

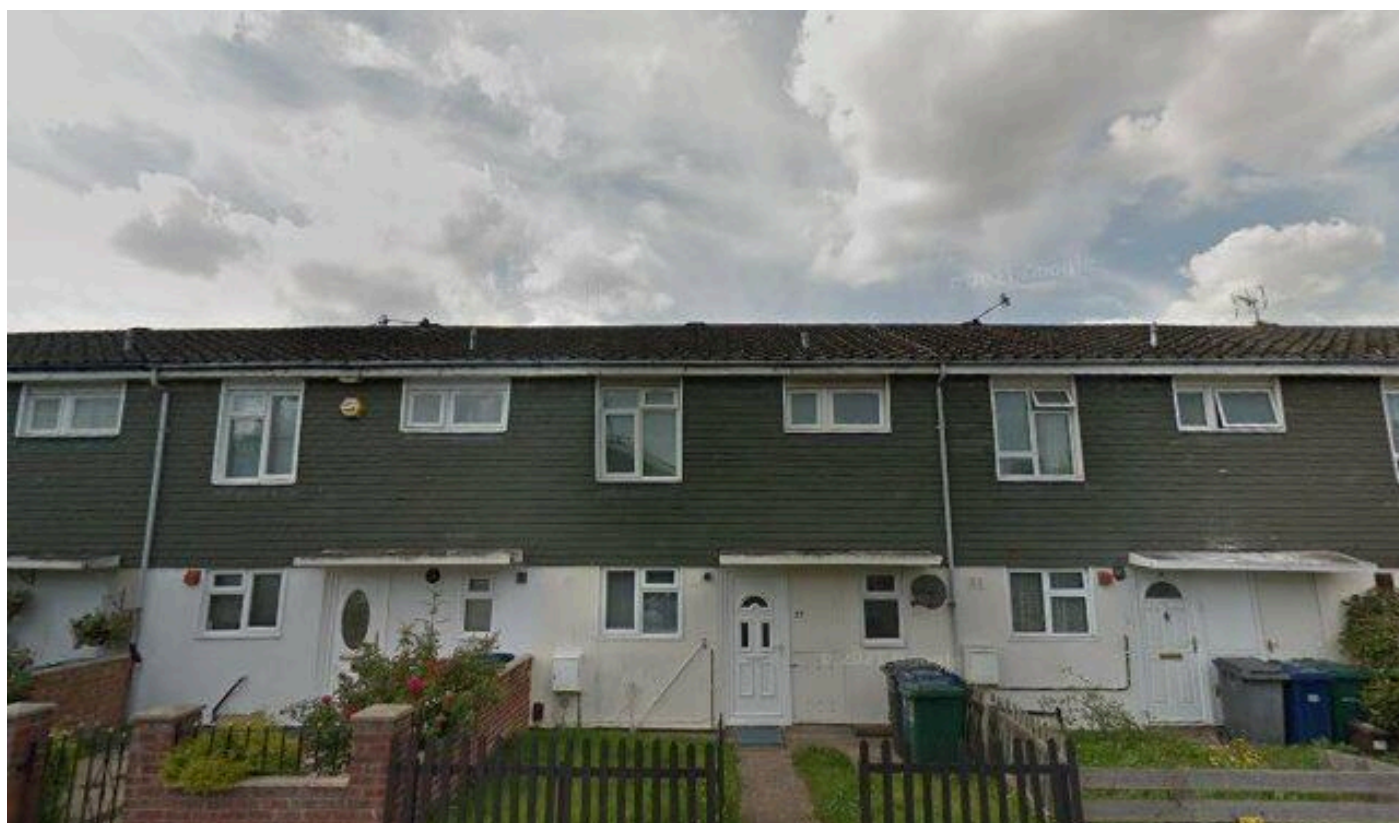


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 03rd October 2026



23, KNIGHTSWOOD CLOSE, EDGWARE, HA8 8FR

Phillip Arnold Auctions

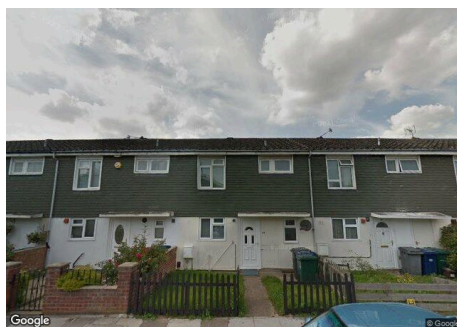
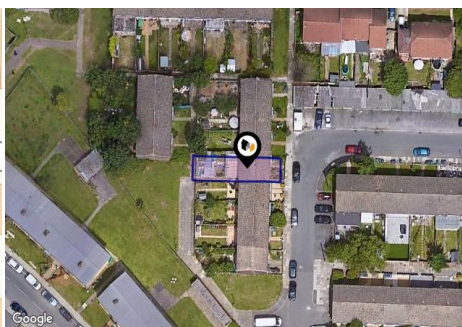
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

Type:	Terraced	Last Sold Date:	23/02/2007
Bedrooms:	3	Last Sold Price:	£175,000
Floor Area:	839 ft ² / 78 m ²	Last Sold £/ft²:	£206
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	1976-1982	Latest FENSA Work:	25/11/2008 - 7 windows, 1 door
Council Tax :	Band C		29/05/2007 - 1 door
Annual Estimate:	£1,896		
Title Number:	NGL751926		
UPRN:	200070358		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Barnet
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	High
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

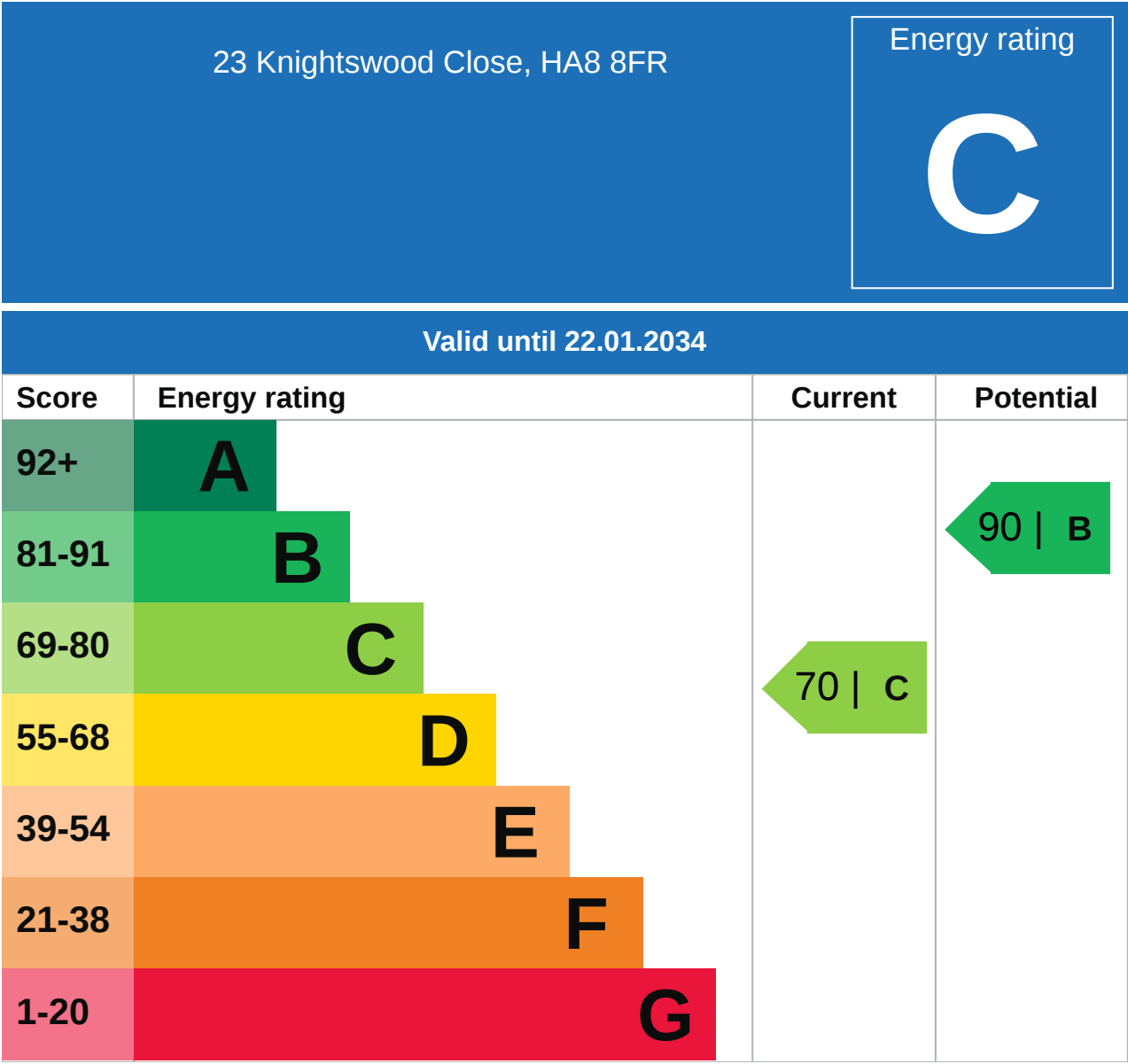
14 mb/s	70 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





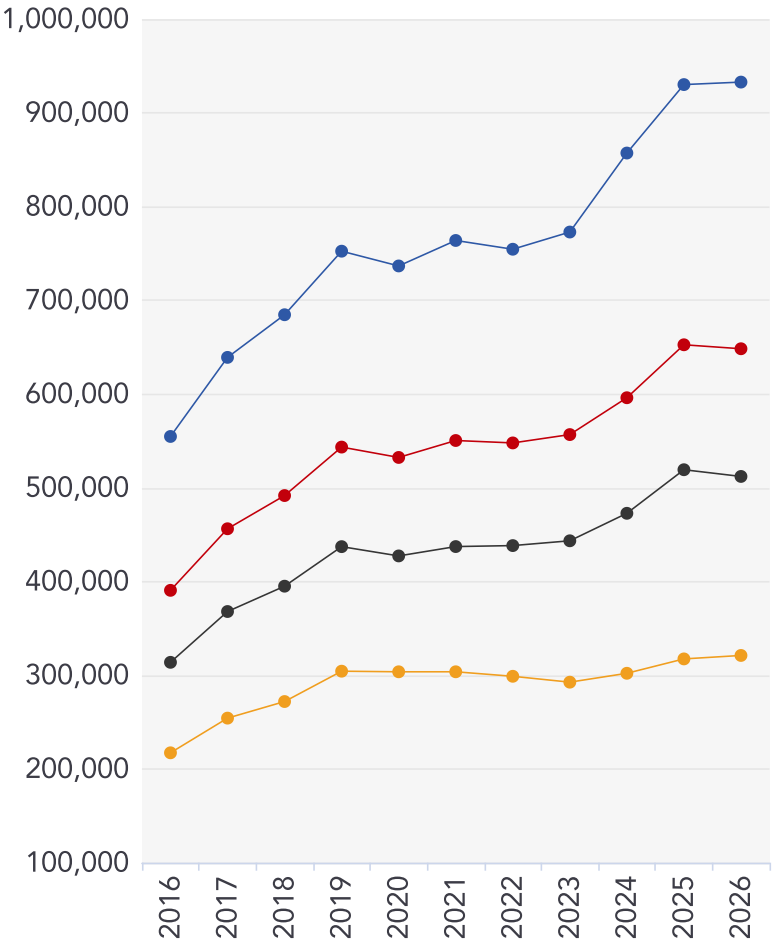
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, no insulation
Roof Energy:	Very 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:	Solid, no insulation (assumed)
Total Floor Area:	78 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in HA8



Detached

+68.15%

Semi-Detached

+65.99%

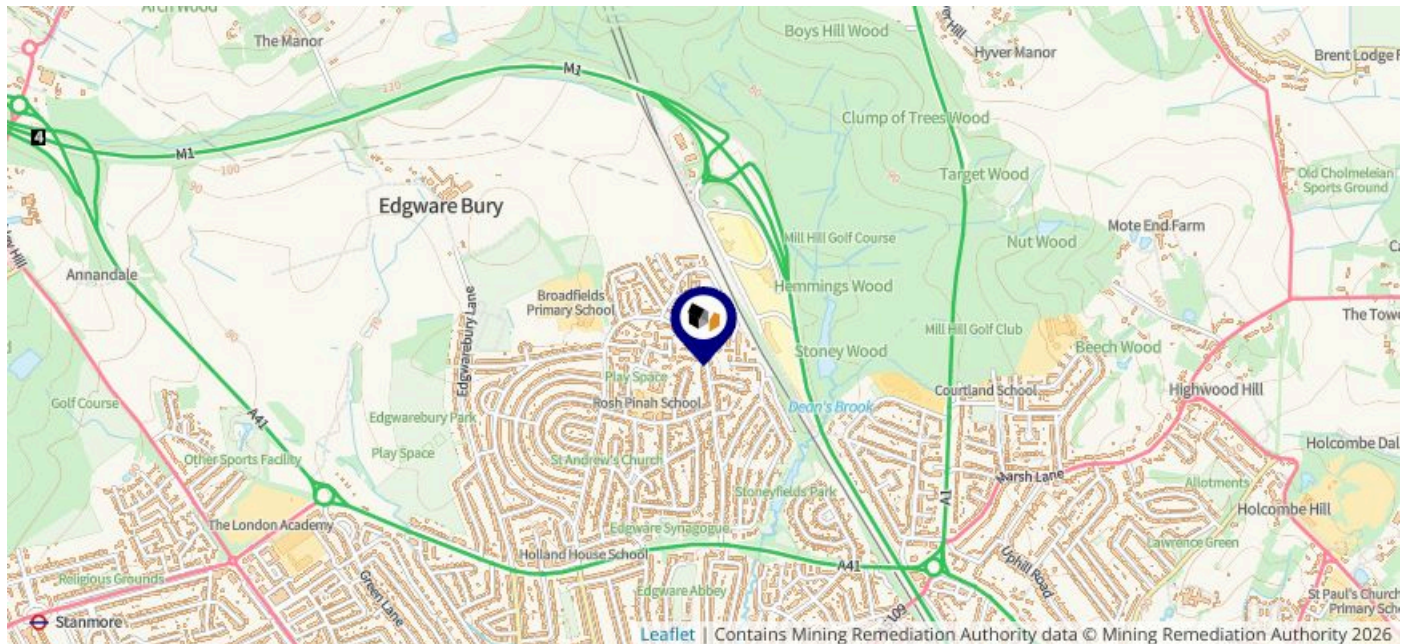
Terraced

+63.21%

Flat

+47.81%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

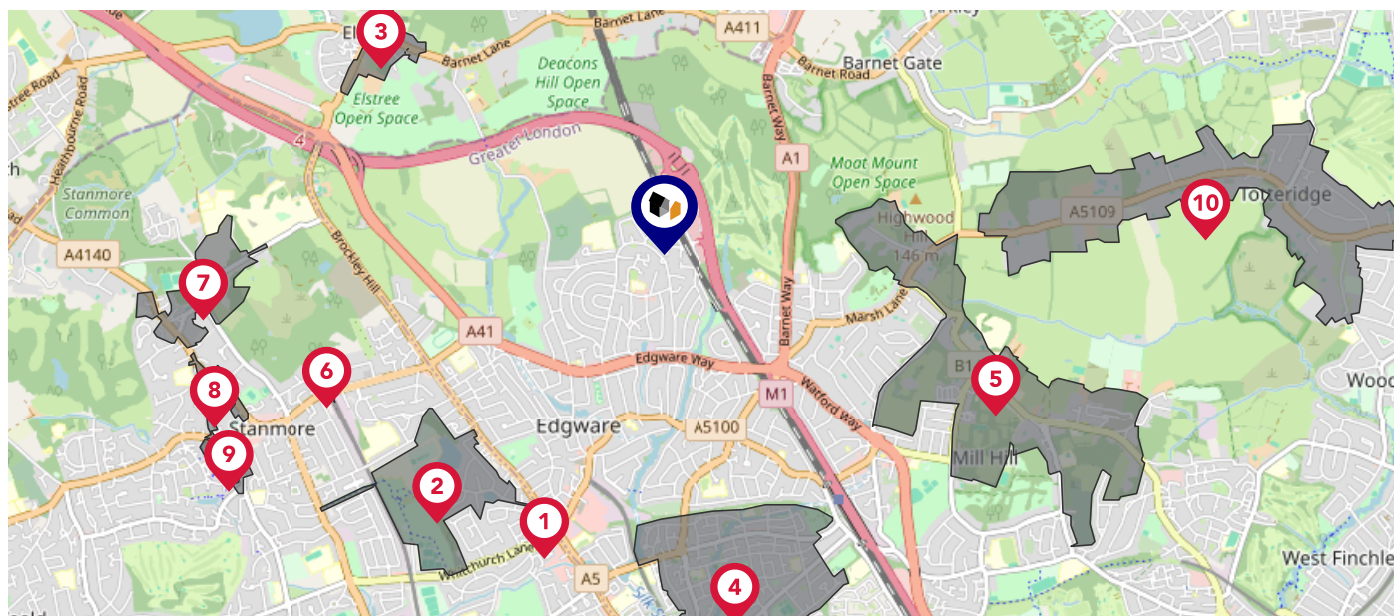
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

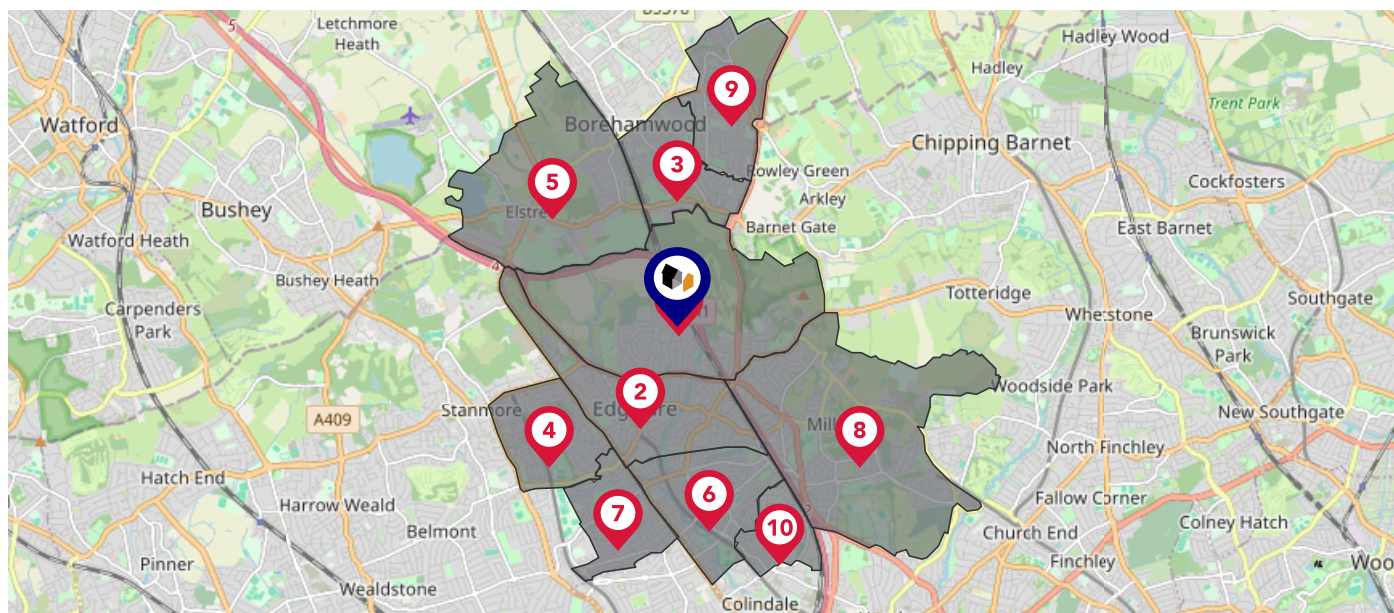
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Edgware High Street
-  Canons Park Estate Conservation Area
-  Elstree Village
-  Watling Estate
-  Mill Hill
-  Kerry Avenue Conservation Area
-  Little Common Conservation Area, Stanmore
-  Stanmore Hill Conservation Area
-  Old Church Lane Conservation Area Stanmore
-  Totteridge

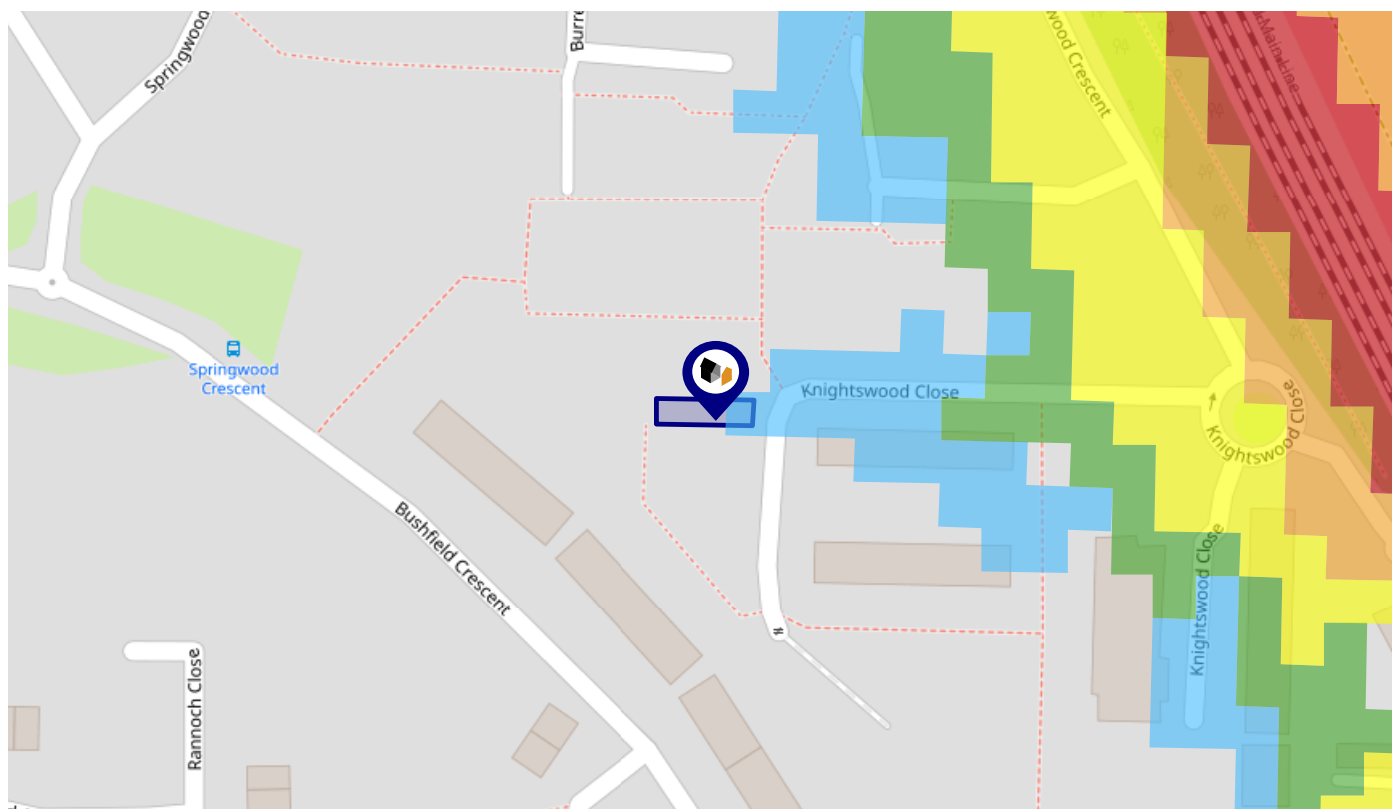
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Edgwarebury Ward
-  Edgware Ward
-  Borehamwood Hillside Ward
-  Canons Ward
-  Elstree Ward
-  Burnt Oak Ward
-  Edgware Ward
-  Mill Hill Ward
-  Borehamwood Kenilworth Ward
-  Colindale North 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.

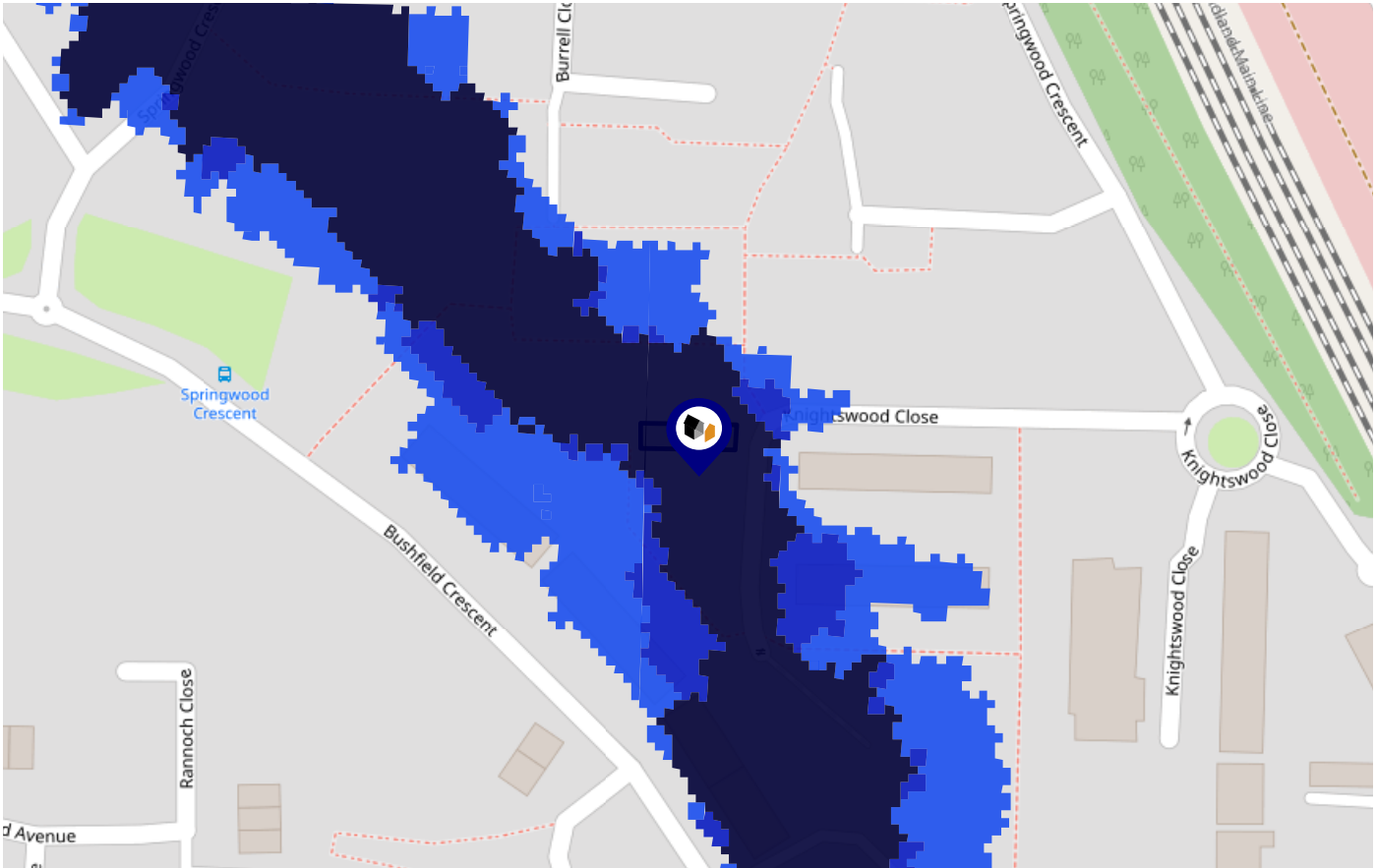
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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: High

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.

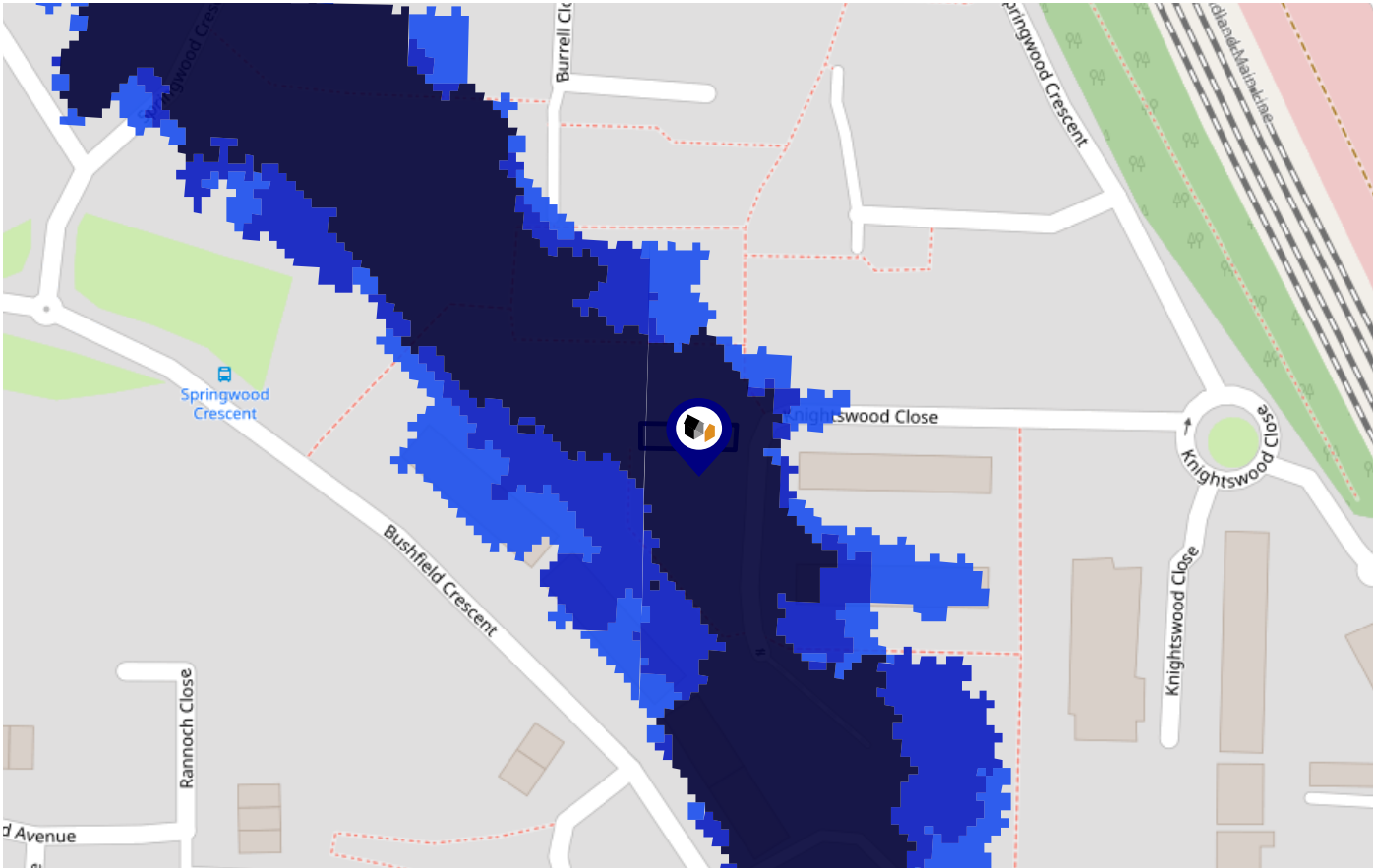
Chance of flooding to the following depths at this property:



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.

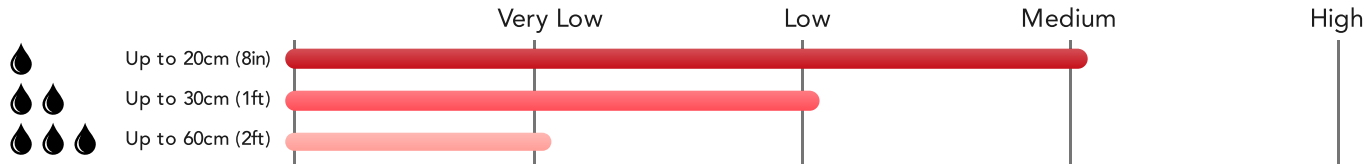


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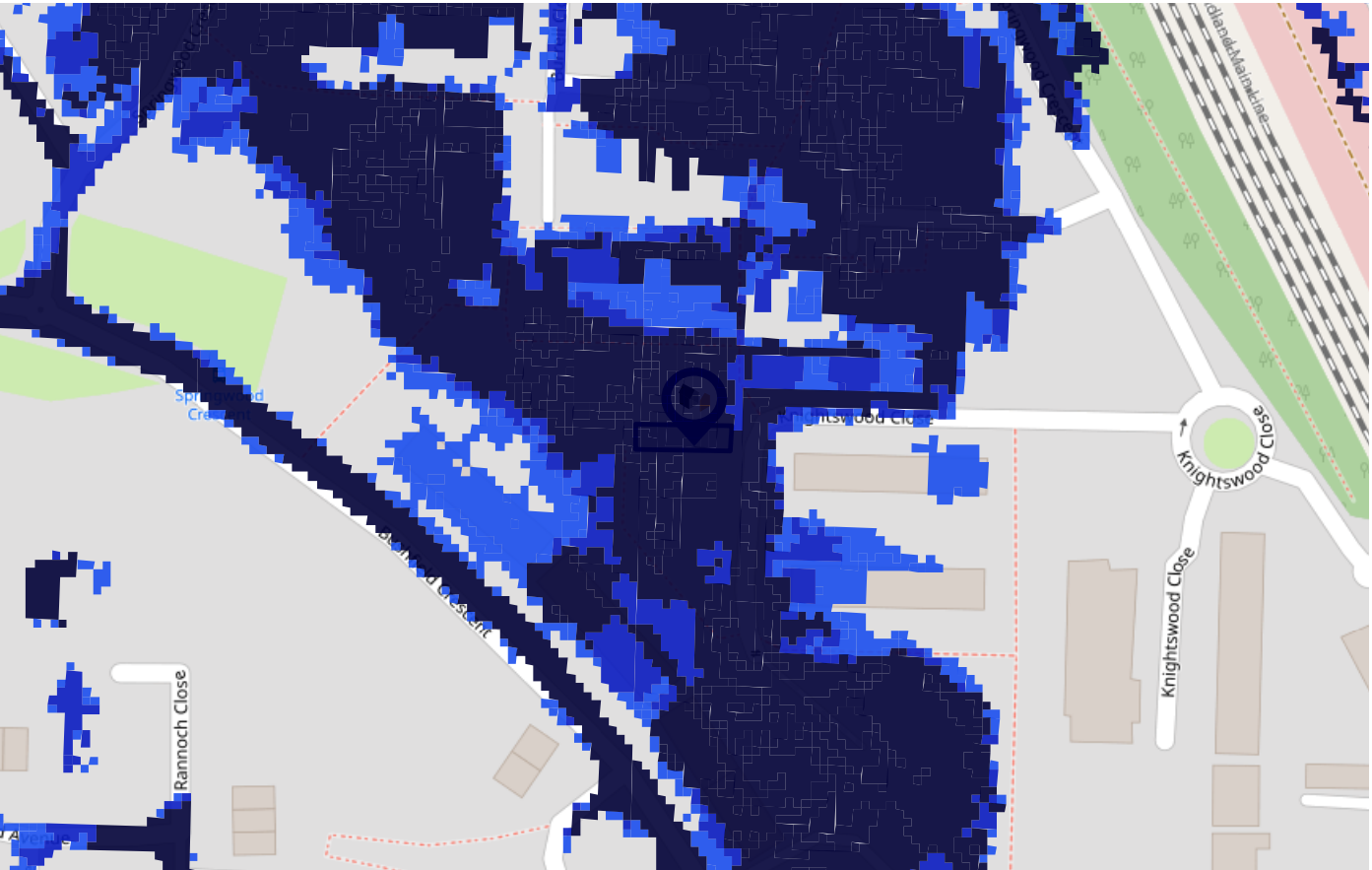
Chance of flooding to the following depths at this property:



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.

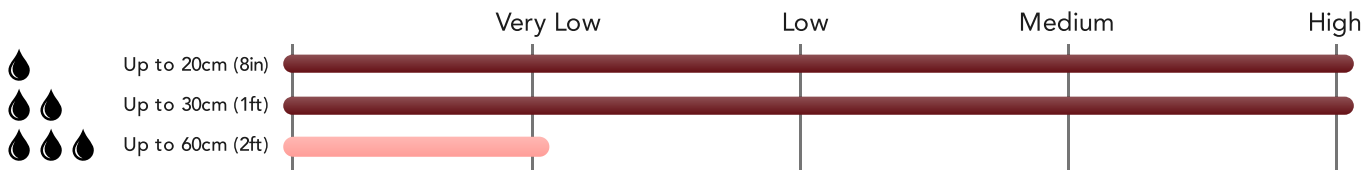


Risk Rating: High

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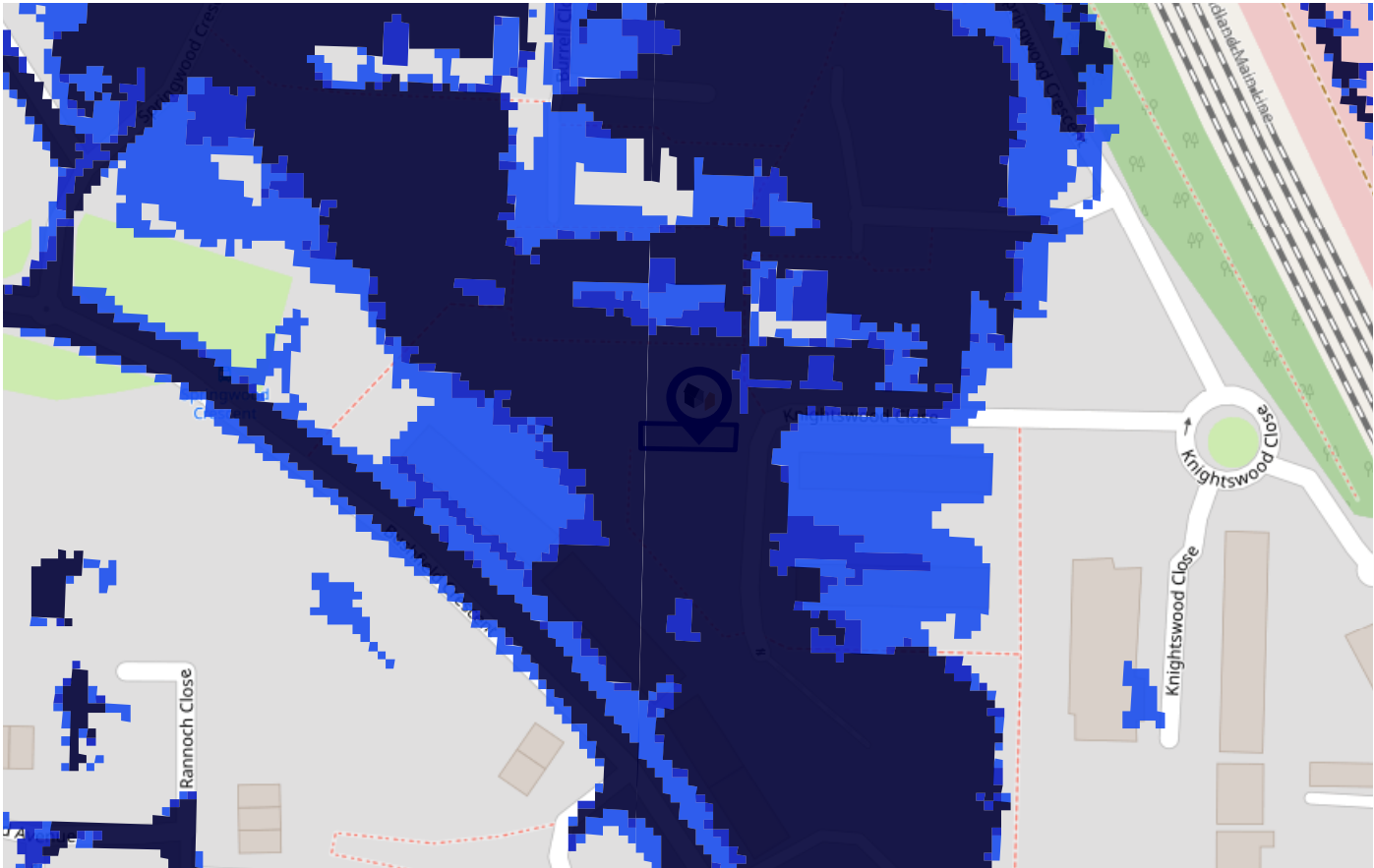
Chance of flooding to the following depths at this property:



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.

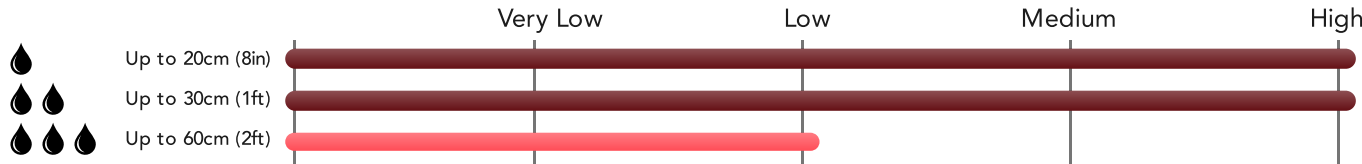


Risk Rating: High

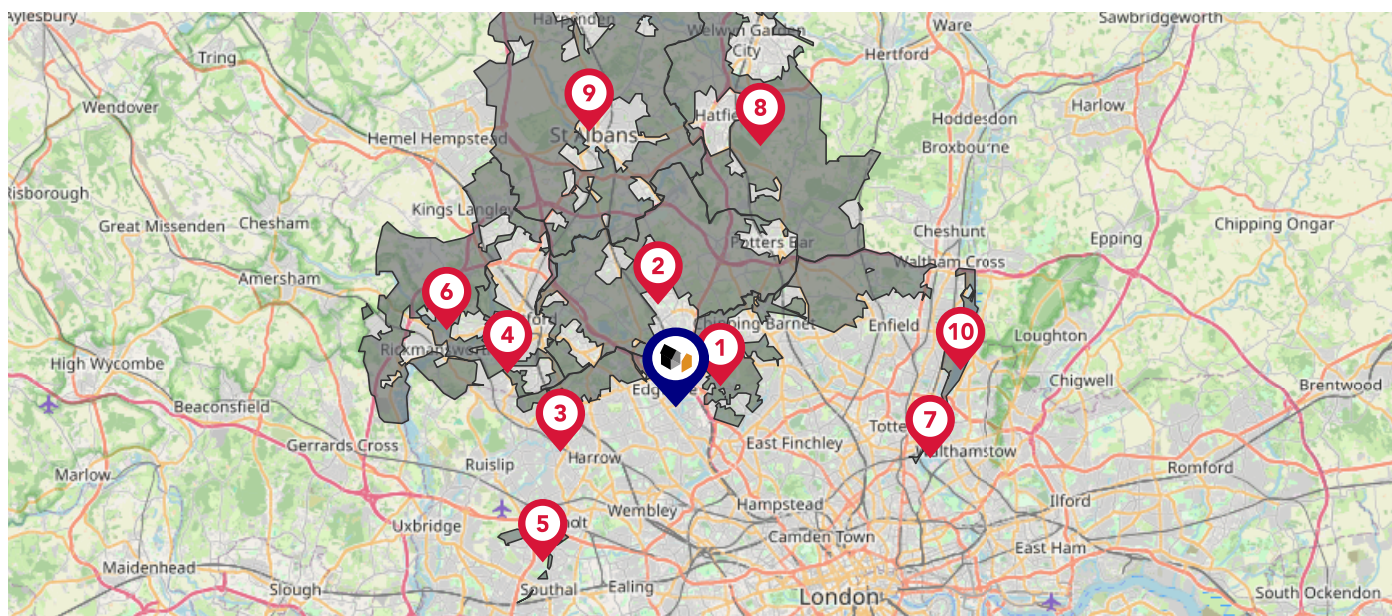
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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 - Barnet



London Green Belt - Hertsmere



London Green Belt - Harrow



London Green Belt - Watford



London Green Belt - Ealing



London Green Belt - Three Rivers



London Green Belt - Haringey



London Green Belt - Welwyn Hatfield



London Green Belt - St Albans

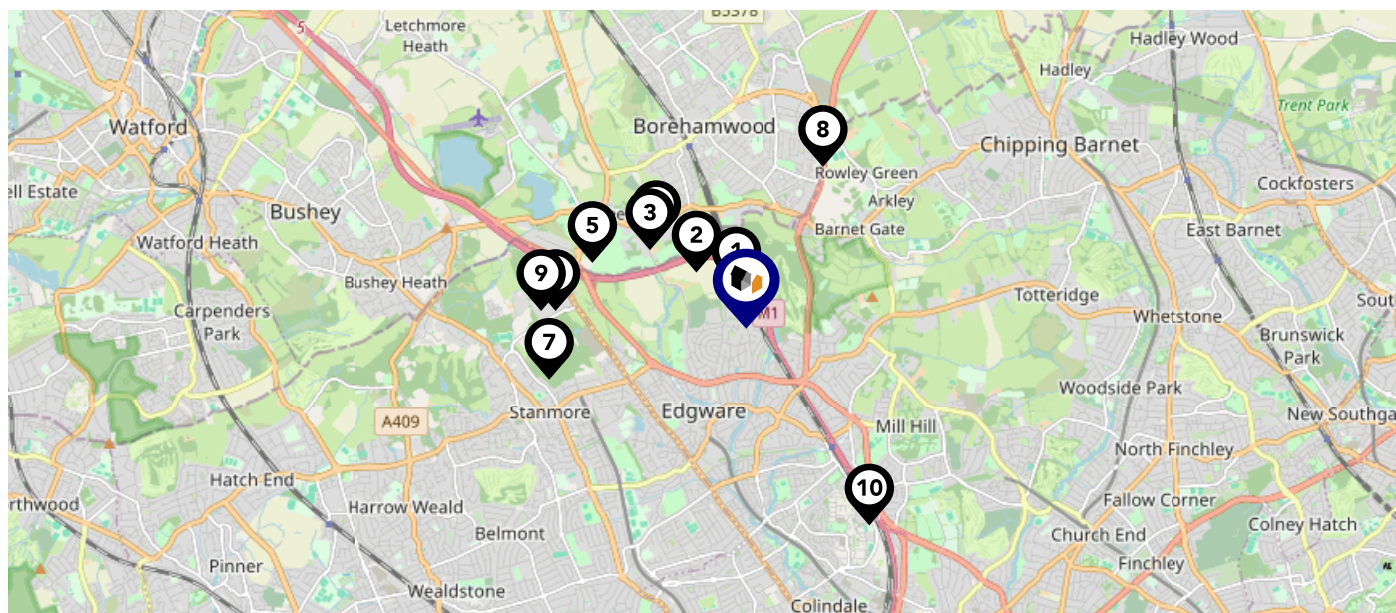


London Green Belt - Enfield

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.



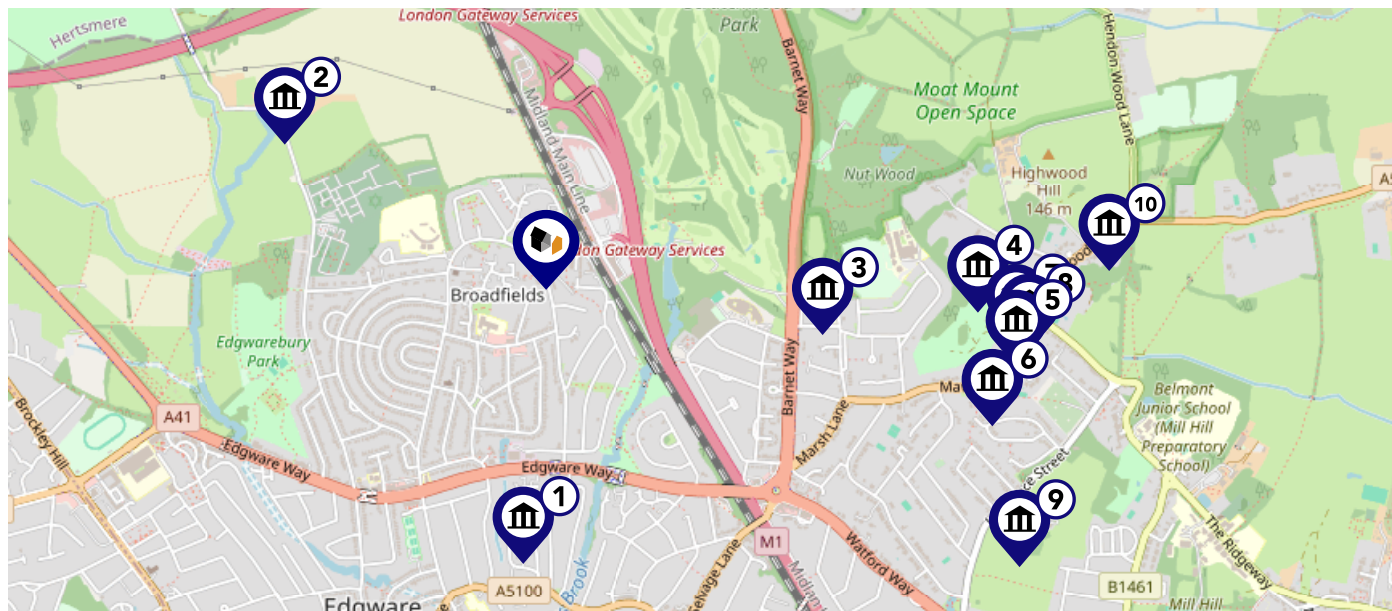
Nearby Landfill Sites

	Land at Stratchwood-Scratchwood, off M1, Mill Hill, London NW7	Historic Landfill 
	EA/EPR/CP3491NE/V003 - Cyril Hepburn	Active Landfill 
	The Marians No.1-Barnet Lane, Elstree, Hertfordshire	Historic Landfill 
	The Marians-Barnet Lane, Elstree, Hertfordshire	Historic Landfill 
	Edwarebury House Farm-Elstree	Historic Landfill 
	Brockley Hill Farm, Stanmore-Stanmore, Brockley Hill, Middlesex	Historic Landfill 
	Wood Farm, Stanmore-Wood Lane, Stanmore, Middx	Historic Landfill 
	Elstree Way-Borehamwood, Hertfordshire	Historic Landfill 
	Royal National Orthopaedic Hospital-Royal National Orthopaedic	Historic Landfill 
	K Garage-Bunns Lane, Edgware, Mill Hill NW7	Historic Landfill 

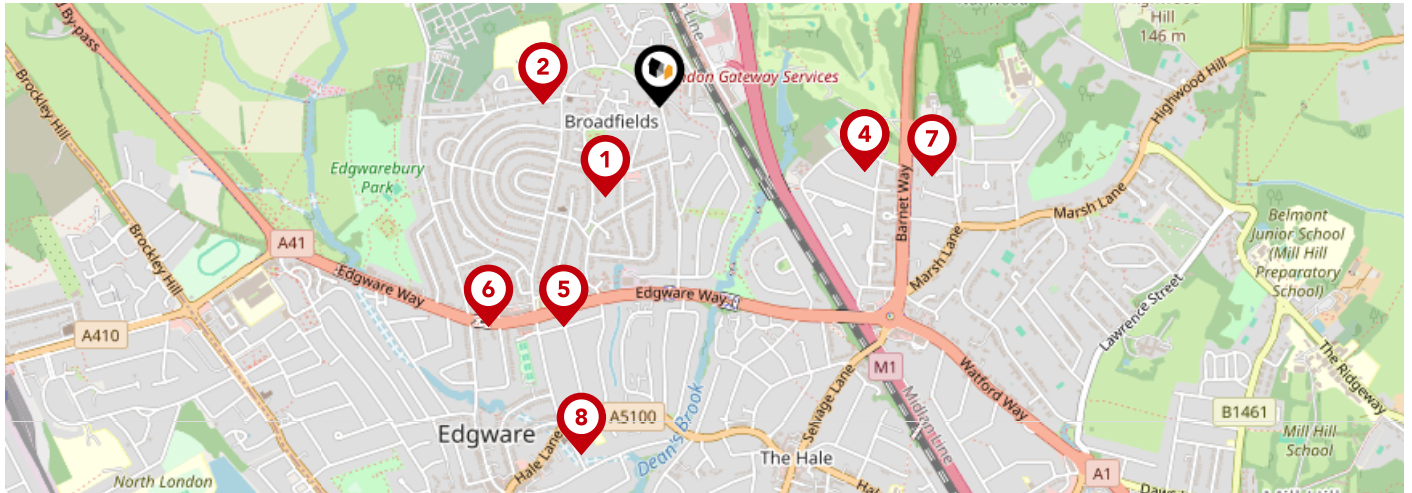
Maps

Listed Buildings

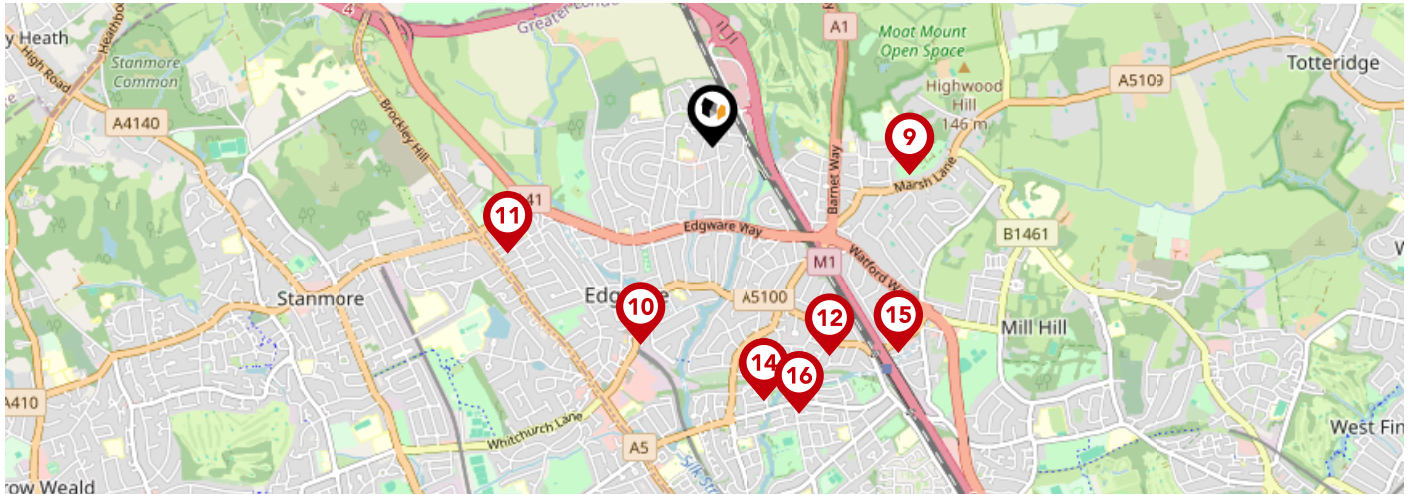
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1078827 - Convent Of St Mary At The Cross	Grade II	0.6 miles
	1188644 - Bury Farm	Grade II	0.7 miles
	1064888 - Coventry Farmhouse	Grade II	0.7 miles
	1064878 - Chalybeate Well Situated In The Grounds Of The Barn	Grade II	1.0 miles
	1064908 - The Rising Sun Public House	Grade II	1.1 miles
	1064871 - Greystanes	Grade II	1.1 miles
	1359073 - Highwood House	Grade II	1.1 miles
	1287042 - Highwood Ash And Stables	Grade II	1.1 miles
	1064866 - St Josephs Roman Catholic College	Grade II	1.3 miles
	1078807 - Milestone Situated 30 Yards West Of Junction With Hendon Wood Lane	Grade II	1.3 miles



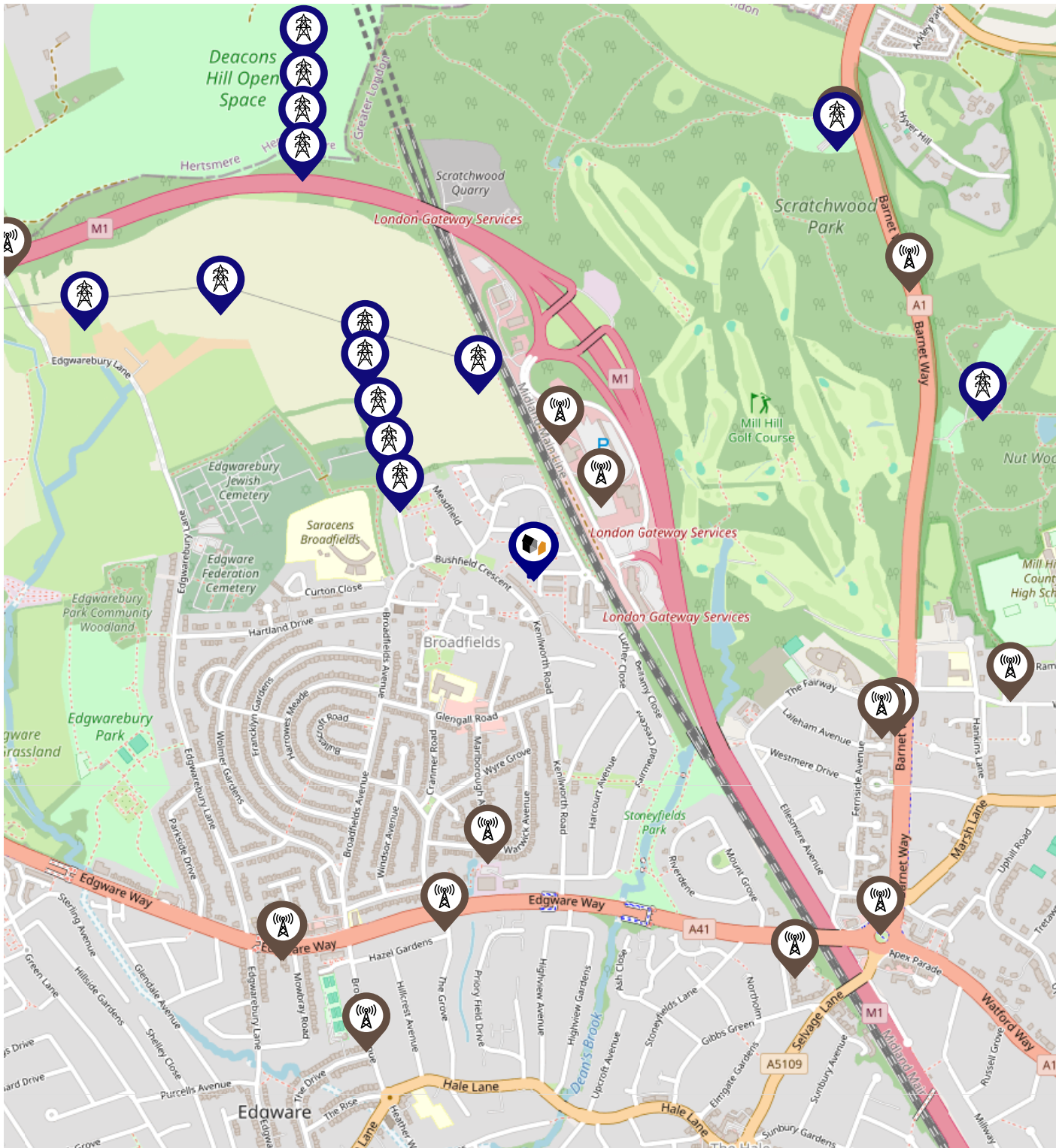
		Nursery	Primary	Secondary	College	Private
	Rosh Pinah Primary School Ofsted Rating: Good Pupils: 377 Distance:0.24	☐	☒	☐	☐	☐
	Broadfields Primary School Ofsted Rating: Good Pupils: 712 Distance:0.27	☐	☒	☐	☐	☐
	Fairway Primary School and Children's Centre Ofsted Rating: Good Pupils: 269 Distance:0.5	☐	☒	☐	☐	☐
	Northway School Ofsted Rating: Outstanding Pupils: 154 Distance:0.5	☐	☐	☒	☐	☐
	Holland House School Ofsted Rating: Not Rated Pupils: 146 Distance:0.55	☐	☒	☐	☐	☐
	Tashbar of Edgware Ofsted Rating: Requires improvement Pupils: 213 Distance:0.64	☐	☒	☐	☐	☐
	Courtland School Ofsted Rating: Outstanding Pupils: 211 Distance:0.65	☐	☒	☐	☐	☐
	Beit Shvidler Primary School Ofsted Rating: Good Pupils: 227 Distance:0.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Mill Hill County High School Ofsted Rating: Good Pupils: 1684 Distance:0.92	☐	☐	☒	☐	☐
	Edgware Jewish Girls - Beis Chinuch Ofsted Rating: Requires improvement Pupils: 285 Distance:0.96	☐	☒	☐	☐	☐
	London Academy Ofsted Rating: Good Pupils: 1729 Distance:1.06	☐	☒	☒	☐	☐
	Mathilda Marks-Kennedy Jewish Primary School Ofsted Rating: Good Pupils: 219 Distance:1.1	☐	☒	☐	☐	☐
	Deansbrook Junior School Ofsted Rating: Good Pupils: 291 Distance:1.19	☐	☒	☐	☐	☐
	Deansbrook Infant School Ofsted Rating: Requires improvement Pupils: 225 Distance:1.19	☐	☒	☐	☐	☐
	St Martin's School Ofsted Rating: Not Rated Pupils: 99 Distance:1.27	☐	☒	☐	☐	☐
	The Annunciation RC Junior School Ofsted Rating: Outstanding Pupils: 180 Distance:1.28	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

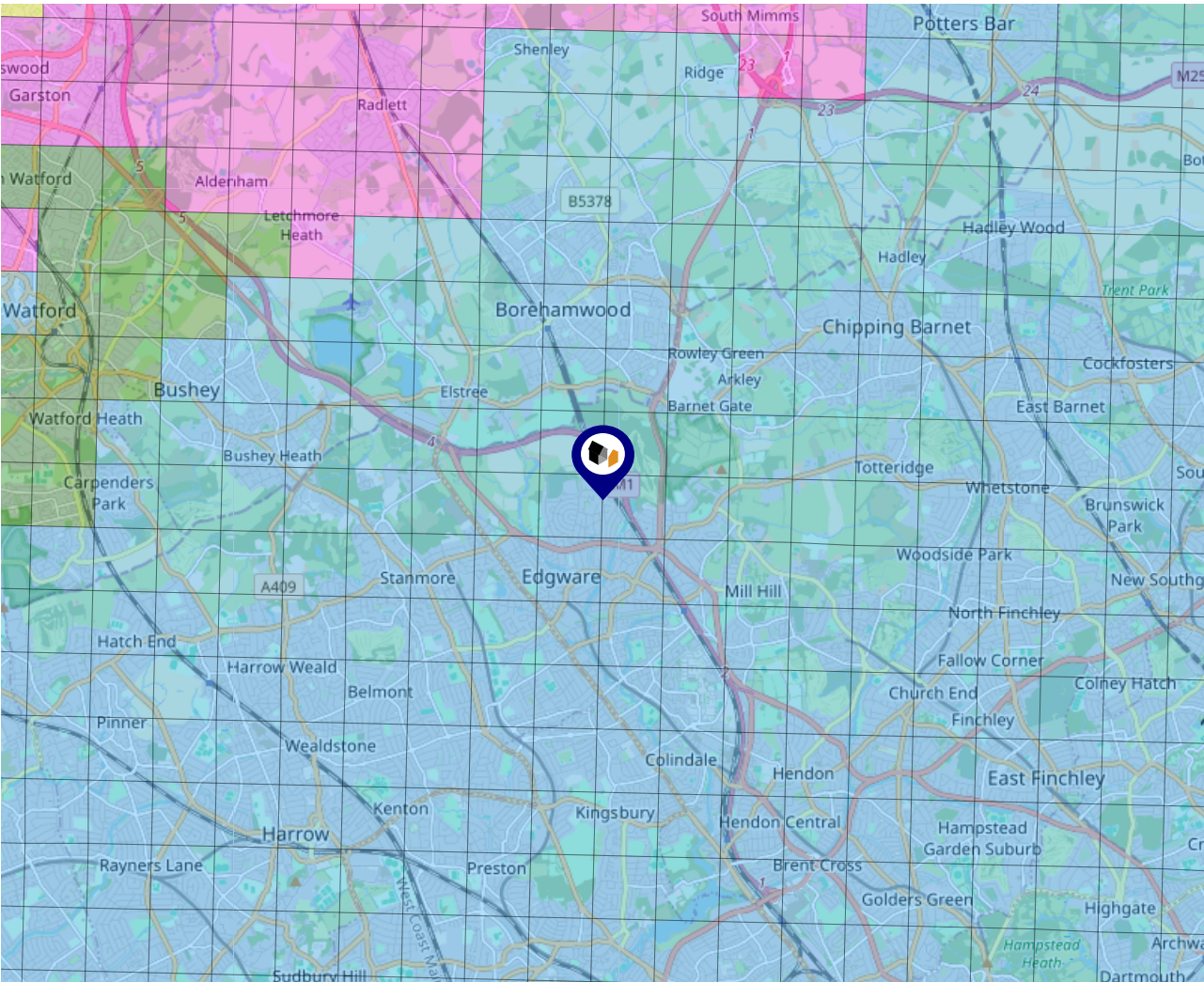
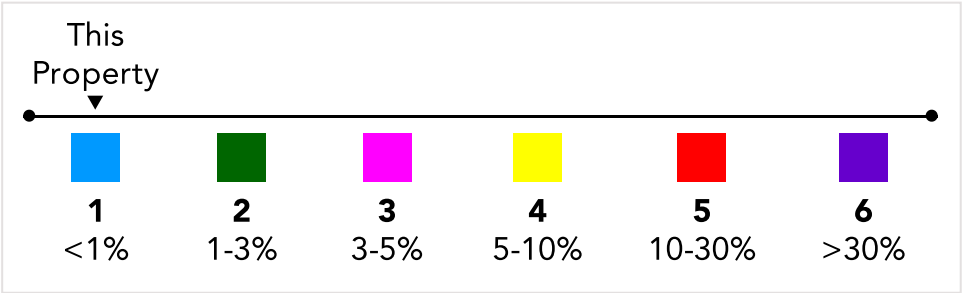


Key:

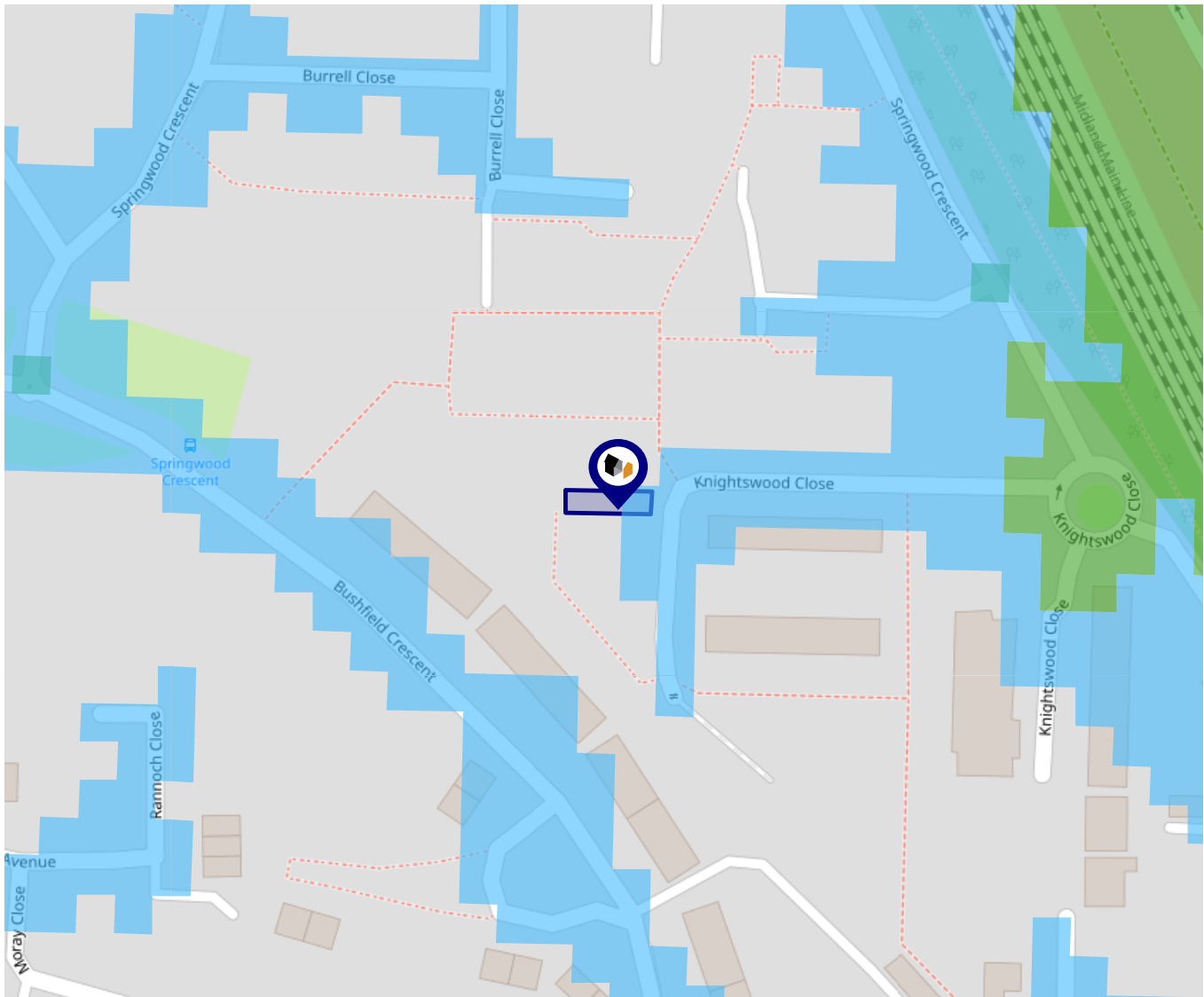
-  Power Pylons
-  Communication Masts

What is Radon?

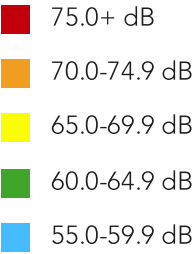
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

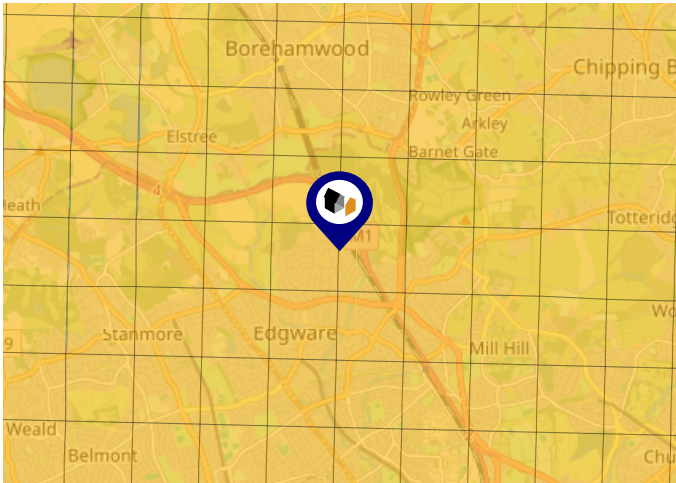


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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		

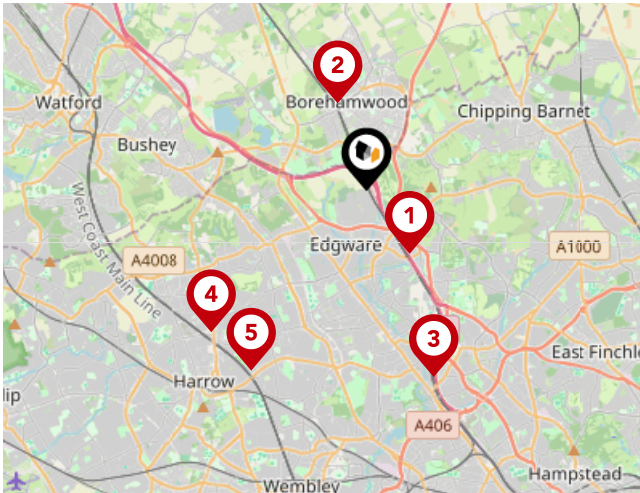


Primary Classifications (Most Common Clay Types)

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

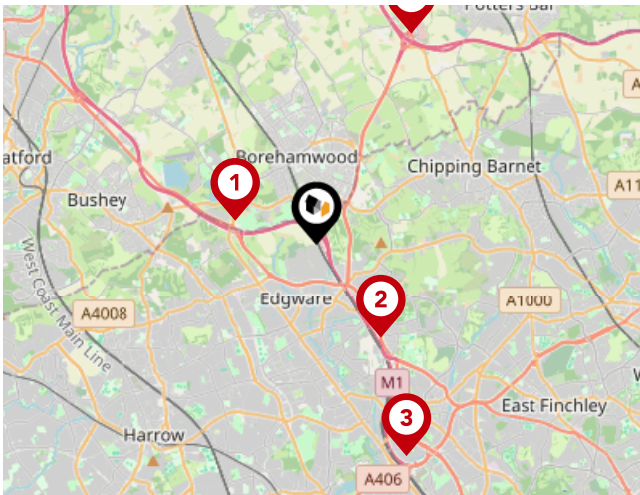
Area

Transport (National)



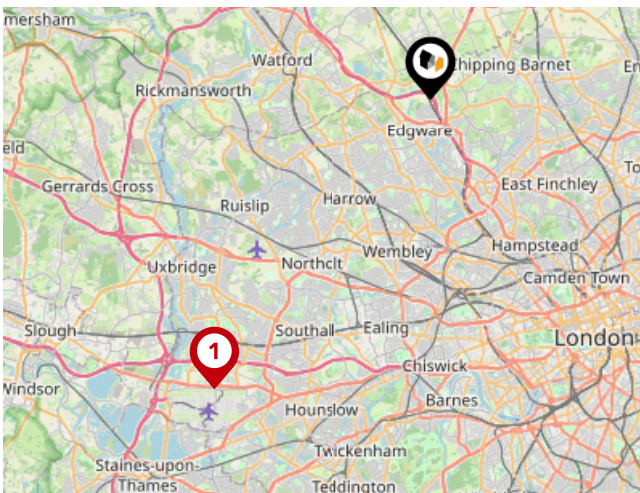
National Rail Stations

Pin	Name	Distance
1	Mill Hill Broadway Rail Station	1.37 miles
2	Elstree & Borehamwood Rail Station	1.71 miles
3	Hendon Rail Station	3.63 miles
4	Harrow & Wealdstone Rail Station	3.86 miles
5	Kenton Rail Station	3.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J4	1.58 miles
2	M1 J2	2.07 miles
3	M1 J1	4.22 miles
4	M25 J23	4.25 miles
5	A1(M) J1	4.33 miles

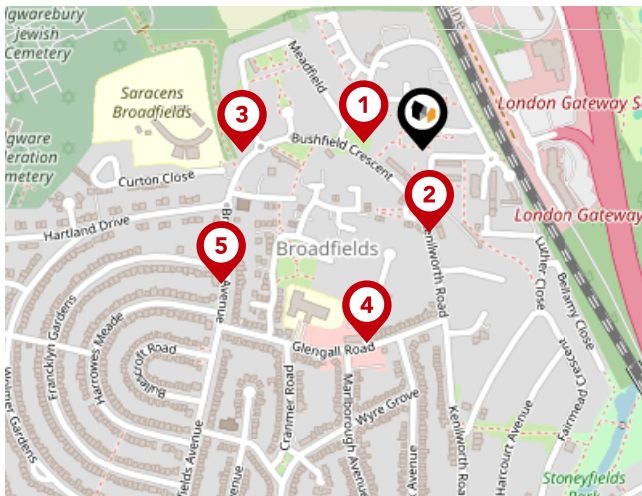


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	13.35 miles

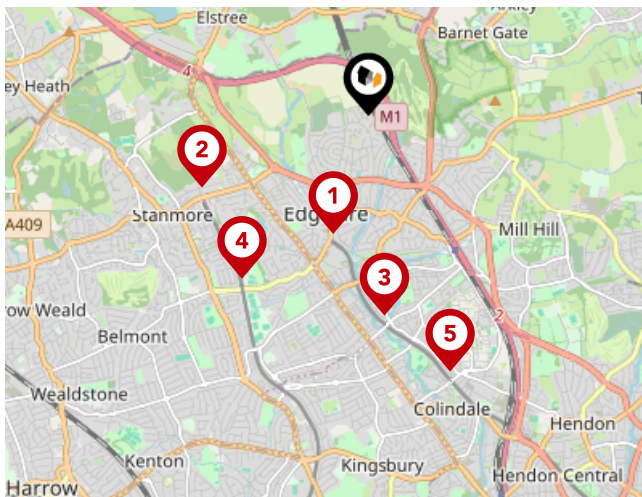
Area

Transport (Local)



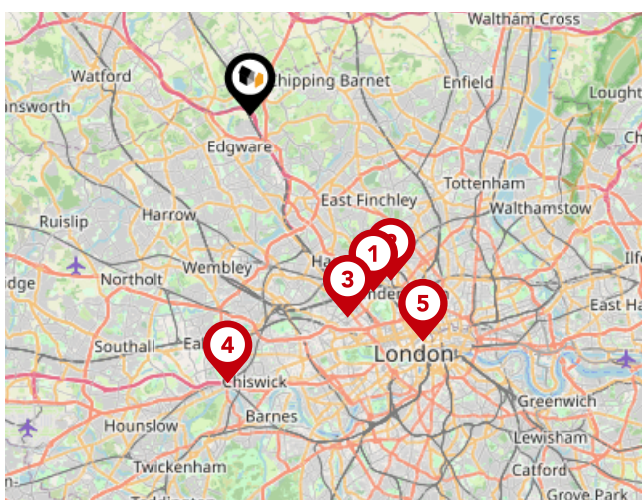
Bus Stops/Stations

Pin	Name	Distance
	Springwood Crescent	0.06 miles
	Morley Crescent	0.09 miles
	Meadfield	0.2 miles
	Aldridge Avenue	0.23 miles
	Glengall Road	0.27 miles



Local Connections

Pin	Name	Distance
	Edgware Underground Station	1.14 miles
	Stanmore Underground Station	1.67 miles
	Burnt Oak Underground Station	1.85 miles
	Canons Park Underground Station	1.9 miles
	Colindale Underground Station	2.47 miles



Ferry Terminals

Pin	Name	Distance
	London Zoo Waterbus Stop	7.91 miles
	Camden Lock Waterbus	8.03 miles
	Little Venice Waterbus Stop	8.3 miles
	Kew Pier	9.92 miles
	Savoy Pier	10.47 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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