

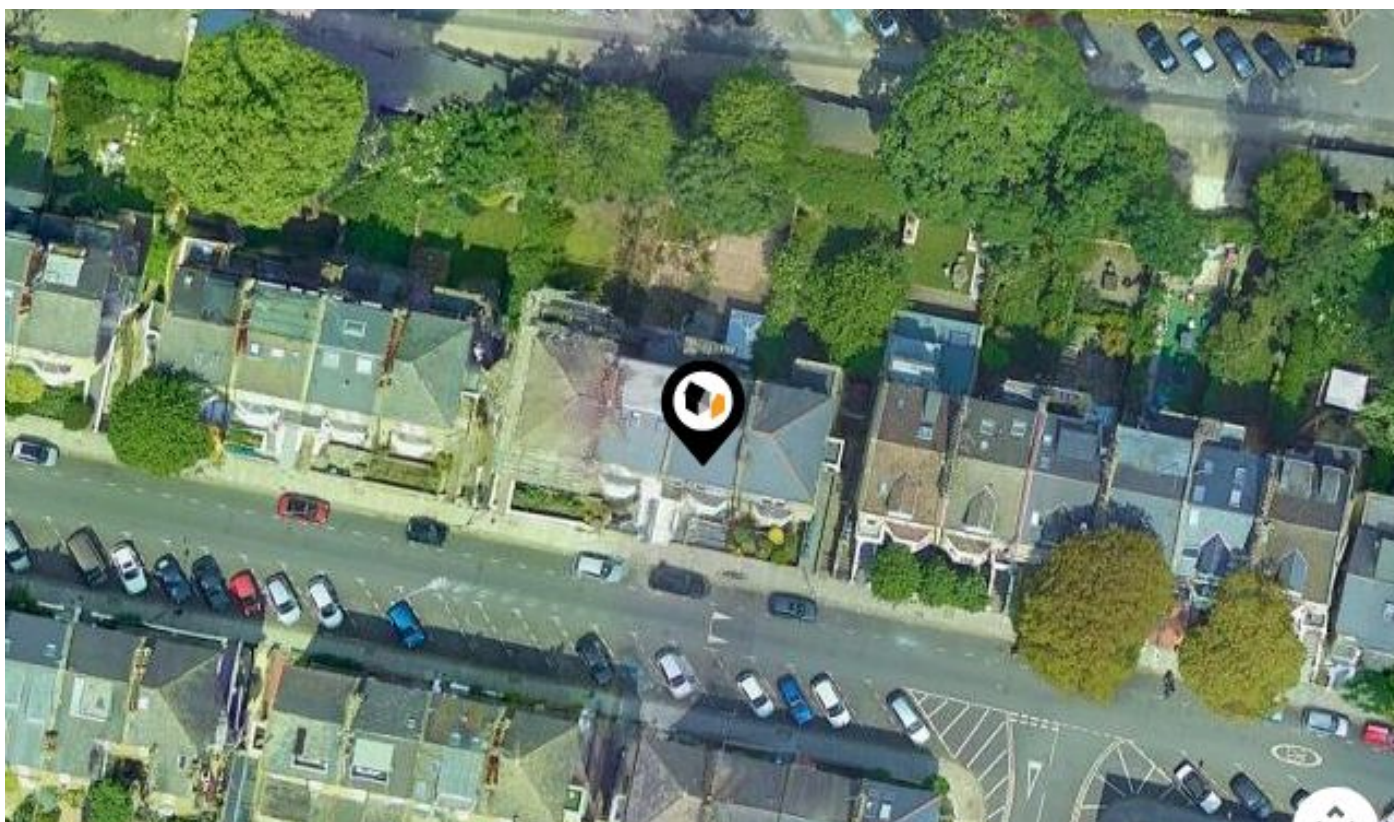


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 16th May 2025



71-73, EDITH ROAD, LONDON, W14

Shaws Kensington

49 Palliser Rd W14 9EB

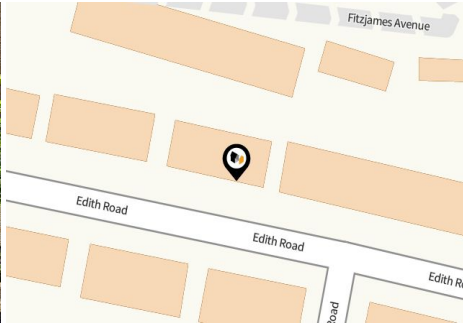
0207 336 9996

kiana@shawskensington.co.uk

www.shawskensington.co.uk



Property Overview






Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	376 ft ² / 35 m ²
Council Tax :	Band C
Annual Estimate:	£1,290

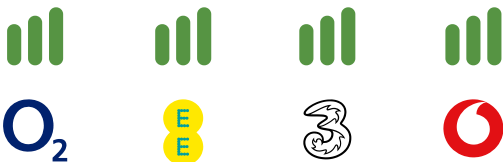
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **65 Edith Road London W14 0TH**

Reference - 1978/20251/HIST	
Decision:	Unknown
Date:	14th April 1978
Description:	Conversion to use of the property as four self contained flats.

Reference - 1973/01105/HIST	
Decision:	Unknown
Date:	16th July 1973
Description:	Erection of extension at the side of the property to form a staircase and the conversion of the property into four self contained flats.

Planning records for: **69 Edith Road London W14 0TH**

Reference - Hammersmith/2018/00744/TPO	
Decision:	Decided
Date:	06th March 2018
Description:	Fell to ground level of a Tree of Heaven (T1) in the front garden, subject to Tree Preservation Order TPO/284/5/2000.

Reference - Hammersmith/2007/03604/TPO	
Decision:	Decided
Date:	05th October 2007
Description:	Pruning and crown reduction by up to 50% of a Tree of Heaven (T1) in the front garden subject to Tree Prservation Order TPO/284/5/00.

Planning records for: **69 Edith Road London W14 0TH**

Reference - 1987/02096/FUL
<p>Decision: Application Approved</p>
<p>Date: 06th April 1988</p>
<p>Description:</p> <p>Erection of rear roof extension the installation of Velux rooflights in the front roof slope and the conversion to use of the property as one self-contained three bedroom maisonette one self-contained two bedroom flat and one self-contained two bedroom maisonette. Drg. Nos, 027-AR-01B 02A & 03B (revised 6 April 1988) and letter dated 6th April 1988.</p>
Reference - 2023/01142/TREE
<p>Decision: Pending Consideration</p>
<p>Date: 03rd May 2023</p>
<p>Description:</p> <p>T1 Sycamore: Fell to ground level inadequate space to allow the trees to reach mature size - Poor location and poor form, twin stem with tight union - Restricted rooting environment - Close to retaining wall where direct damage to the wall will occur, limiting the trees safe useful life expectancy Replanting with a 14/16cm girth tree</p>
Reference - 1996/00499/TREE
<p>Decision: Application Approved</p>
<p>Date: 29th March 1996</p>
<p>Description:</p> <p>Pruning of one Lime tree in front garden by 25% reduction.</p>
Reference - Hammersmith/2018/03104/TPO
<p>Decision: Decided</p>
<p>Date: 24th September 2018</p>
<p>Description:</p> <p>Fell to ground level of a Tree of Heaven (T1) in the front garden, subject to Tree Preservation Order TPO/284/5/2000.</p>

Planning records for: **69 Edith Road London W14 0TH**

Reference - Hammersmith/2005/00938/CLE	
Decision:	Decided
Date:	10th May 2005
Description:	Use of basement and ground floors as two self-contained flats.

Reference - Hammersmith/2000/01181/TREE	
Decision:	Decided
Date:	15th May 2000
Description:	Tree (Front Garden) Fell & remove

Reference - Hammersmith/2001/00075/TPO	
Decision:	Decided
Date:	11th January 2001
Description:	Pruning of a Tree of Heaven (T1) in the front garden subject to Tree Preservation Order T284/5/2000.

Planning records for: **75 Edith Road London W14 0TH**

Reference - 2021/01037/TREE	
Decision:	Pending Consideration
Date:	29th March 2021
Description:	FRONT garden, T1 Lime x 1 (Tilia spp)- growing close to the property. To improve light and slow root expansion: - Reduce all round to previous reduction points approx. 2m - Remove epicormic growth - Remove basal growth.

Planning records for: **Flat Basement 75 Edith Road London W14 0TH**

Reference - Hammersmith/2014/05290/FUL	
Decision:	Decided
Date:	06th November 2014
Description:	Erection of a single storey rear extension, to the side of the existing back addition at lower ground floor level.
Reference - 1997/00254/TREE	
Decision:	Application Approved
Date:	07th February 1997
Description:	Pruning of a Lime tree in the front garden by thinning re-shaping and reducing by up to 25%
Reference - 1995/00676/FUL	
Decision:	Application Refused
Date:	01st May 1995
Description:	Installation of French doors in the rear elevation at upper ground floor level and erection of a balustrade and wooden platform on the flat roof at ground floor level and its use as a roof terrace. Drg Nos:JPTG/1/75, rear elevation
Reference - Hammersmith/2018/03547/TREE	
Decision:	Decided
Date:	29th October 2018
Description:	Front garden. T1) Lime (Tilia cordata), re-pollard tree back to previous, removing all growth (including basal growth) leaving just the main stem and branching framework.

Planning records for: **75 Edith Road London W14 0TH**

Reference - Hammersmith/2018/03712/TREE	
Decision:	Decided
Date:	12th November 2018
Description:	Front garden. T1) Lime (Tilia cordata), re-pollard back to previous, removing all growth (including basal growth), leaving just the main stem and branching framework.

Reference - 1968/00560/HIST	
Decision:	Unknown
Date:	11th July 1968
Description:	Extension to the rear to form kitchen and conservatory at 75a, Edith Road, W14.

Reference - 2018/03712/TREE	
Decision:	-
Date:	12th November 2018
Description:	Front garden. T1) Lime (Tilia cordata), re-pollard back to previous, removing all growth (including basal growth), leaving just the main stem and branching framework.

Planning records for: **39 Edith Road London W14 0TH**

Reference - 1997/02688/TPO	
Decision:	Application Approved
Date:	21st November 1997
Description:	Pruning of a London Plane tree (T18) and a Lime tree (T19) subject to Tree Preservation Order T24/8/70.

Planning records for: **51 Edith Road London W14 0TH**

Reference - 2002/01826/FUL
<p>Decision: Application Withdrawn</p>
<p>Date: 26th July 2002</p>
<p>Description:</p> <p>Erection of a single storey rear extension at basement level; erection of a single storey side and rear extension at basement level and the erection of railings around new flat roof in connection with its use as a terrace; installation of railings around existing flat roofs at first and second floor levels to create two roof terraces; insertion of a doors at ground and second floor levels in replacment of existing windows to provide access onto proposed roof terraces; insertion of two new windows at basement level, in the rear of the existing back addition.</p>
Reference - Hammersmith/2002/01826/FUL
<p>Decision: Decided</p>
<p>Date: 08th August 2002</p>
<p>Description:</p> <p>Erection of a single storey rear extension at basement level; erection of a single storey side and rear extension at basement level and the erection of railings around new flat roof in connection with its use as a terrace; installation of railings around existing flat roofs at first and second floor levels to create two roof terraces; insertion of a doors at ground and second floor levels in replacment of existing windows to provide access onto proposed roof terraces; insertion of two new windows at basement level, in the rear of the existing back addition.</p>
Reference - Hammersmith/2002/02404/FUL
<p>Decision: Decided</p>
<p>Date: 27th September 2002</p>
<p>Description:</p> <p>Erection of single storey extensions to the side and rear at basement level.</p>
Reference - 1976/00301/HIST
<p>Decision: Unknown</p>
<p>Date: 12th March 1976</p>
<p>Description:</p> <p>Conversion to form a one bedroom self contained flat and three bedroom self contained maisonette.</p>

Planning records for: **53 Edith Road London W14 0TH**

Reference - Hammersmith/2013/00894/TPO
<p>Decision: Decided</p> <hr/> <p>Date: 15th February 2013</p> <hr/> <p>Description: Felling of 1no. Sycamore Tree in the rear garden and pruning of 1no. Sycamore Tree in the rear garden by reducing and re-shaping crown by 25-30% subject to Tree Preservation Order TPO/25/9/70 (T16).</p>
Reference - 2019/03385/TPO
<p>Decision: Application Approved</p> <hr/> <p>Date: 13th November 2019</p> <hr/> <p>Description: Pruning of a Sycamore Tree subject to Tree Preservation Order TPO/25/9/70 (T16) in the rear garden to reduce entire crown by 40% (4.5m) to suitable growth points.</p>
Reference - 1999/00058/TREE
<p>Decision: Application Approved</p> <hr/> <p>Date: 12th January 1999</p> <hr/> <p>Description: Pruning of a Sycamore tree in the rear garden: Remove low limbs towards North End House. Crown reduce by up 30%. Clean through inner crown by removal of weak, crossing and suppressed branches and deadwood.</p>
Reference - Hammersmith/2002/03154/TREE
<p>Decision: Decided</p> <hr/> <p>Date: 16th December 2002</p> <hr/> <p>Description: Rear Garden of Amber Hotel 53 Edith Road (Tree adjacent to boundary wall of 53 / 55 Edith Road) Sycamore tree, fell tree.</p>

Planning records for: **53 Edith Road London W14 0TH**

Reference - 1984/01239/TPO
<p>Decision: Application Approved</p> <hr/> <p>Date: 15th June 1984</p> <hr/> <p>Description: Light crown thinning and 25% reduction of the branches overhanging the garden. Sycamore (T16) subject to Tree Preservation Order NO. T25/9/70.</p>
Reference - 1998/02057/TREE
<p>Decision: Application Approved</p> <hr/> <p>Date: 01st October 1998</p> <hr/> <p>Description: Felling of a Sycamore tree in the rear garden.</p>
Reference - Hammersmith/2007/02598/FUL
<p>Decision: Decided</p> <hr/> <p>Date: 02nd August 2007</p> <hr/> <p>Description: Erection of a rear roof extension and installation of two rooflights in front roofslope to provide two additional hotel rooms.</p>
Reference - Hammersmith/2010/00132/FUL
<p>Decision: Decided</p> <hr/> <p>Date: 14th January 2010</p> <hr/> <p>Description: Change of use from a Hotel (Class C1) to a six bedroom self contained residential dwelling (Class C3)</p>

Planning records for: *Amber Hotel 53 Edith Road London W14 0TH*

Reference - Hammersmith/2004/00111/FUL	
Decision:	Decided
Date:	22nd January 2004
Description:	Erection of a rear roof extension; and rear extension at ground floor level.

Planning records for: *55 Edith Road London W14 0TH*

Reference - Hammersmith/2007/02183/TREE	
Decision:	Decided
Date:	31st May 2007
Description:	Front garden: 2 x Acacias to remove.

Reference - 2020/01825/CLP	
Decision:	Application Approved
Date:	17th July 2020
Description:	Erection of a single storey outbuilding in the rear garden following the demolition of existing single storey sheds.

Reference - Hammersmith/2007/02103/FUL	
Decision:	Decided
Date:	12th June 2007
Description:	Erection of a rear roof extension and two storey rear extension to the side of the existing back addition.

Planning records for: **57 Edith Road London W14 0TH**

Reference - 1984/01631/FUL

Decision: Application Approved

Date: 03rd August 1984

Description:

Erection of dormer and balcony to the rear roof. Drg. Nos:1130-013A 1130-022B.

Reference - 1988/01967/FUL

Decision: Application Approved

Date: 23rd September 1988

Description:

Erection of a glazed entrance porch to front elevation at basement level. Drg. Nos: Drawings received 19th September 1988

Reference - 1984/00795/FUL

Decision: Application Approved

Date: 10th April 1984

Description:

Formation of gable end to roof dormer window in the rear roof and erection of a two storey side extension to the back addition in connection with the conversion to use as three self-contained two bedroom flats and one self-contained two bedroom maisonette. Drg. Nos:1130/011 012 013.

Reference - 1985/02218/FUL

Decision: Application Approved

Date: 17th October 1985

Description:

Erection of a single storey rear extension at basement level. Drg. Nos:Floor plans and elevations.

Planning records for: **57 Edith Road London W14 0TH**

Reference - 1990/01649/FUL	
Decision:	Application Approved
Date:	18th December 1990
Description:	Retention of glazed entrance hall at basement level. Drg. Nos:- Plan 1 Plan 2 and Plan 3

Reference - Hammersmith/2012/03947/TEL56	
Decision:	Decided
Date:	26th November 2012
Description:	Installation of a BT Broadband cabinet.

Planning records for: **59 Edith Road London W14 0TH**

Reference - 2024/00683/TPO	
Decision:	Pending Consideration
Date:	25th March 2024
Description:	Felling of a London Plane Tree (T17) in the rear garden, subject to Tree Preservation Order TPO/25/9/70.

Reference - 1997/00457/TPO	
Decision:	Application Approved
Date:	14th March 1997
Description:	Pruning of a Lime tree (T18) in the front garden subject to Tree Preservation Order T25/9/1970.

Planning records for: **59 Edith Road London W14 0TH**

Reference - Hammersmith/2005/02427/TPO
<p>Decision: Decided</p>
<p>Date: 06th October 2005</p>
<p>Description: `Pruning of Lime tree (T18) in front garden, pruning of London Plane tree in rear garden (T17) subject to Tree Preservation Order T25/9/70.</p>
Reference - 1984/00768/FUL
<p>Decision: Application Approved</p>
<p>Date: 24th April 1984</p>
<p>Description: Conversion to use of basement ground and first floors as three self-contained two bedroom flats and installation of a window at ground floor level in the flank wall. Drg. Nos:1118/011D 1118/013A.</p>
Reference - 1986/02668/TPO
<p>Decision: Application Approved</p>
<p>Date: 30th December 1986</p>
<p>Description: Pruning of a Lime tree subject toTree Preservation Order No: T25/9/70 in the following manner, i)Selectively thin by 40% ii) Shorten branches extending towards the house iii)Remove dead wood and snags Drg. Nos. -</p>
Reference - 1983/02476/FUL
<p>Decision: Application Approved</p>
<p>Date: 22nd November 1983</p>
<p>Description: Formation of gable end to roof dormer window in the rear roof and erection of a two storey side extension to the back addition in connection with the conversion to use as two self-contained two bedroom flats one self- contained one bedroom flat and one self-contained two bedroom maisonette. Drg. Nos: 1118/011 012 & 013 as revised.</p>

Planning records for: **59 Edith Road London W14 0TH**

Reference - 2020/00774/TPO
<p>Decision: Application Approved</p>
<p>Date: 16th March 2020</p>
<p>Description: Pruning of Lime Tree (T18) in front garden, pruning of London Plane Tree(T17) in rear garden, subject to Tree Preservation Order T25/9/70.</p>
Reference - Hammersmith/2005/02449/TPO
<p>Decision: Decided</p>
<p>Date: 10th October 2005</p>
<p>Description: Pruning of Lime Tree (T18) in front garden, pruning of London Plane Tree(T17) in rear garden, subject to Tree Preservation Order T25/9/70.</p>
Reference - Hammersmith/2005/02406/TREE
<p>Decision: Decided</p>
<p>Date: 05th October 2005</p>
<p>Description: Plane tree to crown thin and reduce by 35%. Lime tree to crown reduce to previous points of reduction.</p>
Reference - 1994/01824/TPO
<p>Decision: Application Approved</p>
<p>Date: 13th October 1994</p>
<p>Description: Pruning of a London Plane (T17) tree subject to Tree Preservation Order T25/09/70.</p>

Planning records for: **59 Edith Road London W14 0TH**

Reference - Hammersmith/2010/03262/TPO	
Decision:	Decided
Date:	06th October 2010
Description:	Pruning of Lime Tree in front garden, subject to Tree Preservation Order TPO/25/9/70 (T18) by reducing the crown by 30%.

Planning records for: **63 Edith Road London W14 0TH**

Reference - 1967/00837/HIST	
Decision:	Unknown
Date:	30th October 1967
Description:	Alterations and conversion of 63 Edith Road, W14, to form four self contained flats.

Planning records for: **57A Edith Road London W14 0TH**

Reference - 2020/01951/TREE	
Decision:	Pending Consideration
Date:	29th July 2020
Description:	T1-Front area -Mimosa(M.dealbata)- fell to ground level -poison stump using EcoPlug capsules inserted into stump wood

Reference - 2023/01660/TREE	
Decision:	Pending Consideration
Date:	22nd June 2023
Description:	(T1) REAR Garden - Bay(Laurus nobilis) -crown reduce by 30%(1.5m) to suitable growth points -prune sides to form tight compact rounded form. All works are for routine maintenance.

Planning records for: **57A Edith Road London W14 0TH**

Reference - 2020/02678/TREE	
Decision:	Pending Consideration
Date:	16th October 2020
Description:	T1- Bay(Laurus nobilis) Rear Garden-reduce crown height by 50%(2.2m) to suitable growth points to regrow to rounded canopy line-lift on RHS to match LHS -trim back all sides to match, shape, balance and tidy-clear ALL clippings from area and leave site tidy All works are for routine maintenance

Reference - Hammersmith/2018/03553/TREE	
Decision:	Decided
Date:	29th October 2018
Description:	Rear garden. T1) Bay (Laurus nobilis), crown reduce to previous cut and prune sides to form tight rounded crown.

Planning records for: **61 Edith Road London W14 0TH**

Reference - 1993/01307/CAC	
Decision:	Application Approved
Date:	16th February 1994
Description:	Partial demolition of single storey rear addition, part rear elevation at lower ground and ground floor levels. Drg Nos:- 5265/1A 2A and 3

Reference - Hammersmith/2008/03753/FUL	
Decision:	Decided
Date:	28th January 2009
Description:	Conversion of property into 5 self contained flats; enlargement of existing windows to the rear at upper ground floor level.

Planning records for: **61 Edith Road London W14 0TH**

Reference - 2020/01688/VAR
<p>Decision: Application Refused</p>
<p>Date: 06th July 2020</p>
<p>Description: Variation of conditions 3 and 4 (parking permits) of planning permission ref: 2008/03753/FUL granted 25th March 2009 for the 'Conversion of property into 5 self contained flats; enlargement of existing windows to the rear at upper ground floor level' to allow the occupiers of the second floor flat to apply for street parking permits (amended development description).</p>
Reference - Hammersmith/2014/04056/VAR
<p>Decision: Decided</p>
<p>Date: 21st August 2014</p>
<p>Description: Removal of condition 3 (parking permits) of planning permission ref: 2008/03753/FUL granted 25th March 2009 to allow the occupiers of the 4 flats (above basement level) to apply for street parking permits.</p>
Reference - 1994/01956/CAC
<p>Decision: Application Approved</p>
<p>Date: 27th February 1995</p>
<p>Description: Partial demolition of rear roof slope. Drg Nos, 5265/4C and 5265/6</p>
Reference - 1993/01242/FUL
<p>Decision: Application Approved</p>
<p>Date: 16th February 1994</p>
<p>Description: Erection of a two storey rear extension. Drg. Nos:- 5265/1A 2A and letter dated 15/2/94</p>

Planning records for: **61 Edith Road London W14 0TH**

Reference - 1994/01815/FUL	
Decision:	Application Approved
Date:	27th February 1995
Description:	Erection of a dormer in the rear roof slope. Drg Nos,5265/4C and 5265/6

Planning records for: **Flat Second Floor 63 Edith Road London W14 0TH**

Reference - Hammersmith/2000/01901/FUL	
Decision:	Decided
Date:	27th July 2000
Description:	Erection of rear mansard roof extension; installation of two rooflights in front roof slope.

Planning records for: **Flat A Basement 51 Edith Road London W14 0TH**

Reference - 2019/02843/FUL	
Decision:	Application Approved
Date:	26th September 2019
Description:	Erection of a single storey rear extension; insertion of two windows into the western flank elevation of the existing side extension; erection of railings above the existing side extension to the front elevation.

Planning records for: **Flat First Floor 41 - 49 Edith Road London W14 0TH**

Reference - Hammersmith/2010/00681/TREE	
Decision:	Decided
Date:	12th March 2010
Description:	Front Row of Cypress and 1 x Lime - reduce height of Cypress trees to approx 2m above the roof. Trim back growth towards building. Remove or cut back low branches to ensure a 5m clearance over the highway. Reduce and re-shape Lime by 30% and remove or cut back low branches to ensure a 5m clearance from ground level.

Planning records for: **71 - 73 Edith Road London W14 0TH**

Reference - 2024/02216/TREE
Decision: Pending Consideration
Date: 04th September 2024
Description: T1 and T2 limes-front garden-re pollard to old points by 3-4m to maintain size and allow light into front of property.

Reference - 1971/01660/HIST
Decision: Unknown
Date: 21st December 1971
Description: Erection of a single storey rear extension at basement level in connection with the conversion to twelve self-contained flats.

Reference - Hammersmith/2008/00519/TREE
Decision: Decided
Date: 11th February 2008
Description: Front Garden: 71/73 Lime trees to re-pollard.

Reference - Hammersmith/2012/04039/TREE
Decision: Decided
Date: 04th December 2012
Description: Front boundary. Limes (2), re-pollard both trees down to old pollard points or sound tissue just below old points.

Planning records for: **71-73 Edith Road London W14 0TH**

Reference - Hammersmith/2003/00046/TREE	
Decision:	Decided
Date:	09th January 2003
Description:	2 x Lime trees in front garden - crown reduce trees up to 30%, cutting back to suitable secondary growth points.

Reference - 2021/03702/TREE	
Decision:	Pending Consideration
Date:	17th November 2021
Description:	T1 and T2 Limes - front garden - Re Pollard to old points (approx. by 2-3m) to maintain size, and allow light into front of property .

Planning records for: **Flat A Basement 39 Edith Road London W14 0TH**

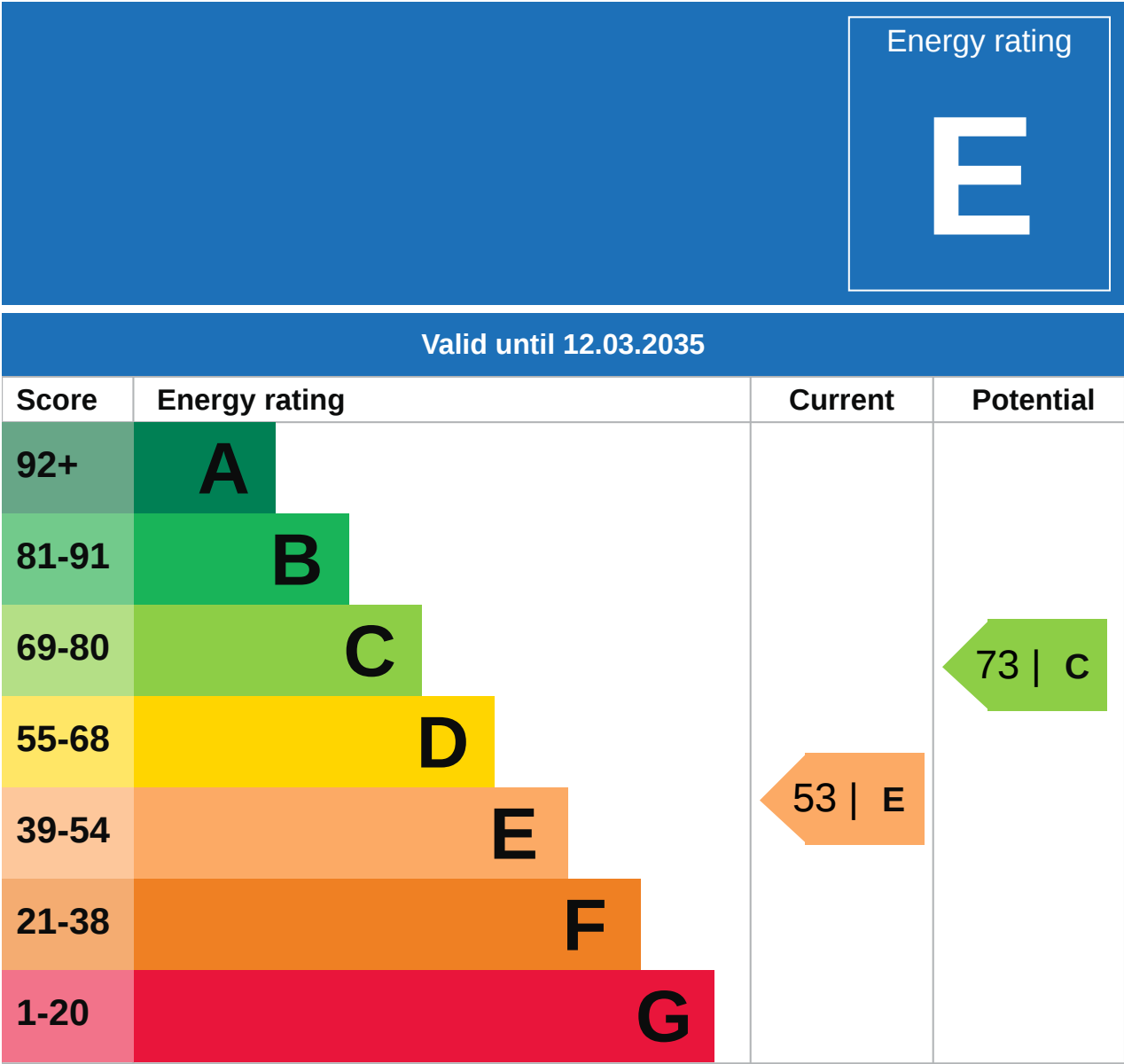
Reference - Hammersmith/2011/03423/CAC	
Decision:	Decided
Date:	27th October 2011
Description:	Erection of a single storey rear and side extension in connection with basement flat 39a

Reference - Hammersmith/2011/03422/FUL	
Decision:	Decided
Date:	30th November 2011
Description:	Erection of a single storey side and rear extension.

Planning records for: *Flat F 71 - 73 Edith Road London W14 0TH*

Reference - Hammersmith/2010/00286/FUL	
Decision:	Decided
Date:	17th February 2010
Description:	Replacement of the existing ground floor window to the front elevation with an entrance door; replacement of the existing window on the side elevation of the rear extension with a set of sliding doors.

Property
EPC - Certificate



Property

EPC - Additional Data

Additional EPC Data

Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Electric immersion, off-peak
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	35 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.

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 resolute. 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!



/ShawsEstateAgents



/shaws.kensington/



/KensingtonShaws

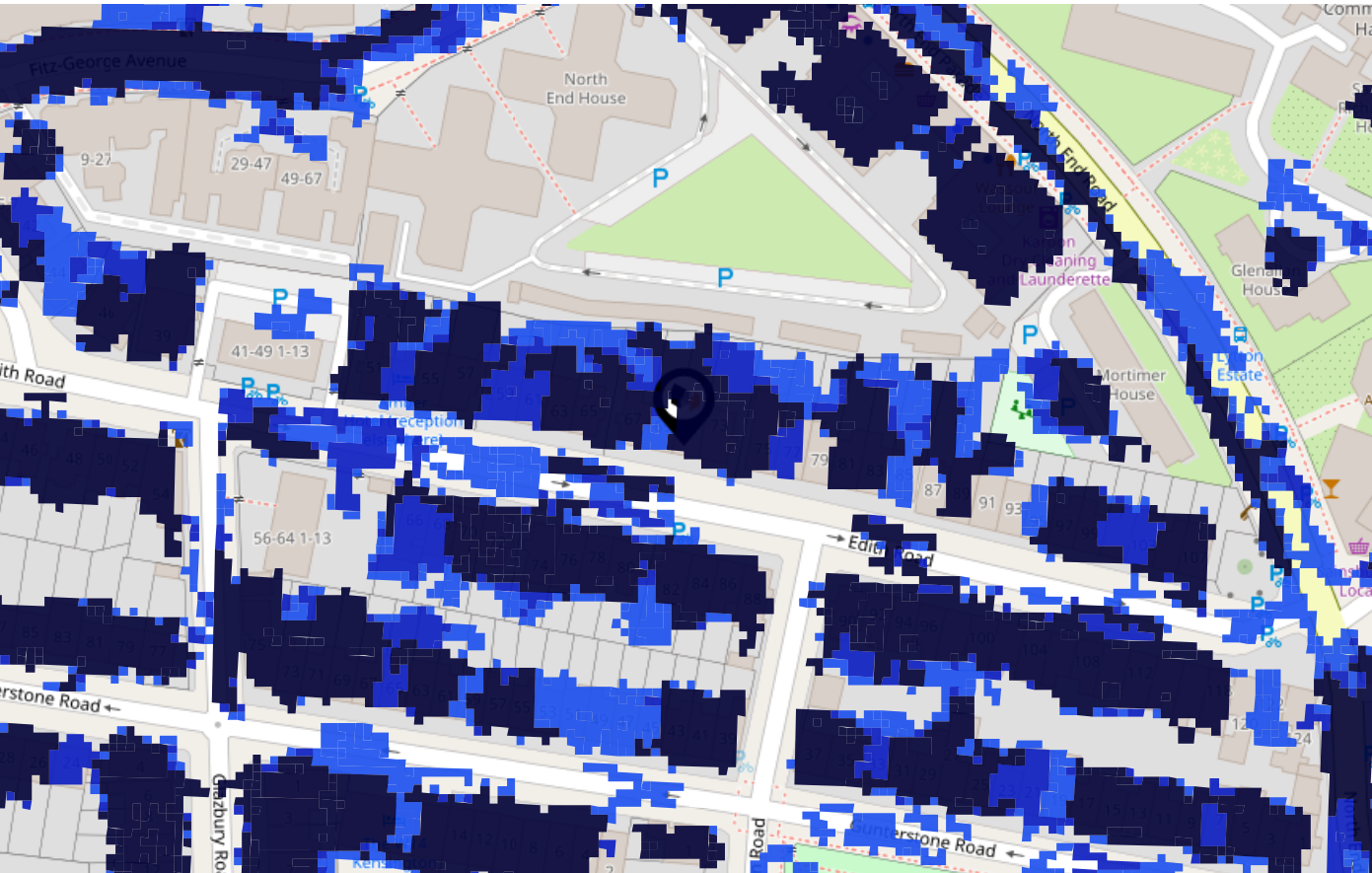


/company/shaws-kensington/

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: High

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.

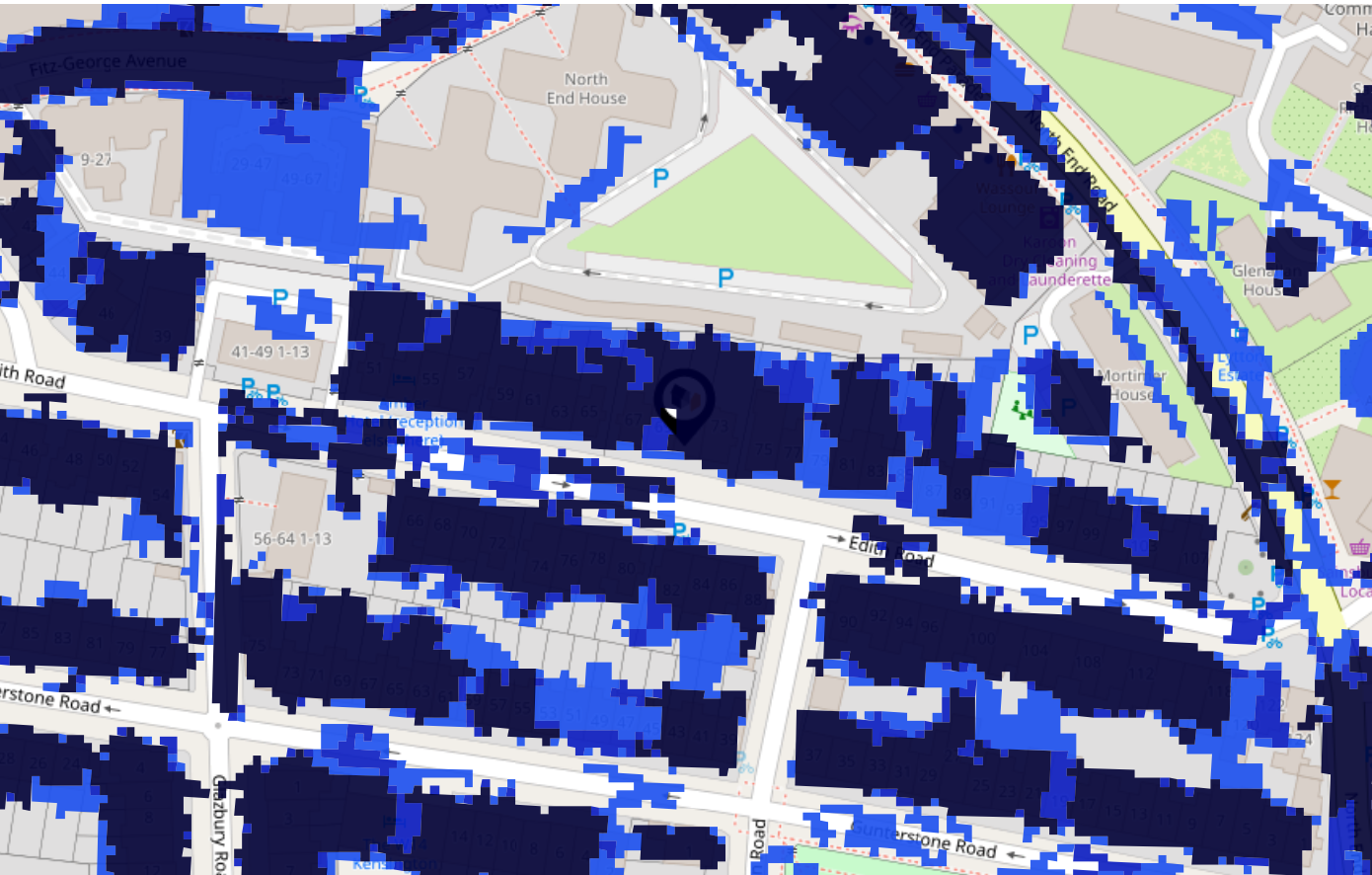
Chance of flooding to the following depths at this property:



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: High

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.

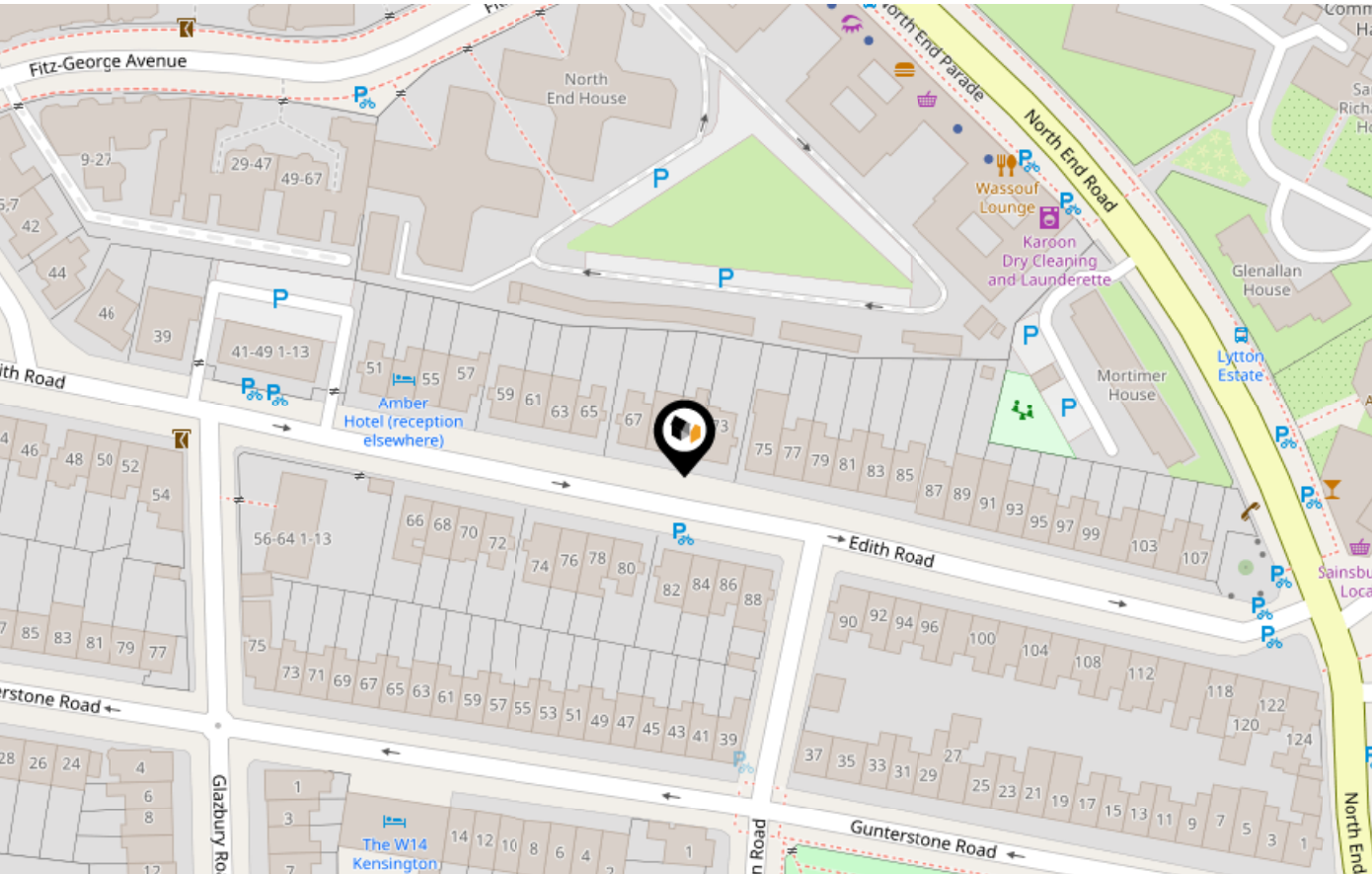
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

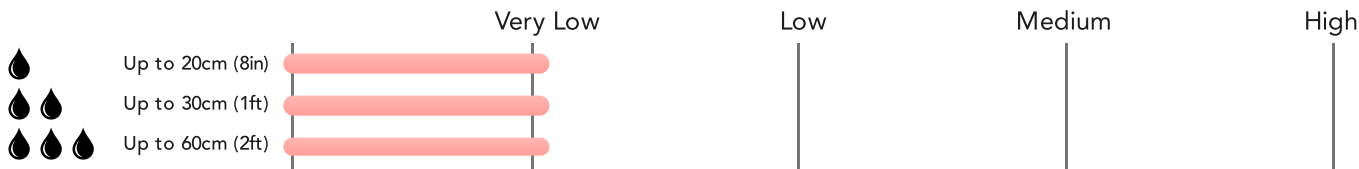


Risk Rating: Very low

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.

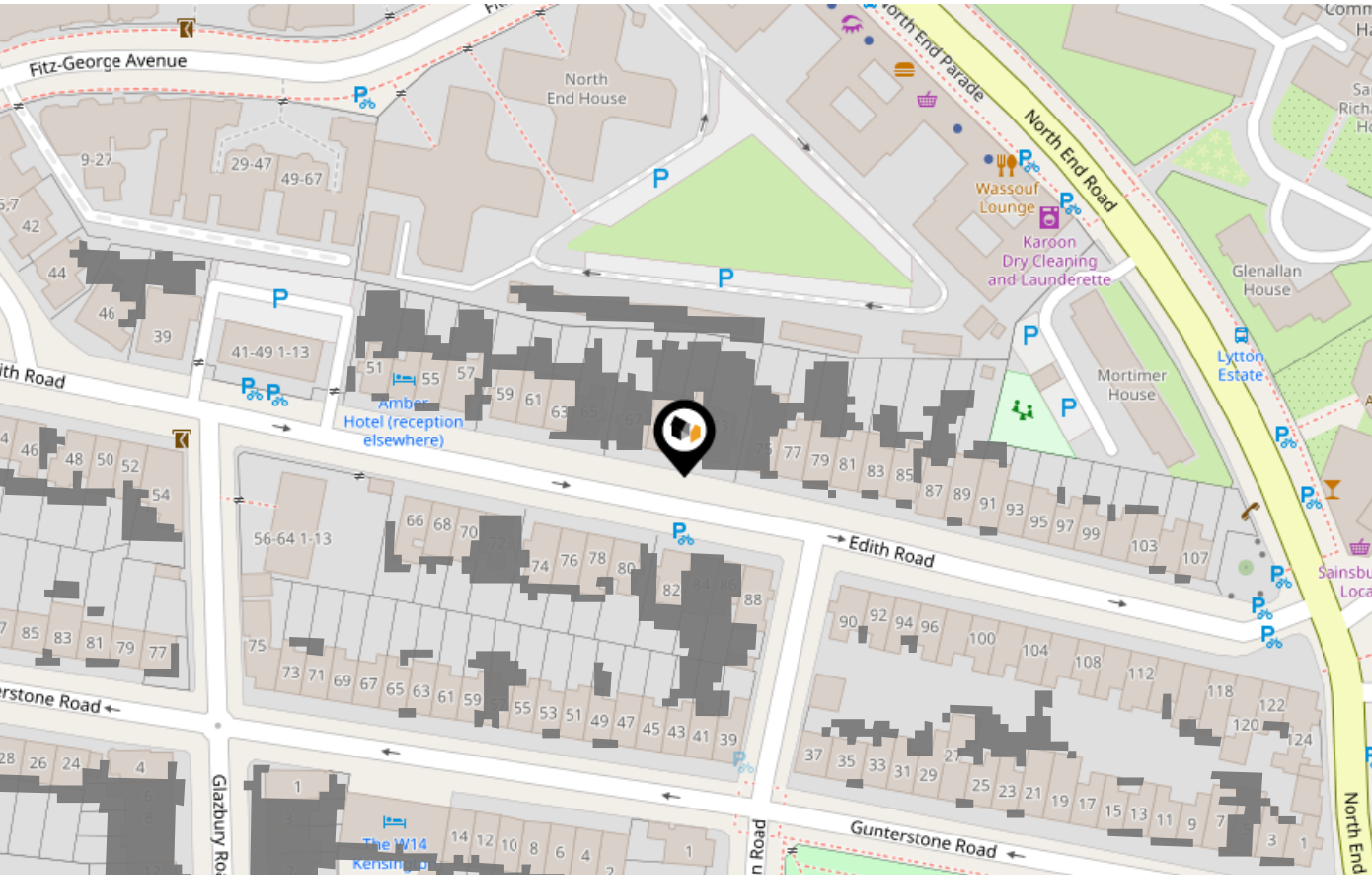
Chance of flooding to the following depths at this property:



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.

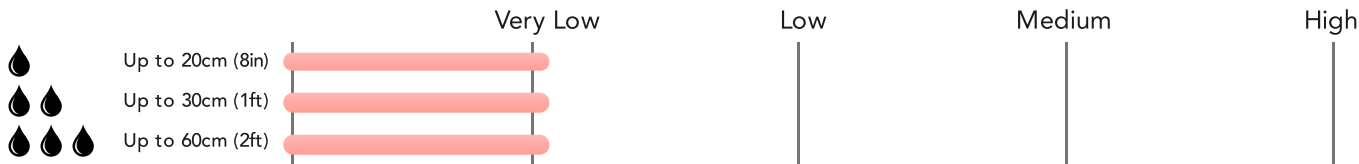


Risk Rating: Very low

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.

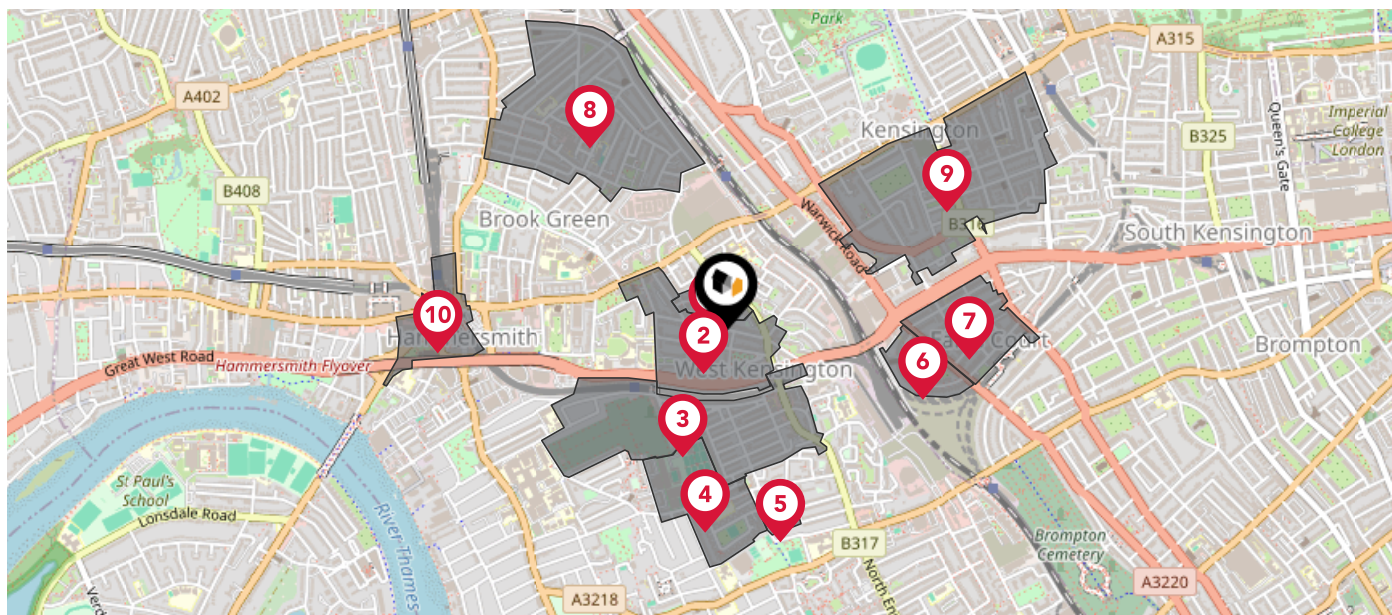
Chance of flooding to the following depths at this property:













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.



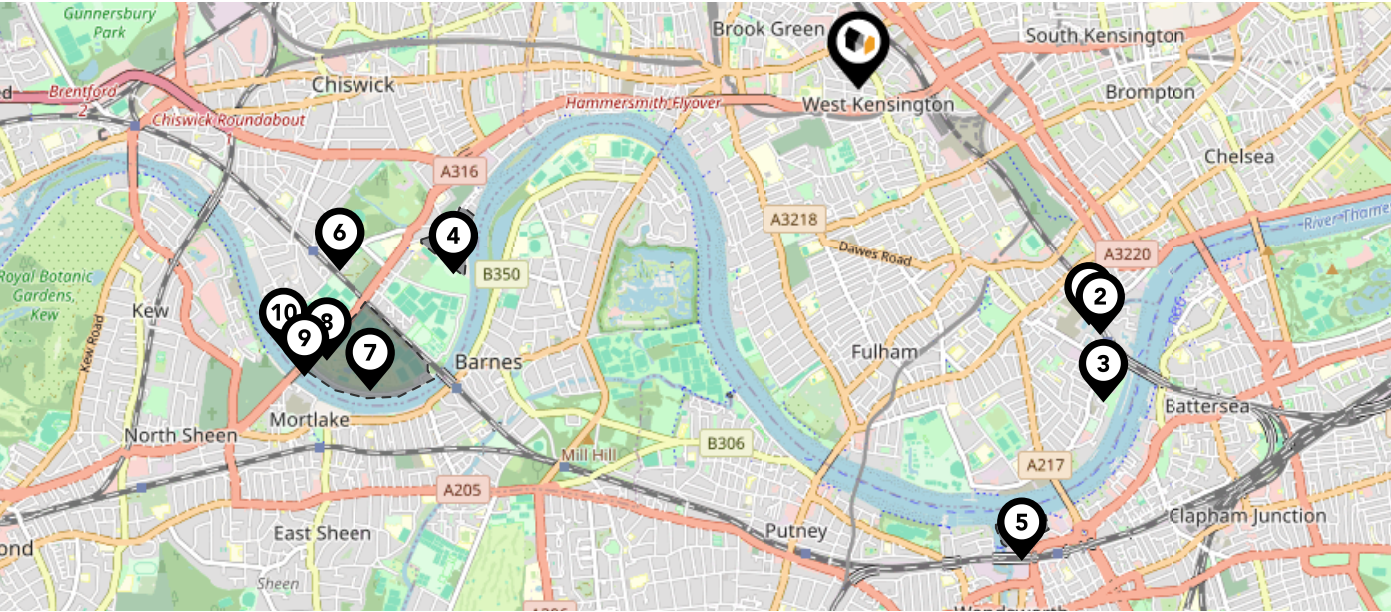
Nearby Conservation Areas

-  Fitzgeorge and Fitzjames
-  Gunter Estate
-  Barons Court
-  Queen's Club Gardens
-  Turneville/Chesson
-  Philbeach
-  Nevern Square
-  Lakeside/Sinclair/Blythe Road
-  Edwards Square/Scarsdale & Abingdon
-  Hammersmith Broadway

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.

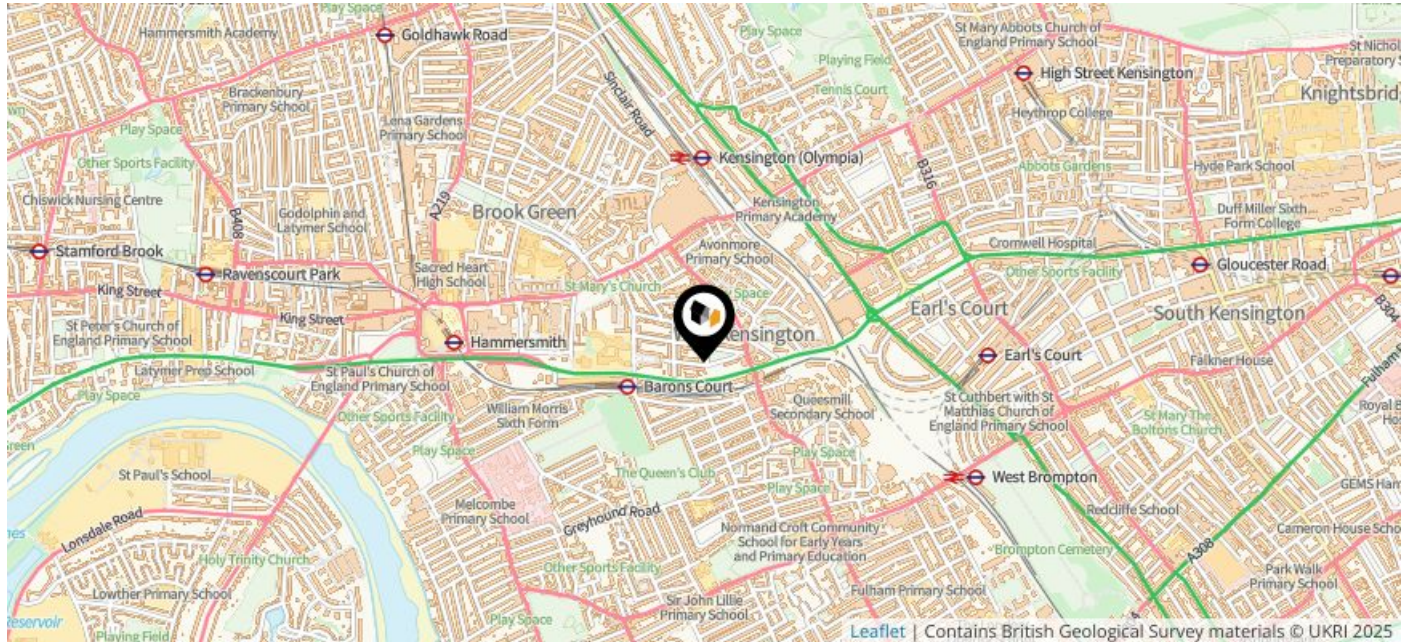


Nearby Landfill Sites		
1	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill <input type="checkbox"/>
2	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill <input type="checkbox"/>
3	Townmead Road-Sands End, London SW6	Historic Landfill <input type="checkbox"/>
4	Corney Road-Chiswick,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

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

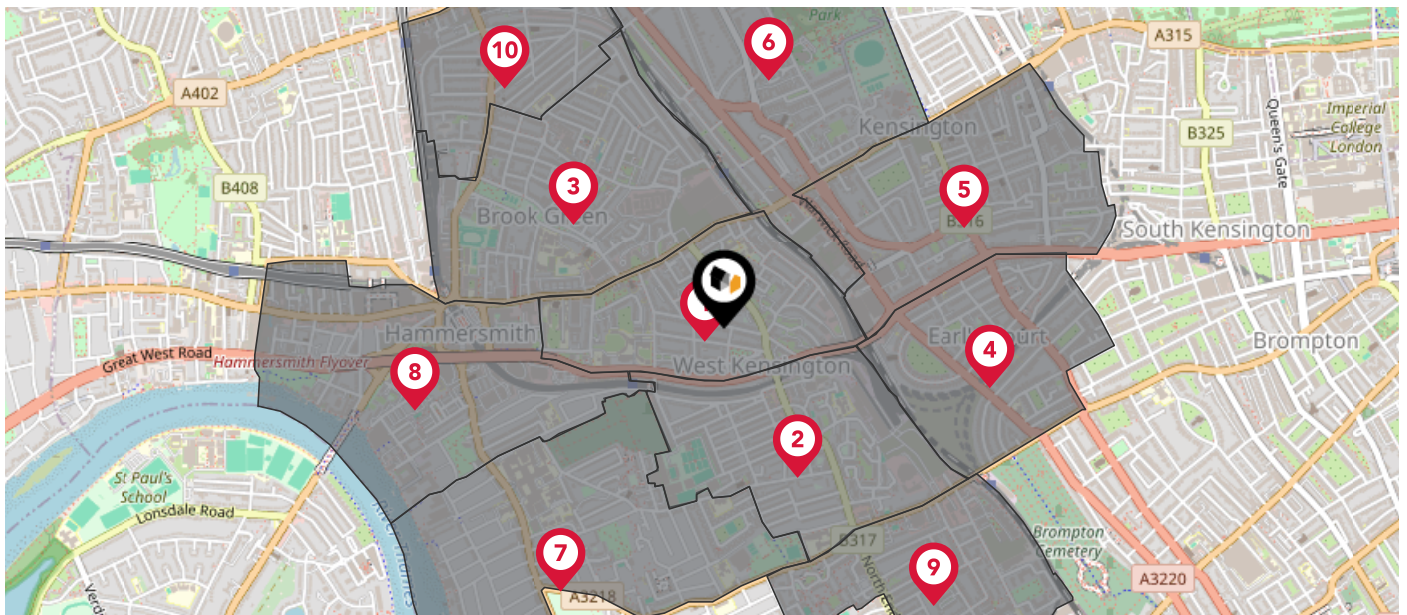
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

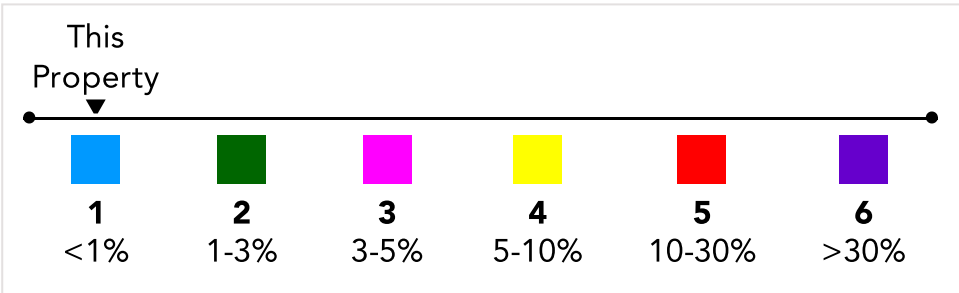
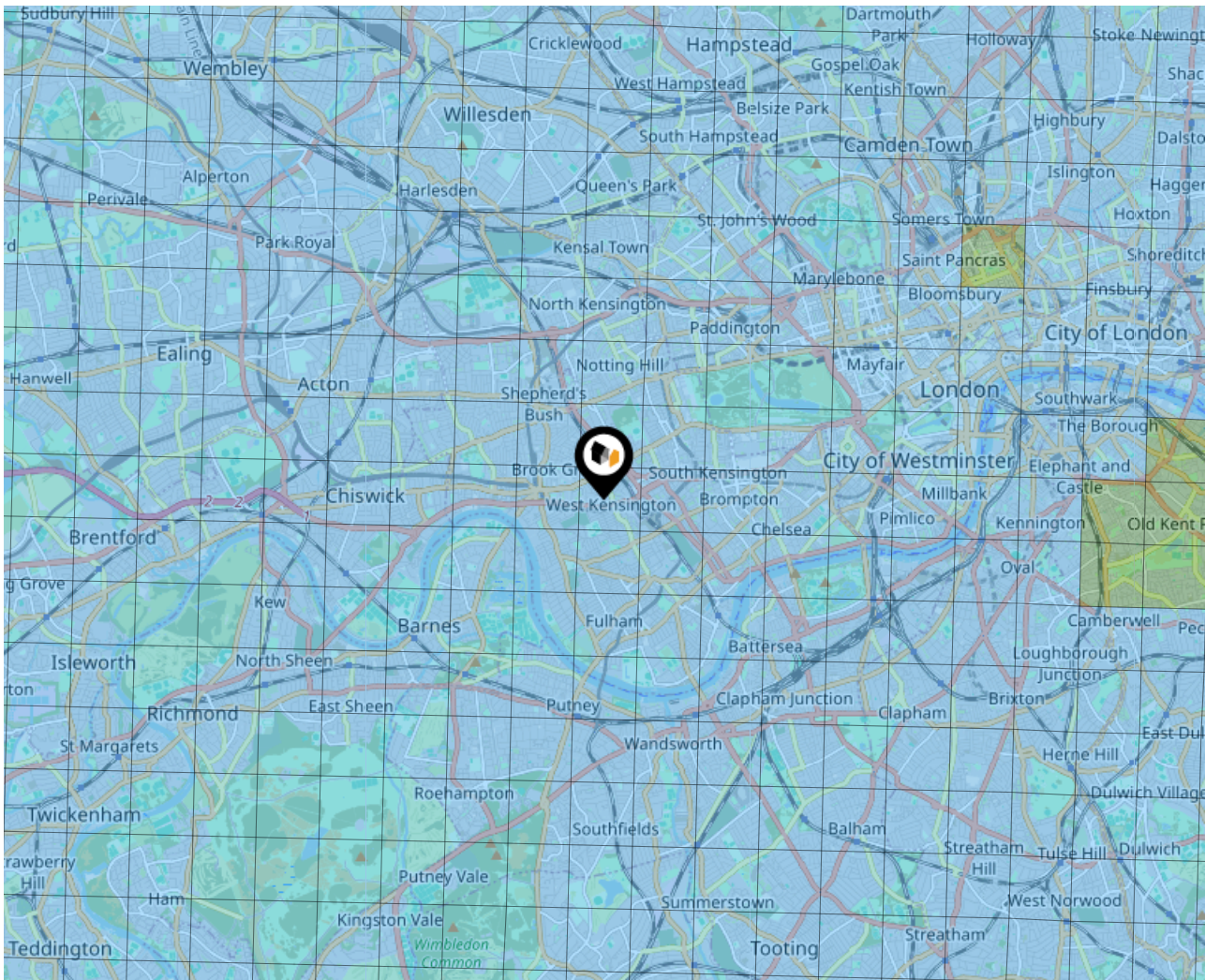
- 1 Avonmore Ward
- 2 West Kensington Ward
- 3 Brook Green Ward
- 4 Earl's Court Ward
- 5 Abingdon Ward
- 6 Holland Ward
- 7 Fulham Reach Ward
- 8 Hammersmith Broadway Ward
- 9 Lillie Ward
- 10 Addison Ward

Environment

Radon Gas

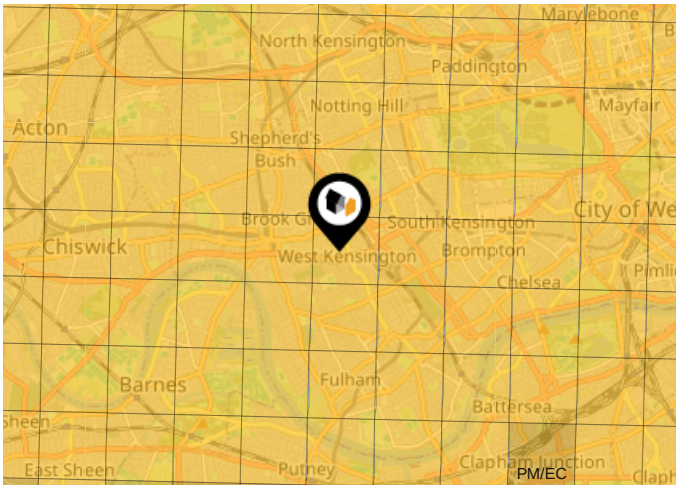
What is Radon?

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).



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

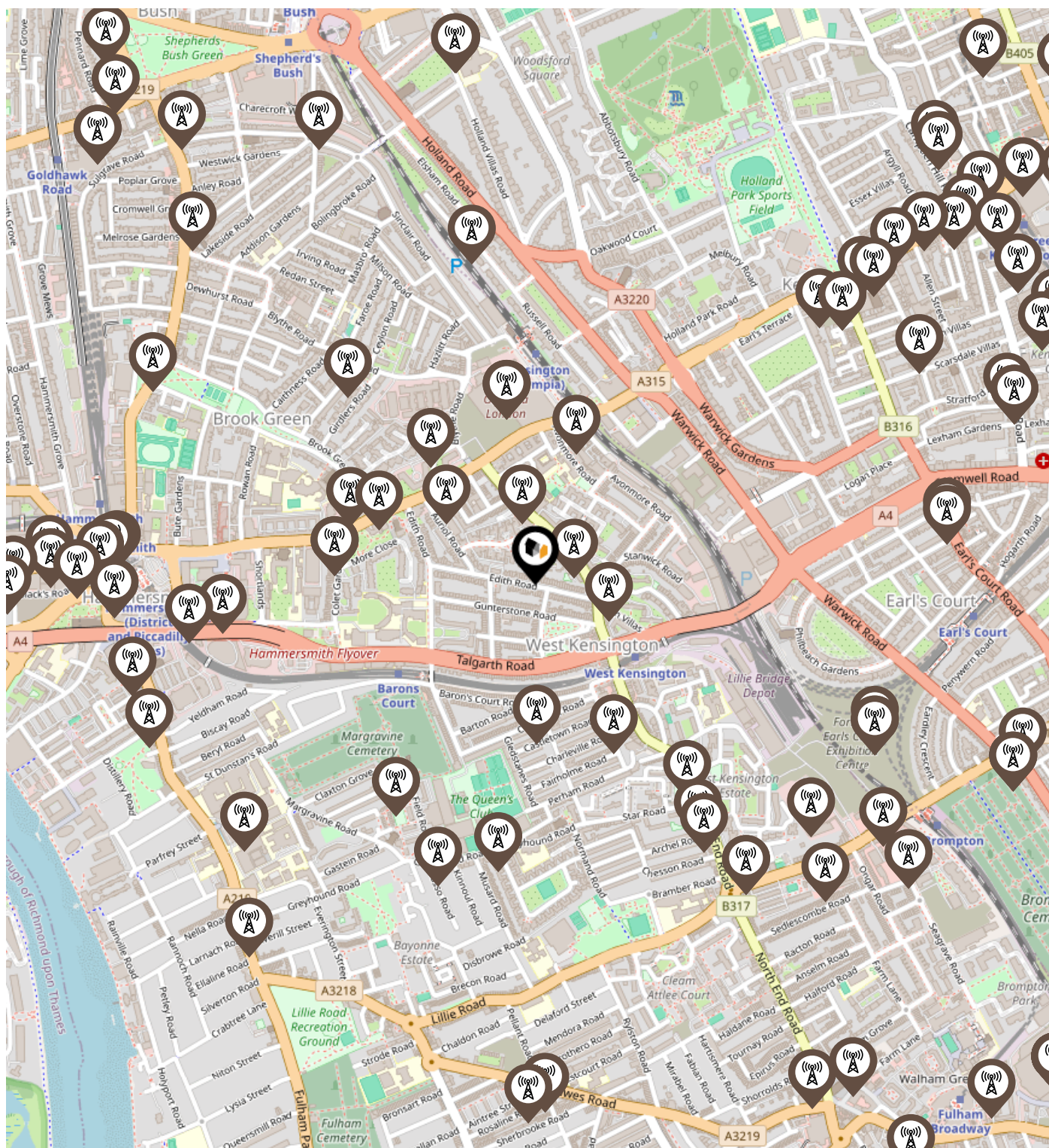
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		





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

Local Area Masts & Pylons



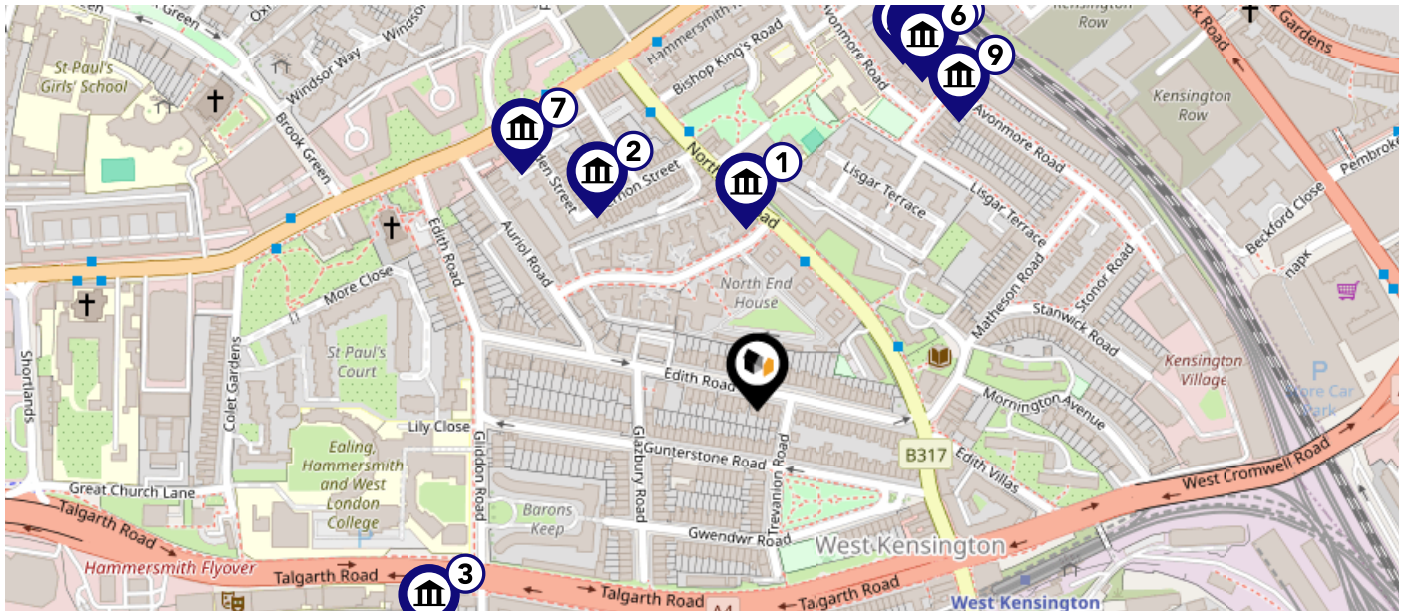
Key:








-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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

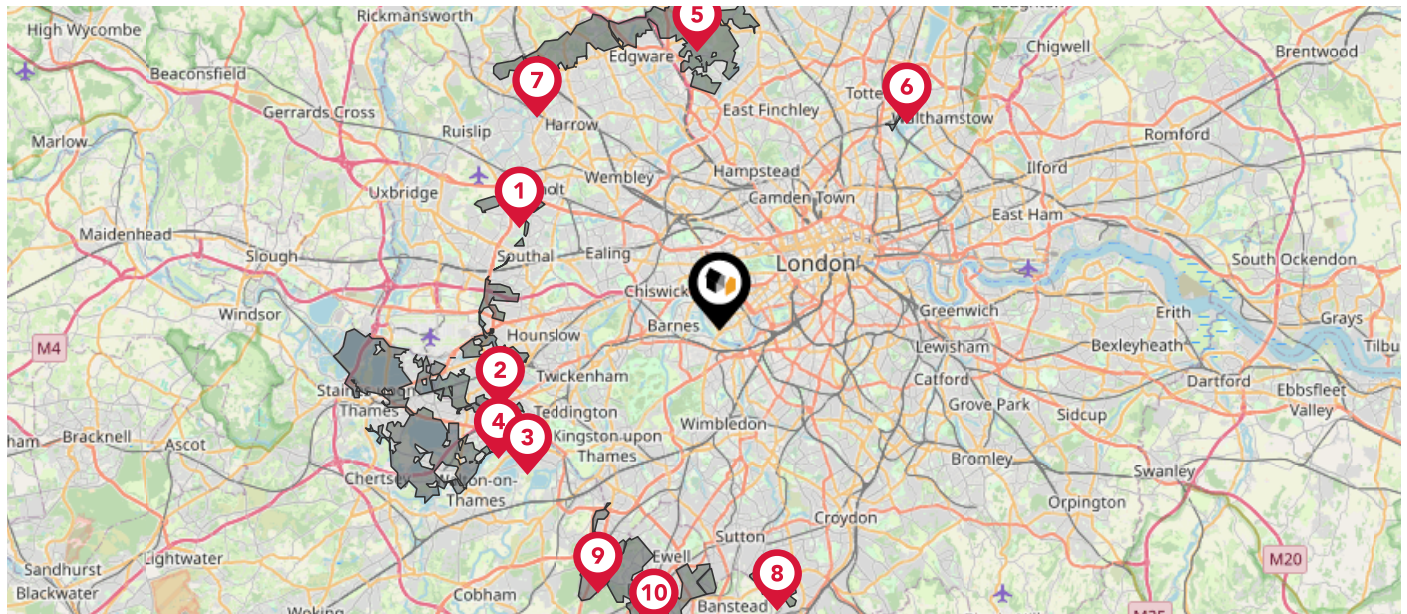


Listed Buildings in the local district		Grade	Distance
	1192446 - Former West London County Court	Grade II	0.1 miles
	1379935 - West London Magistrates Court	Grade II	0.1 miles
	1079780 - 135-149, Talgarth Road W6	Grade II	0.2 miles
	1358540 - Bollards Set Into Pavement Outside No 7	Grade II	0.2 miles
	1079836 - Bollard Set Into Pavement Outside No 8	Grade II	0.2 miles
	1079837 - 6-9, Addison Bridge Place W14	Grade II	0.2 miles
	1358574 - 99-119, Hammersmith Road W14	Grade II	0.2 miles
	1079834 - No 5 And Area Railings	Grade II	0.2 miles
	1079838 - 22 And 22a, Avonmore Road W14	Grade II	0.2 miles
	1358541 - Bollard Set Into Pavement Outside No 9 Addison Bridge Place	Grade II	0.2 miles

Maps

Green Belt

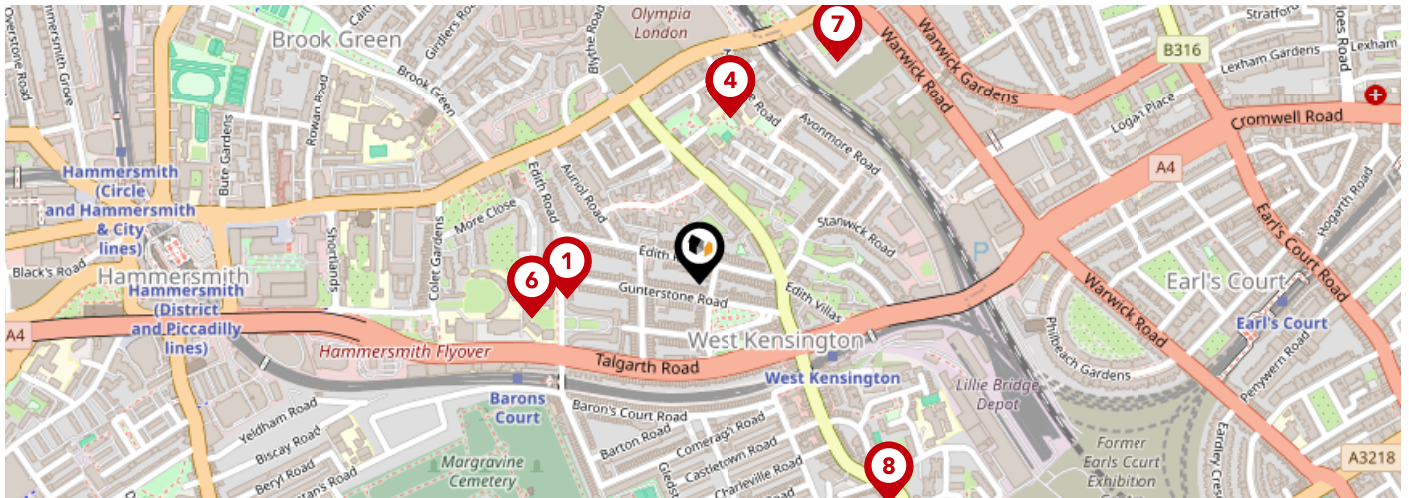
This map displays nearby areas that have been designated as Green Belt...



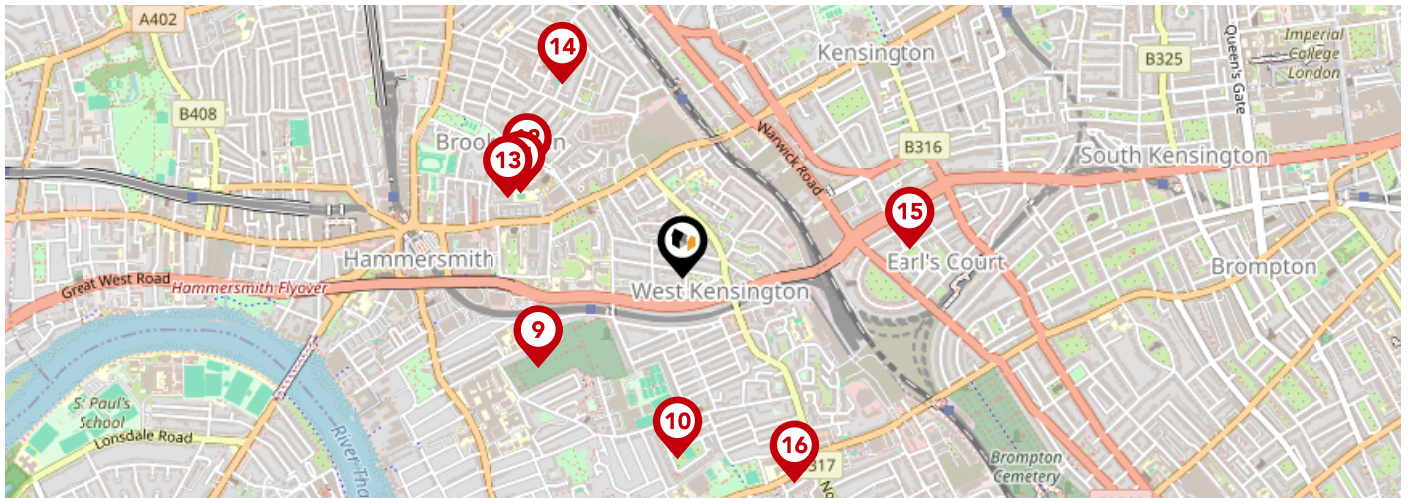
Nearby Green Belt Land

- 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 - Barnet
- 6 London Green Belt - Haringey
- 7 London Green Belt - Harrow
- 8 London Green Belt - Sutton
- 9 London Green Belt - Kingston upon Thames
- 10 London Green Belt - Epsom and Ewell

Area Schools



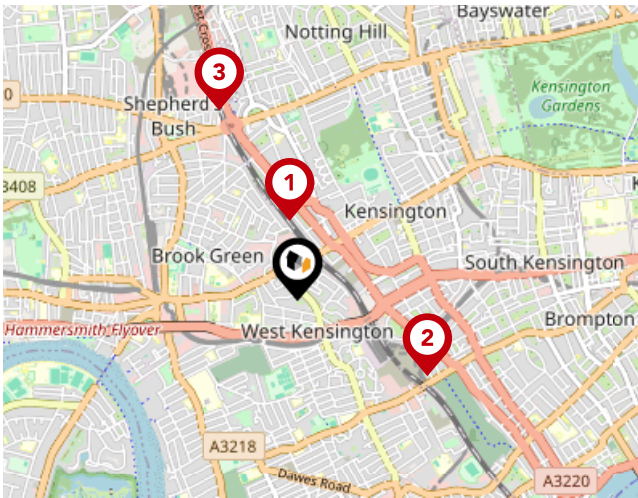
		Nursery	Primary	Secondary	College	Private
1	James Lee Nursery School Ofsted Rating: Outstanding Pupils: 43 Distance:0.15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St James Preparatory School Ofsted Rating: Not Rated Pupils: 185 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Avonmore Primary School Ofsted Rating: Outstanding Pupils: 202 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St James Senior Girls' School Ofsted Rating: Not Rated Pupils: 244 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Parayhouse School Ofsted Rating: Good Pupils: 48 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ealing, Hammersmith and West London College Ofsted Rating: Requires improvement Pupils:0 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kensington Primary Academy Ofsted Rating: Outstanding Pupils: 228 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Fulham Boys School Ofsted Rating: Good Pupils: 820 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	William Morris Sixth Form Ofsted Rating: Good Pupils: 759 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Fulham Prep School Ltd Ofsted Rating: Not Rated Pupils: 586 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Larmenier & Sacred Heart Catholic Primary School Ofsted Rating: Outstanding Pupils: 444 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ecole Française de Londres Jacques Prévert Ofsted Rating: Outstanding Pupils: 255 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Paul's Girls' School Ofsted Rating: Not Rated Pupils: 806 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 160 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Snowflake School Ofsted Rating: Good Pupils: 42 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Normand Croft Community School for Early Years and Primary Education Ofsted Rating: Good Pupils: 198 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

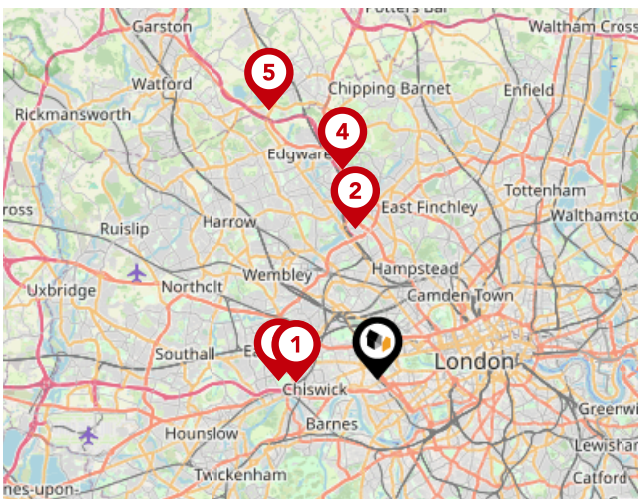
Area

Transport (National)



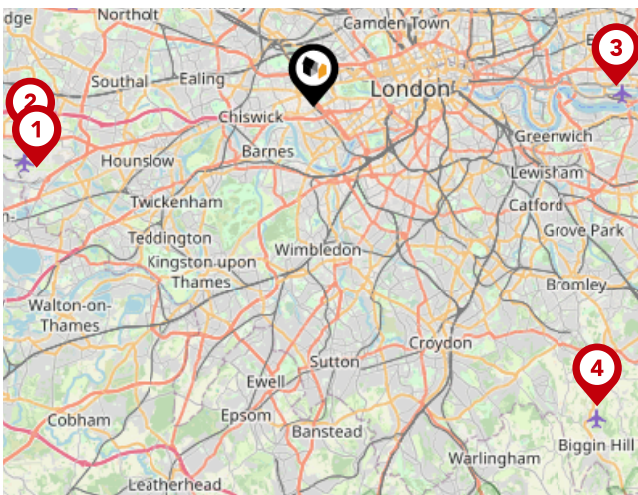
National Rail Stations

Pin	Name	Distance
1	Kensington (Olympia) Rail Station	0.37 miles
2	West Brompton Rail Station	0.69 miles
3	Shepherd's Bush Rail Station	0.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J1	3.05 miles
2	M1 J1	5.65 miles
3	M4 J2	3.71 miles
4	M1 J2	7.88 miles
5	M1 J4	10.7 miles

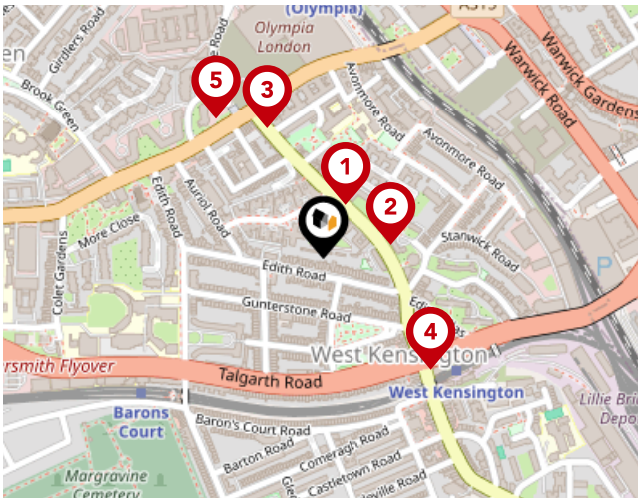


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	10.51 miles
2	Heathrow Airport	10.56 miles
3	Silvertown	11.2 miles
4	Leaves Green	15.23 miles

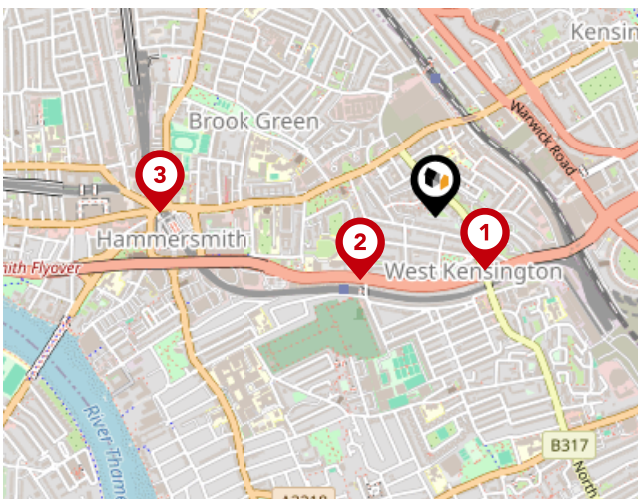
Area

Transport (Local)



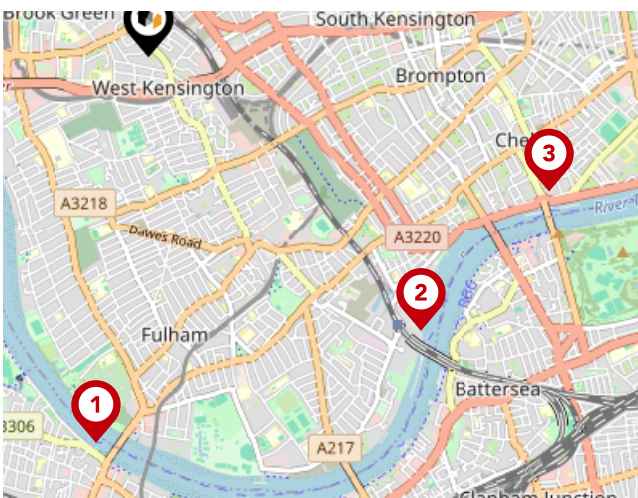
Bus Stops/Stations

Pin	Name	Distance
1	Lytton Estate	0.07 miles
2	Lytton Estate	0.08 miles
3	Kensington Olympia Hammersmith Road	0.16 miles
4	West Kensington	0.18 miles
5	North End Road	0.2 miles



Local Connections

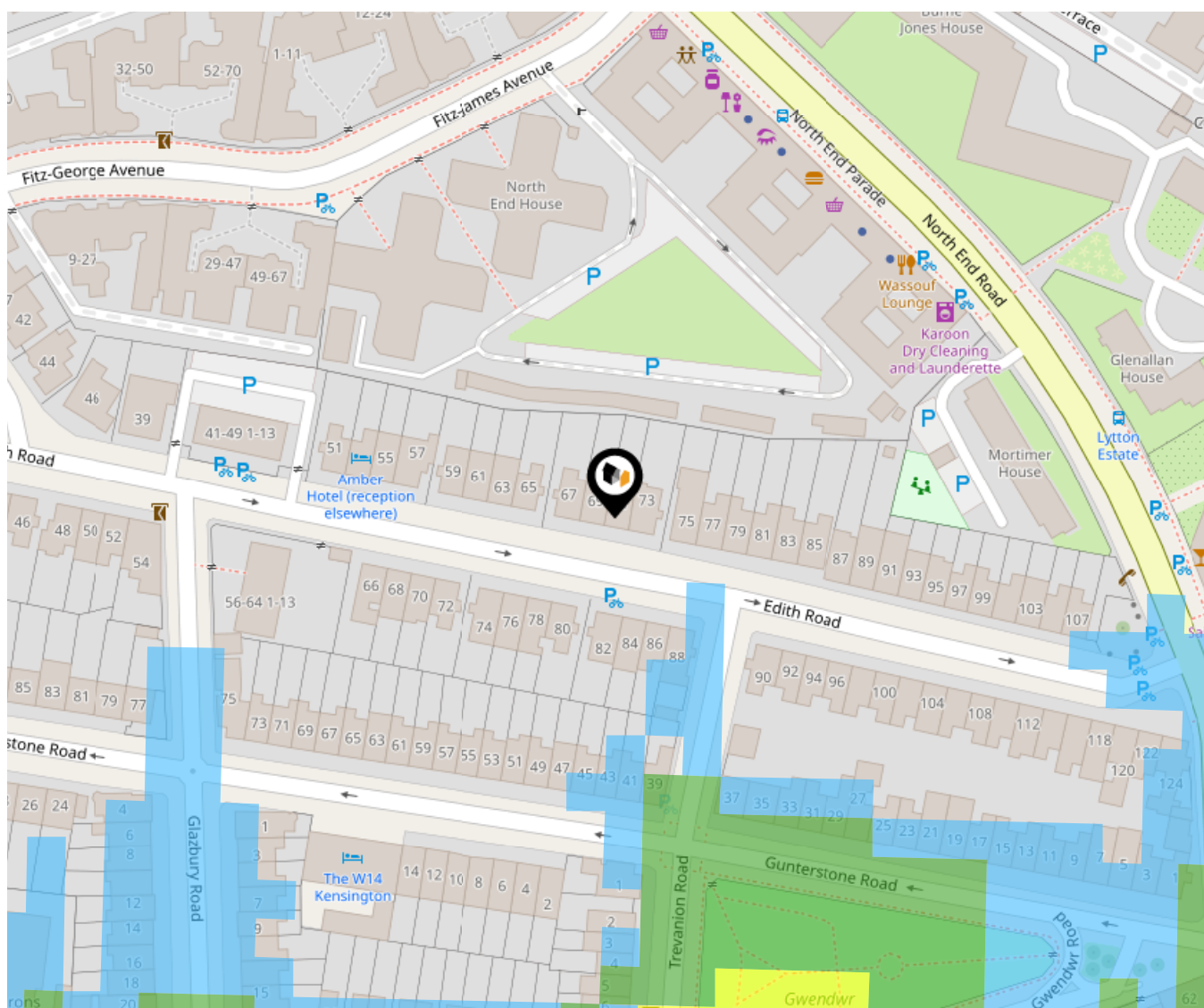
Pin	Name	Distance
1	West Kensington Underground Station	0.17 miles
2	Barons Court Underground Station	0.22 miles
3	Hammersmith (Dist&Picc Line) Underground Station	0.63 miles



Ferry Terminals

Pin	Name	Distance
1	Putney Pier	1.8 miles
2	Chelsea Harbour Pier	1.78 miles
3	Cadogan Pier	1.95 miles

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

Shaws Kensington

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Shaws Kensington

49 Palliser Rd W14 9EB

0207 336 9996

kiana@shawskensington.co.uk

www.shawskensington.co.uk

