Shaws
KENSINGTON

MIR: Material Info

The Material Information Affecting this Property

Friday 16th May 2025

TALGARTH MANSIONS, TALGARTH ROAD, LONDON, W14
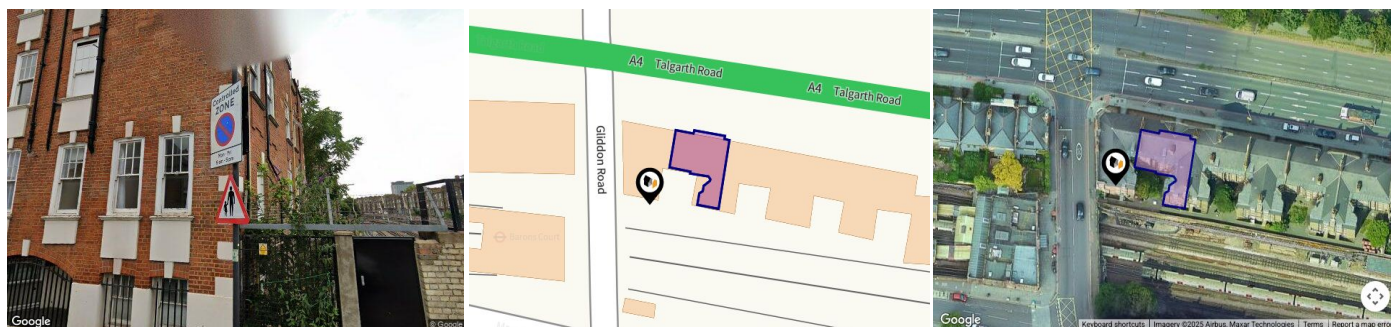
Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	26/09/2017
Floor Area:	721 ft^2 / 67 m^2	**End Date:**	28/09/2173
Plot Area:	0.08 acres	**Lease Term:**	From and including 29 September 1984 to and including 28 September 2173
Year Built :	1930-1949		
Council Tax :	Band D	**Term Remaining:**	148 years
Annual Estimate:	£1,451		
Title Number:	BGL136322		

Local Area

Local Authority:	Hammersmith and fulham
Conservation Area:	Gunter Estate
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s   **75** mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning records for: *Talgarth Mansions Talgarth Road London W14 9DF*

Reference - Hammersmith/2010/02241/TREE

Decision:	Decided
Date:	22nd July 2010

Description:

49-96 Talgarth Mansions. Rear Laurel Tree reduce and reshape crown by 30% remove x1 low limbs and 2 dead branches. Palm cut back 3 stems over footpath.

Reference - Hammersmith/2001/02829/FUL

Decision:	Decided
Date:	25th October 2001

Description:

Erection of entrance gates and railings, on top of the existing front boundary wall.

Reference - 1978/20386/HIST

Decision:	Unknown
Date:	14th April 1978

Description:

Alterations to front elevation.

Reference - Hammersmith/2018/02649/TREE

Decision:	Decided
Date:	07th August 2018

Description:

Rear, by bin shed. T1) Laurel x 1 (Prunus spp), reduce all aspects of the crown by 3m in order to contain and manage the spread. Remove all deadwood and raise the lower canopy to 3m in height. Rear Garden. T2) Tree of Heaven x 1 (Ailanthusaltissima), reduce all aspects of the crown by 2-3m, clear the building by 2m and shape.

Planning records for: *Flat 68 Talgarth Mansions Talgarth Road London W14 9DF*

Reference - Hammersmith/2001/02441/FUL
Decision: Decided
Date: 19th October 2001
Description:
Replacement of existing timber windows with uPVC windows (at first floor level to front elevation).

Planning records for: *75 Talgarth Mansions Talgarth Road London W14 9DF*

Reference - 2021/01569/FUL
Decision: Application Refused
Date: 07th May 2021
Description:
Replacement of existing timber windows to the front, rear and side elevations at first floor level with uPVC windows.

Planning records for: *83 Talgarth Mansions Talgarth Road London W14 9DF*

Reference - Hammersmith/2018/01303/FUL
Decision: Decided
Date: 19th April 2018
Description:
Replacement of existing timber windows to the front, rear and side elevations at first floor level with uPVC windows.

Planning records for: *86 Talgarth Mansions Talgarth Road London W14 9DF*

Reference - 2018/03401/FUL
Decision: Application Approved
Date: 16th October 2018
Description:
Replacement of existing single glazed timber windows to the front and rear elevations at second floor level, with uPVC double glazed windows.

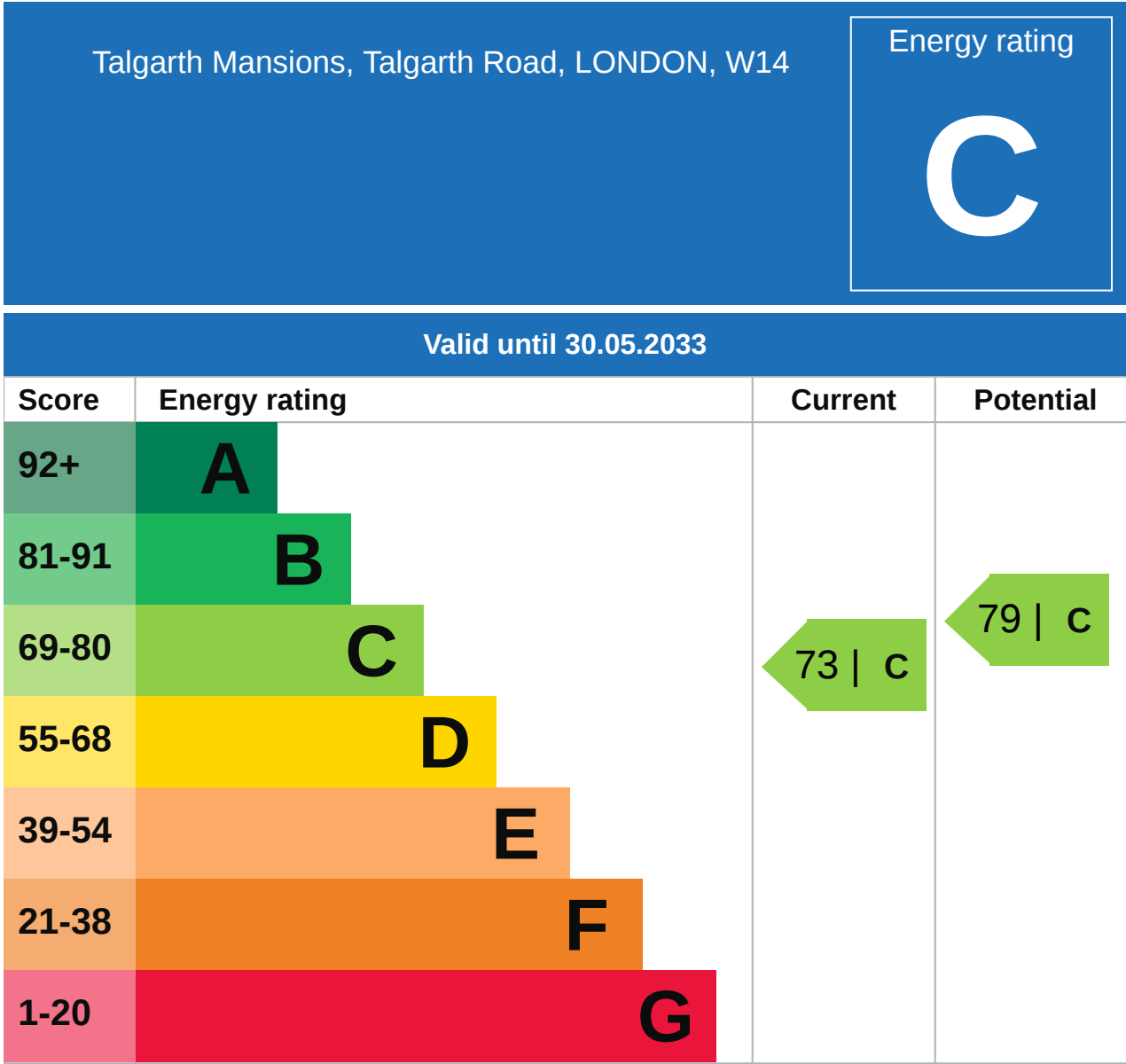Planning records for: *86 Talgarth Mansions Talgarth Road London W14 9DF*

Reference - Hammersmith/2018/03401/FUL

Decision:	Decided
Date:	22nd October 2018

Description:

Replacement of existing single glazed timber windows to the front and rear elevations at second floor level, with uPVC double glazed windows.

Planning records for: *89 Talgarth Mansions Talgarth Road London W14 9DF*

Reference - Hammersmith/2016/01474/FUL

Decision:	Decided
Date:	08th April 2016

Description:

Replacement of 3 no. windows to the front elevation, 3 no. windows to the rear elevation and 1 no. window in the concealed alleyway to the rear, all at ground floor level, with double-glazed white framed uPVC casement windows.

Reference - Hammersmith/2015/04172/FUL

Decision:	Decided
Date:	04th September 2015

Description:

Replacement of 3 no. windows to the front elevation, 3 no. windows to the rear elevation and 1 no. window in the concealed alleyway to the rear, all at ground floor level, with double-glazed white framed uPVC sash windows.

Planning records for: *93 Talgarth Mansions Talgarth Road London W14 9DF*

Reference - Hammersmith/2013/05090/FUL

Decision:	Decided
Date:	04th December 2013

Description:

Replacement of 3no windows to the front elevation and 6no windows to the rear elevation with uPVC windows at second floor level.

Talgarth Mansions, Talgarth Road, LONDON, W14

Energy rating

C

Valid until 30.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 | C
55-68	D	73 | C	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	67 m^2

Shaws Kensington

We have invested in the latest innovative software and telephone systems and we are able to contact all of our potential purchasers immediately a property comes to the market. We pride ourselves on providing prompt feedback to clients and discussing all comments, whether positive or negative in order that, where necessary, we can agree and adjust your specific marketing plan quickly and efficiently in order to maximise the potential of your property.

Our internet coverage is so huge that properties listed with us are reaching hundreds of potential buyers, who visit our carefully selected choice of websites, every minute of every day.

We also maintain a distinctive advertising profile and combining this with our experienced personnel, our large constantly updated database, our for sale boards and our prime office location ensures we explore every opportunity to achieve a sale at the best possible price and within the timescale that suits you.

Shaws Kensington
Testimonials

Shaws
KENSINGTON

Testimonial 1

★★★★★

My rental experience with Shaws Kensington has been wonderful! Shout out to Axel, Zlatina and the team for always being responsive and helpful. Their properties are well-curated and the service was satisfactory. Highly recommended.

Testimonial 2

★★★★★

I've been renting out my flat in Barons Court through Shaws for over ten years, and they've been exceptional every step of the way. From seamless tenant management to handling all aspects of property care, the team at Shaws has consistently exceeded my expectations.

Testimonial 3

★★★★★

Can only recommend. We've been renting a property managed by Shaws for over 3 years, and the service has been excellent since Elodie took over. She's very responsive and resolutive. We've been renting in London for about 10 years and this agency has been the best by far. All their contractors are professional and friendly; their general maintenance contractor knows the property very well and is brilliant. So pleased with the service, thanks so much!

Testimonial 4

★★★★★

Brilliant and transparent throughout with the flat purchase. Renelle was highly diligent and attentive to make sure everything went smoothly. A big thanks to Olivia for introducing us to the property in the first place and also to Solomon for showing us around and answering any questions. Very happy overall!

f /ShawsEstateAgents		**𝕏** /KensingtonShaws	
◎ /shaws.kensington/		**in** /company/shaws-kensington/	

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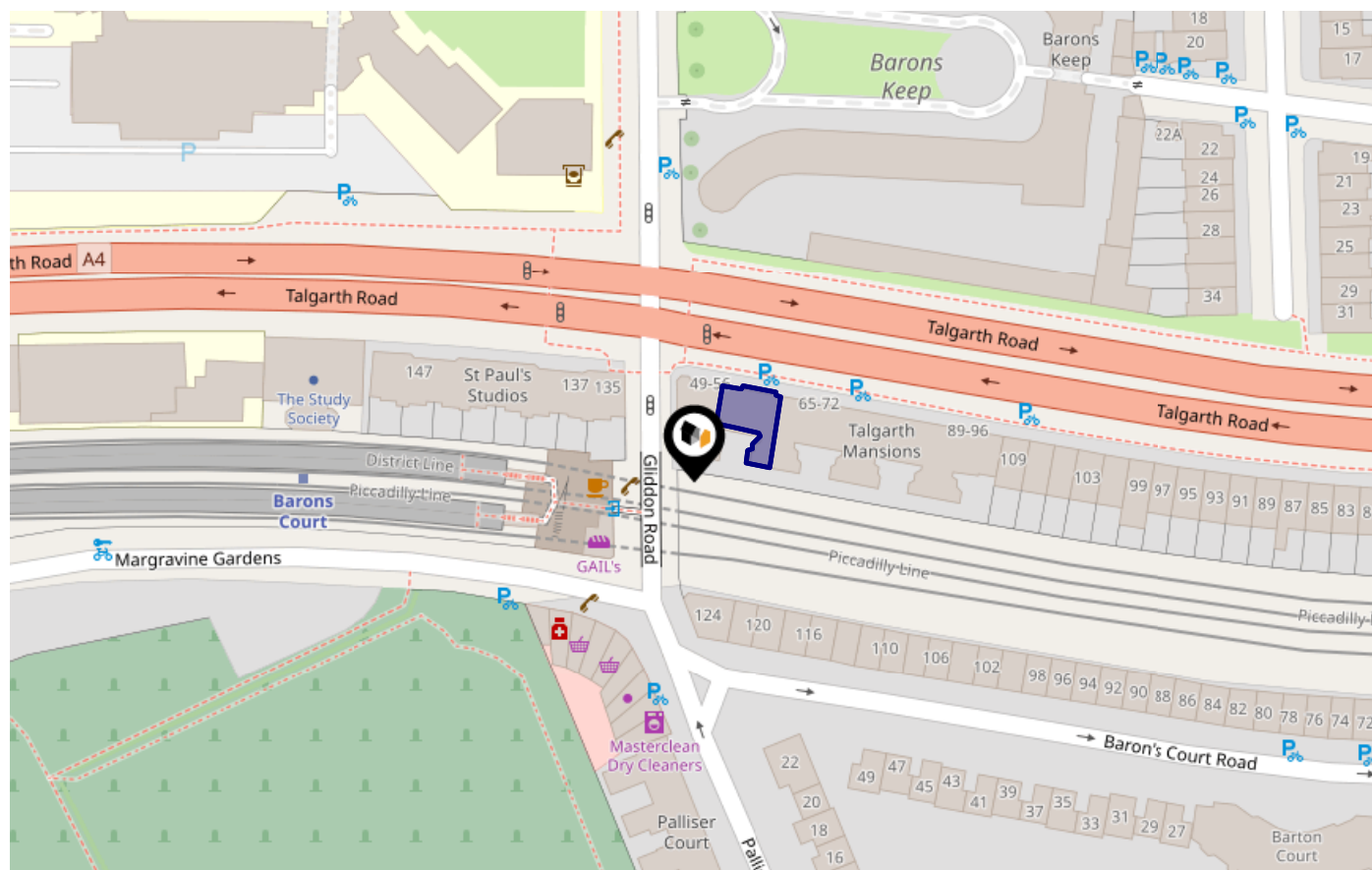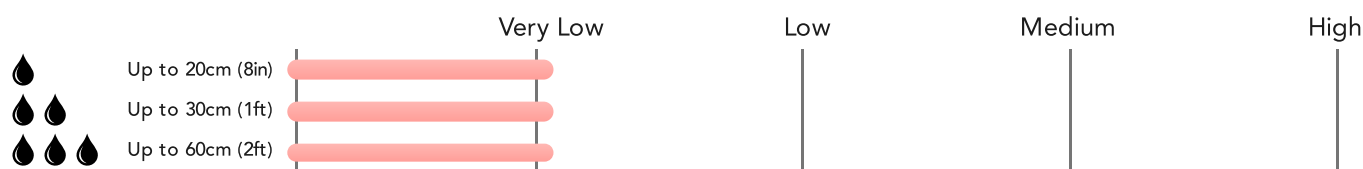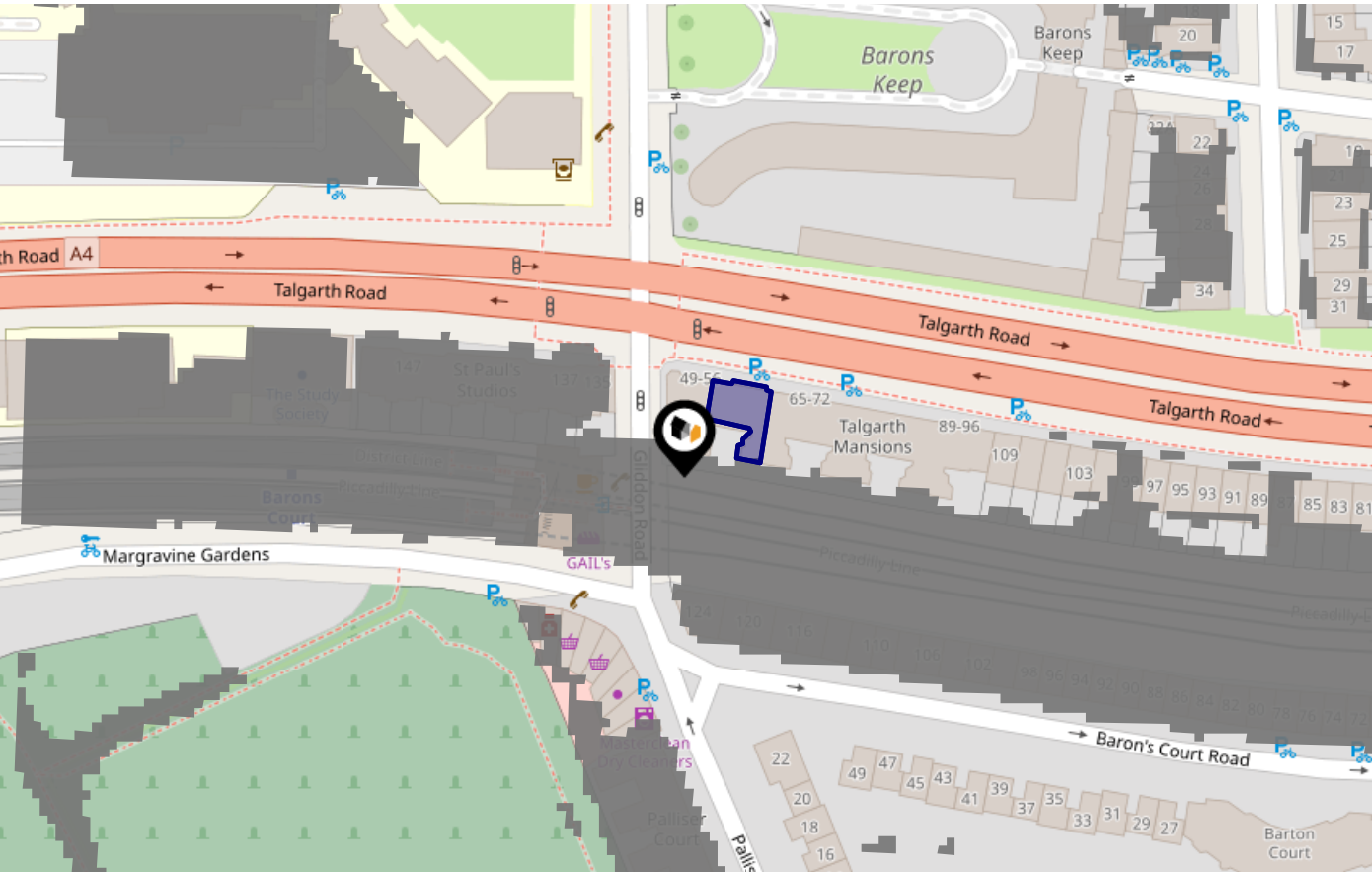
Chance of flooding to the following depths at this property:

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

MIR - Material Info

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.

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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)				

MIR - Material Info

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: 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)				

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)				

MIR - Material Info

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.
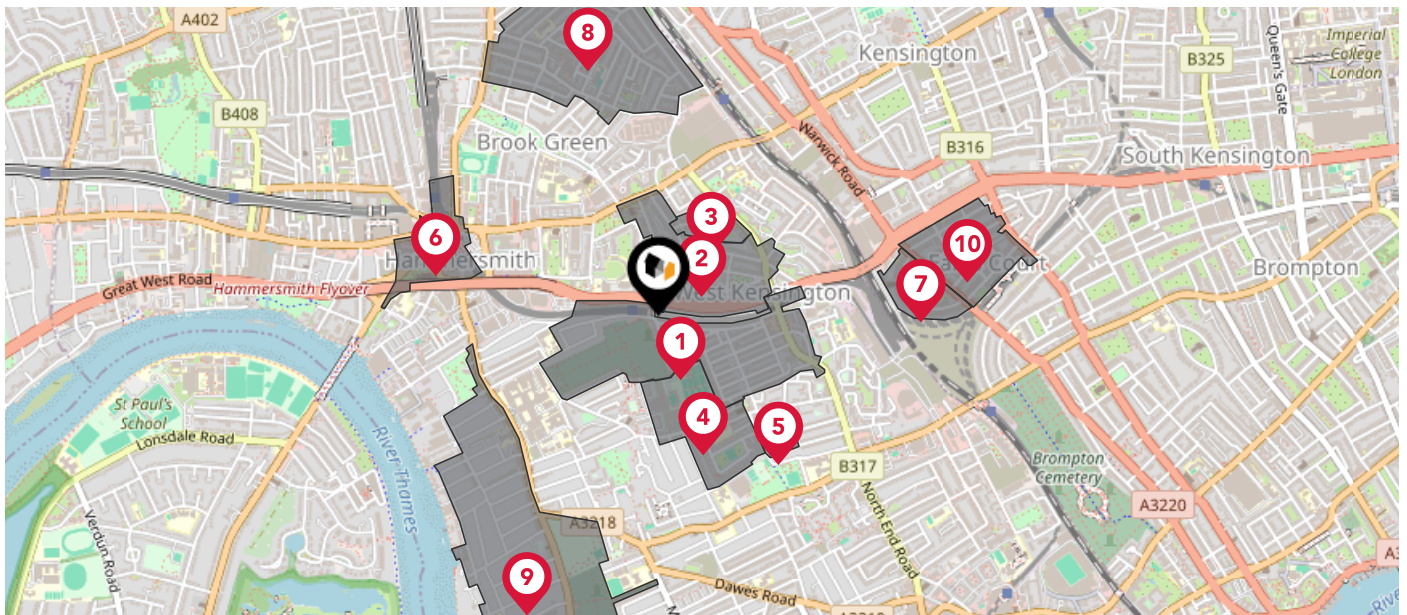
Nearby Conservation Areas	
1	Barons Court
2	Gunter Estate
3	Fitzgeorge and Fitzjames
4	Queen's Club Gardens
5	Turneville/Chesson
6	Hammersmith Broadway
7	Philbeach
8	Lakeside/Sinclair/Blythe Road
9	Crabtree
10	Nevern Square

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.
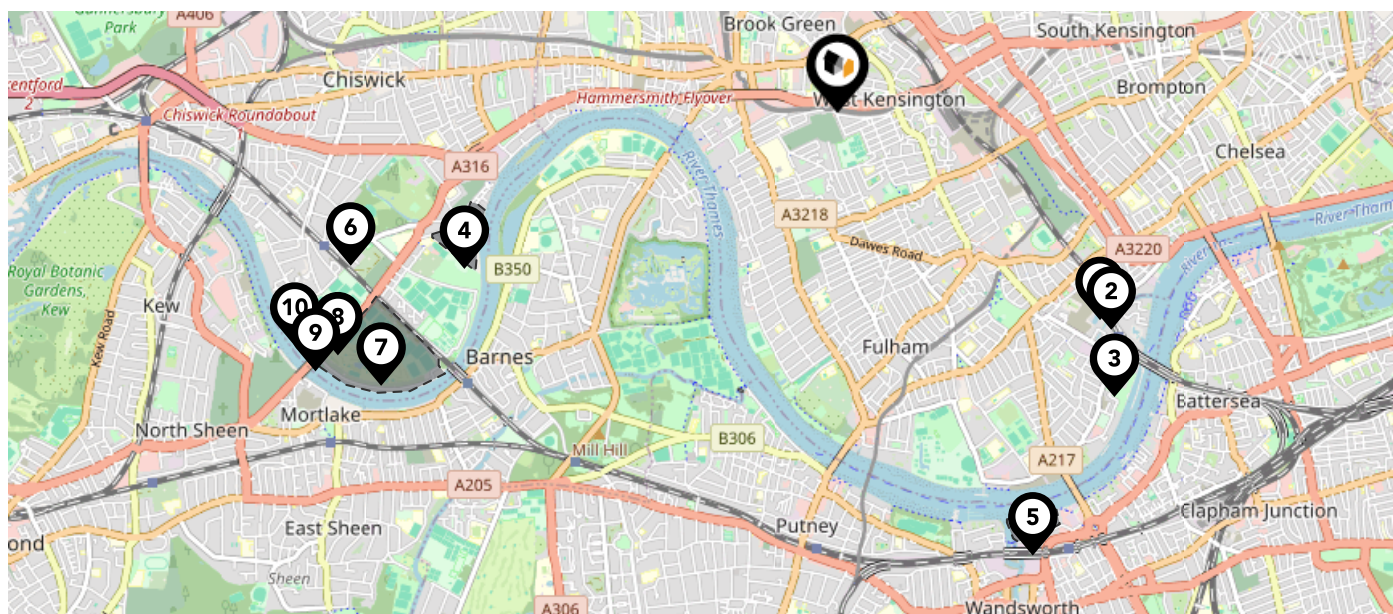
	Nearby Landfill Sites	
1	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill
2	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill
3	Townmead Road-Sands End, London SW6	Historic Landfill
4	Corney Road-Chiswick, London W4	Historic Landfill
5	Feathers Wharf-Wandsworth, London	Historic Landfill
6	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill
7	Dukes Meadow-Great Chertsey Road, London	Historic Landfill
8	Hartington Road Sports Ground-Hartington Road	Historic Landfill
9	Hartington Road Sports Ground-Hartington Road	Historic Landfill
10	Cubitts Basin-Grove Park, Chiswick, Hounslow, London	Historic Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.
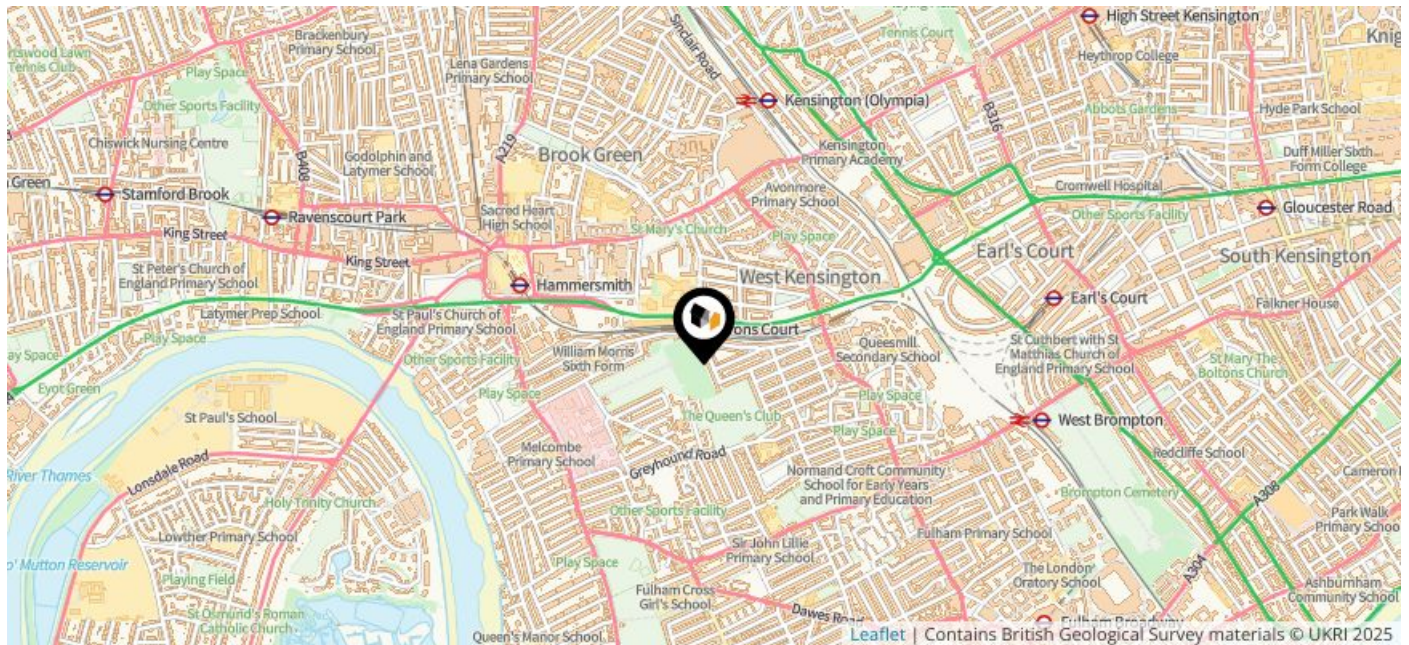
Mine Entry

✕   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
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
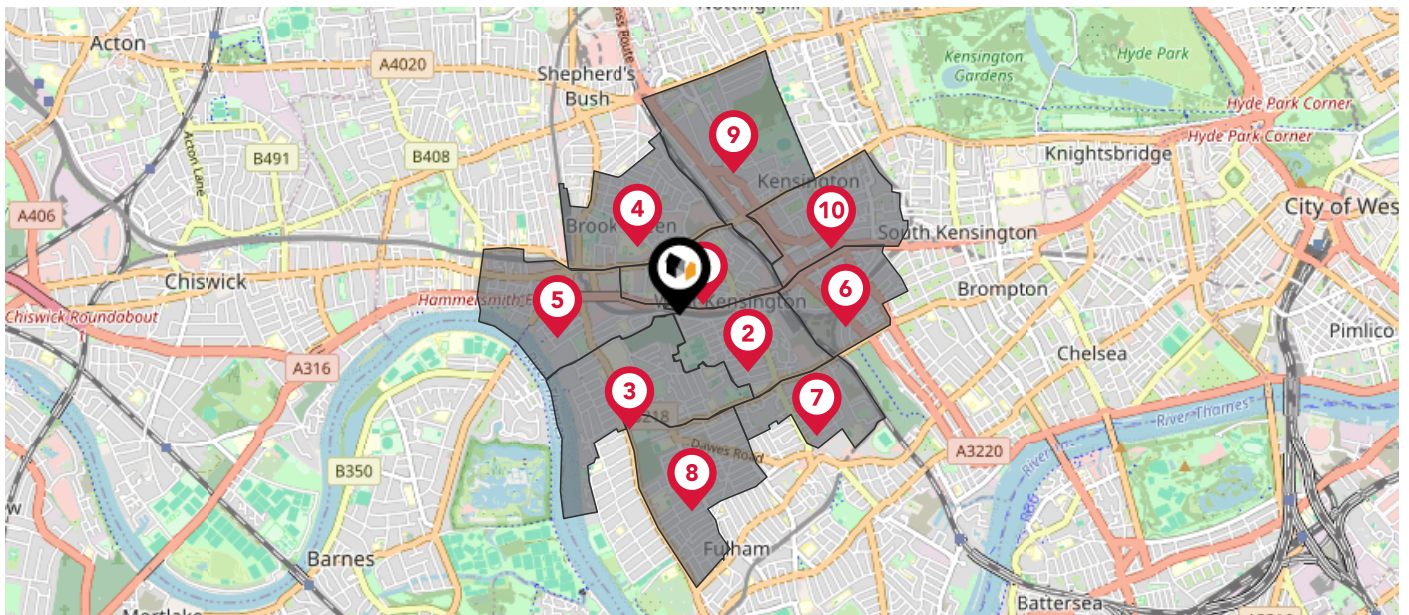
Nearby Council Wards	
1	Avonmore Ward
2	West Kensington Ward
3	Fulham Reach Ward
4	Brook Green Ward
5	Hammersmith Broadway Ward
6	Earl's Court Ward
7	Lillie Ward
8	Munster Ward
9	Holland Ward
10	Abingdon Ward

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).

This
Property

1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Environment
Soils & Clay
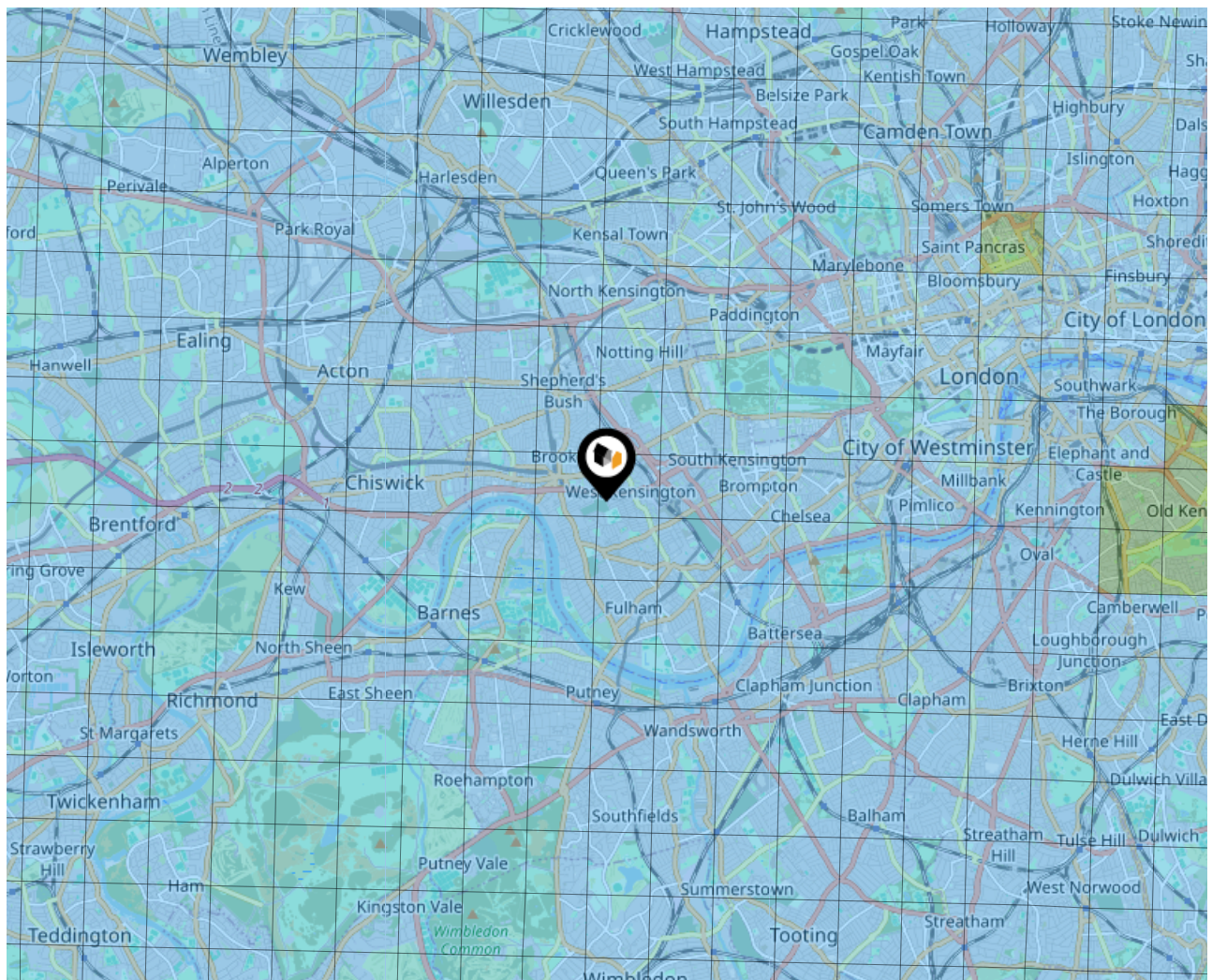
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
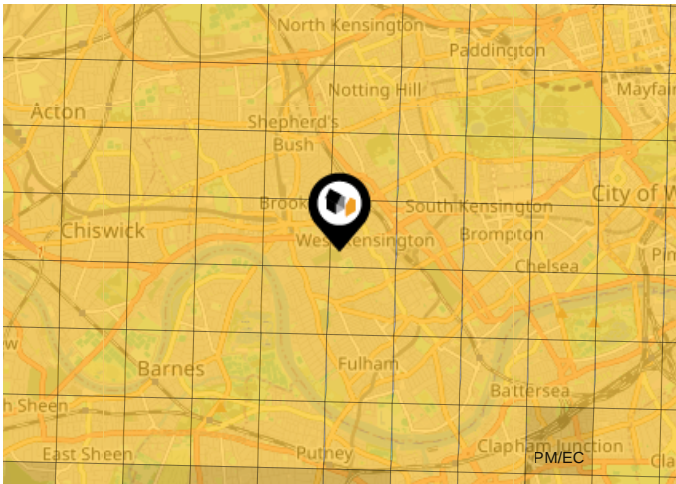
Primary Classifications (Most Common Clay Types)

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
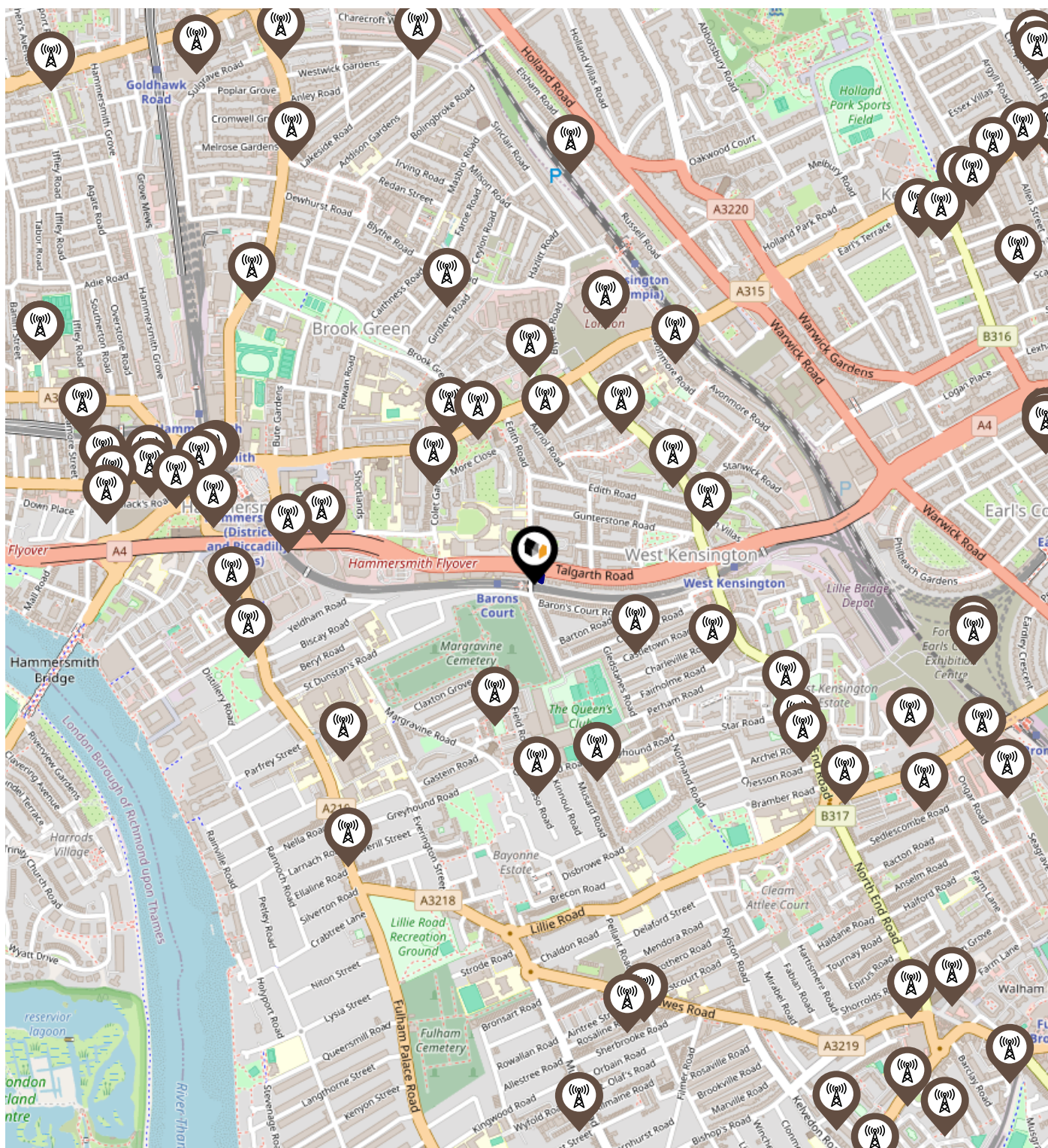
Key:

🔵 Power Pylons

🟤 Communication Masts

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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...
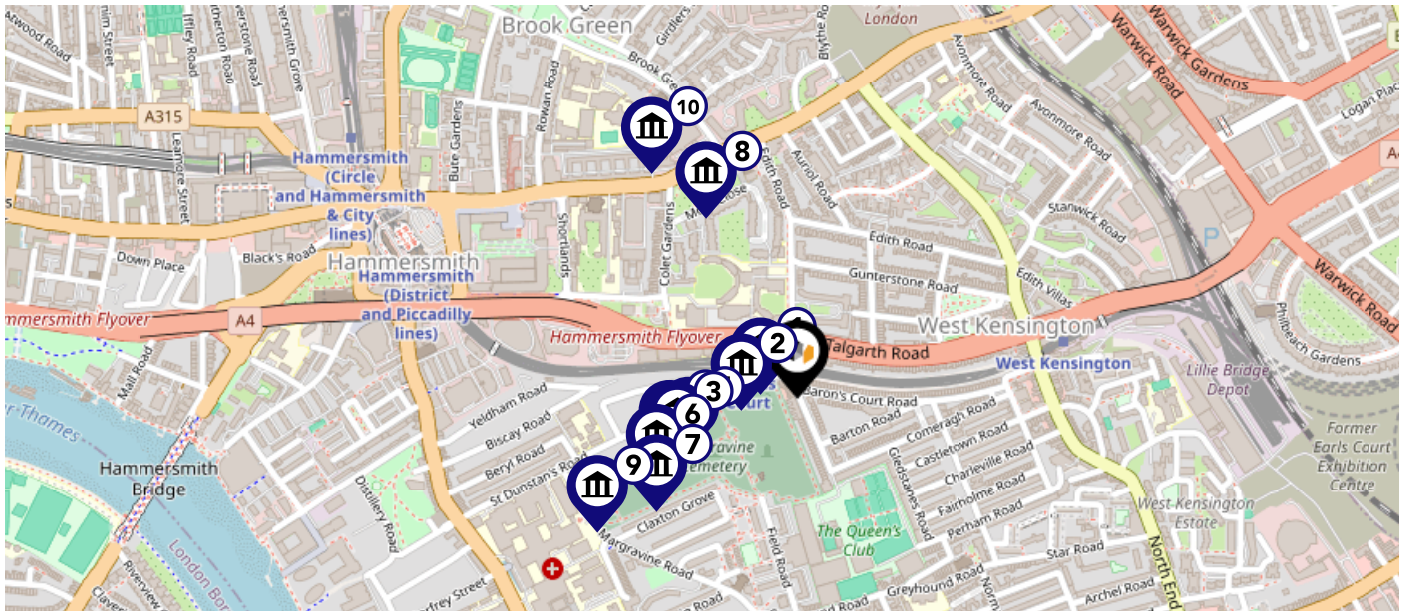

| Listed Buildings in the local district	Grade	Distance
① 1079780 - 135-149, Talgarth Road W6	Grade II	0.0 miles
② 1358562 - Barons Court Underground Station	Grade II	0.1 miles
③ 1261962 - 17, St Dunstan's Road W6	Grade II	0.1 miles
④ 1436663 - Reception House, Hammersmith Cemetery	Grade II	0.1 miles
⑤ 1261966 - Street Wall, Railings And Gates To Number 17	Grade II	0.2 miles
⑥ 1437915 - Blake's Munitions War Memorial, Margravine Cemetery	Grade II	0.2 miles
⑦ 1072615 - Tomb Of George Broad Approximately 160 Metres East Of West Gate, Hammersmith Cemetery	Grade II	0.2 miles
⑧ 1079820 - Masters Lodge And Porters Lodge, Boundary Walls And Circular Garden Building To St Pauls School	Grade II	0.2 miles
⑨ 1072617 - Tomb Of Frederick Harold Young Approximately 40 Metres East Of West Gate Hammersmith Cemetery	Grade II	0.3 miles
⑩ 1287023 - St Joseph's Almshouses	Grade II	0.3 miles

Green Belt

This map displays nearby areas that have been designated as Green Belt...
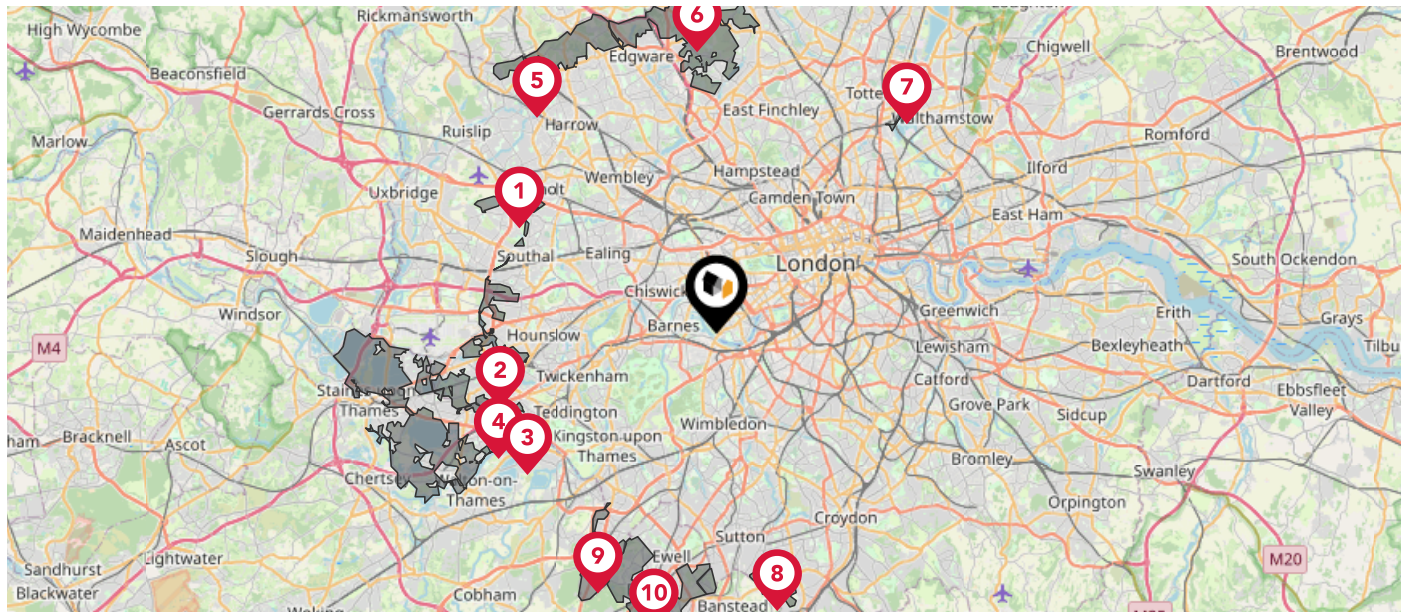
Nearby Green Belt Land	
1	London Green Belt - Ealing
2	London Green Belt - Hounslow
3	London Green Belt - Richmond upon Thames
4	London Green Belt - Spelthorne
5	London Green Belt - Harrow
6	London Green Belt - Barnet
7	London Green Belt - Haringey
8	London Green Belt - Sutton
9	London Green Belt - Kingston upon Thames
10	London Green Belt - Epsom and Ewell
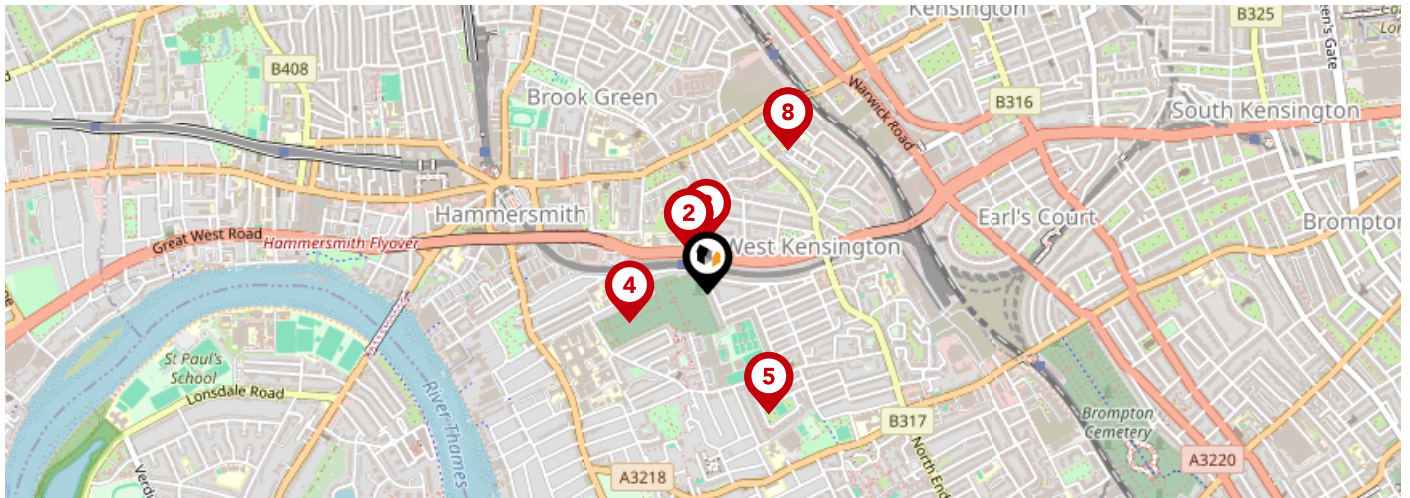
		Nursery	Primary	Secondary	College	Private
1	**Ealing, Hammersmith and West London College** Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.11	☐	☐	☑	☐	☐
2	**Parayhouse School** Ofsted Rating: Good | Pupils: 48 | Distance:0.11	☐	☐	☑	☐	☐
3	**James Lee Nursery School** Ofsted Rating: Outstanding | Pupils: 43 | Distance:0.12	☑	☐	☐	☐	☐
4	**William Morris Sixth Form** Ofsted Rating: Good | Pupils: 759 | Distance:0.19	☐	☐	☑	☐	☐
5	**The Fulham Prep School Ltd** Ofsted Rating: Not Rated | Pupils: 586 | Distance:0.31	☐	☐	☑	☐	☐
6	**Avonmore Primary School** Ofsted Rating: Outstanding | Pupils: 202 | Distance:0.38	☐	☑	☐	☐	☐
7	**St James Preparatory School** Ofsted Rating: Not Rated | Pupils: 185 | Distance:0.38	☐	☑	☐	☐	☐
8	**St James Senior Girls' School** Ofsted Rating: Not Rated | Pupils: 244 | Distance:0.38	☐	☐	☑	☐	☐
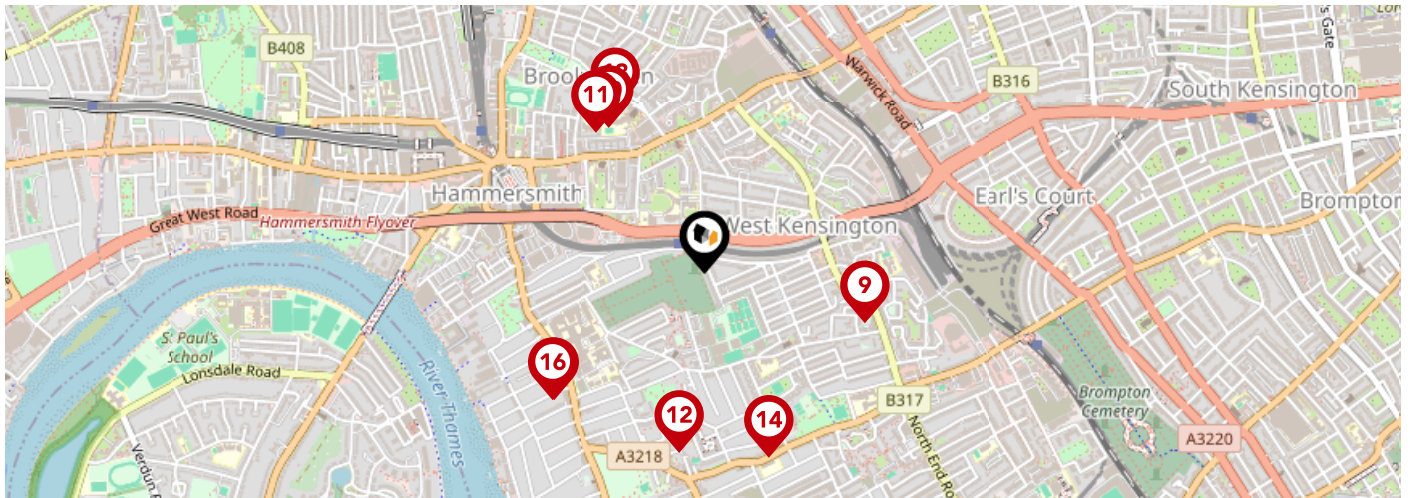
		Nursery	Primary	Secondary	College	Private
9	**The Fulham Boys School** Ofsted Rating: Good	Pupils: 820	Distance:0.39	☐	☐	☑	☐	☐
10	**Larmenier & Sacred Heart Catholic Primary School** Ofsted Rating: Outstanding	Pupils: 444	Distance:0.4	☐	☑	☐	☐	☐
11	**St Paul's Girls' School** Ofsted Rating: Not Rated	Pupils: 806	Distance:0.41	☐	☐	☑	☐	☐
12	**Bayonne Nursery School** Ofsted Rating: Outstanding	Pupils: 66	Distance:0.42	☑	☐	☐	☐	☐
13	**Ecole Française de Londres Jacques Prévert** Ofsted Rating: Outstanding	Pupils: 255	Distance:0.43	☐	☑	☐	☐	☐
14	**St Augustine's RC Primary School** Ofsted Rating: Good	Pupils:0	Distance:0.45	☐	☑	☐	☐	☐
15	**Melcombe Primary School** Ofsted Rating: Good	Pupils: 160	Distance:0.45	☐	☑	☐	☐	☐
16	**Kensington Wade** Ofsted Rating: Not Rated	Pupils: 99	Distance:0.46	☐	☑	☐	☐	☐
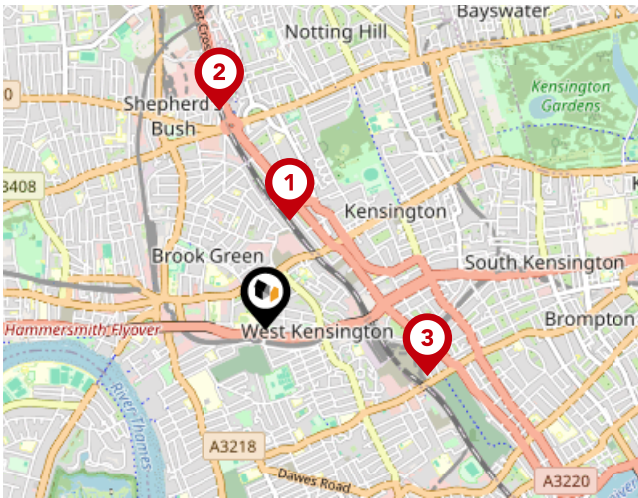
National Rail Stations

Pin	Name	Distance
1	Kensington (Olympia) Rail Station	0.52 miles
2	Shepherd's Bush Rail Station	1.04 miles
3	West Brompton Rail Station	0.78 miles
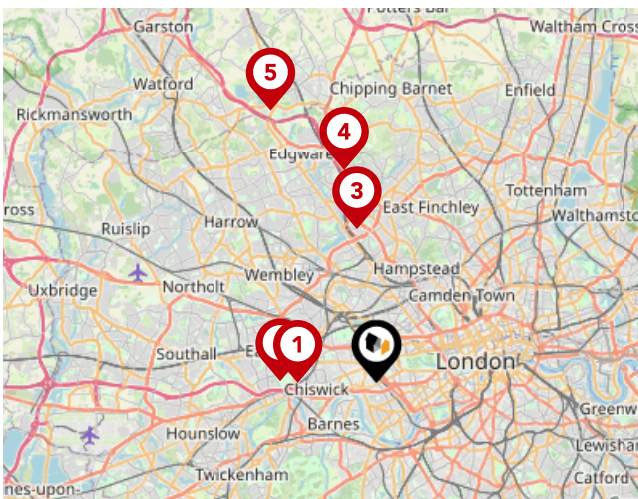
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J1	2.89 miles
2	M4 J2	3.56 miles
3	M1 J1	5.77 miles
4	M1 J2	7.99 miles
5	M1 J4	10.77 miles
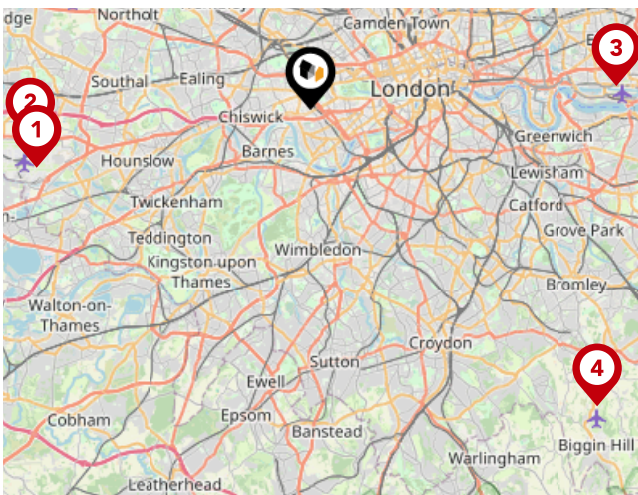
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	10.33 miles
2	Heathrow Airport	10.39 miles
3	Silvertown	11.37 miles
4	Leaves Green	15.23 miles

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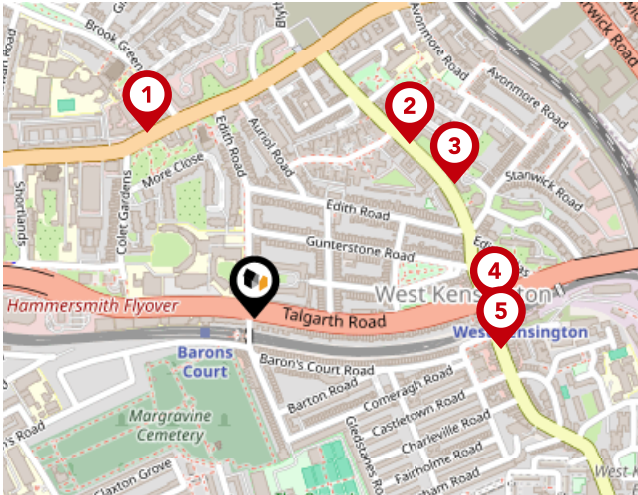
Bus Stops/Stations

Pin	Name	Distance
1	Brook Green	0.25 miles
2	Lytton Estate	0.27 miles
3	Lytton Estate	0.28 miles
4	West Kensington	0.28 miles
5	West Kensington	0.29 miles
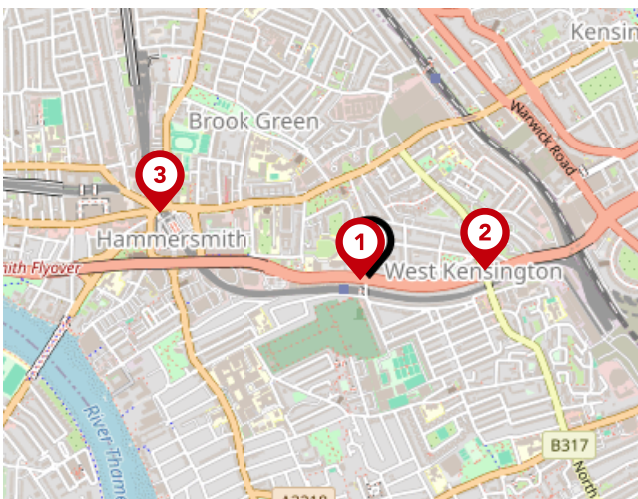
Local Connections

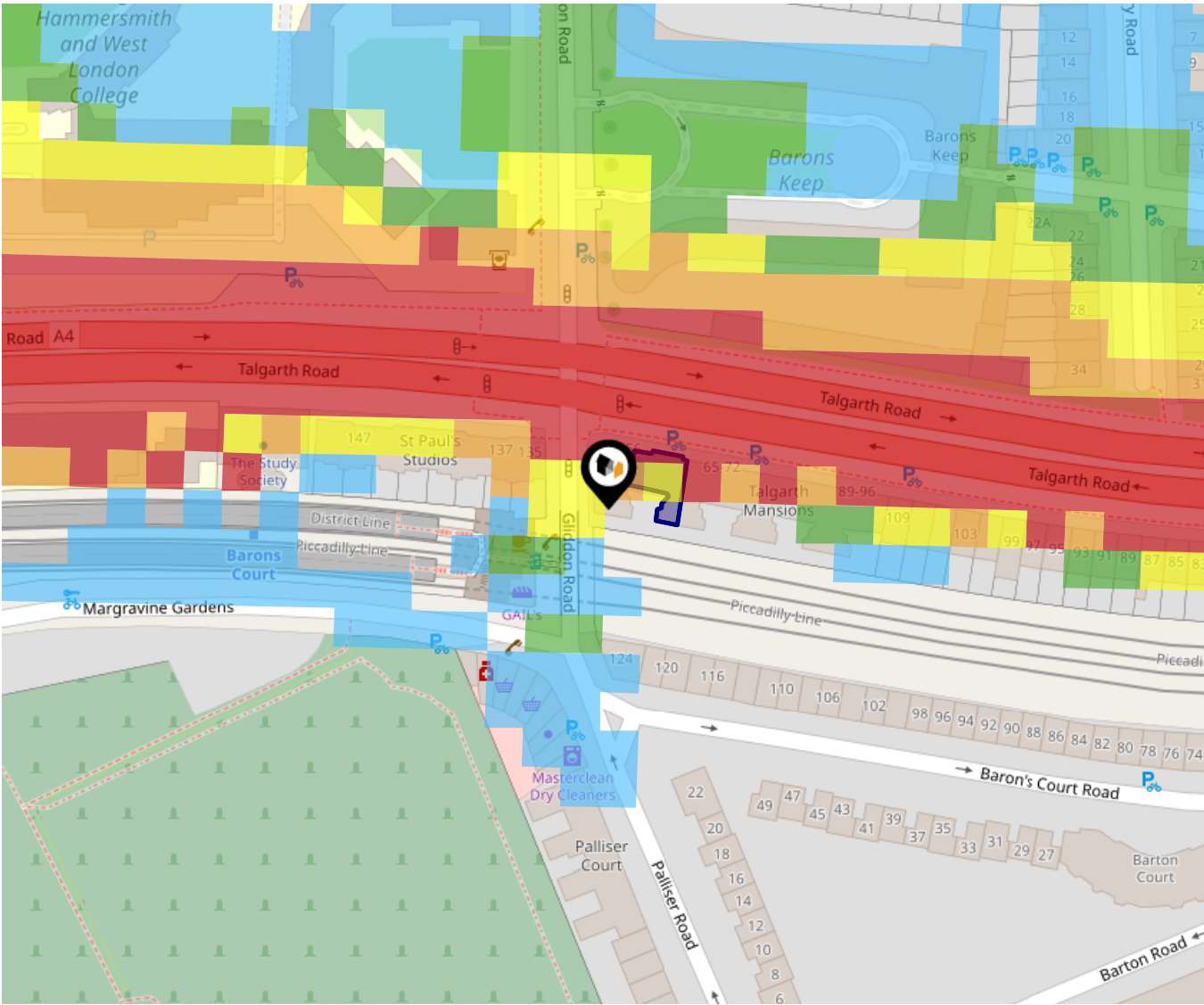| Pin	Name	Distance
1	Barons Court Underground Station	0.02 miles
2	West Kensington Underground Station	0.27 miles
3	Hammersmith (Dist&Picc Line) Underground Station	0.5 miles
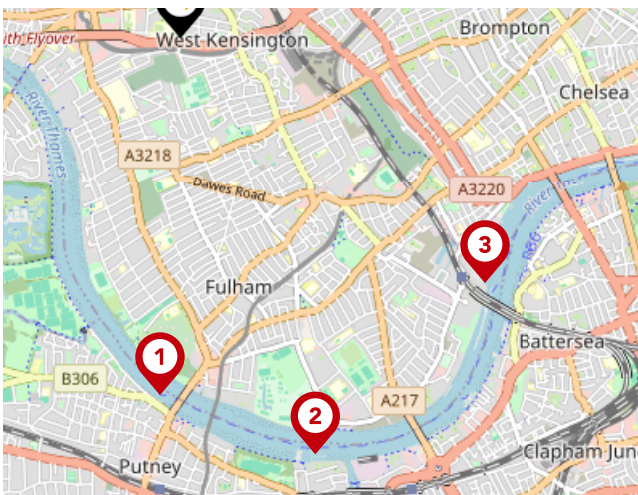
Ferry Terminals

Pin	Name	Distance
1	Putney Pier	1.65 miles
2	Wandsworth Riverside Quarter Pier	2.02 miles
3	Chelsea Harbour Pier	1.8 miles

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

Shaws Kensington
Data Quality

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