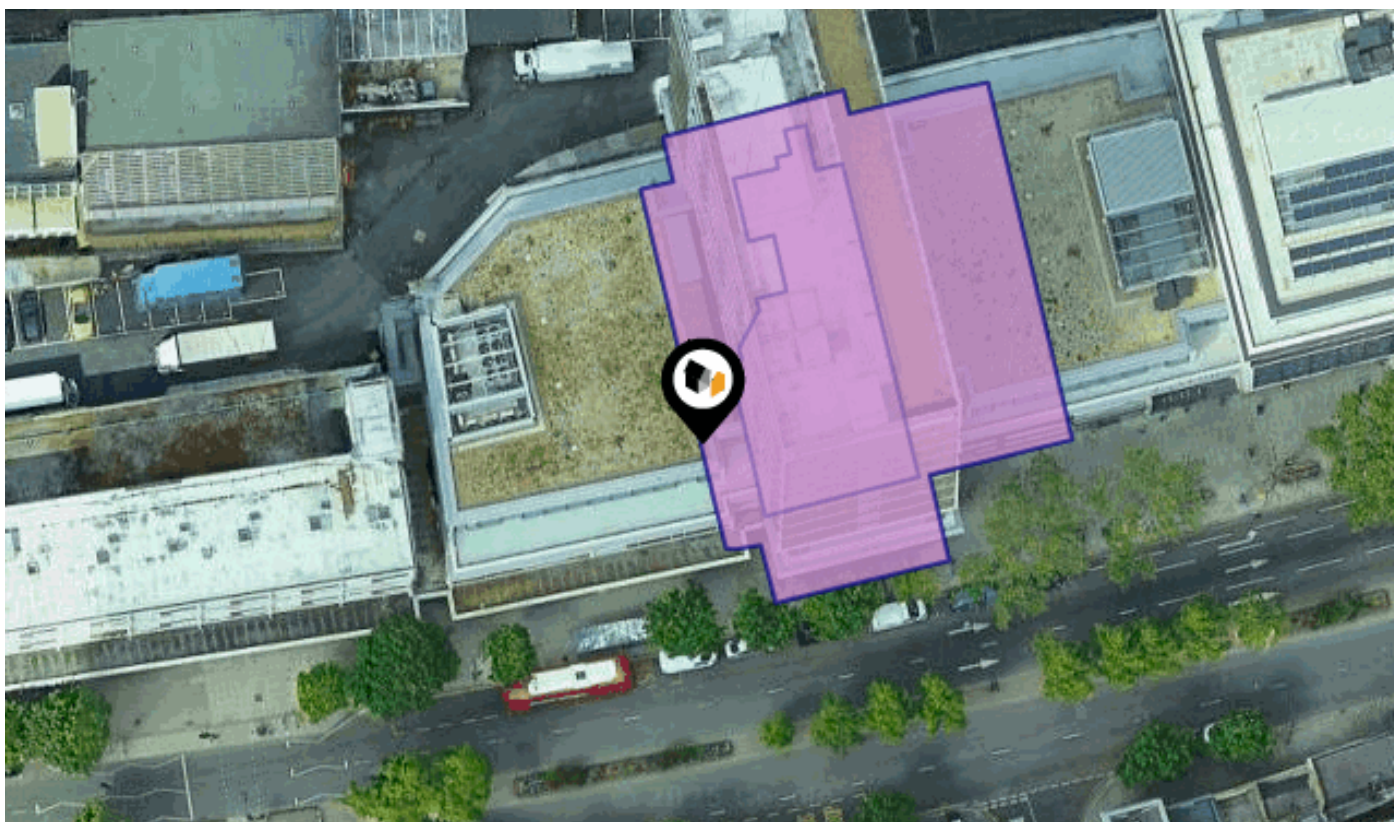# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd May 2025

CAMPDEN HILL TOWERS, 112, NOTTING HILL GATE, LONDON, W11

Ewemove Wapping and Bow

1303 Park Vista Tower, wapping, London, E1W 3BA

020 3866 7070

adrian.johnston@ewemove.com

www.ewemove.com/estate-agents/wappingbow/

Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	21/05/2020
Floor Area:	925 ft^2 / 86 m^2	**End Date:**	21/05/3019
Plot Area:	0.64 acres	**Lease Term:**	999 years from and including 22 May 2020 to and including 21 May 3019
Year Built :	1967-1975		
Council Tax :	Band F	**Term Remaining:**	994 years
Annual Estimate:	£2,299		
Title Number:	BGL157143		

Local Area

Local Authority:	Kensington and chelsea
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:
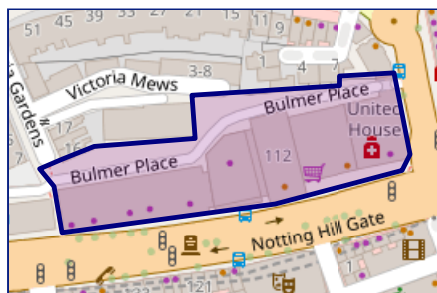
✓ BT   ✓ sky   ✓ Virgin media
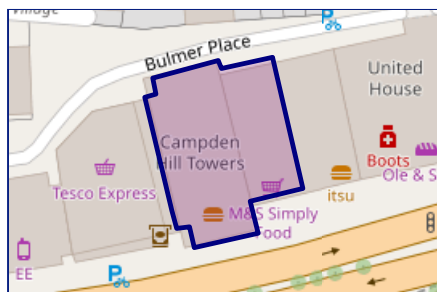
Property
Multiple Title Plans

There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.
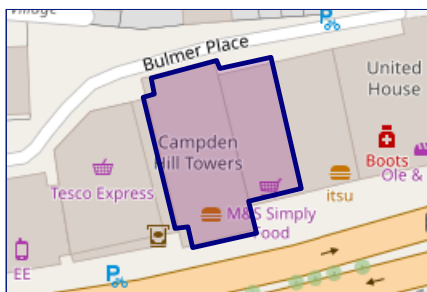
Freehold Title Plan
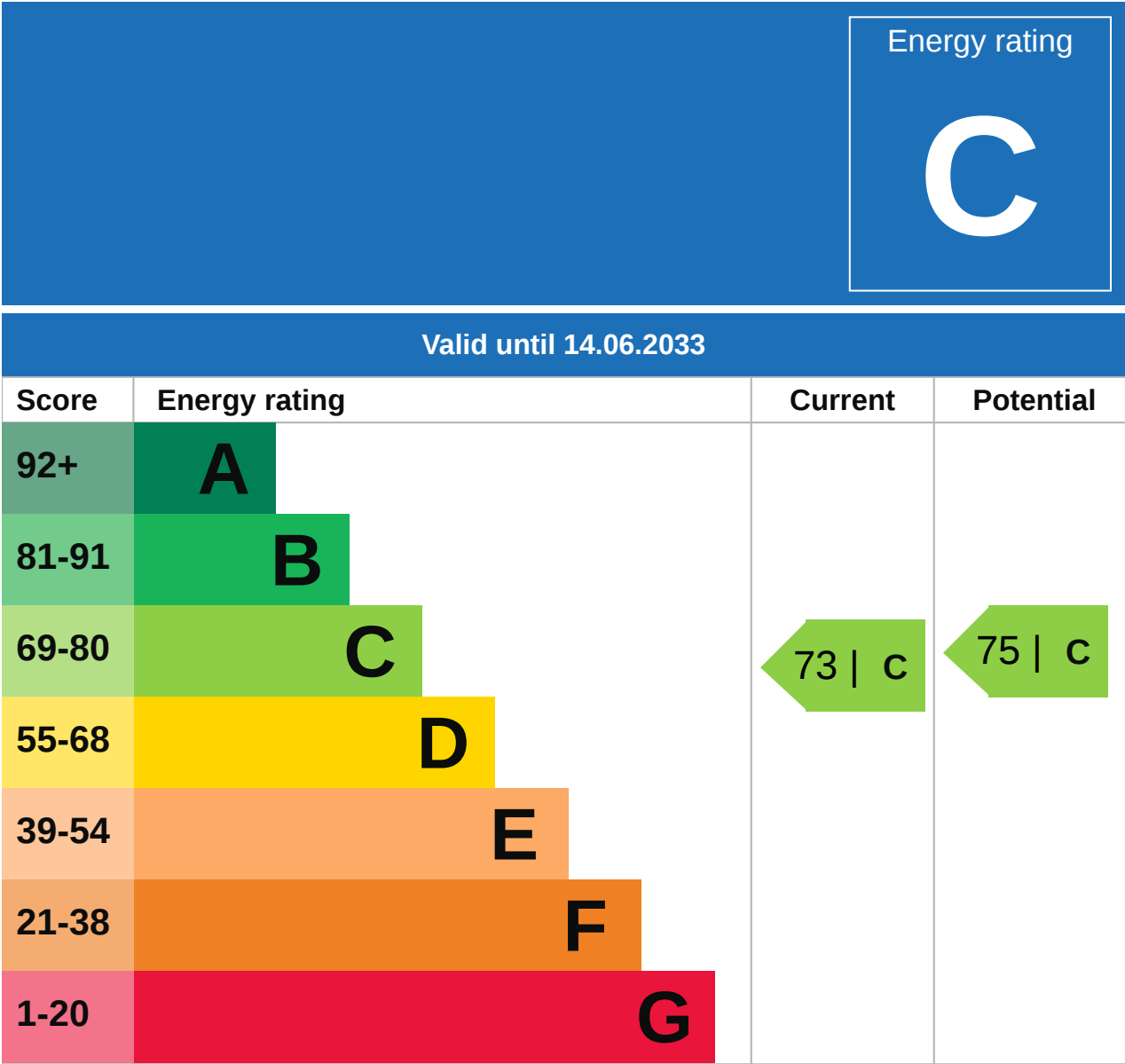

NGL411769

Leasehold Title Plans

BGL157143

|	
Start Date:	21/05/2020
End Date:	21/05/3019
Lease Term:	999 years from and including 22 May 2020 to and including 21 May 3019
Term Remaining:	994 years

NGL487911

Start Date:	09/06/2011
End Date:	04/12/2147
Lease Term:	From 10 June 2011 until 4 December 2147
Term Remaining:	122 years

Start Date:	11/04/1984
End Date:	11/12/2057
Lease Term:	From 29 September 1983 to 11 December 2057
Term Remaining:	32 years

Energy rating

C

Valid until 14.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 | C	75 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	System built as built insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	86 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
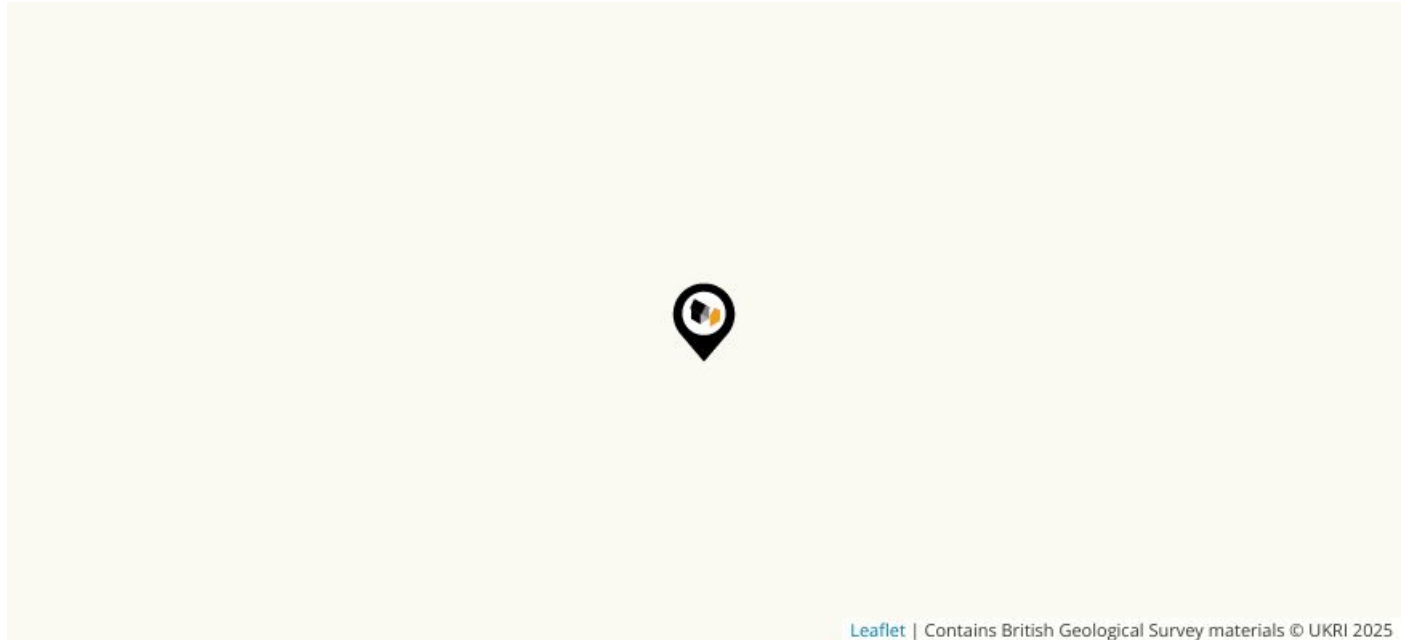
Mine Entry

✕   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.

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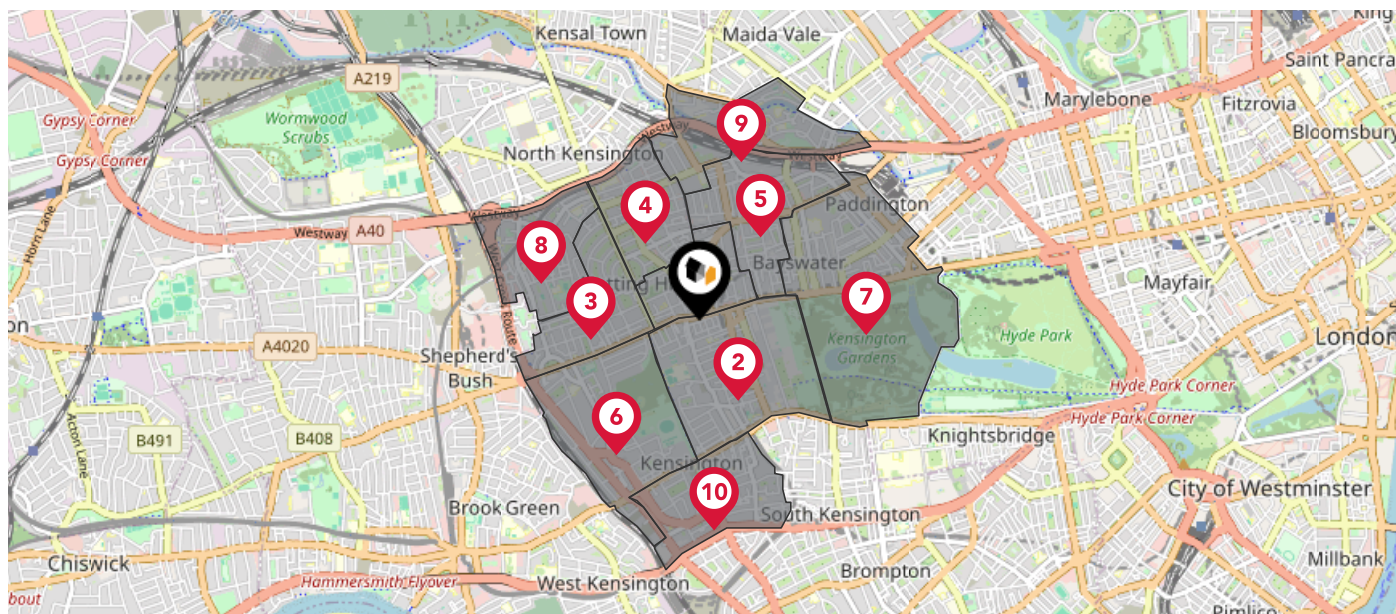
Maps
Conservation Areas

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.
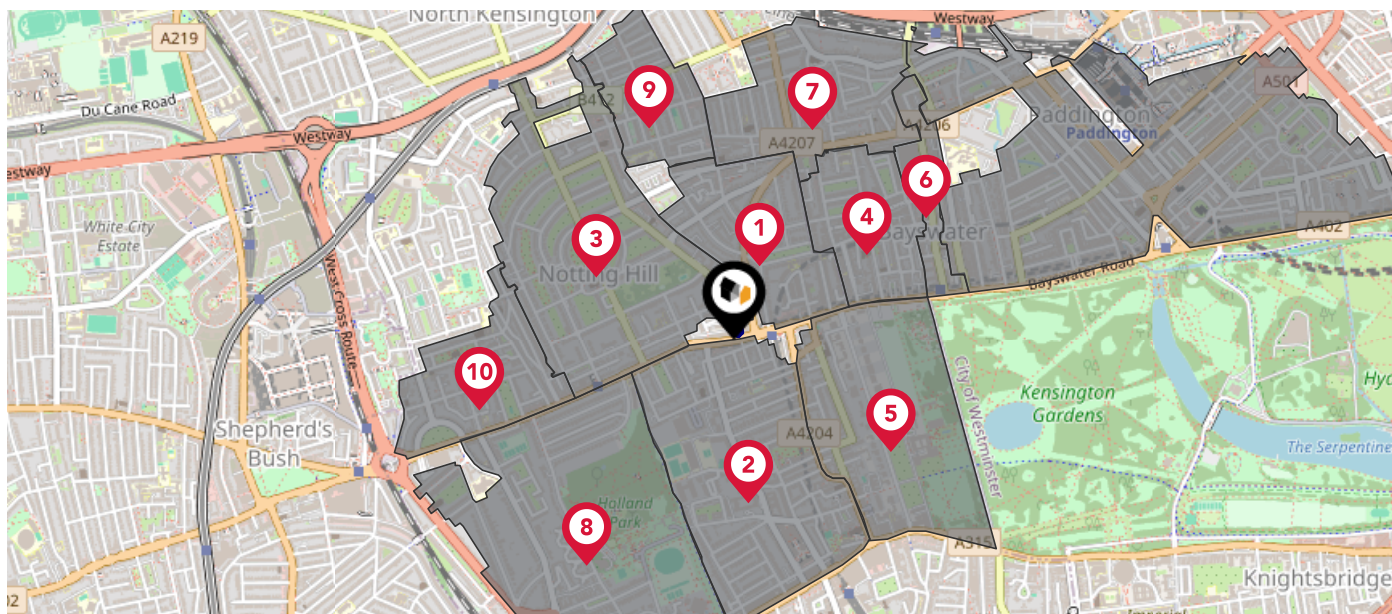
Nearby Conservation Areas

1	Pembridge
2	Kensington
3	Ladbroke
4	Bayswater
5	Kensington Palace
6	Queensway
7	Westbourne
8	Holland Park
9	Colville
10	Norland

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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
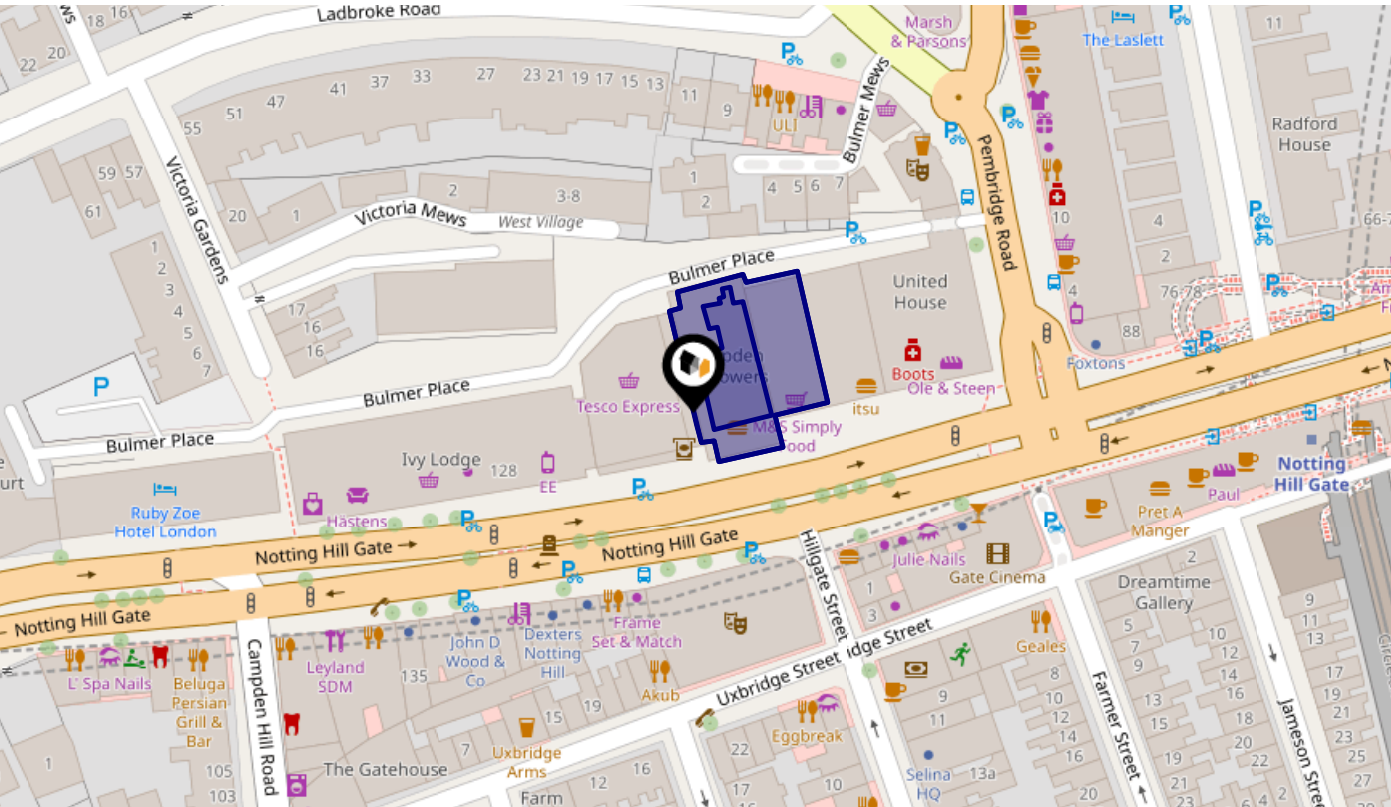

Nearby Council Wards

1	Pembridge Ward
2	Campden Ward
3	Norland Ward
4	Colville Ward
5	Bayswater Ward
6	Holland Ward
7	Lancaster Gate Ward
8	Notting Dale Ward
9	Westbourne Ward
10	Abingdon Ward

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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:
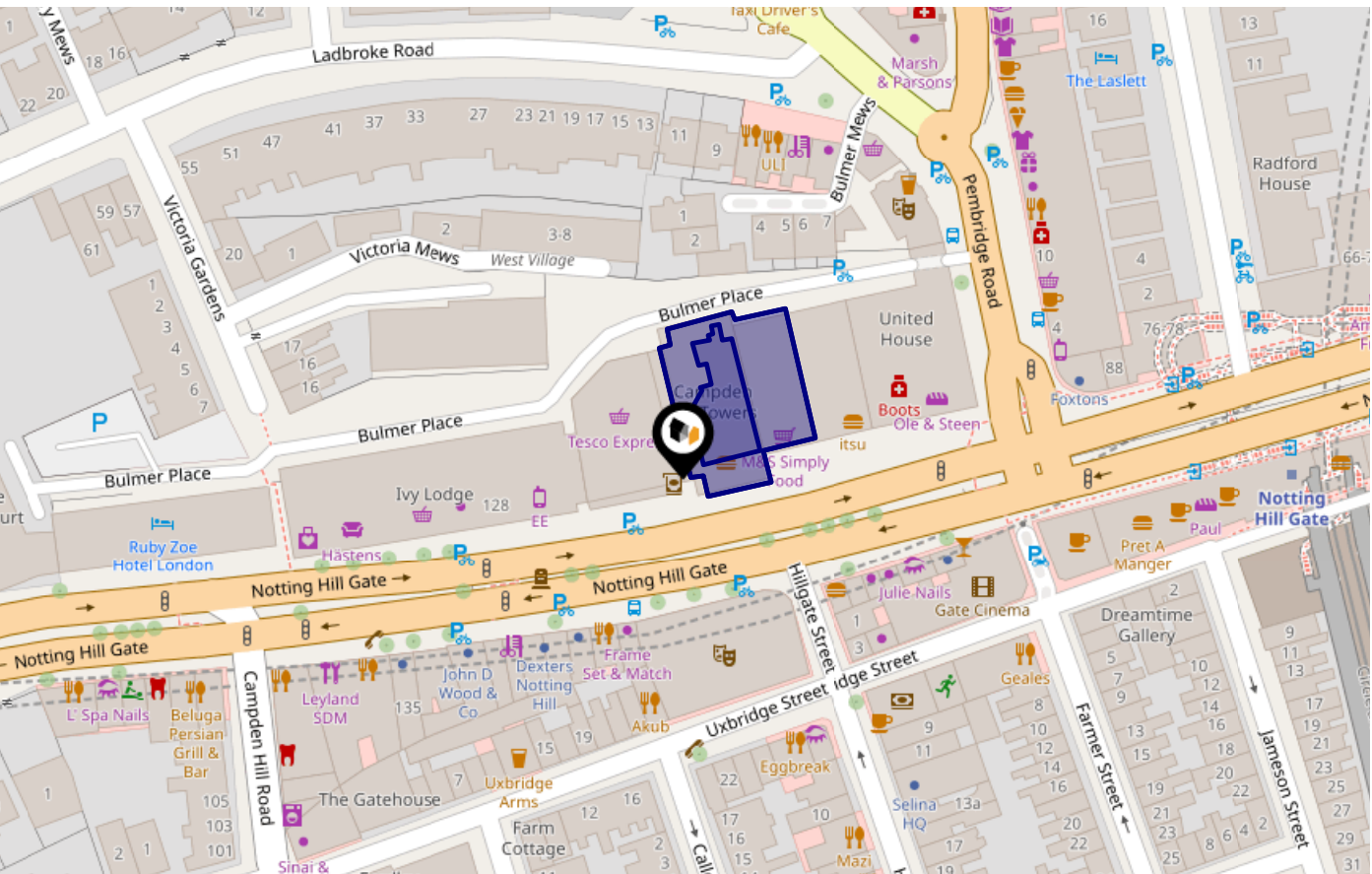
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Flood Risk
Rivers & Seas - Flood Risk

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SALES AND LETTINGS

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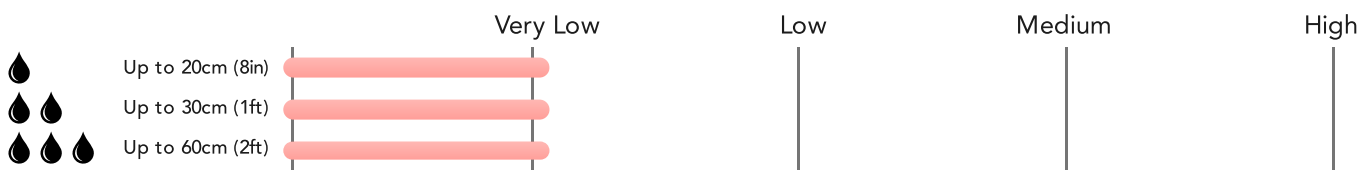

Risk Rating: Very low

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 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

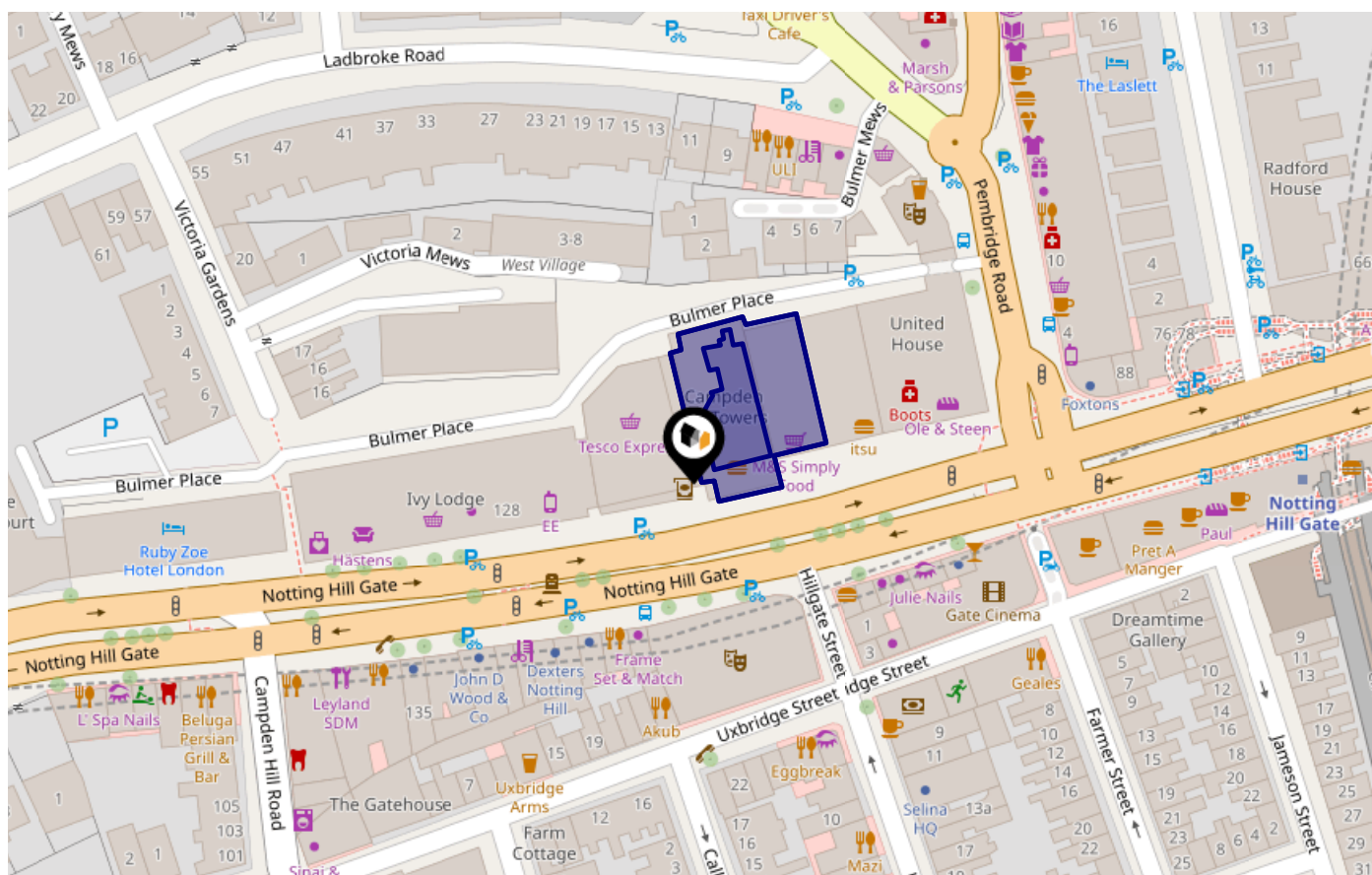|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.
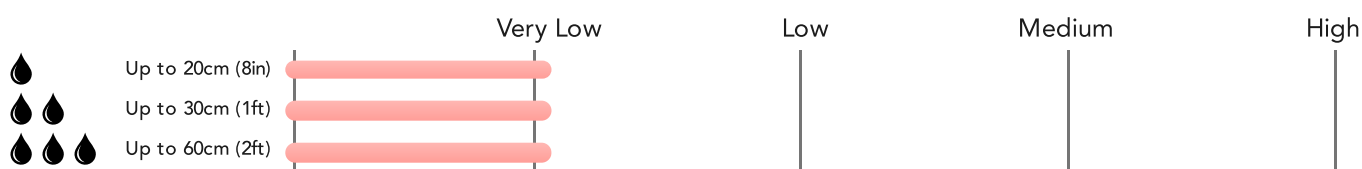

Risk Rating: Very low

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:

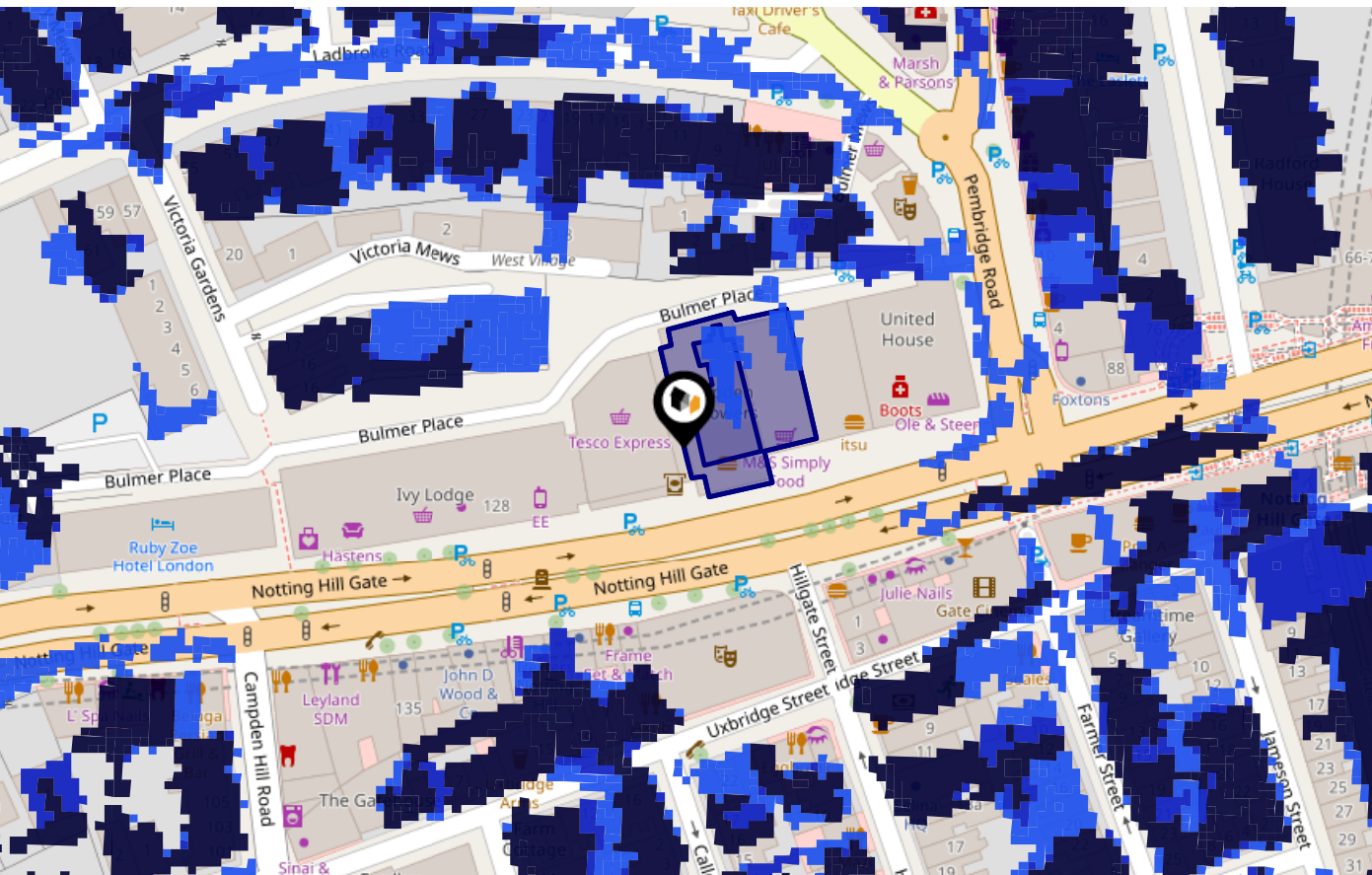|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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.
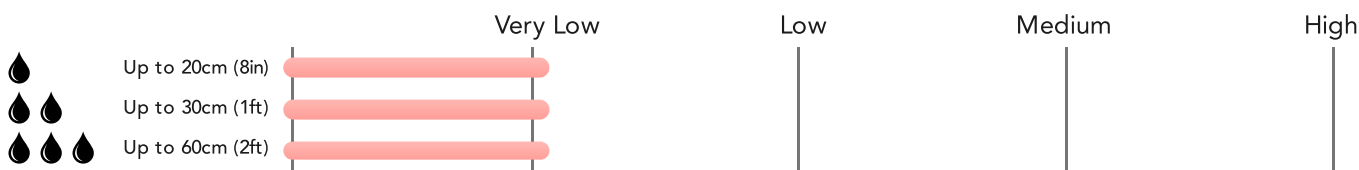

Risk Rating: Very low

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 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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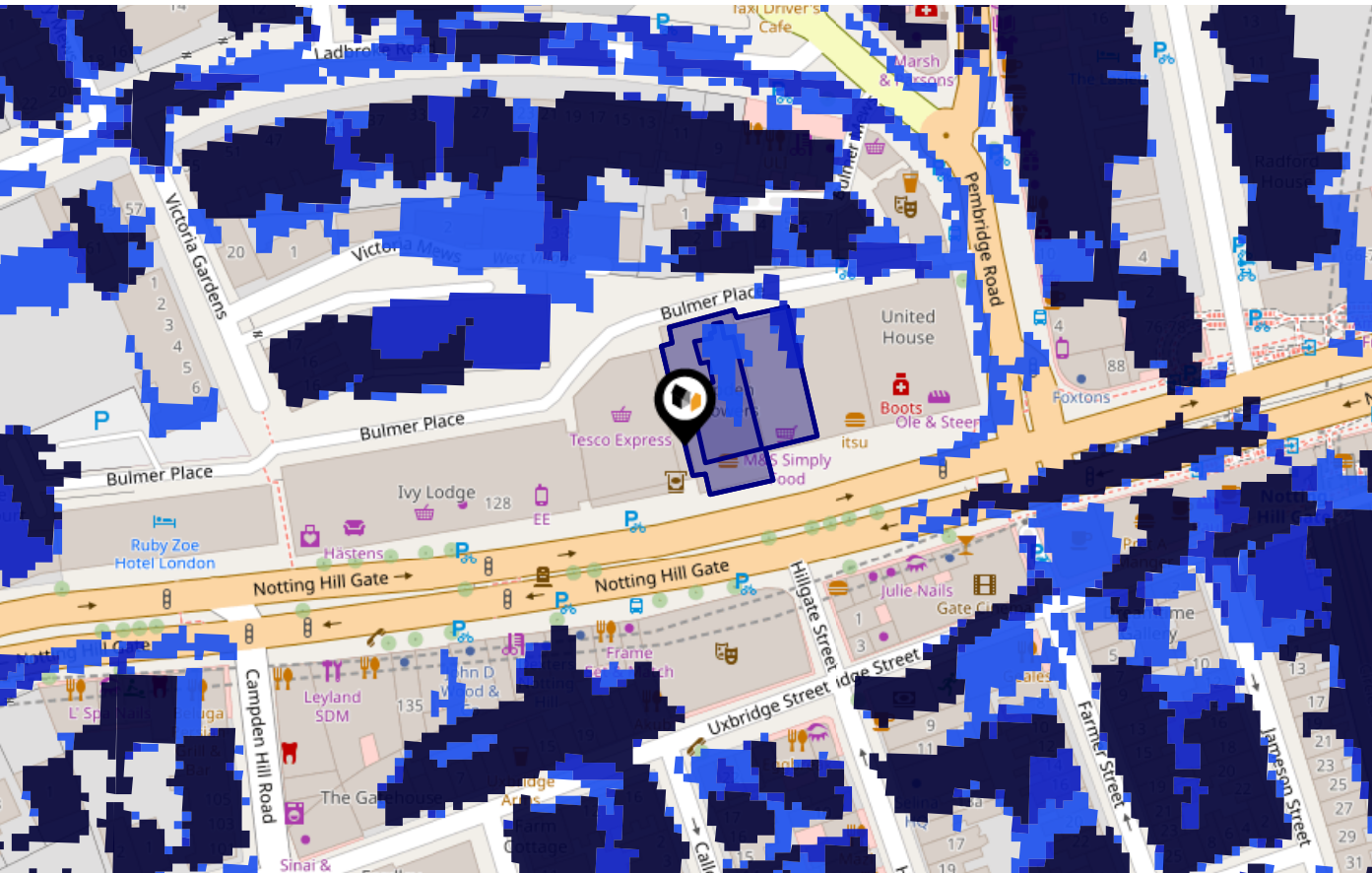**4prift**
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Flood Risk
Surface Water - Climate Change

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.
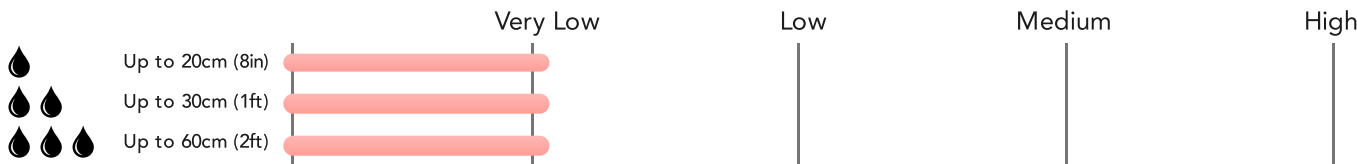

Risk Rating: Very low

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.

- ■ **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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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

Nearby Green Belt Land
1   London Green Belt - Ealing
2   London Green Belt - Haringey
3   London Green Belt - Barnet
4   London Green Belt - Harrow
5   London Green Belt - Hounslow
6   London Green Belt - Richmond upon Thames
7   London Green Belt - Spelthorne
8   London Green Belt - Waltham Forest
9   London Green Belt - Newham
10   London Green Belt - Sutton

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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.
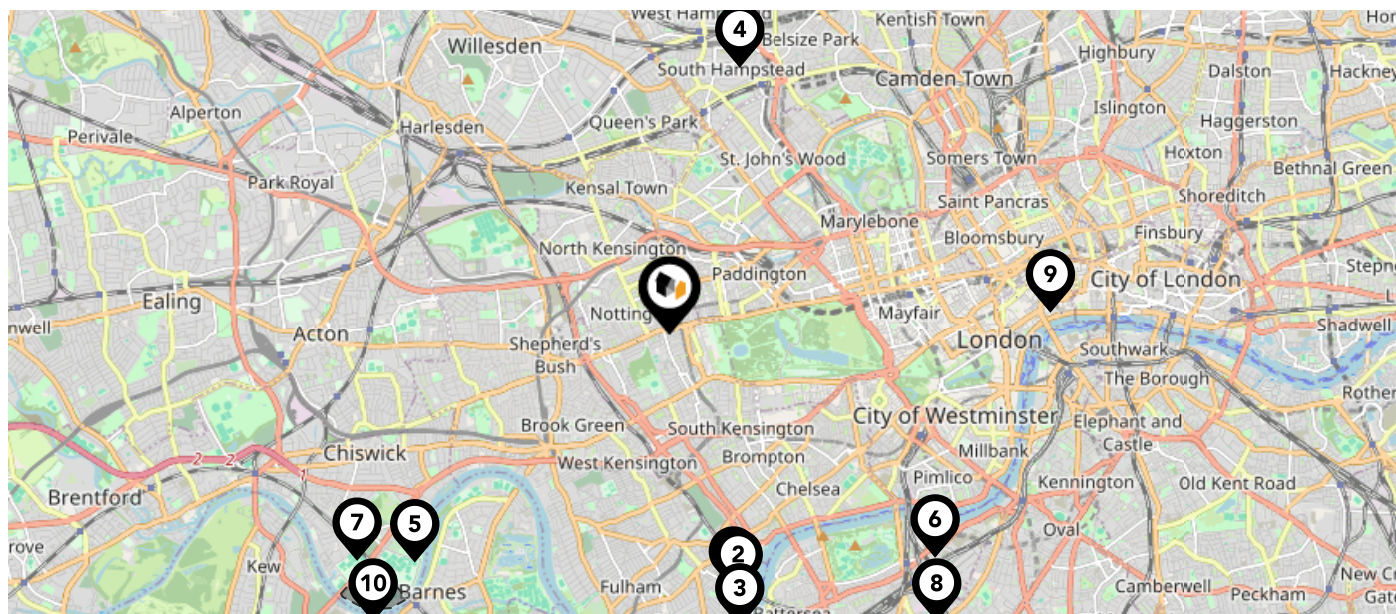
	Nearby Landfill Sites	
1	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill
2	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill
3	Townmead Road-Sands End, London SW6	Historic Landfill
4	Canfield Place-London NW6	Historic Landfill
5	Corney Road-Chiswick, London W4	Historic Landfill
6	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill
7	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill
8	Linford Street-London SW8	Historic Landfill
9	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill
10	Dukes Meadow-Great Chertsey Road, London	Historic Landfill

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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
① 1385016 - The Gate Cinema	Grade II	0.0 miles
② 1227644 - Coronet Cinema	Grade II	0.0 miles
③ 1065849 - 6, Pembridge Gardens W2	Grade II	0.1 miles
④ 1357488 - 12, Pembridge Gardens W2	Grade II	0.1 miles
⑤ 1126560 - 19, Pembridge Gardens W2	Grade II	0.1 miles
⑥ 1126562 - 23, Pembridge Gardens W2	Grade II	0.1 miles
⑦ 1331699 - 14, Pembridge Gardens W2	Grade II	0.1 miles
⑧ 1080587 - 2, 4 And 6, Holland Park Avenue W11	Grade II	0.1 miles
⑨ 1065847 - 2, Pembridge Gardens W2	Grade II	0.1 miles
⑩ 1065852 - 10, Pembridge Gardens W2	Grade II	0.1 miles
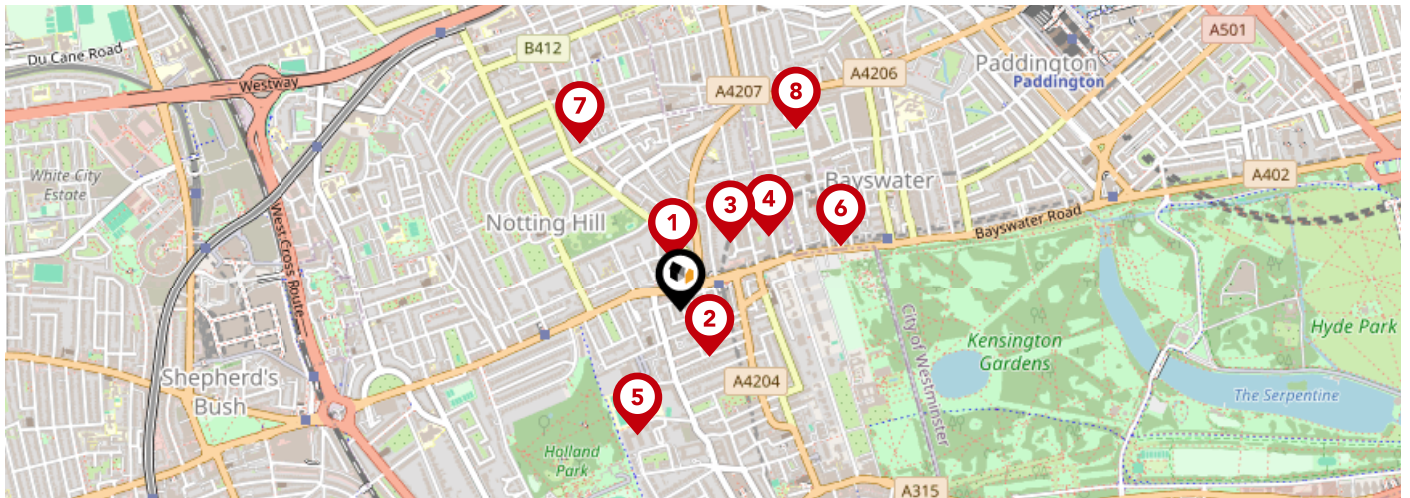
	Nursery	Primary	Secondary	College	Private
1 **Southbank International School Kensington** Ofsted Rating: Not Rated | Pupils: 166 | Distance:0.12	☐	☑	☐	☐	☐
2 **Fox Primary School** Ofsted Rating: Outstanding | Pupils: 415 | Distance:0.12	☐	☑	☐	☐	☐
3 **Wetherby School** Ofsted Rating: Not Rated | Pupils: 333 | Distance:0.2	☐	☑	☐	☐	☐
4 **Pembridge Hall School** Ofsted Rating: Not Rated | Pupils: 459 | Distance:0.27	☐	☑	☐	☐	☐
5 **Holland Park School** Ofsted Rating: Not Rated | Pupils: 1269 | Distance:0.3	☐	☐	☑	☐	☐
6 **Kensington Park School** Ofsted Rating: Not Rated | Pupils: 223 | Distance:0.4	☐	☐	☑	☐	☐
7 **Colville Primary School** Ofsted Rating: Outstanding | Pupils: 468 | Distance:0.45	☐	☑	☐	☐	☐
8 **College Park School** Ofsted Rating: Good | Pupils: 119 | Distance:0.5	☐	☐	☑	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**St Mary Abbots CofE Primary School** Ofsted Rating: Good	Pupils: 174	Distance:0.54	☐	☑	☐	☐	☐
10	**St Clement and St James CofE Primary School** Ofsted Rating: Good	Pupils: 158	Distance:0.56	☐	☑	☐	☐	☐
11	**Ashbourne College** Ofsted Rating: Outstanding	Pupils: 271	Distance:0.58	☐	☐	☑	☐	☐
12	**SIAL** Ofsted Rating: Good	Pupils: 82	Distance:0.59	☐	☐	☑	☐	☐
13	**Norland Place School** Ofsted Rating: Not Rated	Pupils: 225	Distance:0.61	☐	☑	☐	☐	☐
14	**St. Mary of the Angels Catholic Primary School** Ofsted Rating: Good	Pupils: 196	Distance:0.65	☐	☑	☐	☐	☐
15	**Hallfield Primary School** Ofsted Rating: Good	Pupils: 268	Distance:0.65	☐	☑	☐	☐	☐
16	**Thomas Jones Primary School** Ofsted Rating: Outstanding	Pupils: 234	Distance:0.66	☐	☑	☐	☐	☐

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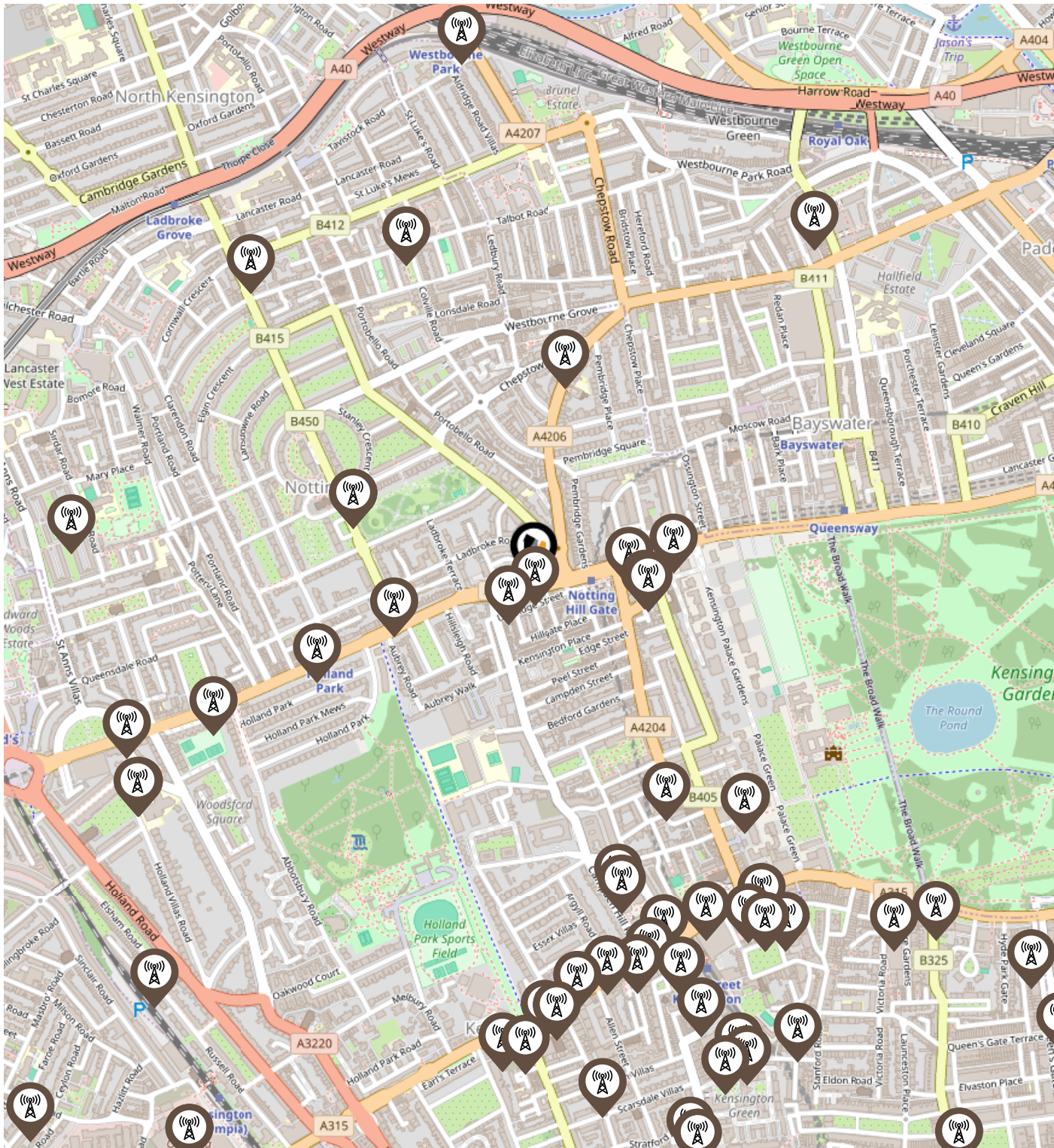
Key:

Power Pylons

Communication Masts

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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).
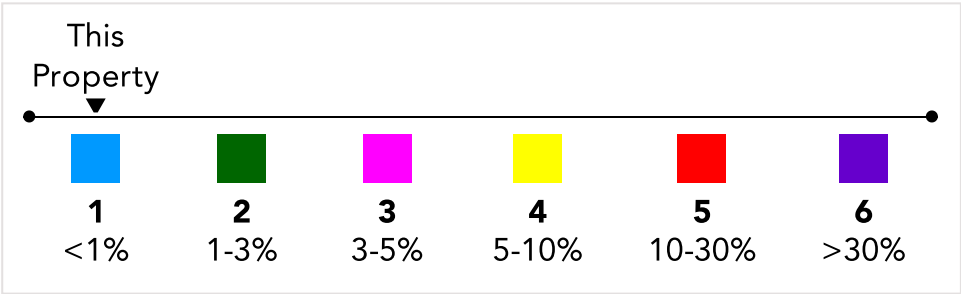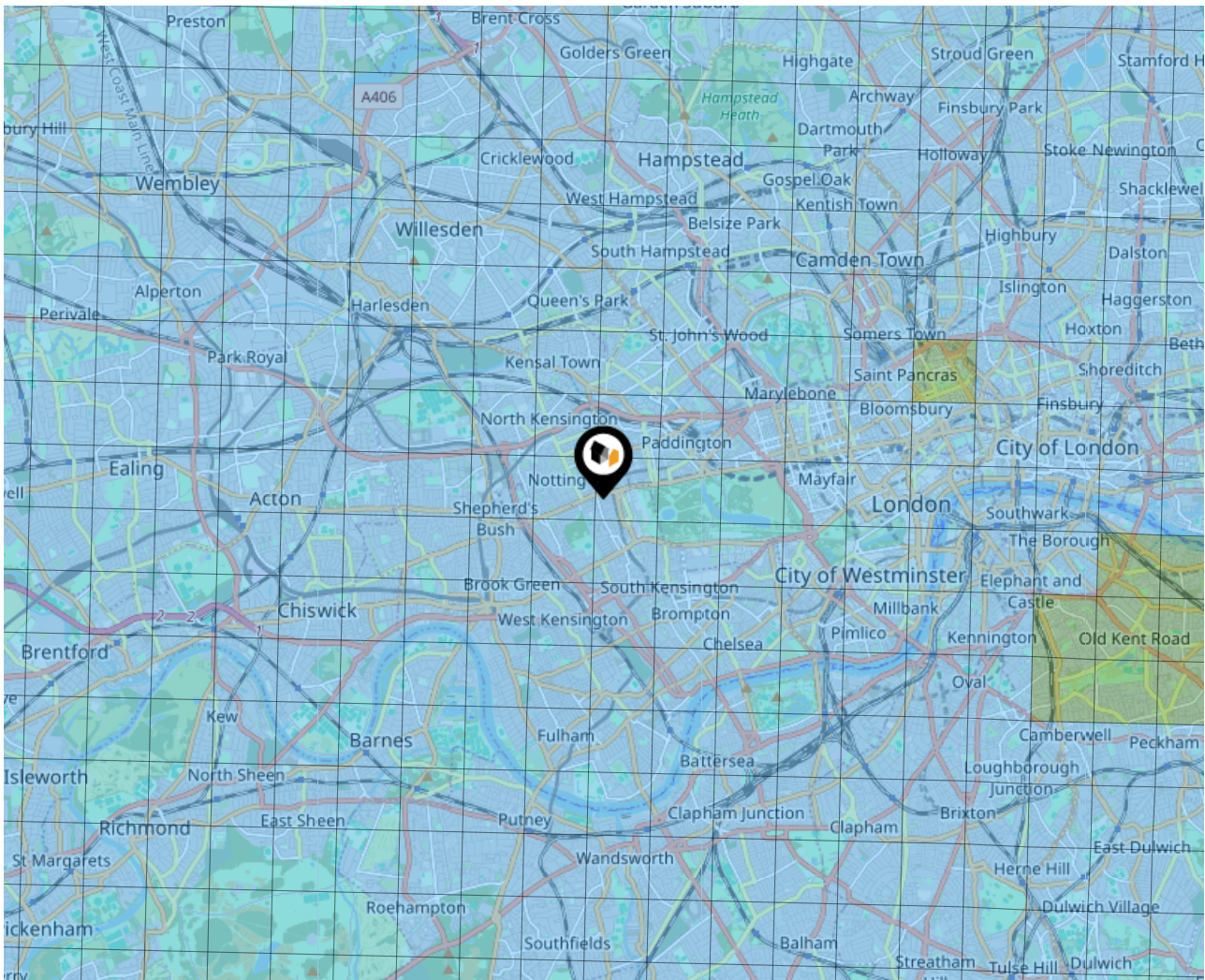
This Property ▼					
■	■	■	■	■	■
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
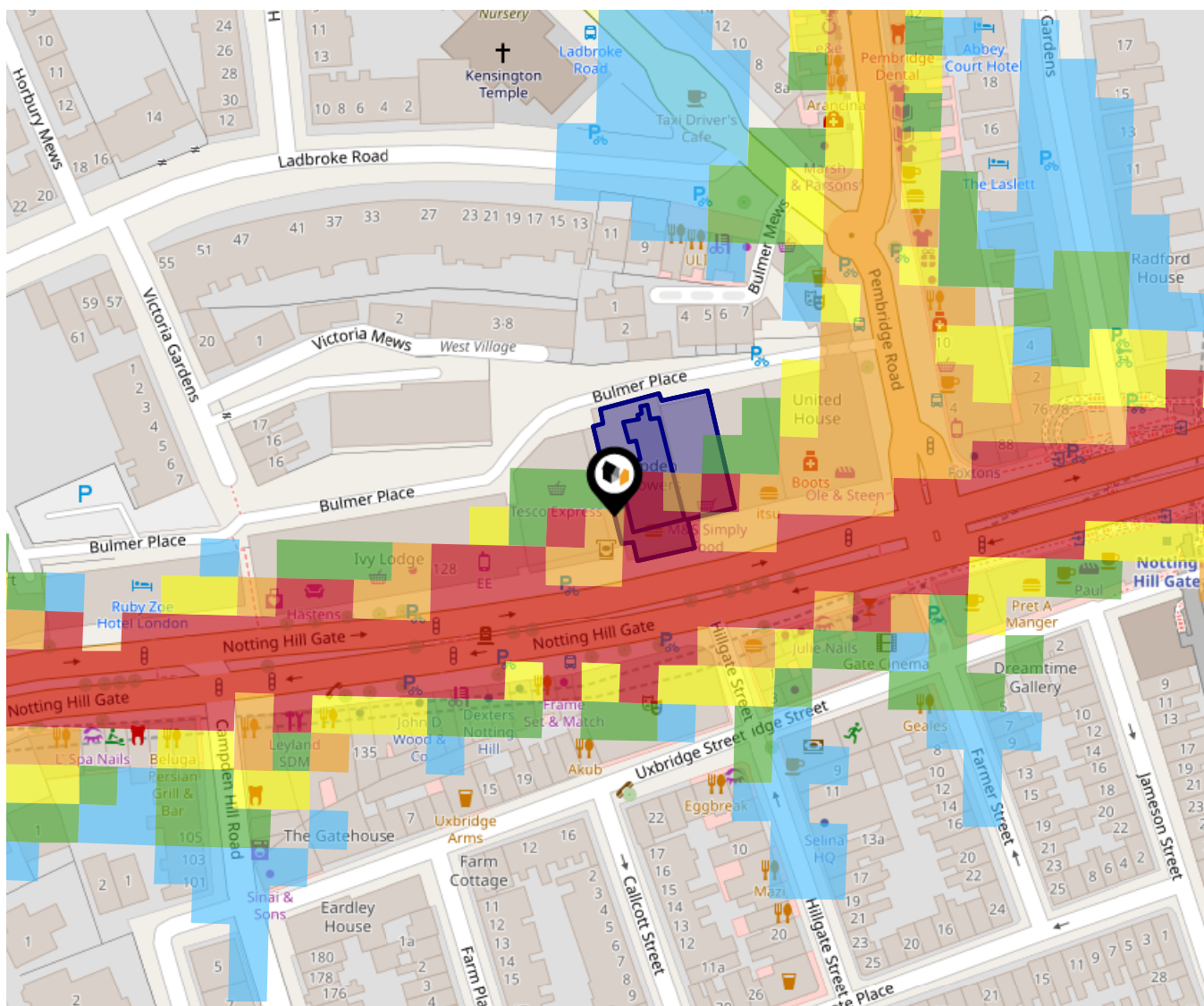
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content: NONE

Parent Material Grain: ARENACEOUS - RUDACEOUS

Soil Group: LIGHT(SANDY) TO MEDIUM(SANDY)

Soil Texture: SAND TO SANDY LOAM

Soil Depth: DEEP
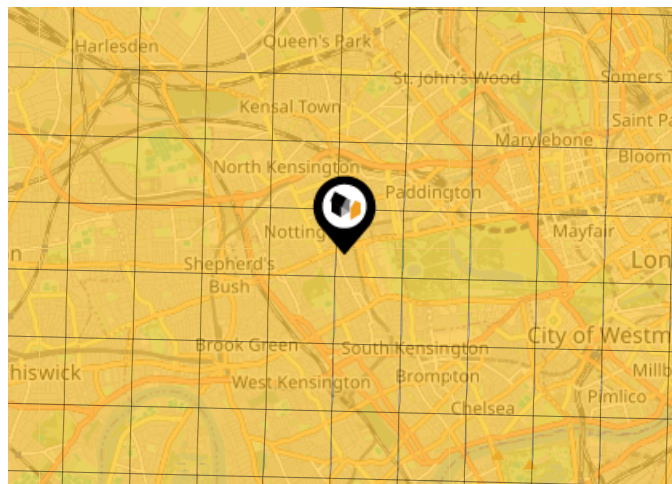
Primary Classifications (Most Common Clay Types)

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

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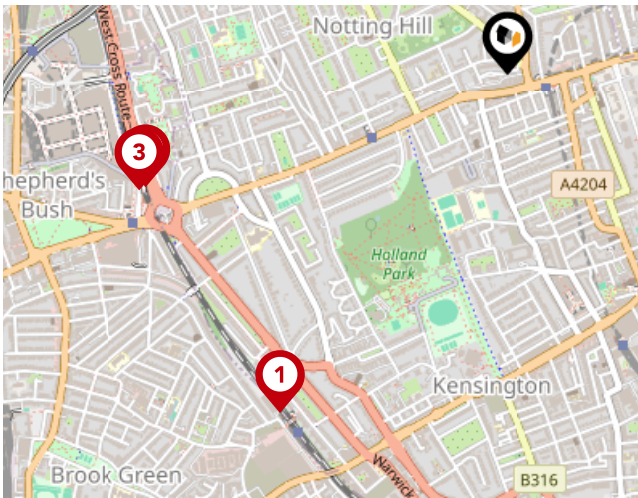
National Rail Stations

Pin	Name	Distance
1	Kensington (Olympia) Rail Station	0.94 miles
2	Shepherds Bush Rail Station	0.87 miles
3	Shepherd's Bush Rail Station	0.89 miles
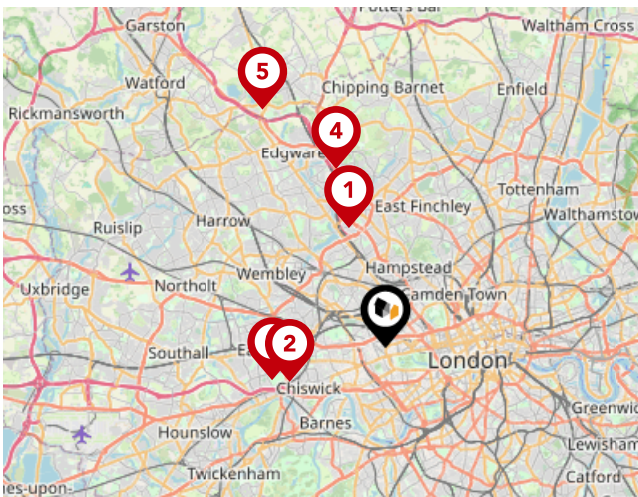
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	4.64 miles
2	M4 J1	3.75 miles
3	M4 J2	4.37 miles
4	M1 J2	6.86 miles
5	M1 J4	9.86 miles
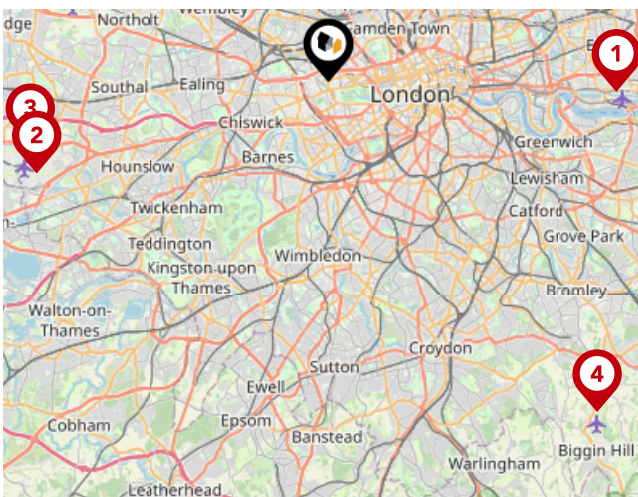
Airports/Helipads

Pin	Name	Distance
1	Silvertown	10.7 miles
2	Heathrow Airport Terminal 4	11.27 miles
3	Heathrow Airport	11.22 miles
4	Leaves Green	15.77 miles
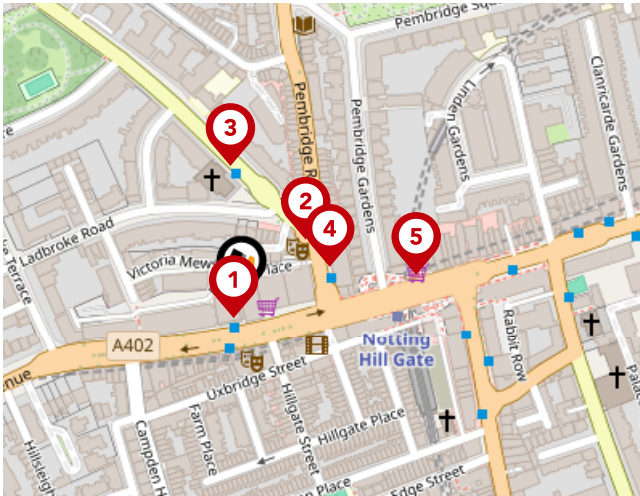
Bus Stops/Stations

Pin	Name	Distance
1	Notting Hill Gate Hillgate St	0.01 miles
2	Notting Hill Gate Stn Pembridge Road	0.05 miles
3	Ladbroke Road	0.08 miles
4	Notting Hill Gate Station	0.05 miles
5	Notting Hill Gate Station	0.1 miles
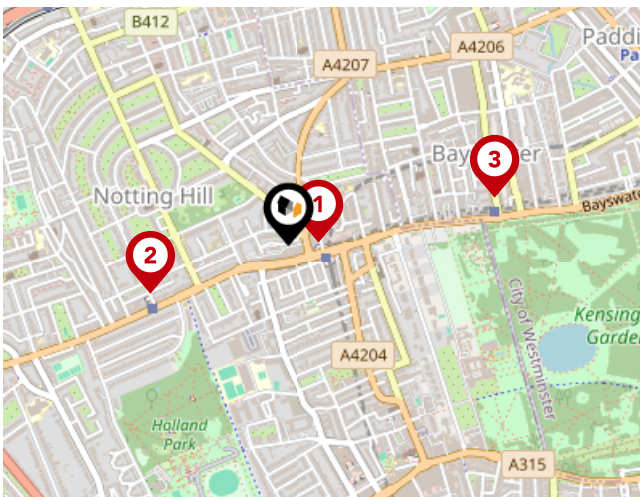
Local Connections

Pin	Name	Distance
1	Notting Hill Gate Underground Station	0.07 miles
2	Holland Park Underground Station	0.34 miles
3	Queensway Underground Station	0.49 miles
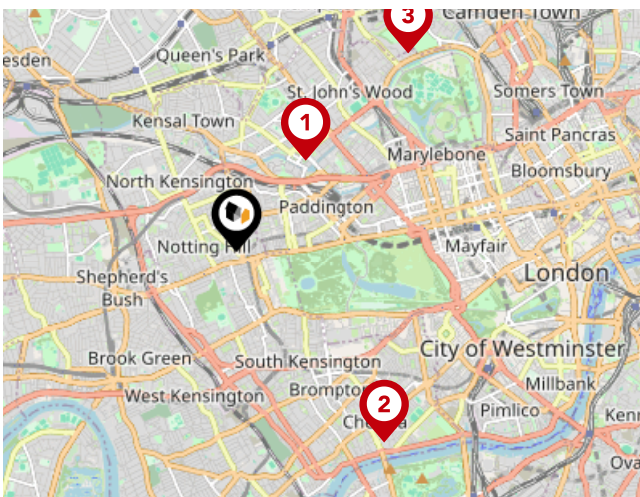
Ferry Terminals

Pin	Name	Distance
1	Little Venice Waterbus Stop	1.05 miles
2	Cadogan Pier	2.23 miles
3	London Zoo Waterbus Stop	2.41 miles

Ewemove Wapping and Bow

If you're interested in putting your property on the market with us, you won't be alone.

Thousands of homeowners have trusted us to sell their properties – you'll see their reviews dotted around the site – and based upon independent seller reviews, we've also got the coveted title of "The UK's Most Trusted Estate Agent".

If you're thinking of selling, we'd be delighted to provide you with a FREE no-obligation valuation of your home so you can start to see how much you could get for your property.

As your local expert Estate Agent in Staines, we will provide you with an in-depth valuation as well as answer any questions.

Financial Services

No matter what type of mortgage you are looking for The Mortgage Genie team offer free specialist advice 7 days a week. In under 20 minutes, they'll be able to tell you how much you can borrow and with access to over 90 lenders and exclusive rates, they'll make sure you get the most competitive rate available. It's quick and simple and they can also advise about insurance packages.

EweMove
SALES AND LETTINGS

Testimonial 1

Adrian's service is everything you can hope for in an estate agent. Quick and clear communication in setting up viewings, vast experience in the area, and a willingness to share all helpful details. He accompanied us to the nearest supermarket and school, and even sent links to relevant information about upcoming changes to policies - you feel you can trust him right away. It was a pleasure to meet him!

Testimonial 2

Adrian is one of the most competent, personable, and extremely professional realtors that I have worked with. He goes "above and beyond" and is always quick to respond. I would highly recommend him to all for their real estate needs.

Testimonial 3

Excellent communication and information at all times from Adrian. Many thanks.

Testimonial 4

Adrian was fantastic - knows the market exceptionally well (being a long-time resident himself) and helped me find my dream flat. Thanks!

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Ewemove Wapping and Bow
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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

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Valuation Office Agency

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Royal Mail