



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 10th November 2025



19 MARSH HALL, TALISMAN WAY, WEMBLEY, HA9 8JJ

Landwood Group

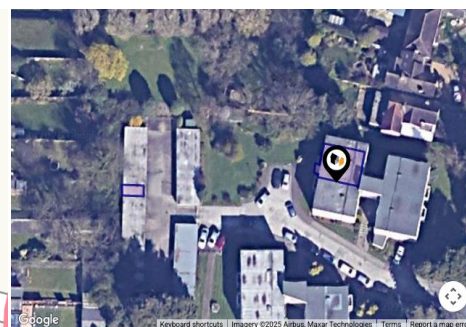
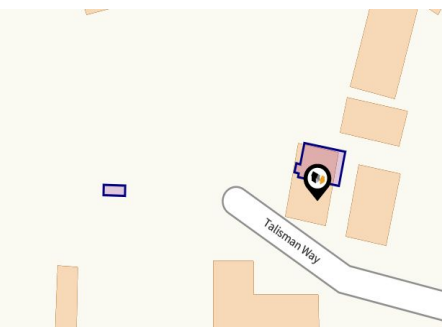
77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	957 ft ² / 89 m ²
Plot Area:	0.02 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,133
Title Number:	NGL709460
UPRN:	202065516

Last Sold Date:	31/03/2017
Last Sold Price:	£415,000
Last Sold £/ft ² :	£431
Tenure:	Leasehold
Start Date:	13/10/1991
End Date:	29/09/2115
Lease Term:	150 years from 29 September 1965
Term Remaining:	89 years

Local Area

Local Authority:	Brent
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	Very low Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	66 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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8JJ

Energy rating

C

Valid until 12.04.2021

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

Property

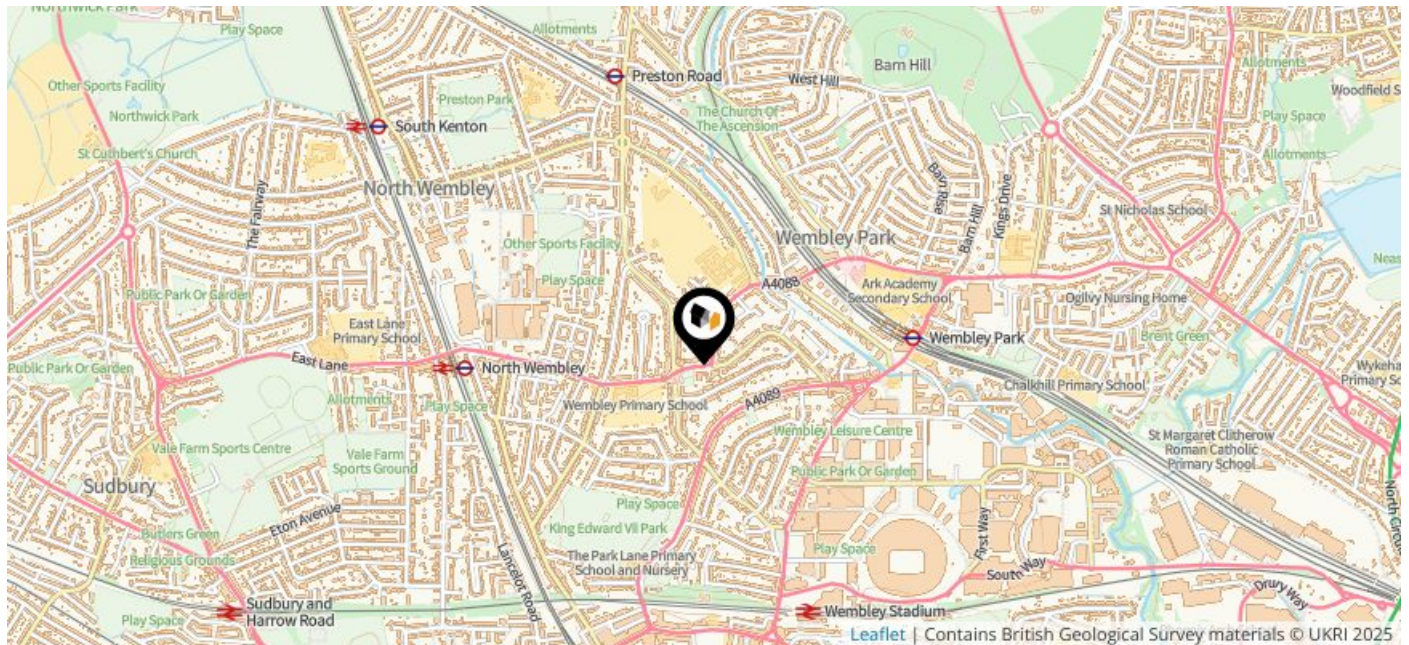
EPC - Additional Data

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Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 30% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	89 m ²

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.

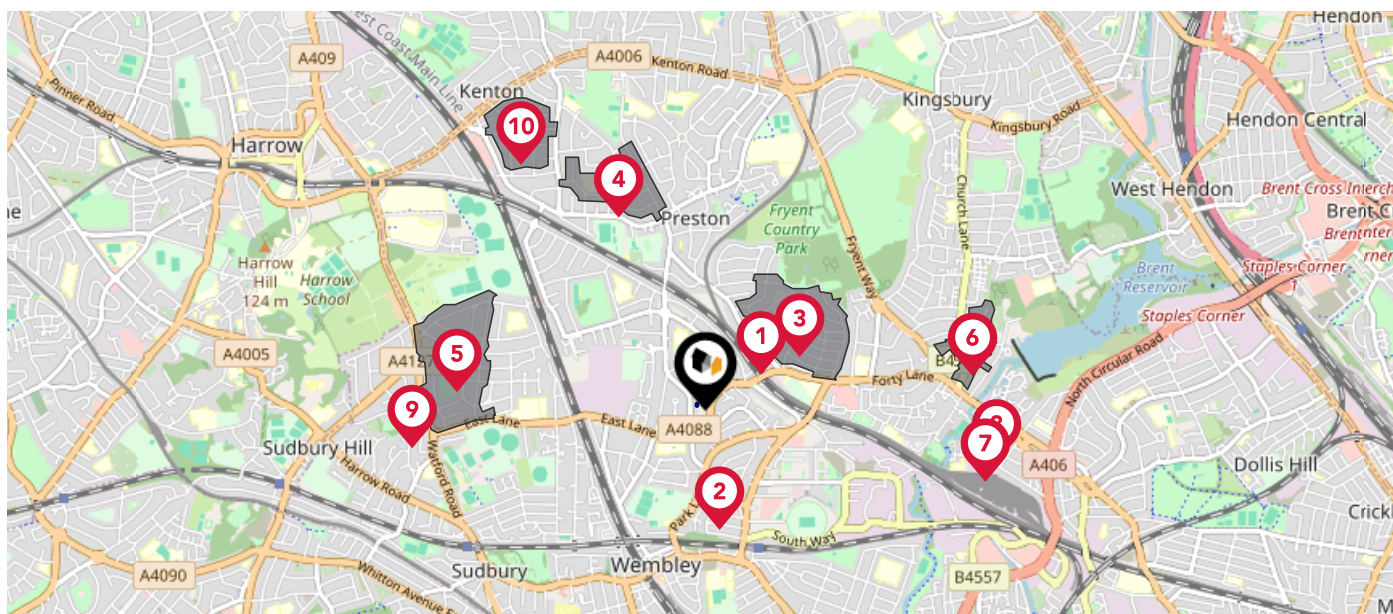
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

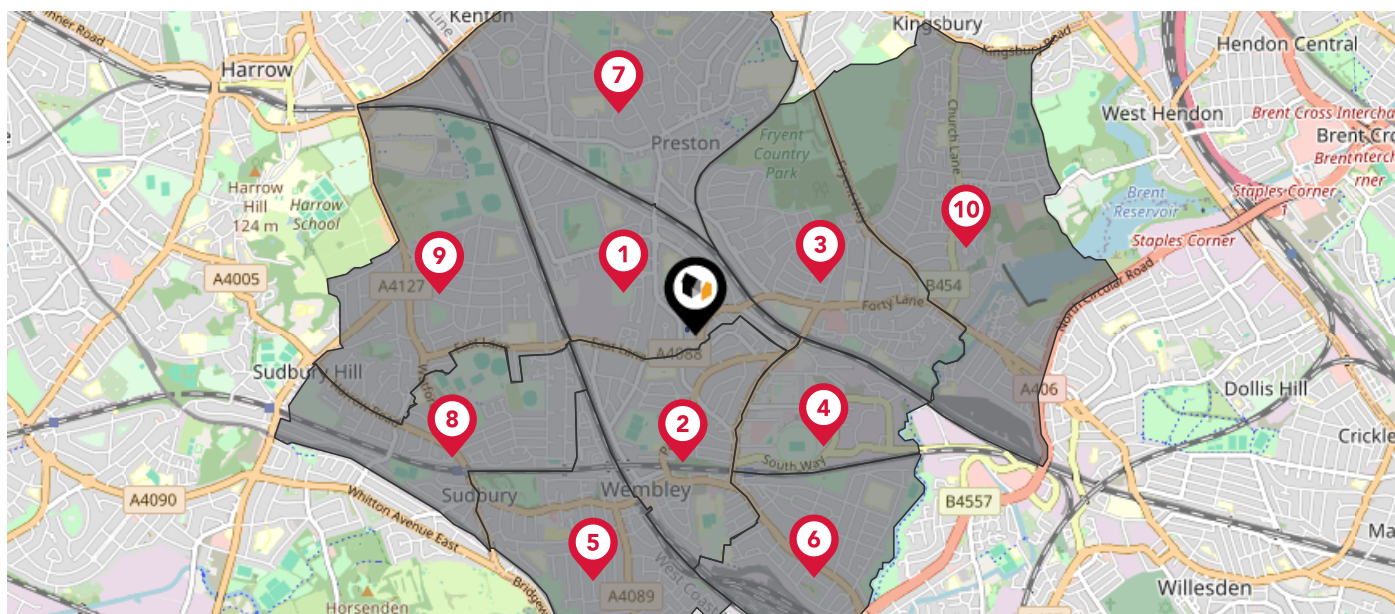
- 1 Lawns Court
- 2 Wembley High Street
- 3 Barn Hill
- 4 Mount Stewart
- 5 Sudbury Court
- 6 St Andrews
- 7 Neasden
- 8 Neasden
- 9 Sudbury Cottages
- 10 Northwick Circle

Maps

Council Wards

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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



Preston Ward



Wembley Hill Ward



Barnhill Ward



Wembley Park Ward



Wembley Central Ward



Tokington Ward



Kenton Ward



Sudbury Ward

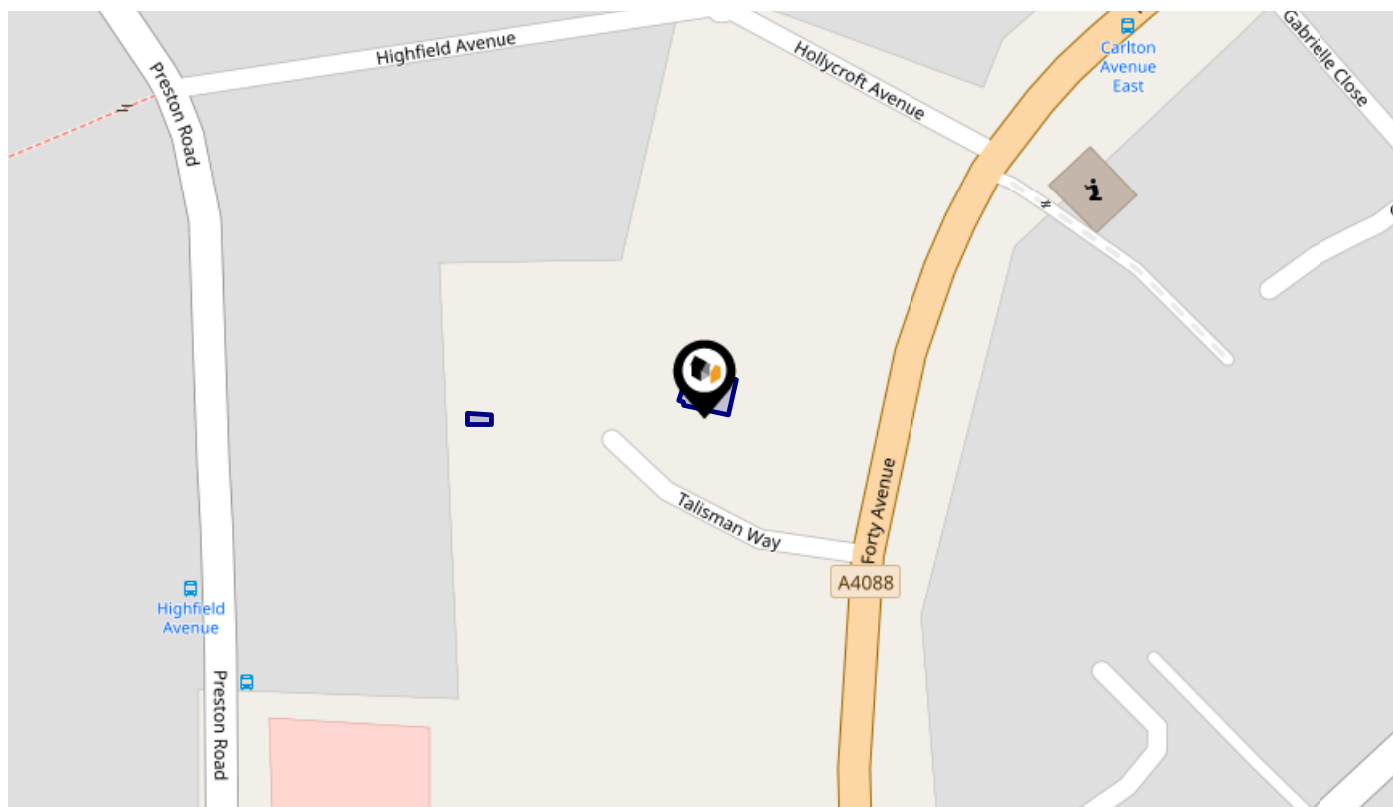


Northwick Park Ward



Welsh Harp 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:

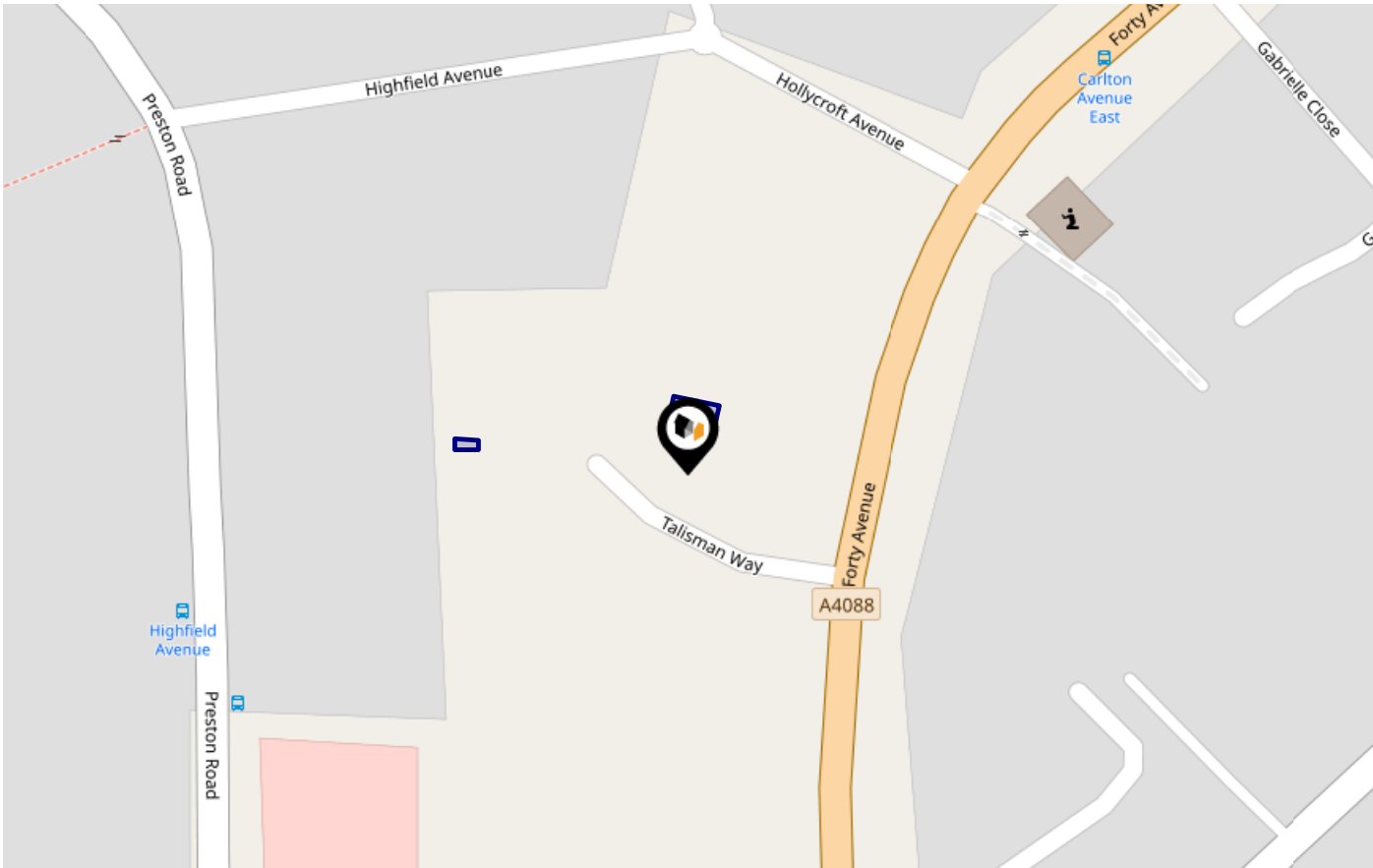
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

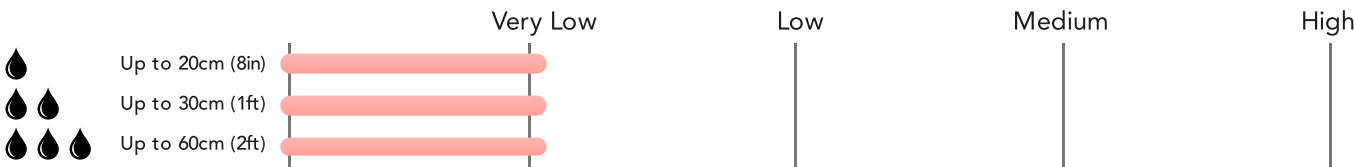


Risk Rating: Very low

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.

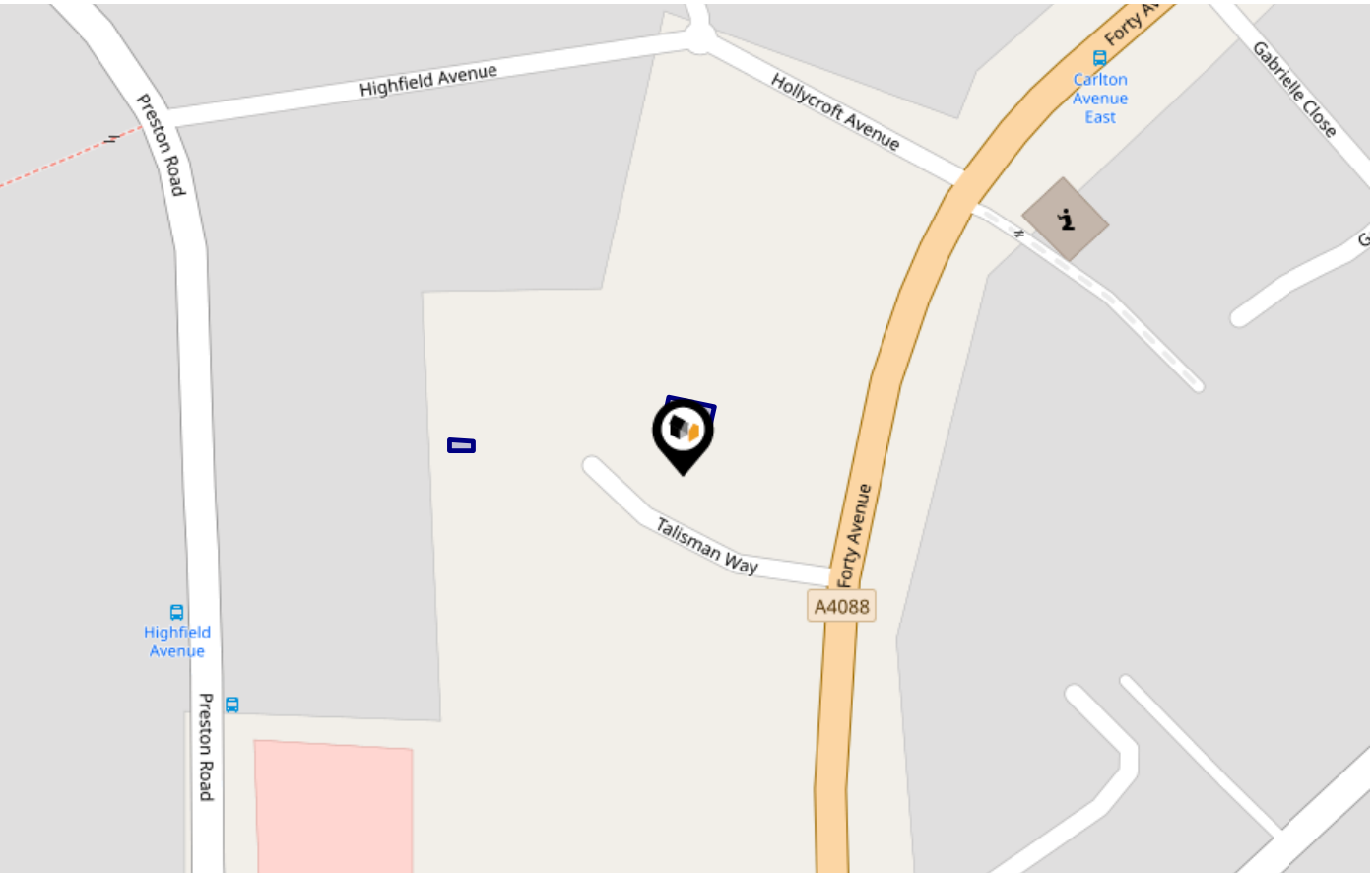
Chance of flooding to the following depths at this property:



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.

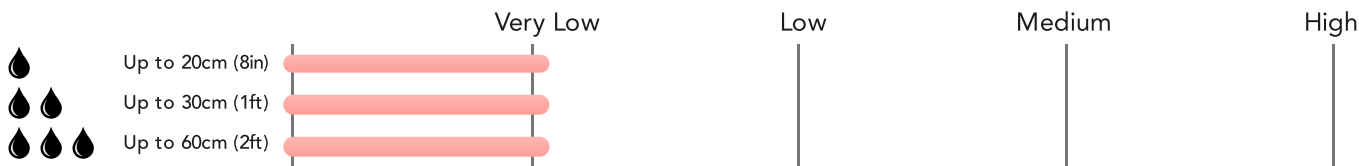


Risk Rating: Very low

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- 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:

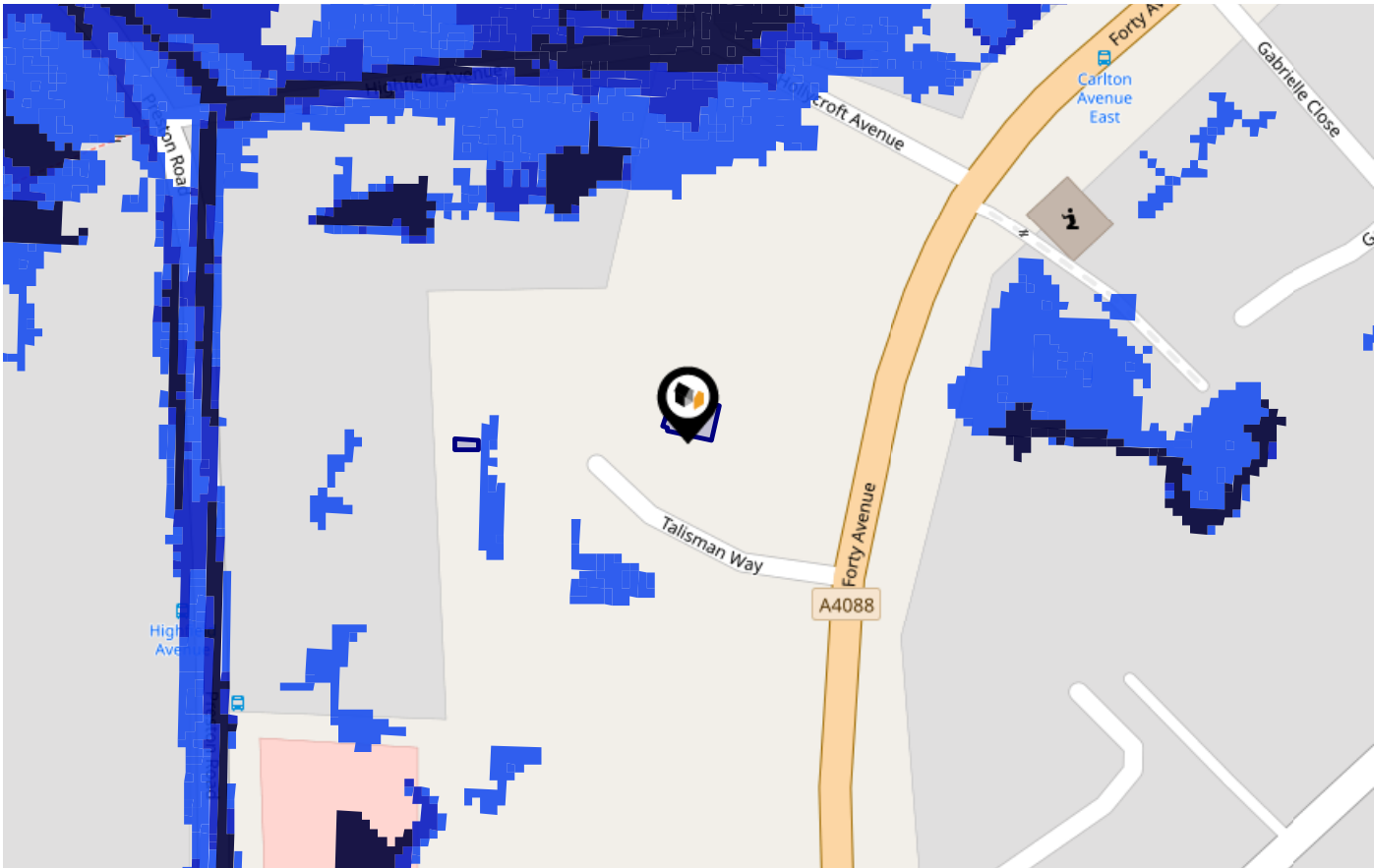


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

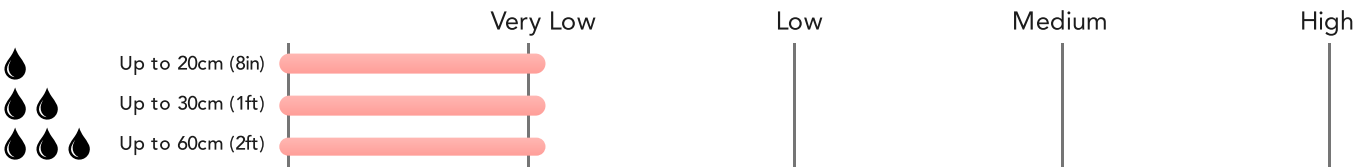


Risk Rating: Very low

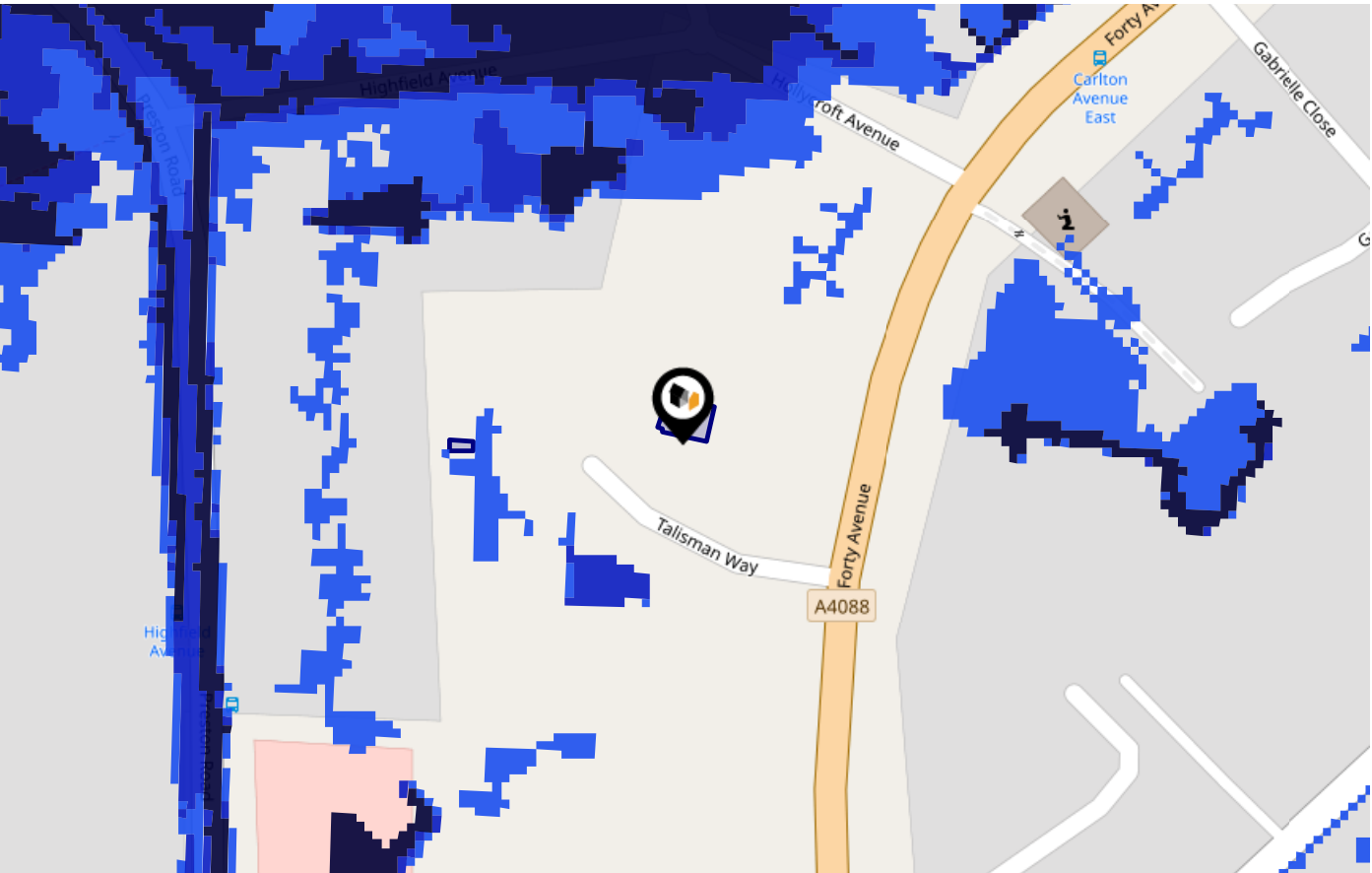
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map 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.

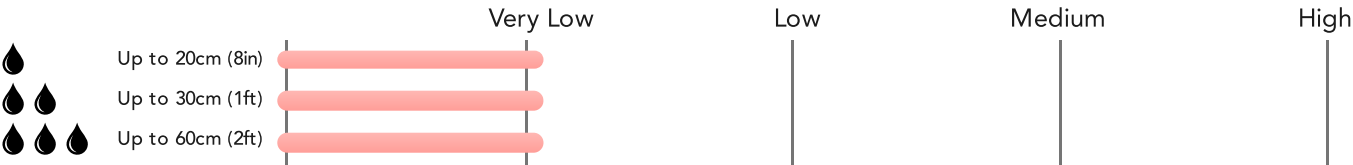


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Chance of flooding to the following depths at this property:

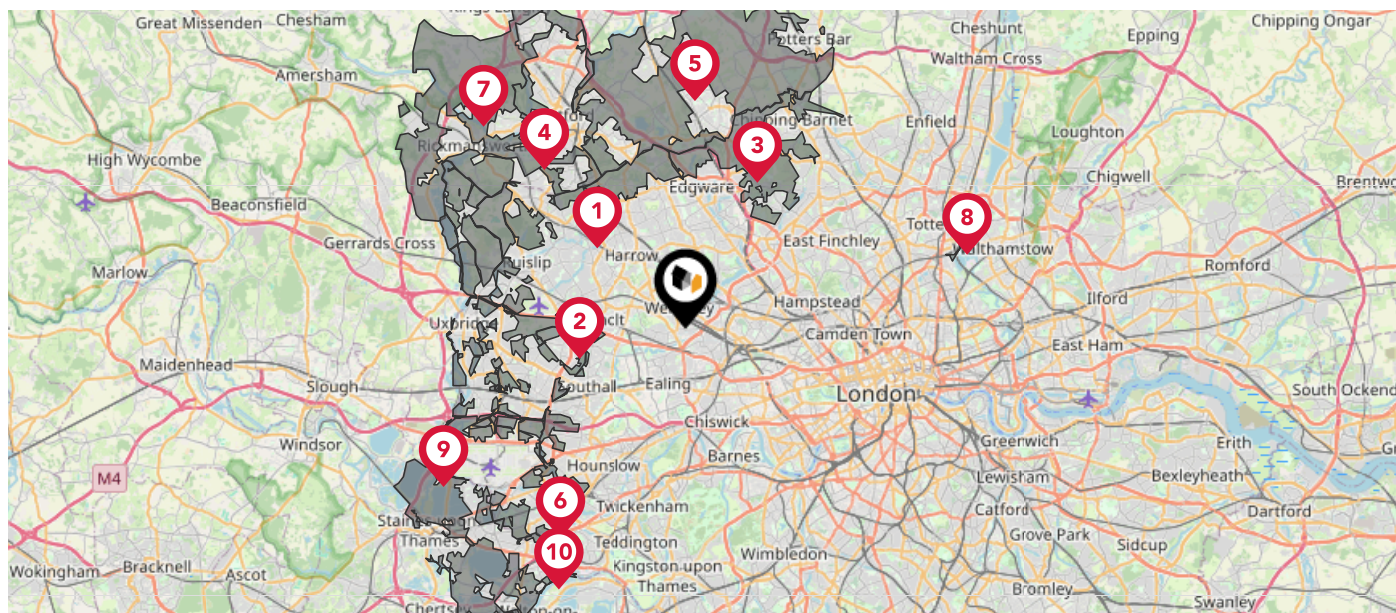


Maps











Green Belt

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



Nearby Green Belt Land

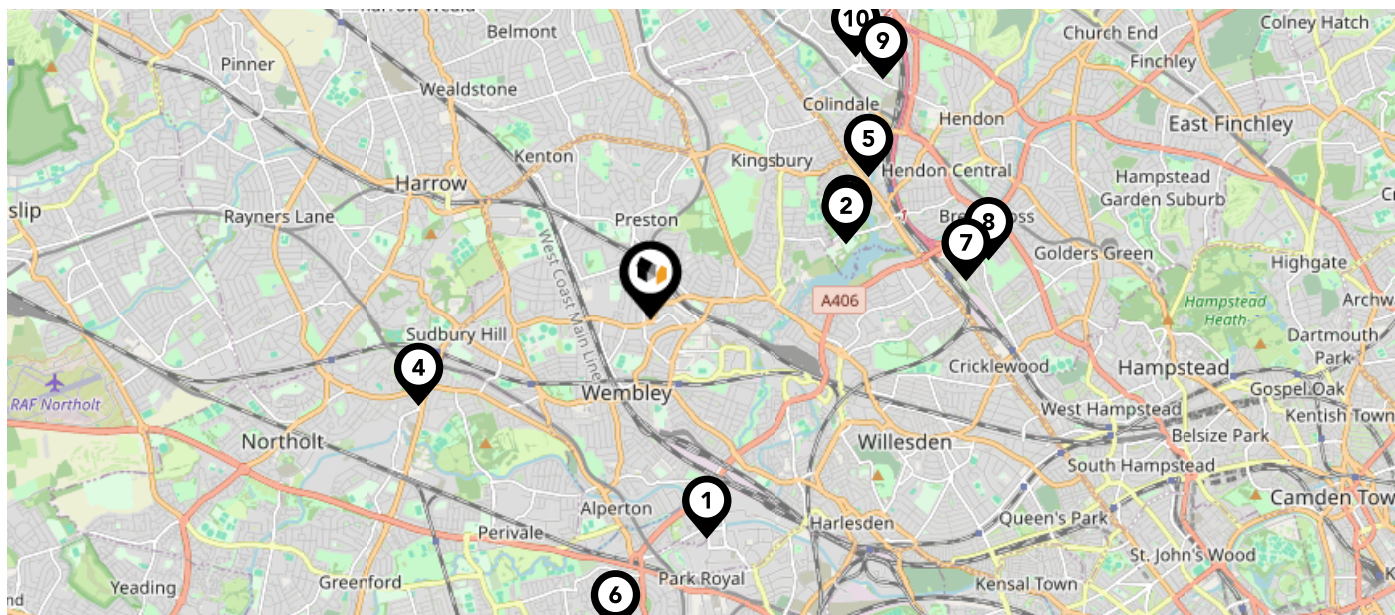
-  London Green Belt - Harrow
-  London Green Belt - Ealing
-  London Green Belt - Barnet
-  London Green Belt - Watford
-  London Green Belt - Hertsmere
-  London Green Belt - Hounslow
-  London Green Belt - Three Rivers
-  London Green Belt - Haringey
-  London Green Belt - Hillingdon
-  London Green Belt - Spelthorne

Maps

Landfill Sites

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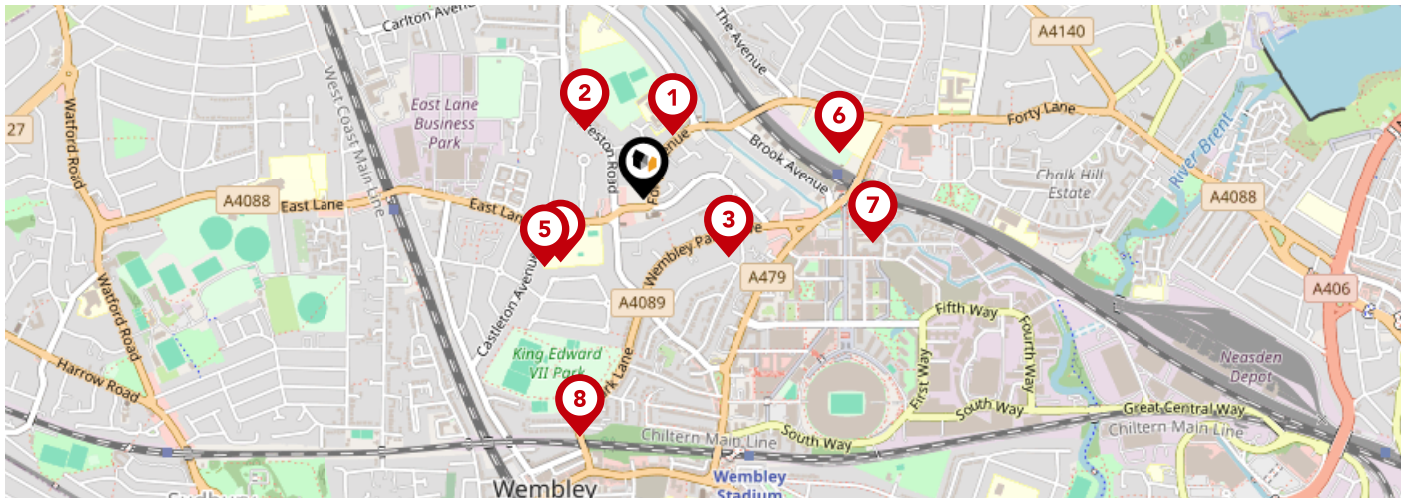
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Twyford Service Station-Abbey Road, London NW10	Historic Landfill	<input type="checkbox"/>
2	West Hendon Playing Fields-Cool Oak Lane, The Hyde, West Hendon NW9	Historic Landfill	<input type="checkbox"/>
3	Land Cool Oak Lane-London	Historic Landfill	<input type="checkbox"/>
4	Ealing North Sports Centre-Sudbury Hill, Greenford	Historic Landfill	<input type="checkbox"/>
5	Crossways Site-Colin Gardens, The Hyde, London NW9	Historic Landfill	<input type="checkbox"/>
6	Former Fox's Reservoir-Hillcrest Road	Historic Landfill	<input type="checkbox"/>
7	Claremont Way-Templehof Avenue, Brent Cross, Barnet	Historic Landfill	<input type="checkbox"/>
8	Hendon Way-Tilling Road, Brent Cross, Barnet	Historic Landfill	<input type="checkbox"/>
9	Grahame Park Way - Great Strand-Great Strand, Grahame Park, The Hyde NW9	Historic Landfill	<input type="checkbox"/>
10	Lanacre Avenue - Quakers Course-Grahame Park Estate	Historic Landfill	<input type="checkbox"/>

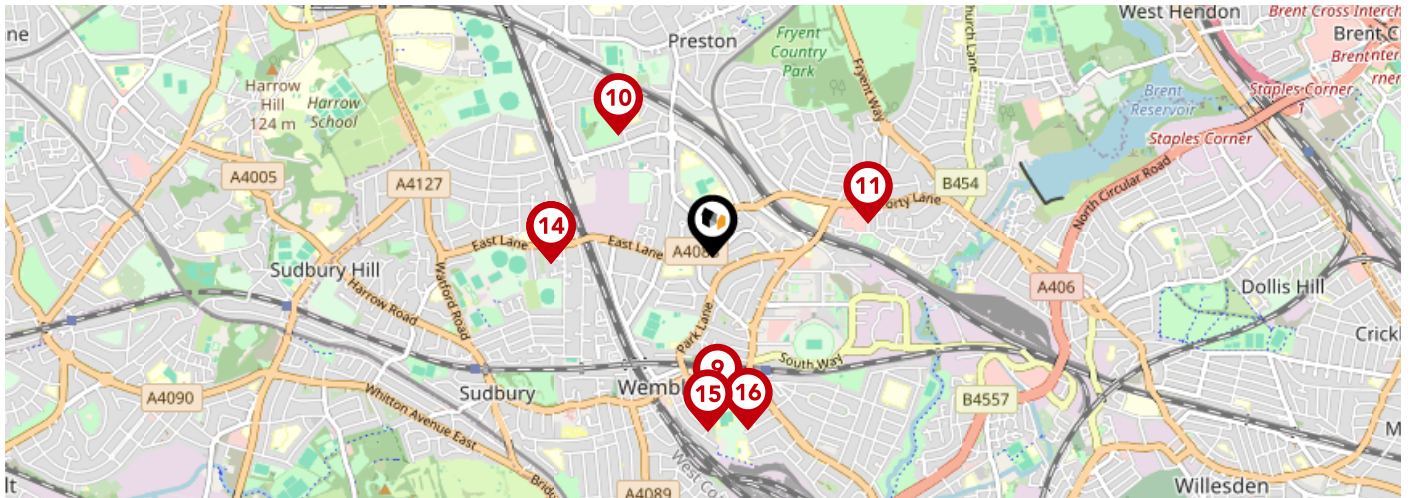
KPF - Key Property Facts











		Nursery	Primary	Secondary	College	Private
1	Preston Manor School Ofsted Rating: Good Pupils: 1927 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ashley College Ofsted Rating: Outstanding Pupils: 4 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Christopher's Prep School Ofsted Rating: Not Rated Pupils: 104 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wembley Primary School Ofsted Rating: Good Pupils: 882 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Buxlow Preparatory School Ofsted Rating: Not Rated Pupils: 71 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ark Academy Ofsted Rating: Outstanding Pupils: 1642 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Michaela Community School Ofsted Rating: Outstanding Pupils: 723 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Park Lane Primary School Ofsted Rating: Good Pupils: 470 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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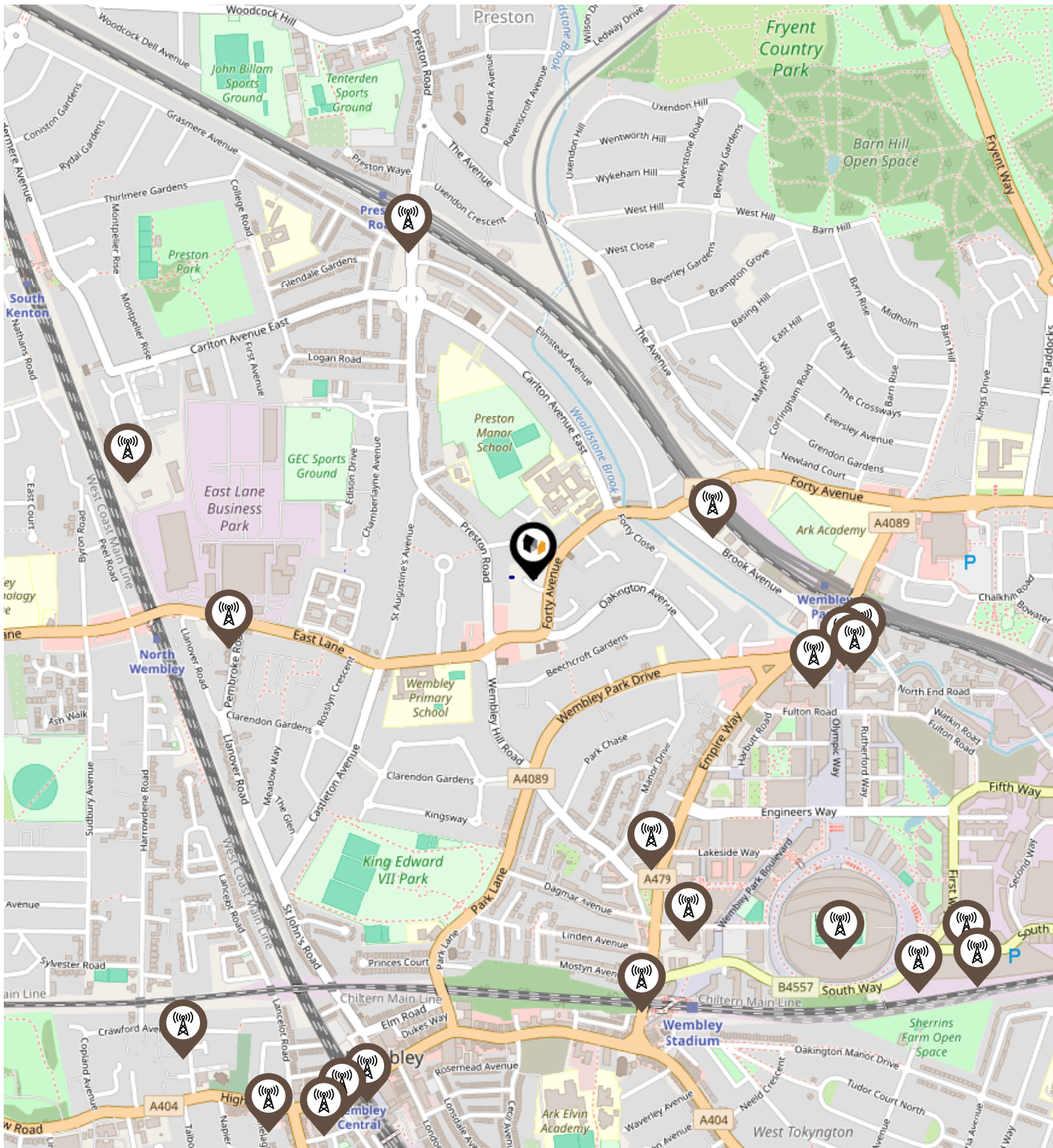


		Nursery	Primary	Secondary	College	Private
	New Level Academy Ofsted Rating: Requires improvement Pupils: 4 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Park Primary School Ofsted Rating: Good Pupils: 624 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lycee International de Londres Ofsted Rating: Not Rated Pupils: 827 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Lane Primary School Ofsted Rating: Outstanding Pupils: 627 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wembley High Technology College Ofsted Rating: Outstanding Pupils: 1552 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Brent School Ofsted Rating: Good Pupils: 81 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ark Elvin Academy Ofsted Rating: Outstanding Pupils: 1312 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Junior School Ofsted Rating: Good Pupils: 275 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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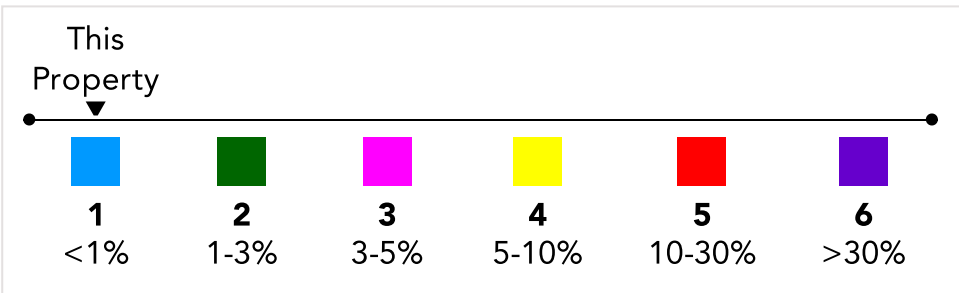
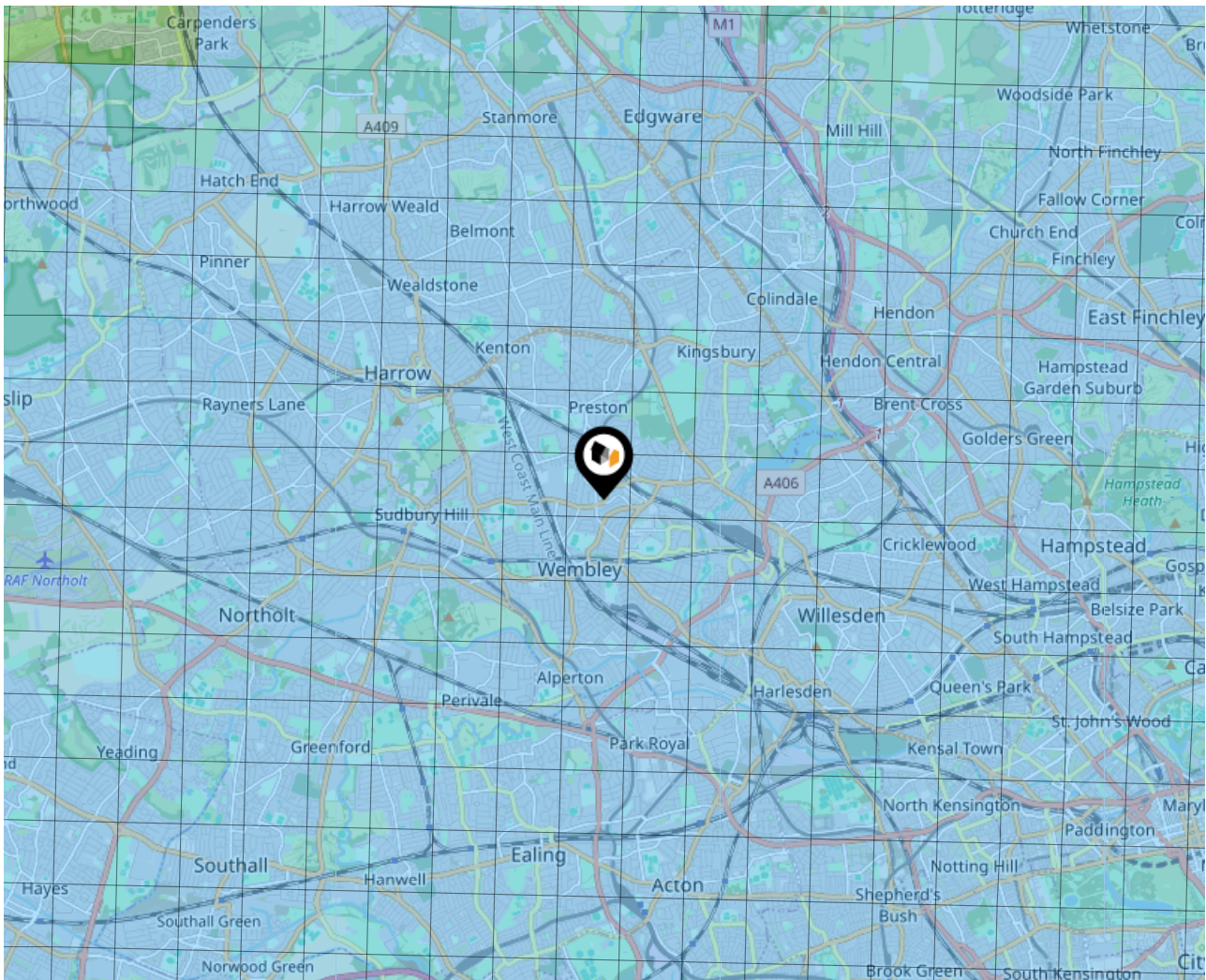


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

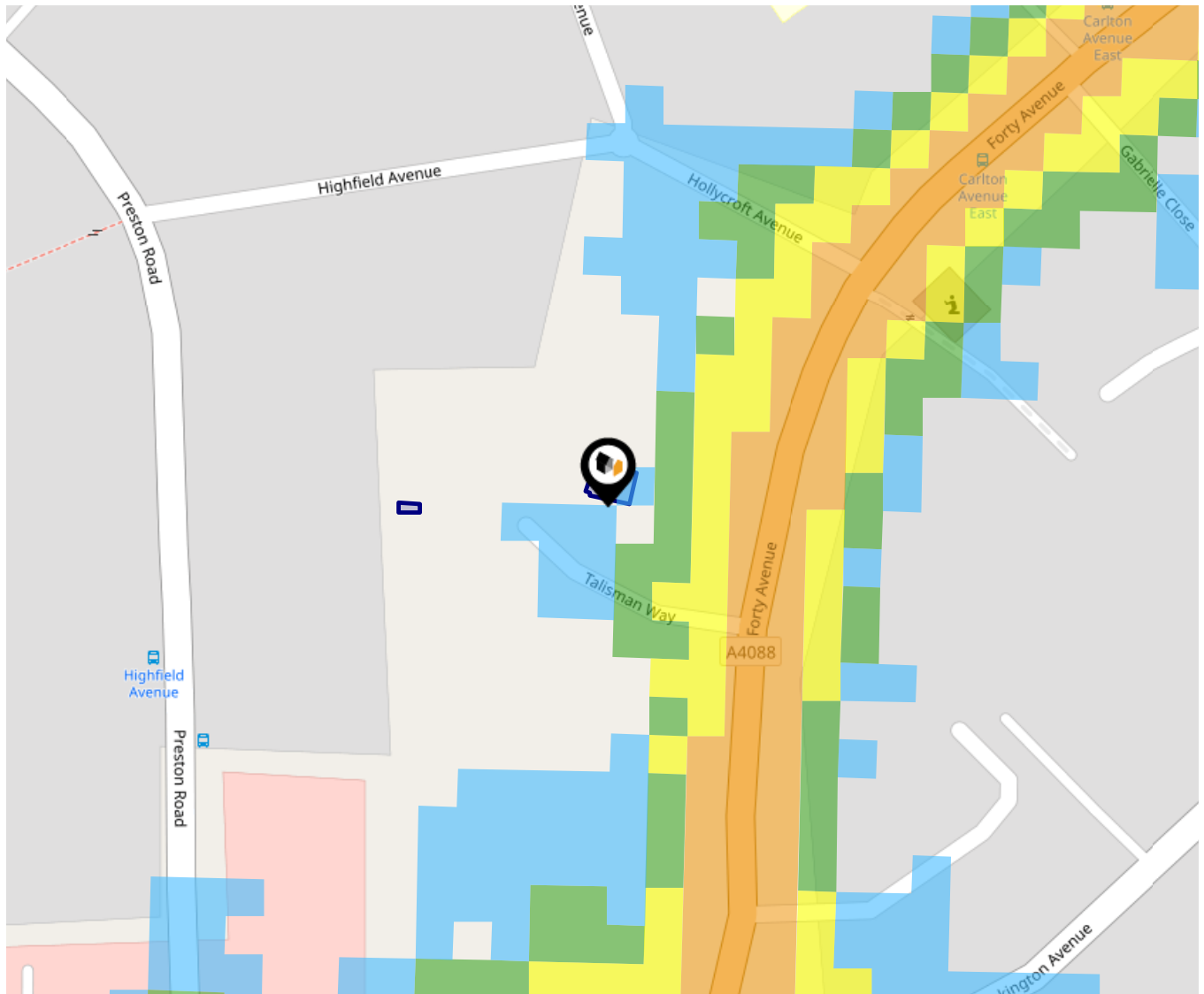
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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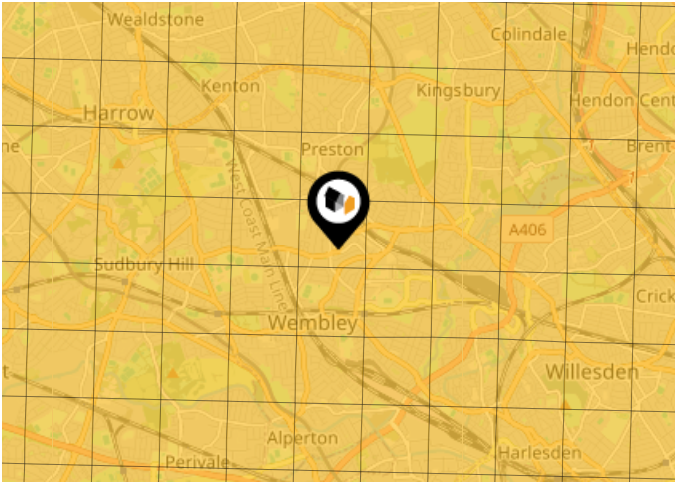
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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		



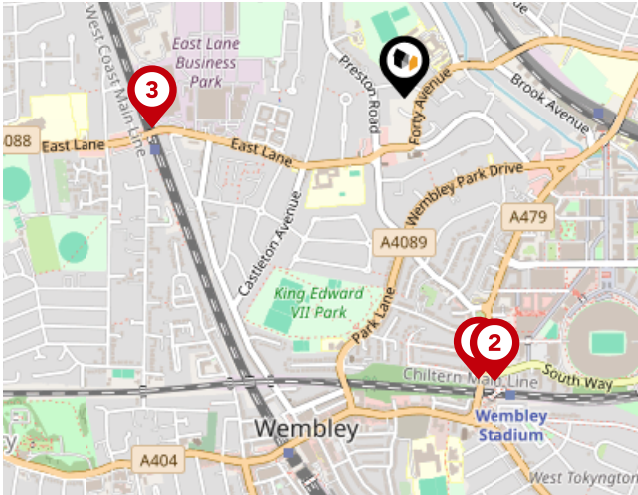
Primary Classifications (Most Common Clay Types)

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

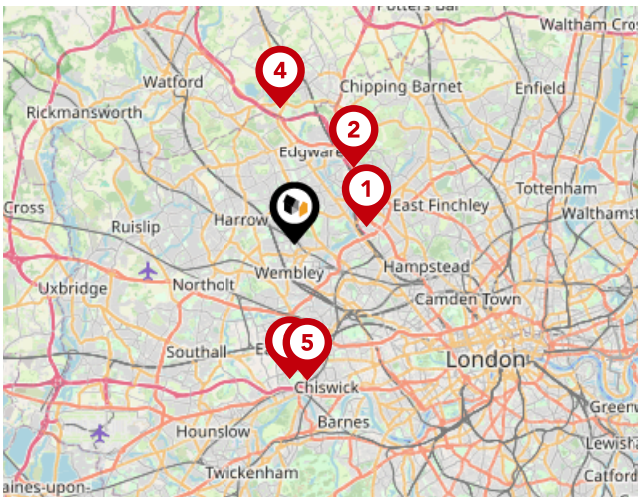
Transport (National)

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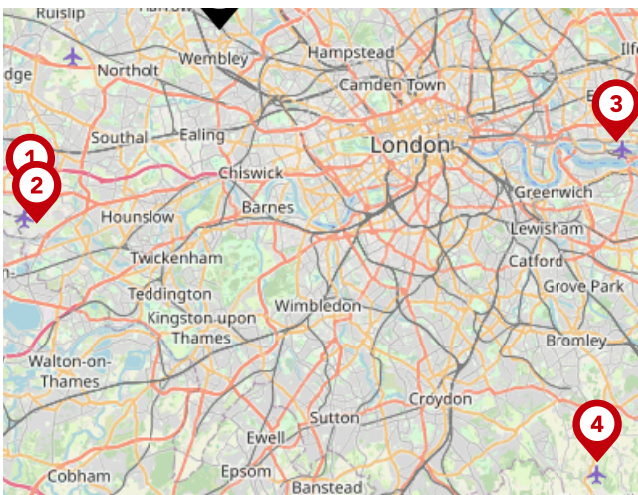
National Rail Stations

Pin	Name	Distance
1	Wembley Stadium	0.67 miles
2	Wembley Stadium Rail Station	0.68 miles
3	North Wembley Station	0.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	2.69 miles
2	M1 J2	3.55 miles
3	M4 J2	5.02 miles
4	M1 J4	5.01 miles
5	M4 J1	5.09 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	9.33 miles
2	Heathrow Airport Terminal 4	9.87 miles
3	Silvertown	15.24 miles
4	Leaves Green	21.22 miles

Area

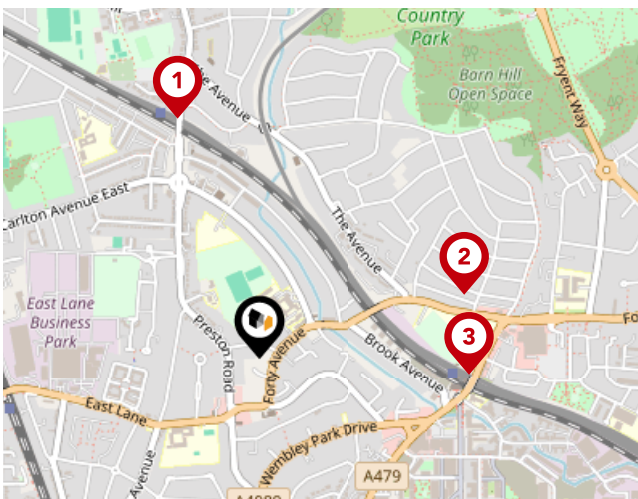
Transport (Local)

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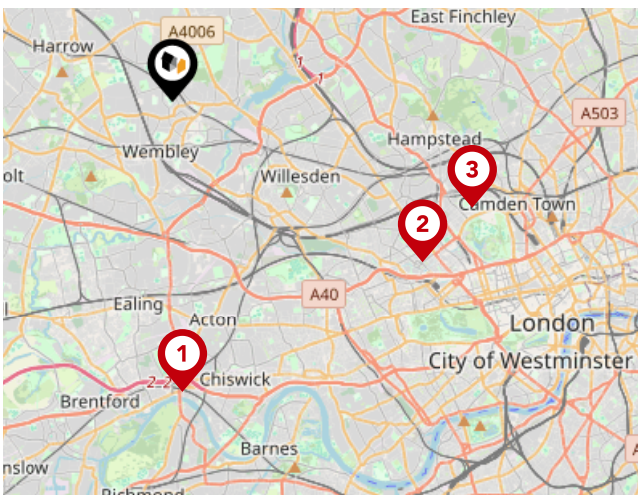
Bus Stops/Stations

Pin	Name	Distance
1	Preston Road	0.09 miles
2	Highfield Avenue (HA9)	0.08 miles
3	Carlton Avenue East Wembley Park	0.12 miles
4	Wembley Hill Road North Wembley	0.16 miles
5	St Augustine's Avenue	0.17 miles



Local Connections

Pin	Name	Distance
1	Preston Road Station	0.58 miles
2	Wembley Park Underground Station	0.49 miles
3	Wembley Park Station	0.49 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	5.34 miles
2	Little Venice Waterbus Stop	5.46 miles
3	London Zoo Waterbus Stop	5.87 miles

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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