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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Saturday 03rd October 2026



35, BALFOUR ROAD, LONDON, W13 9TN

Phillip Arnold Auctions

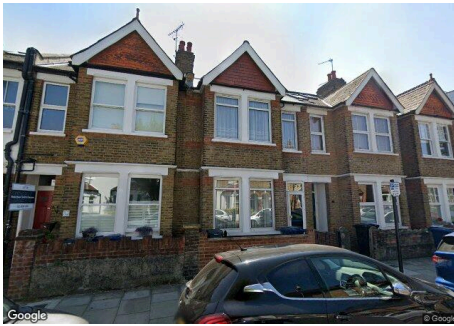
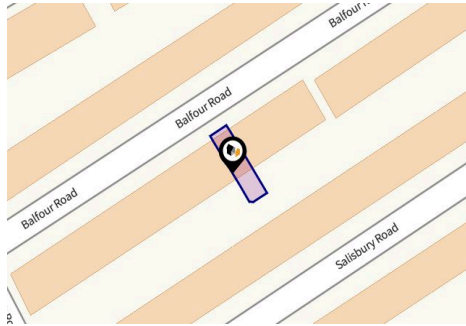
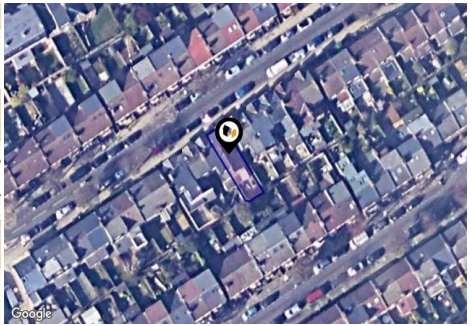
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£2,614		
Title Number:	MX210198		
UPRN:	12069857		
Restrictive Covenants:	Yes		

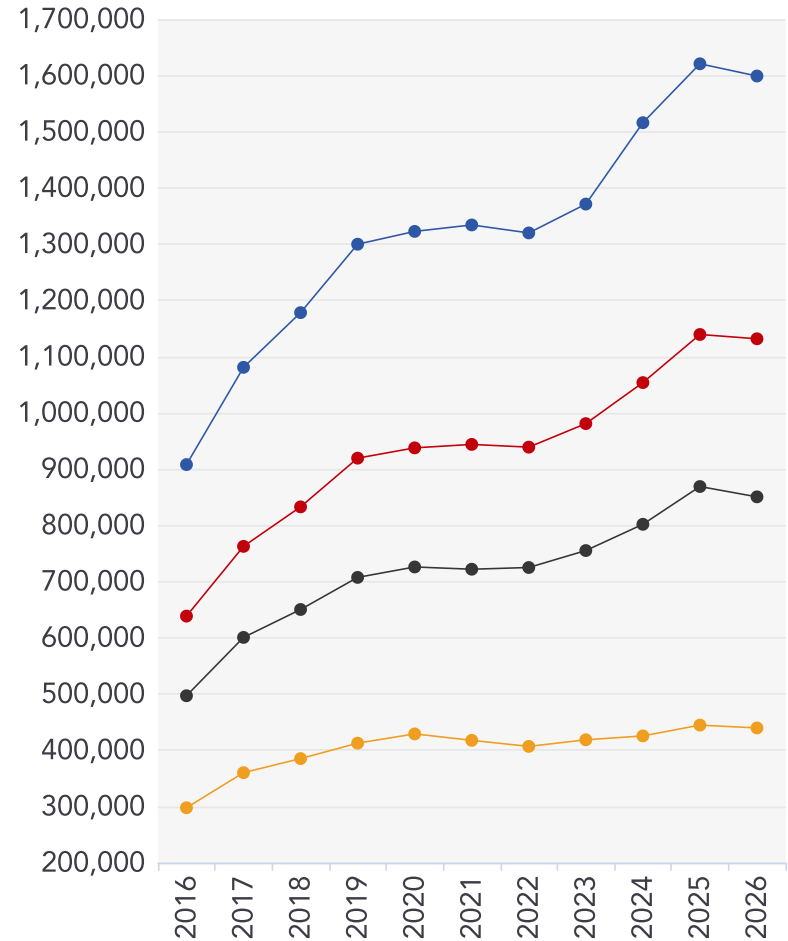
Local Area

Local Authority:	Ealing	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
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 W13



Detached

+76.11%

Semi-Detached

+77.24%

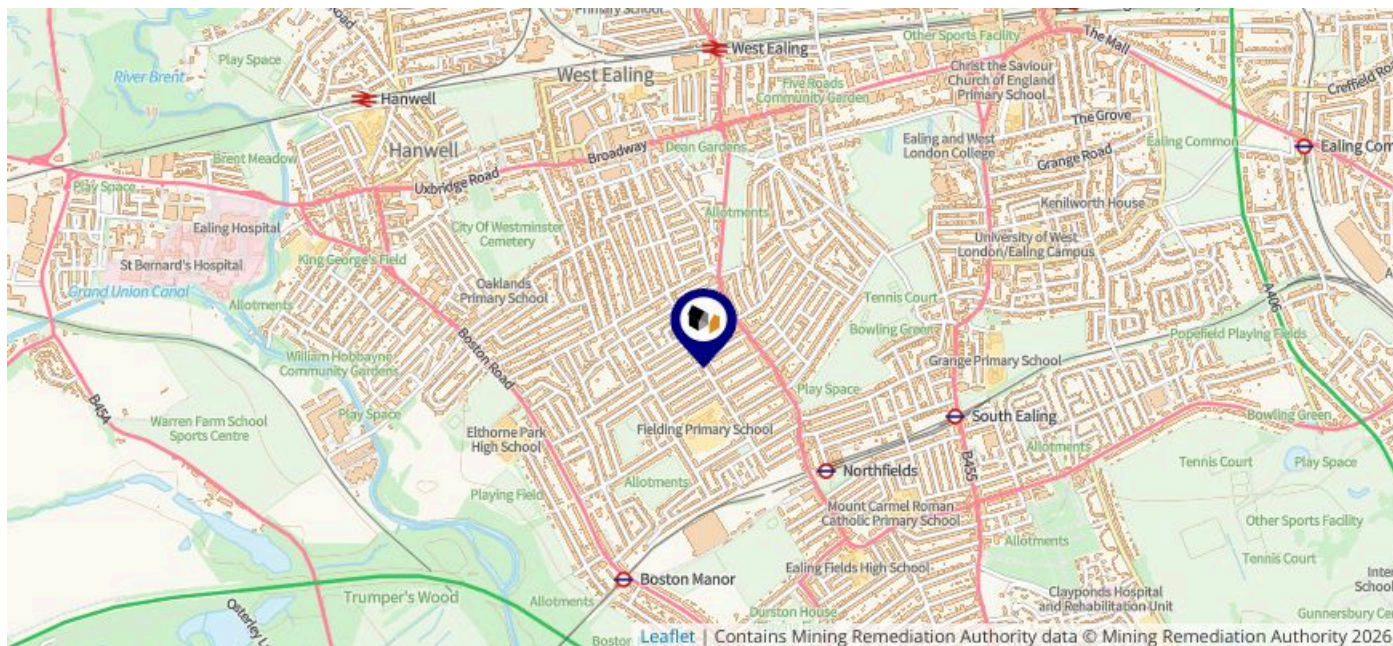
Terraced

+71.18%

Flat

+47.68%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

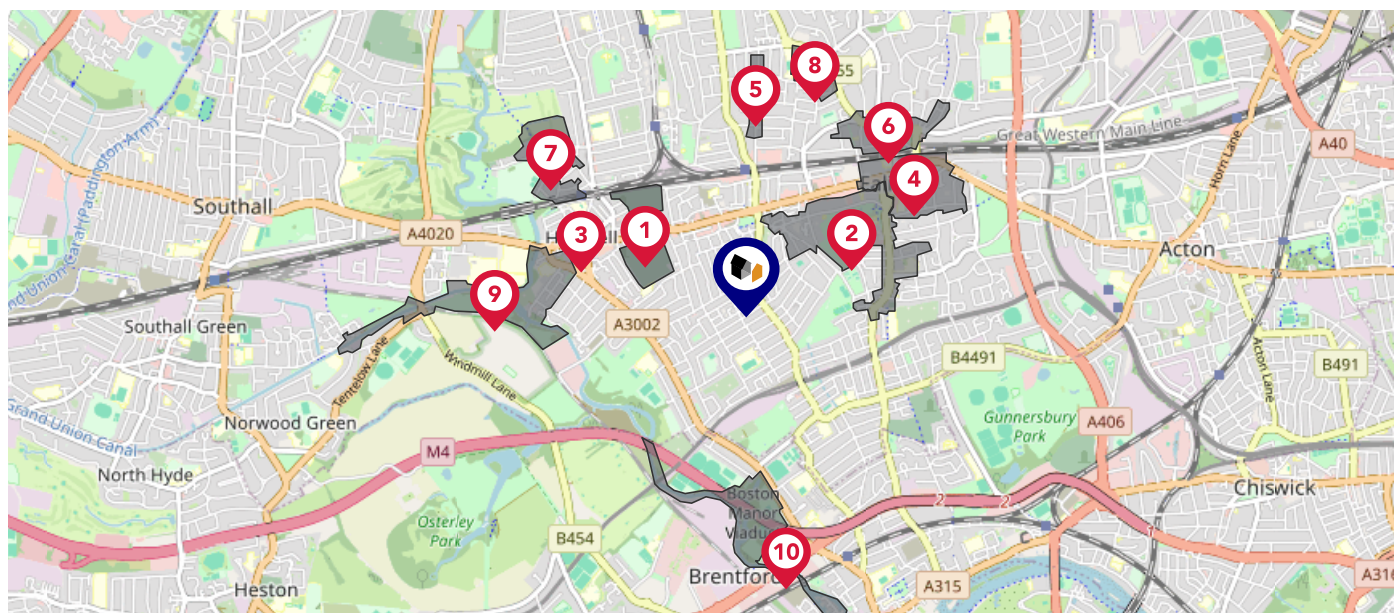
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



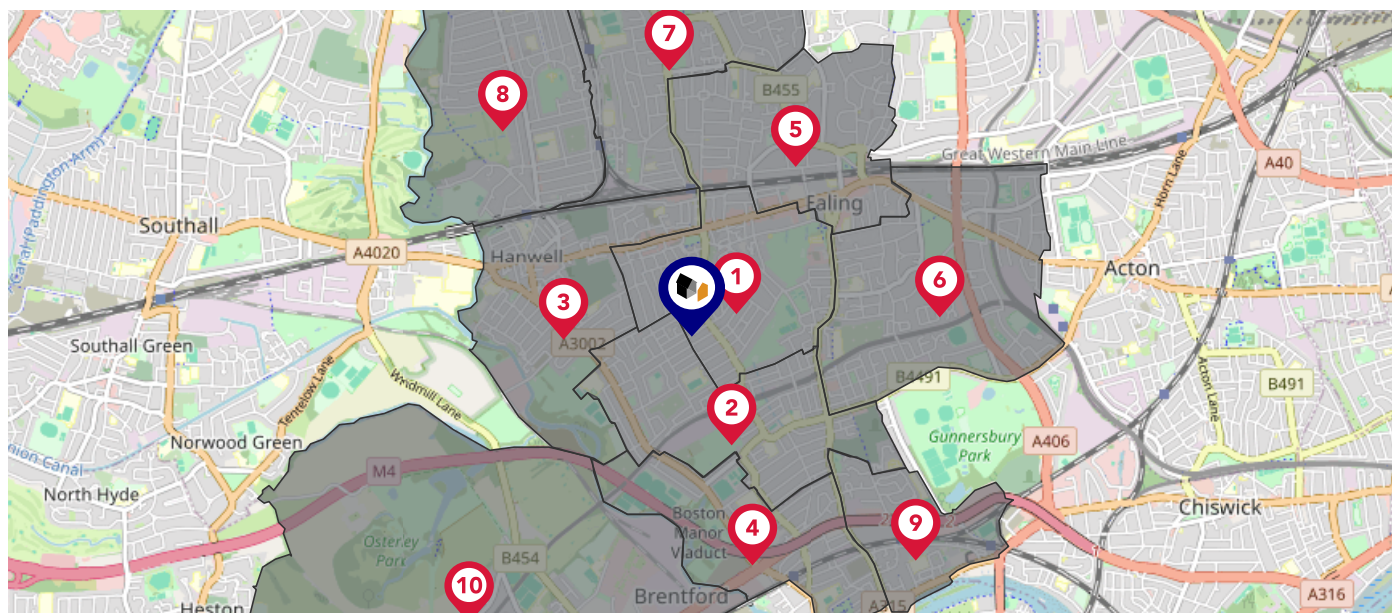
Nearby Conservation Areas

-  1 Hanwell Cemeteries
-  2 Ealing Green
-  3 Hanwell Clock Tower
-  4 Ealing Town Centre
-  5 St Stephen's
-  6 Haven Green
-  7 Hanwell Village Green
-  8 Grange and White Ledges
-  9 St Mark's Church and Canal
-  10 Grand Union Canal and Boston Manor

Maps

Council Wards

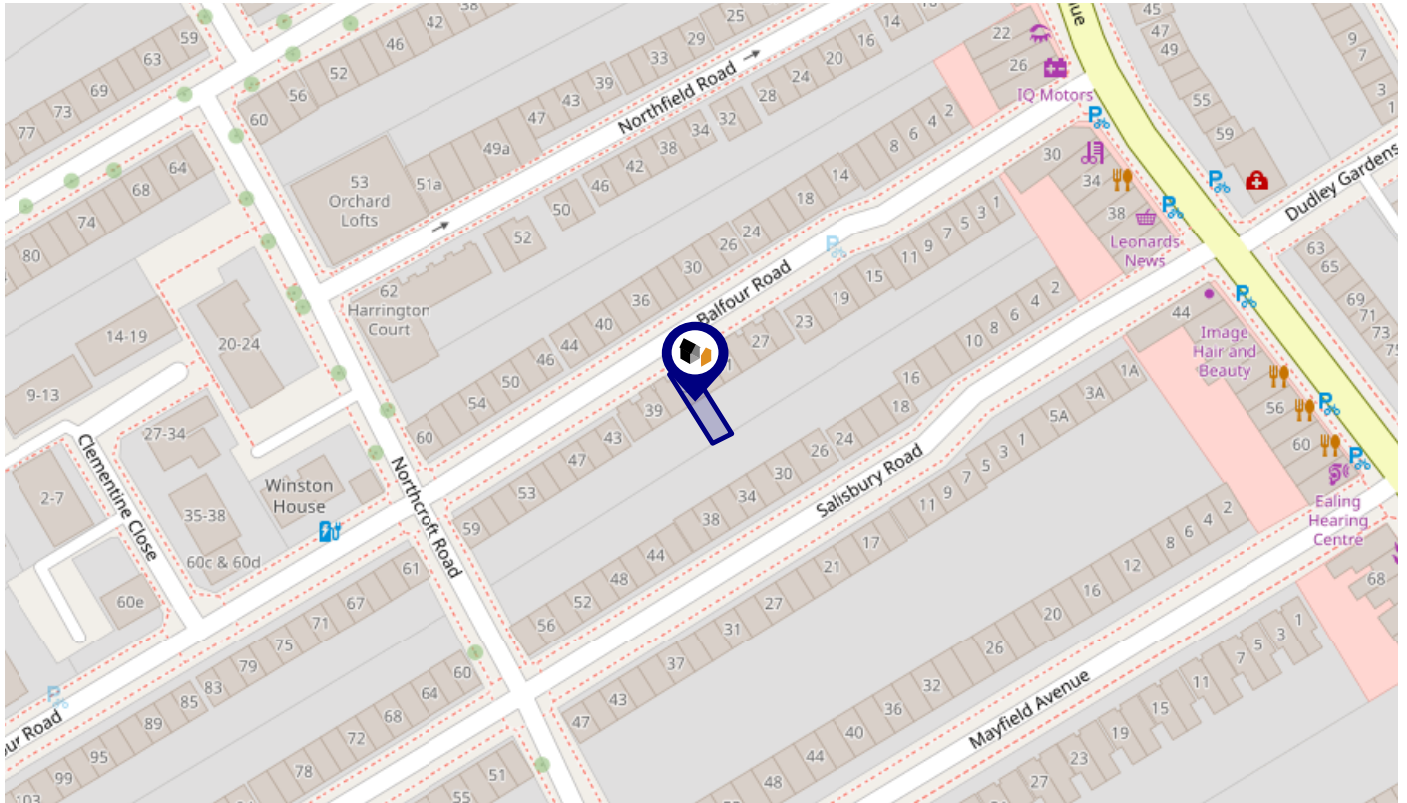
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Walpole Ward
-  2 Northfield Ward
-  3 Hanwell Broadway Ward
-  4 Brentford West Ward
-  5 Ealing Broadway Ward
-  6 Ealing Common Ward
-  7 Pitshanger Ward
-  8 North Hanwell Ward
-  9 Brentford East Ward
-  10 Osterley & Spring Grove 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.

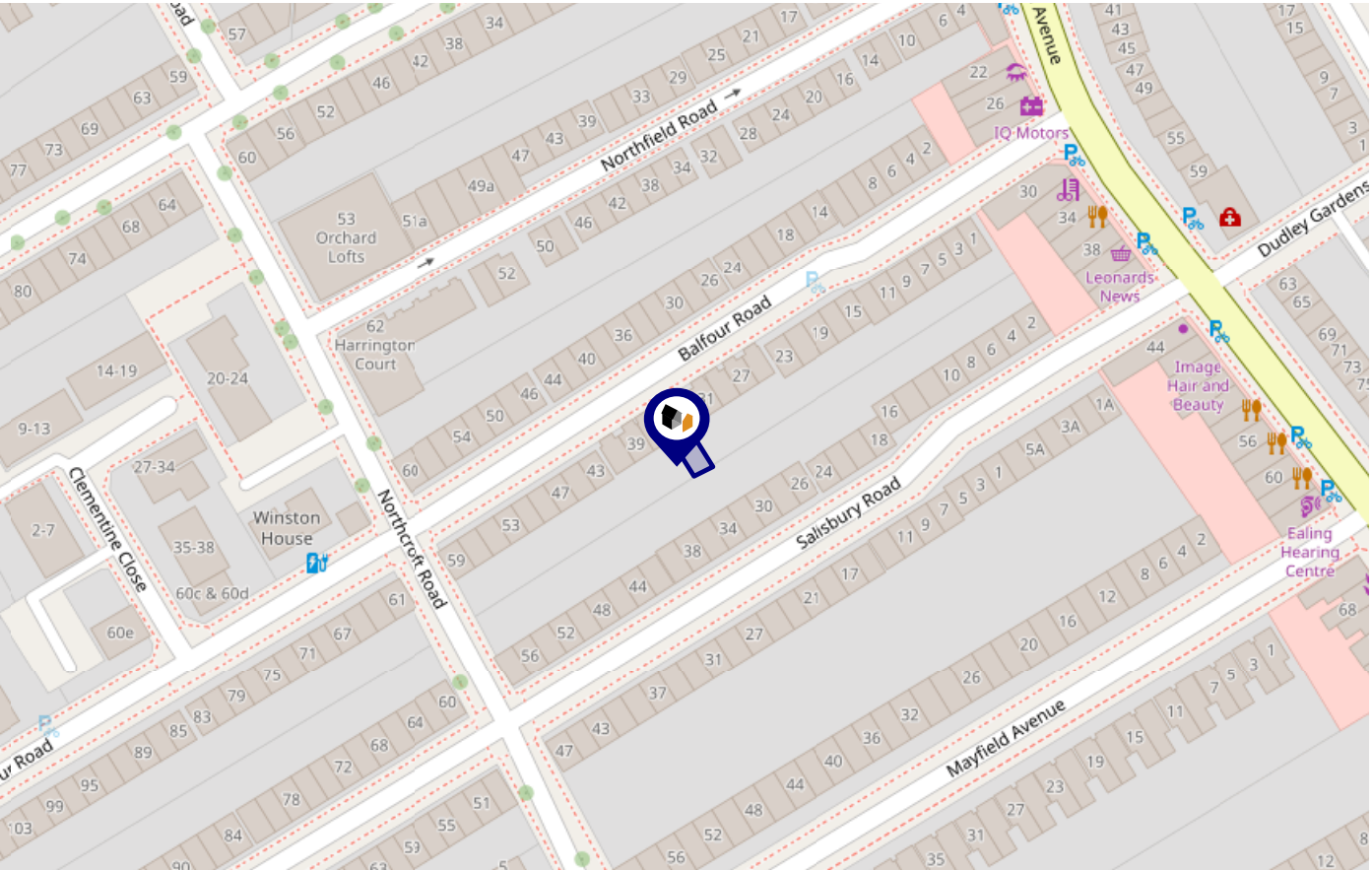
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

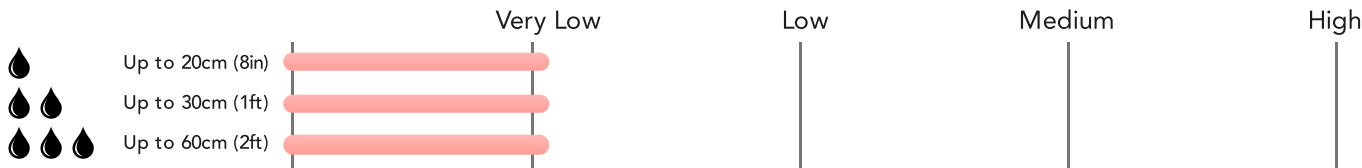


Risk Rating: Very low

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.

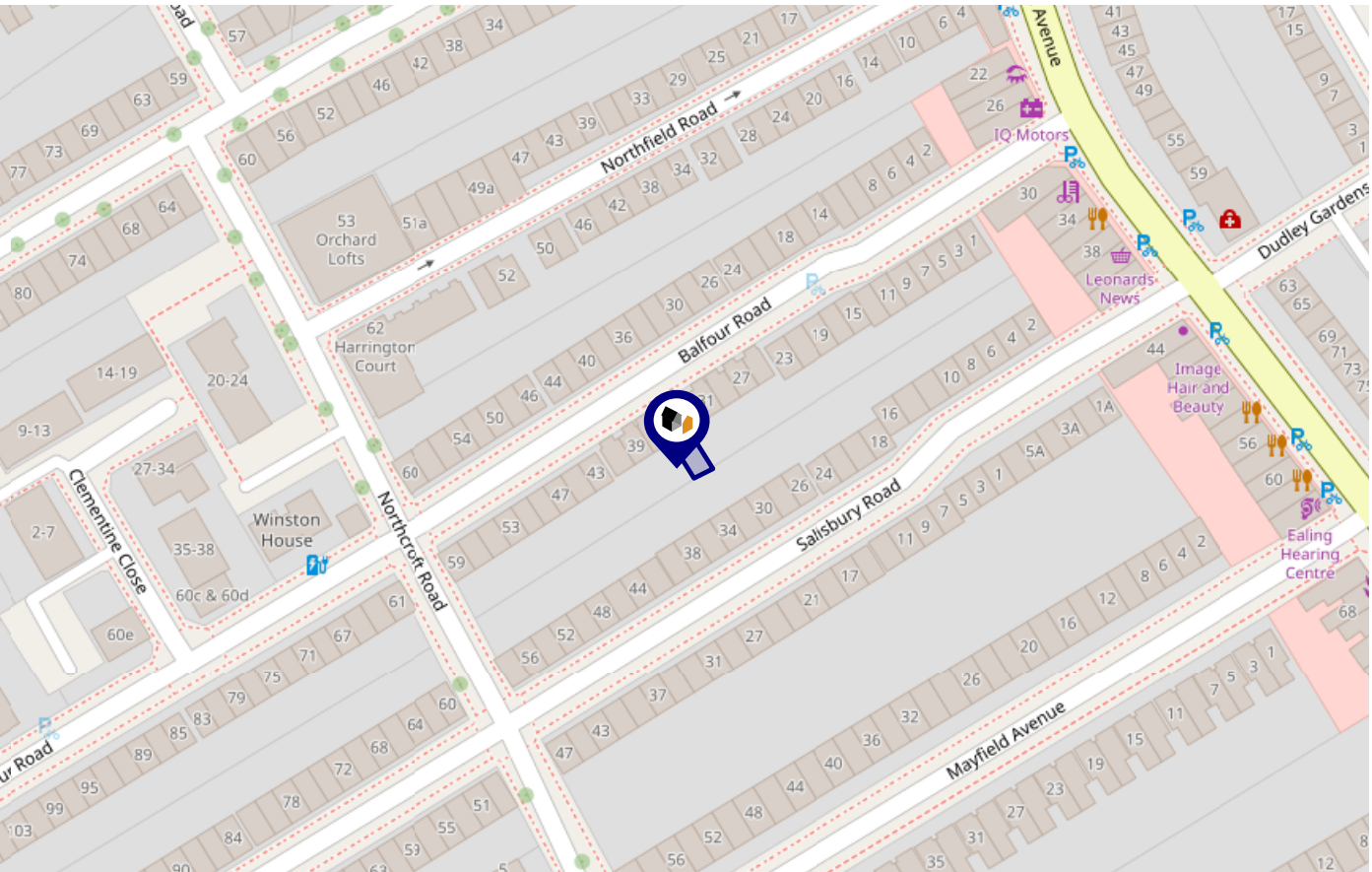
Chance of flooding to the following depths at this property:



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.

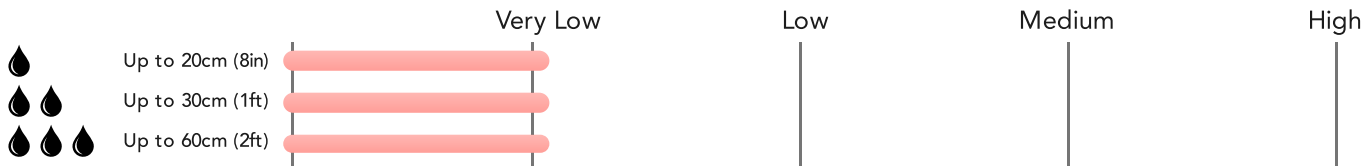


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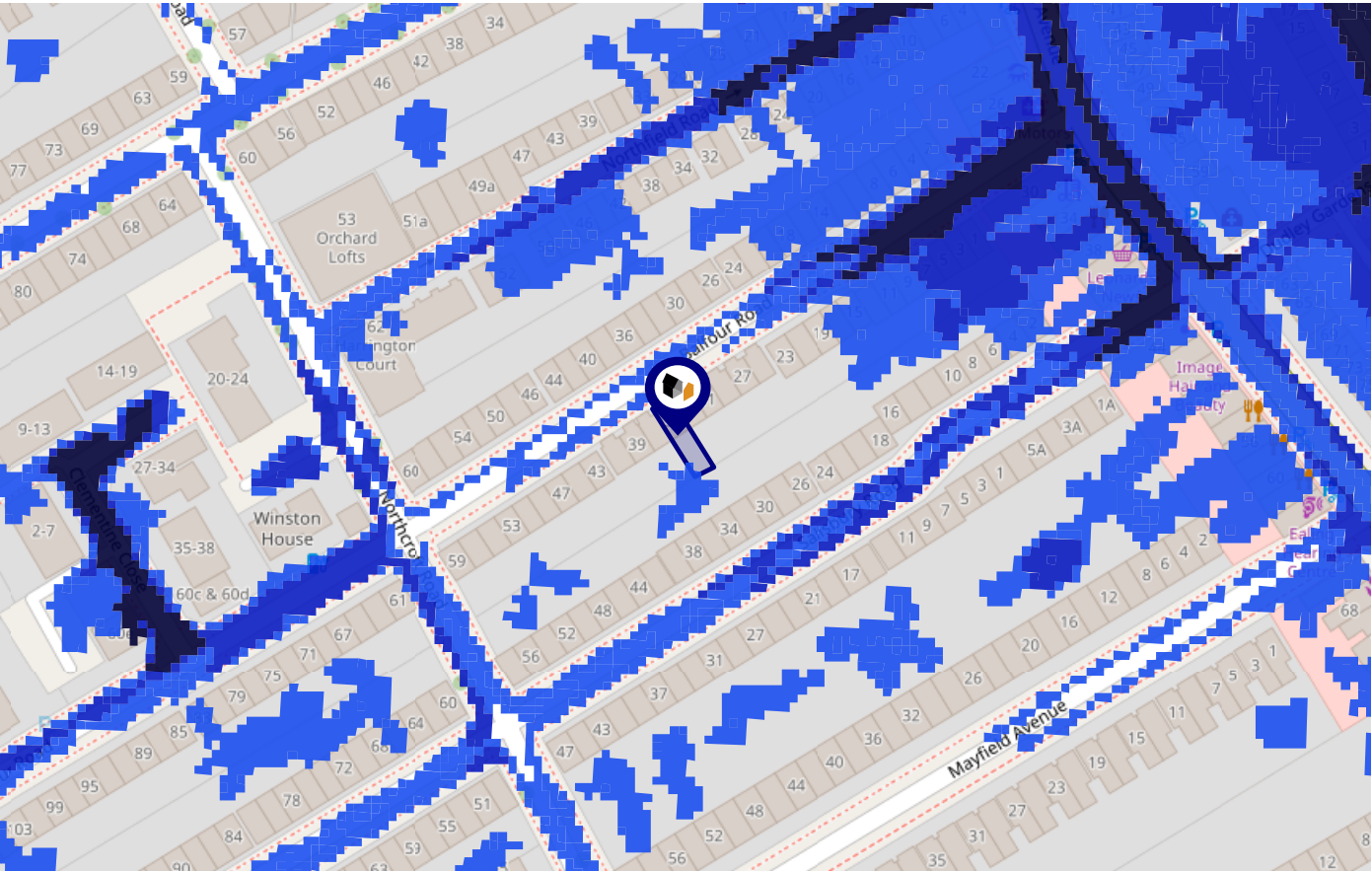
Chance of flooding to the following depths at this property:



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.

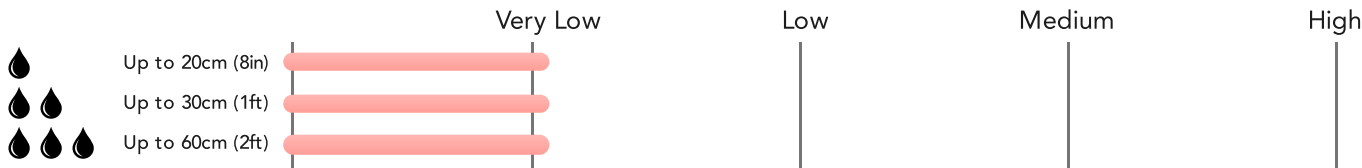


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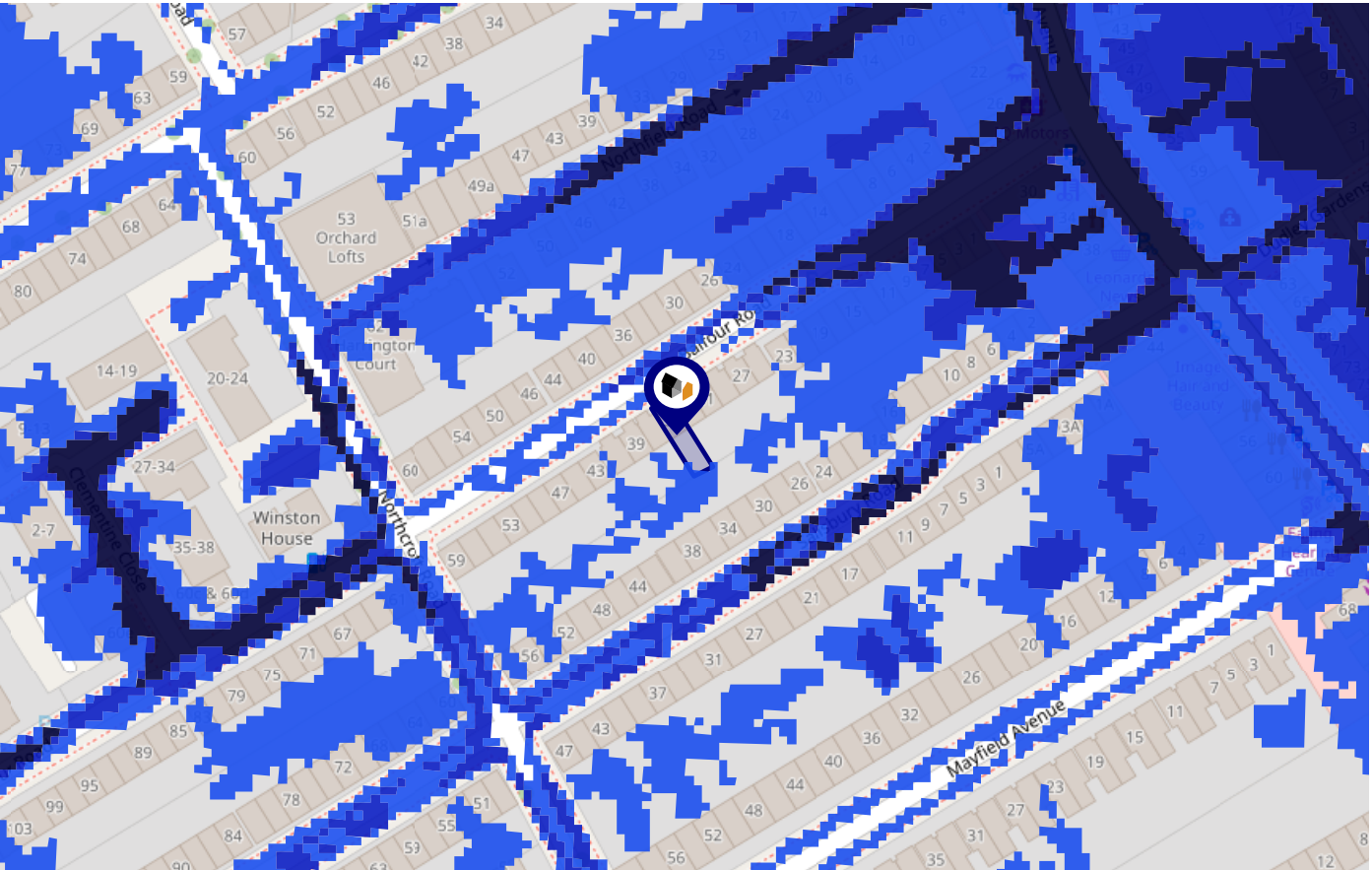
Chance of flooding to the following depths at this property:



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.

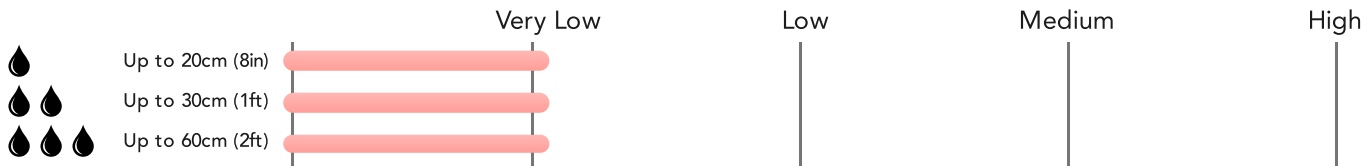


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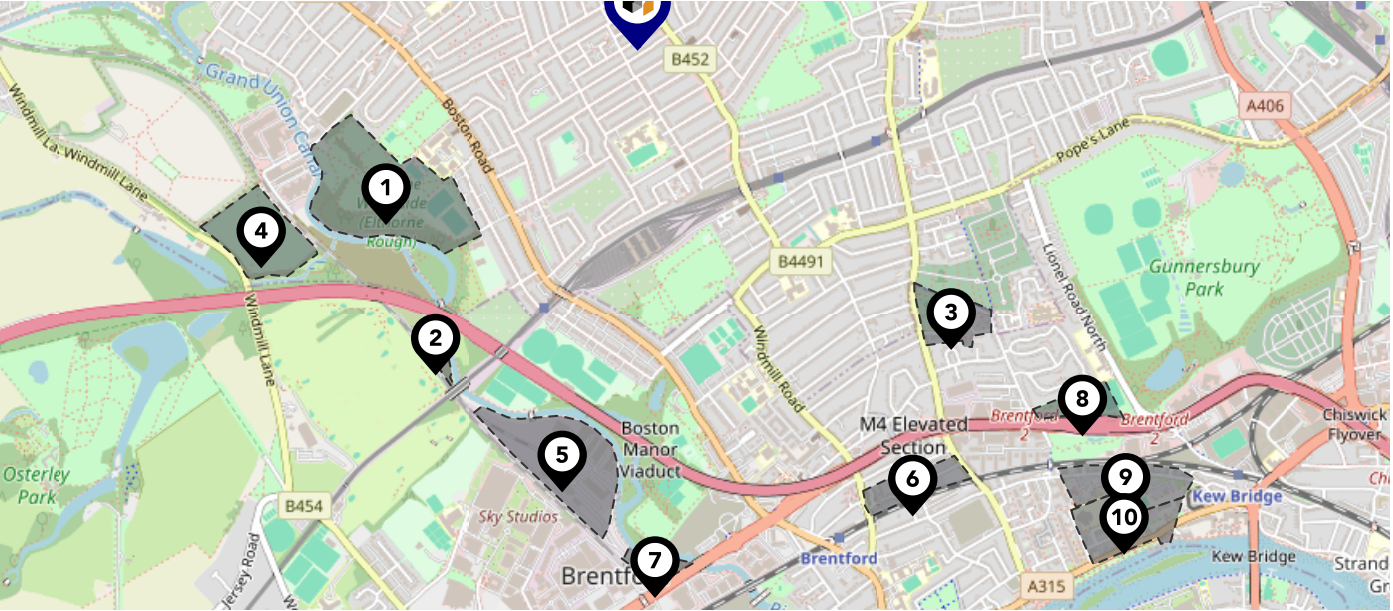
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Chance of flooding to the following depths at this property:



- 1 London Green Belt - Ealing
- 2 London Green Belt - Hounslow
- 3 London Green Belt - Spelthorne
- 4 London Green Belt - Richmond upon Thames
- 5 London Green Belt - Harrow
- 6 London Green Belt - Hillingdon
- 7 London Green Belt - Barnet
- 8 London Green Belt - Watford
- 9 London Green Belt - Kingston upon Thames
- 10 London Green Belt - Elmbridge

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.

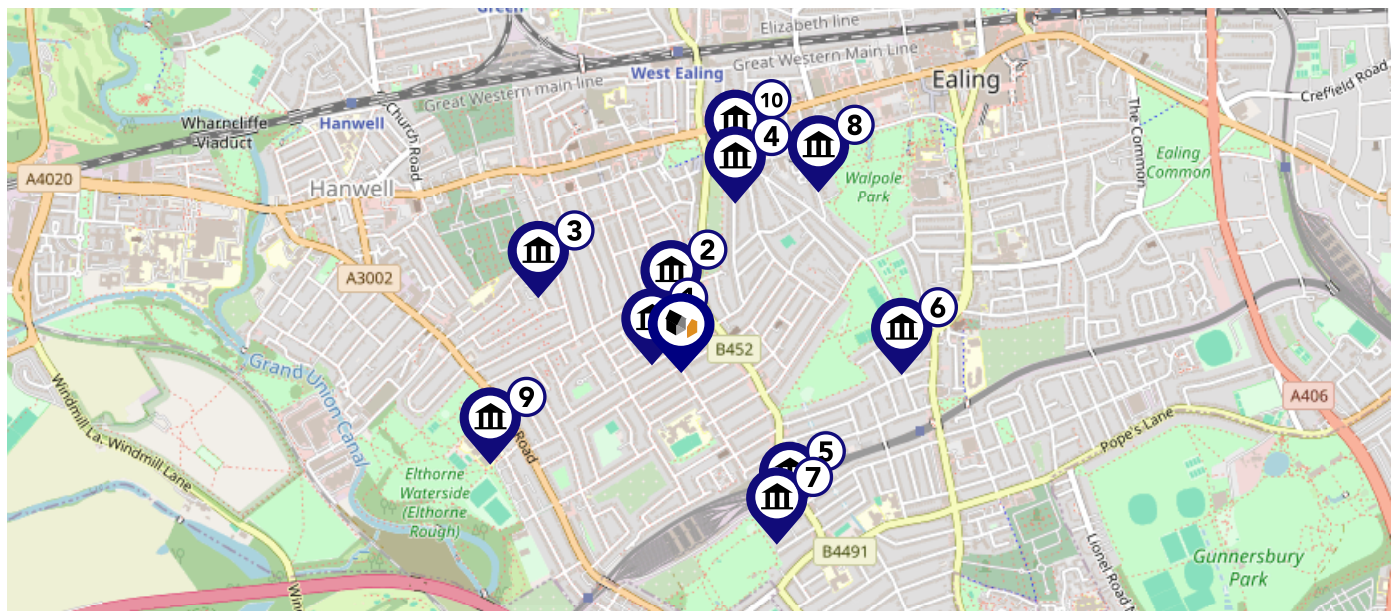


Nearby Landfill Sites		
1	Trumpers Way-London W5	Historic Landfill ☐
2	Wyke Green-Brentford, Hounslow, London	Historic Landfill ☐
3	Clayponds Gardens-Clayponds Avenue	Historic Landfill ☐
4	Long Wood Open Space-Long Wood	Historic Landfill ☐
5	Transport Avenue-Transfer Avenue	Historic Landfill ☐
6	Layton Road-Brentford, Hounslow, London	Historic Landfill ☐
7	Transport Avenue-Brentford, Hounslow, London	Historic Landfill ☐
8	Carville Hill Park North-Brentford, Hounslow, London	Historic Landfill ☐
9	Green Dragon Lane Flats-Green Dragon Lane	Historic Landfill ☐
10	Old Thames Water Gas Works-Brentford, Hounslow, London	Historic Landfill ☐

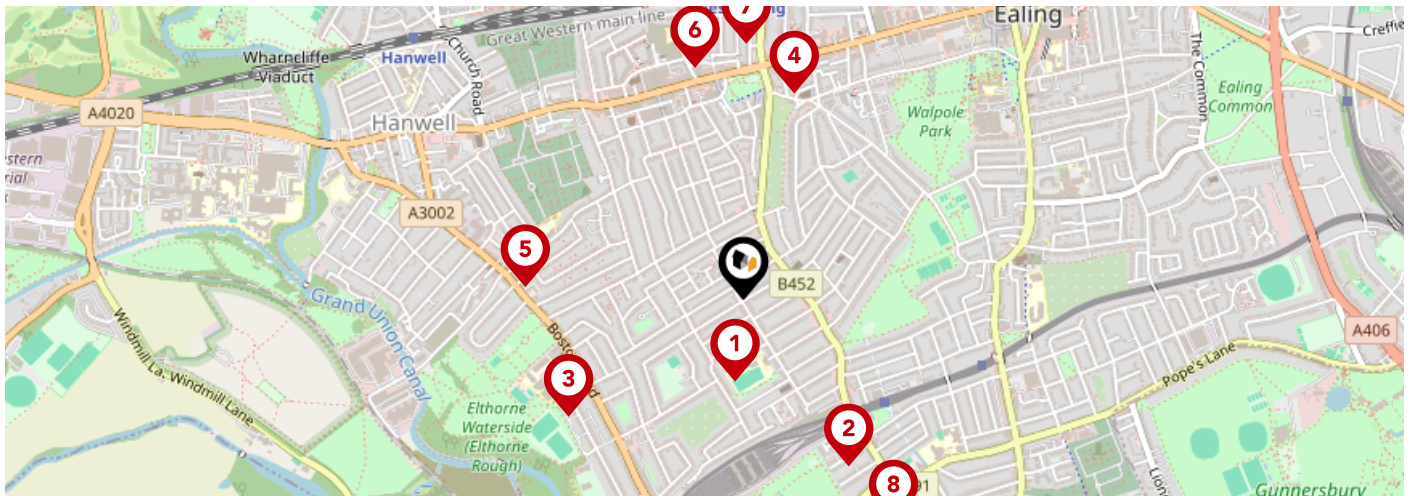
Maps

Listed Buildings

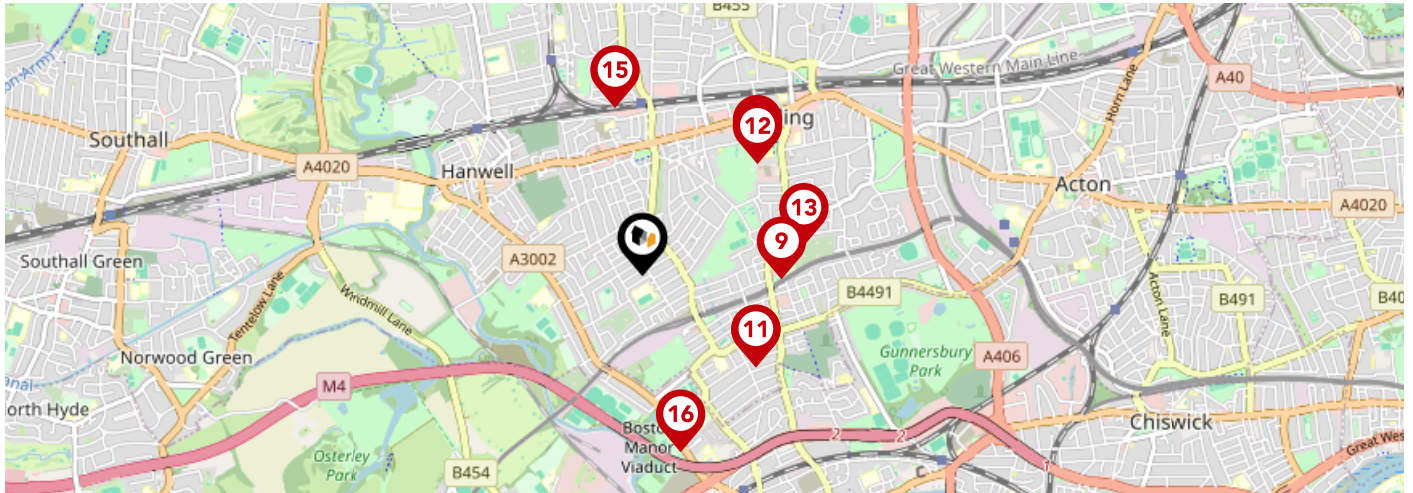
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1387208 - 53, Northfield Road	Grade II	0.1 miles
	1263519 - The Forester Public House	Grade II	0.1 miles
	1457610 - The Grosvenor Public House	Grade II	0.4 miles
	1079389 - Church Of St John	Grade II	0.4 miles
	1263487 - Northfields London Regional Transport Station Including Forecourt Walls And Platforms	Grade II	0.4 miles
	1079452 - 15, Church Lane W5	Grade II	0.5 miles
	1079396 - 266 And 268 Northfield Avenue W 13	Grade II	0.5 miles
	1358788 - 86, Mattock Lane W13	Grade II	0.5 miles
	1244068 - Church Of St Thomas The Apostle	Grade II	0.5 miles
	1079384 - Milepost (outside Number 173)	Grade II	0.5 miles



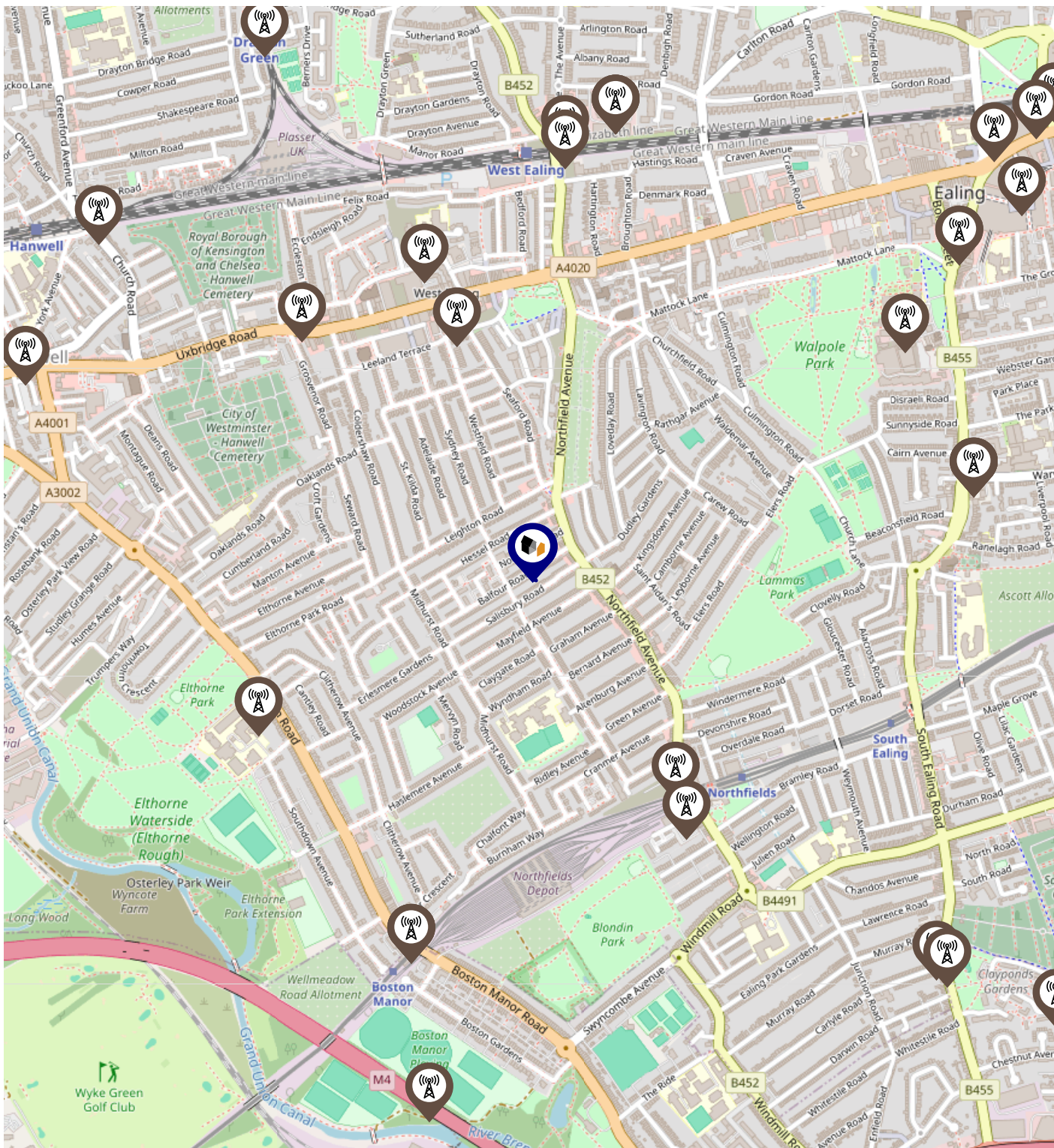
		Nursery	Primary	Secondary	College	Private
	Fielding Primary School Ofsted Rating: Outstanding Pupils: 1024 Distance:0.19	☐	☒	☐	☐	☐
	West London Performing Arts Academy (WLPA Academy) Ofsted Rating: Not Rated Pupils:0 Distance:0.45	☐	☐	☒	☐	☐
	Elthorne Park High School Ofsted Rating: Outstanding Pupils: 1574 Distance:0.49	☐	☐	☒	☐	☐
	Seva Education Ofsted Rating: Requires improvement Pupils: 44 Distance:0.49	☐	☐	☒	☐	☐
	Oaklands Primary School Ofsted Rating: Outstanding Pupils: 455 Distance:0.51	☐	☒	☐	☐	☐
	St John's Primary School Ofsted Rating: Good Pupils: 469 Distance:0.55	☐	☒	☐	☐	☐
	Insights Independent School Ofsted Rating: Outstanding Pupils: 63 Distance:0.59	☐	☐	☒	☐	☐
	Ealing Fields High School Ofsted Rating: Good Pupils: 741 Distance:0.62	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Grange Primary School Ofsted Rating: Good Pupils: 717 Distance:0.64	☐	☒	☐	☐	☐
	Mount Carmel Catholic Primary School Ofsted Rating: Good Pupils: 422 Distance:0.67	☐	☒	☐	☐	☐
	Little Ealing Primary School Ofsted Rating: Good Pupils: 676 Distance:0.67	☐	☒	☐	☐	☐
	Clifton Lodge School Ofsted Rating: Not Rated Pupils: 116 Distance:0.74	☐	☒	☐	☐	☐
	The Eden School Ofsted Rating: Inadequate Pupils: 40 Distance:0.75	☐	☐	☒	☐	☐
	Ealing Independent College Ofsted Rating: Not Rated Pupils: 115 Distance:0.76	☐	☐	☒	☐	☐
	Drayton Green Primary School Ofsted Rating: Requires improvement Pupils: 369 Distance:0.79	☐	☒	☐	☐	☐
	Gunnersbury Catholic School Ofsted Rating: Outstanding Pupils: 1204 Distance:0.83	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

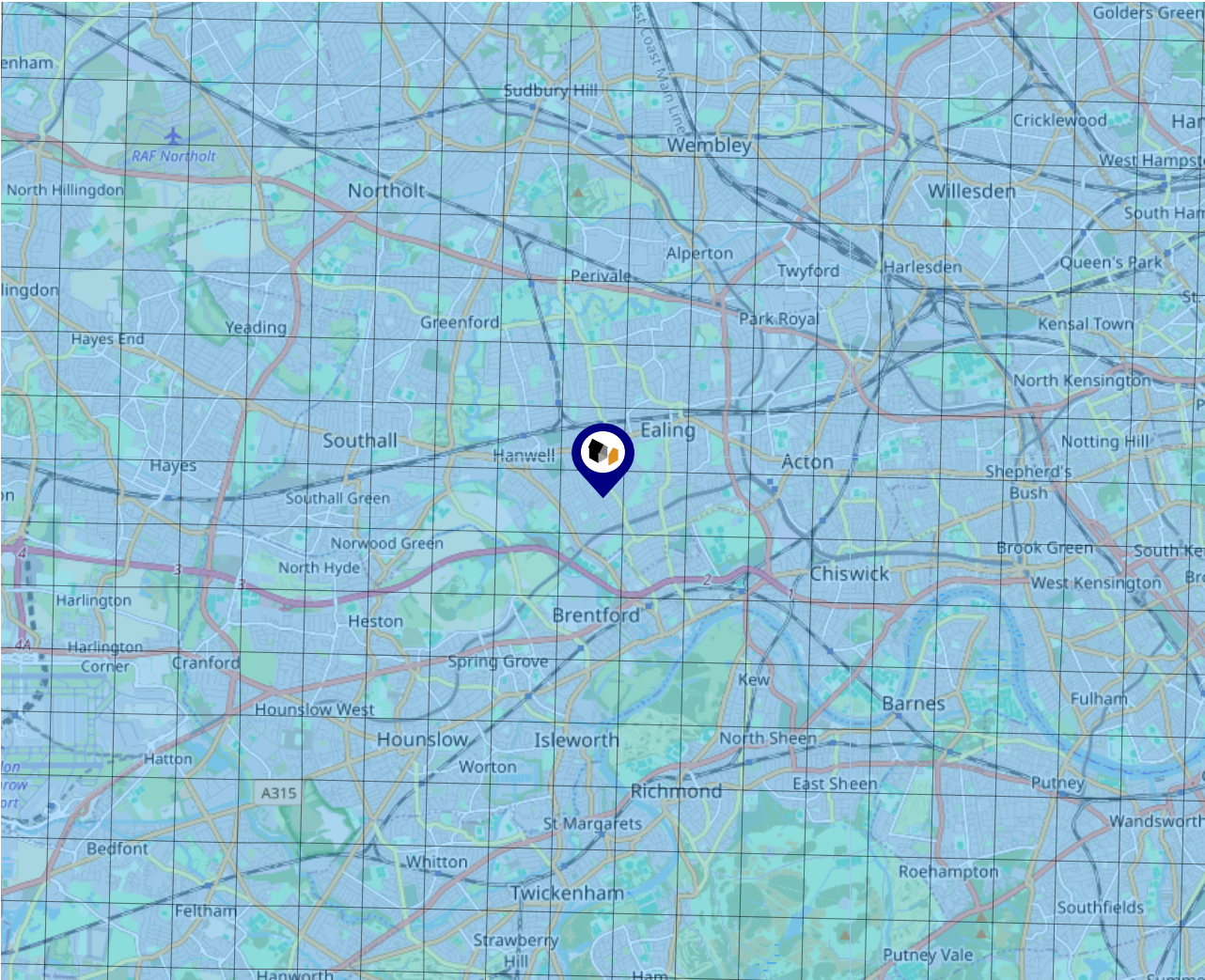
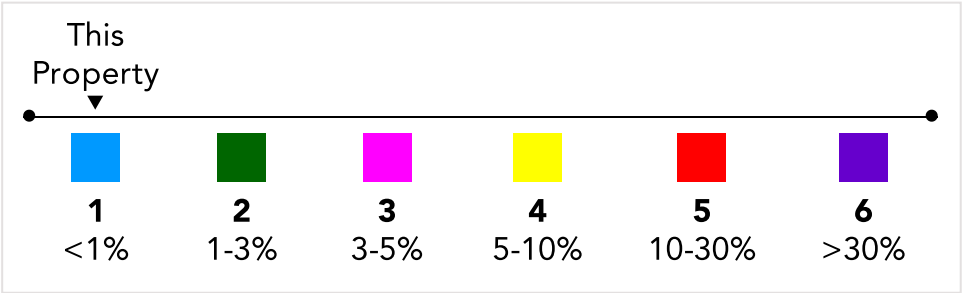


Key:

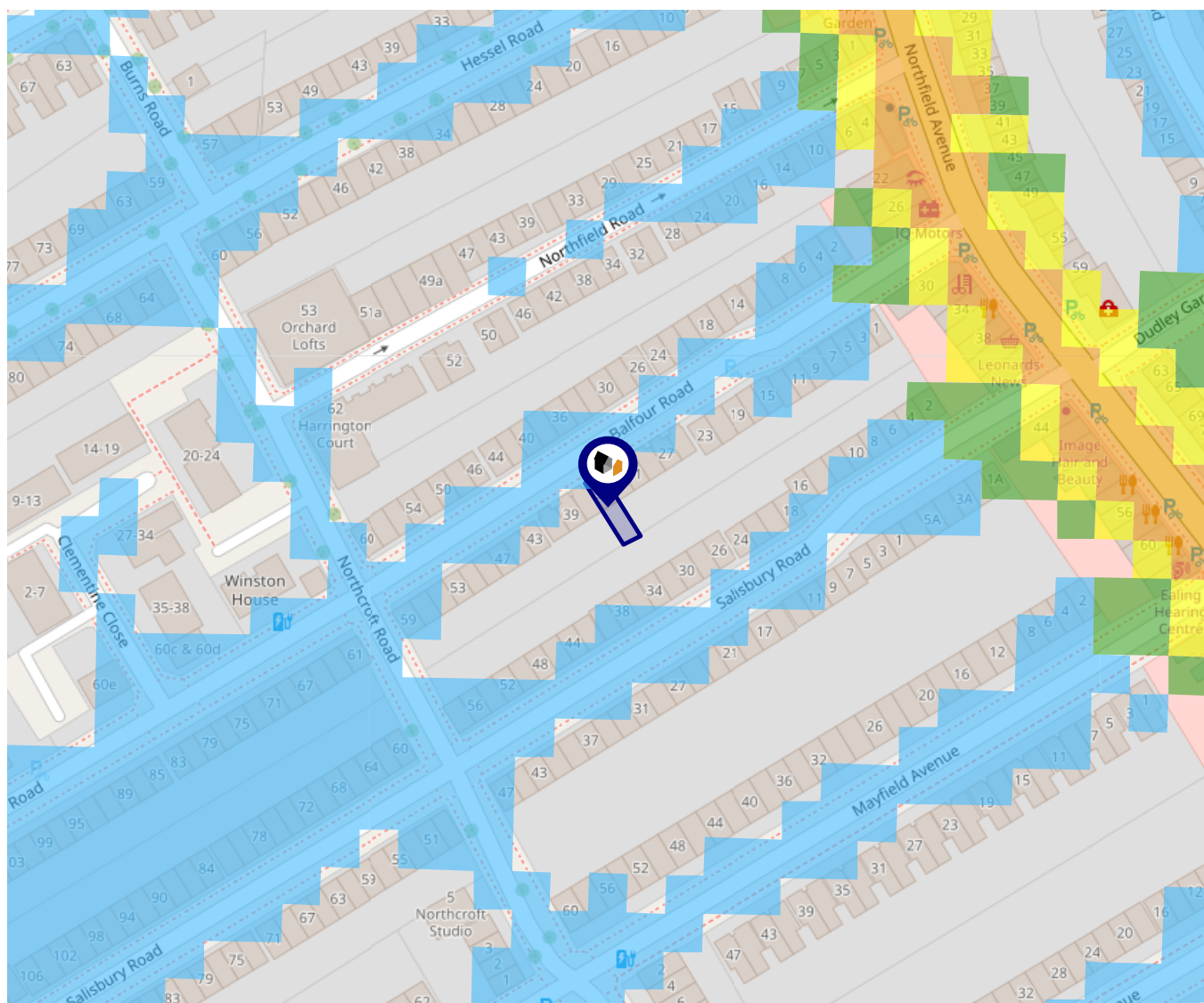
-  Power Pylons
-  Communication Masts

What is Radon?

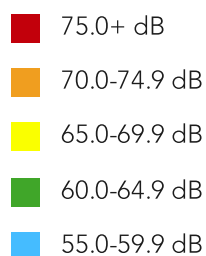
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

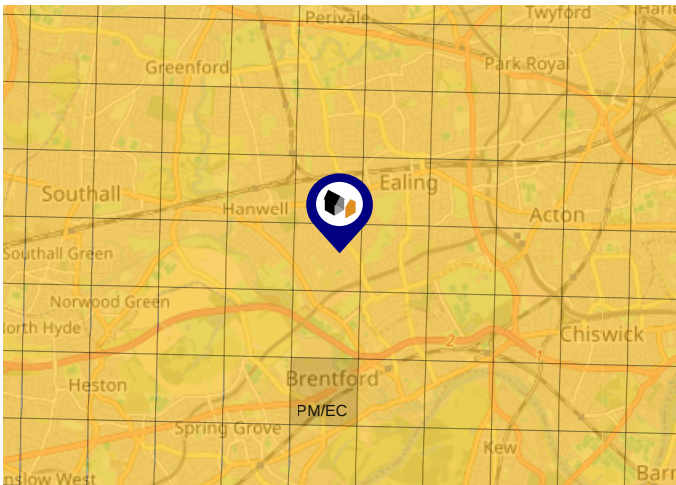


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

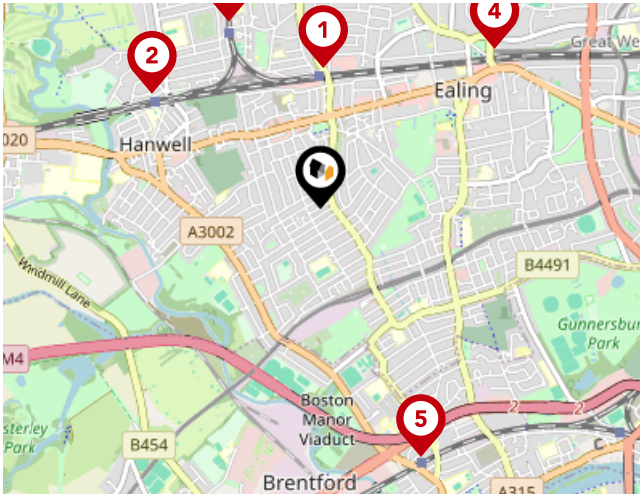


Primary Classifications (Most Common Clay Types)

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

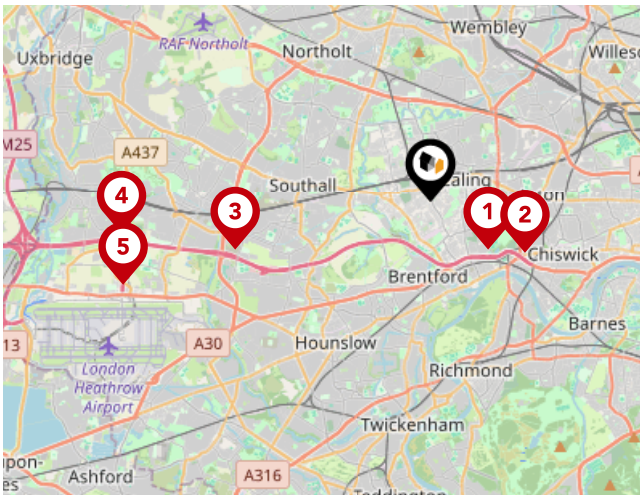
Area

Transport (National)



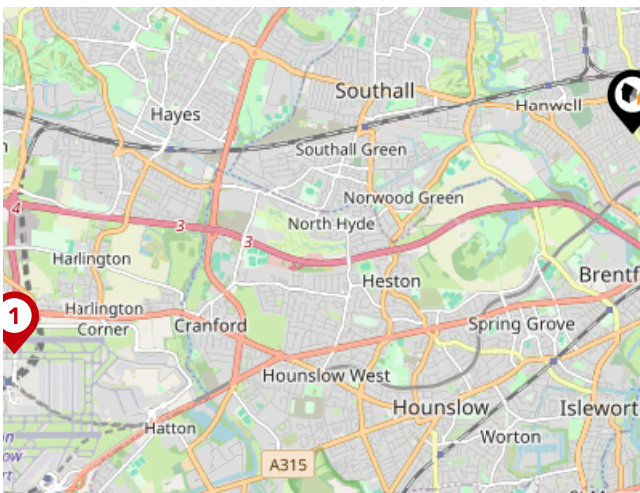
National Rail Stations

Pin	Name	Distance
	West Ealing Rail Station	0.64 miles
	Hanwell Rail Station	0.94 miles
	Drayton Green Rail Station	0.95 miles
	Ealing Broadway Rail Station	1.09 miles
	Brentford Rail Station	1.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J2	1.38 miles
	M4 J1	1.96 miles
	M4 J3	3.71 miles
	M4 J4	5.73 miles
	M4 J4A	5.89 miles

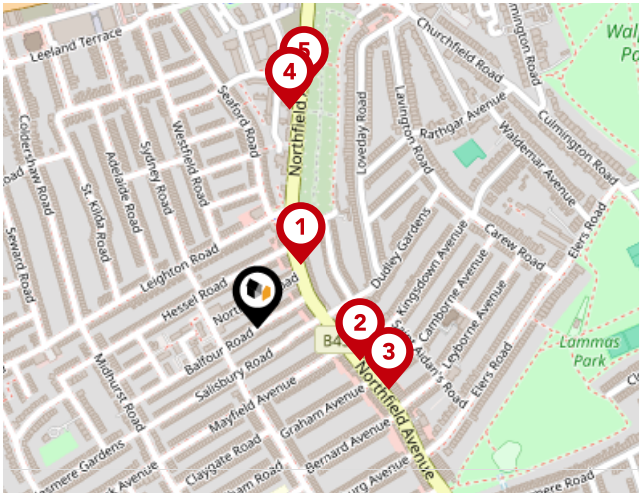


Airports/Helipads

Pin	Name	Distance
	London Heathrow Airport	6.05 miles

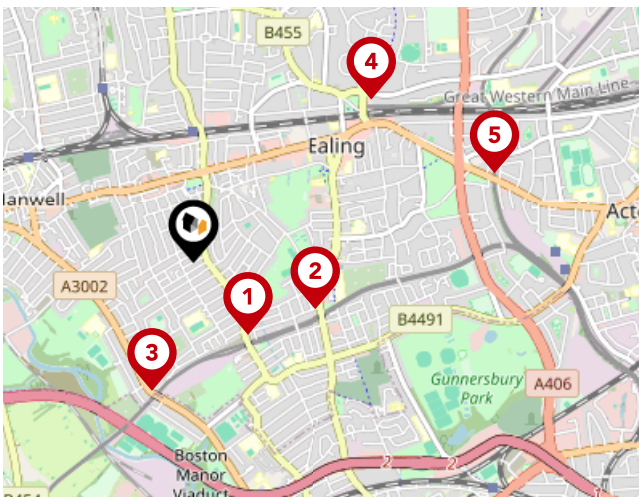
Area

Transport (Local)



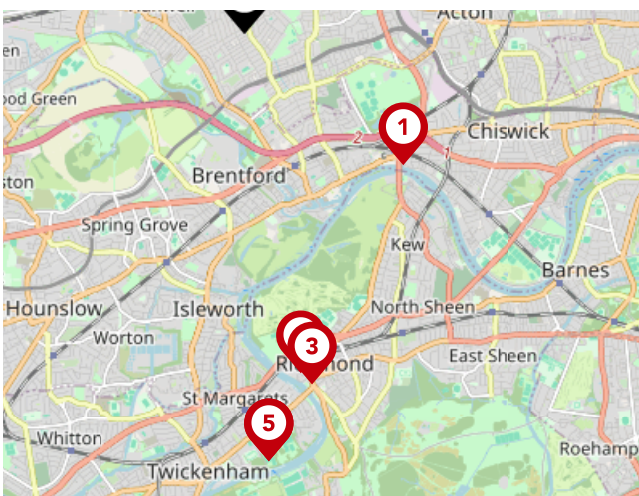
Bus Stops/Stations

Pin	Name	Distance
1	Hessel Road	0.08 miles
2	Graham Avenue	0.12 miles
3	Graham Avenue	0.16 miles
4	Occupation Road	0.25 miles
5	Sherwood Close	0.28 miles



Local Connections

Pin	Name	Distance
1	Northfields Underground Station	0.41 miles
2	South Ealing Underground Station	0.6 miles
3	Boston Manor Underground Station	0.61 miles
4	Ealing Broadway Underground Station	1.11 miles
5	Ealing Common Underground Station	1.44 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	1.9 miles
2	Richmond St. Helena Pier	3.18 miles
3	Richmond Landing Stage	3.3 miles
4	Twickenham - Marble Hill Pk Ferry Landing	3.95 miles
5	Twickenham Hammerton's Pier	3.95 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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Phillip Arnold Auctions

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