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# MIR: Material Info

The Material Information Affecting this Property

Friday 20<sup>th</sup> June 2025



**GLIDDON ROAD, LONDON, W14**

## Shaws Kensington

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0207 336 9996

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www.shawskensington.co.uk



# Property Multiple Title Plans

## Freehold Title Plan



**NGL689554**

## Leasehold Title Plan



**NGL689797**

Start Date: 28/10/1991  
End Date: 24/06/2116  
Lease Term: 125 years from 24 June 1991  
Term Remaining: 91 years



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	28/10/1991
<b>Floor Area:</b>	990 ft <sup>2</sup> / 92 m <sup>2</sup>	<b>End Date:</b>	24/06/2116
<b>Plot Area:</b>	0.11 acres	<b>Lease Term:</b>	125 years from 24 June 1991
<b>Year Built :</b>	1900-1929	<b>Term Remaining:</b>	91 years
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£1,774		
<b>Title Number:</b>	NGL689797		

## Local Area

<b>Local Authority:</b>	Hammersmith and Fulham
<b>Conservation Area:</b>	Gunter Estate
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *41 Barons Keep Gliddon Road London W14 9AU*

Reference - 1971/01190/HIST	
Decision:	Unknown
Date:	15th September 1971
Description:	Change of use from a club and restaurant to a three bedroom self-contained flat.

Planning records for: *50 Barons Keep Gliddon Road London W14 9AU*

Reference - 1968/00032/HIST	
Decision:	Unknown
Date:	15th January 1968
Description:	Use for a limited period of one small room for beauty treatment at 50, Barons Keep, W14

Reference - 1970/00066/HIST	
Decision:	Unknown
Date:	27th January 1970
Description:	The continued use for a further limited period of one small room for beauty treatment at 50, Barons Keep, Barons Court, W14.

Planning records for: *59 Barons Keep Gliddon Road London W14 9AU*

Reference - 1992/00125/FUL	
Decision:	Application Approved
Date:	15th August 1992
Description:	Retention of a trellis on a balcony.

Property  
**EPC - Certificate**

Gliddon Road, W14

Energy rating

**C**

Valid until 22.11.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

### Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	01
<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>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Community scheme
<b>Main Heating Controls:</b>	Flat rate charging, TRVs
<b>Hot Water System:</b>	Community scheme
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	92 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 when 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.



## **Lisa | Sales and Lettings Co-Director**

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Mum of two Lisa has worked in the lettings market since 2005 after moving from her home in Sydney, Australia. Recently Lisa has transitioned into Sales and is now able to offer a unique experience in both disciplines. She has been with Shaws since 2010 and loves her balance of work and family life. She prides herself on being honest, approachable and goes beyond to help.

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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.

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## 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



/KensingtonShaws



/shaws.kensington/

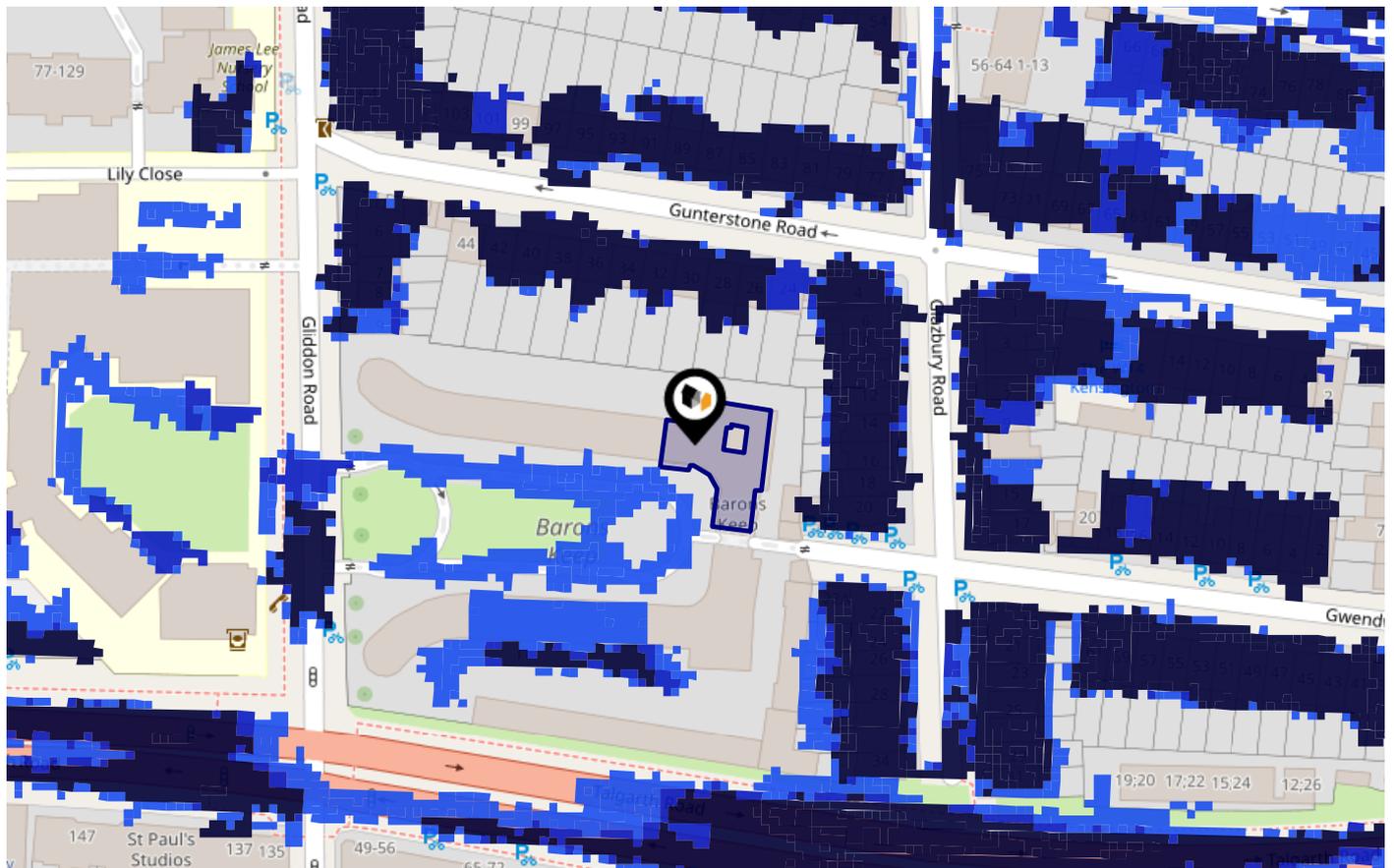


/company/shaws-kensington/

# 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: 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.

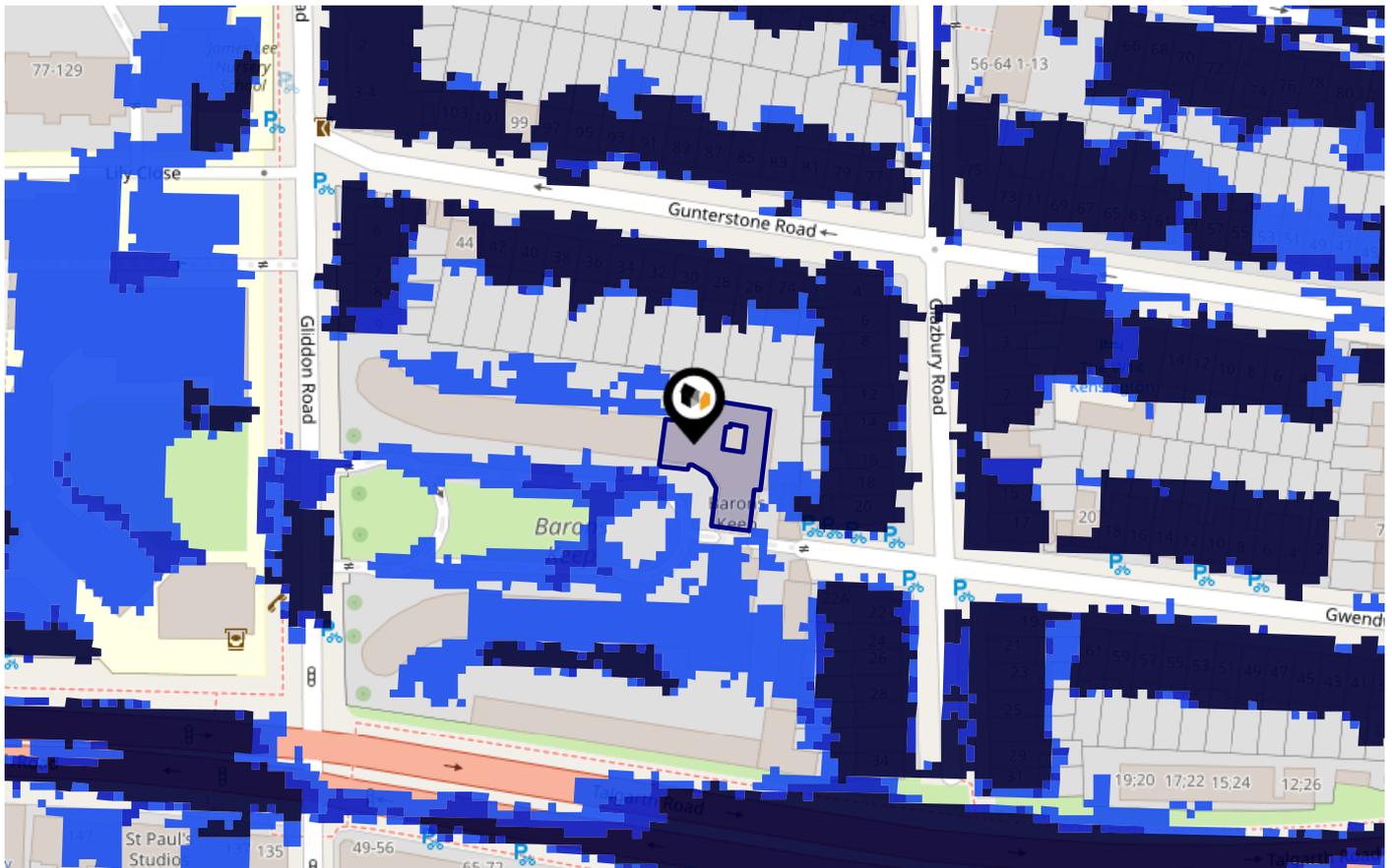
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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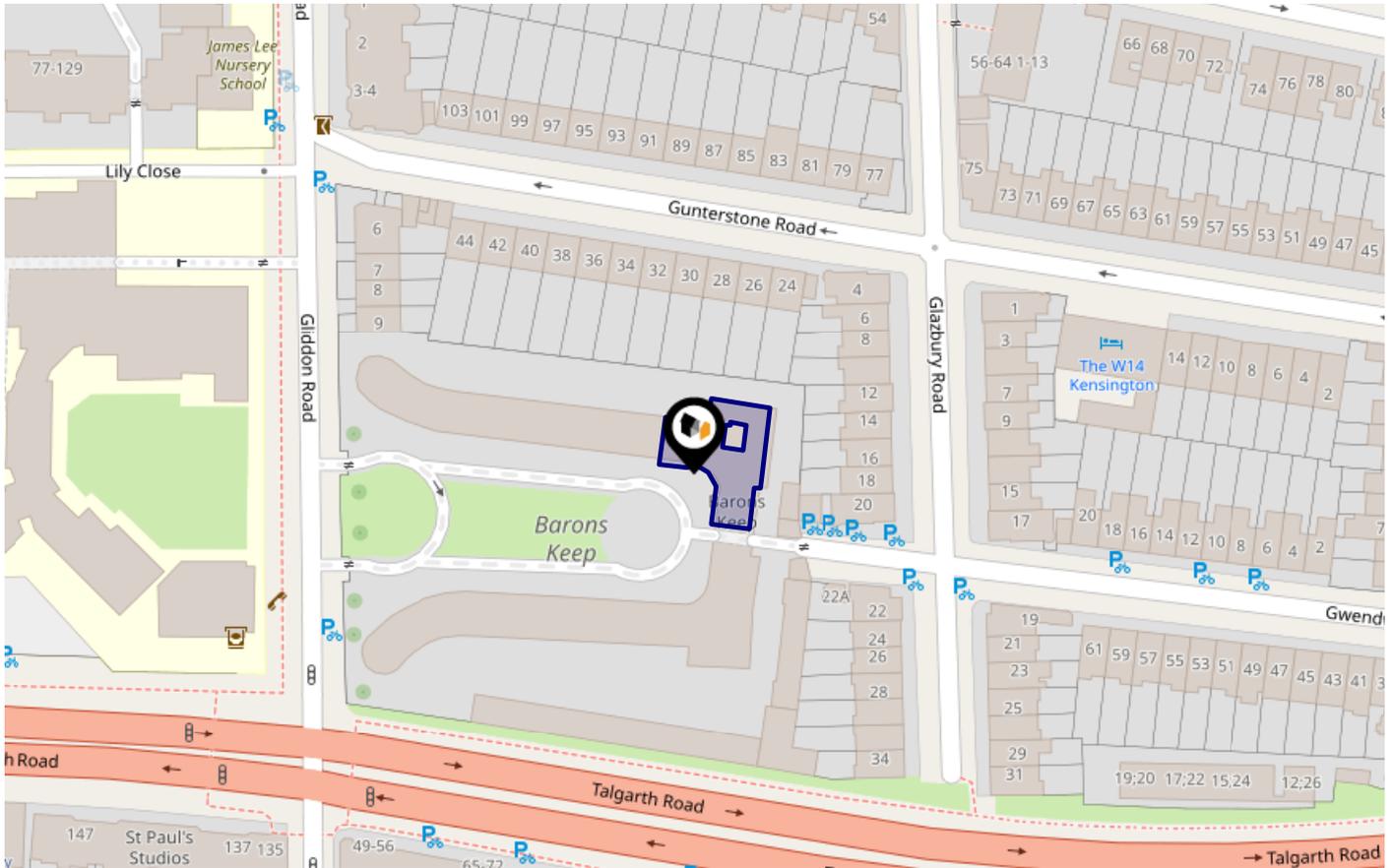
Chance of flooding to the following depths at this property:



# 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.

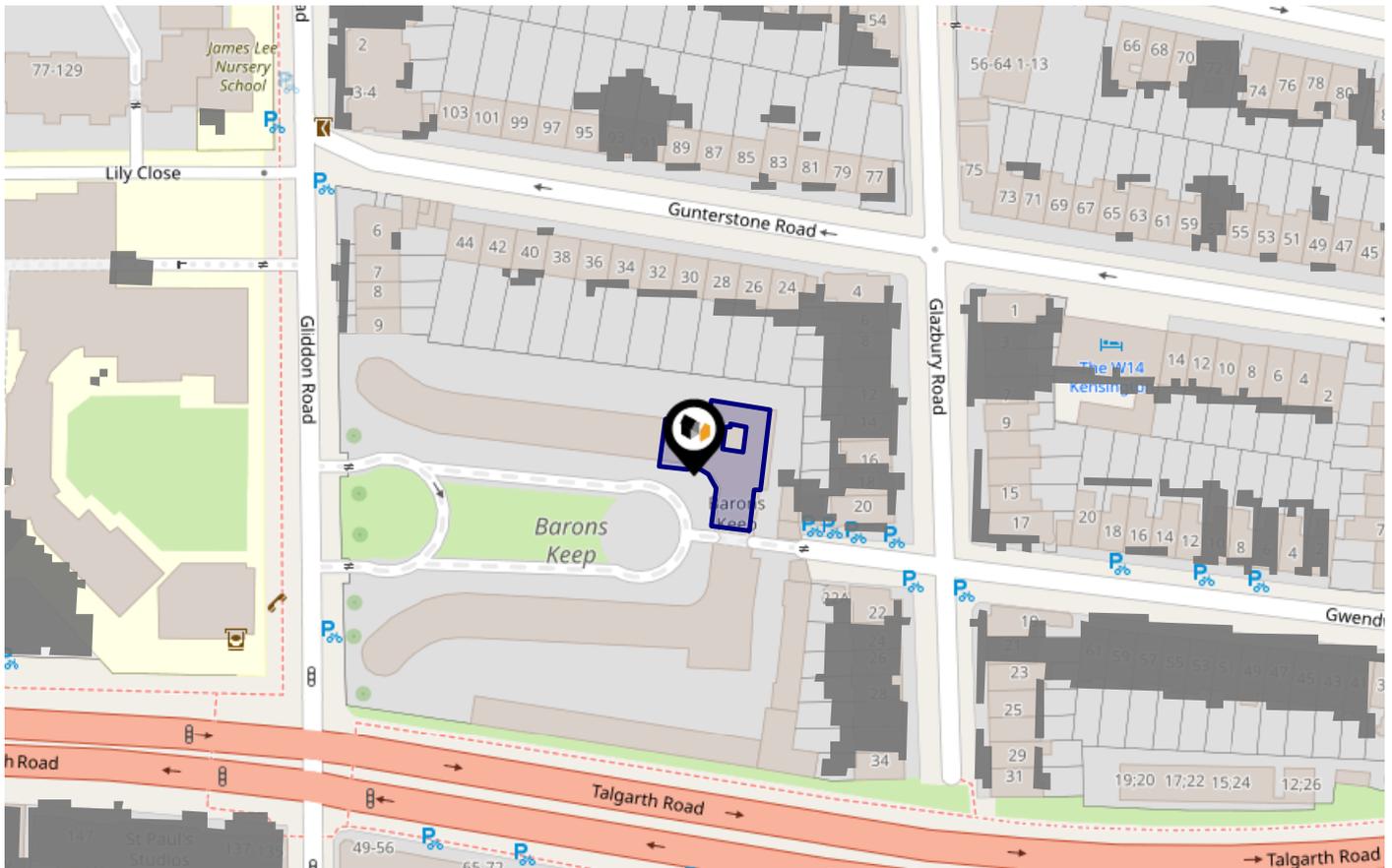
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

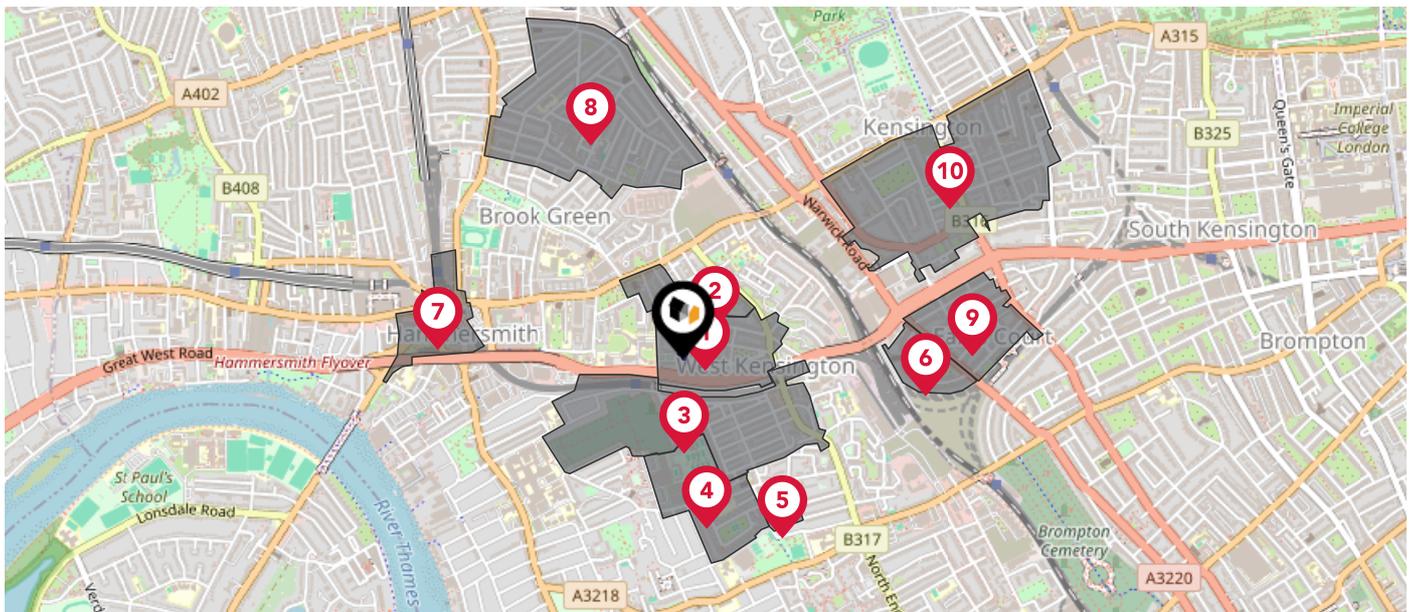
Chance of flooding to the following depths at this property:



# 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.



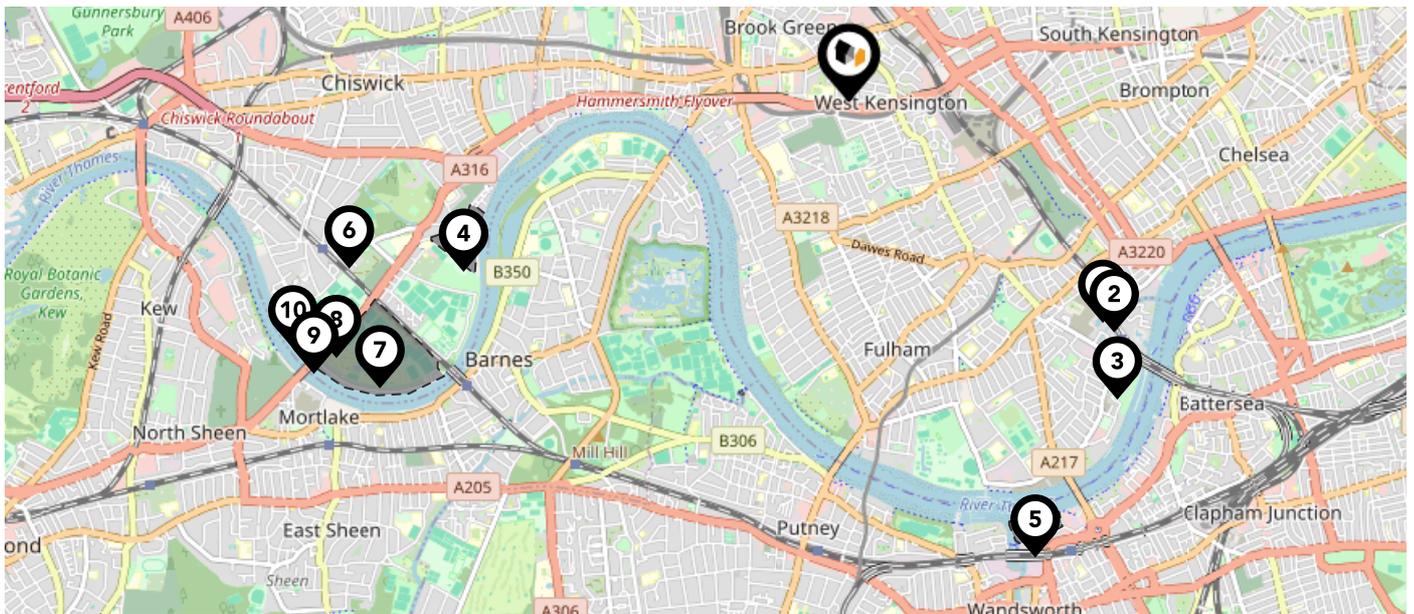
### Nearby Conservation Areas

- 1 Gunter Estate
- 2 Fitzgeorge and Fitzjames
- 3 Barons Court
- 4 Queen's Club Gardens
- 5 Turneville/Chesson
- 6 Philbeach
- 7 Hammersmith Broadway
- 8 Lakeside/Sinclair/Blythe Road
- 9 Nevern Square
- 10 Edwards Square/Scarsdale & Abingdon

# 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

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

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



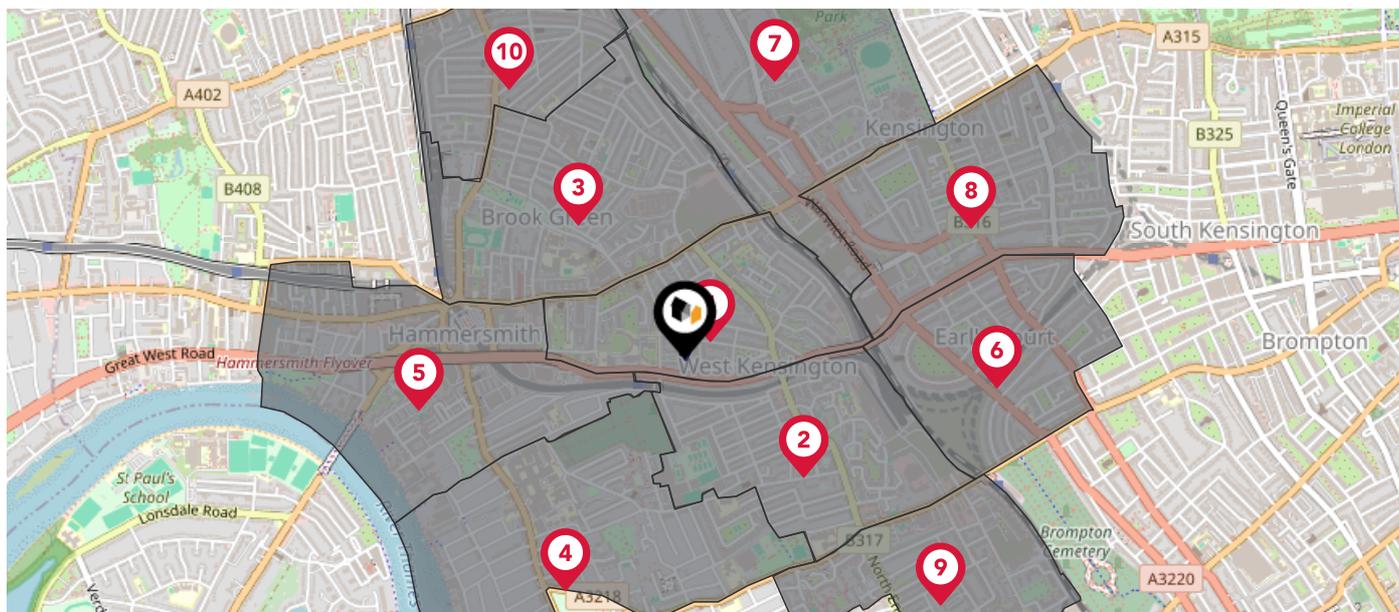
### Mine Entry

- ✕ 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.

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

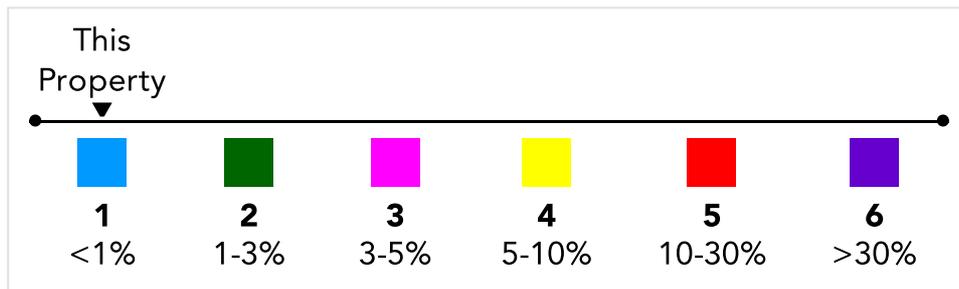
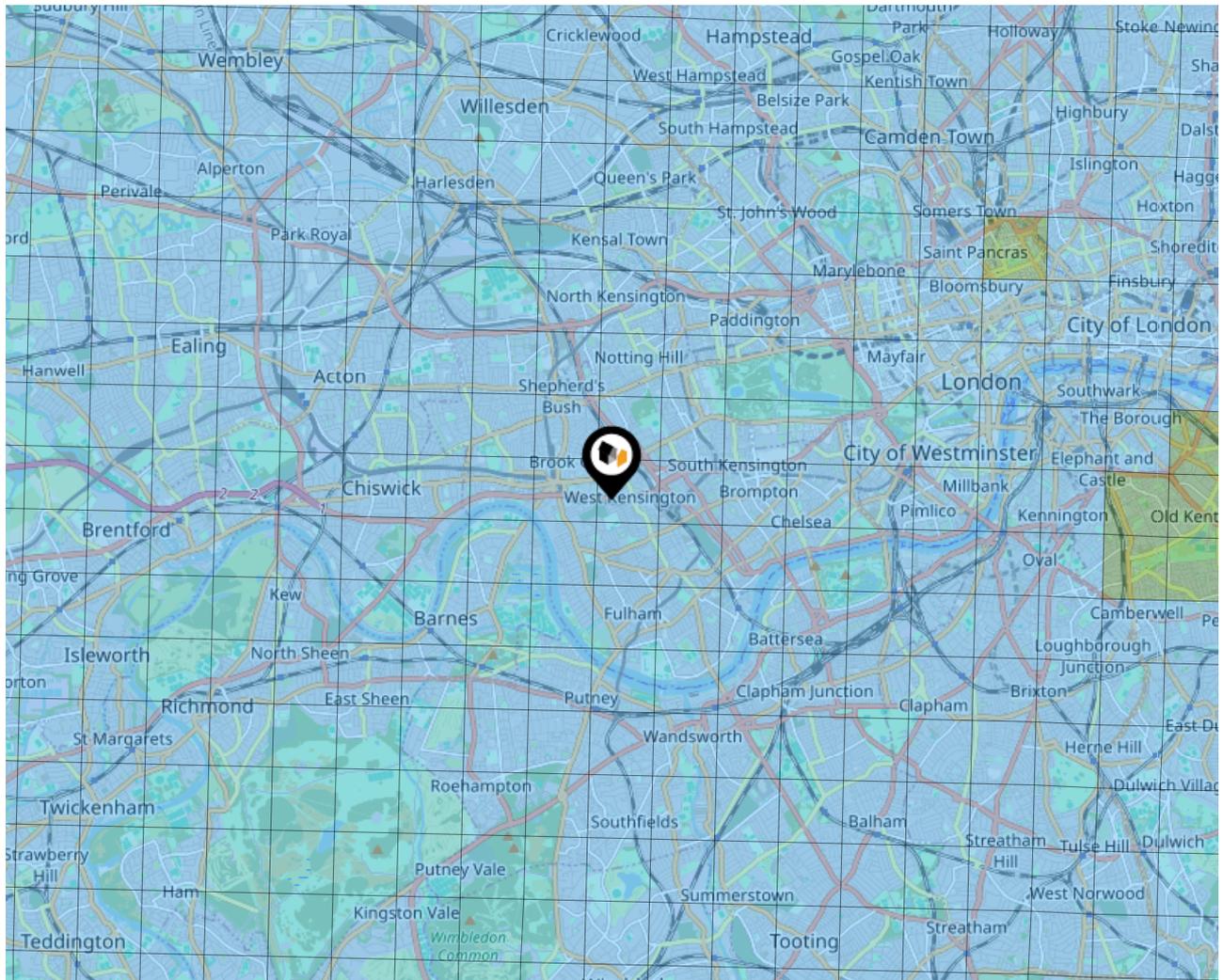


### Nearby Council Wards

-  Avonmore Ward
-  West Kensington Ward
-  Brook Green Ward
-  Fulham Reach Ward
-  Hammersmith Broadway Ward
-  Earl's Court Ward
-  Holland Ward
-  Abingdon Ward
-  Lillie Ward
-  Addison Ward

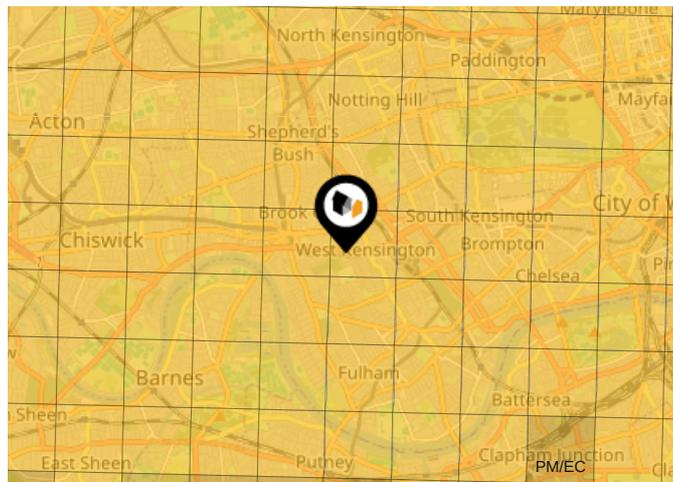
## What is Radon?

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)

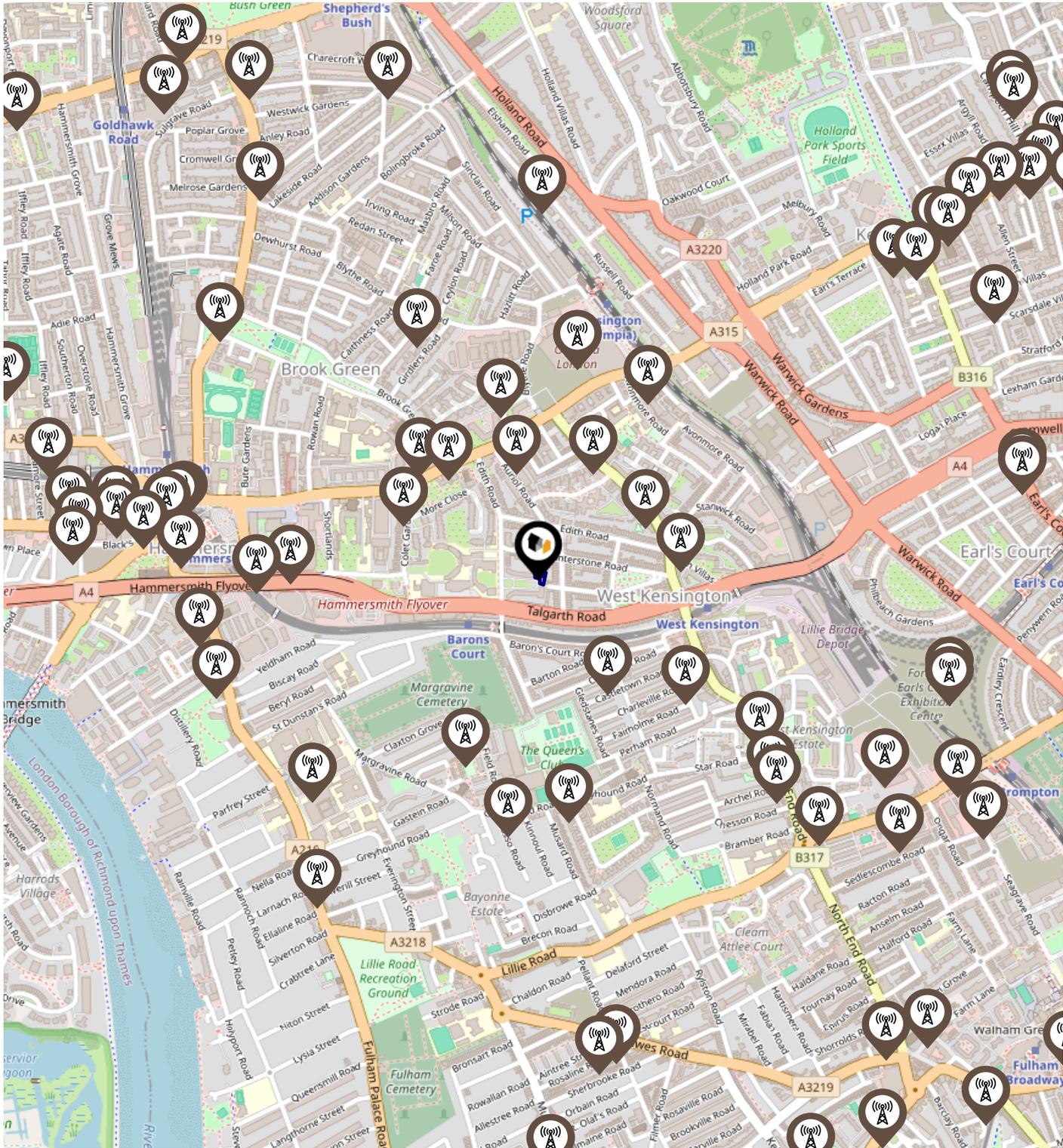
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## 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

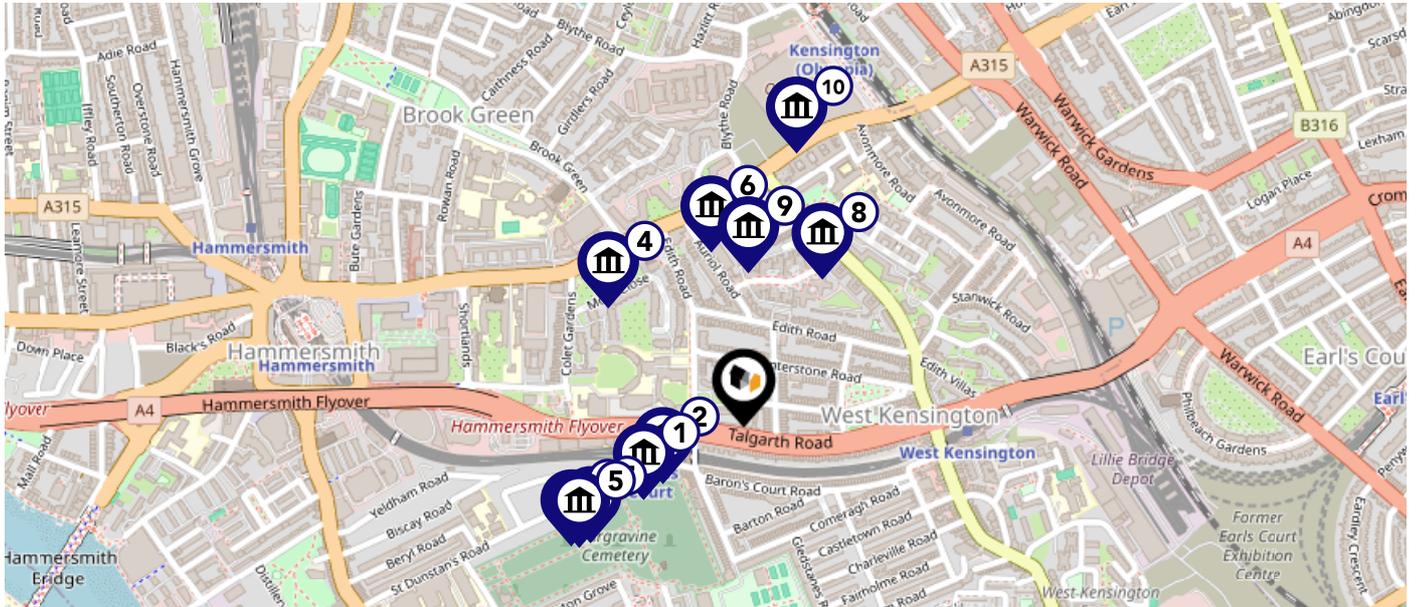


- Key:**
-  Power Pylons
  -  Communication Masts

# Maps

## Listed Buildings

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

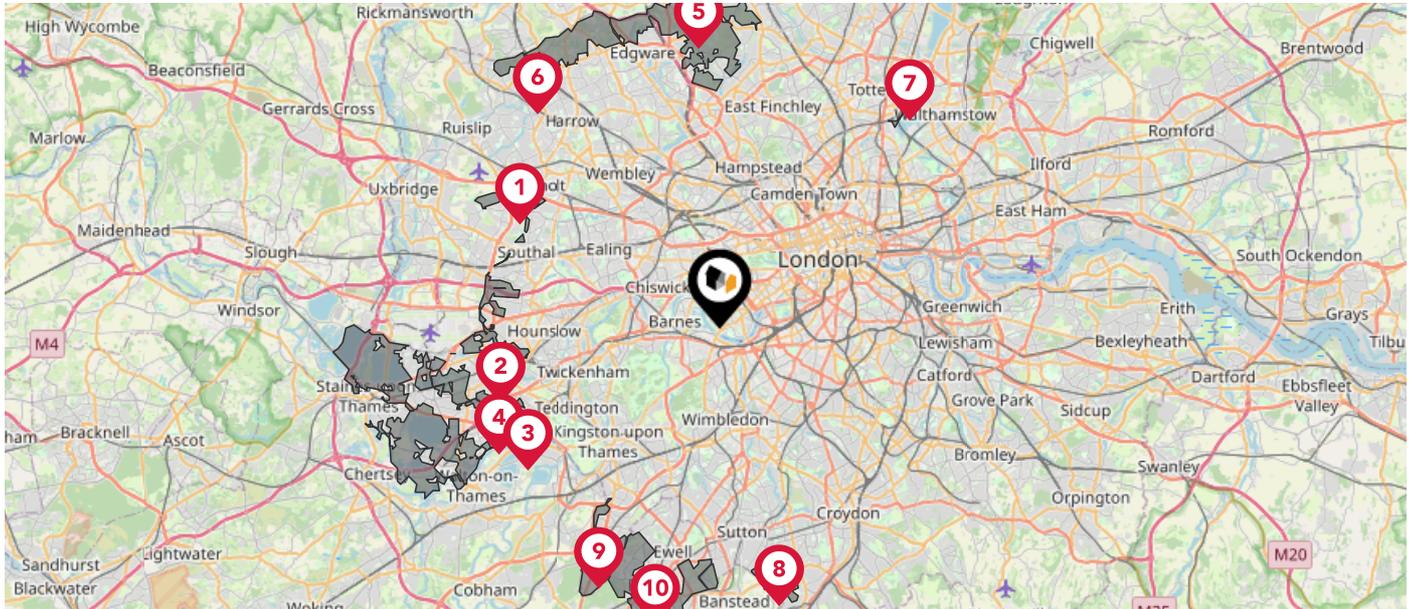


Listed Buildings in the local district	Grade	Distance
 1358562 - Barons Court Underground Station	Grade II	0.1 miles
 1079780 - 135-149, Talgarth Road W6	Grade II	0.1 miles
 1261966 - Street Wall, Railings And Gates To Number 17	Grade II	0.2 miles
 1079820 - Masters Lodge And Porters Lodge, Boundary Walls And Circular Garden Building To St Pauls School	Grade II	0.2 miles
 1261962 - 17, St Dunstan's Road W6	Grade II	0.2 miles
 1358574 - 99-119, Hammersmith Road W14	Grade II	0.2 miles
 1436663 - Reception House, Hammersmith Cemetery	Grade II	0.2 miles
 1192446 - Former West London County Court	Grade II	0.2 miles
 1379935 - West London Magistrates Court	Grade II	0.2 miles
 1456674 - Olympia National And Olympia Central, Olympia Exhibition Centre	Grade II	0.3 miles

# Maps

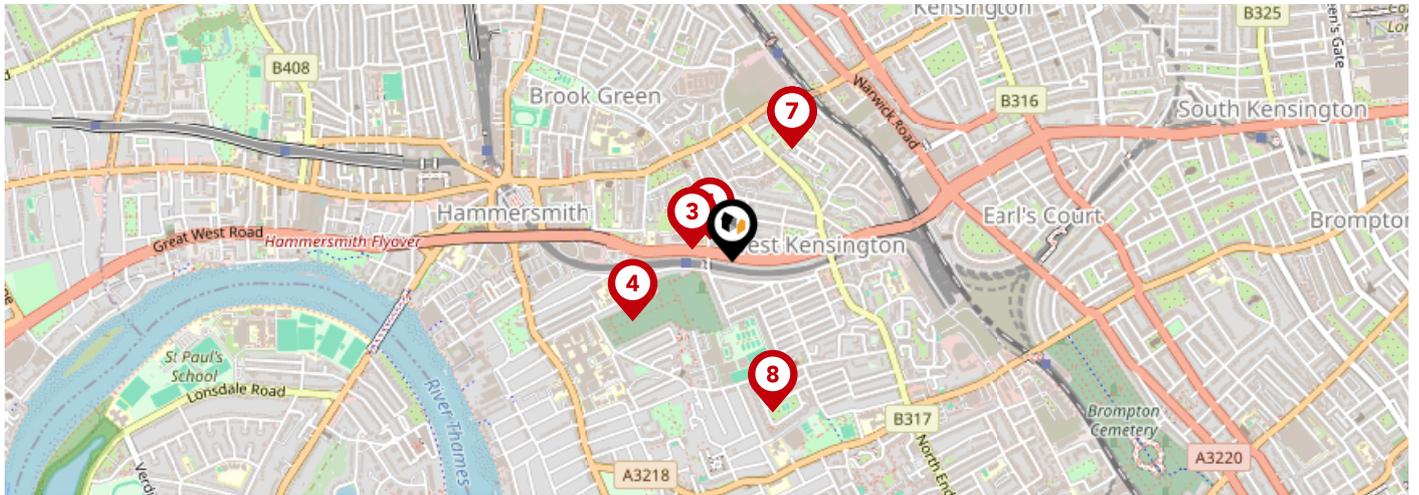
## Green Belt

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

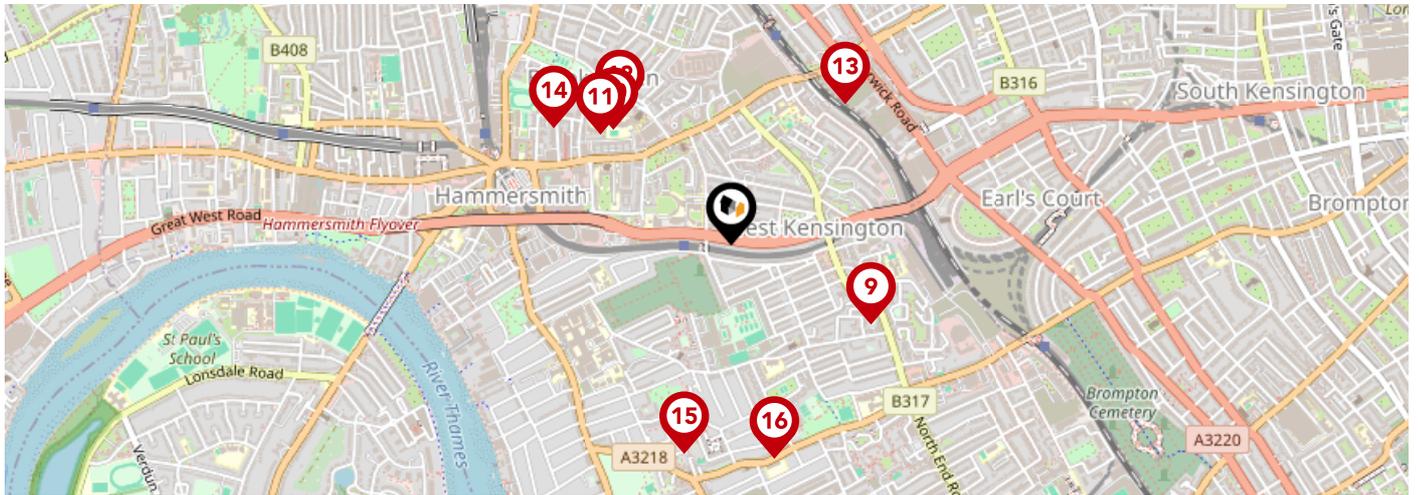


### Nearby Green Belt Land

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

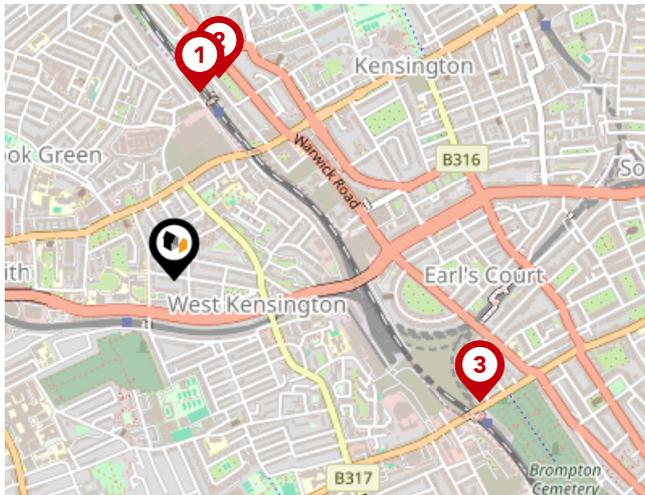


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>James Lee Nursery School</b> Ofsted Rating: Outstanding   Pupils: 43   Distance:0.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Parayhouse School</b> Ofsted Rating: Good   Pupils: 48   Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ealing, Hammersmith and West London College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>William Morris Sixth Form</b> Ofsted Rating: Good   Pupils: 759   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St James Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 185   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Avonmore Primary School</b> Ofsted Rating: Outstanding   Pupils: 202   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St James Senior Girls' School</b> Ofsted Rating: Not Rated   Pupils: 244   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Fulham Prep School Ltd</b> Ofsted Rating: Not Rated   Pupils: 586   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>The Fulham Boys School</b> Ofsted Rating: Good   Pupils: 820   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Larmenier &amp; Sacred Heart Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 444   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's Girls' School</b> Ofsted Rating: Not Rated   Pupils: 806   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ecole Française de Londres Jacques Prévert</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kensington Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 228   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bute House Preparatory School for Girls</b> Ofsted Rating: Not Rated   Pupils: 324   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bayonne Nursery School</b> Ofsted Rating: Outstanding   Pupils: 66   Distance:0.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's RC Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



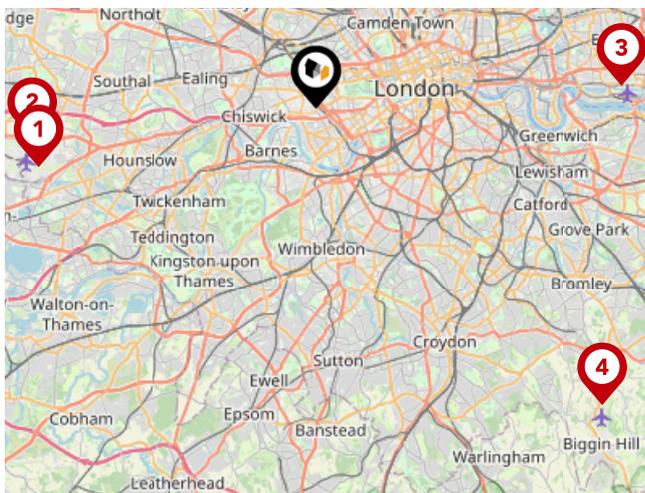
## National Rail Stations

Pin	Name	Distance
1	Kensington (Olympia) Station	0.44 miles
2	Kensington (Olympia) Station	0.48 miles
3	West Brompton Station	0.76 miles



## Trunk Roads/Motorways

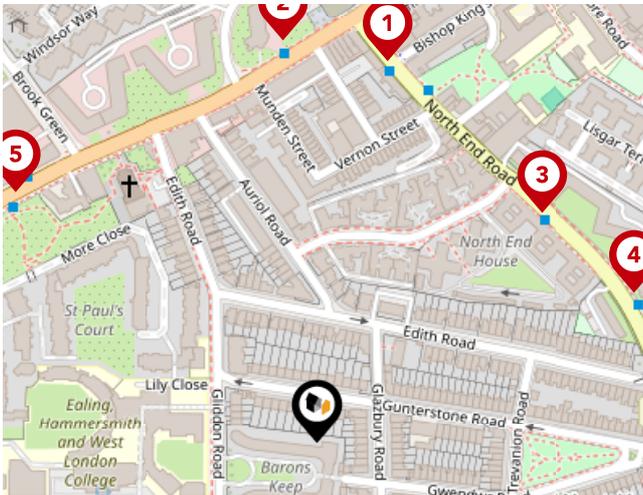
Pin	Name	Distance
1	M4 J1	2.94 miles
2	M1 J1	5.7 miles
3	M4 J2	3.61 miles
4	M1 J2	7.93 miles
5	M1 J4	10.73 miles



## Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	10.39 miles
2	Heathrow Airport	10.45 miles
3	Silvertown	11.31 miles
4	Leaves Green	15.25 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Kensington Olympia /Hammersmith Road	0.22 miles
2	North End Road	0.23 miles
3	Lytton Estate	0.19 miles
4	Lytton Estate	0.2 miles
5	Brook Green	0.23 miles



## Local Connections

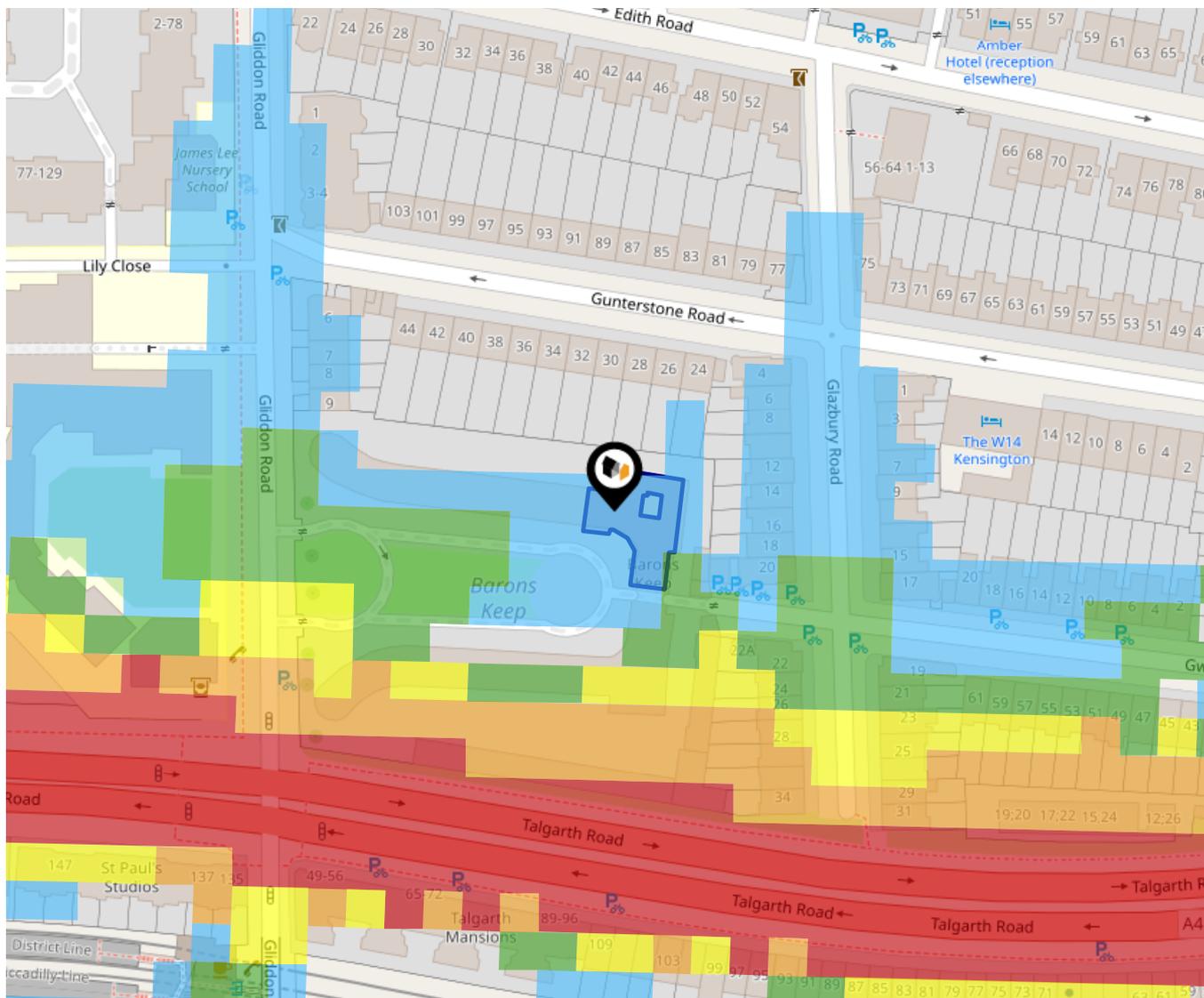
Pin	Name	Distance
1	Barons Court	0.1 miles
2	West Kensington	0.22 miles
3	Kensington (Olympia) Underground Station	0.44 miles



## Ferry Terminals

Pin	Name	Distance
1	Putney Pier	1.68 miles
2	Chelsea Harbour Pier	1.83 miles
3	Cadogan Pier	2.03 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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