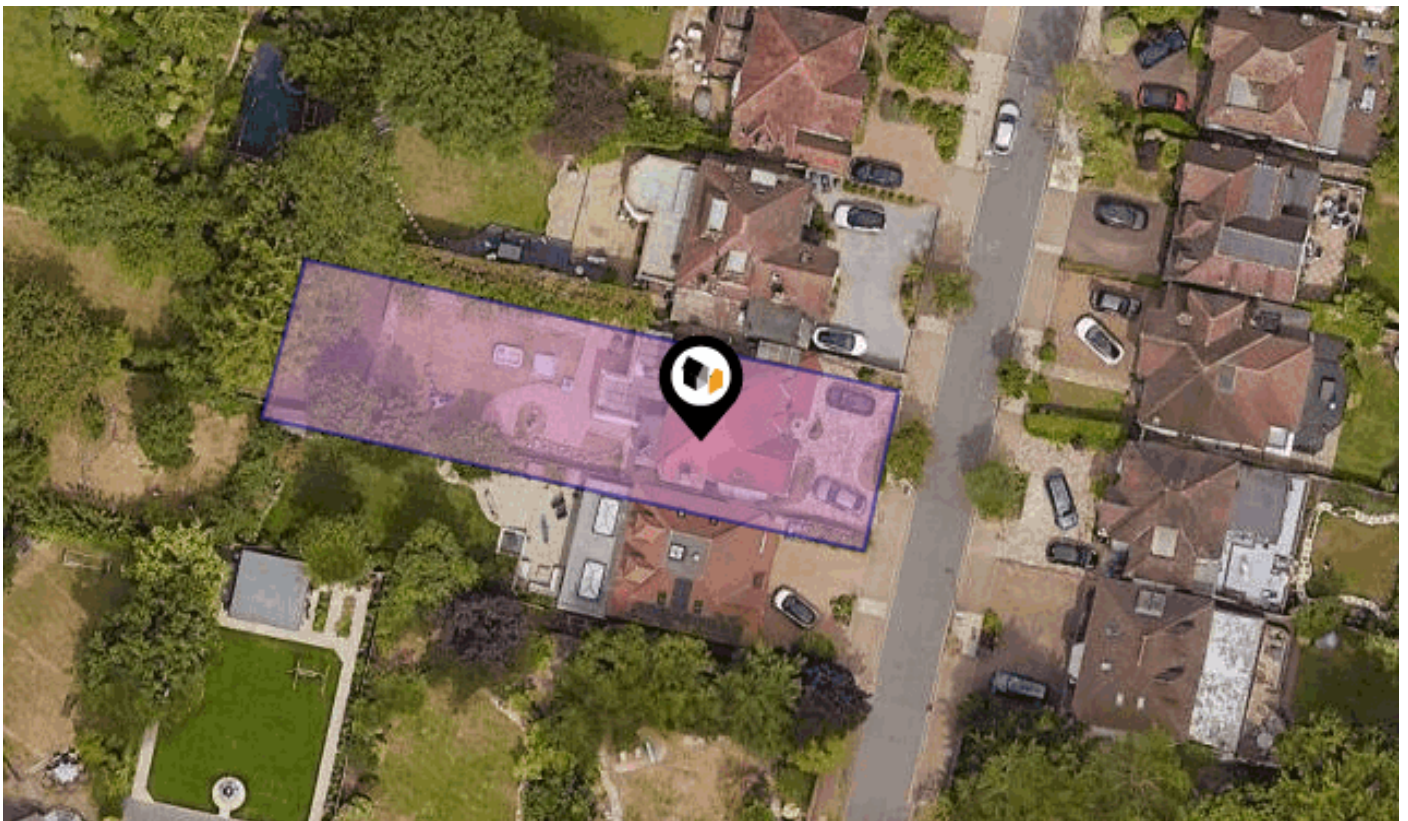




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 29th October 2025



3, DUKES AVENUE, EDGWARE, HA8 7RZ

Landwood Group

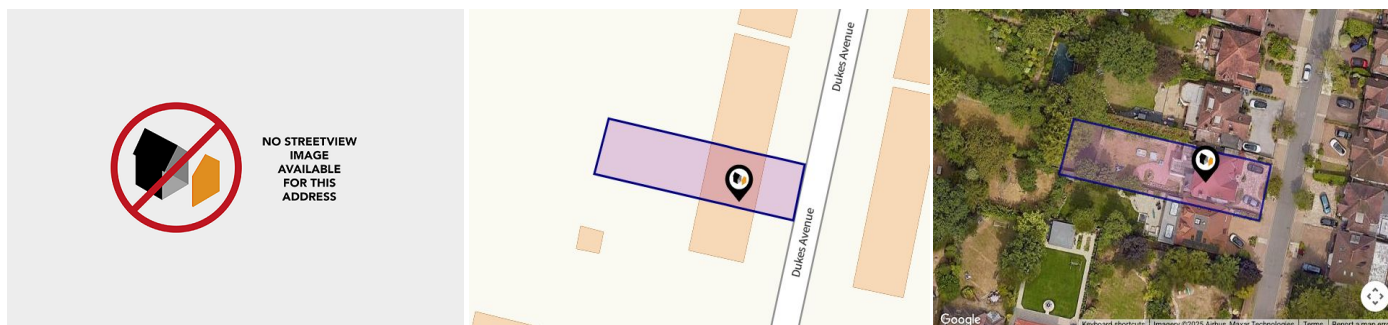
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,906 ft ² / 270 m ²
Plot Area:	0.18 acres
Council Tax :	Band H
Annual Estimate:	£4,792
Title Number:	P94327
UPRN:	100021244992

Last Sold Date:	16/01/1995
Last Sold Price:	£282,500
Last Sold £/ft ² :	£97
Tenure:	Freehold

Local Area

Local Authority:	Harrow
Conservation Area:	Canons Park Estate Conservation Area

Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	33 mb/s	1800 mb/s

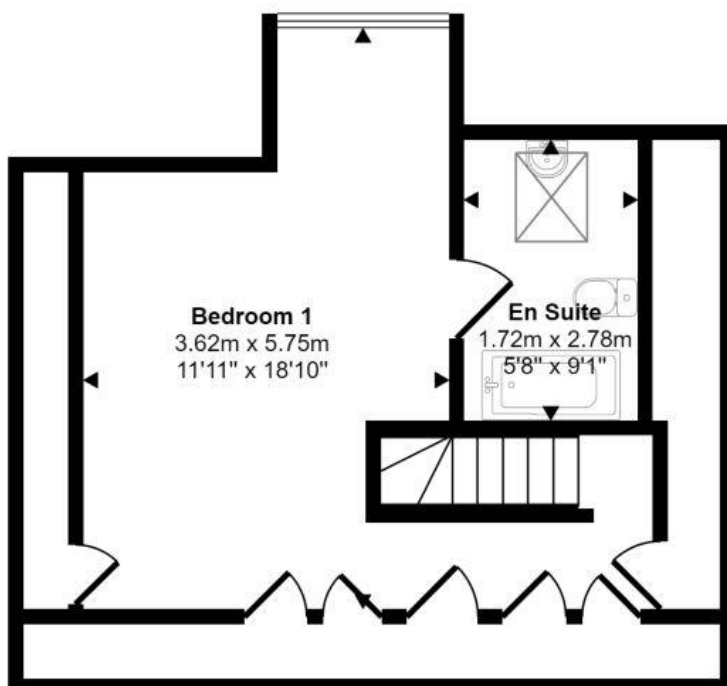
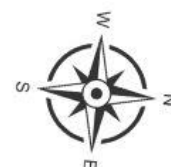
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



3, DUKES AVENUE, EDGWARE, HA8 7RZ



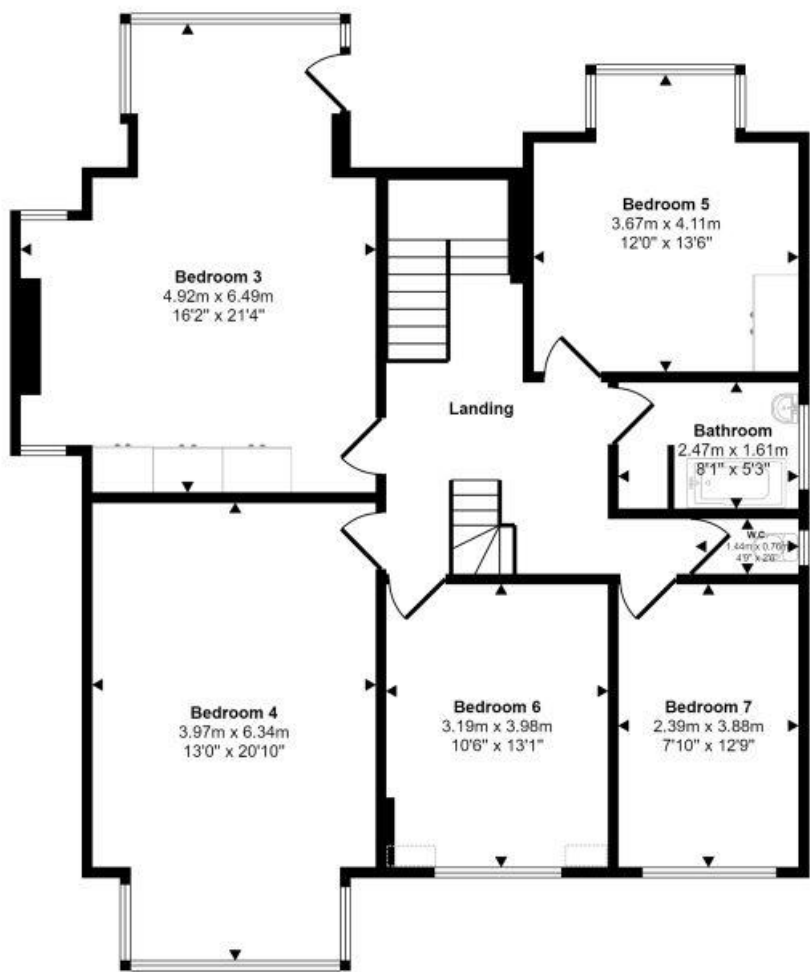
Second Floor

Approx 38 sq m / 408 sq ft

 Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

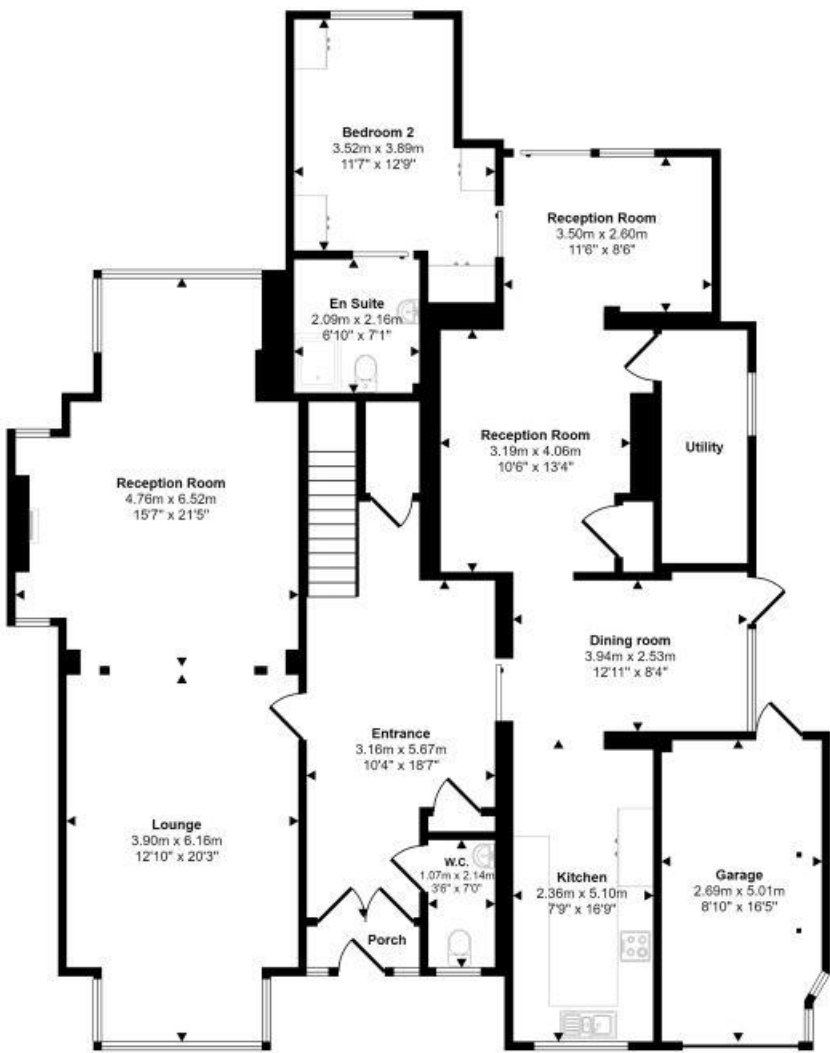
3, DUKES AVENUE, EDGWARE, HA8 7RZ



First Floor
Approx 109 sq m / 1178 sq ft

 Denotes head height below 1.5m
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

3, DUKES AVENUE, EDGWARE, HA8 7RZ



Ground Floor

Approx 171 sq m / 1836 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Property
EPC - Certificate

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3 Dukes Avenue, HA8 7RZ

Energy rating

D

Valid until 03.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
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:	Suspended, no insulation (assumed)
Total Floor Area:	270 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.

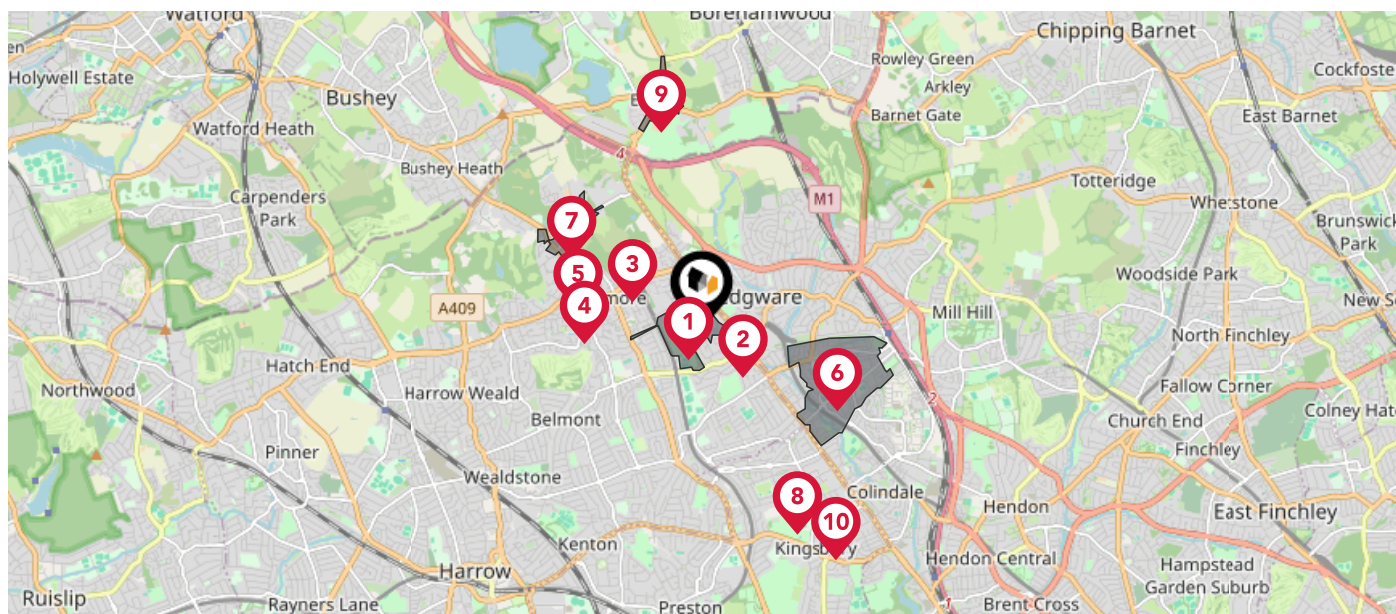
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

LANDWOOD
GROUP

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



Canons Park Estate Conservation Area



Edgware High Street



Kerry Avenue Conservation Area



Old Church Lane Conservation Area Stanmore



Stanmore Hill Conservation Area



Watling Estate



Little Common Conservation Area, Stanmore



Roe Green



Elstree Village



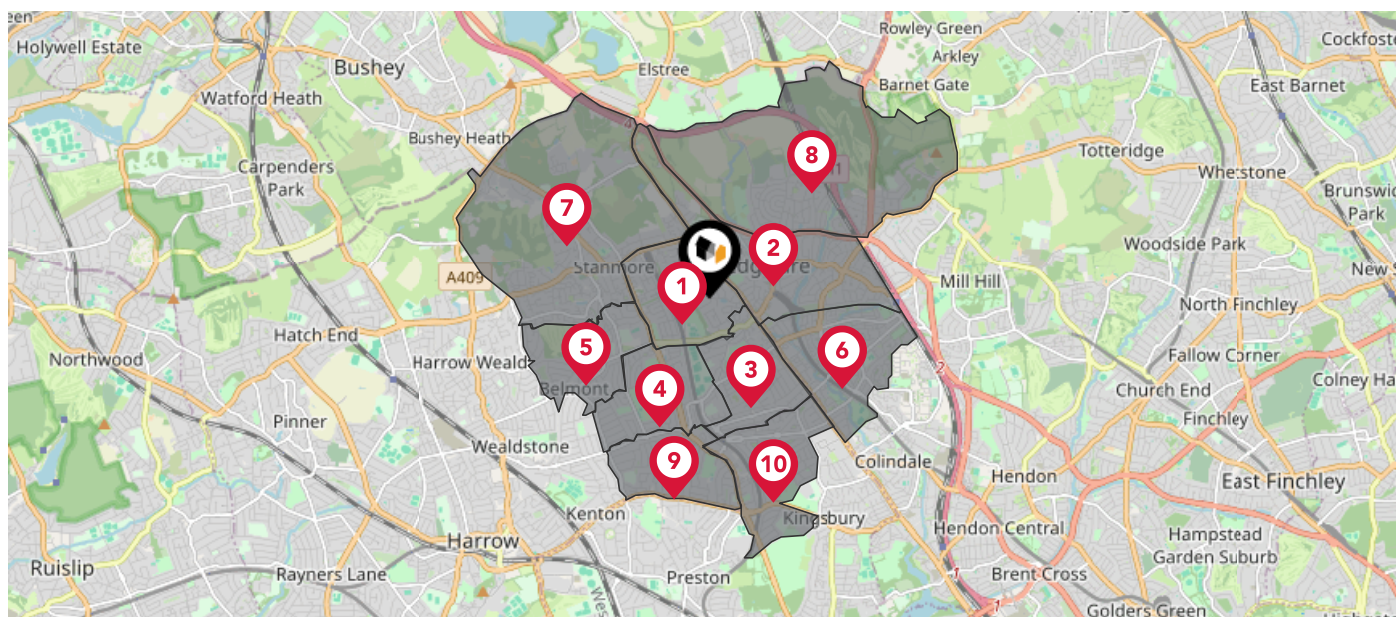
Buck Lane

Maps

Council Wards

LANDWOOD
GROUP

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



Canons Ward



Edgware Ward



Edgware Ward



Centenary Ward



Belmont Ward



Burnt Oak Ward



Stanmore Ward



Edgwarebury Ward

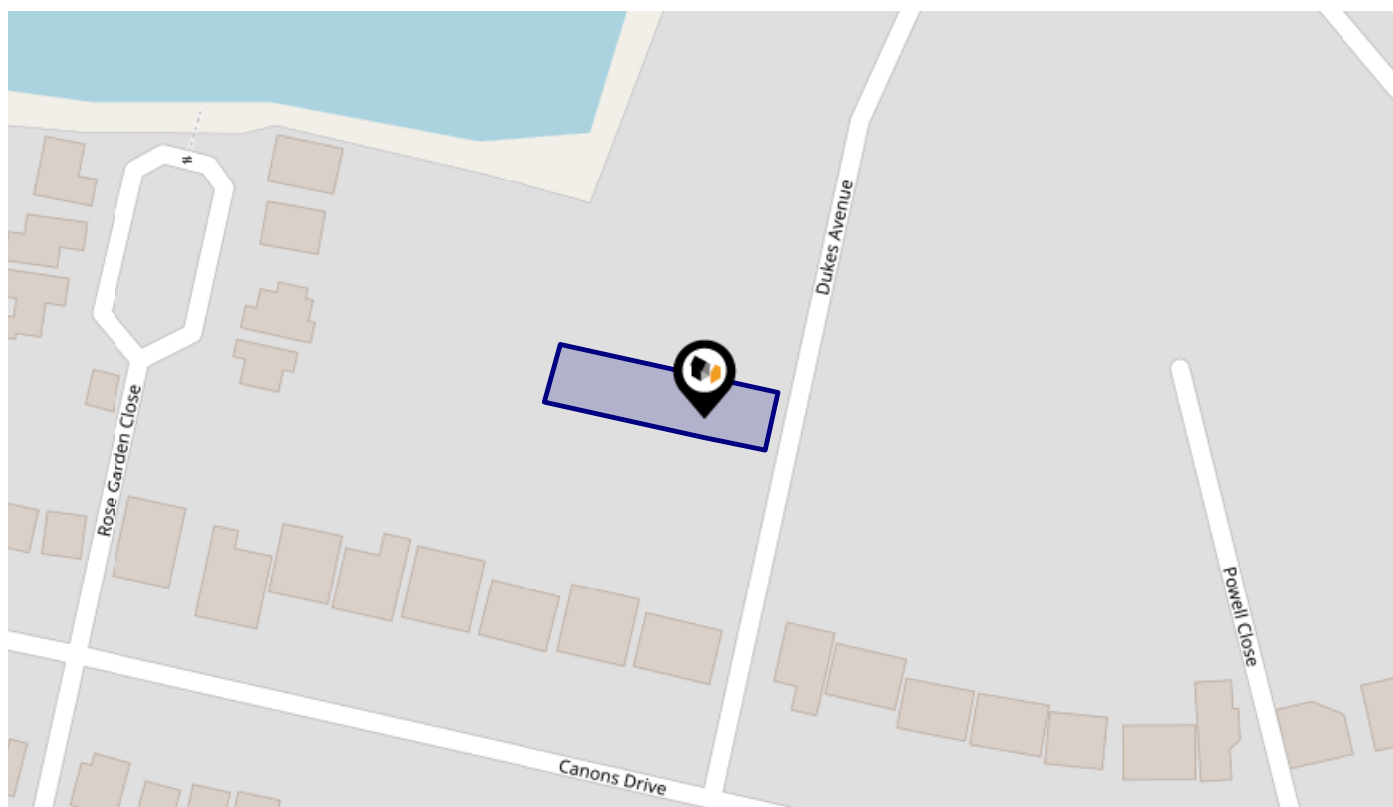


Kenton East Ward



Queensbury 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:

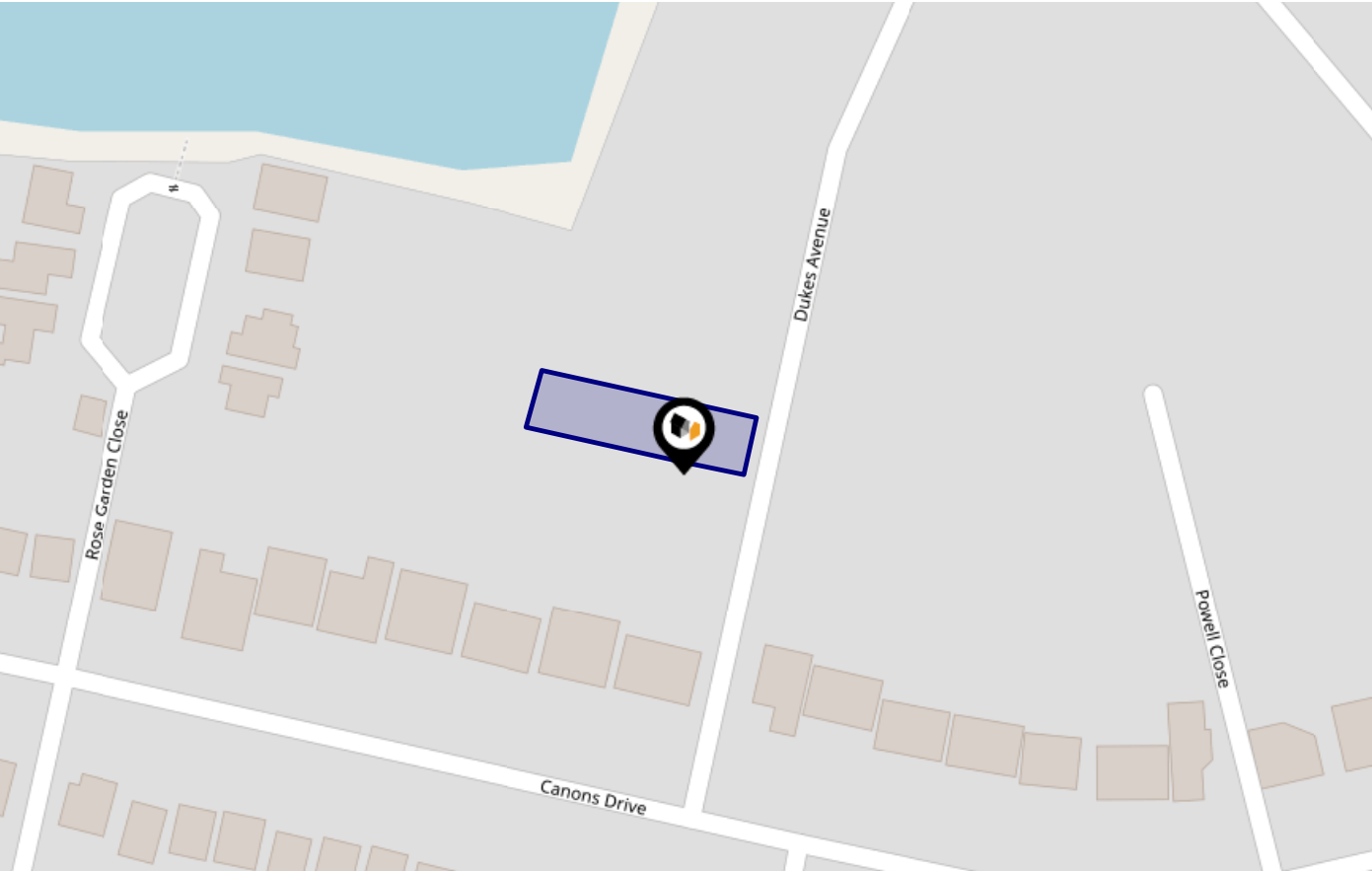
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

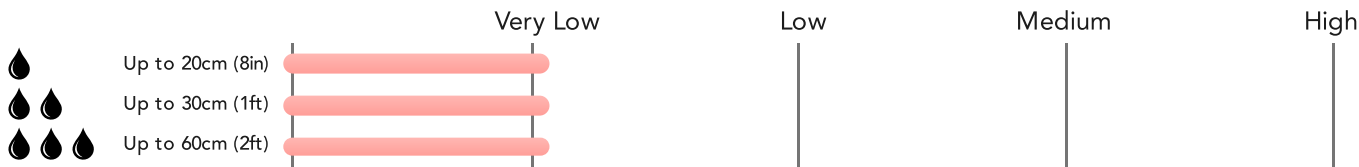


Risk Rating: Very low

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:

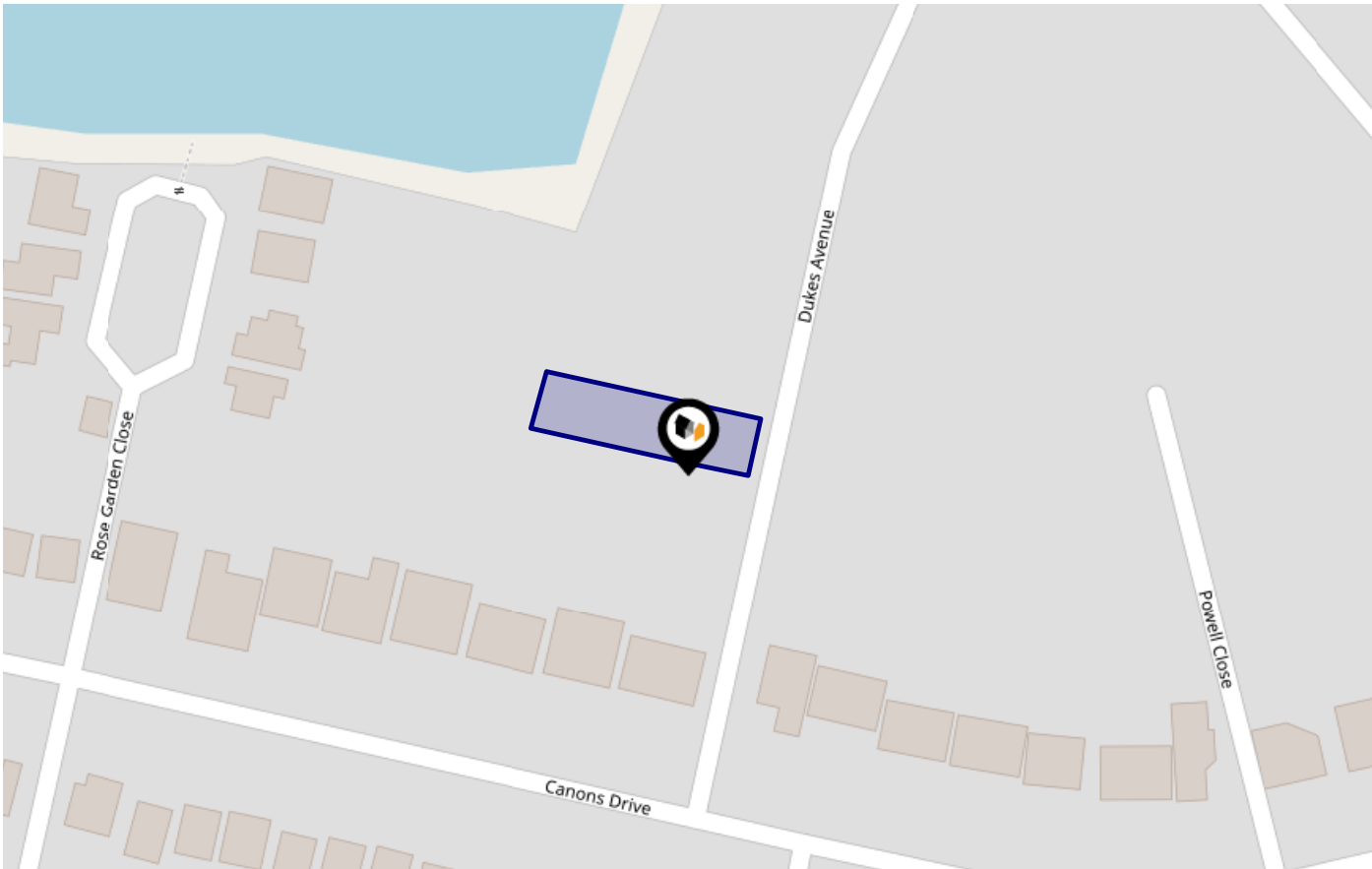


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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.

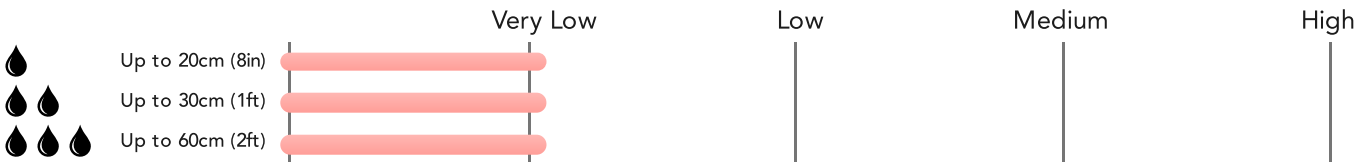


Risk Rating: Very low

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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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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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:



KPF - Key Property Facts

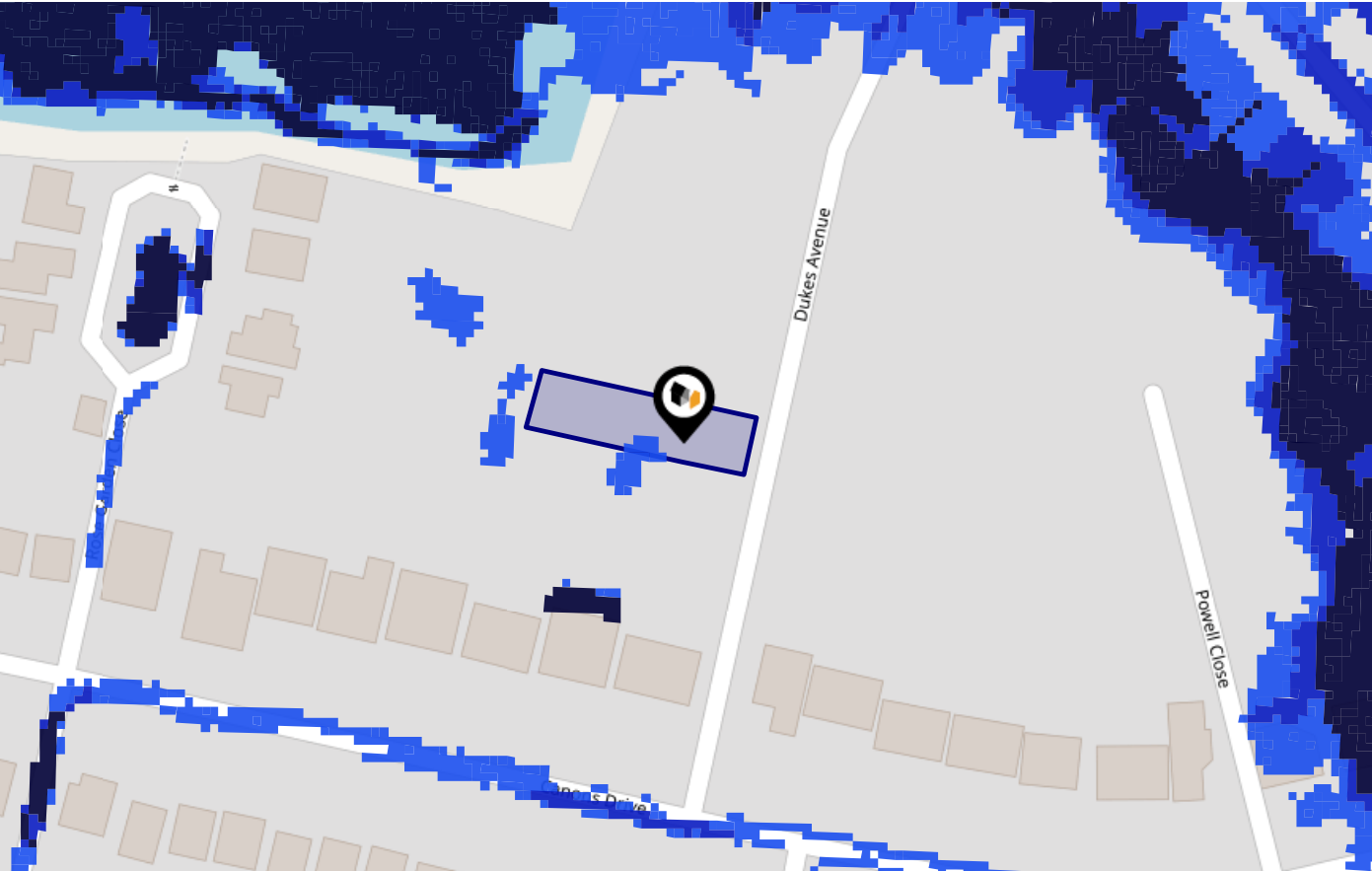
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apriift
Know any property instantly

Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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

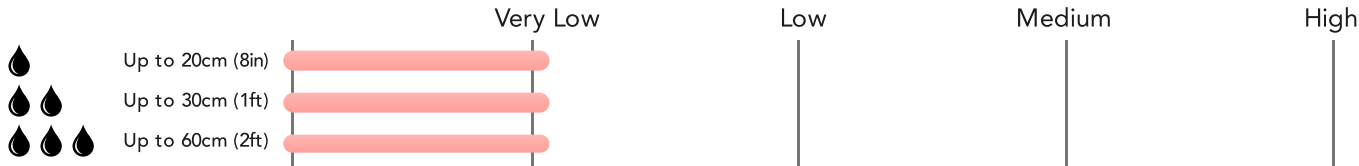


Risk Rating: Very low

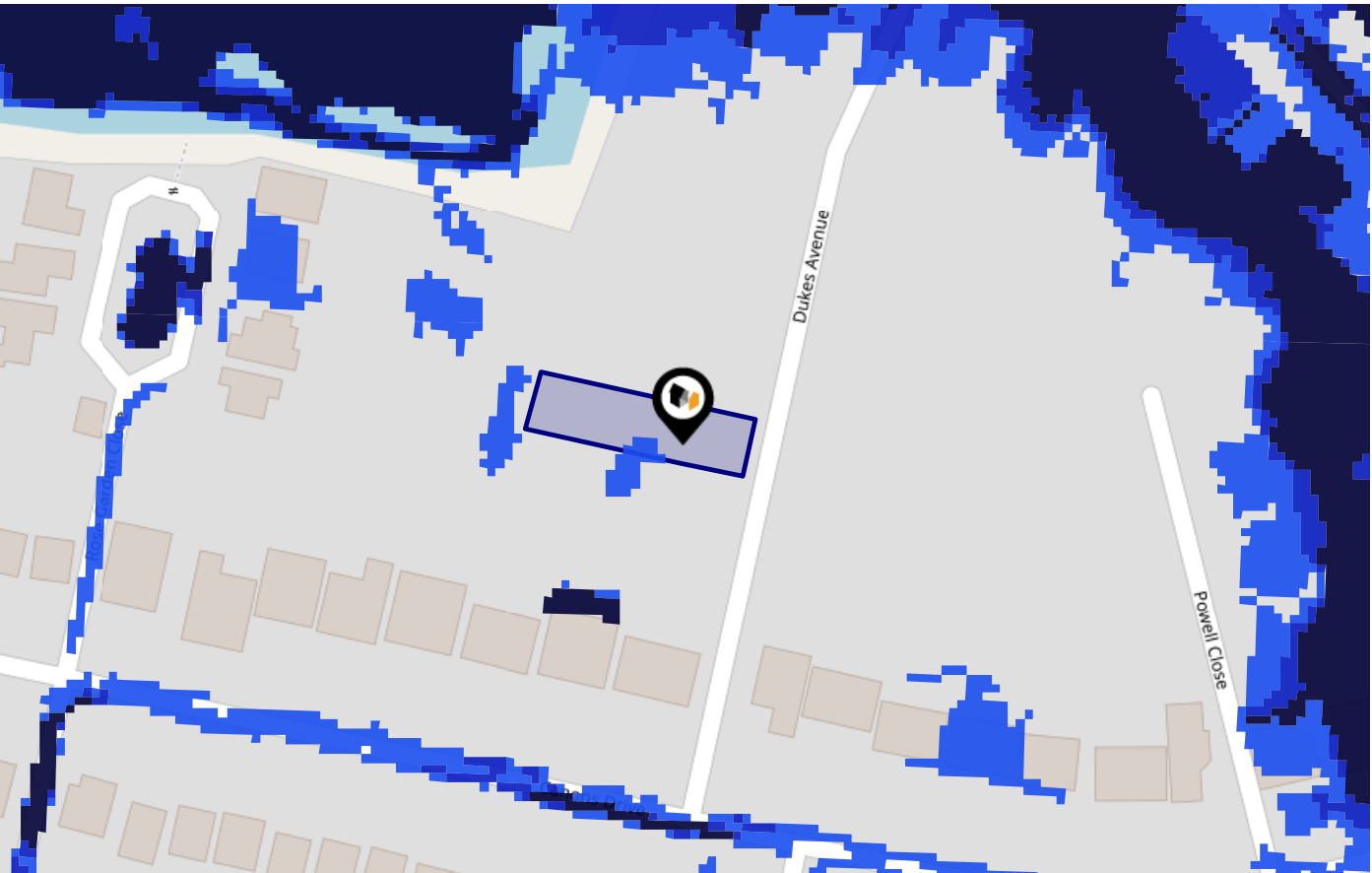
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

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.
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Chance of flooding to the following depths at this property:

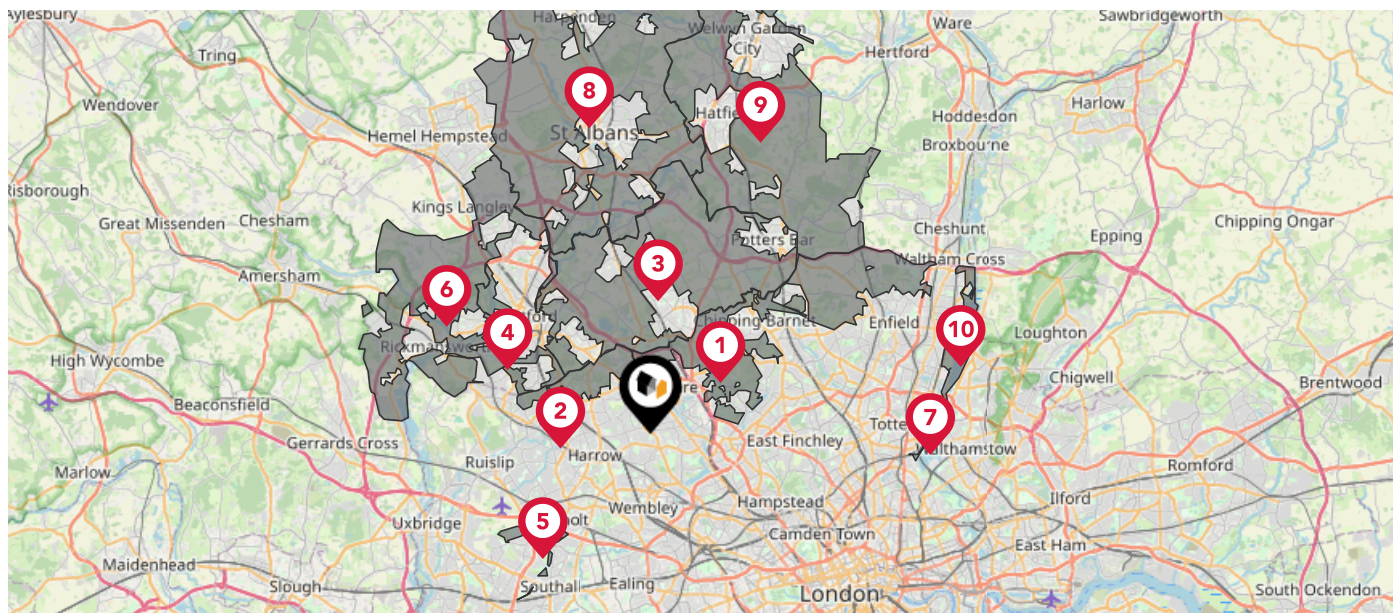


Maps

Green Belt

LANDWOOD
GROUP

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



Nearby Green Belt Land

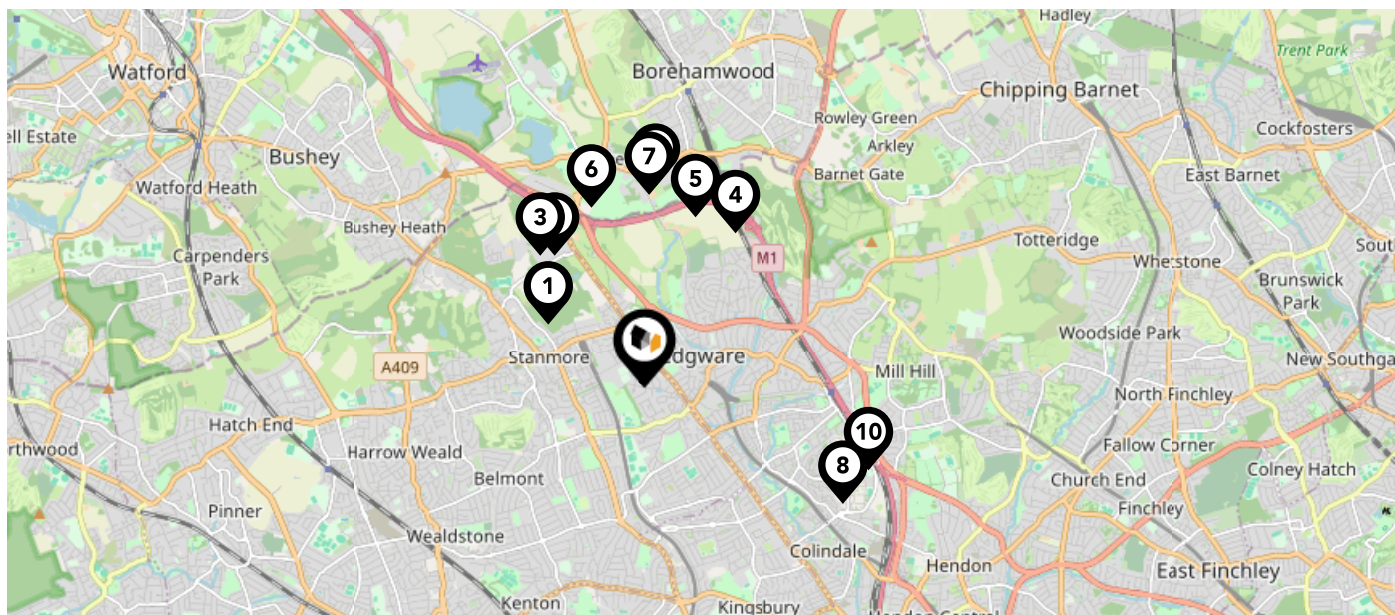
- 1 London Green Belt - Barnet
- 2 London Green Belt - Harrow
- 3 London Green Belt - Hertsmere
- 4 London Green Belt - Watford
- 5 London Green Belt - Ealing
- 6 London Green Belt - Three Rivers
- 7 London Green Belt - Haringey
- 8 London Green Belt - St Albans
- 9 London Green Belt - Welwyn Hatfield
- 10 London Green Belt - Enfield

Maps

Landfill Sites

LANDWOOD
GROUP

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

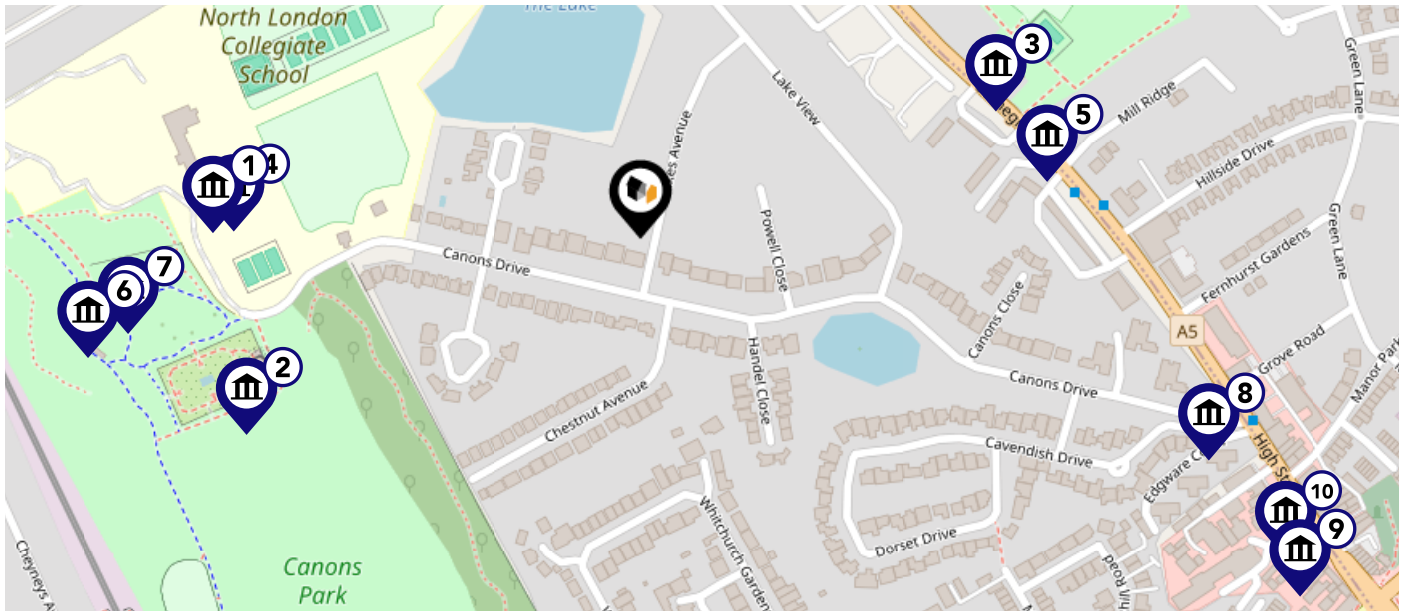
1	Wood Farm, Stanmore-Wood Lane, Stanmore, Middx	Historic Landfill	
2	Brockley Hill Farm, Stanmore-Stanmore, Brockley Hill, Middlesex	Historic Landfill	
3	Royal National Orthopaedic Hospital-Royal National Orthopaedic	Historic Landfill	
4	Land at Stratchwood-Scratchwood, off M1, Mill Hill, London NW7	Historic Landfill	
5	EA/EPR/CP3491NE/V003 - Cyril Hepburn	Active Landfill	
6	Edwarebury House Farm-Elstree	Historic Landfill	
7	The Marians No.1-Barnet Lane, Elstree, Hertfordshire	Historic Landfill	
8	Lanacre Avenue - Quakers Course-Grahame Park Estate	Historic Landfill	
9	The Marians-Barnet Lane, Elstree, Hertfordshire	Historic Landfill	
10	K Garage-Bunns Lane, Edgware, Mill Hill NW7	Historic Landfill	

Maps

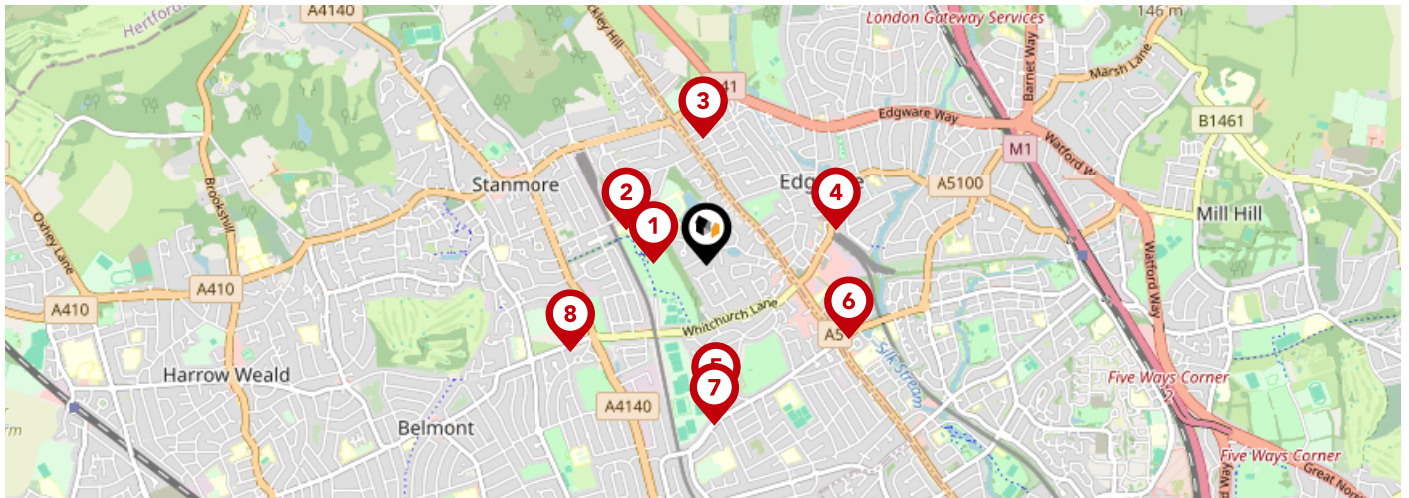
Listed Buildings

LANDWOOD
GROUP

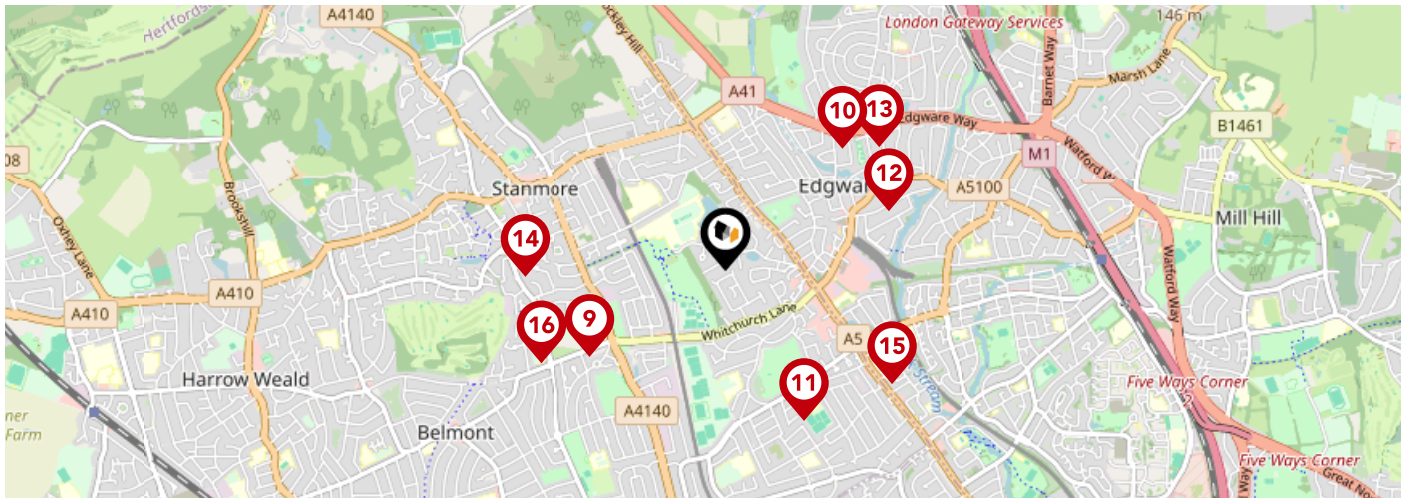
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1286403 - Main Building, Formerly Canons House, North London Collegiate School	Grade II	0.2 miles
 1079738 - Wall Enclosing George V Memorial Garden In Connons Park	Grade II	0.2 miles
 1064820 - Days Almshouses	Grade II	0.2 miles
 1079737 - Screen Walls, Terraces, Retaining Walls, Balustrades, Garden Steps And Rotunda To Former Canons House, Now North London Collegiate School	Grade II	0.2 miles
 1064819 - Barn Immediately To The South Of Nicoll's Farm	Grade II	0.2 miles
 1192924 - Wall Enclosing Garden To North West Of George V Memorial Garden In Canons Park	Grade II	0.3 miles
 1079739 - Garden Temple, Supporting Walls And Raised Paved Area In Canons Park	Grade II	0.3 miles
 1079736 - Pair Of Gate Piers At Entrance To Road From The High Street	Grade II	0.4 miles
 1358607 - 97, High Street	Grade II	0.4 miles
 1261543 - Pair Of Telephone Kiosks The Bee Hive	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	North London Collegiate School Ofsted Rating: Not Rated Pupils: 1101 Distance:0.24	☐	☐	☒	☐	☐
2	Aylward Primary School Ofsted Rating: Good Pupils: 530 Distance:0.4	☐	☒	☐	☐	☐
3	London Academy Ofsted Rating: Good Pupils: 1729 Distance:0.58	☐	☒	☒	☐	☐
4	Edgware Jewish Girls - Beis Chinuch Ofsted Rating: Requires improvement Pupils: 285 Distance:0.62	☐	☒	☐	☐	☐
5	Woodlands School Ofsted Rating: Outstanding Pupils: 136 Distance:0.65	☐	☒	☐	☐	☐
6	Edgware Primary School Ofsted Rating: Good Pupils: 455 Distance:0.74	☐	☒	☐	☐	☐
7	Camrose Primary With Nursery Ofsted Rating: Good Pupils: 419 Distance:0.74	☐	☒	☐	☐	☐
8	Whitchurch Primary School & Nursery Ofsted Rating: Good Pupils: 853 Distance:0.75	☐	☒	☐	☐	☐

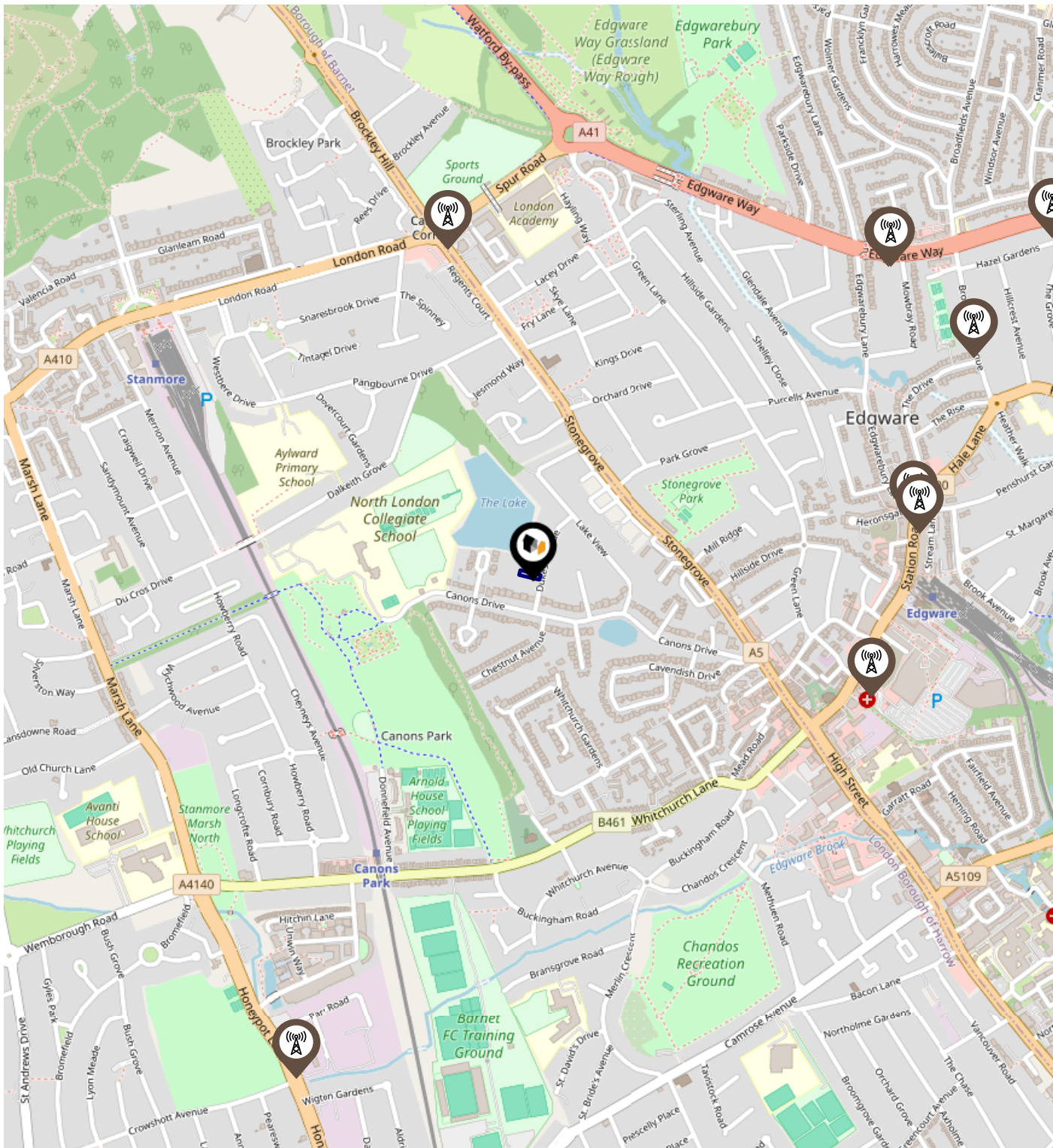


		Nursery	Primary	Secondary	College	Private
	Avanti House School Ofsted Rating: Good Pupils: 1189 Distance:0.75	☐	☐	☒	☐	☐
	Tashbar of Edgware Ofsted Rating: Requires improvement Pupils: 213 Distance:0.78	☐	☒	☐	☐	☐
	Krishna Avanti Primary School Ofsted Rating: Good Pupils: 455 Distance:0.78	☐	☒	☐	☐	☐
	Beit Shvidler Primary School Ofsted Rating: Good Pupils: 227 Distance:0.8	☐	☒	☐	☐	☐
	Holland House School Ofsted Rating: Not Rated Pupils: 146 Distance:0.91	☐	☒	☐	☐	☐
	Stanmore College Ofsted Rating: Good Pupils:0 Distance:0.92	☐	☐	☒	☐	☐
	Northgate School Ofsted Rating: Outstanding Pupils: 10 Distance:0.93	☐	☐	☒	☐	☐
	Stanburn Primary School Ofsted Rating: Good Pupils: 702 Distance:0.95	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

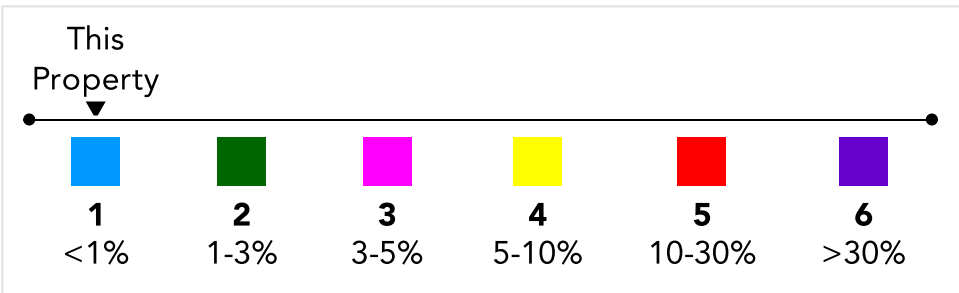
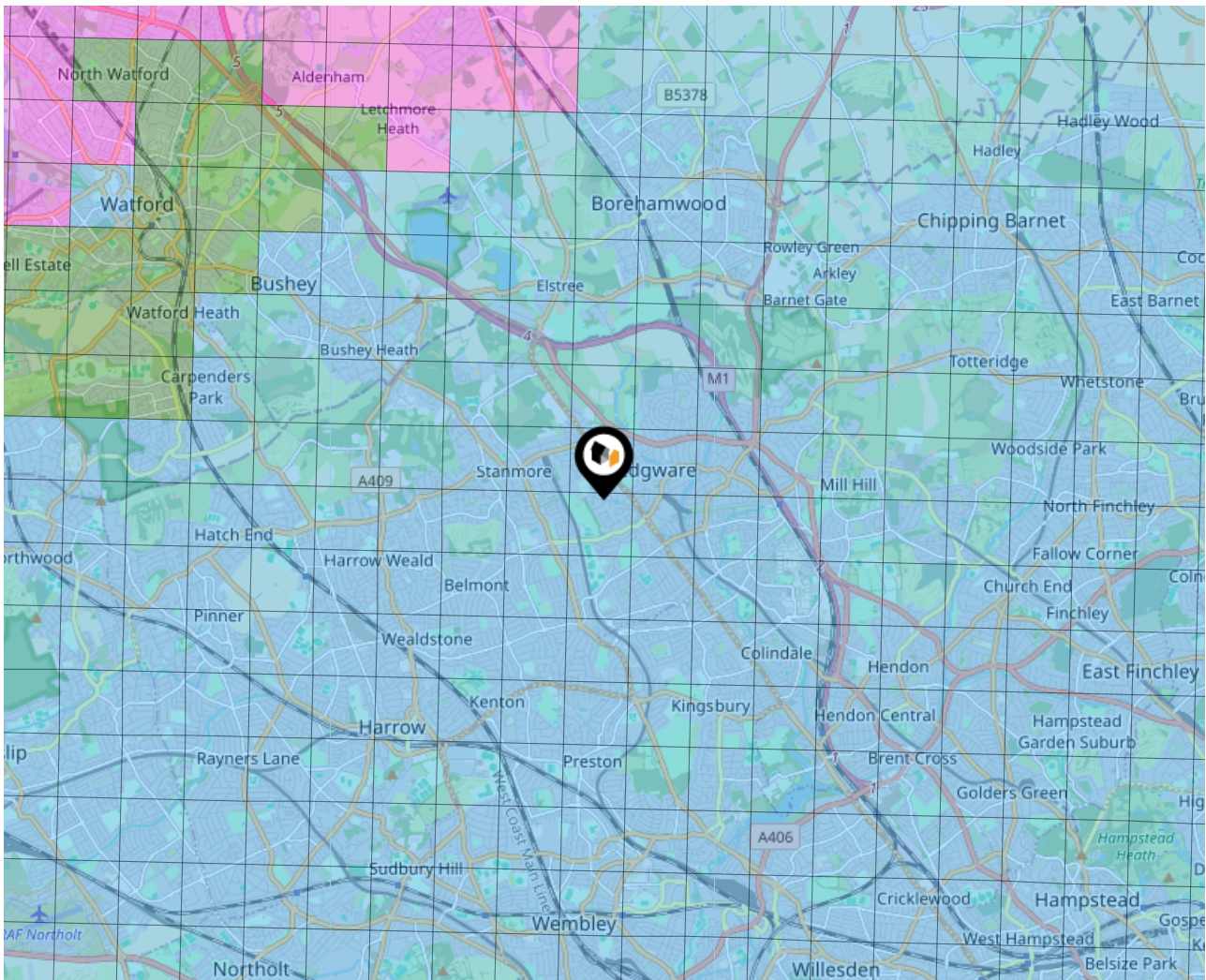


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

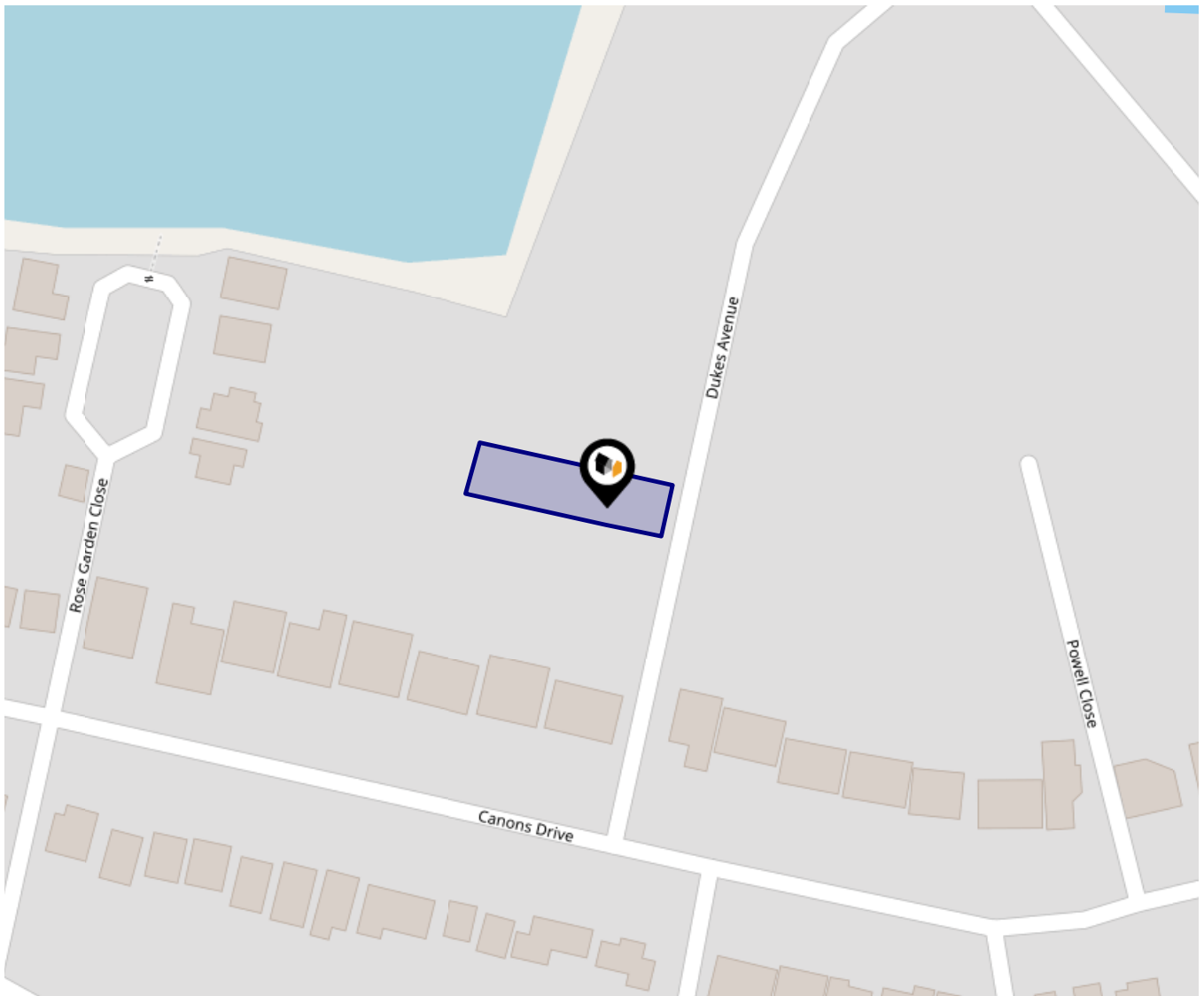
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

LANDWOOD
GROUP



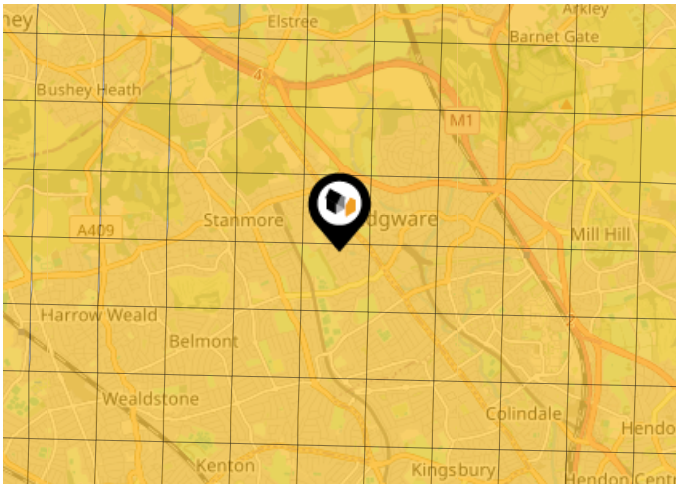
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



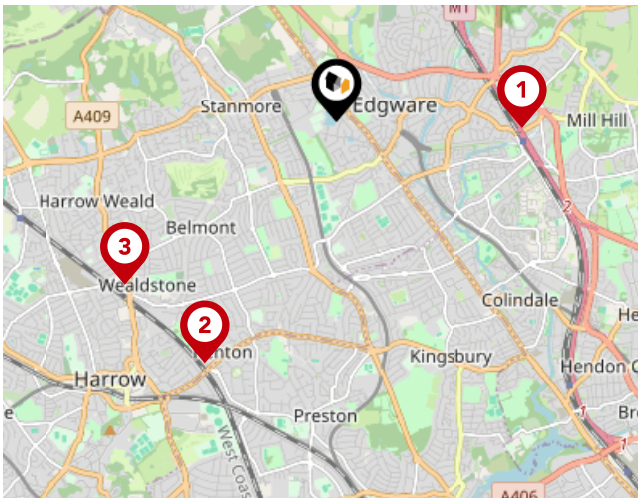
Primary Classifications (Most Common Clay Types)

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

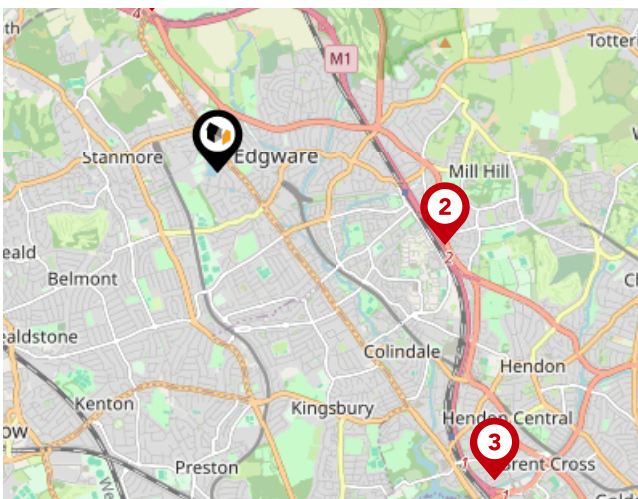
Transport (National)

LANDWOOD
GROUP



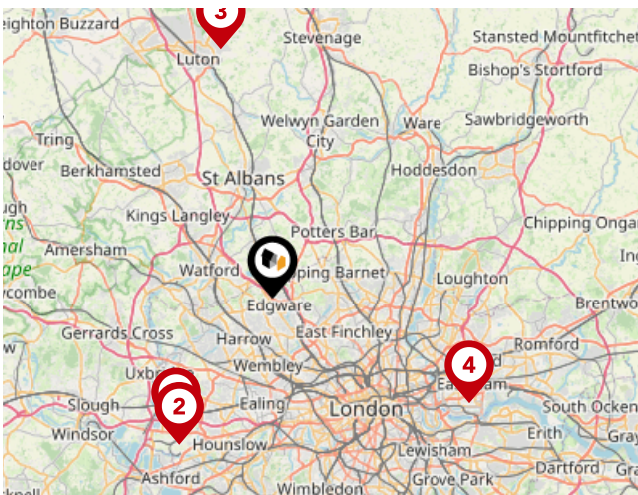
National Rail Stations

Pin	Name	Distance
1	Mill Hill Broadway	1.71 miles
2	Kenton Station	2.52 miles
3	Harrow & Wealdstone Station	2.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J4	1.61 miles
2	M1 J2	2.2 miles
3	M1 J1	3.82 miles
4	M25 J23	5.62 miles
5	A1(M) J1	5.7 miles



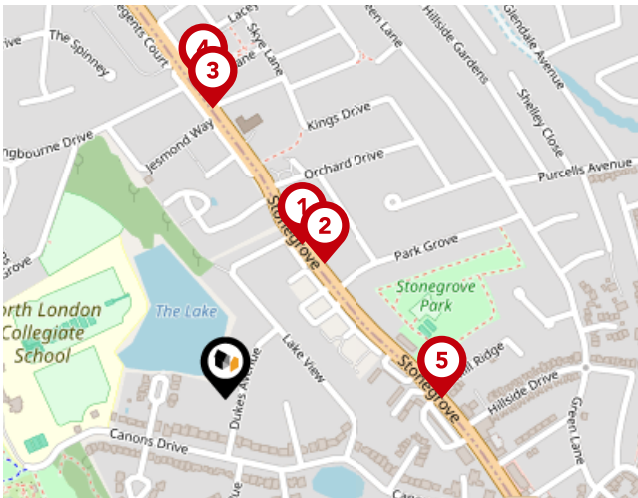
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.96 miles
2	Heathrow Airport Terminal 4	12.66 miles
3	Luton Airport	18.75 miles
4	Silvertown	16.48 miles

Area

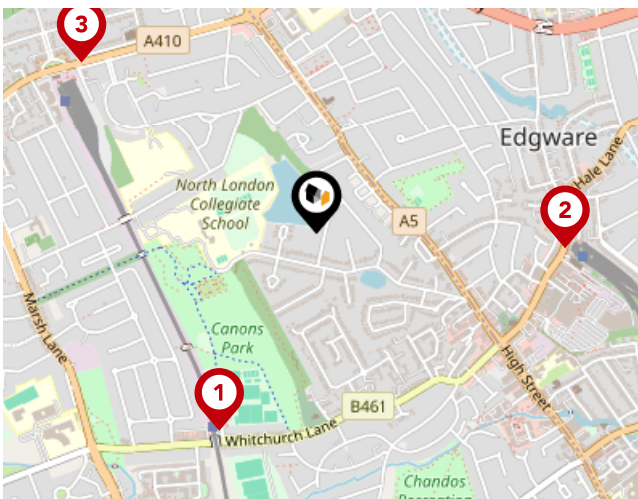
Transport (Local)

LANDWOOD
GROUP



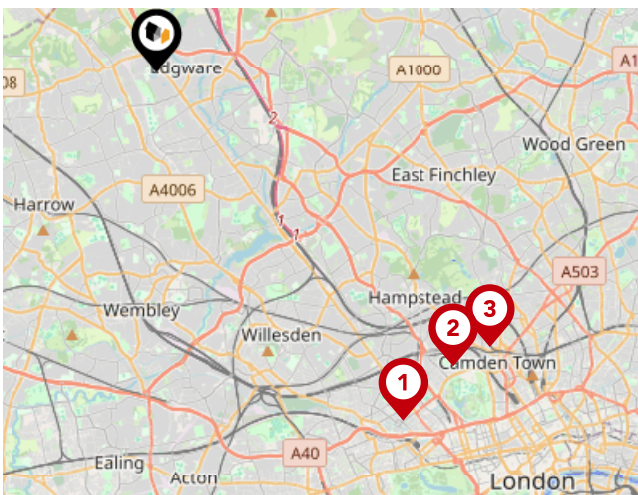
Bus Stops/Stations

Pin	Name	Distance
1	Park Grove	0.2 miles
2	Park Grove	0.19 miles
3	Farnsworth Drive	0.34 miles
4	Farnsworth Drive	0.36 miles
5	Mill Ridge	0.25 miles



Local Connections

Pin	Name	Distance
1	Canons Park	0.51 miles
2	Edgware Station	0.57 miles
3	Stanmore Station	0.67 miles



Ferry Terminals

Pin	Name	Distance
1	Little Venice Waterbus Stop	7.87 miles
2	London Zoo Waterbus Stop	7.71 miles
3	Camden Lock Waterbus	7.95 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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