

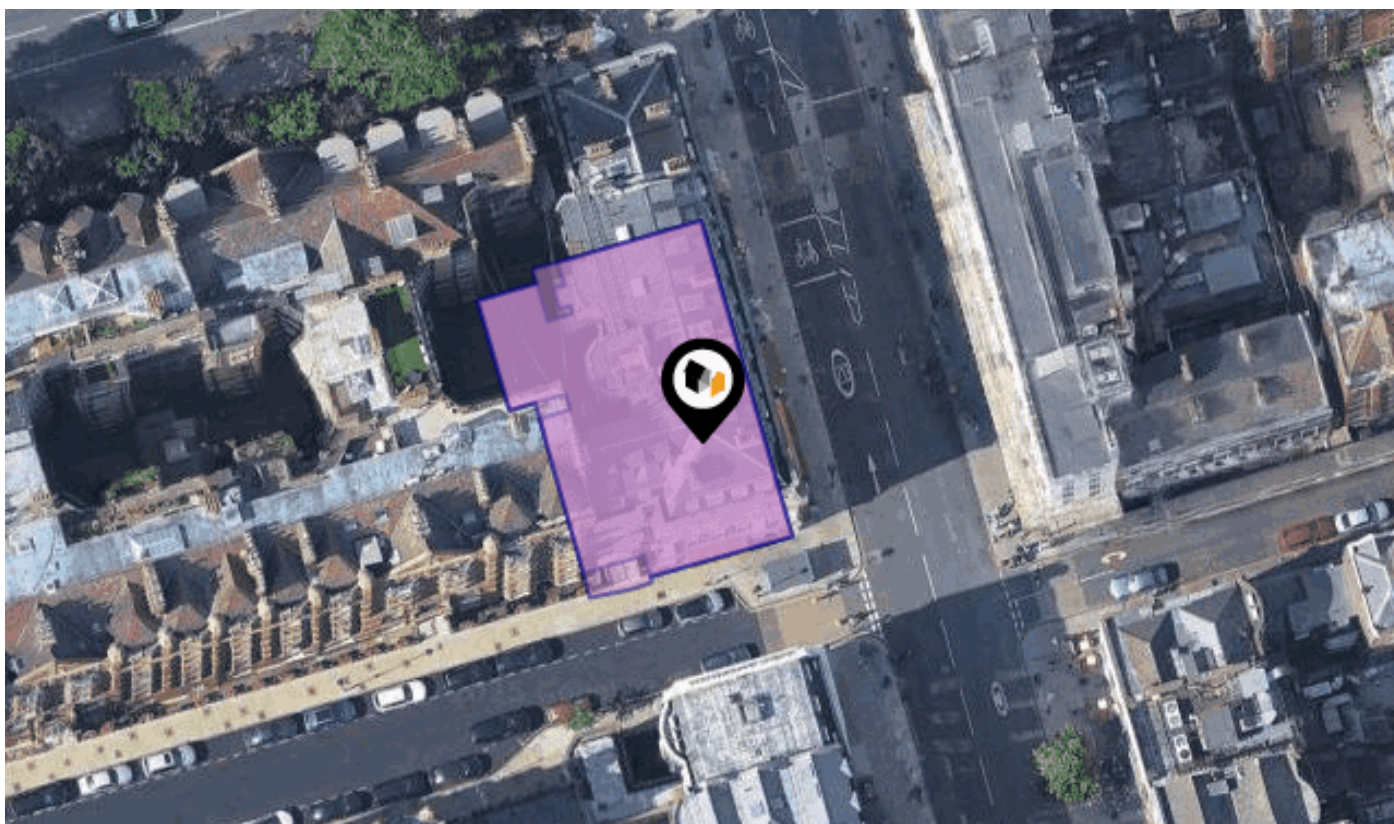


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Friday 16<sup>th</sup> May 2025



**YORK PLACE MANSIONS, 117, BAKER STREET, LONDON, W1U**

## Shaws Kensington

49 Palliser Rd W14 9EB

0207 336 9996

kiana@shawskensington.co.uk

www.shawskensington.co.uk

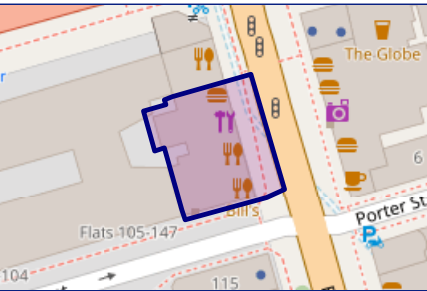


# Property

## Multiple Title Plans

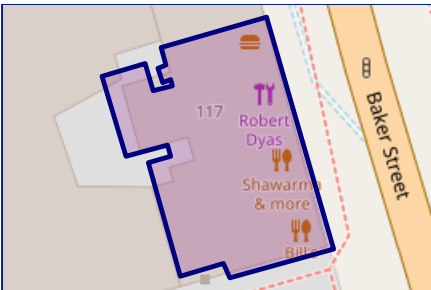
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

### Freehold Title Plan



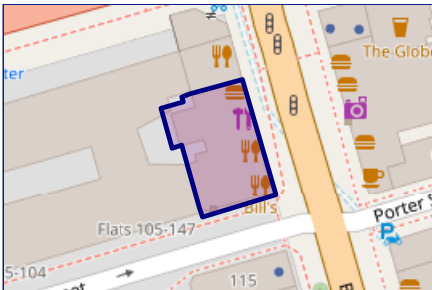
**LN105479**

### Leasehold Title Plans



**NGL752281**

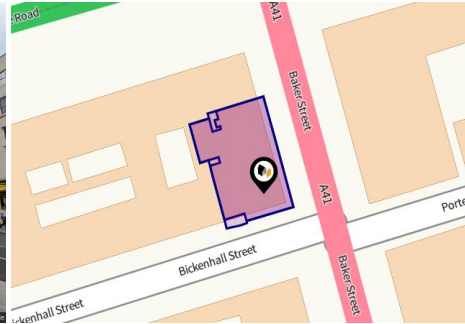
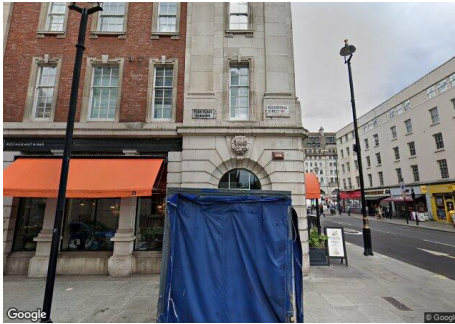
Start Date:	18/10/1994
End Date:	24/06/2993
Lease Term:	999 years from 24 June 1994
Term Remaining:	968 years



**NGL722529**

Start Date:	19/05/1997
End Date:	24/06/2993
Lease Term:	999 years (less 3 days) from 24 June 1994
Term Remaining:	968 years

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	19/05/1997
<b>Floor Area:</b>	1,140 ft <sup>2</sup> / 106 m <sup>2</sup>	<b>End Date:</b>	24/06/2993
<b>Plot Area:</b>	0.25 acres	<b>Lease Term:</b>	999 years (less 3 days) from 24 June 1994
<b>Year Built :</b>	1997	<b>Term</b>	968 years
<b>Council Tax :</b>	Band H	<b>Remaining:</b>	
<b>Annual Estimate:</b>	£2,038		
<b>Title Number:</b>	NGL752281		

## Local Area

<b>Local Authority:</b>	City of westminster
<b>Conservation Area:</b>	Portman Estate
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Low

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

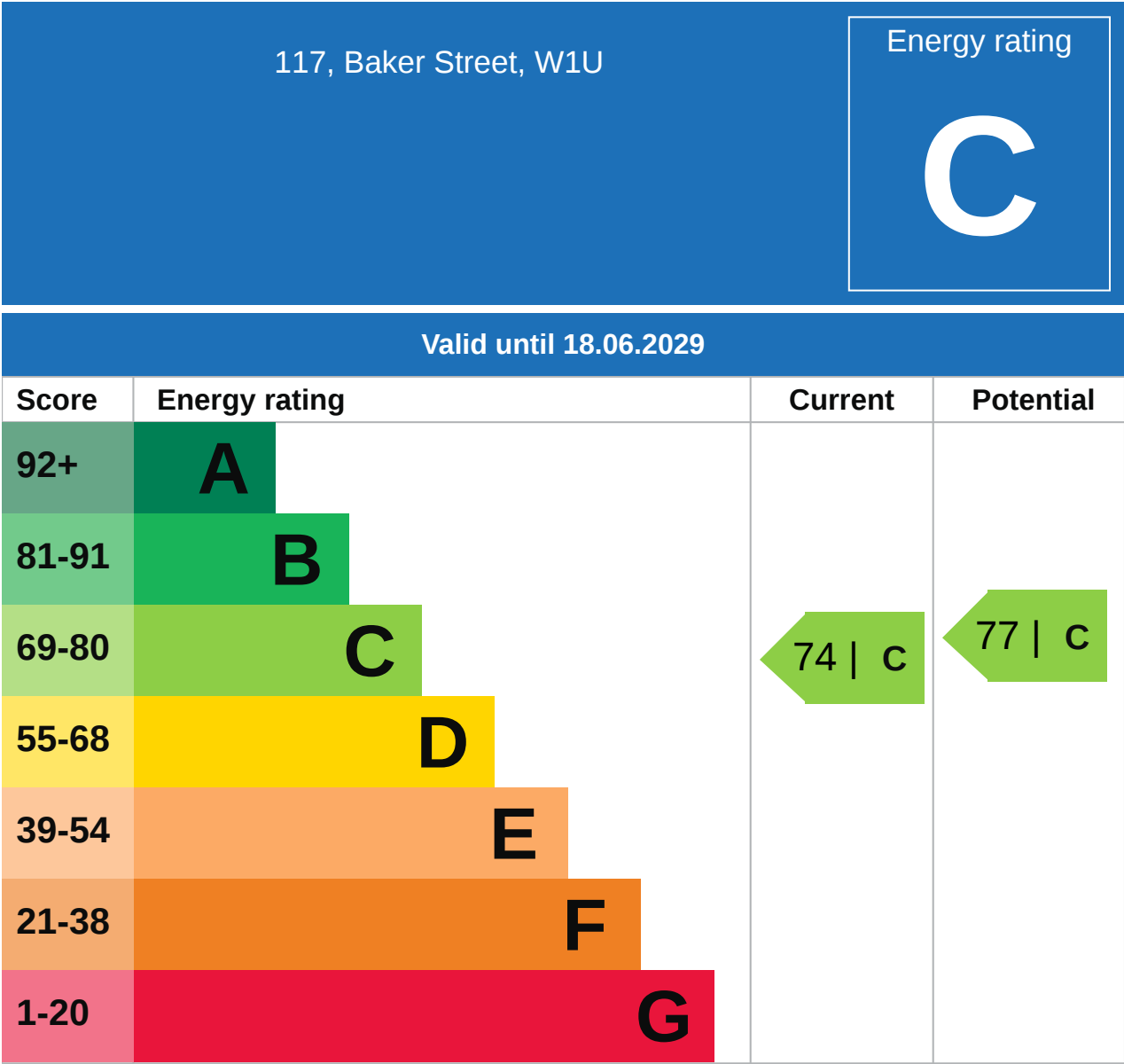
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**



# Property

## EPC - Additional Data

### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	7th
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Flat, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	106 m <sup>2</sup>



### Shaws Kensington

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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.



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## 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.

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## 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!

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## 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

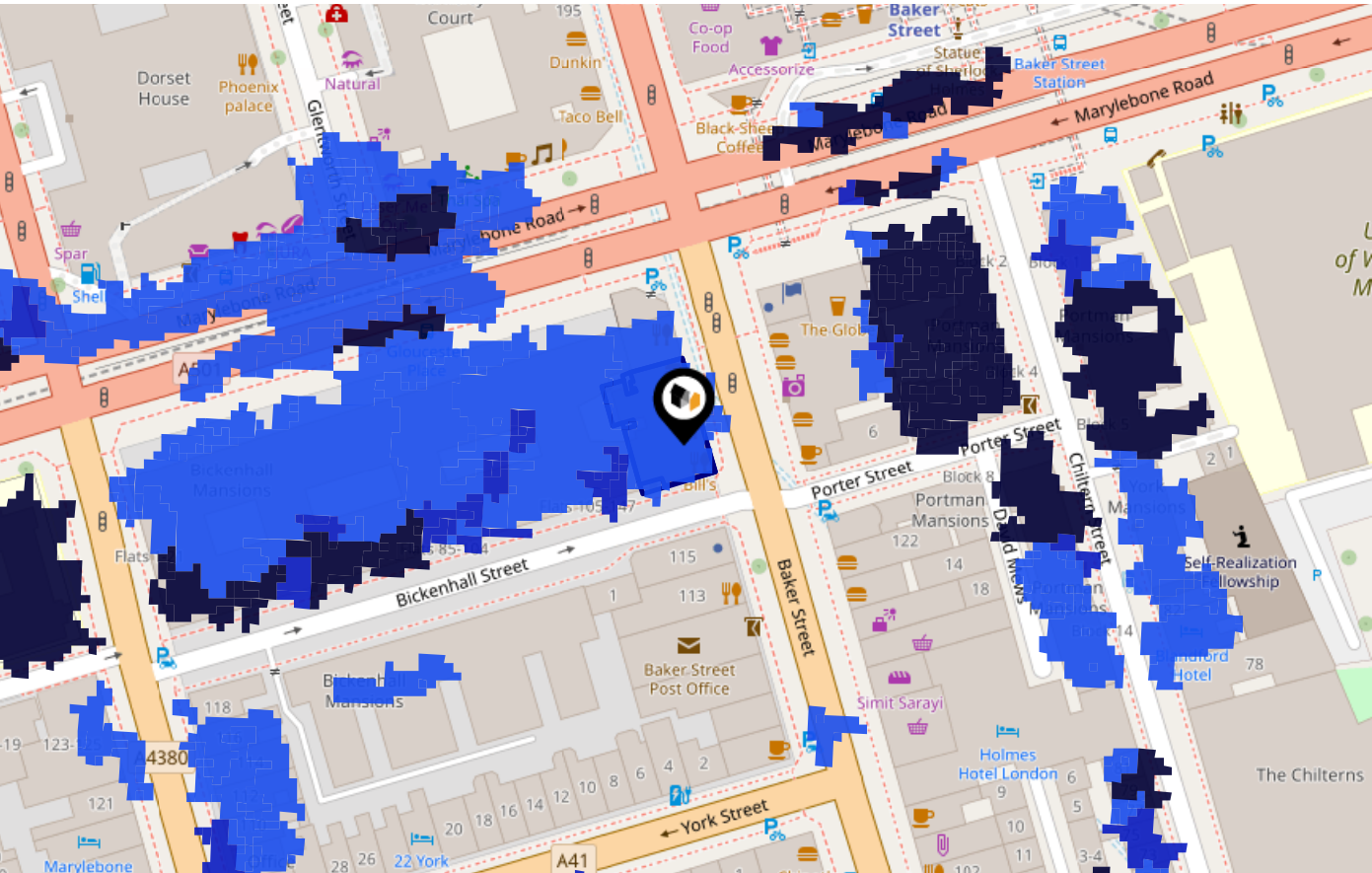


/company/shaws-kensington/

# 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: 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:

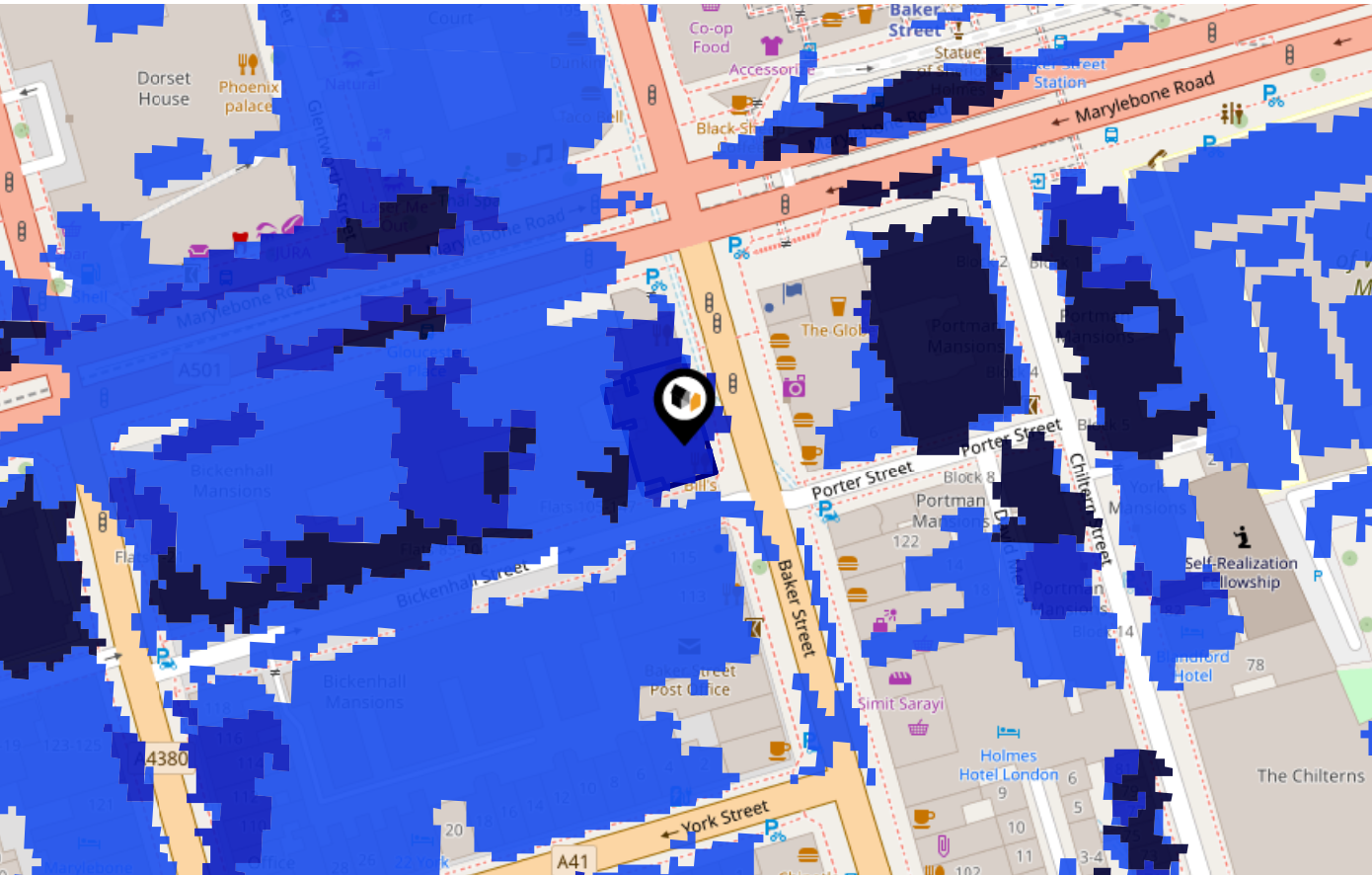




# Flood Risk





## 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.

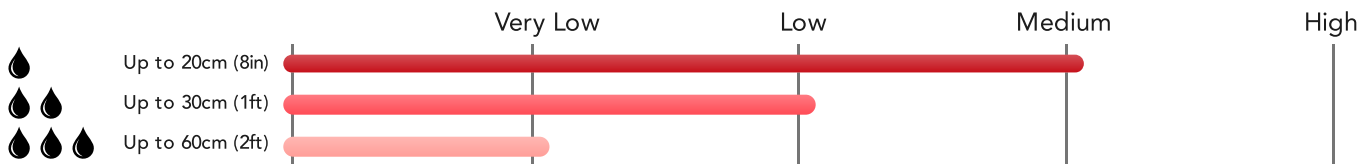


Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

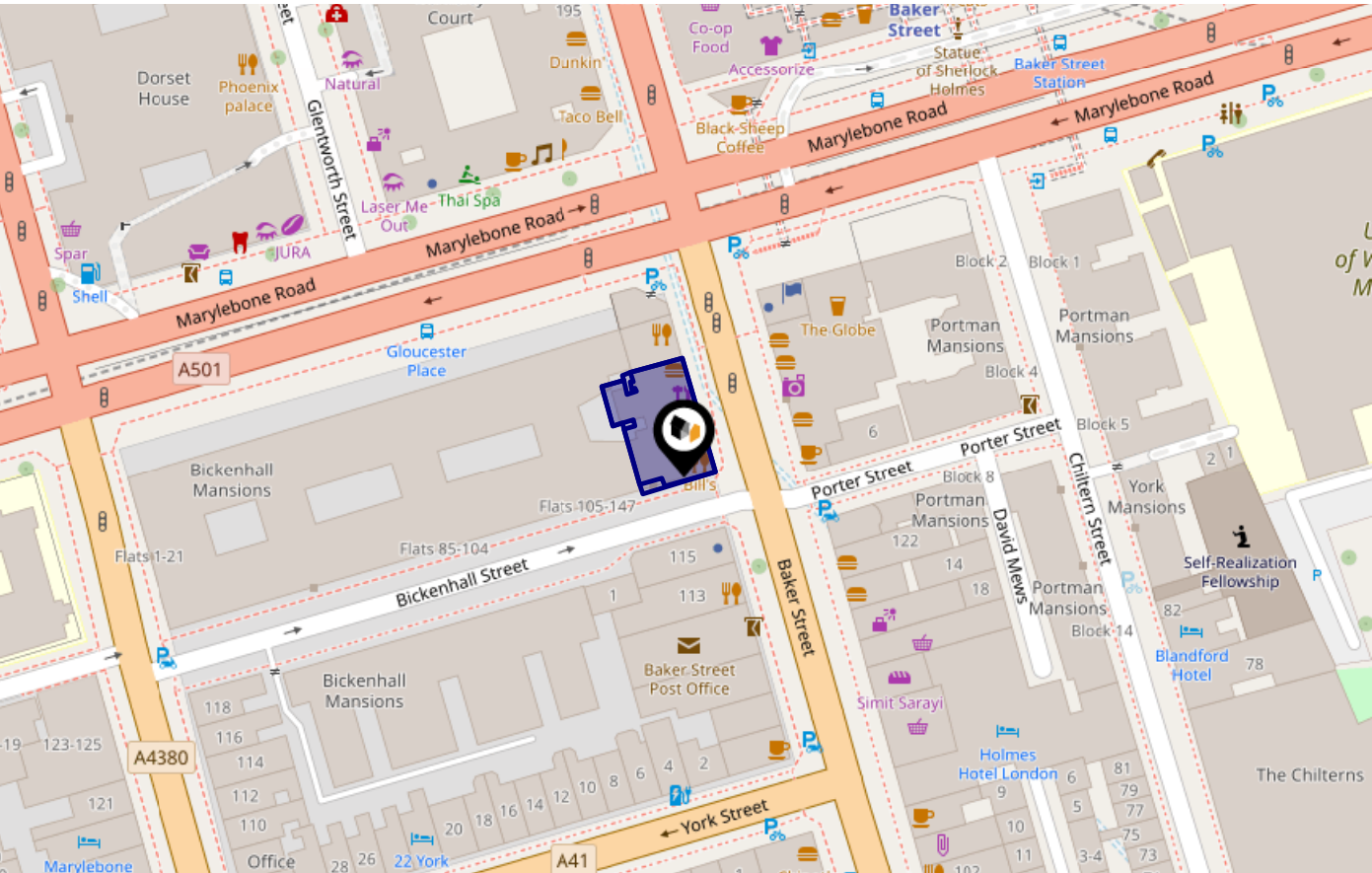
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

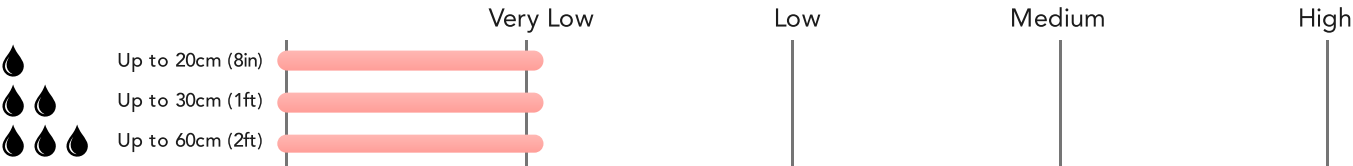


**Risk Rating:** Very low

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.

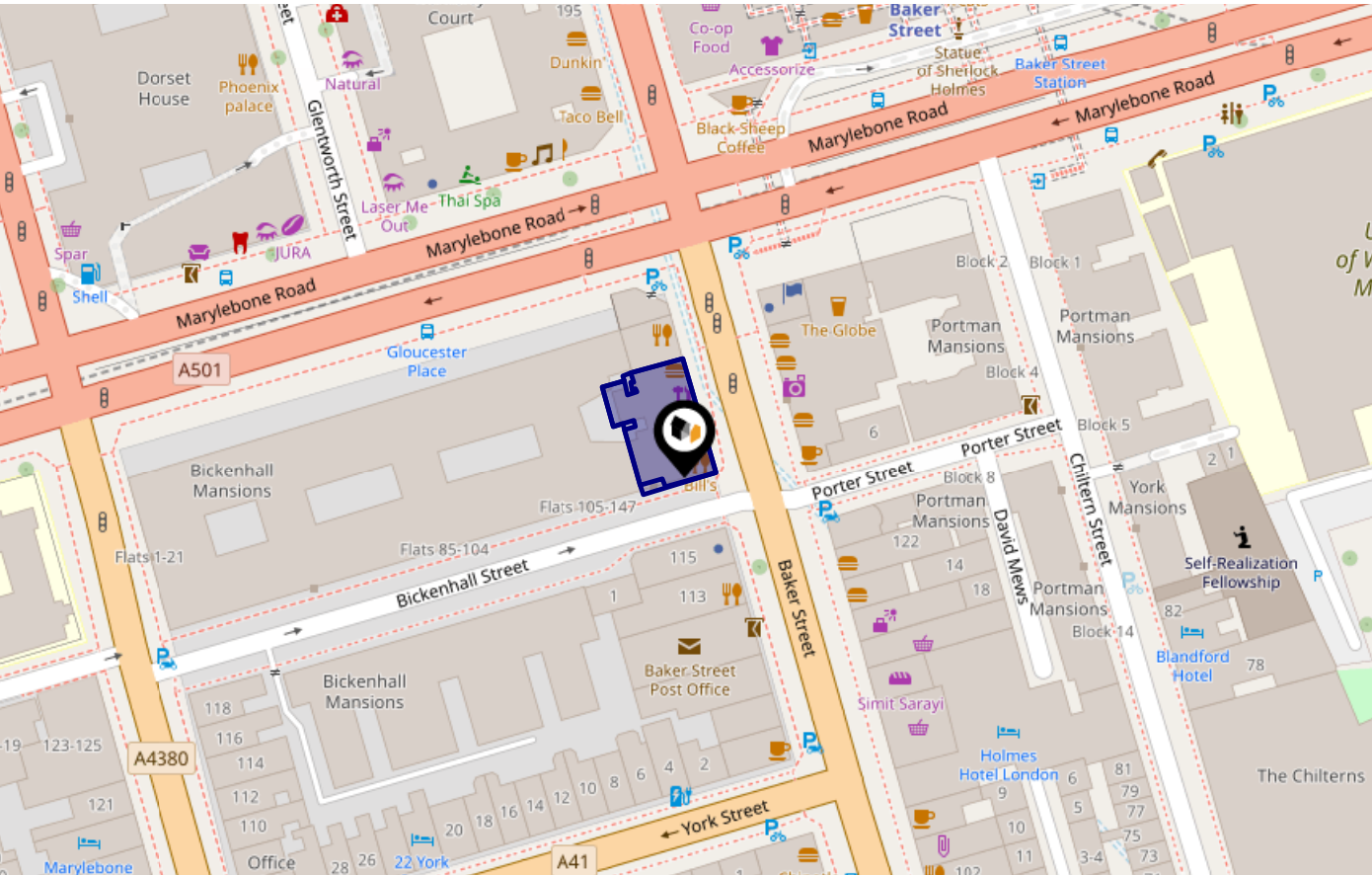
Chance of flooding to the following depths at this property:



# 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.

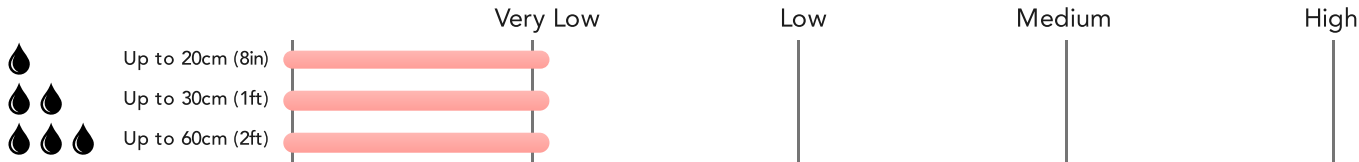


Risk Rating: Very low

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

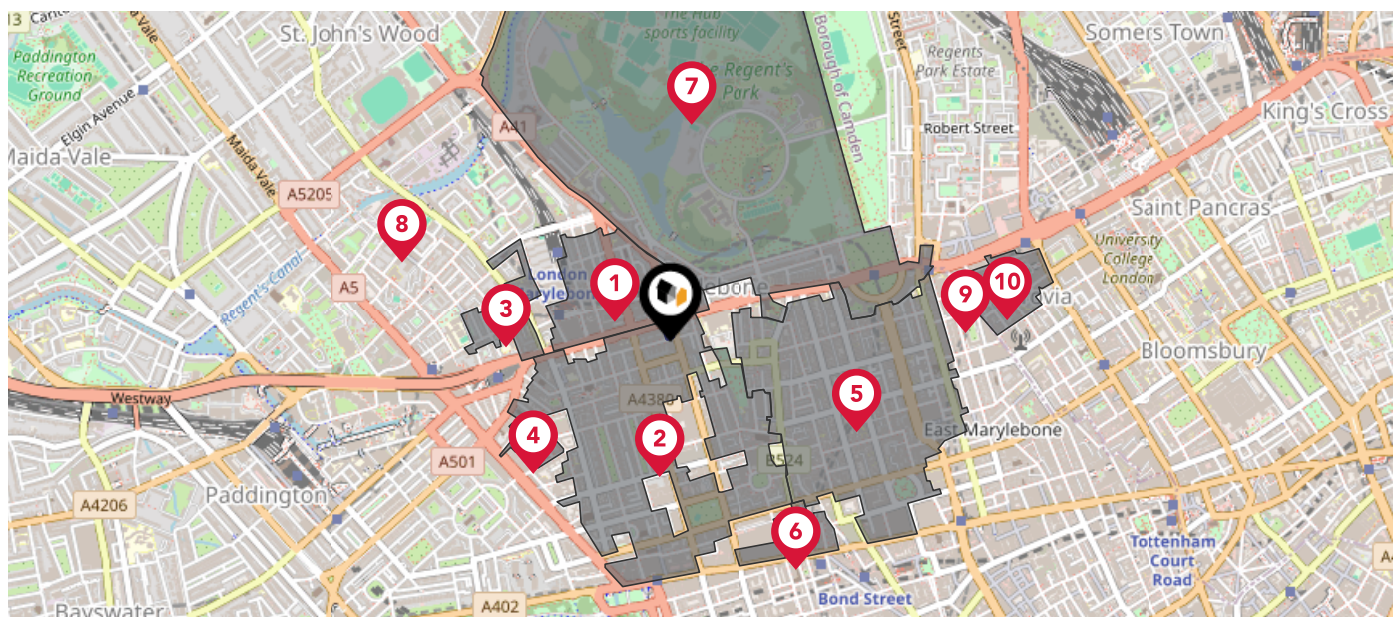




# Maps

## 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

1

Dorset Square

2

Portman Estate

3

Lisson Grove

4

Molyneux Street

5

Harley Street

6

Stratford Place

7

Regent's Park

8

Fisherton Street Estate

9

Cleveland Street

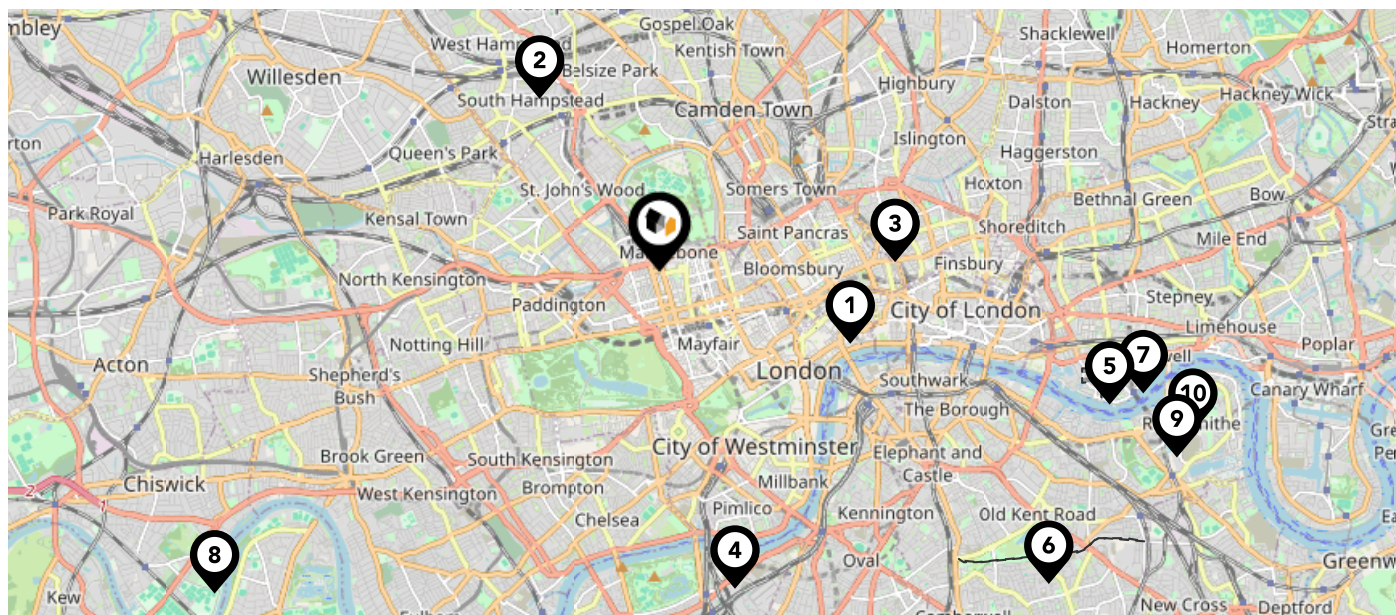
10

Fitzroy Square

# Maps

## Landfill Sites

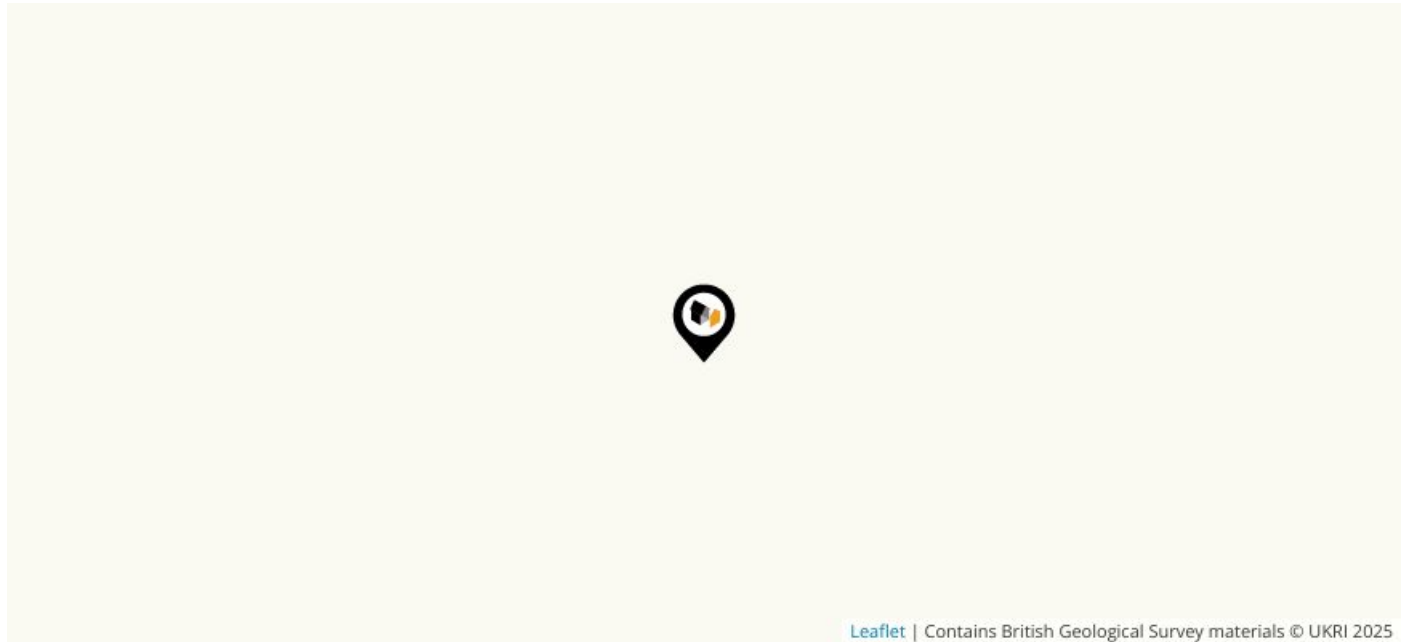
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	<input type="checkbox"/>
2	Canfield Place-London NW6	Historic Landfill	<input type="checkbox"/>
3	Rosoman Street / Skinner Street-Finsbury	Historic Landfill	<input type="checkbox"/>
4	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill	<input type="checkbox"/>
5	Wapping Basin-St. George in the East, Tower Hamlets, London	Historic Landfill	<input type="checkbox"/>
6	Old Canal Filling-Southwark, London	Historic Landfill	<input type="checkbox"/>
7	Shadwell Basin-Eastern Dock, E1, London	Historic Landfill	<input type="checkbox"/>
8	Corney Road-Chiswick, London W4	Historic Landfill	<input type="checkbox"/>
9	Albion Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
10	Island Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>

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.

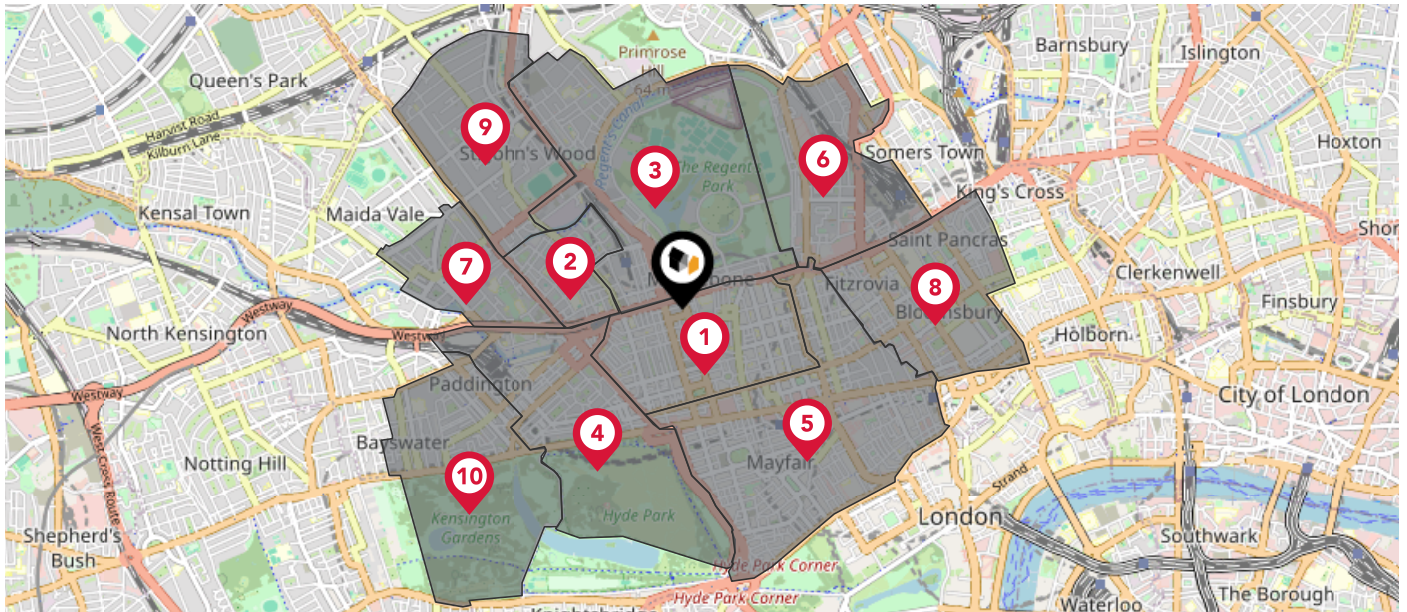
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Marylebone Ward



Church Street Ward



Regent's Park Ward



Hyde Park Ward



West End Ward



Regent's Park Ward



Little Venice Ward



Bloomsbury Ward



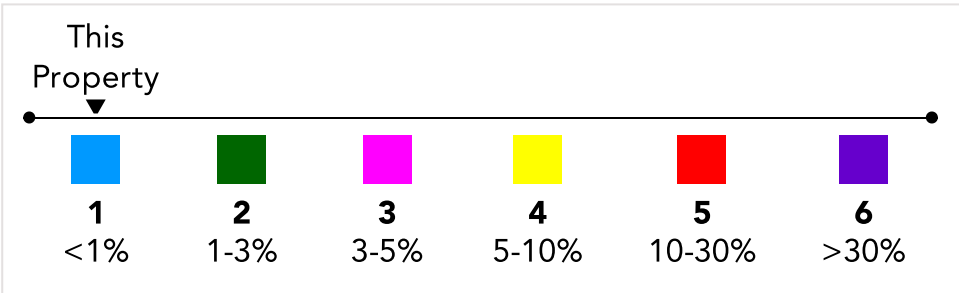
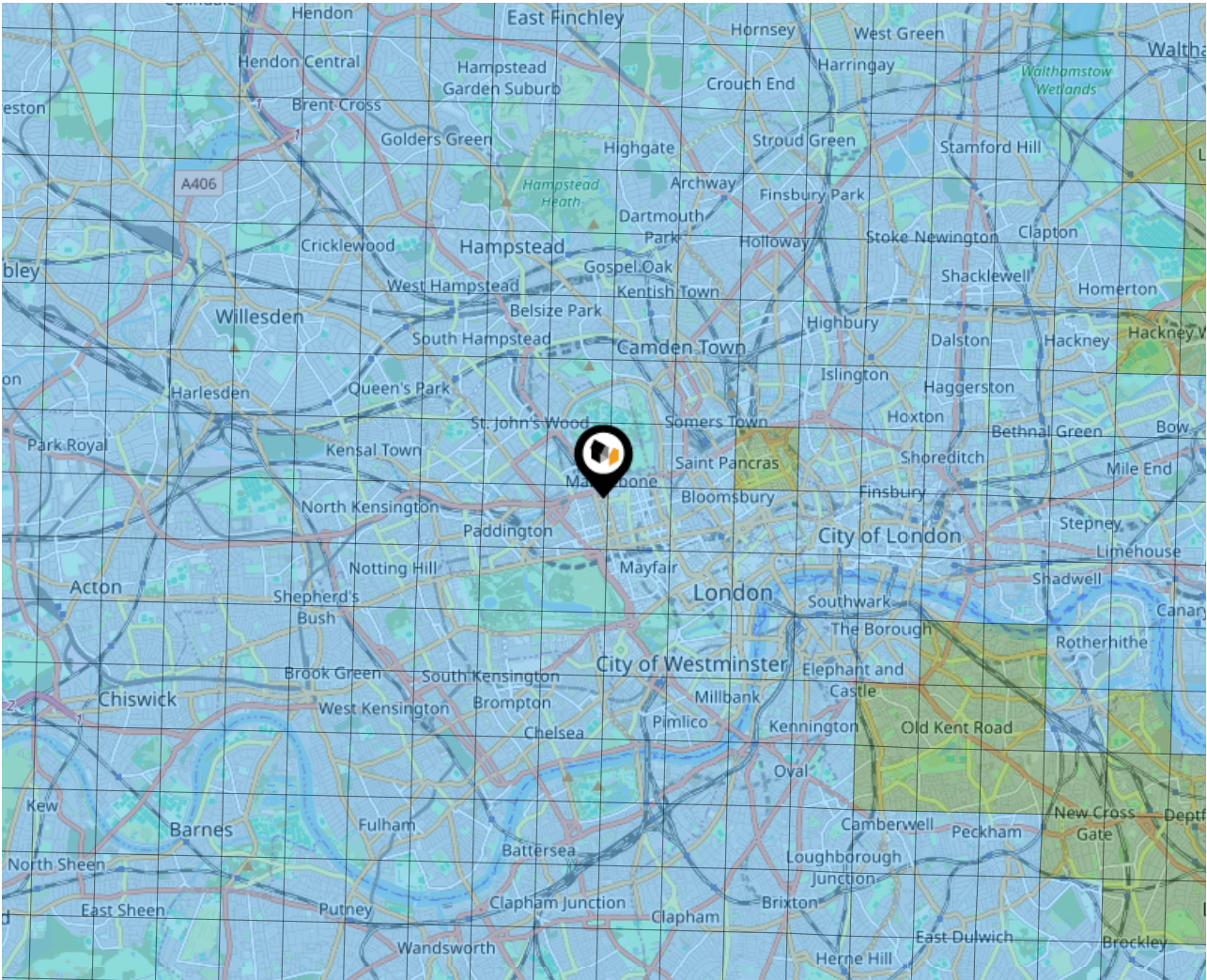
Abbey Road Ward



Lancaster Gate Ward

### What is Radon?

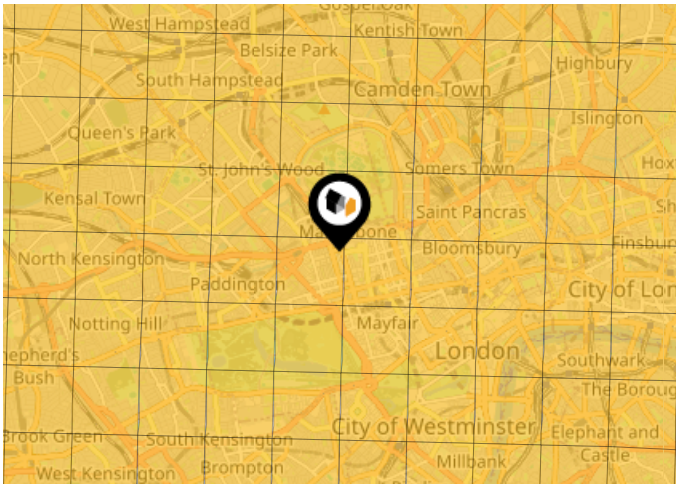
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





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

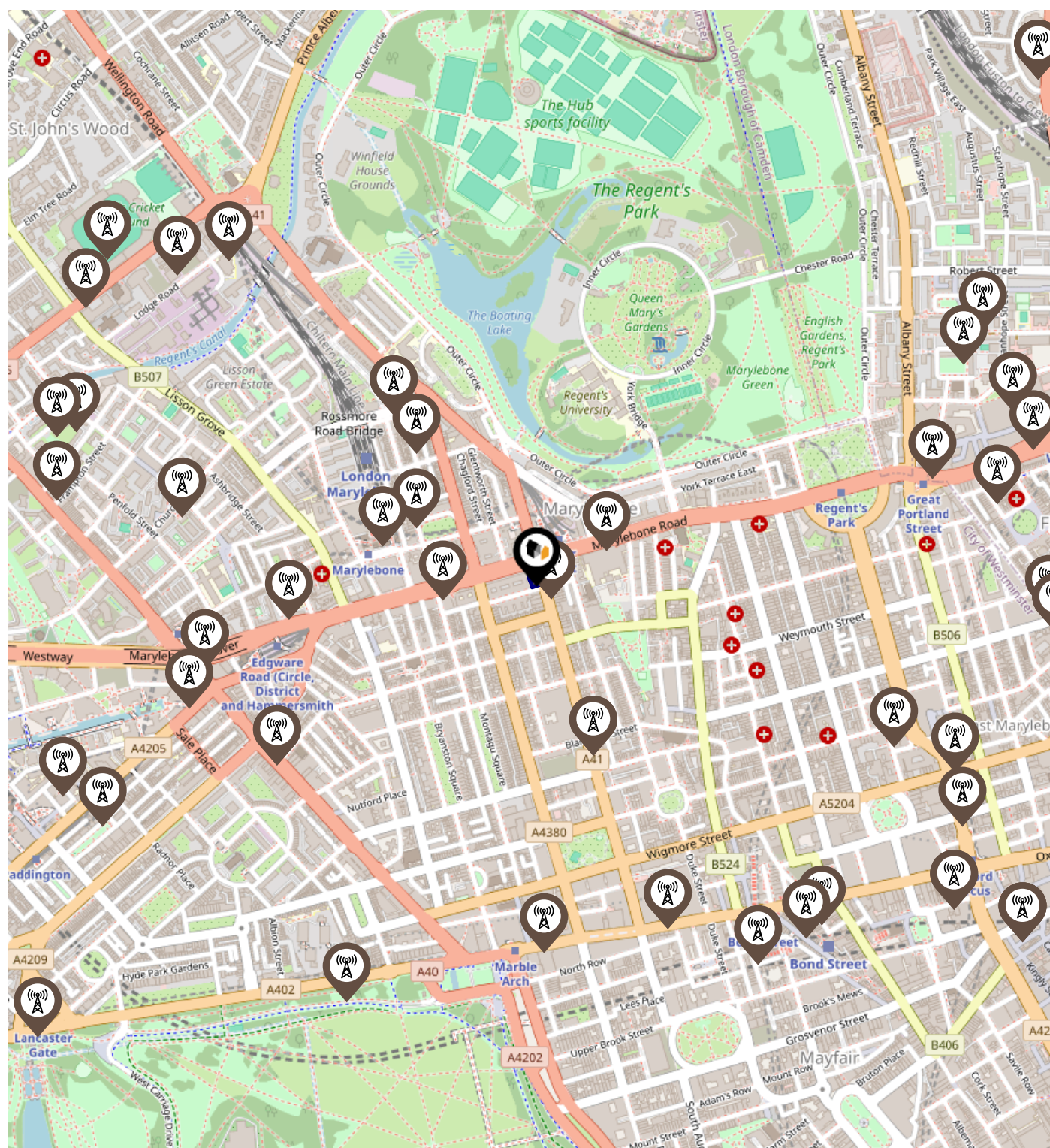
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		





### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	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...

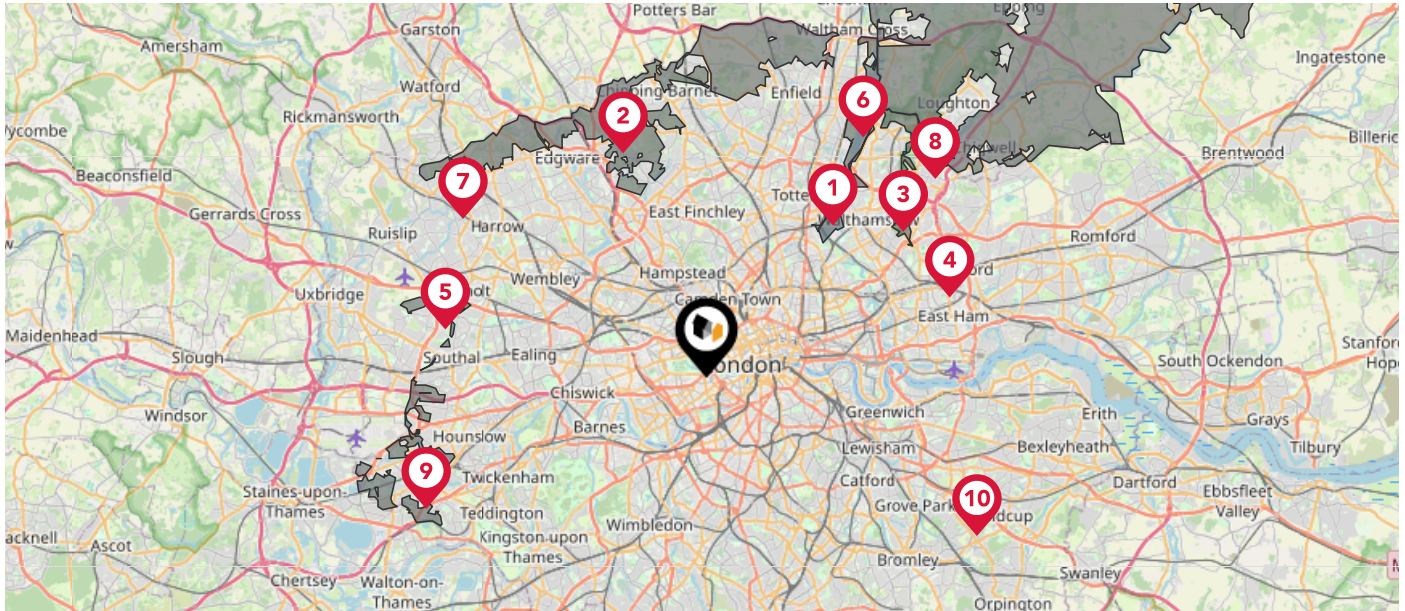


Listed Buildings in the local district	Grade	Distance
 1066067 - 2, York Street W1	Grade II	0.0 miles
 1217884 - 105-115, Baker Street W1	Grade II	0.0 miles
 1357171 - 94-114, 118 To 124, Baker Street W1	Grade II	0.0 miles
 1222337 - 54, Upper Montagu Street W1	Grade II	0.1 miles
 1239815 - Baker Street Station: Main Entrance Building And Metropolitan, Circle And Hammersmith And City Line Platforms (nos 1-6) Including Retaining Wall To Approach Road	Grade II	0.1 miles
 1267671 - St Marylebone Library And Health Centre	Grade II	0.1 miles
 1066048 - 47, York Terrace West Nw1 (see Details For Further Address Information)	Grade I	0.1 miles
 1066068 - 22, York Street W1	Grade II	0.1 miles
 1210609 - 1-8, Dorset Square Nw1	Grade II	0.1 miles
 1266440 - 24-28, York Street W1	Grade II	0.1 miles

# Maps

## Green Belt

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

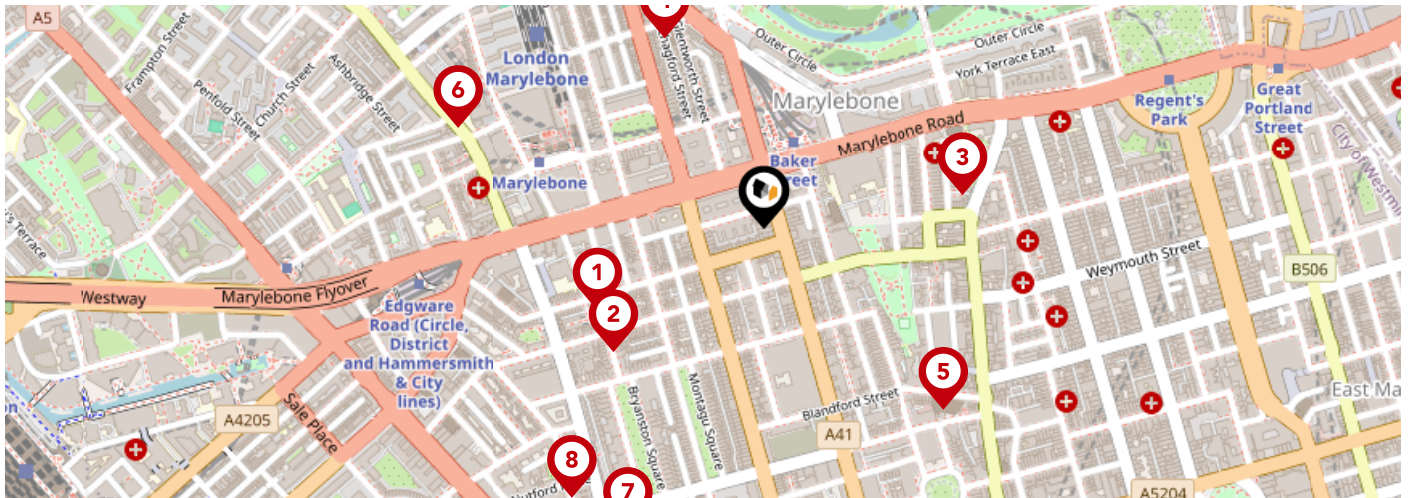


### Nearby Green Belt Land

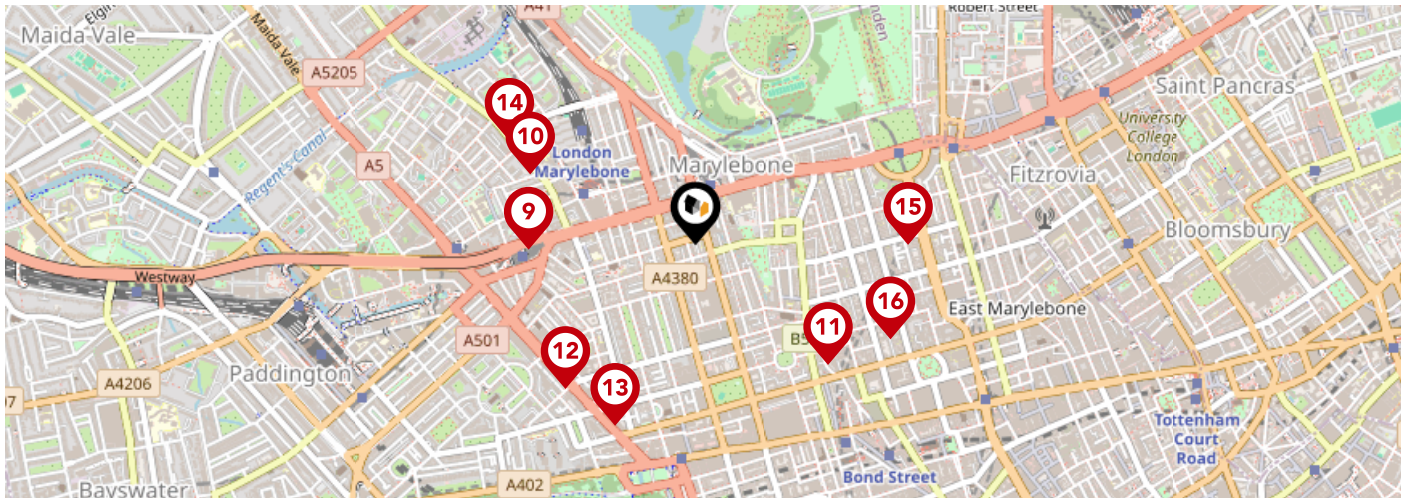
- 1 London Green Belt - Haringey
- 2 London Green Belt - Barnet
- 3 London Green Belt - Waltham Forest
- 4 London Green Belt - Newham
- 5 London Green Belt - Ealing
- 6 London Green Belt - Enfield
- 7 London Green Belt - Harrow
- 8 London Green Belt - Epping Forest
- 9 London Green Belt - Hounslow
- 10 London Green Belt - Greenwich











# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mary's Bryanston Square CofE School</b> Ofsted Rating: Good   Pupils: 139   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>ICS London</b> Ofsted Rating: Not Rated   Pupils: 157   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The St Marylebone CofE School</b> Ofsted Rating: Outstanding   Pupils: 1181   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Francis Holland School</b> Ofsted Rating: Not Rated   Pupils: 556   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Vincent's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 234   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Edward's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wetherby Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 377   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sylvia Young Theatre School</b> Ofsted Rating: Not Rated   Pupils: 204   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

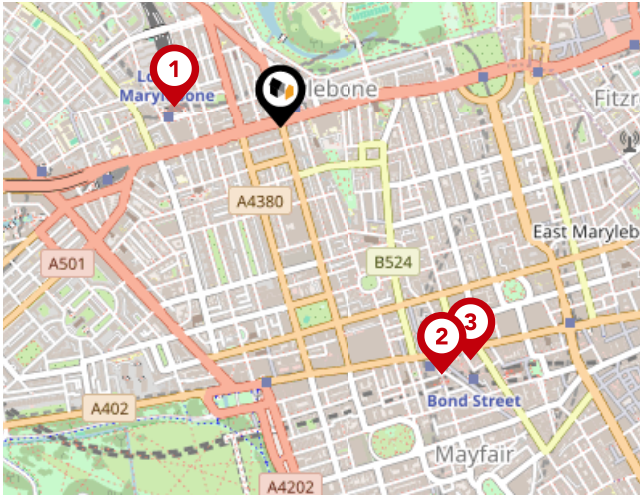


		Nursery	Primary	Secondary	College	Private
	<b>Christ Church Bentinck CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 215   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abingdon House School</b> Ofsted Rating: Not Rated   Pupils: 133   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wetherby Senior School</b> Ofsted Rating: Not Rated   Pupils: 438   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hampden Gurney CofE Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Halcyon London International School</b> Ofsted Rating: Outstanding   Pupils: 187   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Portman Early Childhood Centre</b> Ofsted Rating: Outstanding   Pupils: 75   Distance:0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Southbank International School Westminster</b> Ofsted Rating: Not Rated   Pupils: 512   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen's College, London</b> Ofsted Rating: Not Rated   Pupils: 647   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



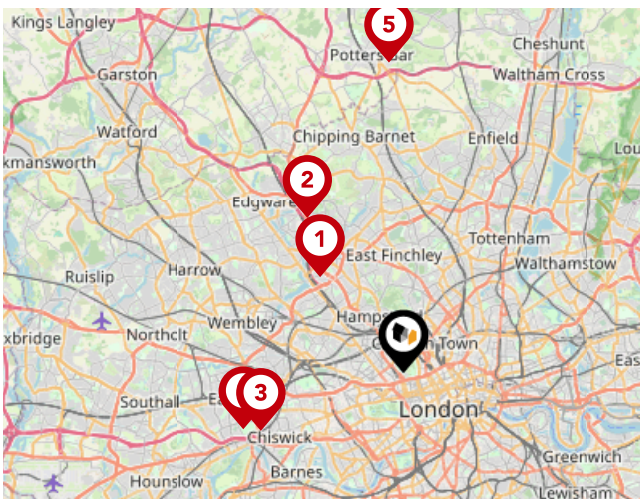
# Area

## Transport (National)



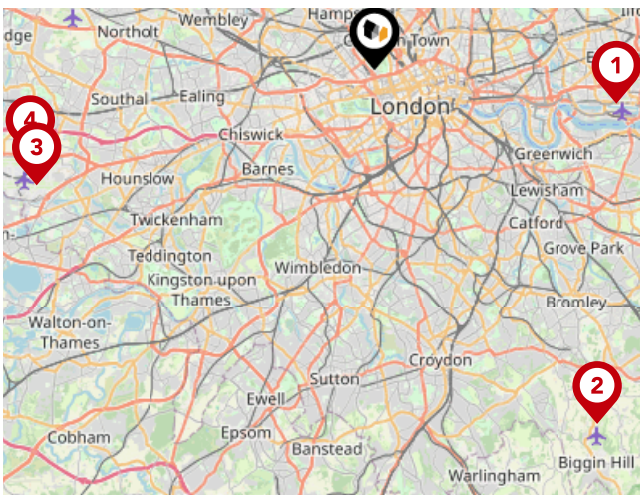
### National Rail Stations

Pin	Name	Distance
1	London Marylebone Rail Station	0.25 miles
2	Bond Street Station	0.68 miles
3	Bond Street	0.69 miles



### Trunk Roads/Motorways

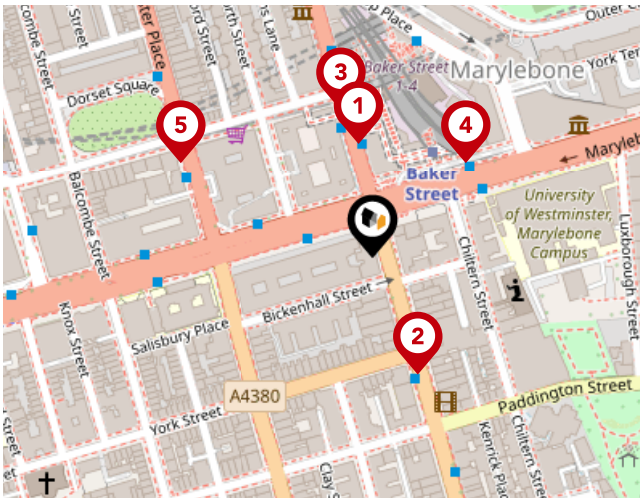
Pin	Name	Distance
1	M1 J1	4.72 miles
2	M1 J2	6.76 miles
3	M4 J1	5.7 miles
4	M4 J2	6.31 miles
5	M25 J24	11.44 miles



### Airports/Helipads

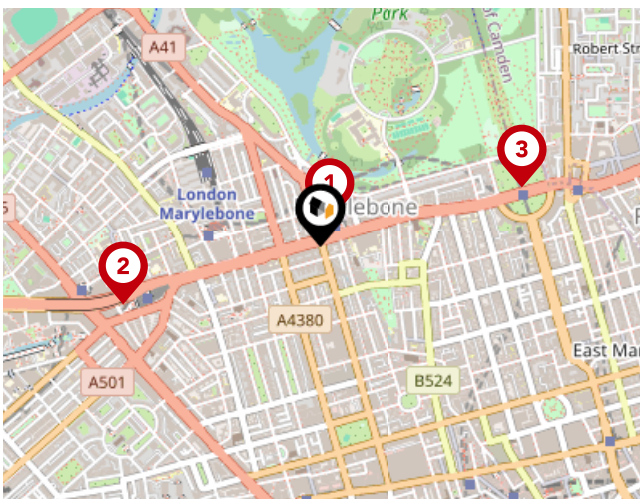
Pin	Name	Distance
1	Silvertown	9.02 miles
2	Leaves Green	15.45 miles
3	Heathrow Airport Terminal 4	13.21 miles
4	Heathrow Airport	13.13 miles

# Area Transport (Local)



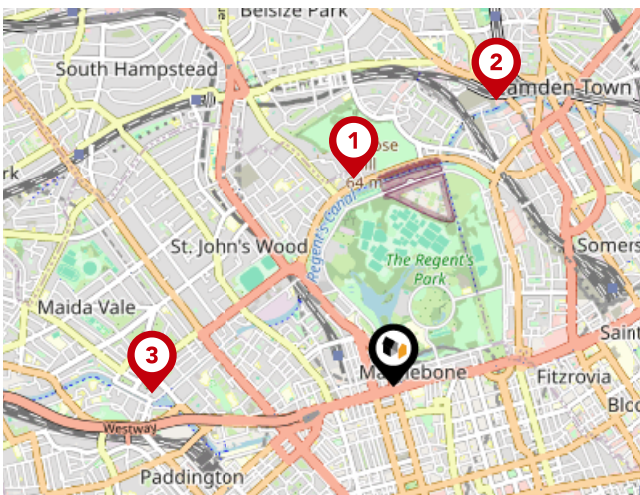
## Bus Stops/Stations

Pin	Name	Distance
1	Baker Street Station	0.07 miles
2	York Street	0.07 miles
3	Baker Street Station	0.09 miles
4	Baker Street Station	0.08 miles
5	Baker Street Station	0.12 miles



## Local Connections

Pin	Name	Distance
1	Baker Street Underground Station	0.06 miles
2	Edgware Road (Circle Line) Underground Station	0.47 miles
3	Regent's Park Underground Station	0.48 miles

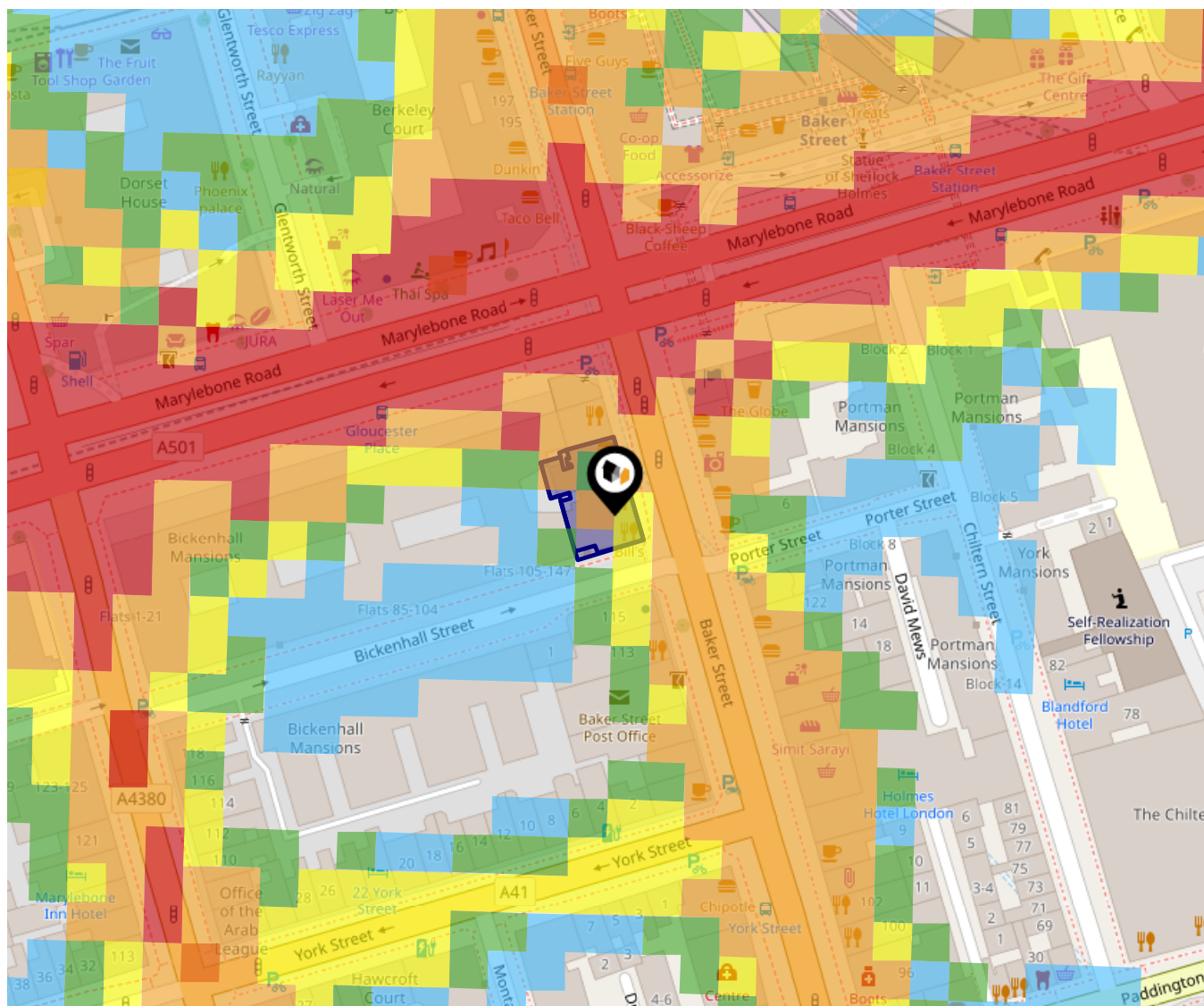


## Ferry Terminals

Pin	Name	Distance
1	London Zoo Waterbus Stop	0.98 miles
2	Camden Lock Waterbus	1.41 miles
3	Little Venice Waterbus Stop	1.12 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.



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