

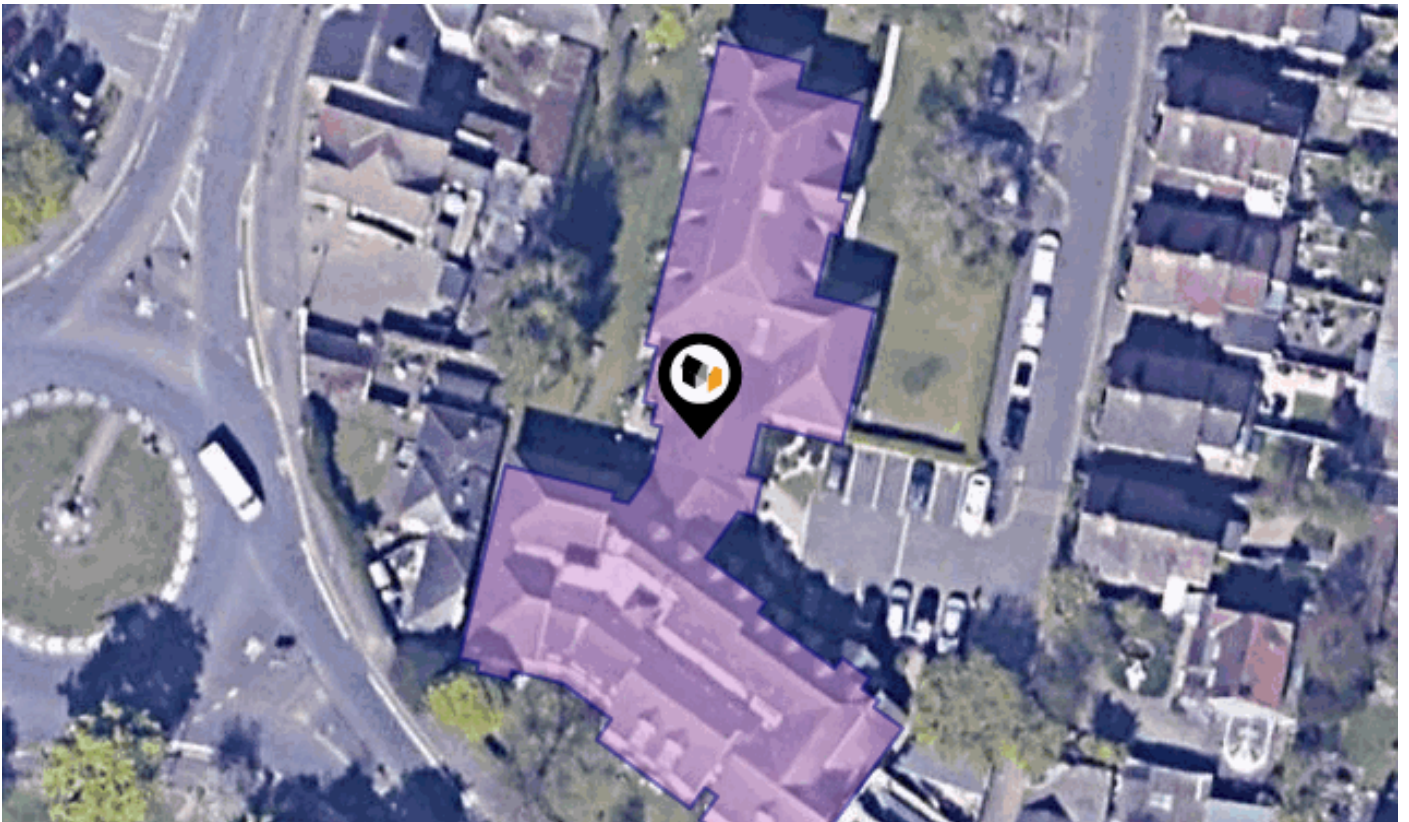


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 13<sup>th</sup> May 2024**



**MERVYN ROAD, SHEPPERTON, TW17**

## **James Neave**

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£429
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	559 ft <sup>2</sup> / 52 m <sup>2</sup>	<b>Start Date:</b>	20/12/1998
<b>Plot Area:</b>	0.29 acres	<b>End Date:</b>	01/06/2123
<b>Year Built :</b>	1998	<b>Lease Term:</b>	125 years from 1 June 1998
<b>Council Tax :</b>	Band D	<b>Term Remaining:</b>	99 years
<b>Annual Estimate:</b>	£2,305		
<b>Title Number:</b>	SY682954		
<b>UPRN:</b>	33039418		

## Local Area

<b>Local Authority:</b>	Surrey
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

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

<b>9</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



## Freehold Title Plan



**SY669066**

## Leasehold Title Plan



**SY682954**

Start Date: 20/12/1998  
End Date: 01/06/2123  
Lease Term: 125 years from 1 June 1998  
Term Remaining: 99 years

# Property EPC - Certificate



Mervyn Road, TW17

Energy rating

# C

Valid until 17.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

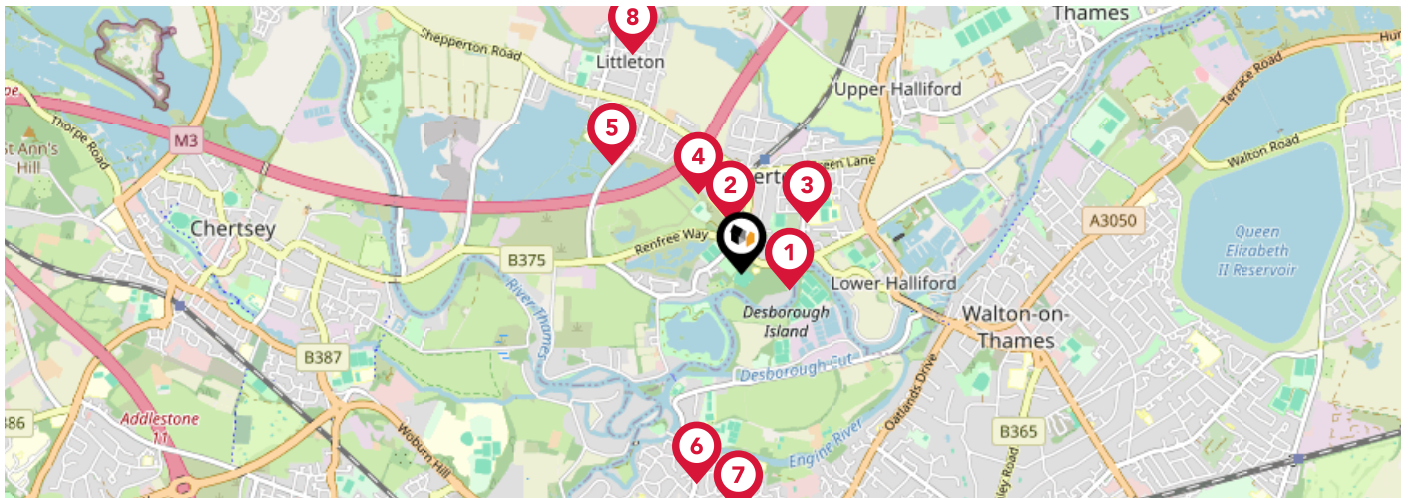
# Property

## EPC - Additional Data

### Additional EPC Data

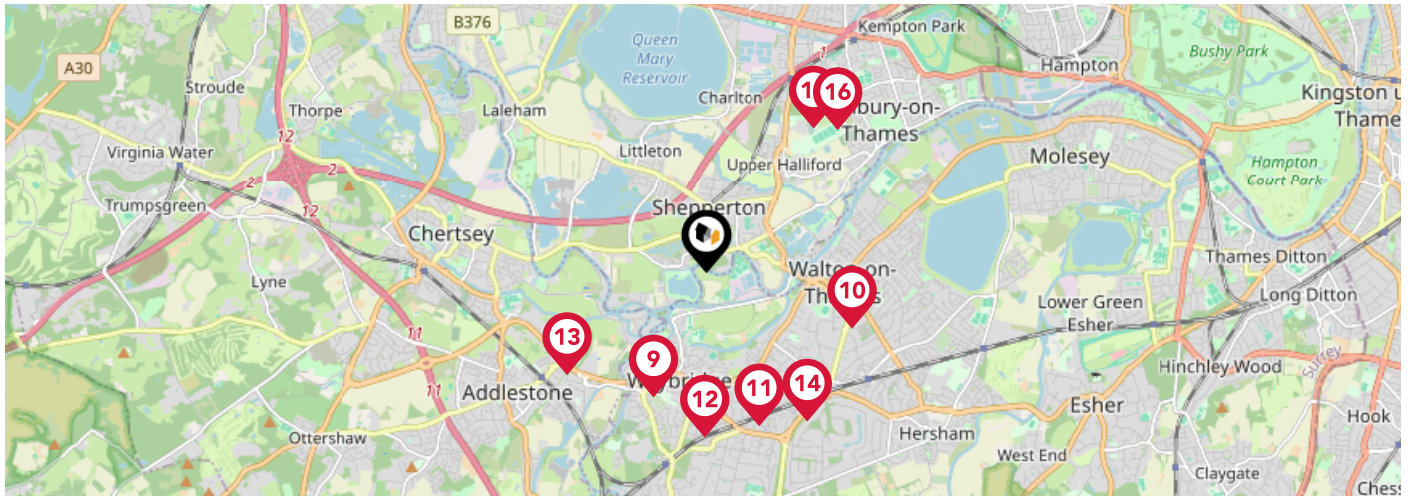
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Enclosed Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	00
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters, Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 10% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	52 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Halliford School</b> Ofsted Rating: Not Rated   Pupils: 419   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Nicholas CofE Primary School</b> Ofsted Rating: Good   Pupils: 557   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Thamesmead School</b> Ofsted Rating: Good   Pupils: 1013   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Manor Mead School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Saxon Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St George's Junior School Weybridge</b> Ofsted Rating: Not Rated   Pupils: 602   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St James CofE Primary School</b> Ofsted Rating: Good   Pupils: 447   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Littleton CofE Infant School</b> Ofsted Rating: Good   Pupils: 122   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

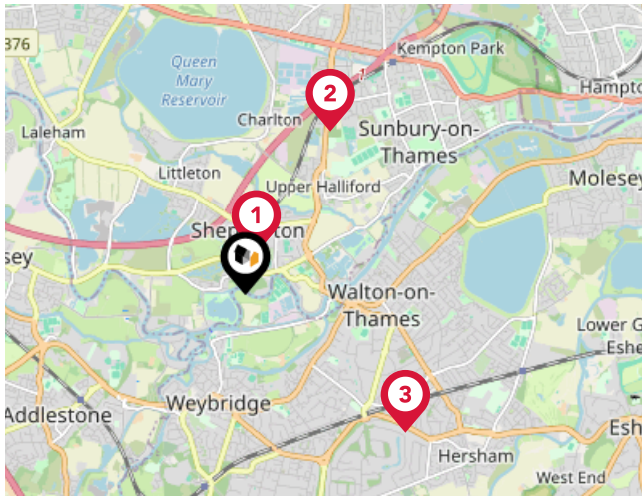
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Charles Borromeo Catholic Primary School, Weybridge</b> Ofsted Rating: Outstanding   Pupils: 250   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Ashley Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 567   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Oatlands School</b> Ofsted Rating: Outstanding   Pupils: 268   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Manby Lodge Infant School</b> Ofsted Rating: Good   Pupils: 263   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St George's College Weybridge</b> Ofsted Rating: Not Rated   Pupils: 966   Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Cleves School</b> Ofsted Rating: Outstanding   Pupils: 720   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>The Bishop Wand Church of England School</b> Ofsted Rating: Good   Pupils: 1037   Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Hawkedale Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

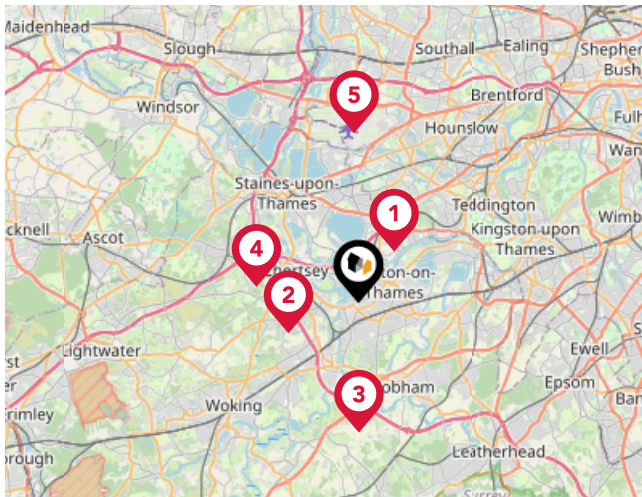
# Area

## Transport (National)



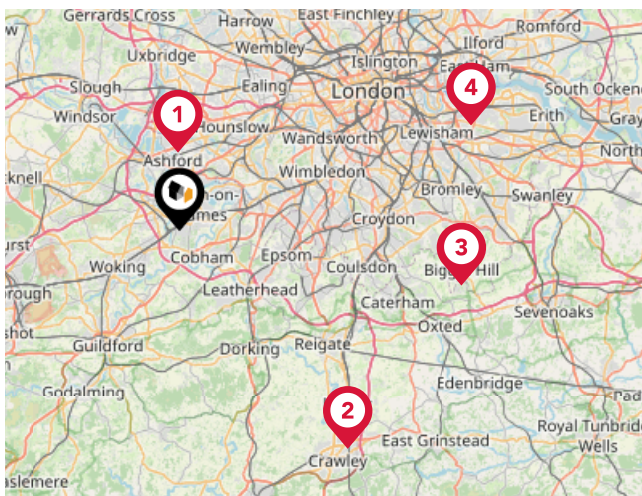
### National Rail Stations

Pin	Name	Distance
1	Shepperton Rail Station	0.4 miles
2	Upper Halliford Rail Station	1.7 miles
3	Walton-on-Thames Rail Station	1.96 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J1	2.32 miles
2	M25 J11	2.82 miles
3	M25 J10	4.79 miles
4	M25 J12	3.86 miles
5	M4 J4A	6.28 miles



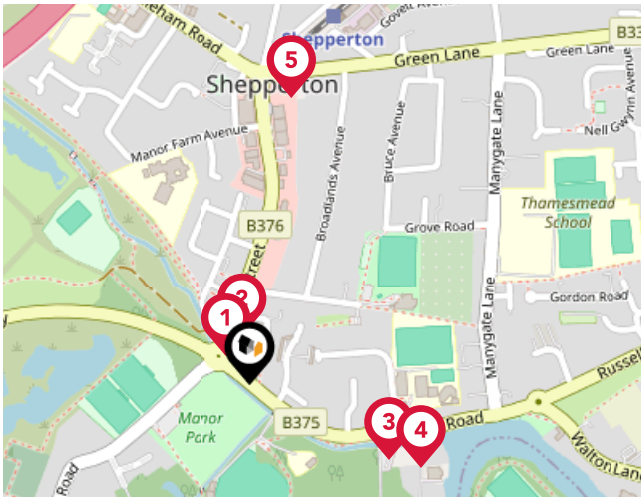
### Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	5.76 miles
2	London Gatwick Airport	20.42 miles
3	Biggin Hill Airport	21.23 miles
4	London City Airport	22.88 miles



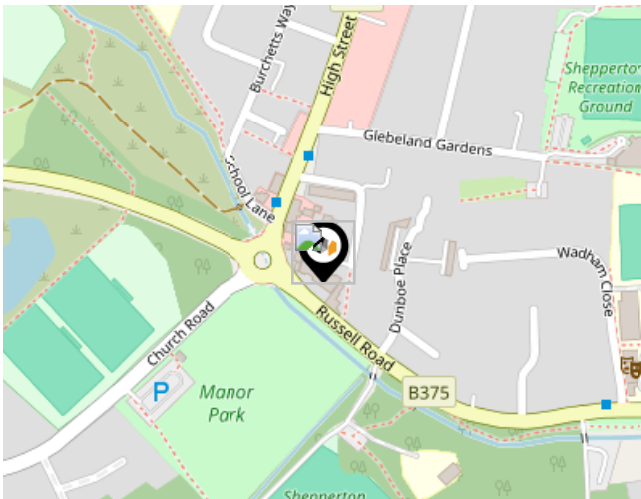
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.04 miles
2	High Street	0.06 miles
3	Wadham Close	0.18 miles
4	Wadham Close	0.22 miles
5	Shepperton Station Approach	0.33 miles



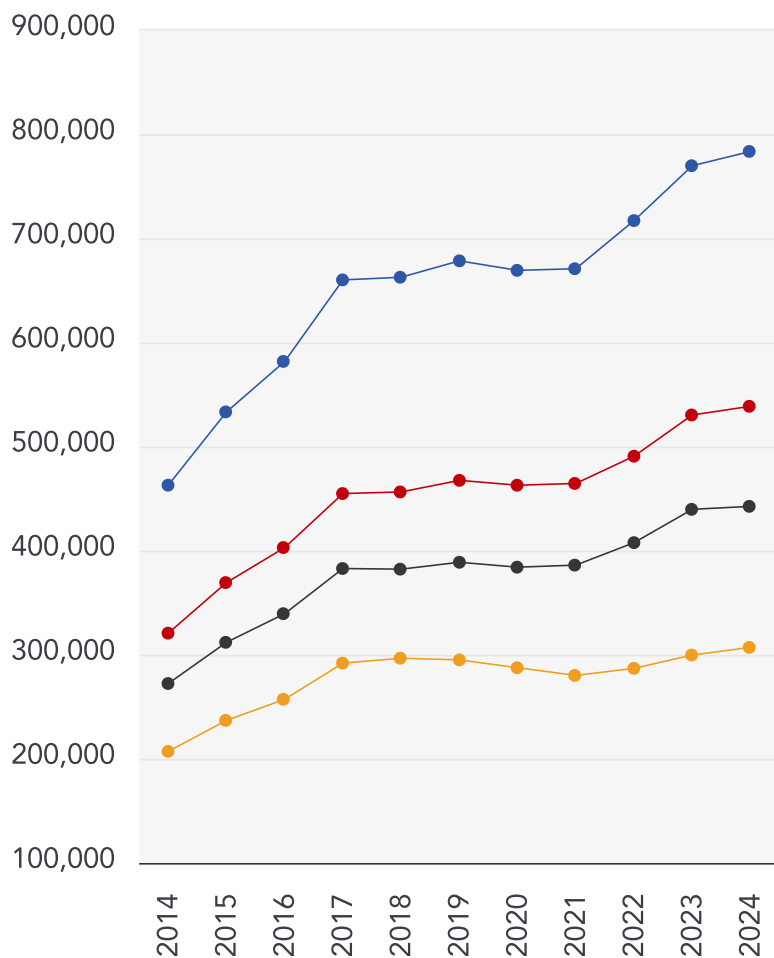
### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 4 Underground Station	4.65 miles
2	Hatton Cross Underground Station	5.34 miles
3	Heathrow Terminals 2 & 3 Underground Station	5.53 miles

# Market House Price Statistics



### 10 Year History of Average House Prices by Property Type in TW17



Detached

**+69.26%**

Semi-Detached

**+67.93%**

Terraced

**+62.49%**

Flat

**+48.22%**



### James Neave

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James Neave the Estate Agents are independently-owned property specialists based on Walton on Thames High Street. We don't believe that all Estate Agents are the same. We firmly believe that the decision of which Estate Agent you instruct to sell or let your home will have an impact on the outcome. We focus on doing all we can to bring our customers complete satisfaction. Our desire to bend over backwards when necessary has won us many friends, and we are proud to say a significant proportion of our work is repeat business and referral. Establishing long-lasting relationships is key to our ongoing success.

### Testimonial 1



"James Neave was the answer to our long, two year search for a buyer. We previously listed with multiple agencies in the past albeit, to no avail. The frustration was quickly remedied once we listed with James Neave who showed honesty and determination, and within one month of listing, a buyer was found. Thank you James Neaves for going above and beyond limits"

### Testimonial 2



"Words cannot express our sincerest thanks to you. You've made our move a reality and for that we will be forever indebted to you and your team."

### Testimonial 3



"We were really impressed by all the help and advice provided by Andy and the team at James Neave . All through the process we knew if we had any issues, someone was always on hand to help . James Neave have a real understanding and focus on helping families through the difficult period of a move. Their service is first class and they truly know each client / property inside out"



# James Neave

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