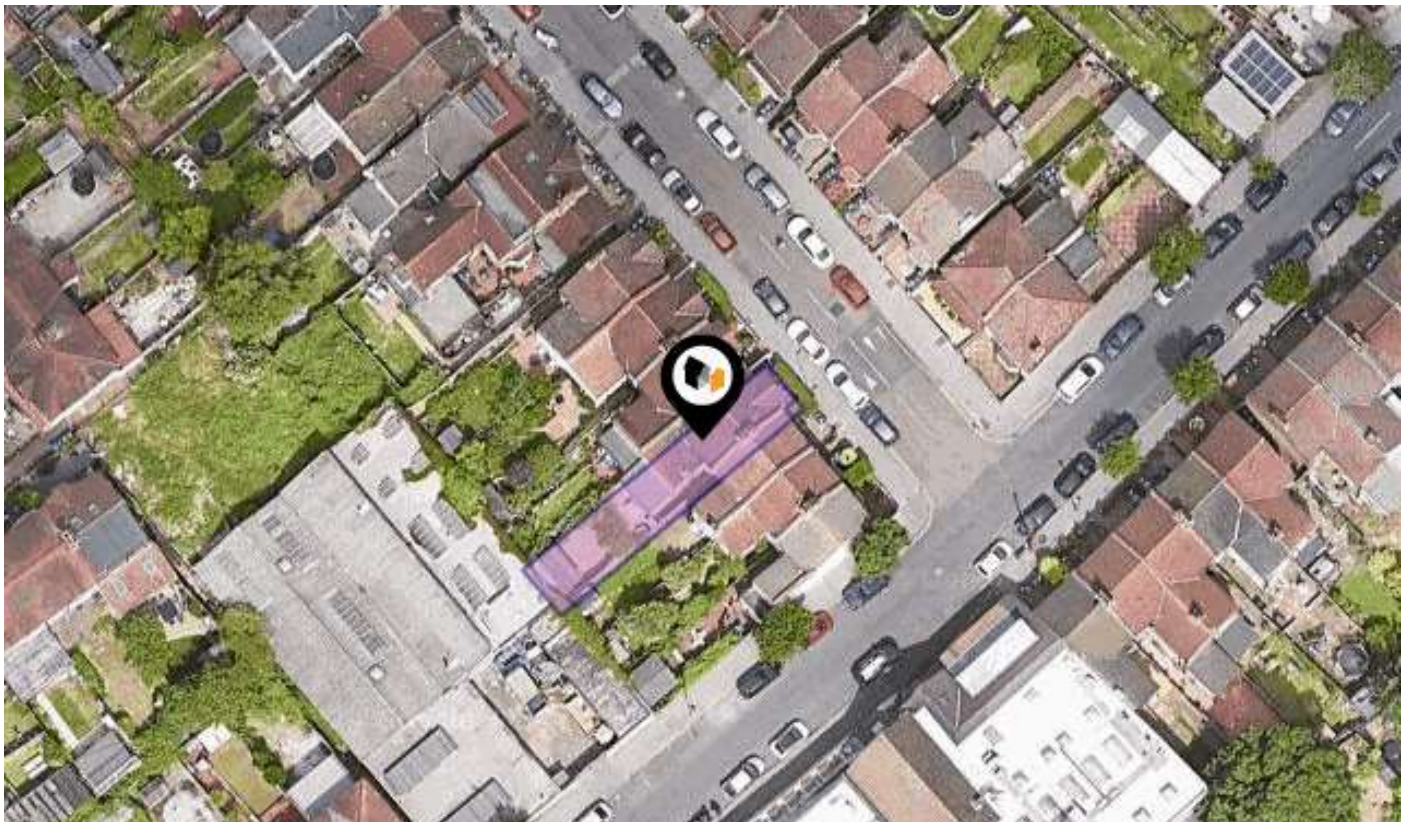




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05<sup>th</sup> September 2024



**7, KYNASTON ROAD, THORNTON HEATH, CR7 7AZ**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

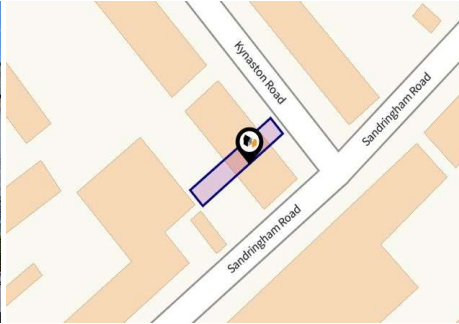
Emma.judge@landwoodgroup.com

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# Property Overview

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## Property



**Type:** Terraced  
**Bedrooms:** 3  
**Plot Area:** 0.03 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,367  
**Title Number:** SY53267  
**UPRN:** 100020696326

**Last Sold Date:** 08/08/2003  
**Last Sold Price:** £192,000  
**Tenure:** Freehold

## Local Area

**Local Authority:** Croydon  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas: No Risk  
● Surface Water: Medium

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**16** mb/s      **54** mb/s      **1000** mb/s  
            

**Mobile Coverage:**  
(based on calls indoors)

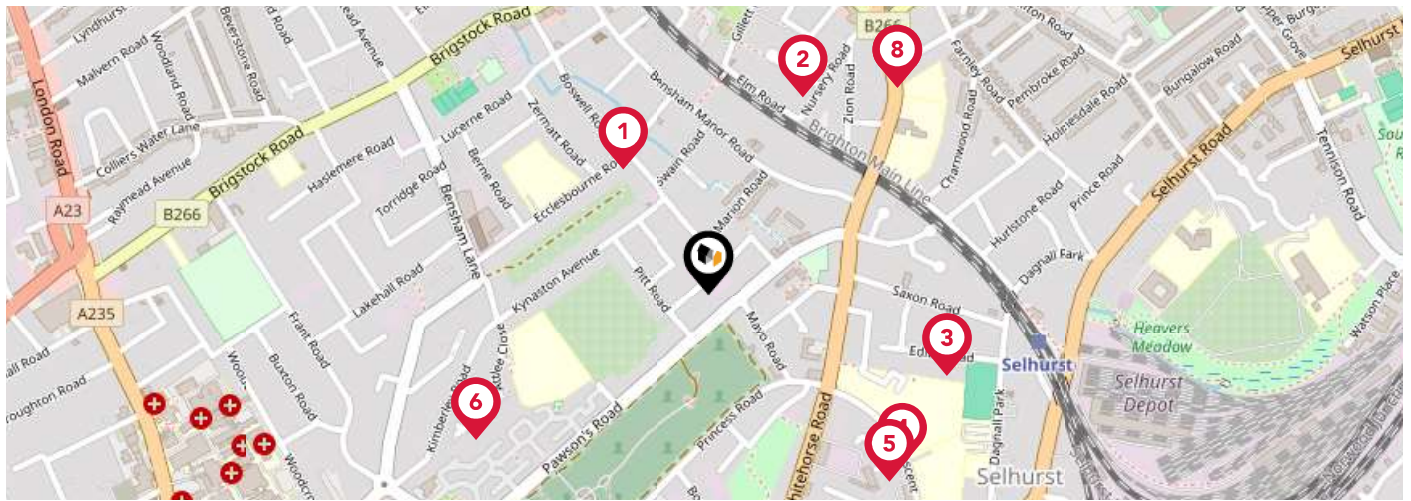


**Satellite/Fibre TV Availability:**



# Area Schools

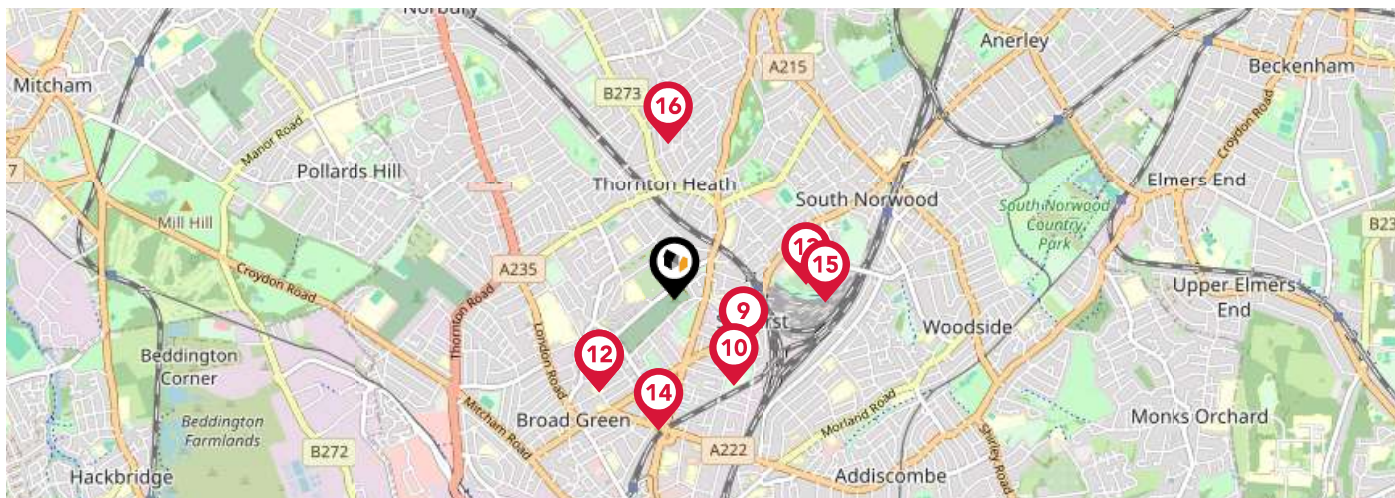
LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Bensham Manor School</b></p> <p>Ofsted Rating: Good   Pupils: 241   Distance:0.17</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Thornton Heath Nursery School</b></p> <p>Ofsted Rating: Good   Pupils: 117   Distance:0.25</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Aya College (Educational Provision)</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 4   Distance:0.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>BRIT School for Performing Arts and Technology</b></p> <p>Ofsted Rating: Good   Pupils: 1436   Distance:0.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>The Crescent Primary School</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 402   Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Ecclesbourne Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 444   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Whitehorse Manor Infant School</b></p> <p>Ofsted Rating: Good   Pupils: 377   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Whitehorse Manor Junior School</b></p> <p>Ofsted Rating: Good   Pupils: 469   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

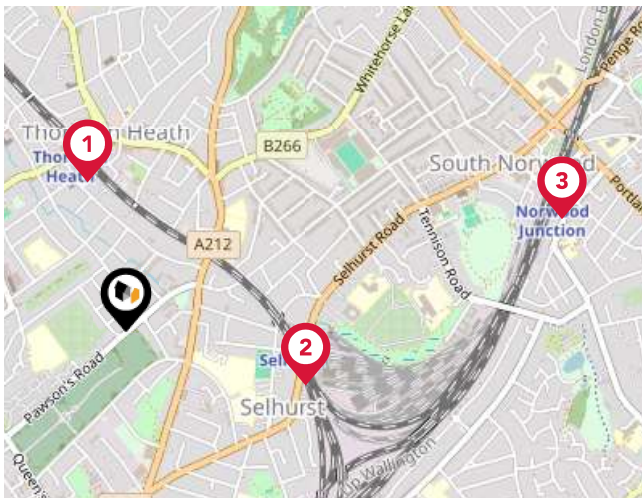
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	Nursery	Primary	Secondary	College	Private
<p><b>9 Selhurst Nursery School and Children's Centre</b> Ofsted Rating: Good   Pupils: 54   Distance:0.39</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Broadmead Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Elmwood Infant School</b> Ofsted Rating: Good   Pupils: 389   Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Elmwood Junior School</b> Ofsted Rating: Good   Pupils: 467   Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 St Chad's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 331   Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Arise Academy</b> Ofsted Rating: Not Rated   Pupils: 26   Distance:0.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Heavers Farm Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Beulah Infants' School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

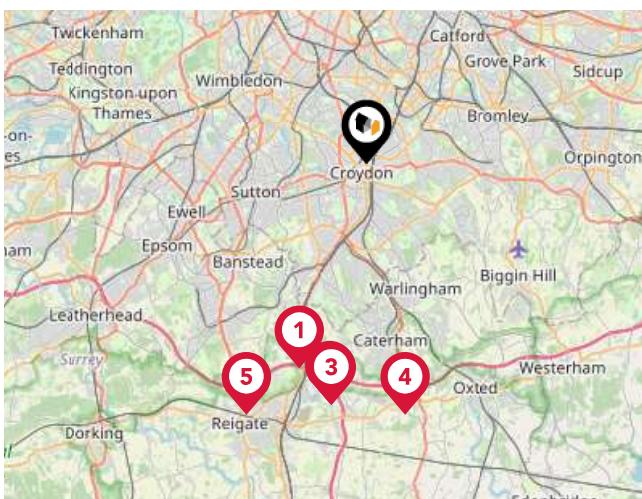
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Thornton Heath Rail Station	0.36 miles
2	Selhurst Rail Station	0.43 miles
3	Norwood Junction Rail Station	1.04 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J7	8.04 miles
2	M25 J7	9.06 miles
3	M23 J8	9.09 miles
4	M25 J6	9.42 miles
5	M25 J8	10.34 miles

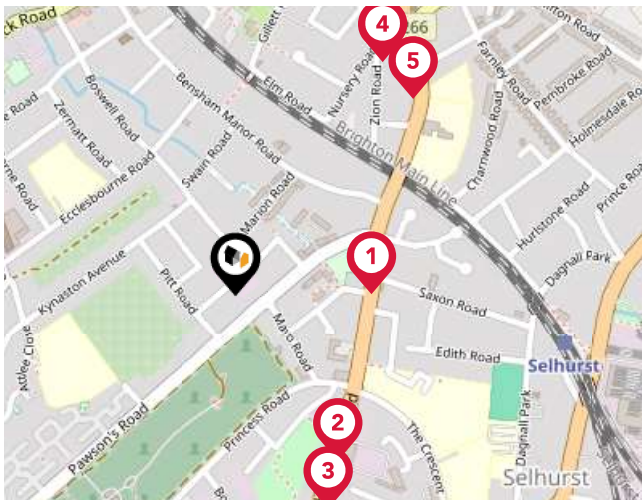


### Airports/HELIPADS

Pin	Name	Distance
1	Leaves Green	7.05 miles
2	Silvertown	9.91 miles
3	Heathrow Airport Terminal 4	15.79 miles
4	Heathrow Airport	16.32 miles

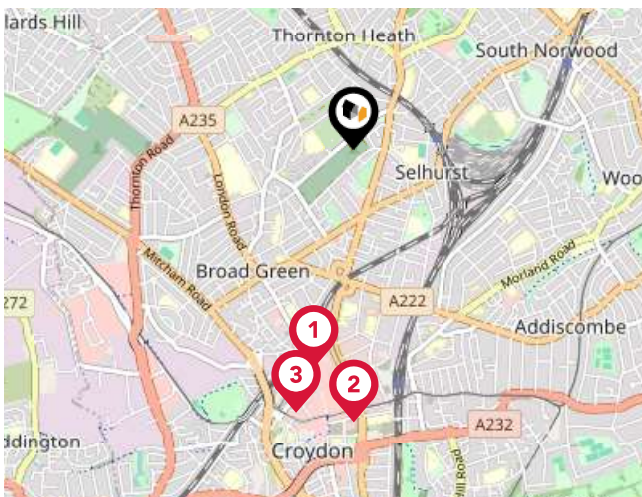
# Area

## Transport (Local)



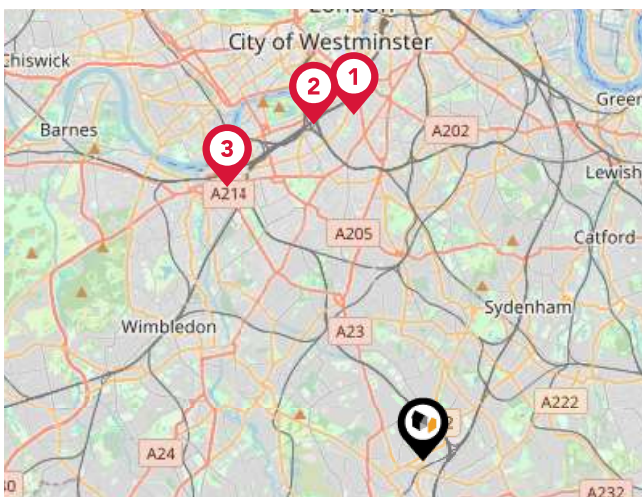
### Bus Stops/Stations

Pin	Name	Distance
1	Pawsons Road	0.16 miles
2	The Crescent Selhurst	0.22 miles
3	Beaconsfield Road Legacy Youth Zone	0.27 miles
4	Nursery Road	0.32 miles
5	Talbot Road Thornton Heath	0.31 miles



### Local Connections

Pin	Name	Distance
1	West Croydon Tram Stop	1.03 miles
2	Wellesley Road Tram Stop	1.26 miles
3	Centrale Tram Stop	1.25 miles



### Ferry Terminals

Pin	Name	Distance
1	Vauxhall St. George Wharf Pier	6.53 miles
2	Battersea Power Station Pier	6.54 miles
3	Plantation Wharf Pier	6.22 miles

# Landwood Group

## Data Quality

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