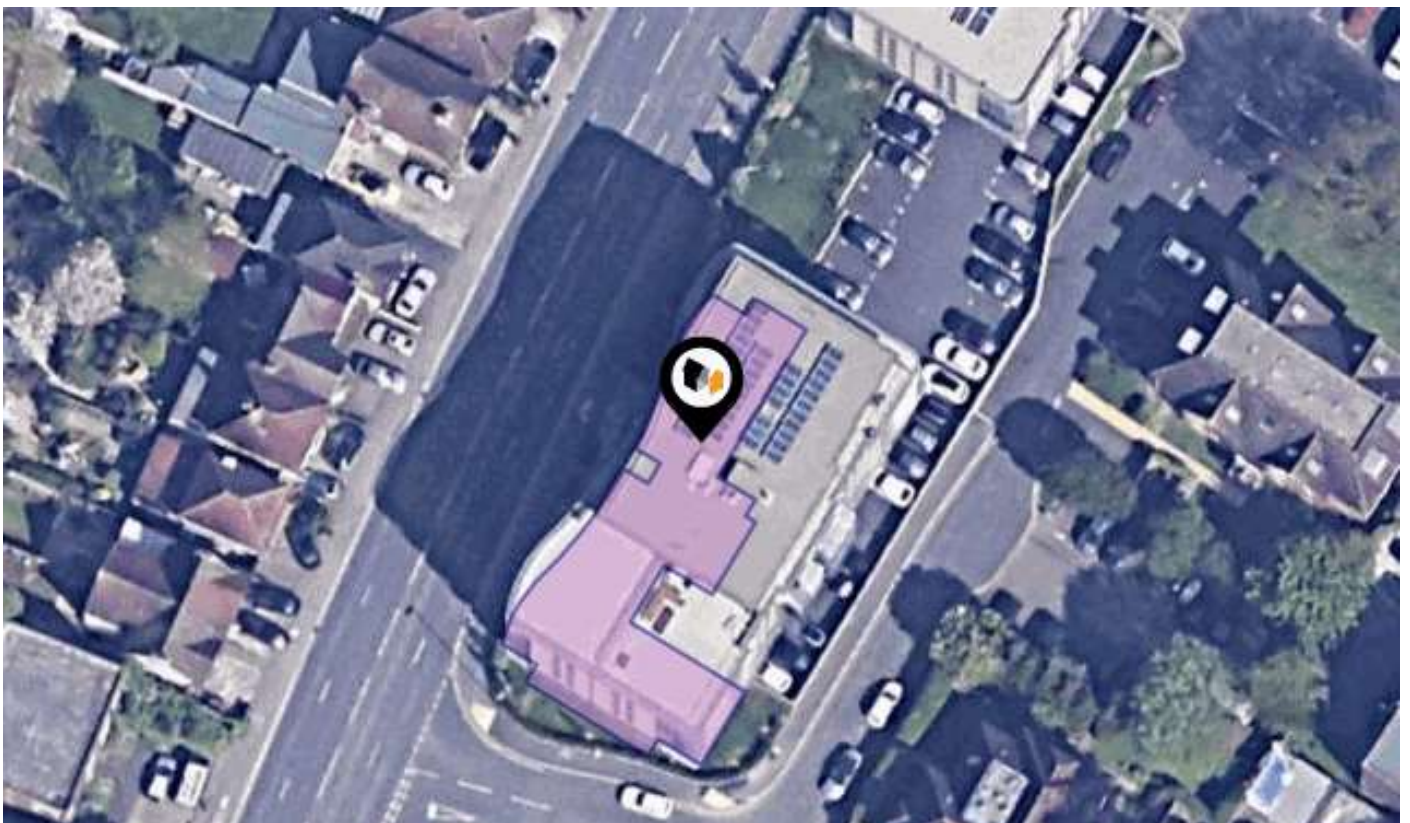




# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Thursday 23rd April 2026**



**APARTMENT 2, TREVITHICK 113-127, WINDSOR ROAD,  
SLOUGH, SL1 2JN**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	0
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>
<b>Plot Area:</b>	0.1 acres
<b>Year Built :</b>	2019
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,146
<b>Title Number:</b>	BK505275
<b>UPRN:</b>	10090771028
<b>Restrictive Covenants:</b>	Yes

<b>Last Sold Date:</b>	22/11/2019
<b>Last Sold Price:</b>	£323,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£447
<b>Tenure:</b>	Leasehold

## Local Area

<b>Local Authority:</b>	Slough
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>12</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

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## Freehold Title Plan



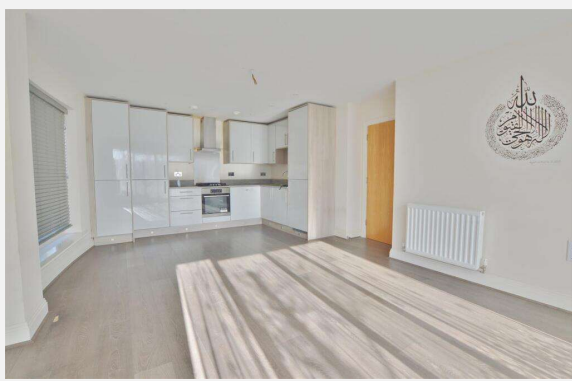
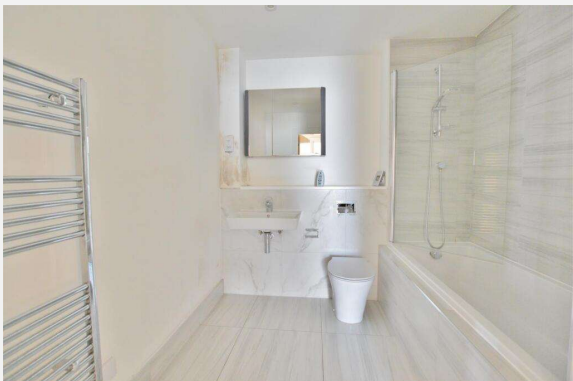
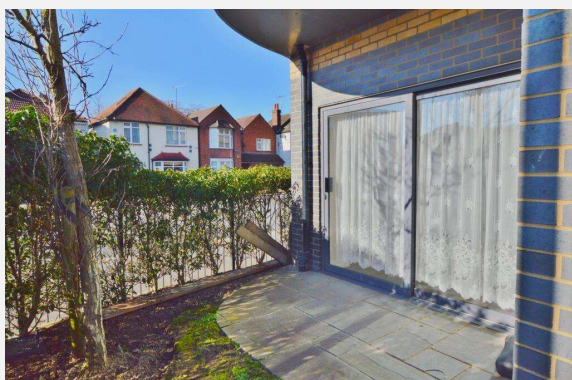
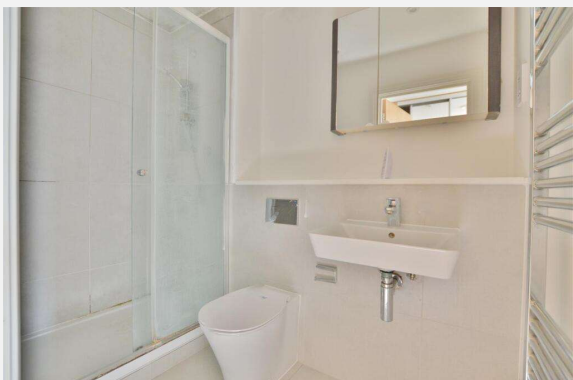
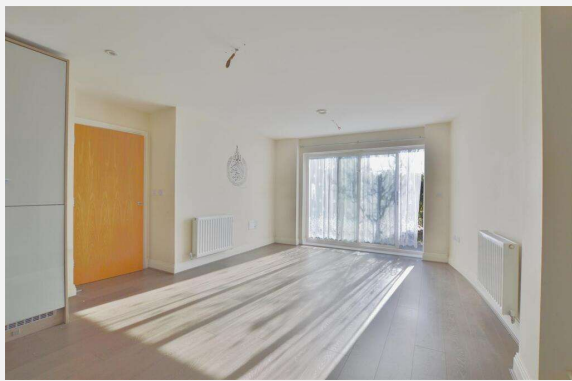
**BK141970**

## Leasehold Title Plan



**BK505275**

Start Date: 21/11/2019  
End Date: 01/01/2142  
Lease Term: 125 years from 1 January 2017  
Term Remaining: 115 years





# Property EPC - Certificate

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Apartment 2 Trevithick, 113-127, Windsor Road, SL1  
2JN

Energy rating

**B**

Valid until 10.10.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	← 85   B	← 85   B
69-80	<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

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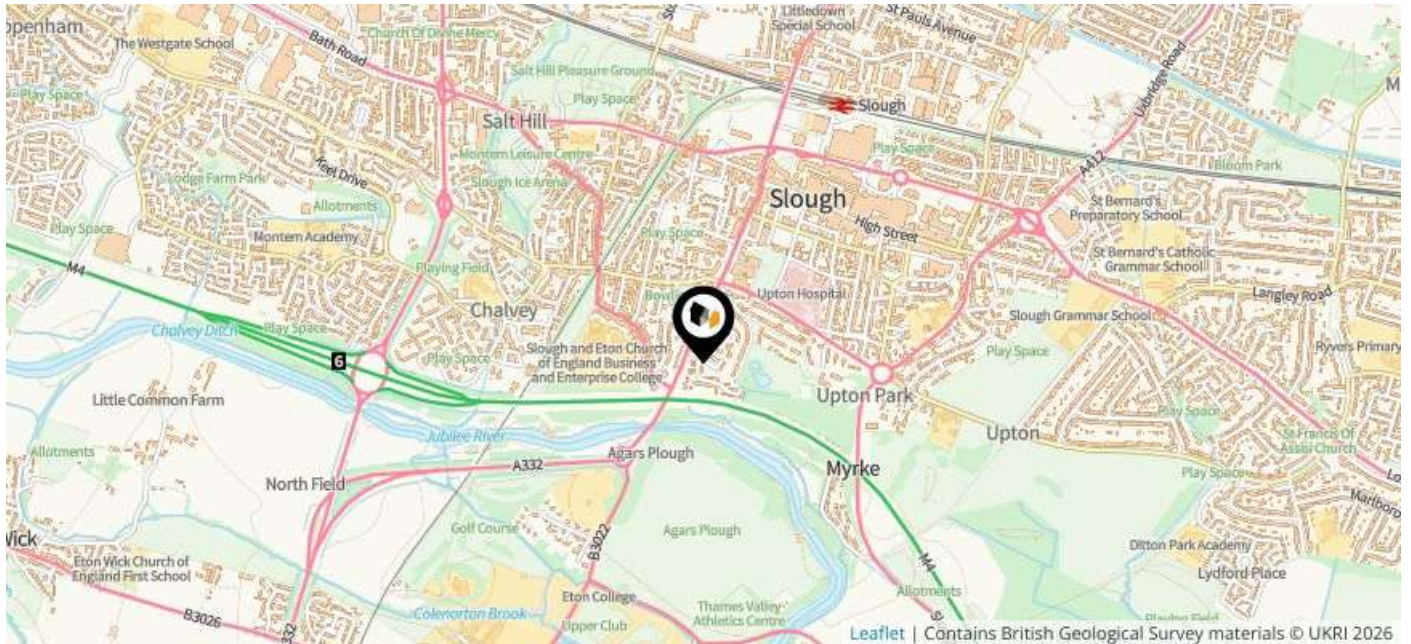
### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Ground floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.12 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	67 m <sup>2</sup>

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



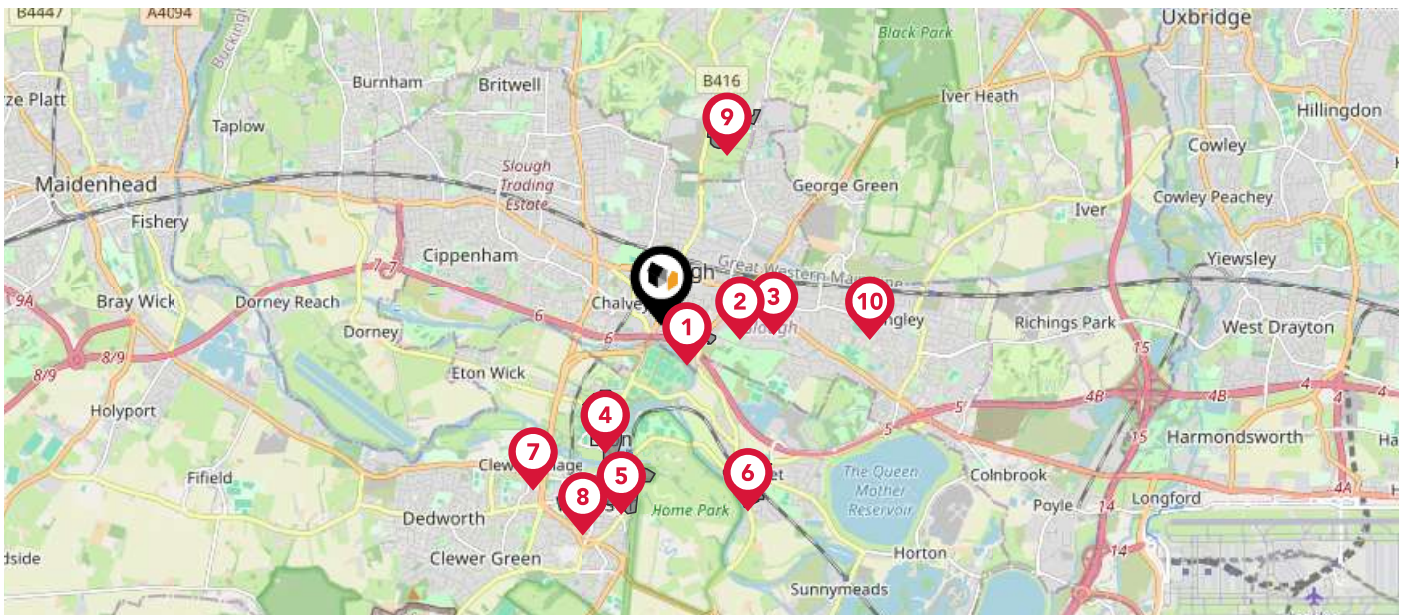
### Mine Entry

- ✗ 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.

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

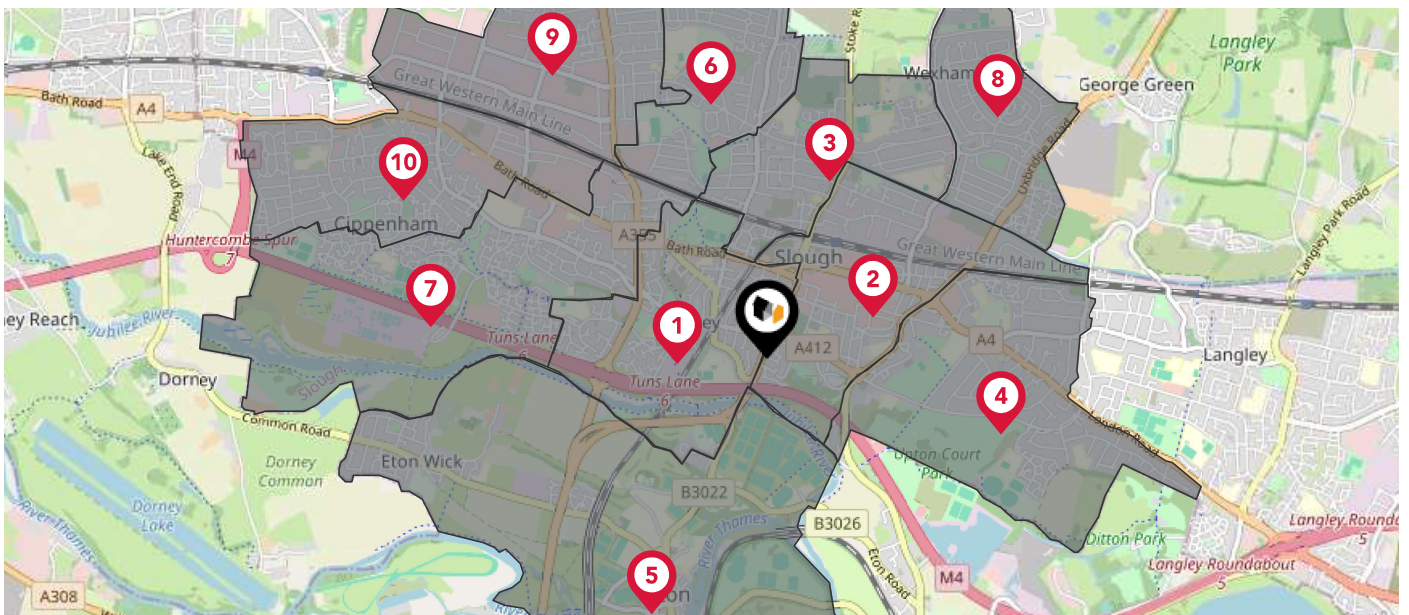
- 1 Upton Park and Upton Village
- 2 Sussex Place and Clifton Road
- 3 St Bernard's School
- 4 Eton
- 5 Windsor Town Centre
- 6 Datchet
- 7 Mill Lane, Clewer Village
- 8 Trinity Place Clarence Crescent, Windsor
- 9 Stoke Green
- 10 St Mary's Church, Langley

# Maps

## Council Wards

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GROUP

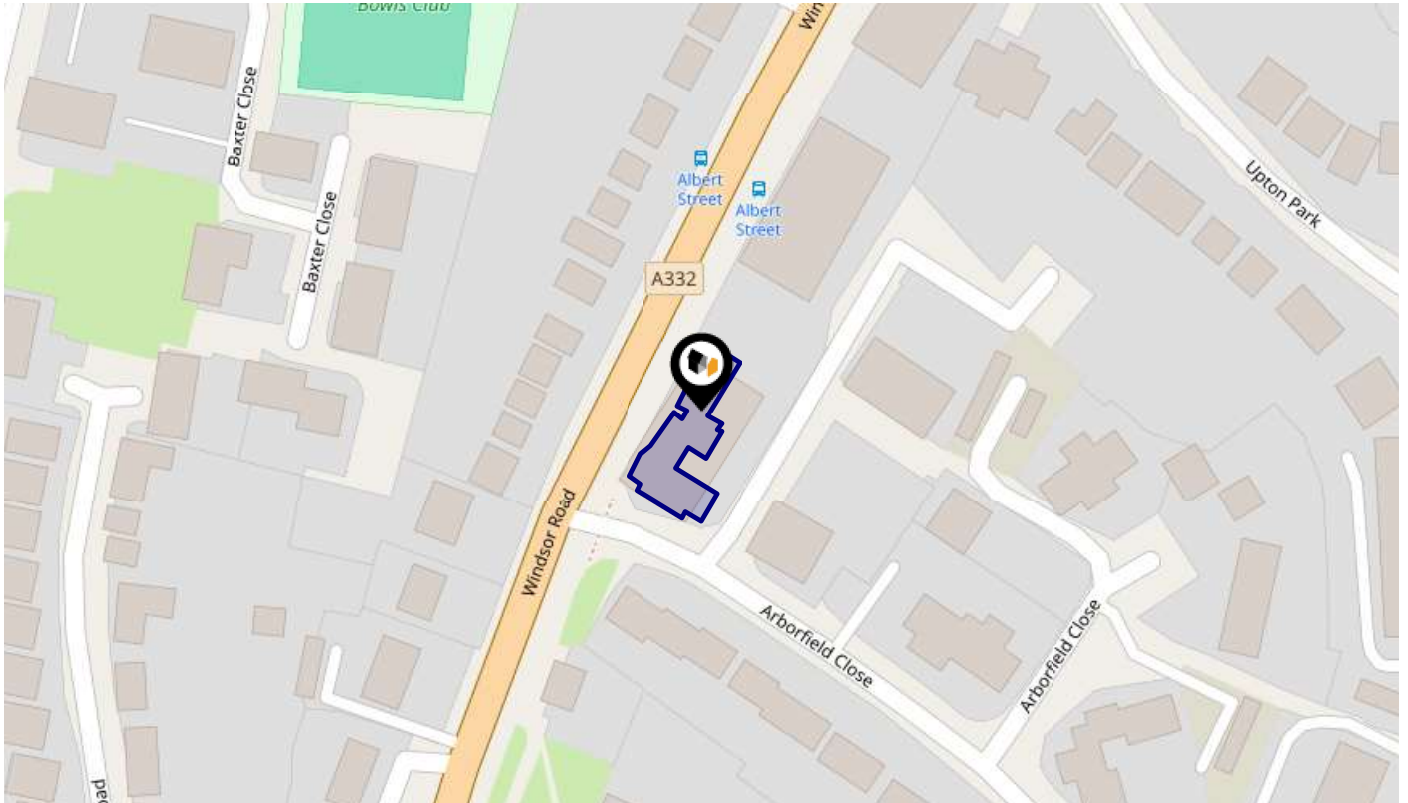
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Chalvey Ward
- 2 Central Ward
- 3 Elliman Ward
- 4 Upton Ward
- 5 Eton & Castle Ward
- 6 Baylis and Stoke Ward
- 7 Cippenham Meadows Ward
- 8 Wexham Lea Ward
- 9 Farnham Ward
- 10 Cippenham Green Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

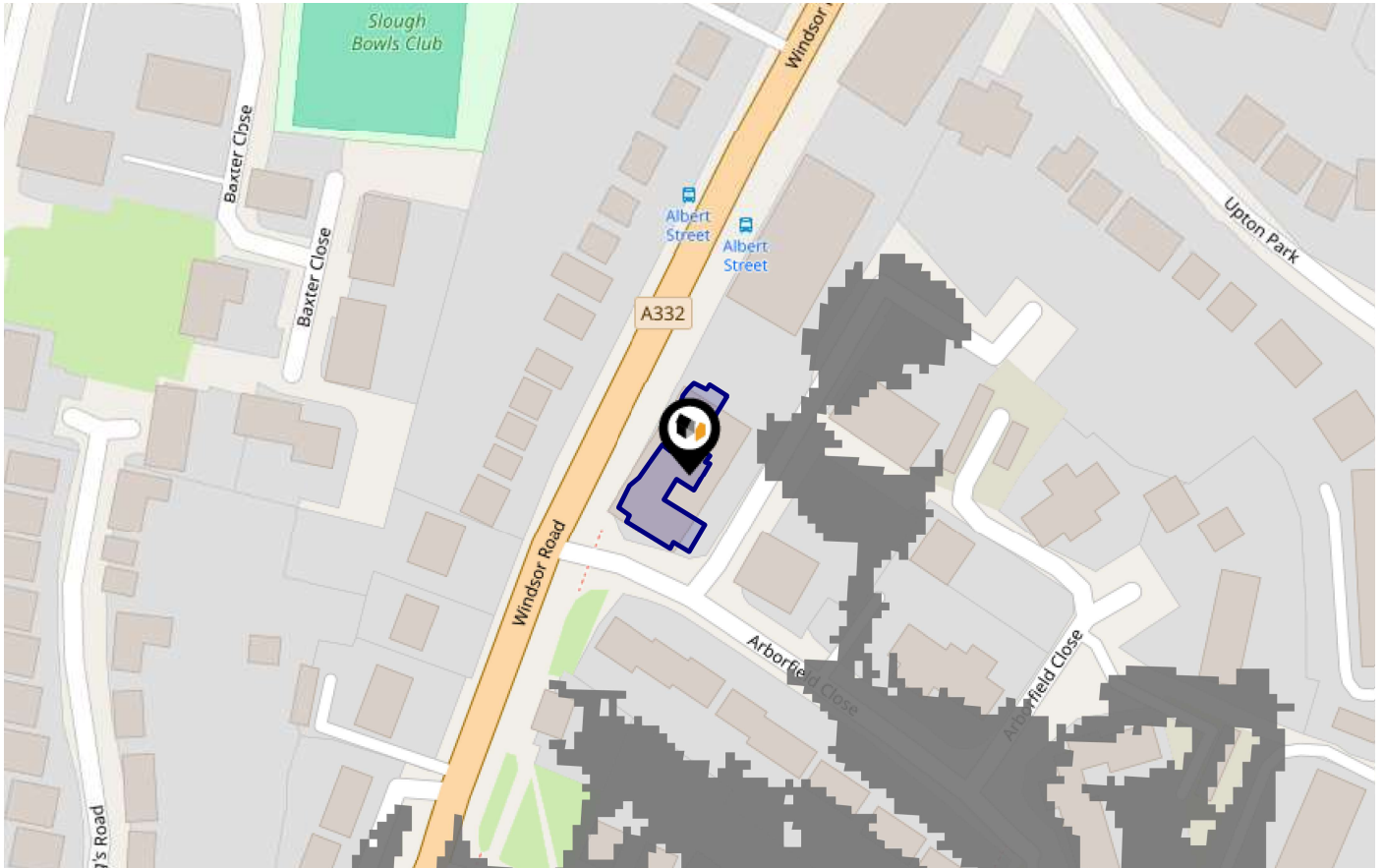
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

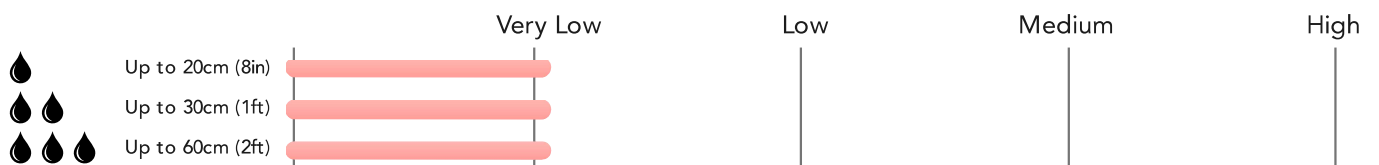


**Risk Rating: Very low**

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.

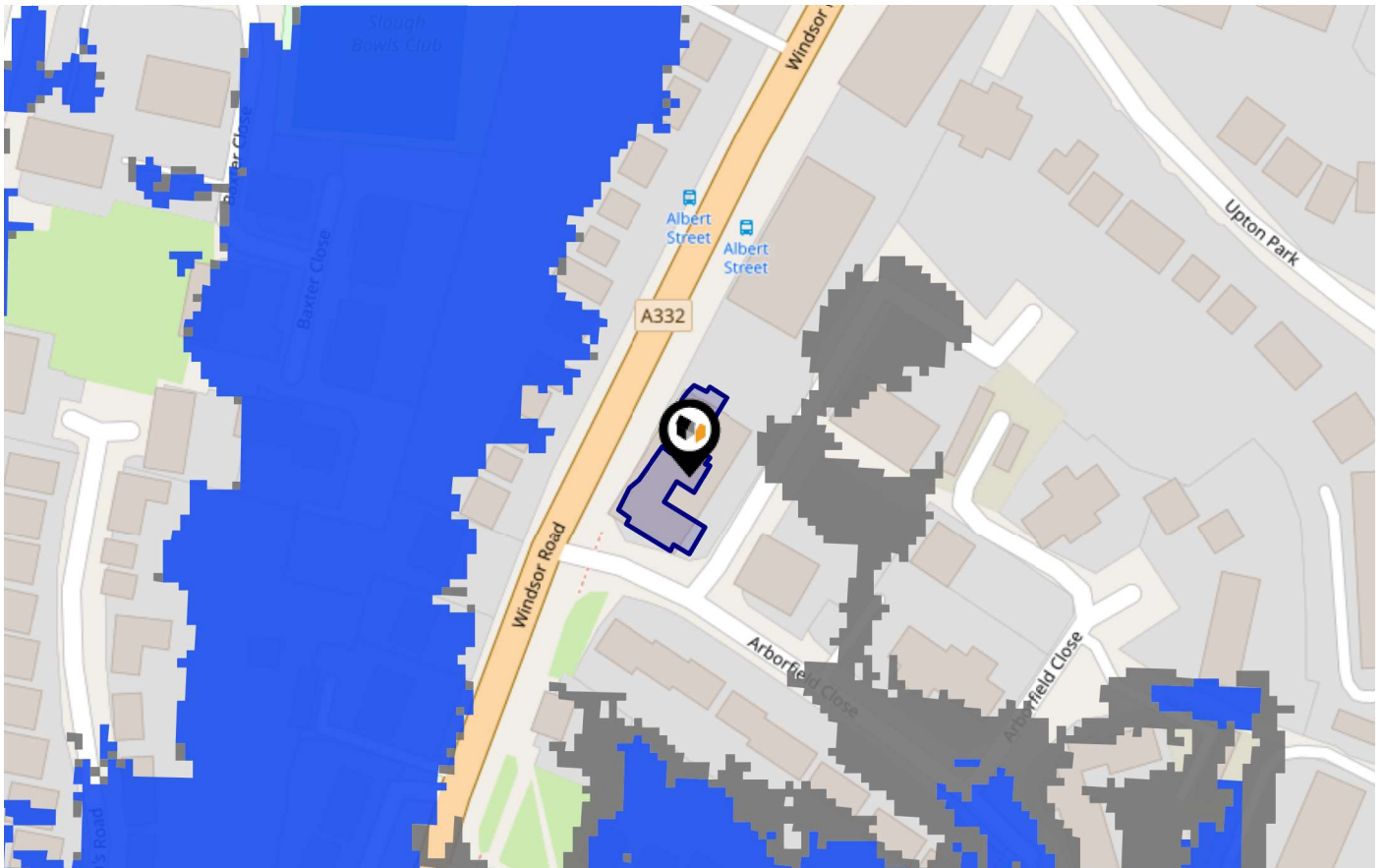
Chance of flooding to the following depths at this property:



# 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.
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- 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:

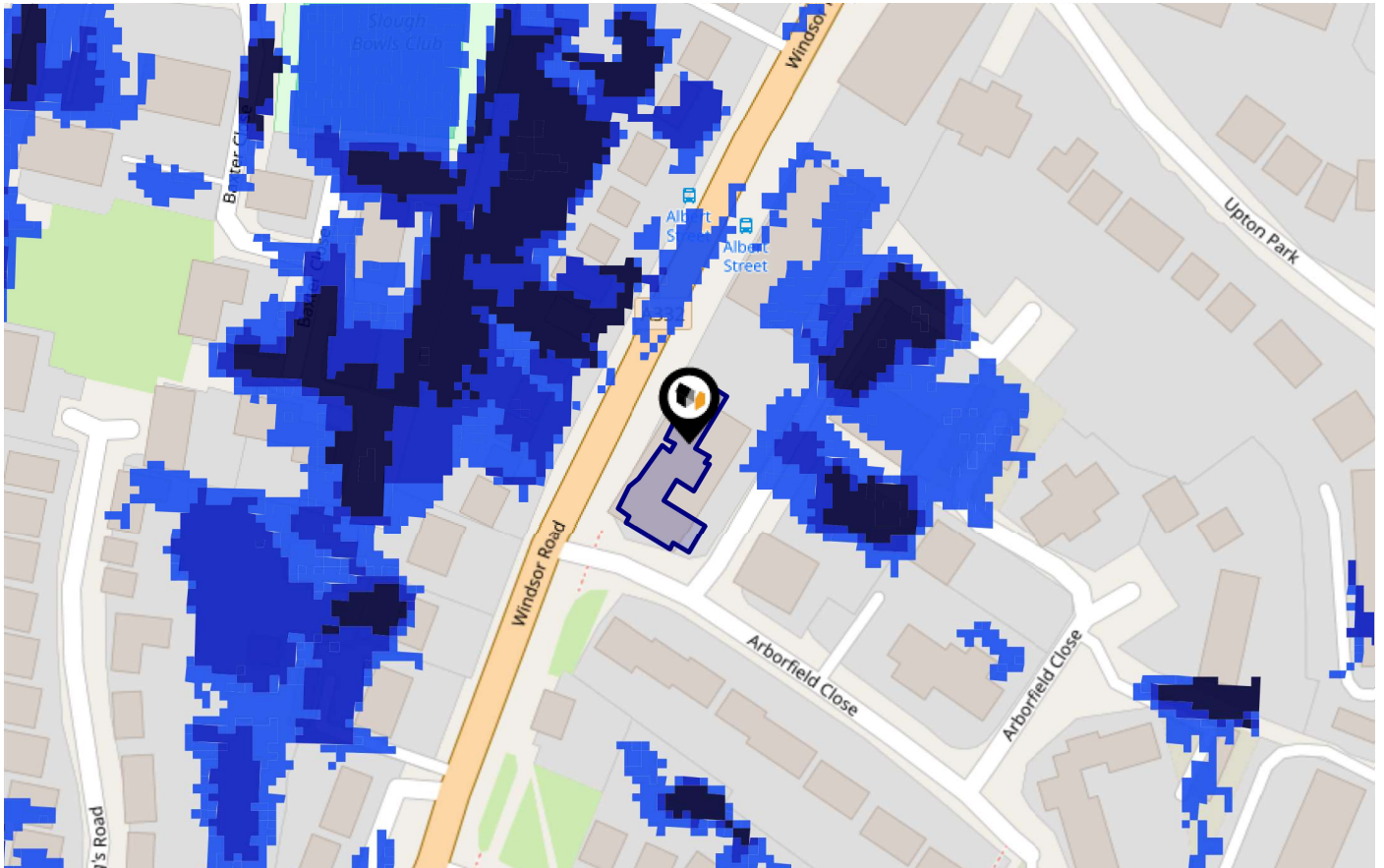


# Flood Risk

## Surface Water - Flood Risk

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GROUP

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.

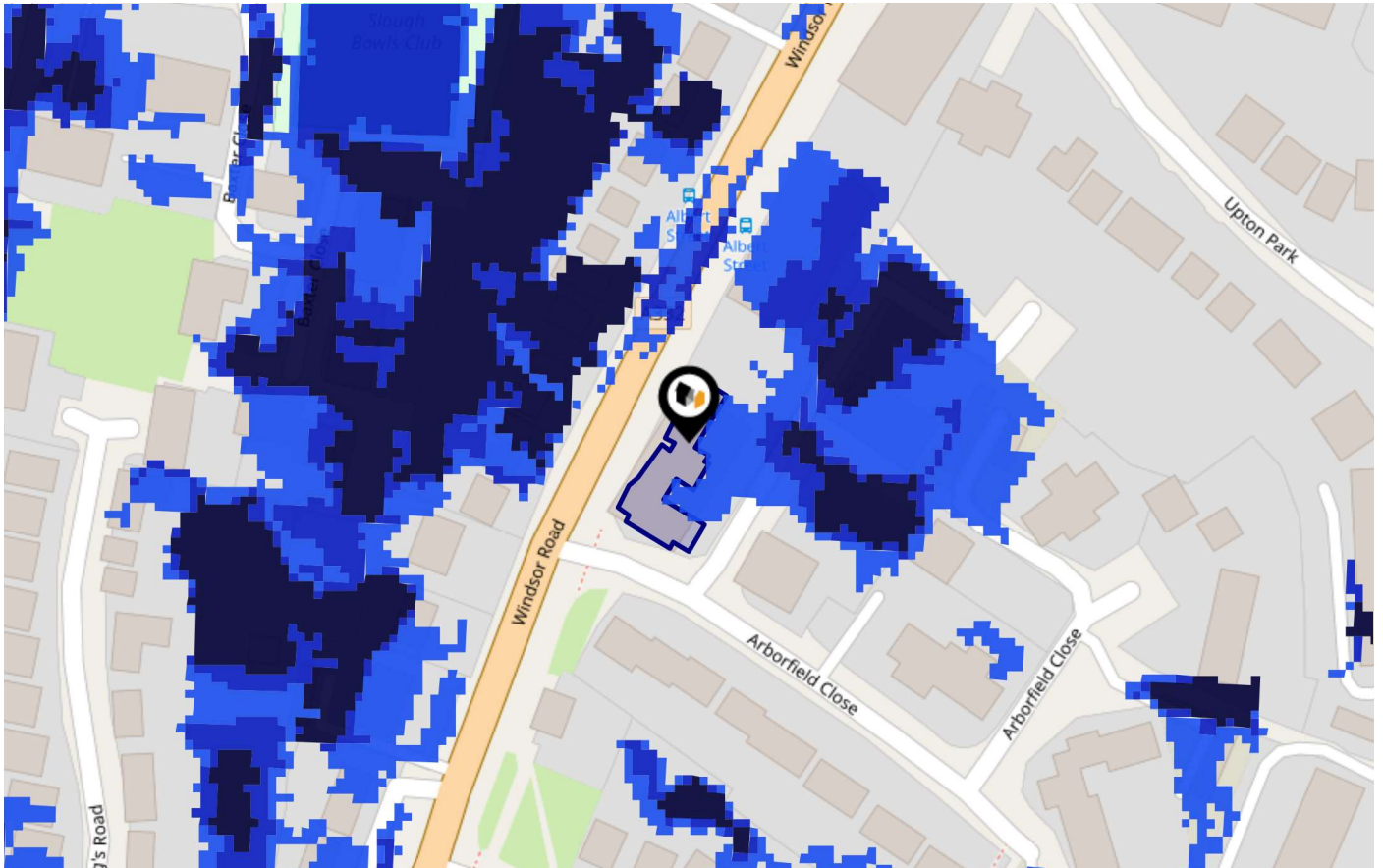
Chance of flooding to the following depths at this property:



# 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.
- 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:

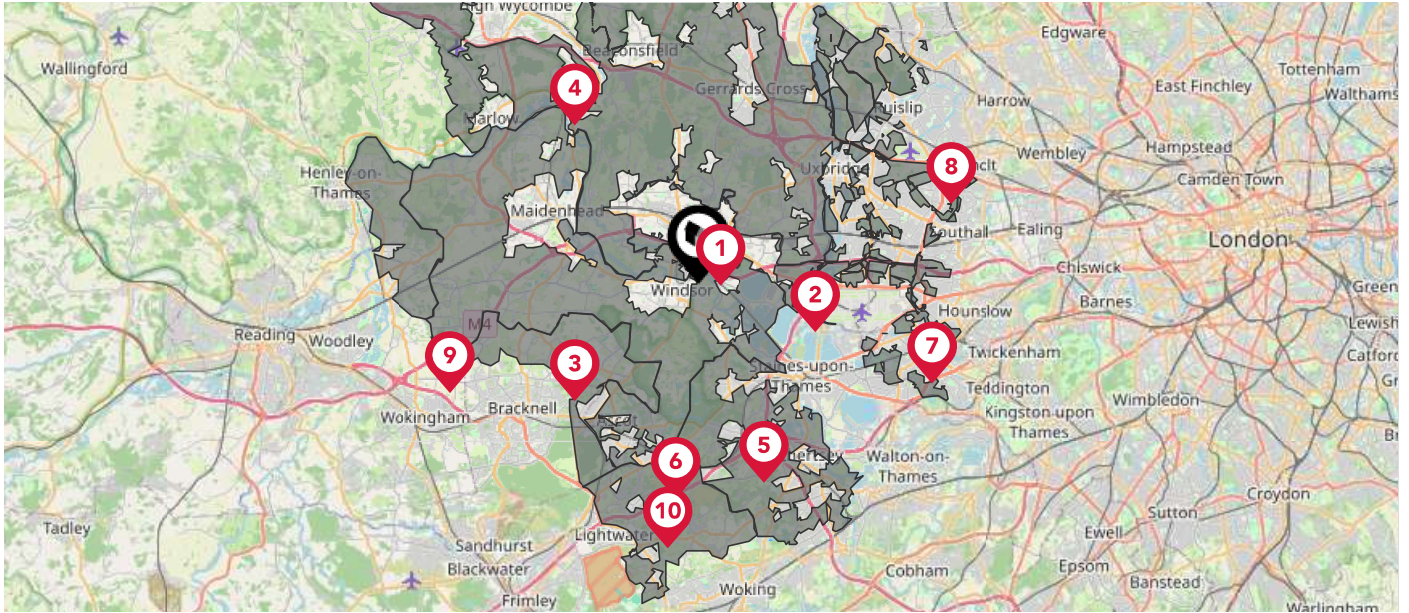


# Maps

## Green Belt

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GROUP

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



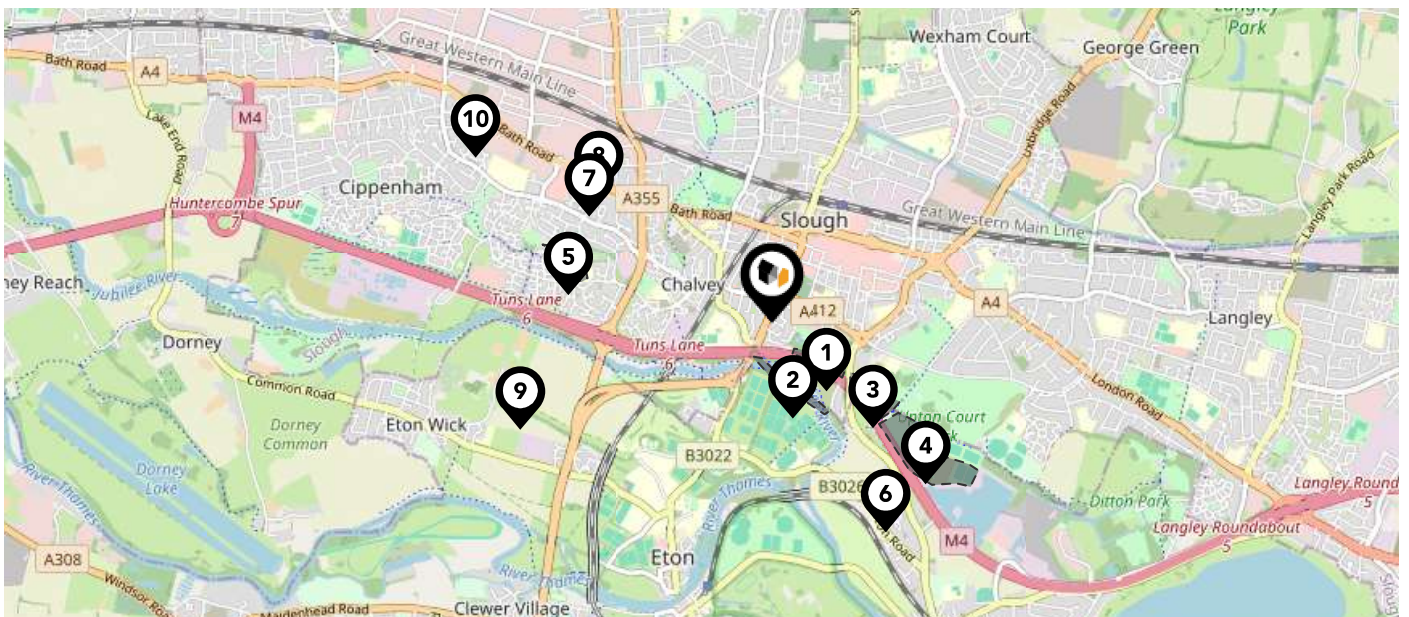
### Nearby Green Belt Land

- 1 London Green Belt - Slough
- 2 London Green Belt - Hillingdon
- 3 London Green Belt - Bracknell Forest
- 4 London Green Belt - Buckinghamshire
- 5 London Green Belt - Runnymede
- 6 London Green Belt - Windsor and Maidenhead
- 7 London Green Belt - Hounslow
- 8 London Green Belt - Ealing
- 9 London Green Belt - Wokingham
- 10 London Green Belt - Surrey Heath

# 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>	Herschel Park-Datchet Road, Slough	Historic Landfill
<b>2</b>	The Myrke-Datchet Road, Slough	Historic Landfill
<b>3</b>	Upton Court Farm-Datchet Road, Slough	Historic Landfill
<b>4</b>	Upton Court Park-Datchet Road, Slough	Historic Landfill
<b>5</b>	Montem School-Chalvey Grove, Slough	Historic Landfill
<b>6</b>	Slough Road-Eton	Historic Landfill
<b>7</b>	Galvin and Thirkleby Road-Slough	Historic Landfill
<b>8</b>	Galvin and Thirkleby Road-Bath Road, Slough	Historic Landfill
<b>9</b>	Eton Cottage-Eton Wick	Historic Landfill
<b>10</b>	Nicholas Recreation-Bath Road, Slough	Historic Landfill

# 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

	1113377 - Wall, Gate Piers And Gates Approximately 5 Metres To East Of The Church Of St Mary	Grade II	0.2 miles
	1393963 - Slough Town War Memorial In Churchyard Of St Mary's Church	Grade II	0.2 miles
	1321977 - Church Of St Mary	Grade II	0.2 miles
	1113371 - Beech House, Oak House And Linden House At Upton Hospital	Grade II	0.3 miles
	1251386 - St. Ethelbert's Presbytery	Grade II	0.4 miles
	1321973 - The Red Cow Public House	Grade II	0.4 miles
	1251384 - Nash Tomb Approximately 12 Metres To South West Of South Aisle Of Church Of St Laurence	Grade II	0.4 miles
	1251719 - Church Of Our Lady Immaculate And St. Ethelbert	Grade II	0.4 miles
	1113376 - Church Of St Peter	Grade II	0.4 miles
	1393870 - War Memorial At St Peter's Church	Grade II	0.4 miles

# Area Schools

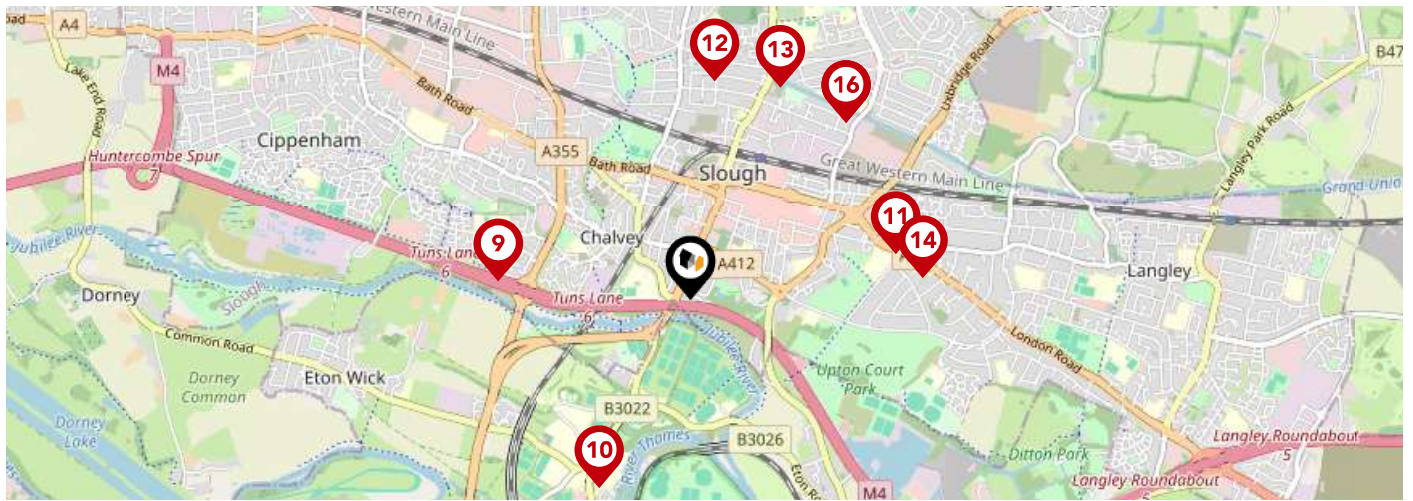
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Slough and Eton Church of England Business and Enterprise College</b> Ofsted Rating: Outstanding   Pupils: 1195   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Darul Madinah</b> Ofsted Rating: Good   Pupils: 80   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Chalvey Nursery School &amp; Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 109   Distance:0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 682   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grove Academy</b> Ofsted Rating: Not Rated   Pupils: 1032   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Long Close School</b> Ofsted Rating: Not Rated   Pupils: 228   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Littledown School</b> Ofsted Rating: Good   Pupils: 32   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Upton Court Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1159   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

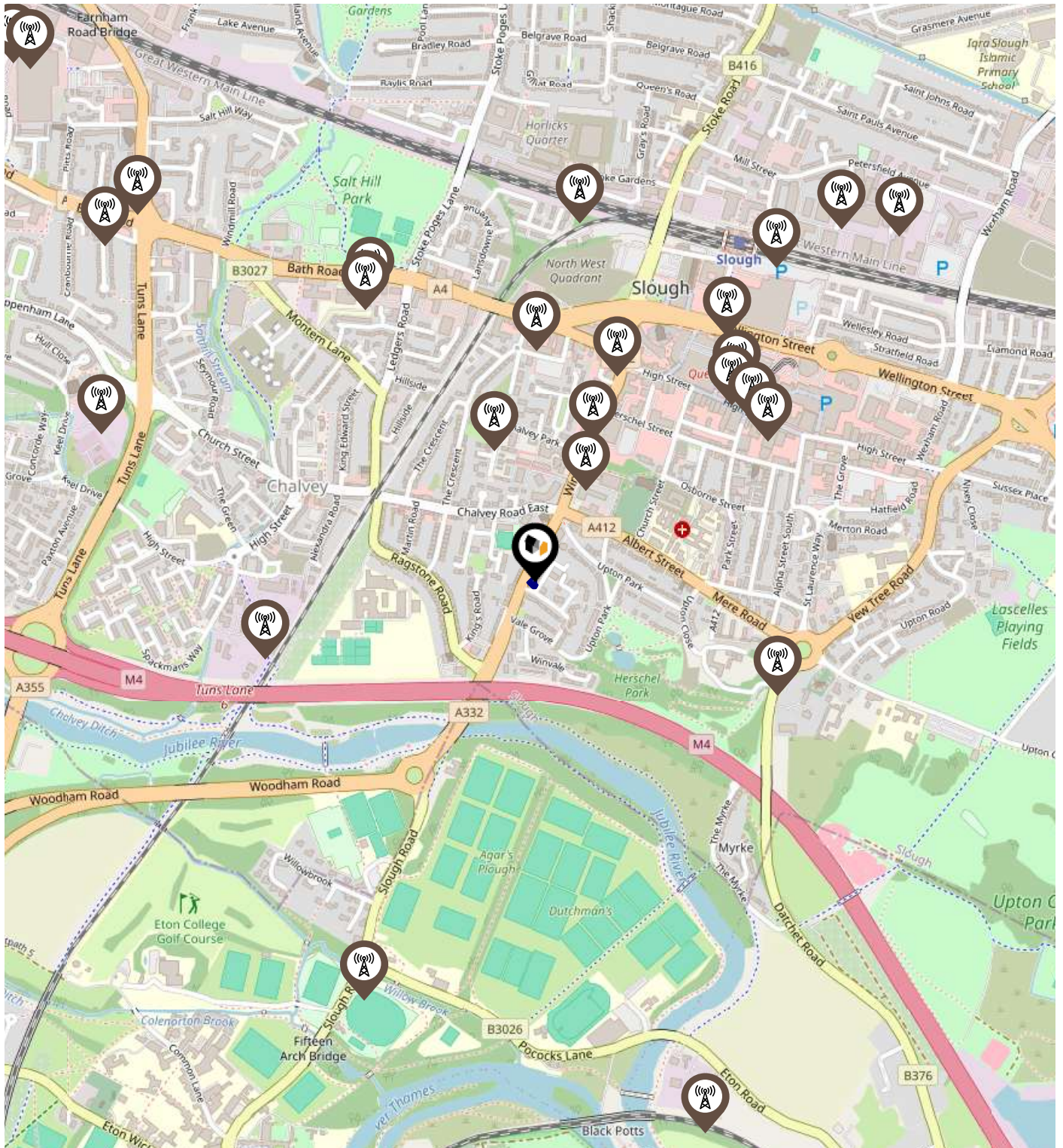
LANDWOOD GROUP





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Montem Academy</b> Ofsted Rating: Outstanding   Pupils: 900   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Eton College</b> Ofsted Rating: Not Rated   Pupils: 1341   Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Bernard's Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 223   Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>James Elliman Academy</b> Ofsted Rating: Good   Pupils: 733   Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Lynch Hill Enterprise Academy</b> Ofsted Rating: Requires improvement   Pupils: 874   Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Bernard's Catholic Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1129   Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Iqra Slough Islamic Primary School</b> Ofsted Rating: Outstanding   Pupils: 618   Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Willow Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

LANDWOOD  
GROUP

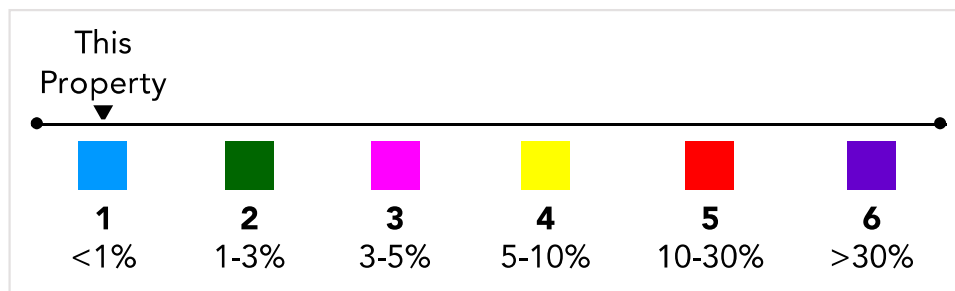
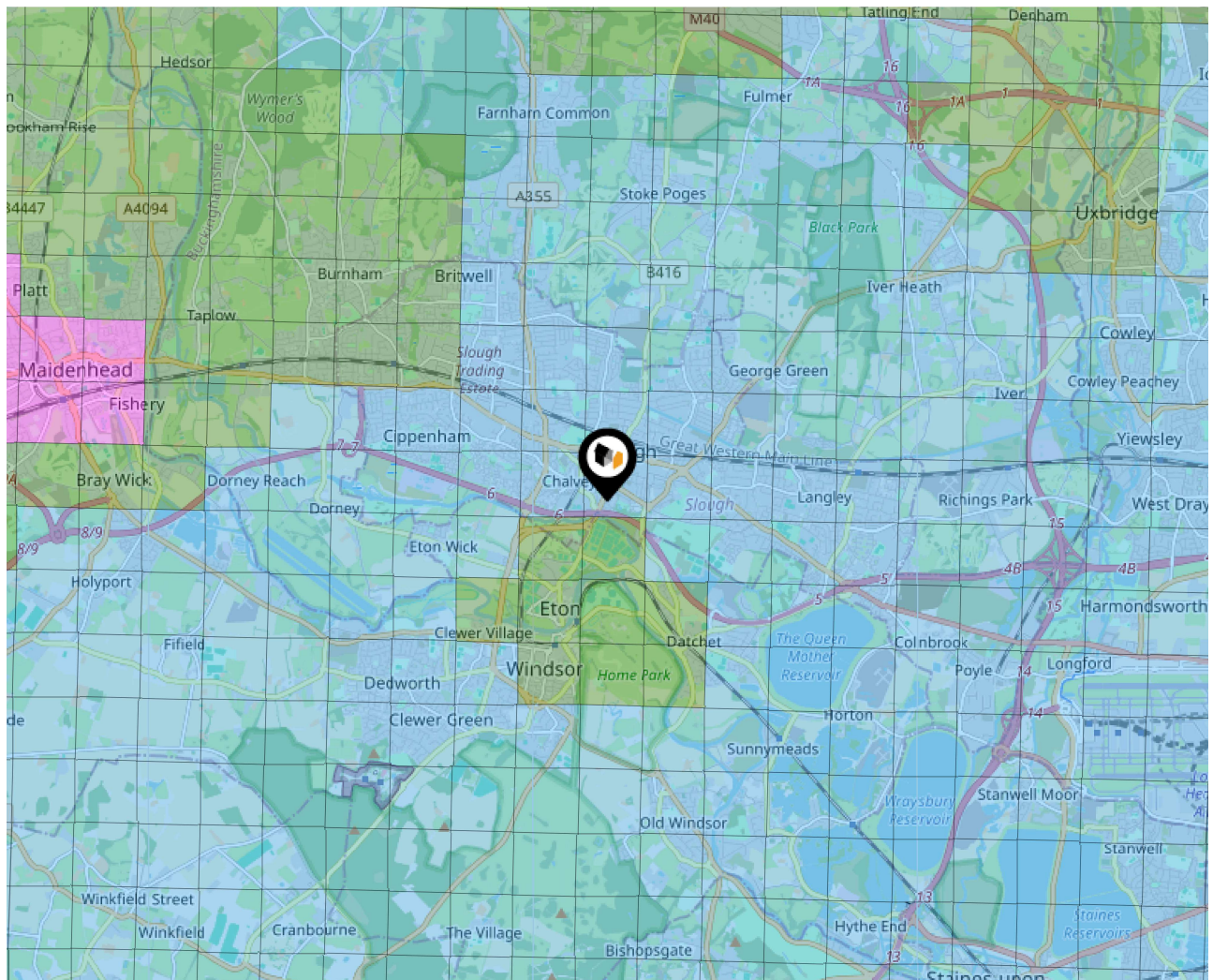


## Key:

-  Power Pylons
-  Communication Masts

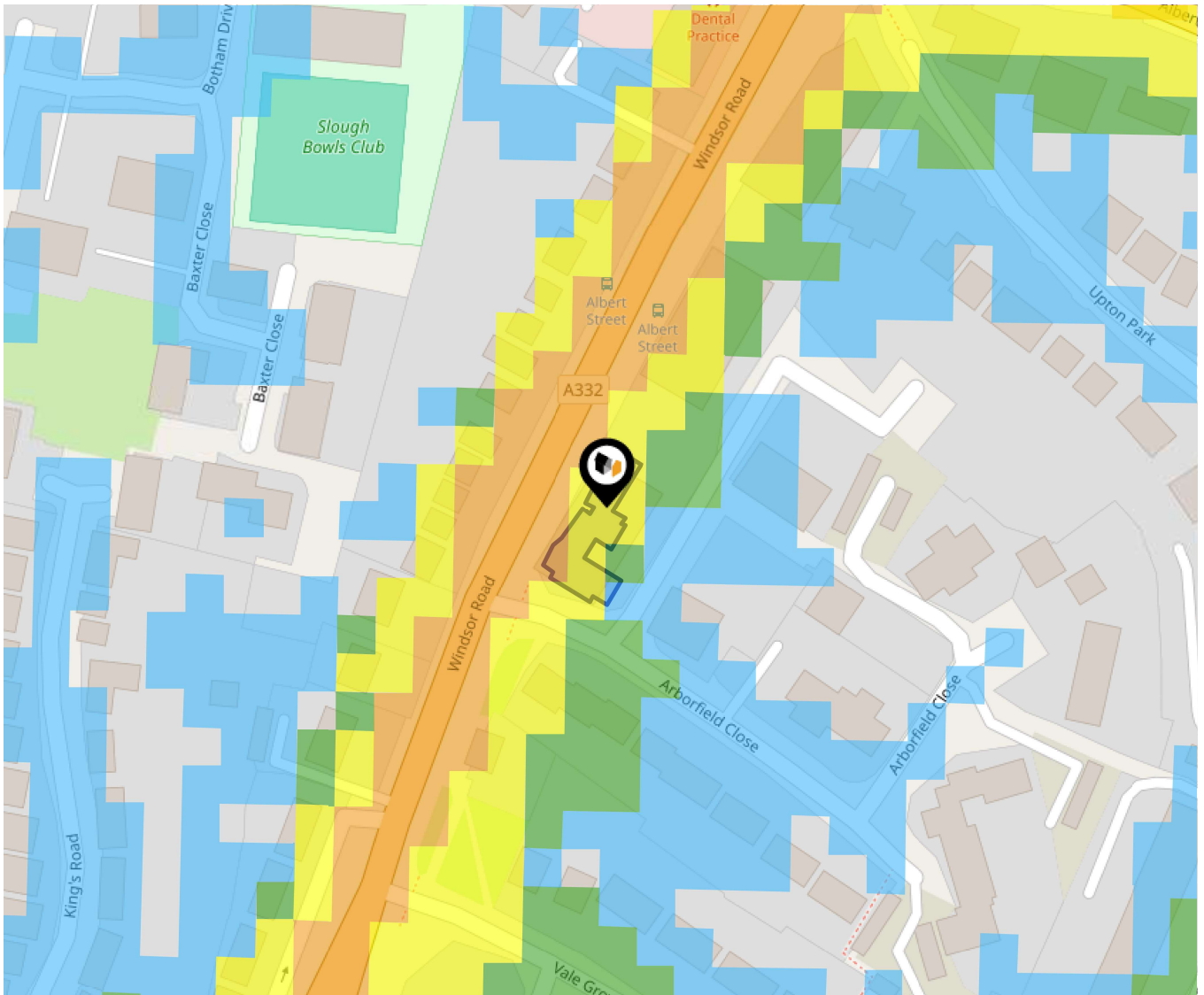
### What is Radon?

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>).



# Local Area Road Noise

LANDWOOD  
GROUP

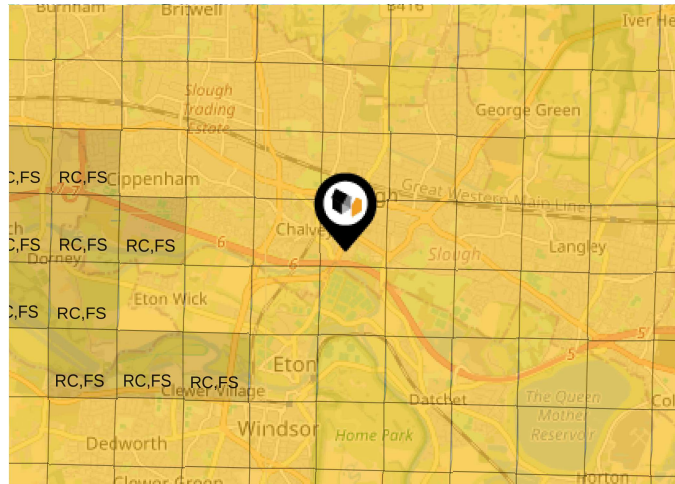


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

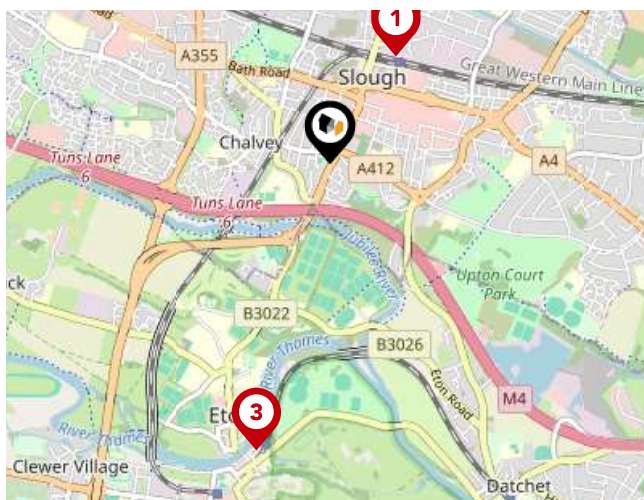


### Primary Classifications (Most Common Clay Types)

<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

# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Slough Rail Station	0.58 miles
2	Slough Rail Station	0.61 miles
3	Windsor & Eton Riverside Rail Station	1.37 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J6	0.84 miles
2	M4 J7	2.54 miles
3	M4 J5	2.57 miles
4	M40 J1A	4.77 miles
5	M25 J16	4.86 miles

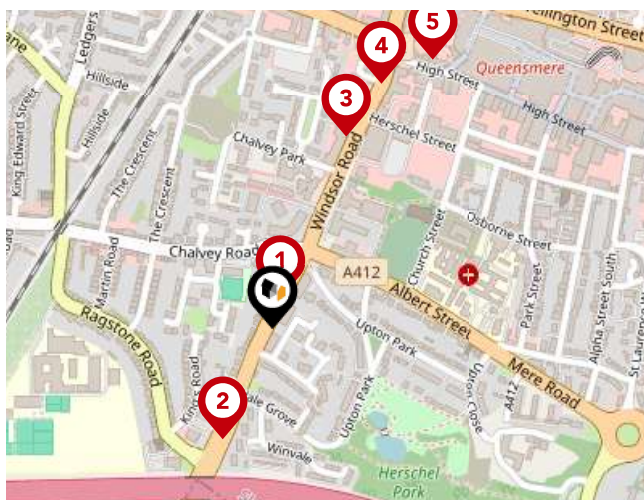


### Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport	6.61 miles
2	Heathrow Airport Terminal 4	7.19 miles
3	Luton Airport	27.62 miles
4	Silvertown	27.93 miles

# Area

## Transport (Local)



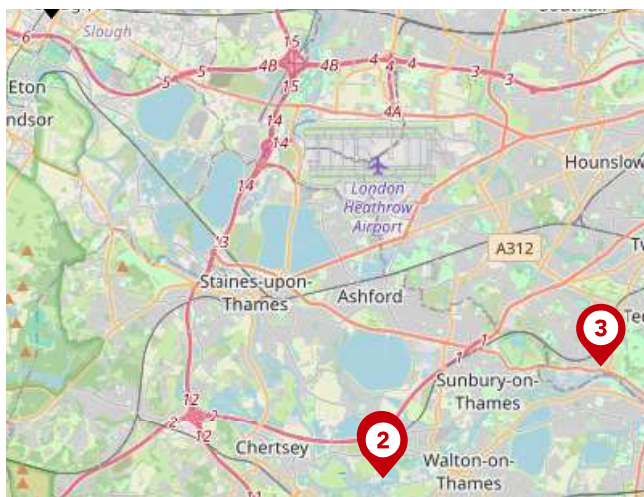
### Bus Stops/Stations

Pin	Name	Distance
1	Albert Street	0.04 miles
2	Windsor Road McDonalds	0.14 miles
3	Landmark Place	0.24 miles
4	Landmark Place	0.31 miles
5	Queensmere Centre	0.36 miles



### Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	5.23 miles
2	Uxbridge Station	5.88 miles
3	Uxbridge Underground Station	5.94 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	10.41 miles
2	Weybridge Ferry Landing	10.47 miles
3	Moulsey - Hurst Park Ferry Landing	12.02 miles

# Landwood Group

## 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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