

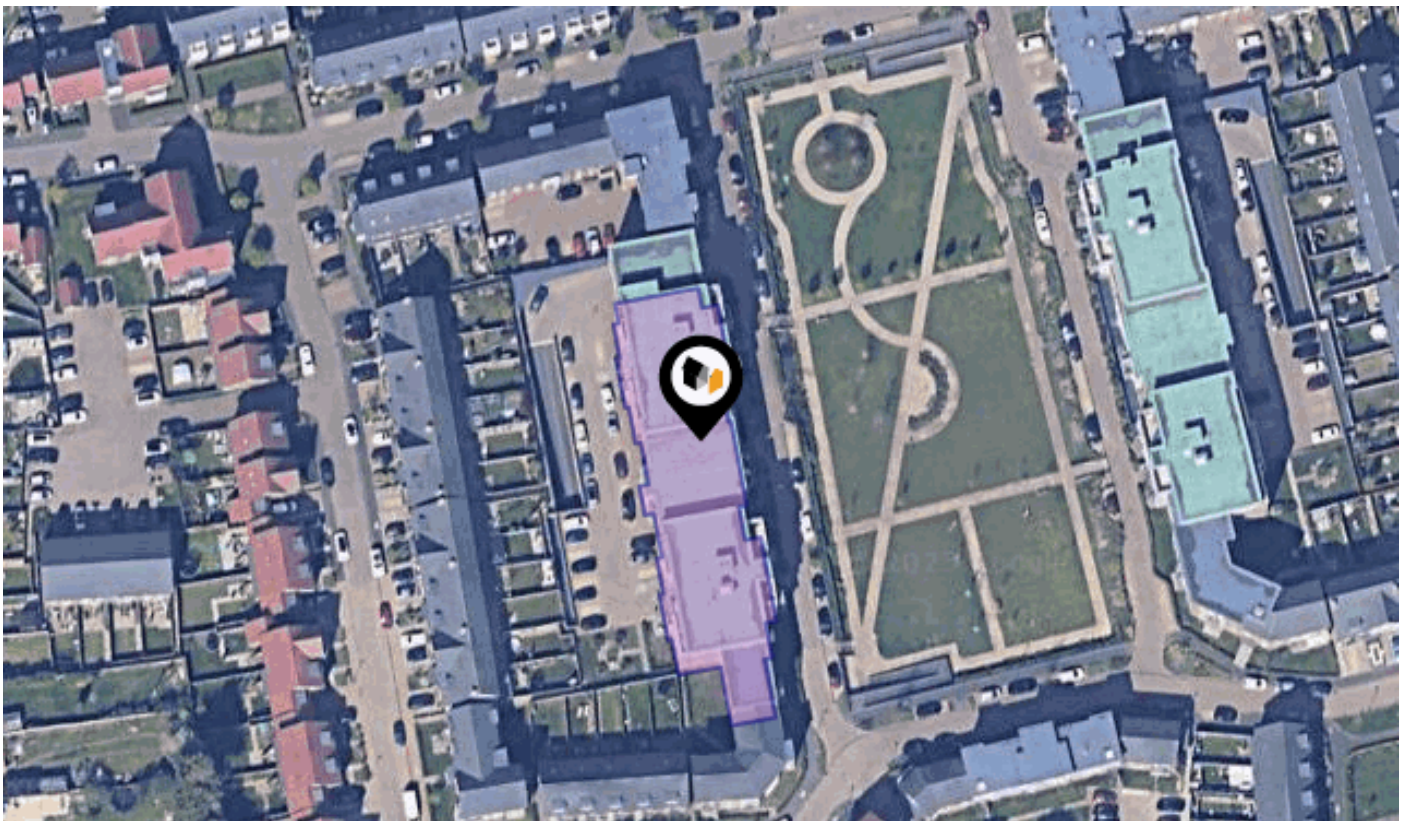


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd September 2025



**FLAT 62, KESTREL COURT, 4, HERON WAY, MAIDENHEAD,
SL6 8DJ**

Avocado Property

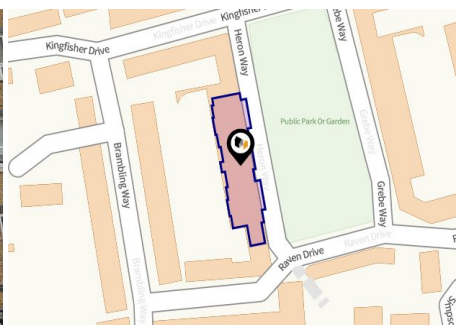
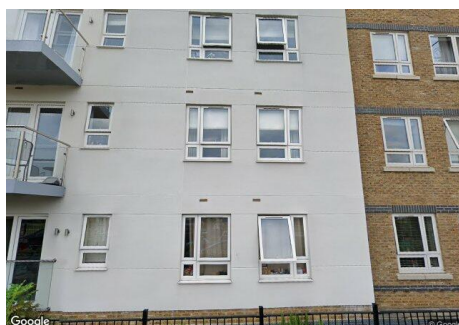
Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	24/11/2022
Bedrooms:	2	Last Sold Price:	£325,000
Floor Area:	678 ft ² / 63 m ²	Last Sold £/ft ² :	£479
Plot Area:	0.29 acres	Tenure:	Leasehold
Council Tax :	Band D	Start Date:	16/06/2016
Annual Estimate:	£1,824	End Date:	01/01/2114
Title Number:	BK478232	Lease Term:	99 years from 1 January 2015
UPRN:	10012332267	Term Remaining:	88 years

Local Area

Local Authority:	Windsor and Maidenhead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11	1800
mb/s	mb/s

Mobile Coverage: (based on calls indoors)



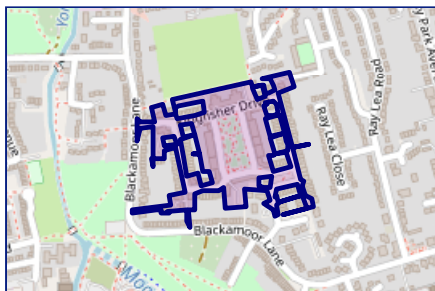
Satellite/Fibre TV Availability:



Property Multiple Title Plans

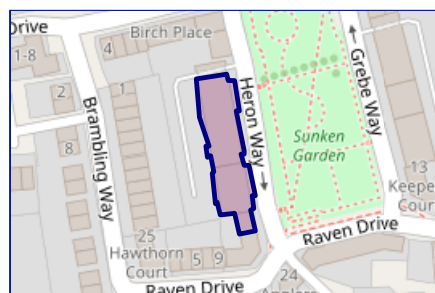


Freehold Title Plan



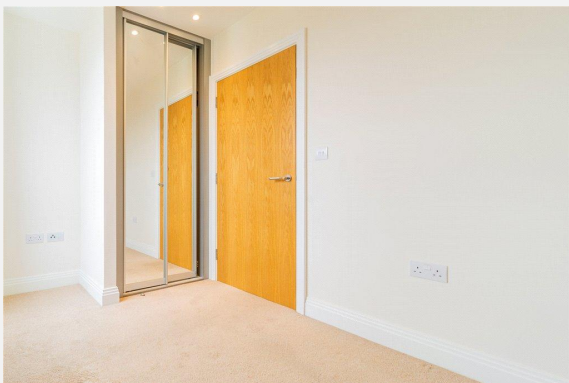
BK395105

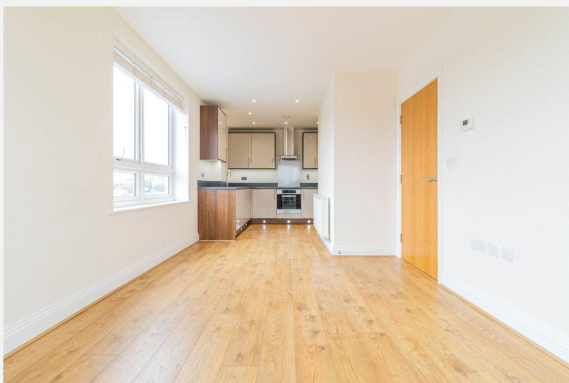
Leasehold Title Plan

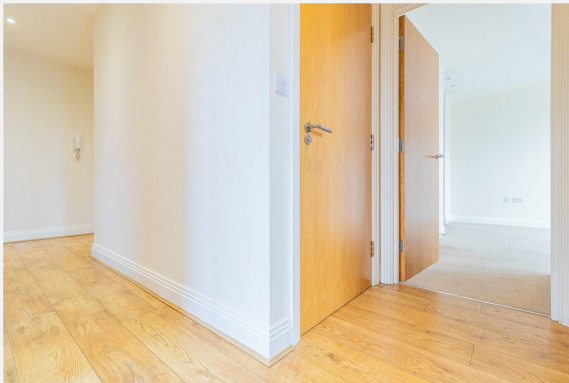


BK478232

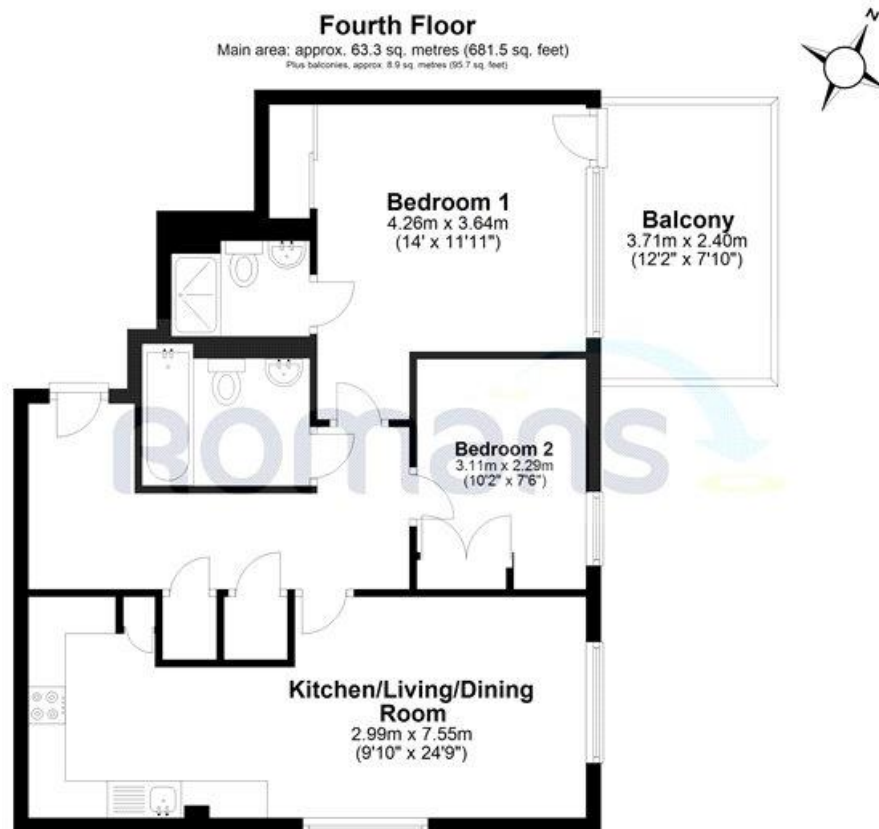
Start Date: 16/06/2016
End Date: 01/01/2114
Lease Term: 99 years from 1 January 2015
Term Remaining: 88 years







FLAT 62, KESTREL COURT, 4, HERON WAY, MAIDENHEAD, SL6 8DJ



Main area: Approx. 63.3 sq. metres (681.5 sq. feet)
Plus balconies, approx. 8.9 sq. metres (95.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Property EPC - Certificate



Flat 62 Kestral Court, 4, Heron Way, SL6 8DJ

Energy rating

C

Valid until 03.02.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

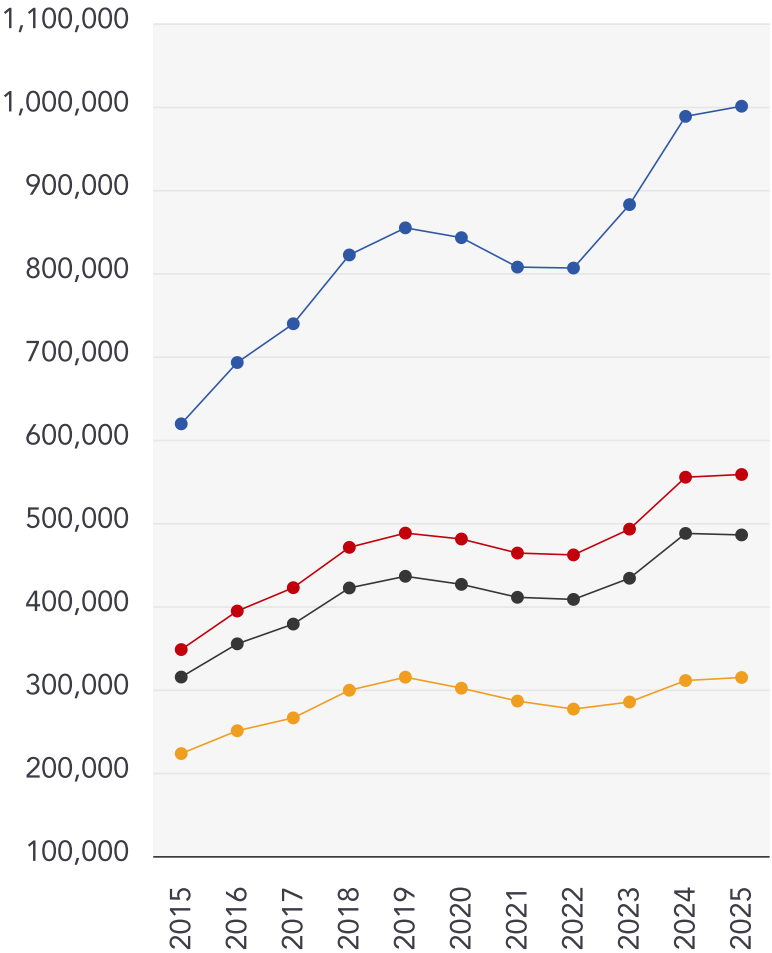
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	63 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SL6



Detached

+61.62%

Semi-Detached

+60.42%

Terraced

+54.19%

Flat

+40.97%

Maps

Coal Mining



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.

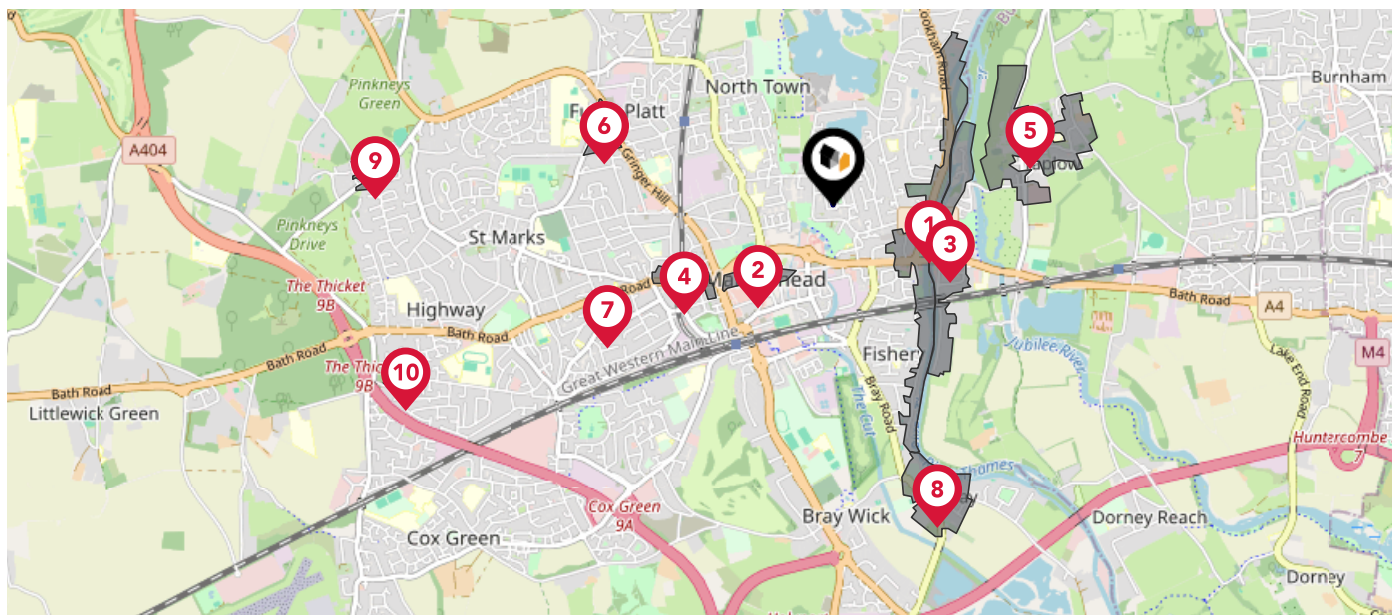
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

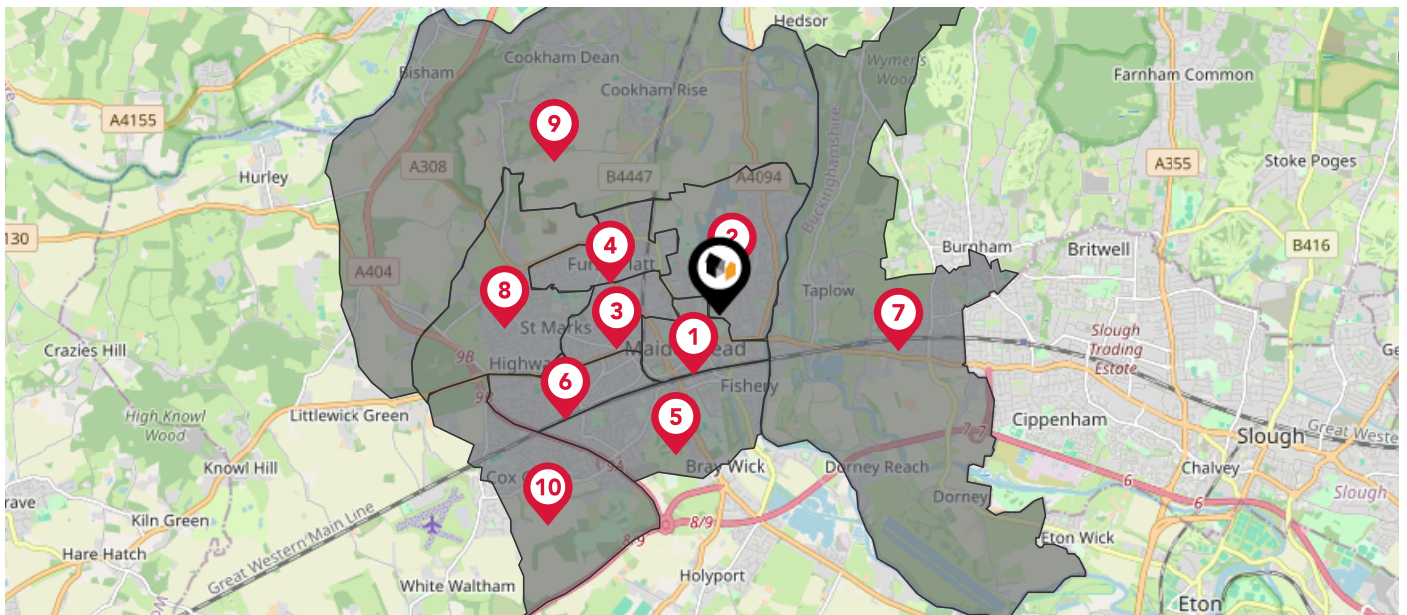
- 1 Maidenhead Riverside (inc Boulton Lock and Maidenhead Bridge)
- 2 Maidenhead Town Centre
- 3 Taplow Riverside
- 4 Castle Hill, Maidenhead
- 5 Taplow
- 6 Furze Platt Triangel
- 7 All Saints, Boyn Hill, Maidenhead
- 8 Bray Village
- 9 Pinkneys green
- 10 Altwood Roadm Maidenhead

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

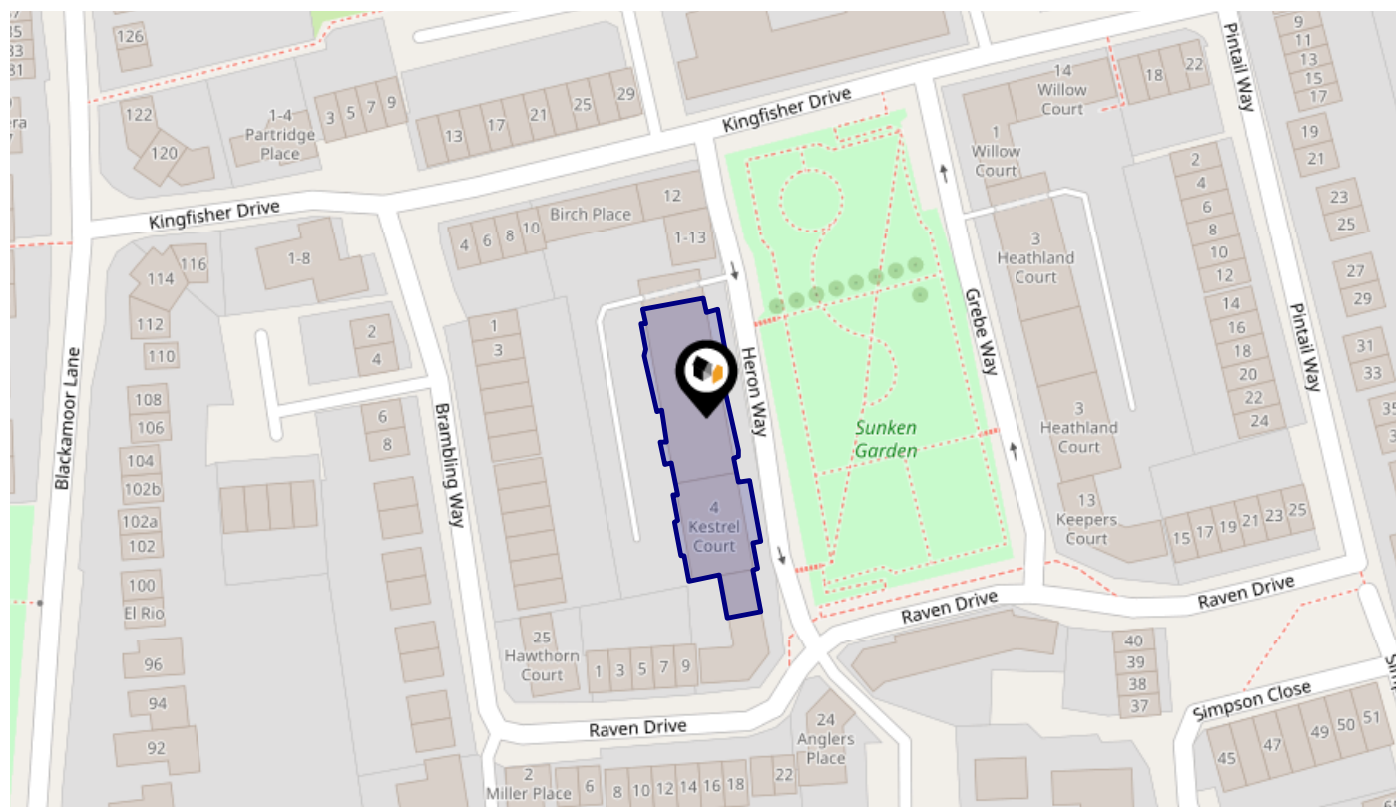
-  St. Mary's Ward
-  Riverside Ward
-  Belmont Ward
-  Furze Platt Ward
-  Oldfield Ward
-  Boyn Hill Ward
-  Cliveden Ward
-  Pinkneys Green Ward
-  Bisham & Cookham Ward
-  Cox Green Ward

Maps

Rail Noise



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:

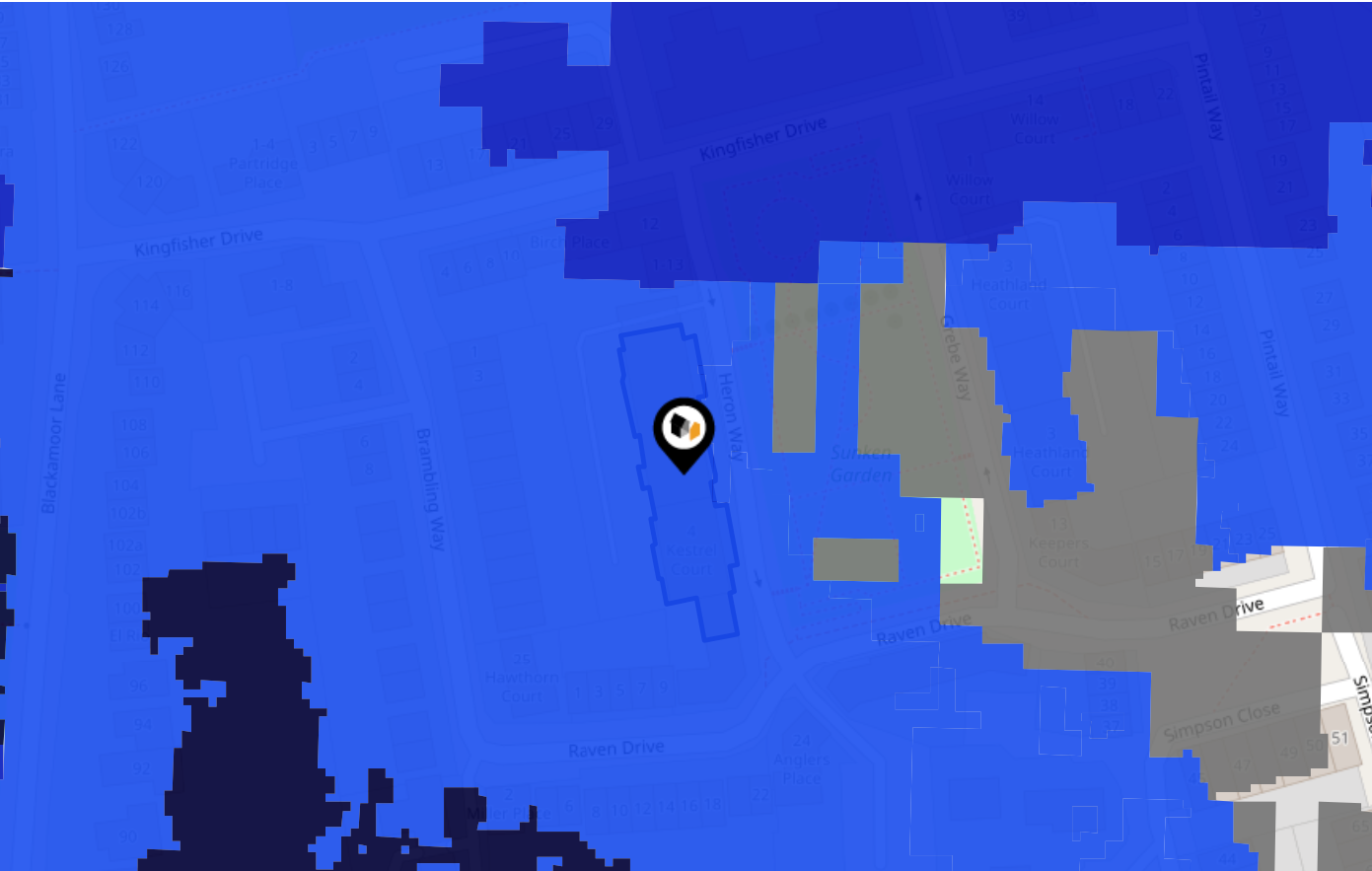
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

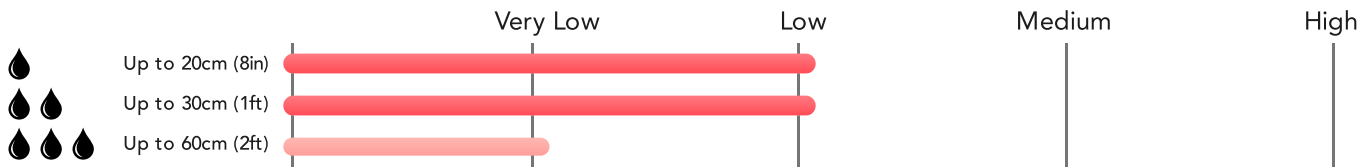


Risk Rating: Low

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:

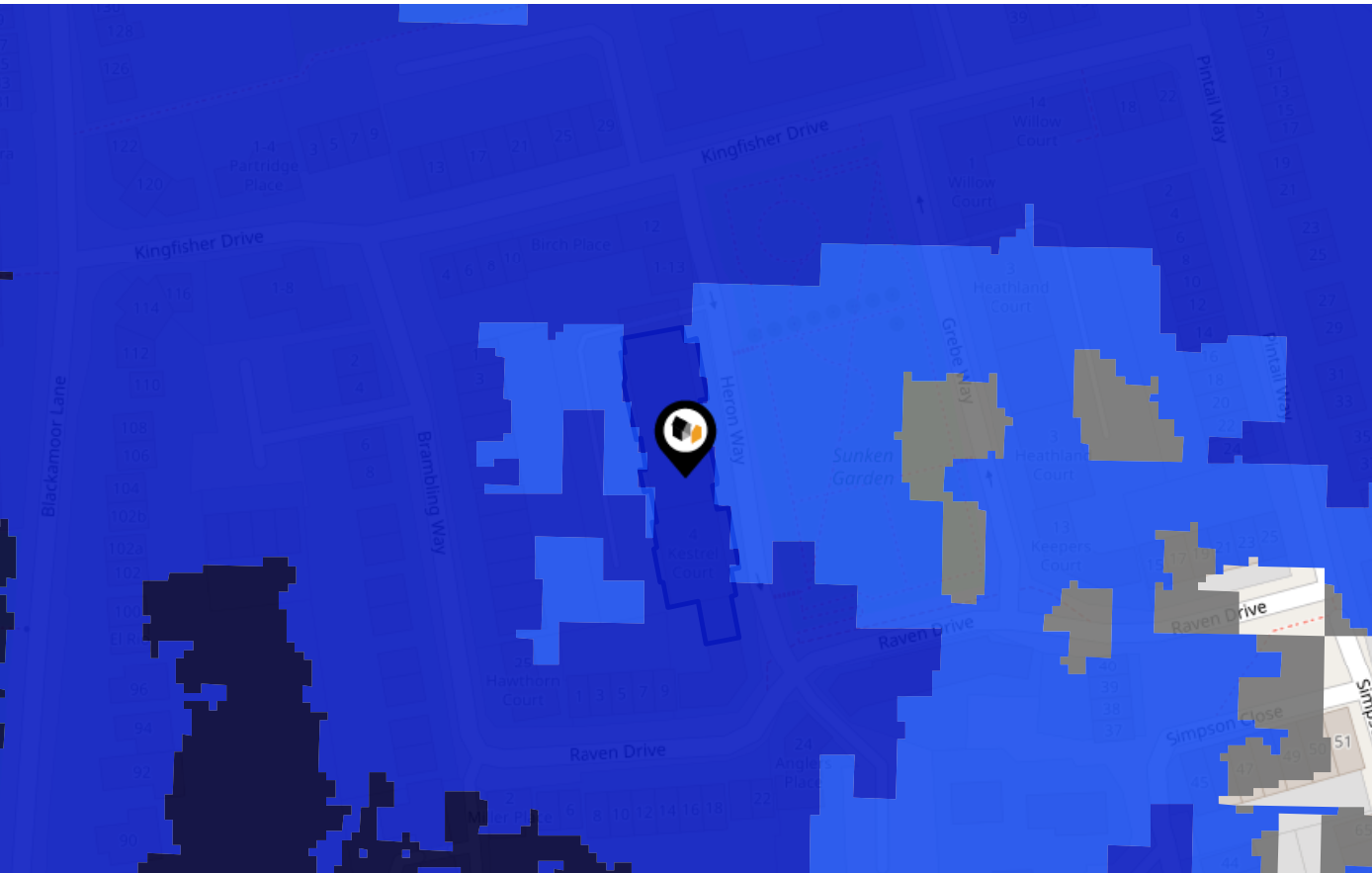


Flood Risk

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: Medium

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:

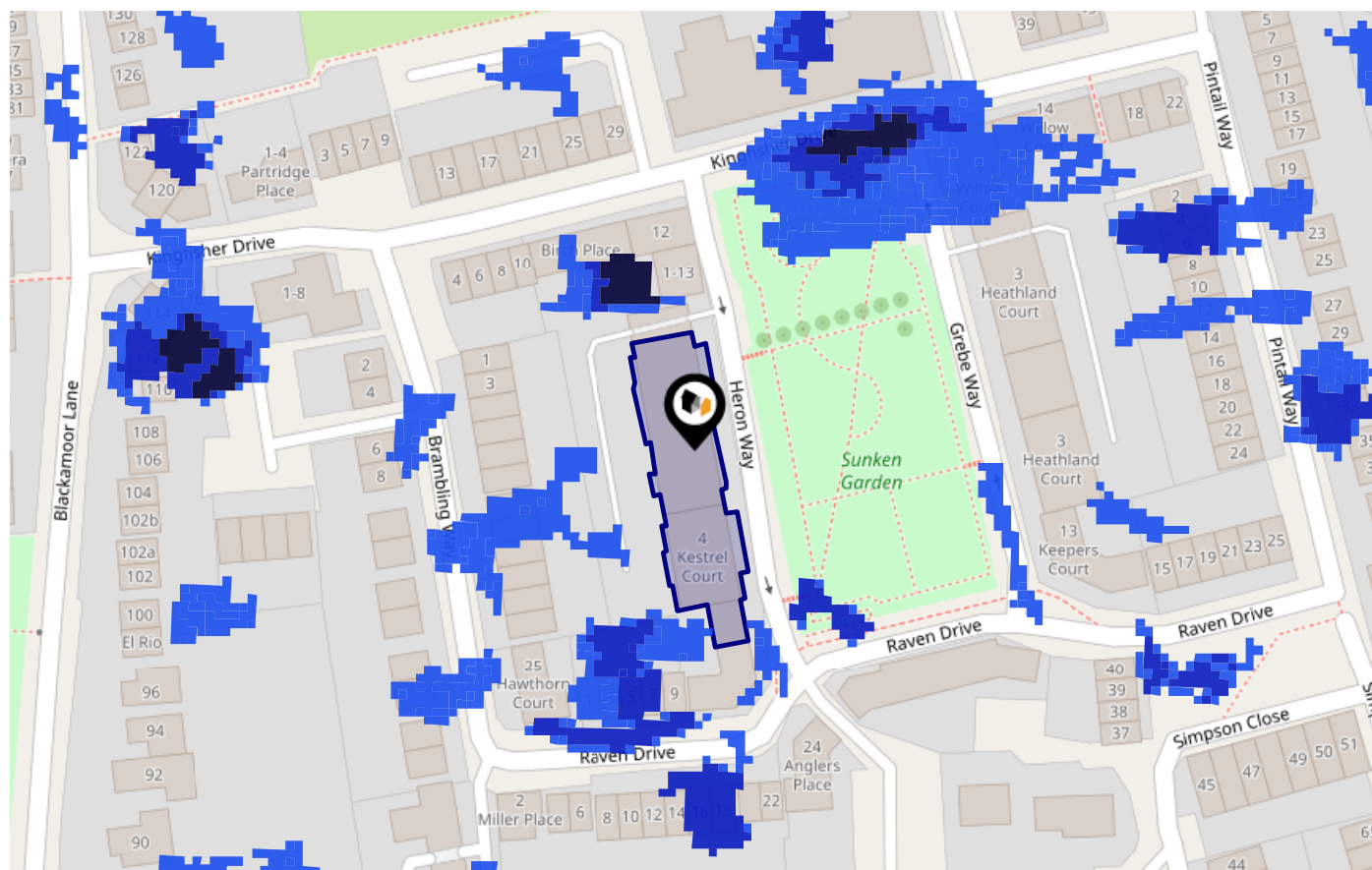


Flood Risk

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.

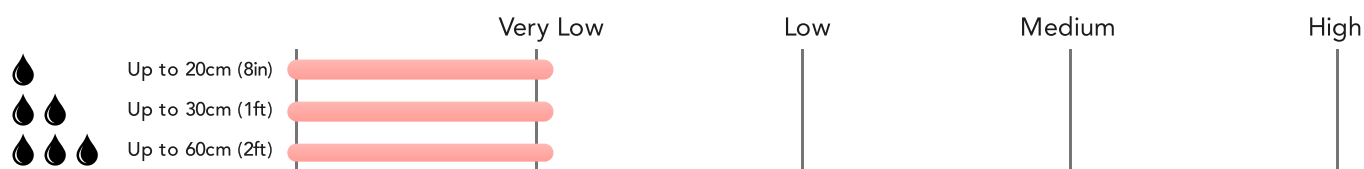


Risk Rating: Very low

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:

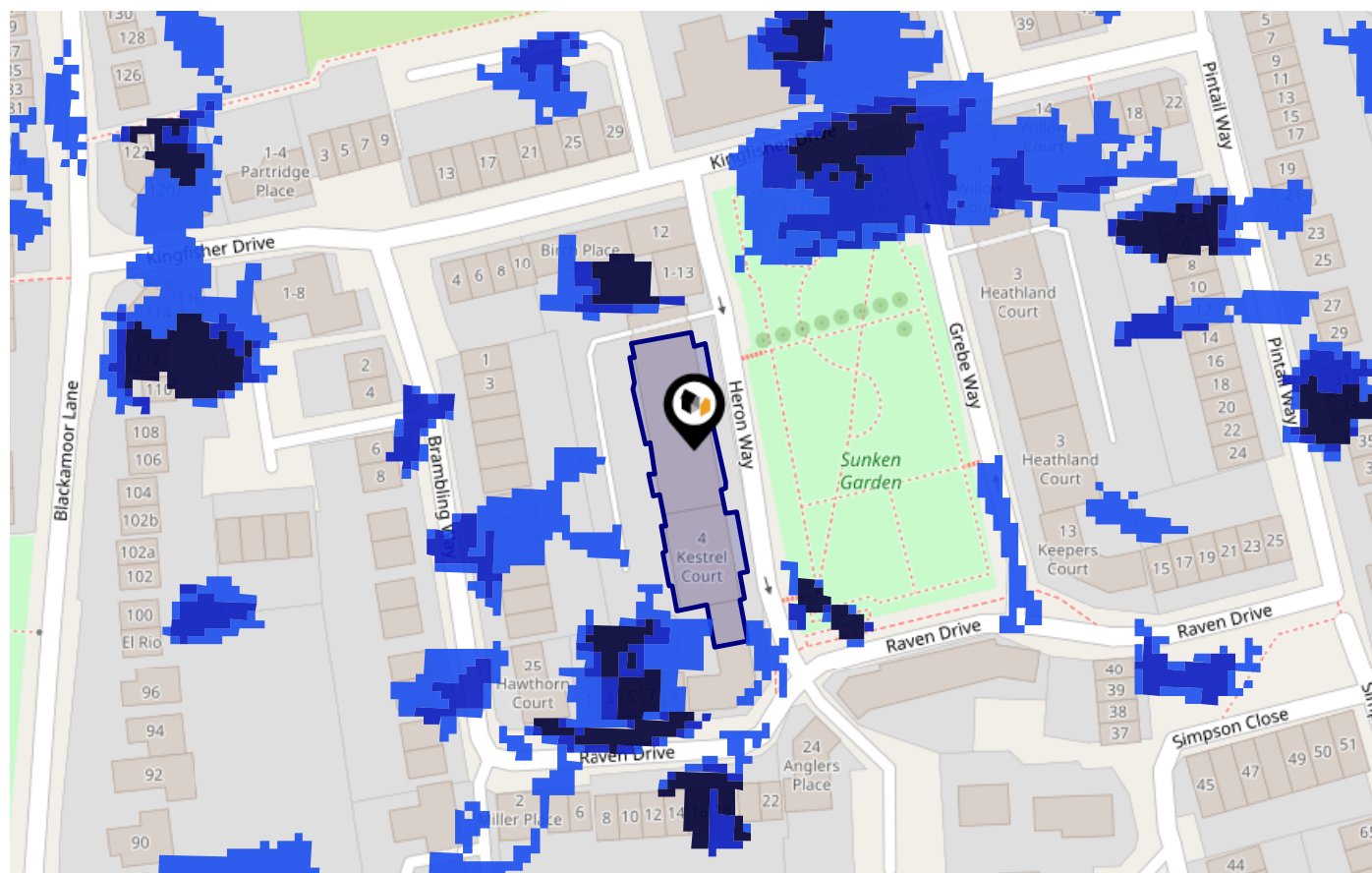


Flood Risk

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.

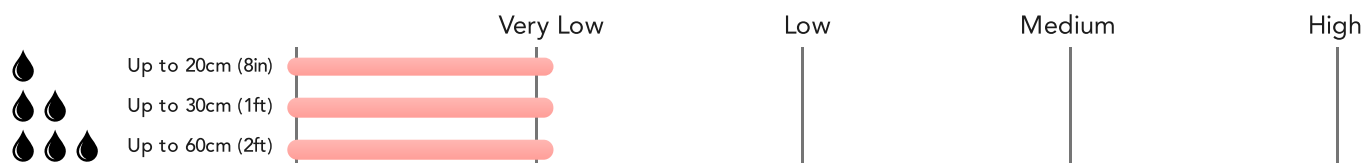


Risk Rating: Very low

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:

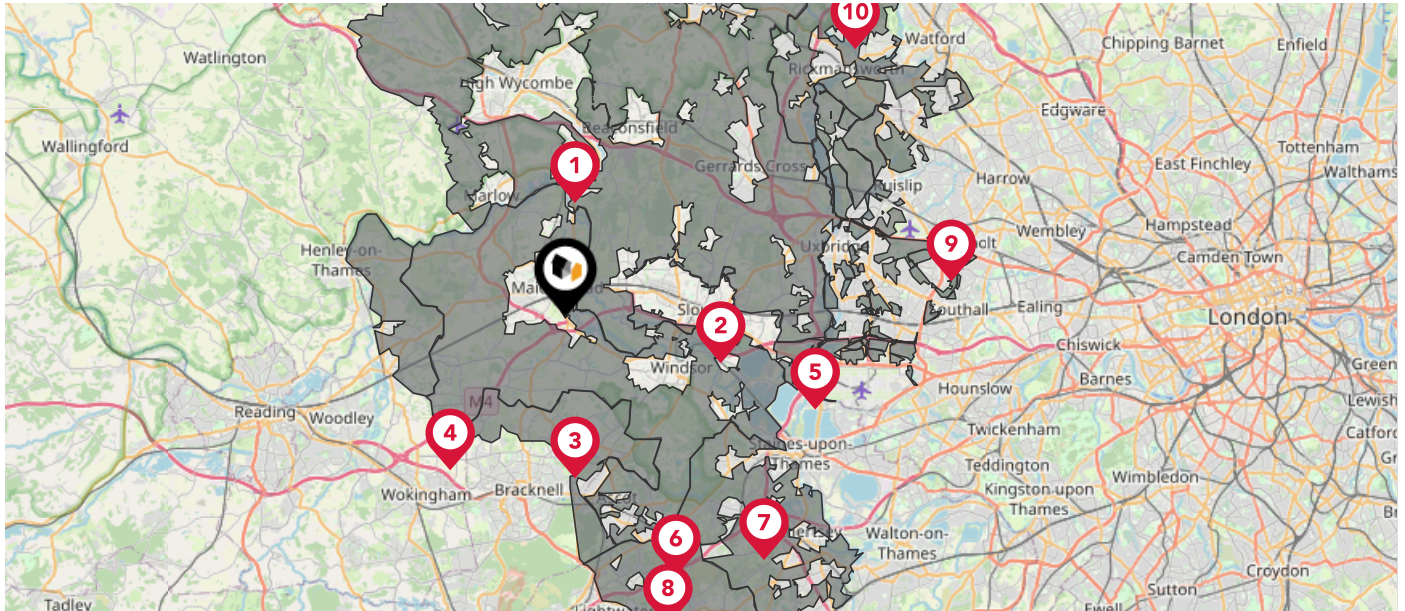


Maps

Green Belt



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



Nearby Green Belt Land

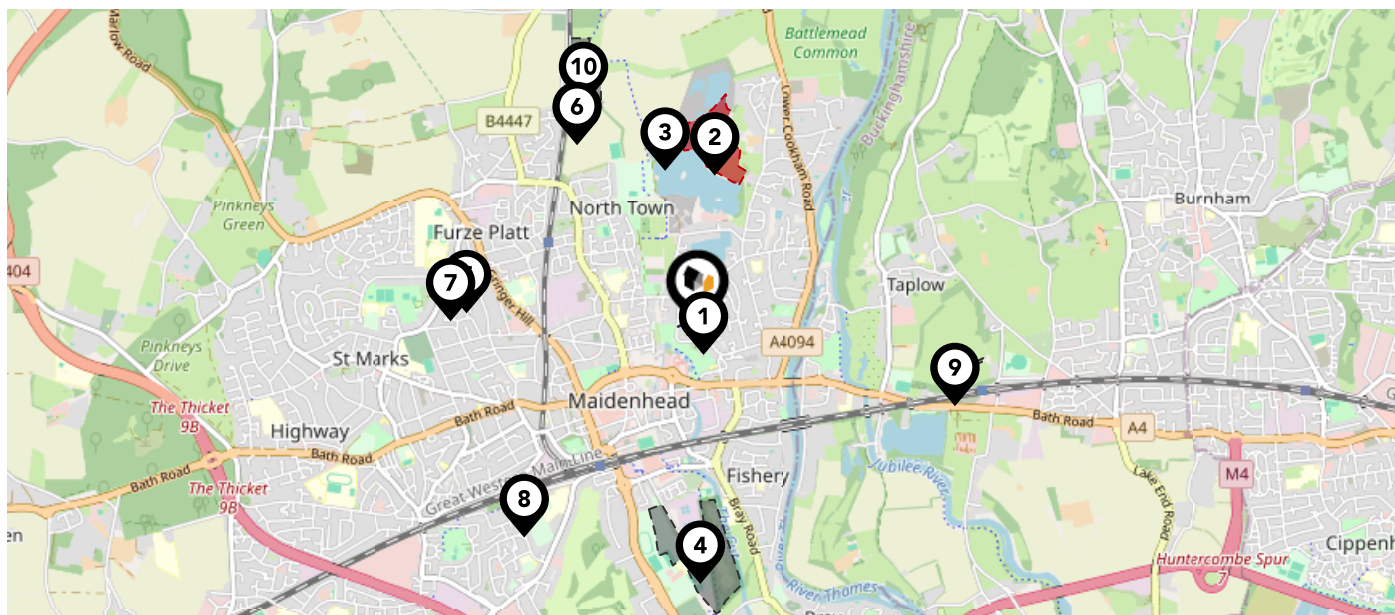
- 1 London Green Belt - Buckinghamshire
- 2 London Green Belt - Slough
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Hillingdon
- 6 London Green Belt - Windsor and Maidenhead
- 7 London Green Belt - Runnymede
- 8 London Green Belt - Surrey Heath
- 9 London Green Belt - Ealing
- 10 London Green Belt - Three Rivers

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

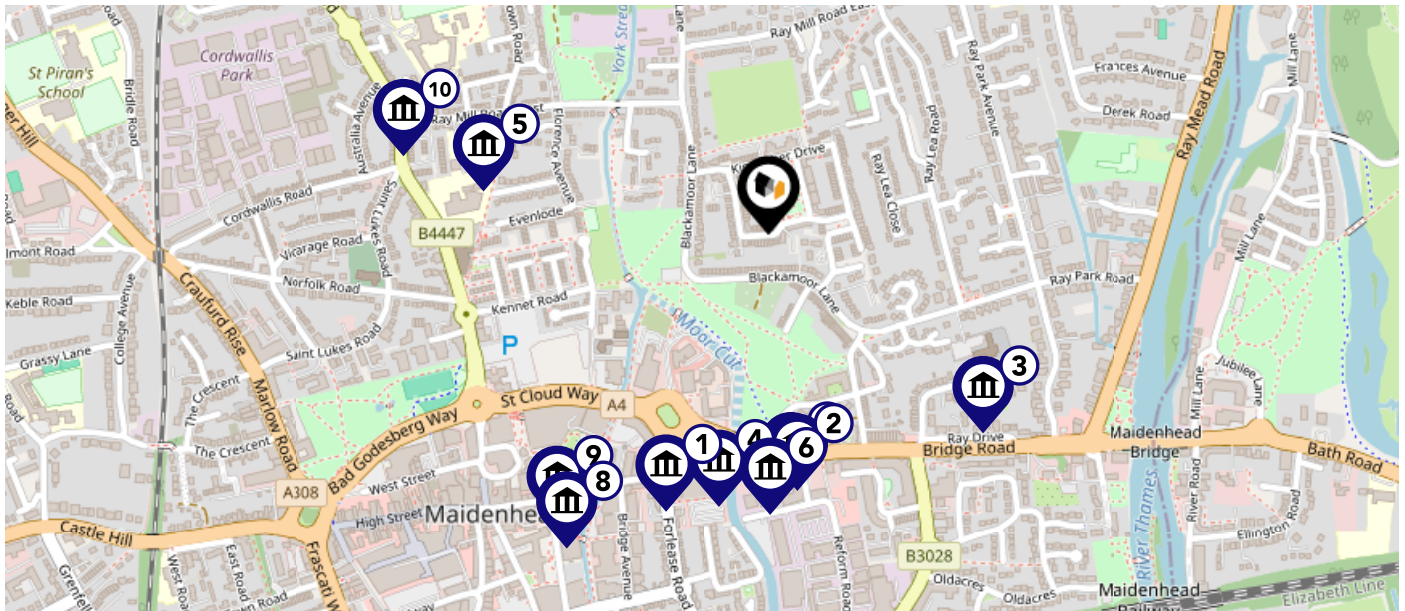
	Badnalls Pit-Maidenhead	Historic Landfill
	EA/EPR/AP3493EK/V004 - Summerlease Ltd	Active Landfill
	EA/EPR/FP3690EF/A001	Active Landfill
	Braywick Road-Maidenhead	Historic Landfill
	Linden Avenue-Maidenhead	Historic Landfill
	Spencers Farm-North Town	Historic Landfill
	Langton Close-Maidenhead	Historic Landfill
	Ludlow Road-Maidenhead	Historic Landfill
	Taplow Station-Iver, Buckinghamshire	Historic Landfill
	Strande Castle-Summerlease Road, Cookham	Historic Landfill

Maps

Listed Buildings

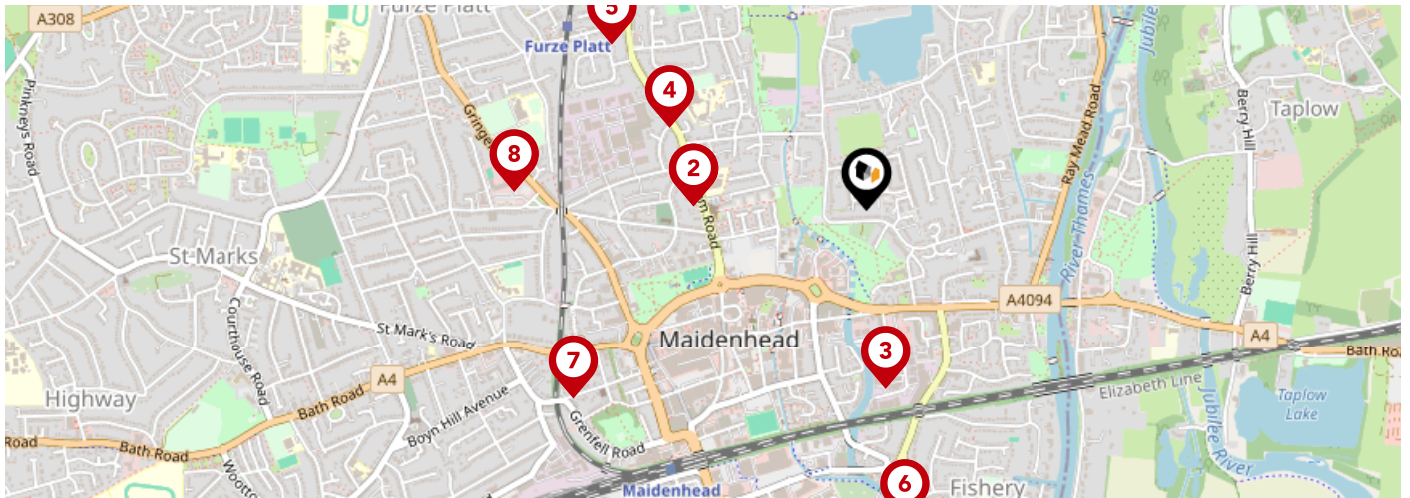


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



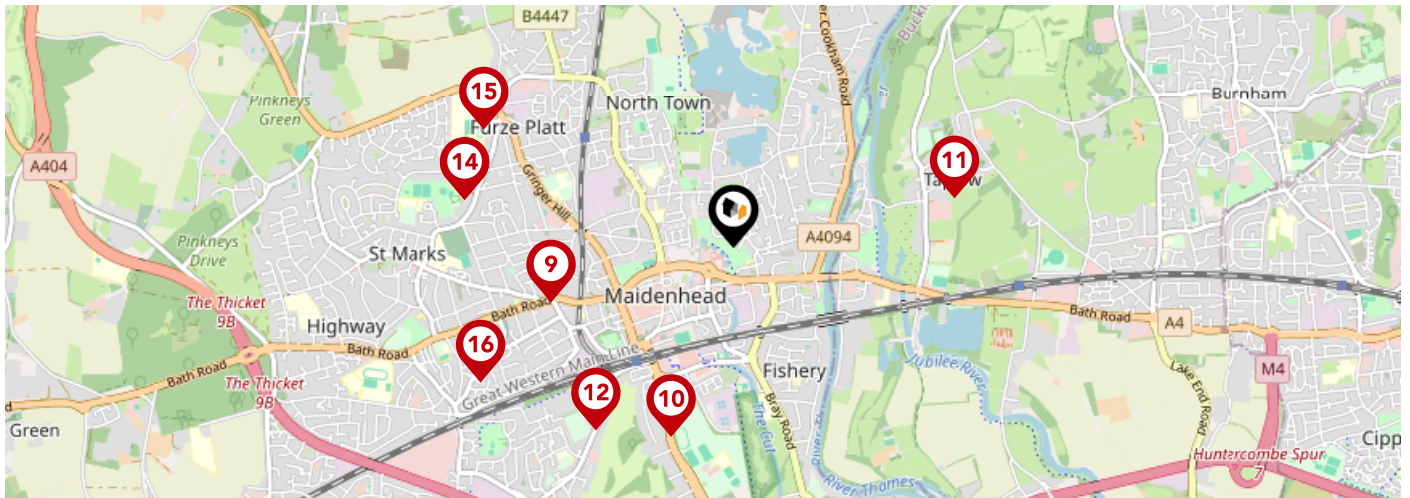
Listed Buildings in the local district	Grade	Distance
1117582 - Gardeners Arms Public House	Grade II	0.3 miles
1319348 - Brick Wall To Smythes Almshouses Numbers 79 To 85	Grade II	0.3 miles
1117586 - Ray Lodge	Grade II	0.3 miles
1319372 - Milestone Adjacent To Western End Of Road Bridge Parapet	Grade II	0.3 miles
1319374 - The Hyde	Grade II	0.3 miles
1117583 - Green Dragon Public House	Grade II	0.3 miles
1136053 - Smythes Almshouses	Grade II	0.3 miles
1117626 - Wilton Mead And Company Estate Agents	Grade II	0.4 miles
1312933 - Bear Hotel	Grade II	0.4 miles
1117624 - 52 And 54, Cookham Road	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Mary's Catholic Primary School, Maidenhead Ofsted Rating: Requires improvement Pupils: 304 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Luke's CofE Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	RBWM Alternative Learning Provision Ofsted Rating: Good Pupils: 18 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Riverside Primary School and Nursery Ofsted Rating: Good Pupils: 389 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Maidenhead Nursery School Ofsted Rating: Outstanding Pupils: 74 Distance:0.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oldfield Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highfield Preparatory School Limited Ofsted Rating: Not Rated Pupils: 94 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Piran's School Ofsted Rating: Not Rated Pupils: 450 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

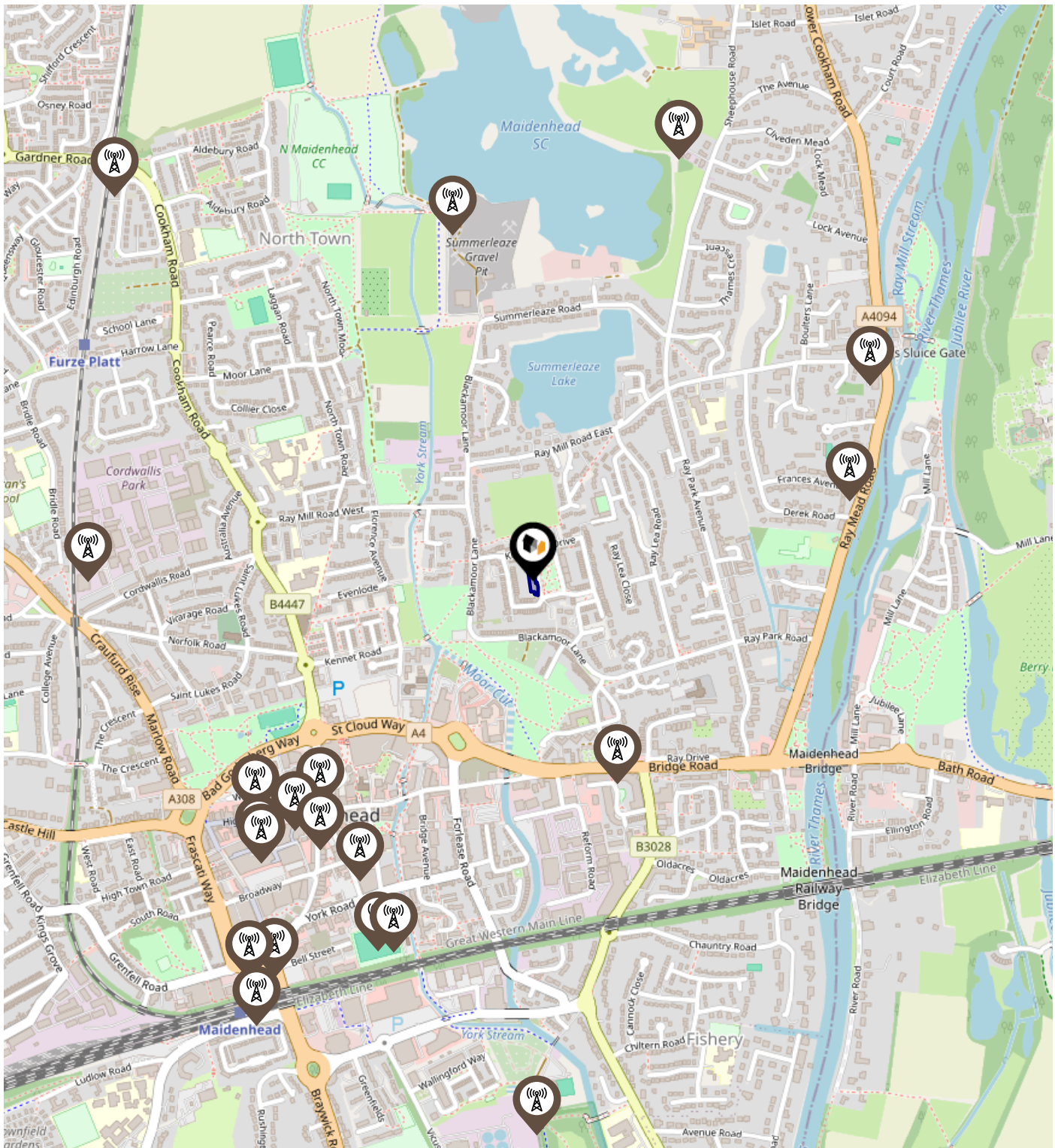
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Clares Court Schools Ofsted Rating: Not Rated Pupils: 961 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Forest Bridge School Ofsted Rating: Good Pupils: 113 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Nicolas' Church of England Combined School Ofsted Rating: Good Pupils: 216 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Desborough College Ofsted Rating: Good Pupils: 728 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Furze Platt Junior School Ofsted Rating: Outstanding Pupils: 365 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Furze Platt Infant School Ofsted Rating: Good Pupils: 270 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Furze Platt Senior School Ofsted Rating: Good Pupils: 1530 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Boyne Hill CofE Infant and Nursery School Ofsted Rating: Outstanding Pupils: 216 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

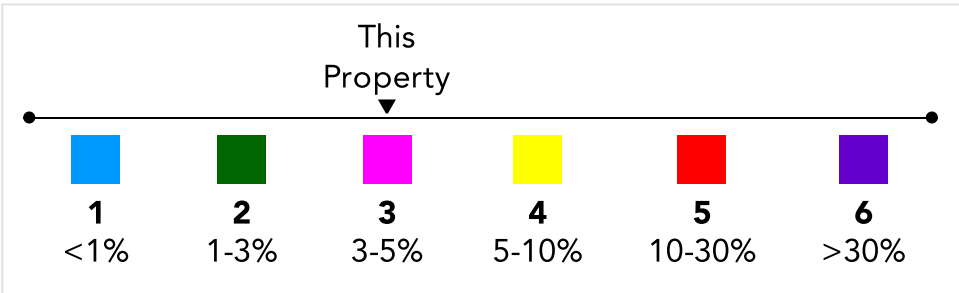
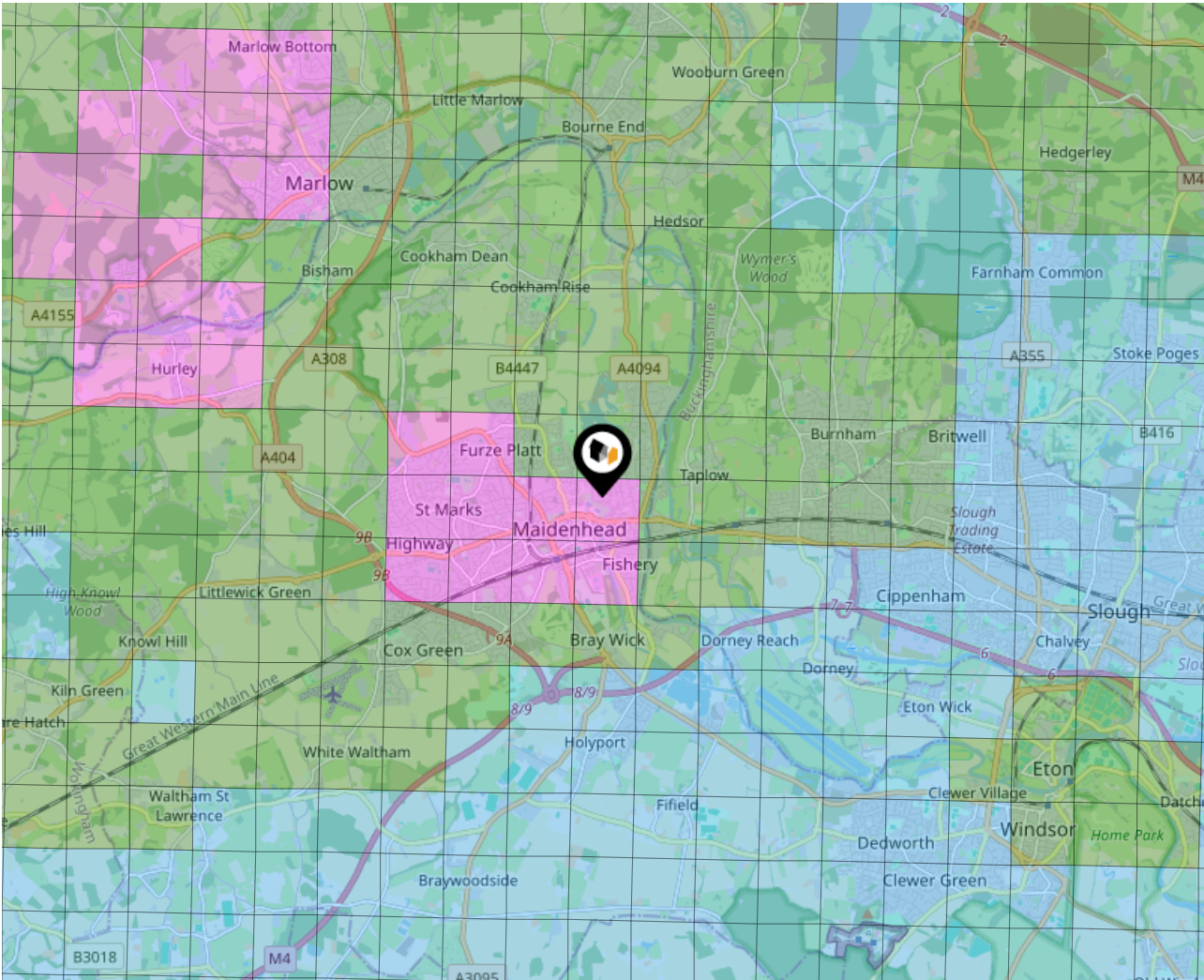
Environment

Radon Gas



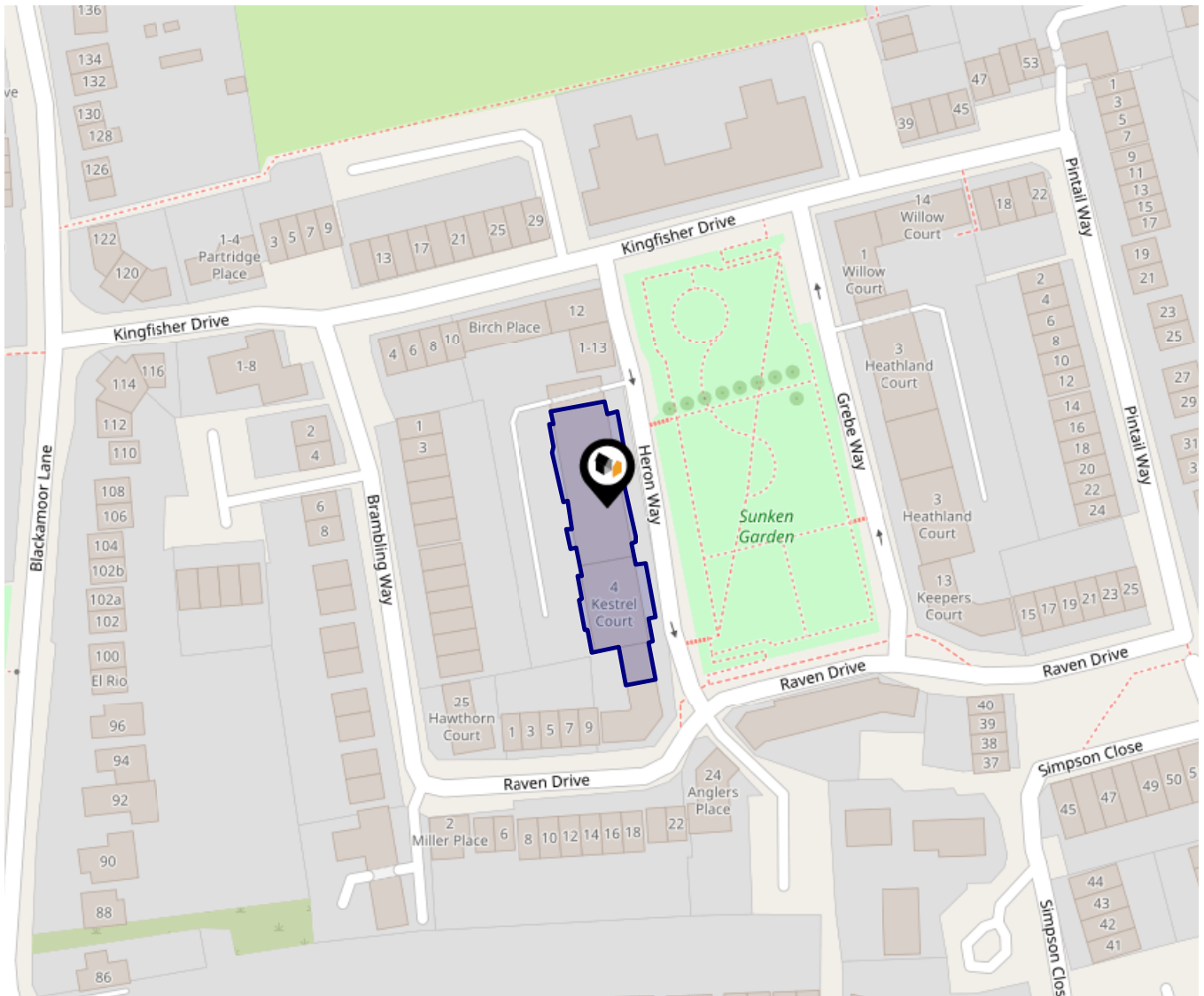
What is Radon?

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



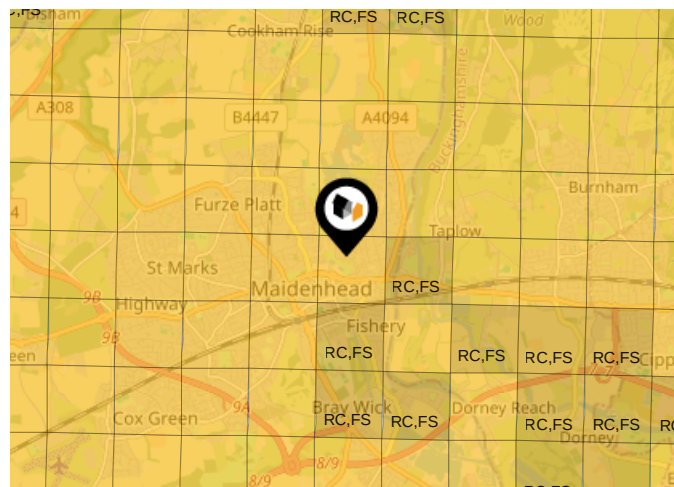
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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 SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

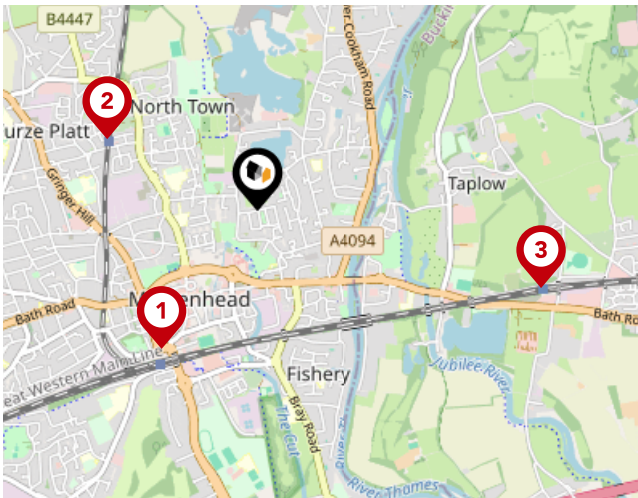


Primary Classifications (Most Common Clay Types)

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

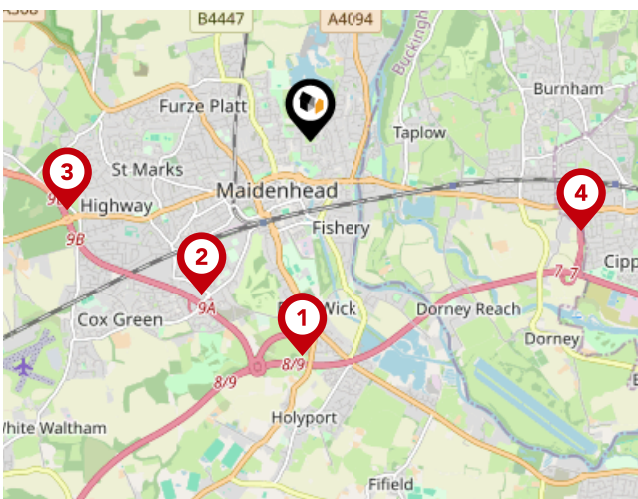
Area

Transport (National)



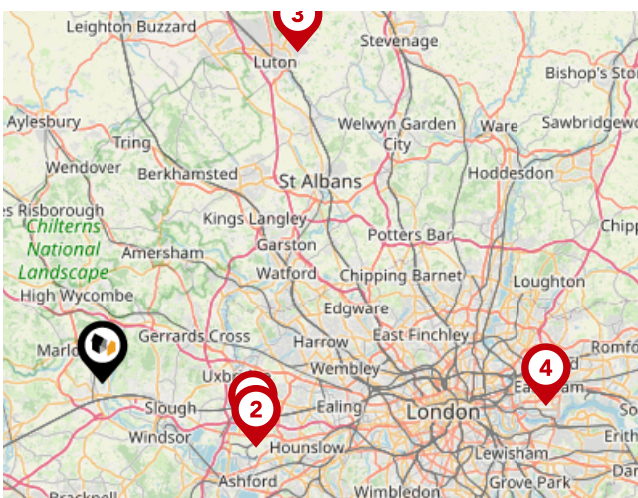
National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	0.78 miles
2	Furze Platt Rail Station	0.77 miles
3	Taplow Rail Station	1.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	1.98 miles
2	A404(M) J9A	1.75 miles
3	A404(M) J9	2.33 miles
4	M4 J7	2.62 miles
5	M40 J3	5.28 miles

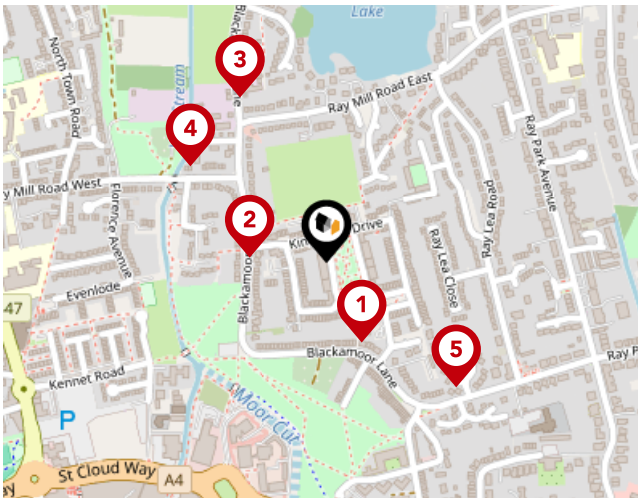


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.77 miles
2	Heathrow Airport Terminal 4	12.33 miles
3	Luton Airport	28.25 miles
4	Silvertown	32.86 miles

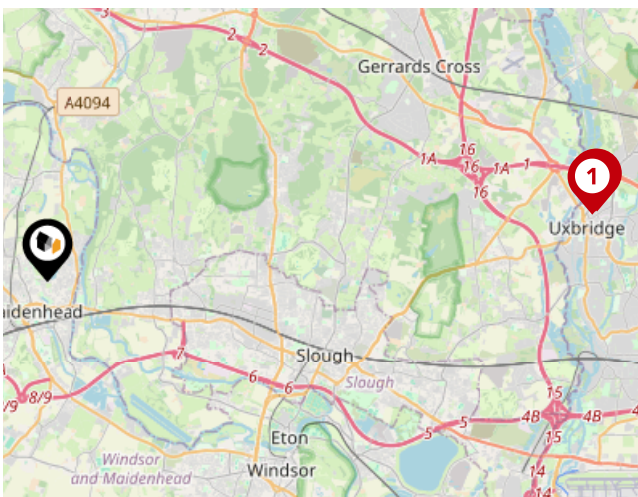
Area

Transport (Local)



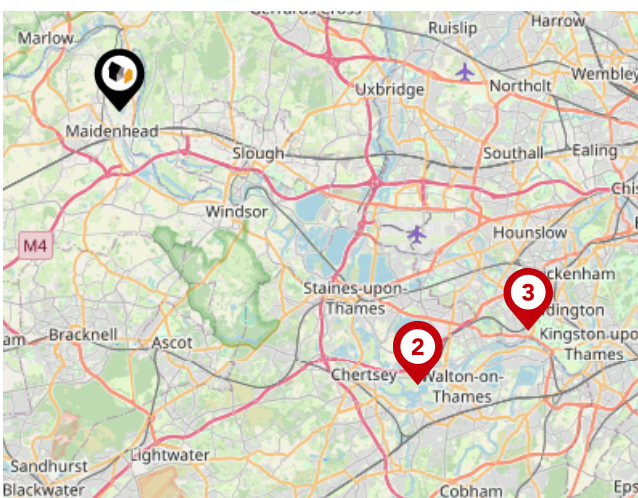
Bus Stops/Stations

Pin	Name	Distance
1	Moorfield Terrace	0.1 miles
2	Boulters Meadow	0.09 miles
3	Ray Mill Road East	0.21 miles
4	Fullbrook Close	0.19 miles
5	Juniper Drive	0.21 miles



Local Connections

Pin	Name	Distance
1	Uxbridge Station	10.11 miles
2	Uxbridge Underground Station	10.17 miles
3	Uxbridge Underground Station	10.2 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	14.9 miles
2	Weybridge Ferry Landing	14.96 miles
3	Moulsey - Hurst Park Ferry Landing	17.07 miles

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

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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