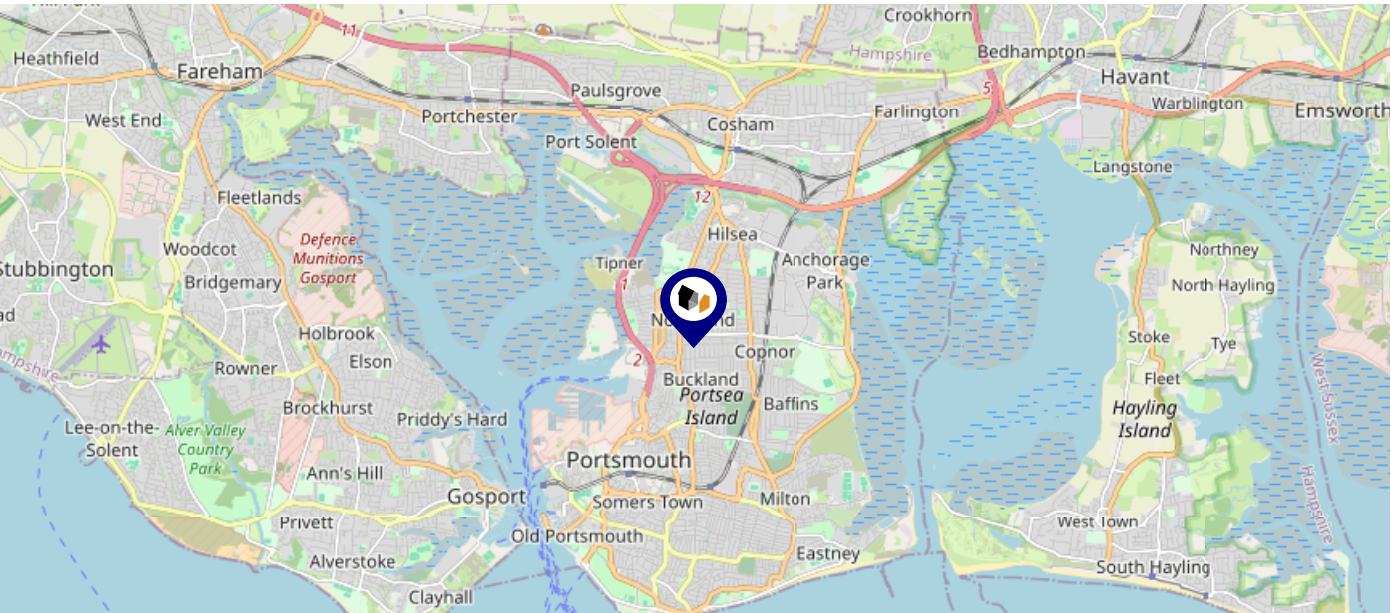
Chance of flooding to the following depths at this property:



Maps

Green Belt

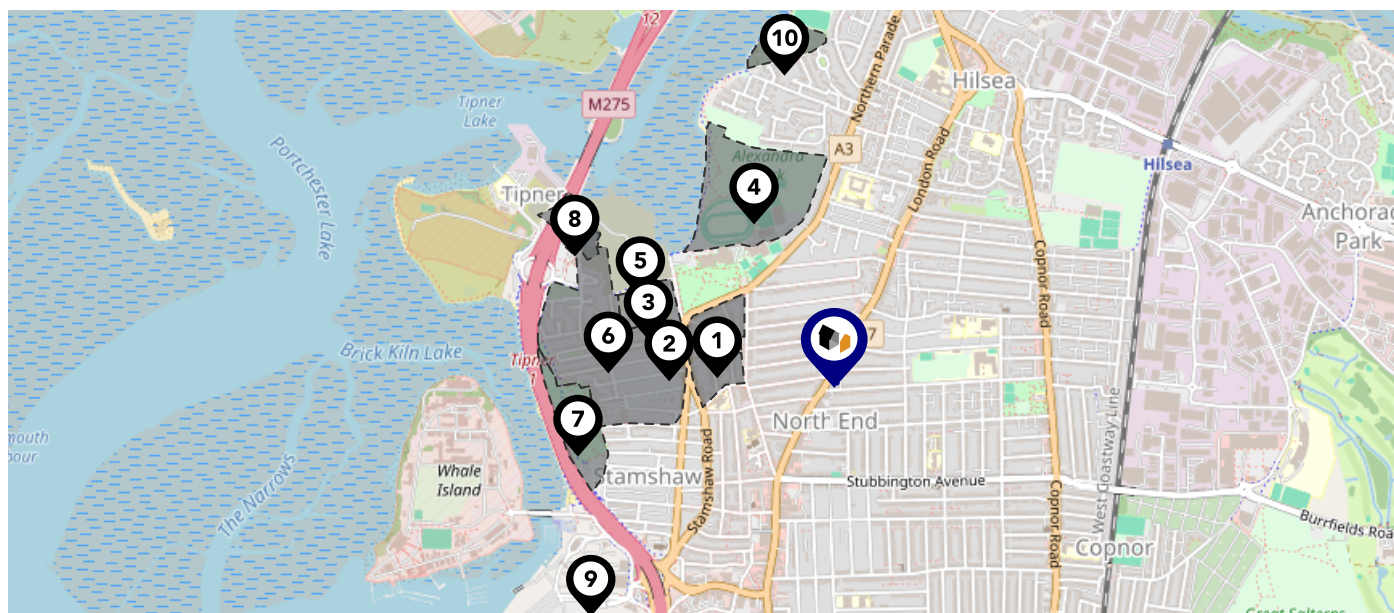
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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.



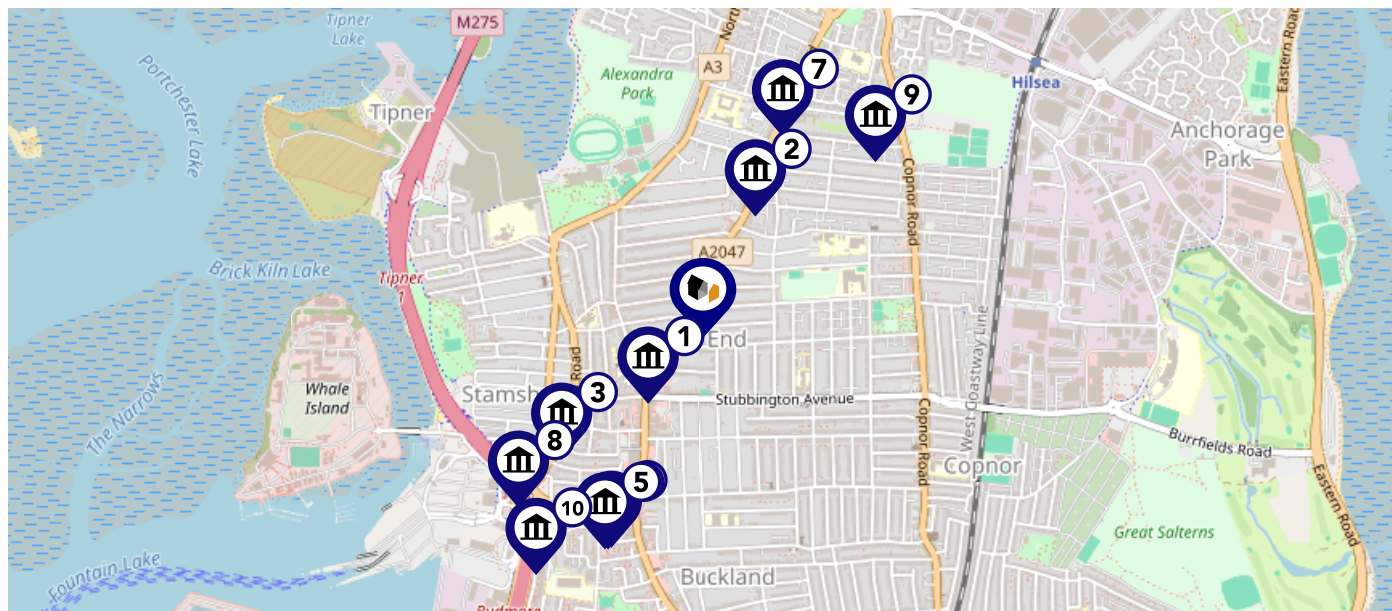
Nearby Landfill Sites

1	Tipner - Stamshaw-Gladys Avenue, Portsmouth, Hampshire	Historic Landfill	☐
2	Stamshaw Area Site B-Adjacent to Waldern Road, Portsmouth, Hampshire	Historic Landfill	☐
3	Stamshaw Area Site A-Adjacent to Tipner Road, Portsmouth, Hampshire	Historic Landfill	☐
4	Alexandra Park-Normandy Road, Portsmouth	Historic Landfill	☐
5	Stamshaw Chemical Works-Stamshaw, Portsmouth	Historic Landfill	☐
6	Tipner - Stamshaw Area 1-North of Newcomb Roadm Portsmouth, Hampshire	Historic Landfill	☐
7	Stamshaw Park-Western Terrace, PO2 8JX Portsmouth	Historic Landfill	☐
8	MOD site-Tpner, Portsmouth	Historic Landfill	☐
9	Twyford Wharf-Continental Ferry Port, Portsmouth	Historic Landfill	☐
10	Horsea Allotments-Portsmouth	Historic Landfill	☐

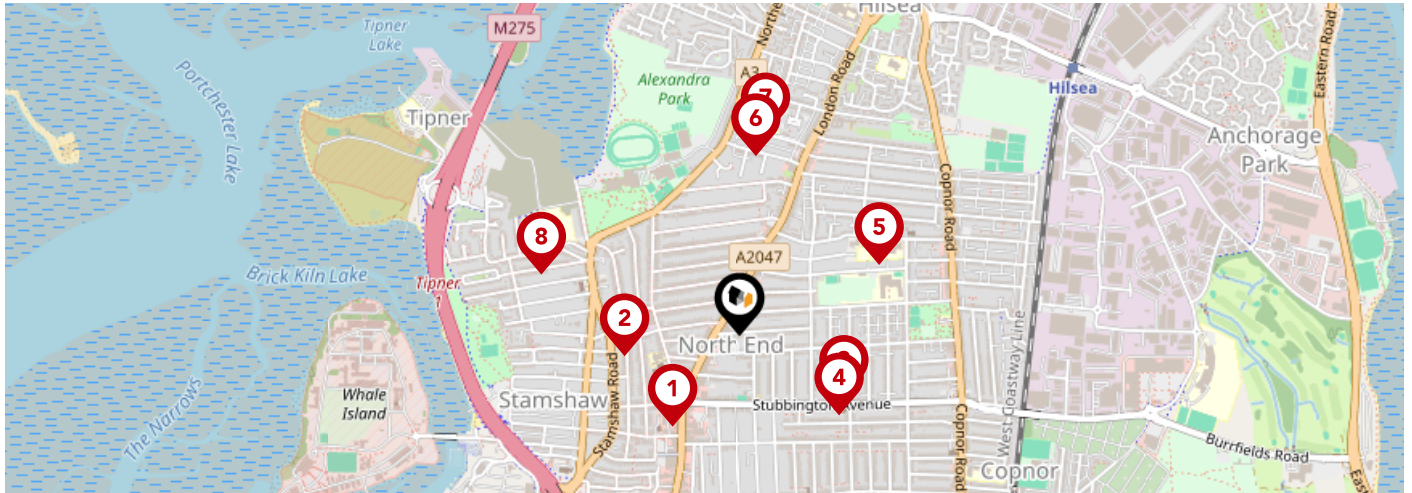
Maps

Listed Buildings

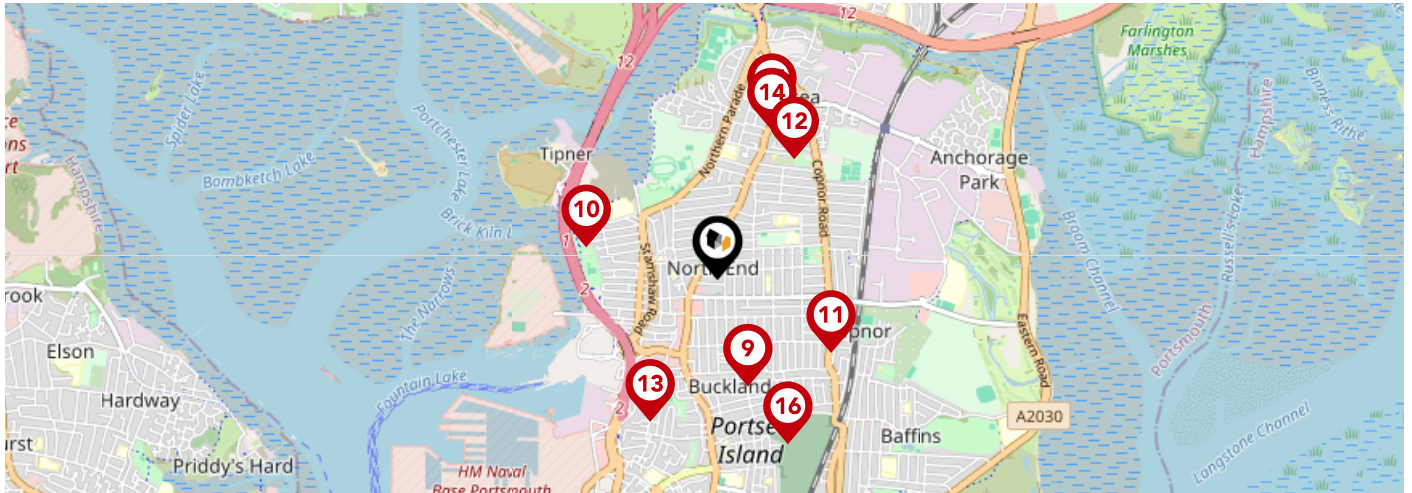
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1333459 - Fountain Public House And Attached Boundary Wall And Gate Piers	Grade II	0.2 miles
	1333457 - Town Boundary Stone At Junction Of London Road And Torrington Road	Grade II	0.3 miles
	1387220 - 61, Stamshaw Road	Grade II	0.4 miles
	1333161 - 65-71, Kingston Crescent	Grade II	0.5 miles
	1333160 - 61 And 63, Kingston Crescent	Grade II	0.5 miles
	1333162 - 73 And 75, Kingston Crescent	Grade II	0.5 miles
	1333455 - 511, London Road	Grade II	0.5 miles
	1387207 - Church Of St John The Baptist	Grade II	0.6 miles
	1387032 - Gatcombe House	Grade II	0.6 miles
	1103832 - Air Balloon Public House	Grade II	0.7 miles



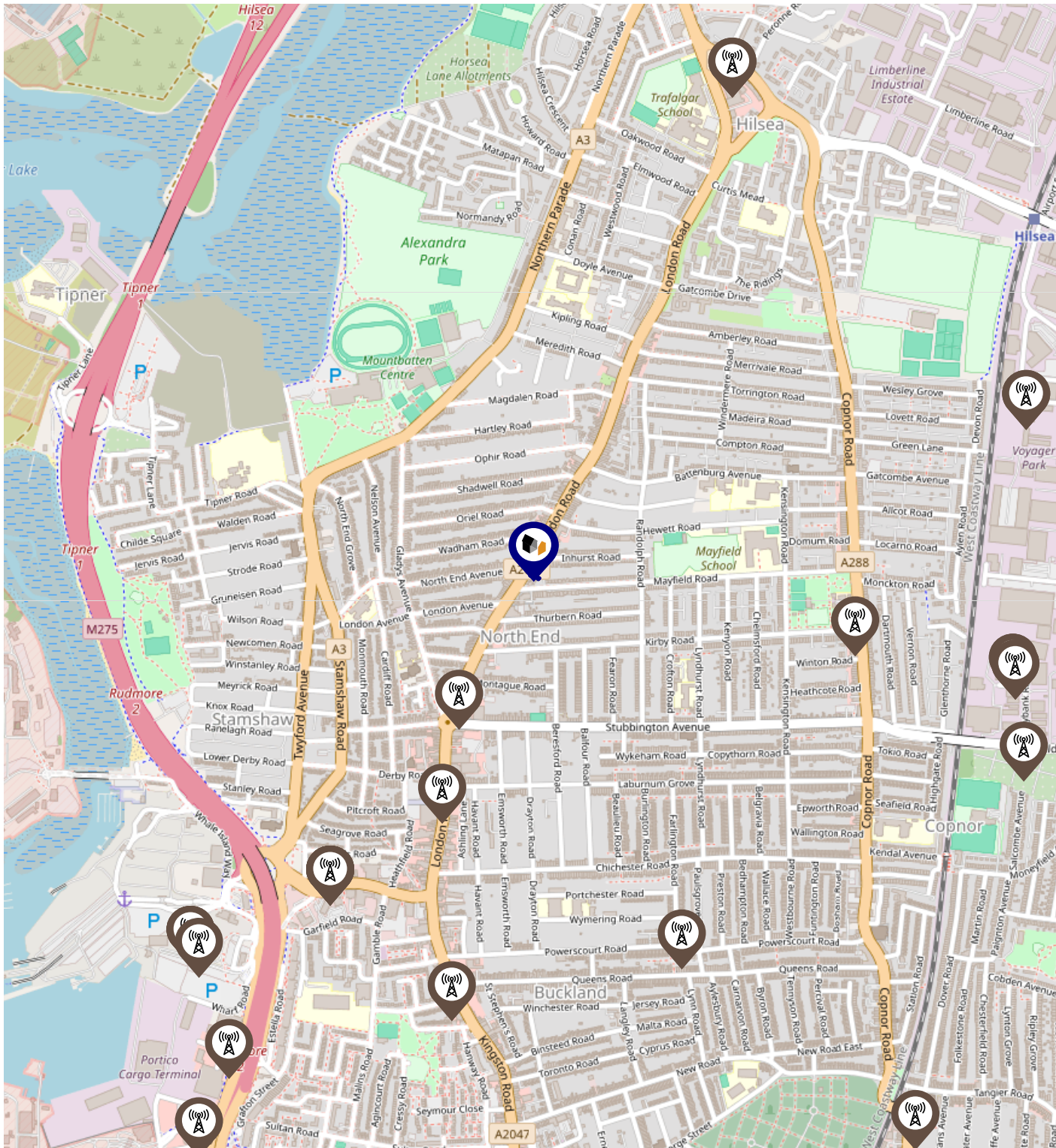
		Nursery	Primary	Secondary	College	Private
	Corpus Christi Catholic Primary School Ofsted Rating: Good Pupils: 310 Distance:0.26	☐	☒	☐	☐	☐
	Stamshaw Infant Academy Ofsted Rating: Good Pupils: 220 Distance:0.27	☐	☒	☐	☐	☐
	King's Academy College Park (Infant) Ofsted Rating: Good Pupils: 321 Distance:0.29	☐	☒	☐	☐	☐
	King's Academy College Park (Junior) Ofsted Rating: Good Pupils: 454 Distance:0.3	☐	☒	☐	☐	☐
	Cliffdale Primary Academy Ofsted Rating: Outstanding Pupils: 205 Distance:0.36	☐	☒	☐	☐	☐
	King's Academy Northern Parade (Infant) Ofsted Rating: Requires improvement Pupils: 243 Distance:0.42	☐	☒	☐	☐	☐
	King's Academy Northern Parade (Junior) Ofsted Rating: Good Pupils: 455 Distance:0.47	☐	☒	☐	☐	☐
	Stamshaw Junior School Ofsted Rating: Good Pupils: 276 Distance:0.49	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	New Horizons Primary School Ofsted Rating: Good Pupils: 562 Distance:0.52	☐	☒	☐	☐	☐
	The Harbour School Ofsted Rating: Serious Weaknesses Pupils: 101 Distance:0.63	☐	☐	☒	☐	☐
	Copnor Primary School Ofsted Rating: Requires improvement Pupils: 677 Distance:0.64	☐	☒	☐	☐	☐
	Gatcombe Park Primary School Ofsted Rating: Good Pupils: 210 Distance:0.67	☐	☒	☐	☐	☐
	The Flying Bull Academy Ofsted Rating: Good Pupils: 440 Distance:0.74	☐	☒	☐	☐	☐
	Trafalgar School Ofsted Rating: Good Pupils: 1024 Distance:0.74	☐	☐	☒	☐	☐
	UTC Portsmouth Ofsted Rating: Outstanding Pupils: 467 Distance:0.8	☐	☐	☒	☐	☐
	Penbridge Junior School Ofsted Rating: Good Pupils: 441 Distance:0.84	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

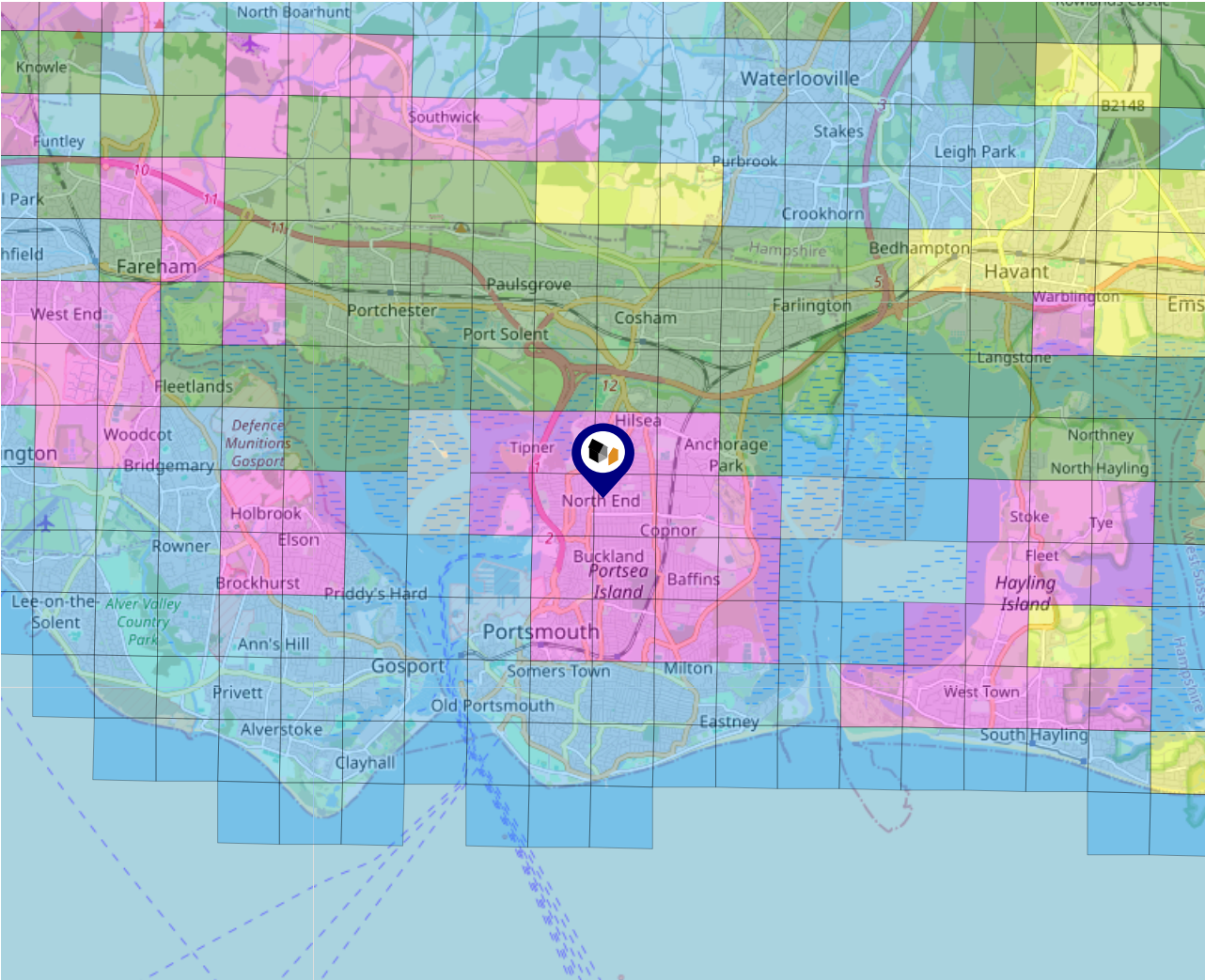
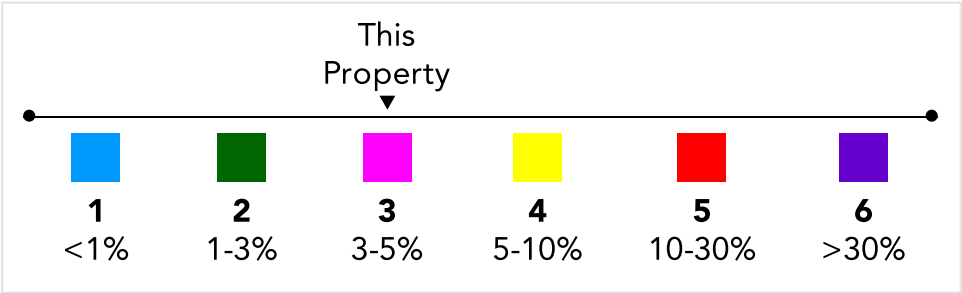


Key:

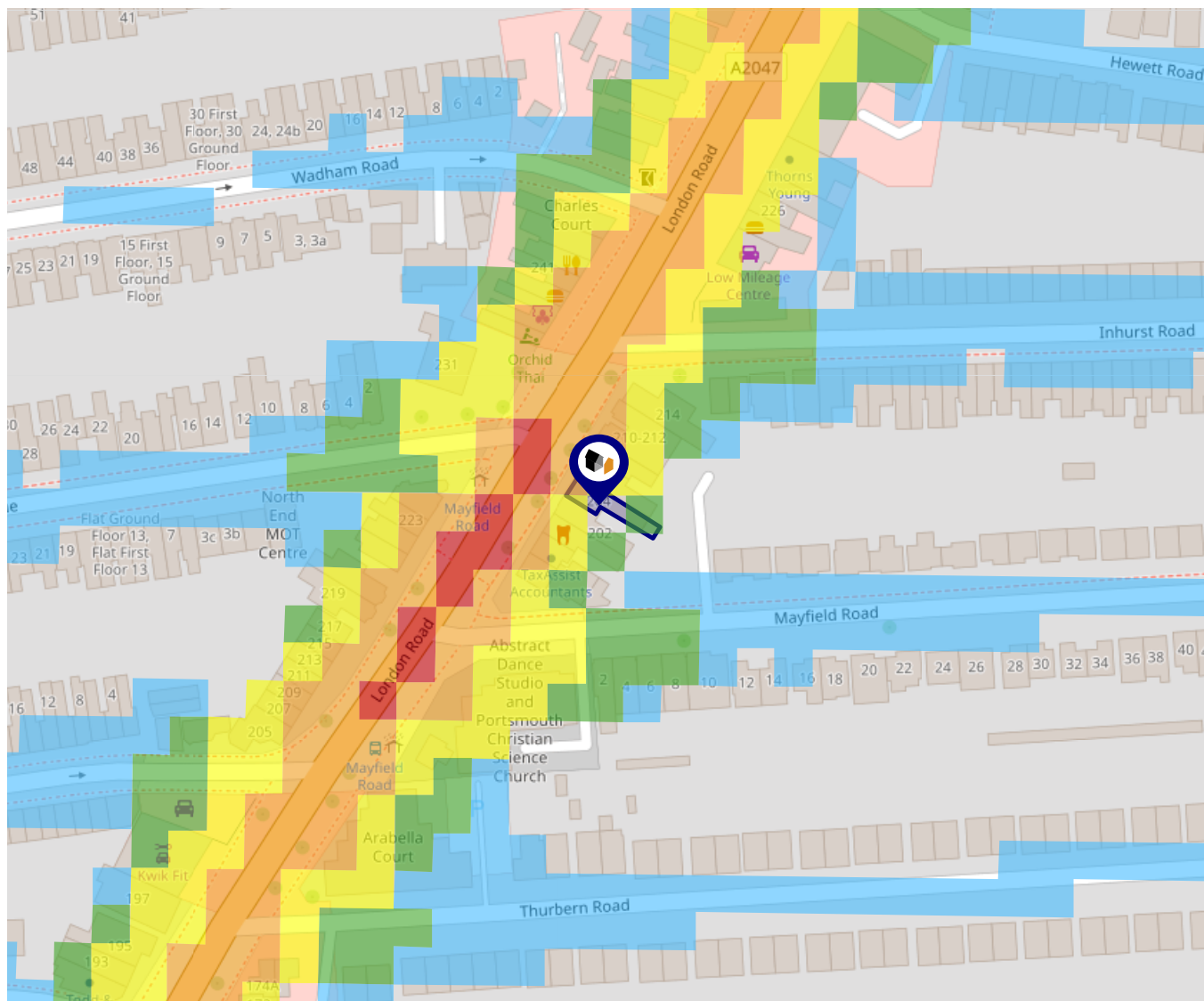
-  Power Pylons
-  Communication Masts

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

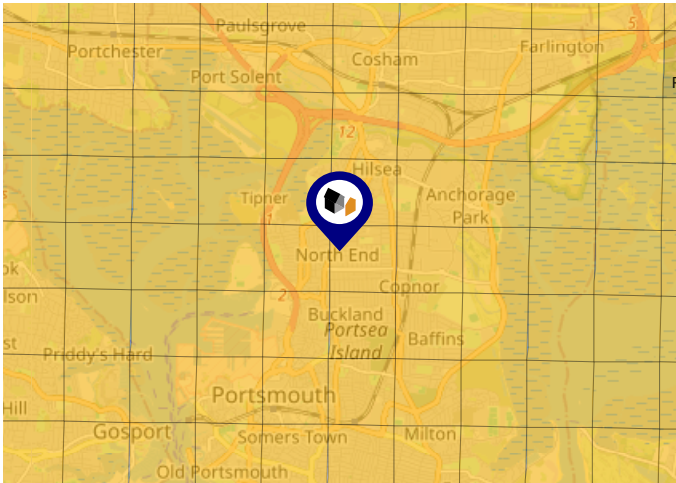


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

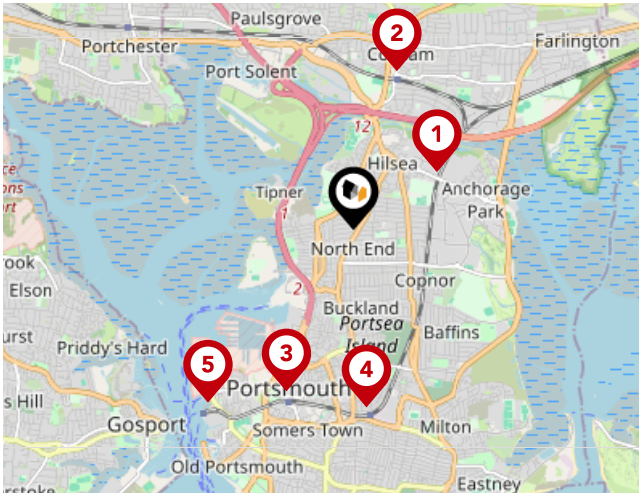


Primary Classifications (Most Common Clay Types)

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

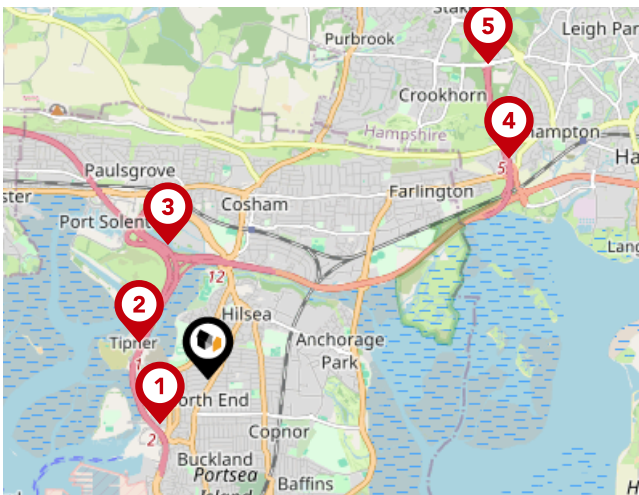
Area

Transport (National)



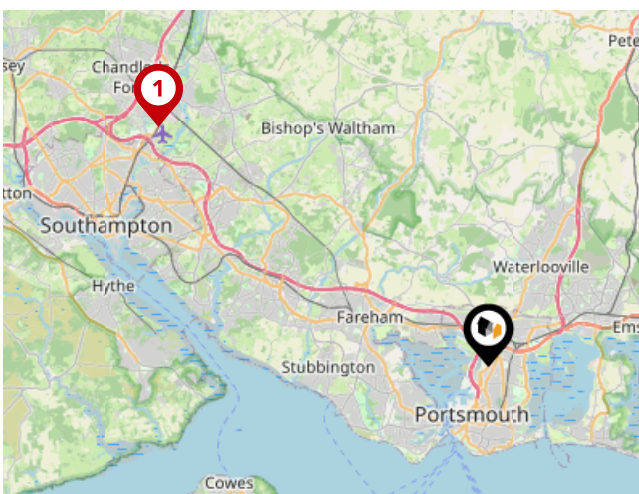
National Rail Stations

Pin	Name	Distance
	Hilsea Rail Station	0.94 miles
	Cosham Rail Station	1.54 miles
	Portsmouth & Southsea Rail Station	1.63 miles
	Fratton Rail Station	1.66 miles
	Portsmouth Harbour Rail Station	2.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M275 J2	0.61 miles
	M275 J1	0.74 miles
	M27 J12	1.31 miles
	A3(M) J5	3.49 miles
	A3(M) J4	3.94 miles

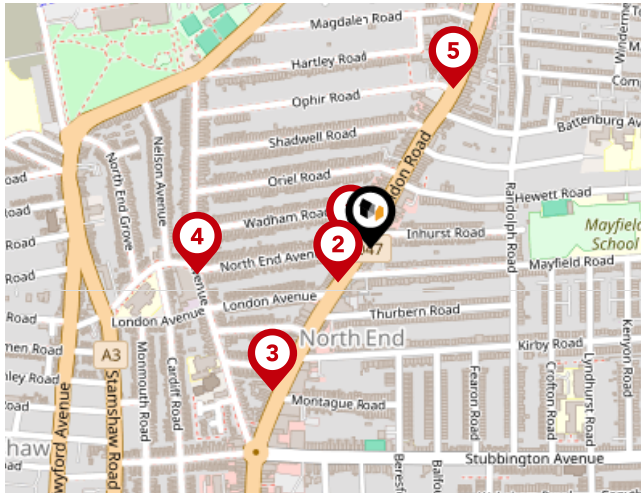


Airports/Helipads

Pin	Name	Distance
	Southampton Airport	15.27 miles

Area

Transport (Local)



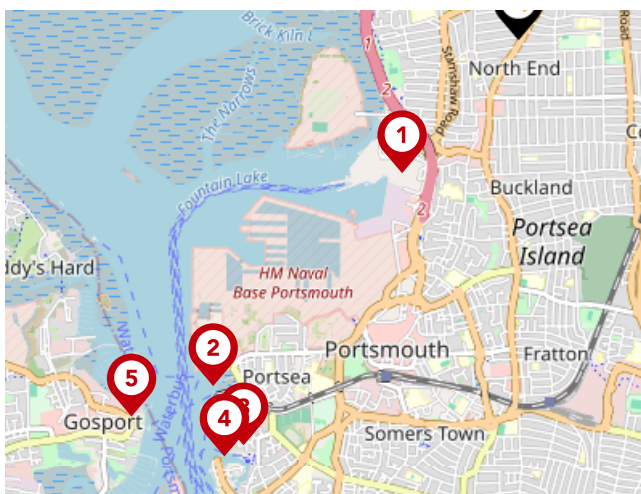
Bus Stops/Stations

Pin	Name	Distance
1	Mayfield Road	0.02 miles
2	Mayfield Road	0.05 miles
3	North End Junction	0.2 miles
4	North End Avenue	0.2 miles
5	Ophir Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Smallbrook Junction (Isle of Wight Steam Railway)	8.29 miles
2	Ashey (Isle of Wight Steam Railway)	9.76 miles
3	Havenstreet (Isle of Wight Steam Railway)	10 miles
4	Wootton (Isle of Wight Steam Railway)	10.06 miles



Ferry Terminals

Pin	Name	Distance
1	Portsmouth International Cruise & Ferry Terminal	0.83 miles
2	Portsmouth Harbour Station Pier	2.15 miles
3	Portsmouth IOW Car Ferry Terminal	2.29 miles
4	Portsmouth Millenium Pontoon	2.38 miles
5	Gosport Ferry Terminal	2.52 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.

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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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