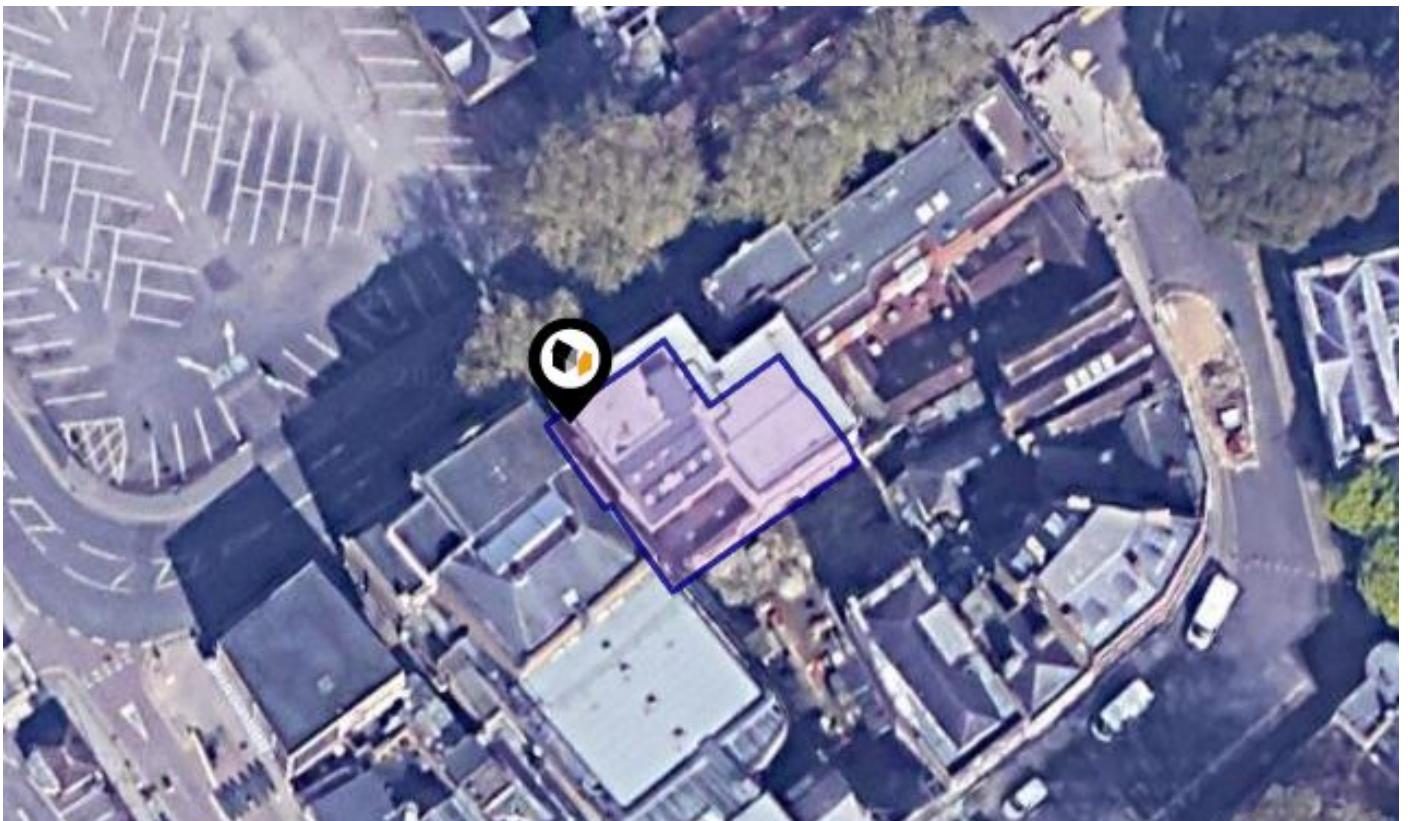




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 18th June 2026



FLAT 1, 2, THAMES AVENUE, WINDSOR, SL4 1QP

Landwood Group

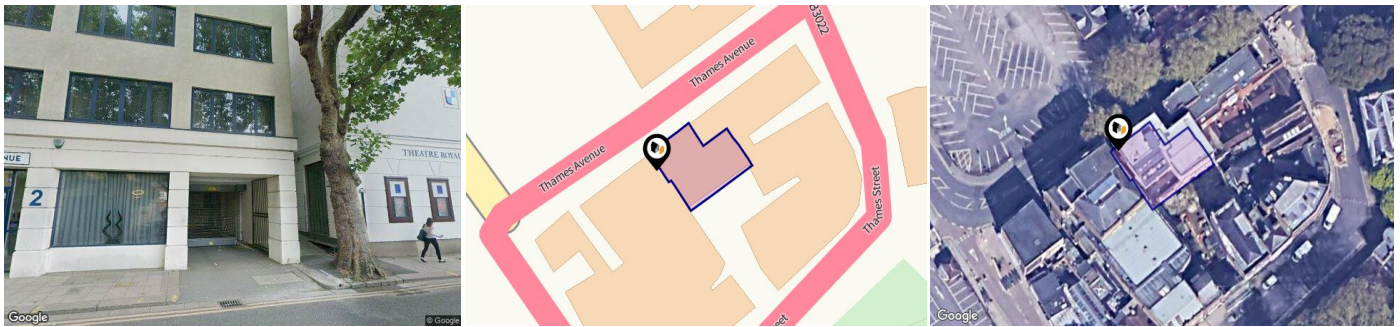
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	22/12/2015
Bedrooms:	2	Last Sold Price:	£750,000
Floor Area:	1,119 ft ² / 104 m ²	Last Sold £/ft²:	£669
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	2015		
Council Tax :	Band F		
Annual Estimate:	£2,820		
Title Number:	BK477295		
UPRN:	10012333381		
Restrictive Covenants:	Yes		

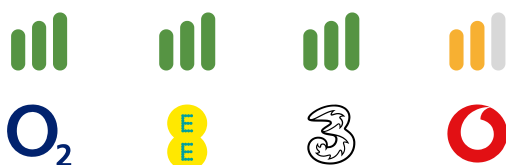
Local Area

Local Authority:	Windsor and Maidenhead
Conservation Area:	Windsor Town Centre
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



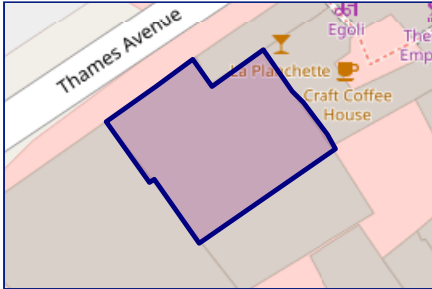
Satellite/Fibre TV Availability:



Property Multiple Title Plans

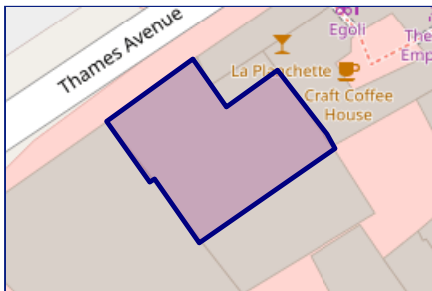
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Freehold Title Plan



BK82005

Leasehold Title Plan



BK477295

Start Date: 21/12/2015
End Date: 01/07/2140
Lease Term: 125 years from 1.7.2015
Term Remaining: 114 years

Property EPC - Certificate

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Flat 1, 2 Thames Avenue, SL4 1QP

Energy rating

D

Valid until 25.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	72 C
39-54	E		
21-38	F		
1-20	G		

Property

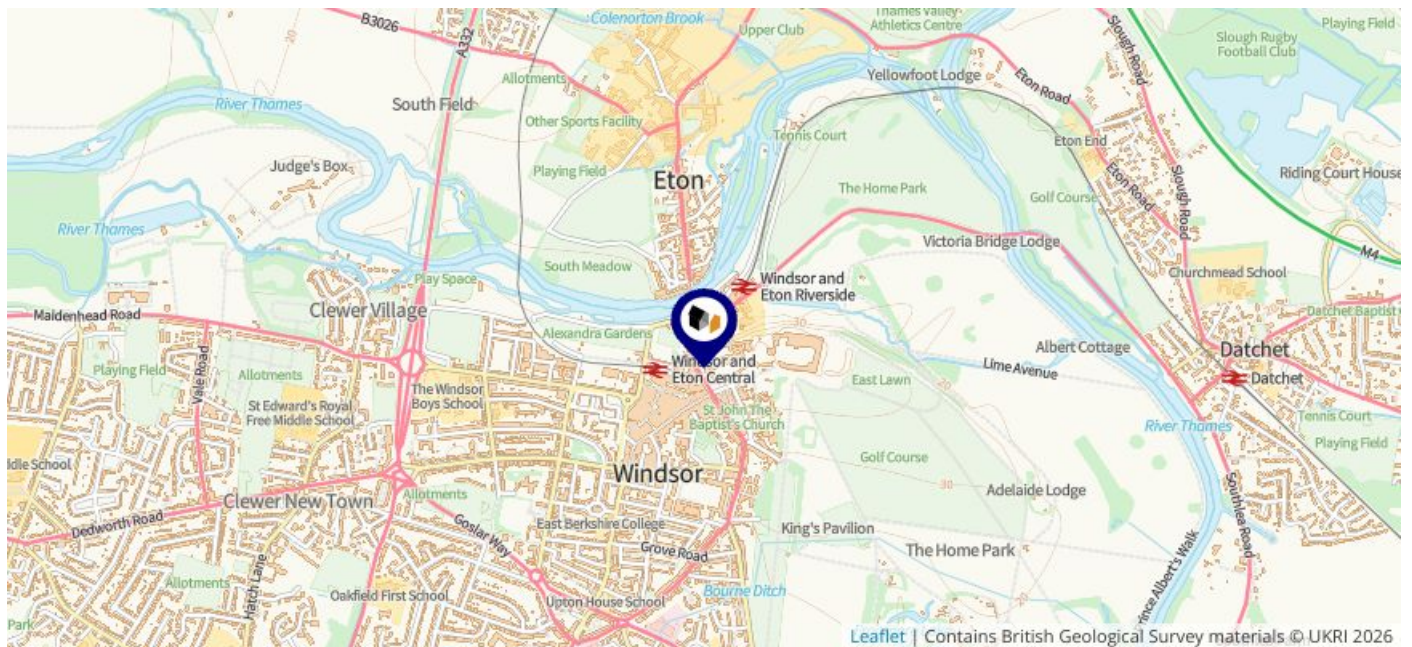
EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Mechanical ventilation with he
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	(other premises below)
Total Floor Area:	104 m ²

This map displays nearby coal mine entrances and their classifications.



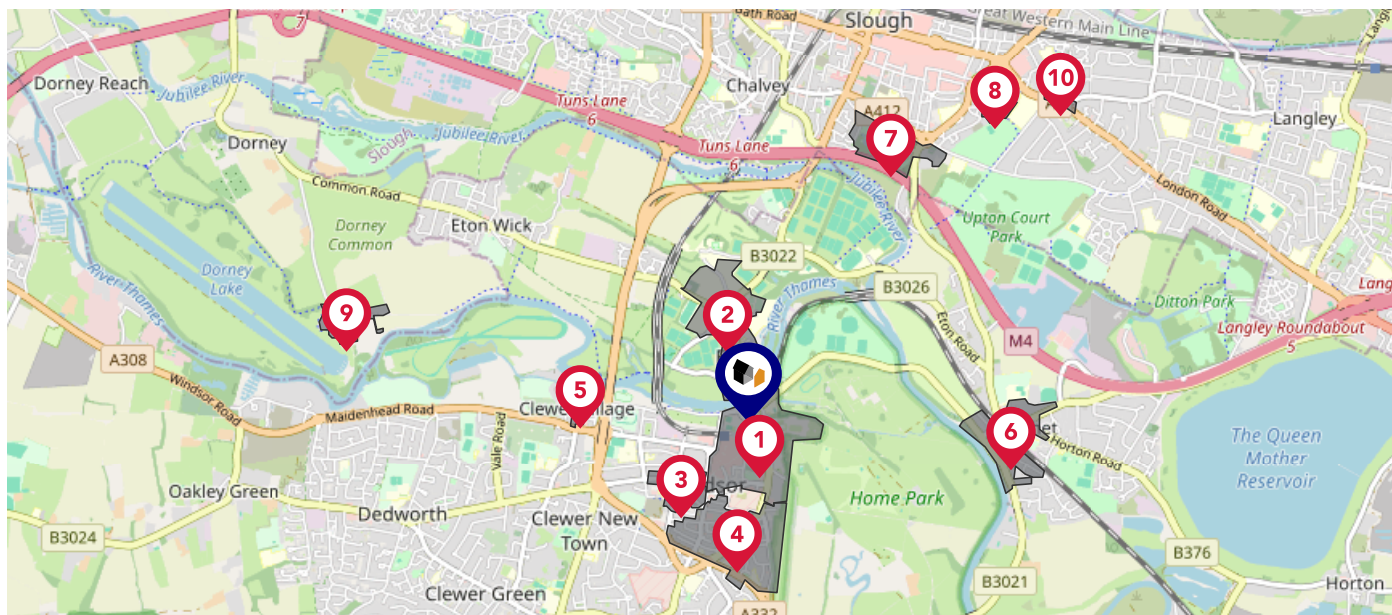
Mine Entry

- ✕ 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.



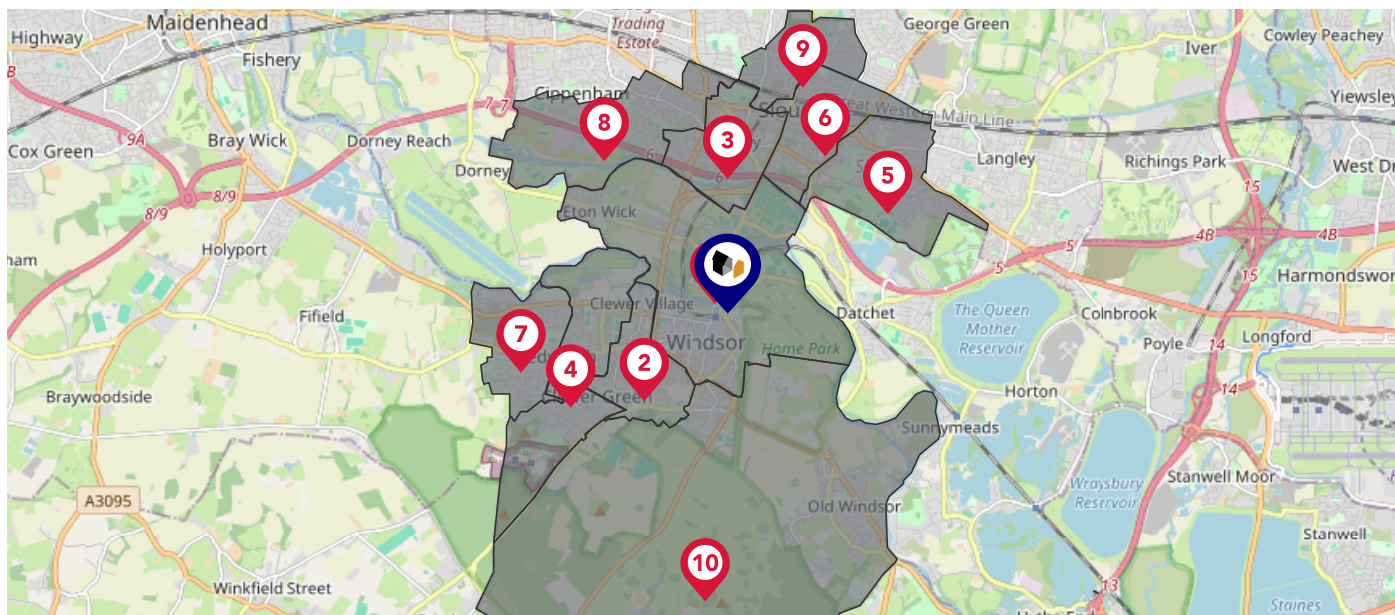
Nearby Conservation Areas

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











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



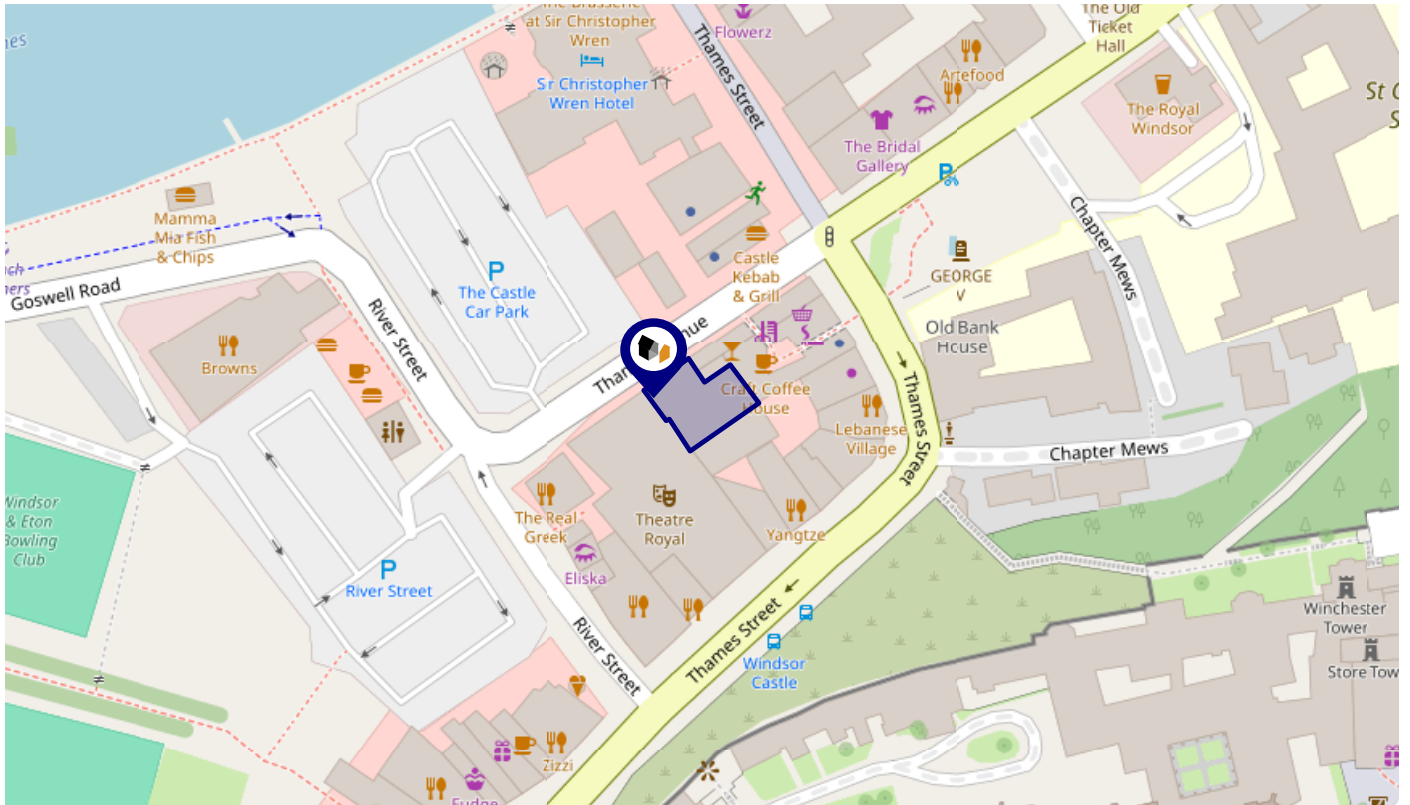
Nearby Council Wards

-  Eton & Castle Ward
-  Clewer East Ward
-  Chalvey Ward
-  Clewer & Dedworth East Ward
-  Upton Ward
-  Central Ward
-  Clewer & Dedworth West Ward
-  Cippenham Meadows Ward
-  Elliman Ward
-  Old Windsor Ward

Maps

Rail Noise

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.

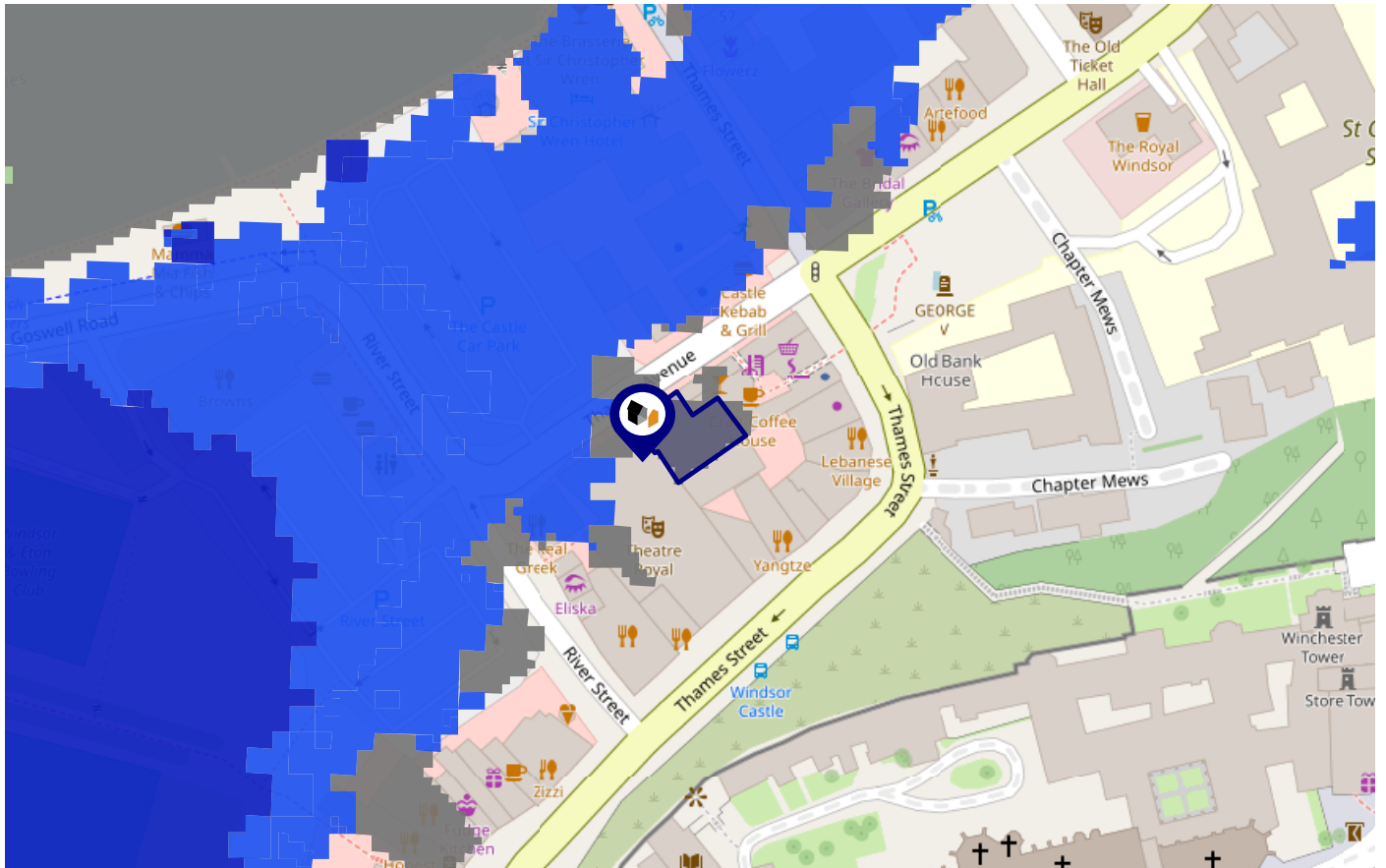
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

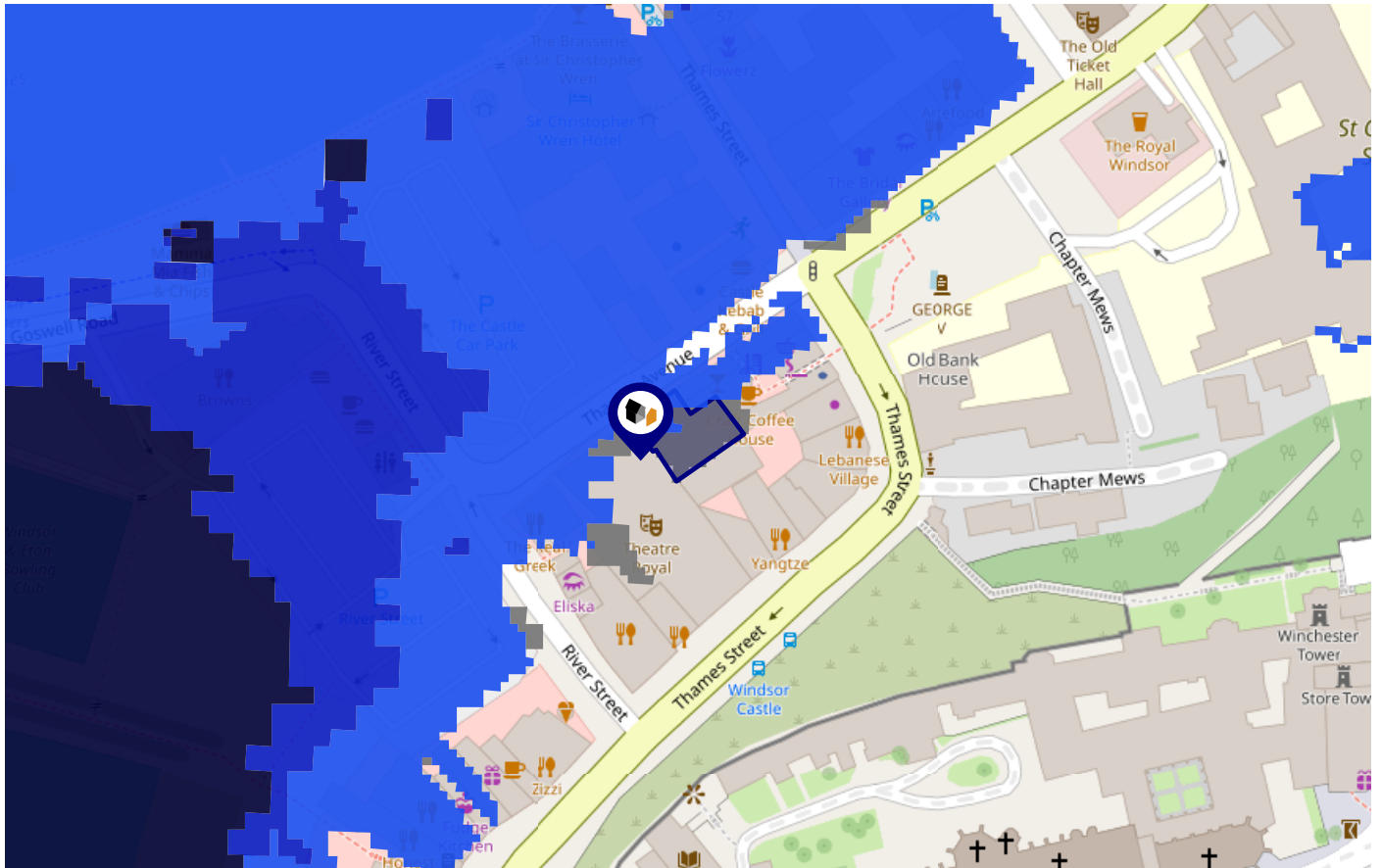
Chance of flooding to the following depths at this property:



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.

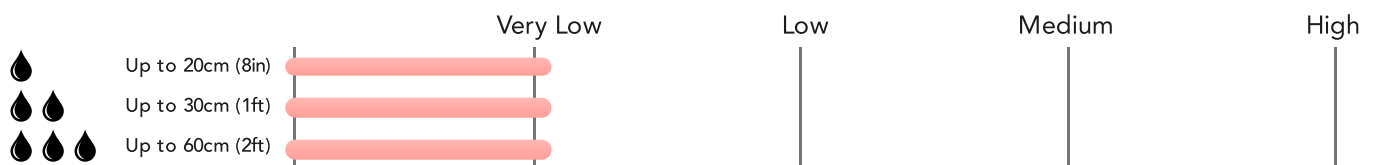


Risk Rating: Low

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.

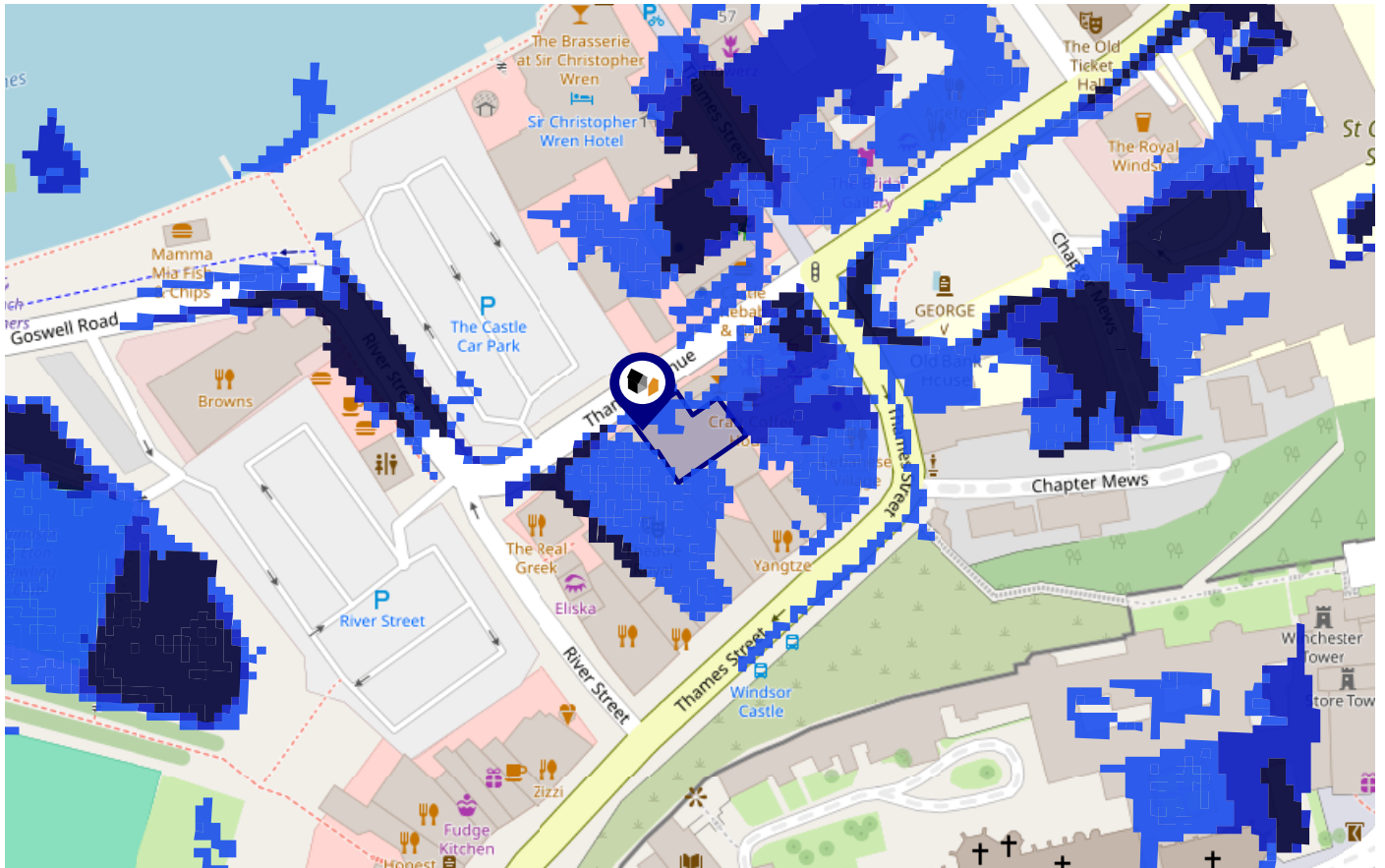
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

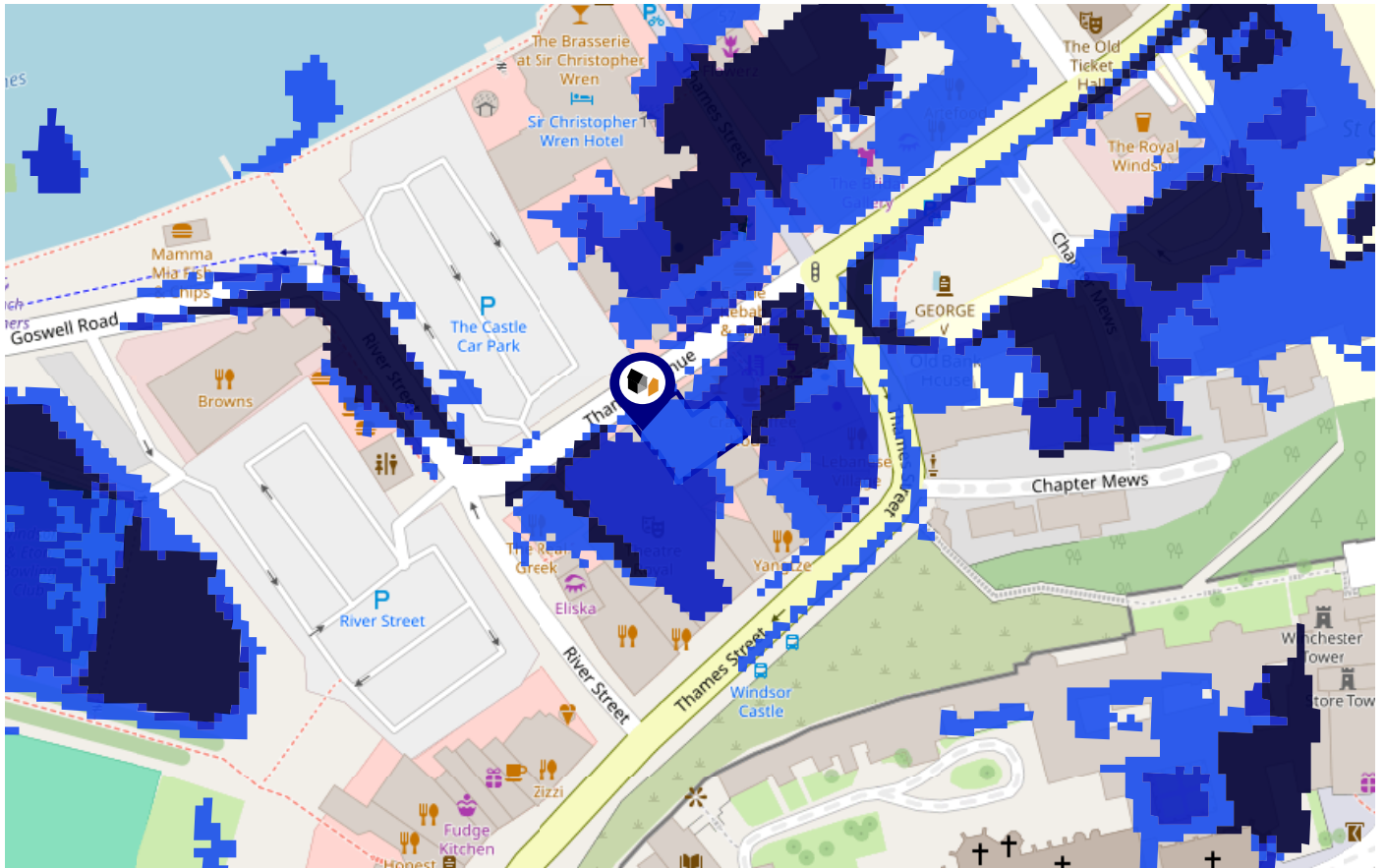
Chance of flooding to the following depths at this property:



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.

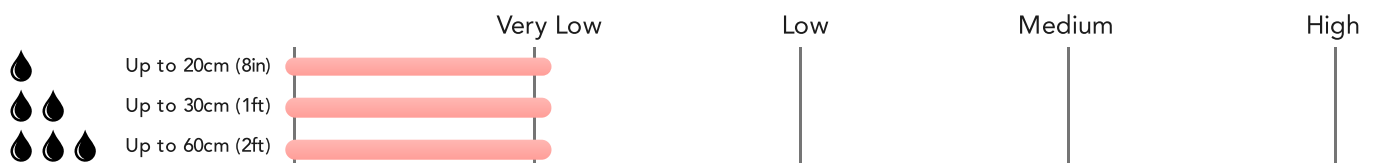


Risk Rating: Low

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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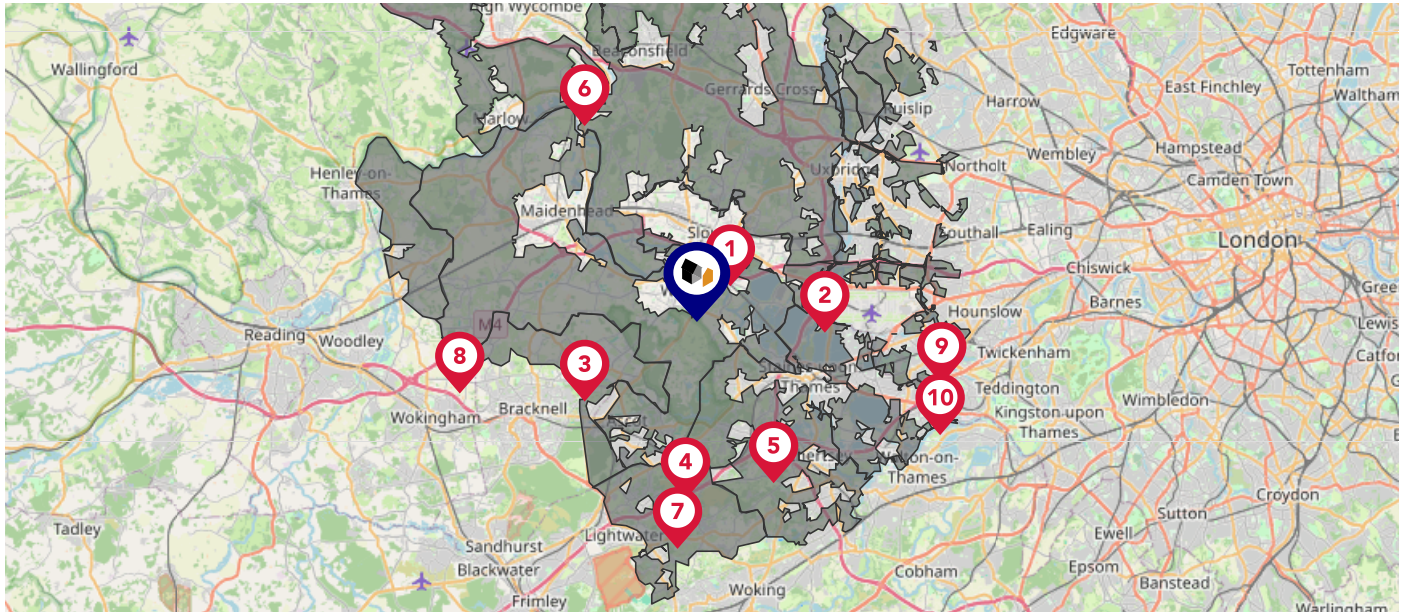
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



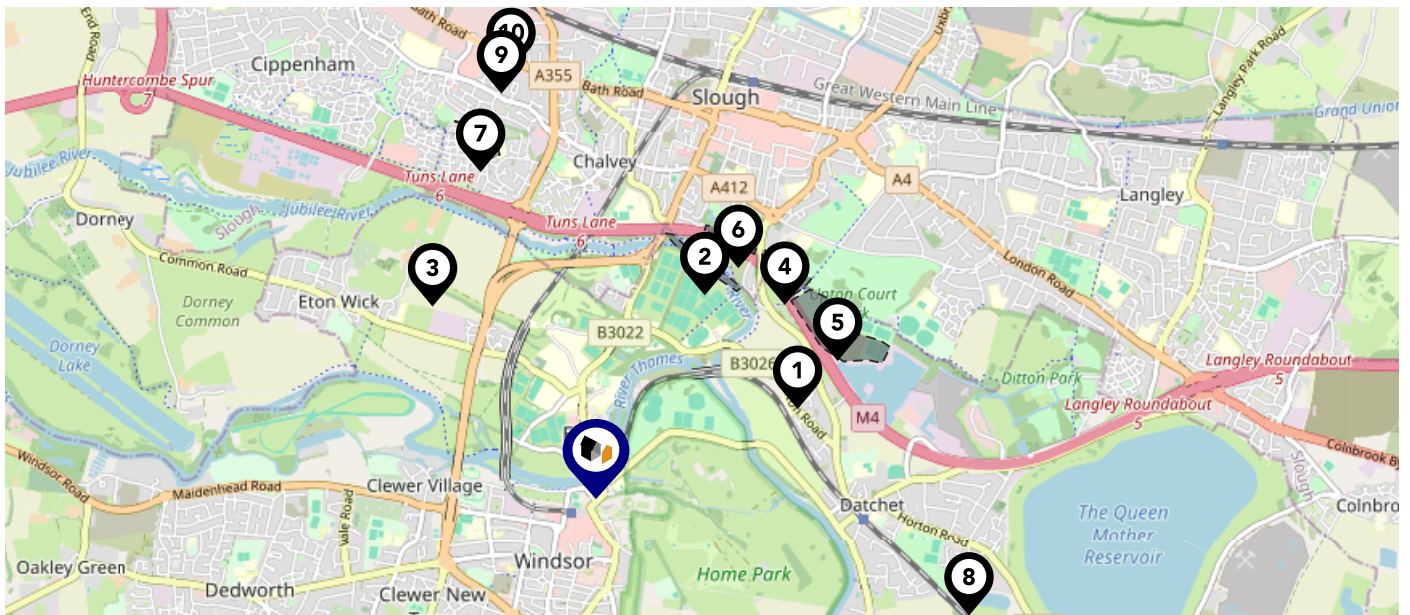
Nearby Green Belt Land

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

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.



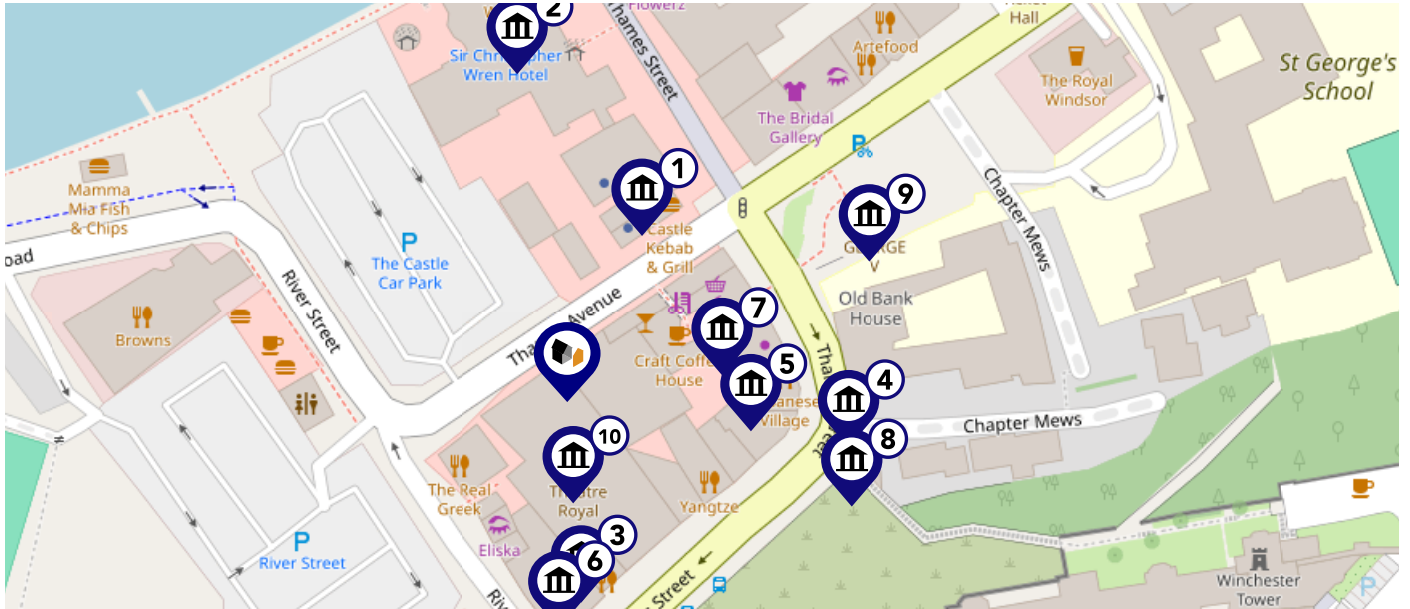
Nearby Landfill Sites


1	Slough Road-Eton	Historic Landfill
2	The Myrke-Datchet Road, Slough	Historic Landfill
3	Eton Cottage-Eton Wick	Historic Landfill
4	Upton Court Farm-Datchet Road, Slough	Historic Landfill
5	Upton Court Park-Datchet Road, Slough	Historic Landfill
6	Herschel Park-Datchet Road, Slough	Historic Landfill
7	Montem School-Chalvey Grove, Slough	Historic Landfill
8	Mill Place-Datchet	Historic Landfill
9	Galvin and Thirkleby Road-Slough	Historic Landfill
10	Galvin and Thirkleby Road-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
 1117672 - Former The Swan Public House	Grade II	0.0 miles
 1319337 - Sir Christopher Wren Hotel	Grade II	0.0 miles
 1117670 - 30, Thames Street	Grade II	0.0 miles
 1117677 - Prince Christian Victor Of Schleswig-holstein Monument	Grade II	0.0 miles
 1205771 - 40a And 41, Thames Street	Grade II	0.0 miles
 1319335 - The Adam And Eve Public House	Grade II	0.0 miles
 1117671 - 42-45, Thames Street	Grade II	0.0 miles
 1205819 - Hundred Steps Lodge	Grade II	0.0 miles
 1205795 - King George V Memorial	Grade II	0.0 miles
 1319336 - Theatre Royal	Grade II	0.0 miles

Area Schools

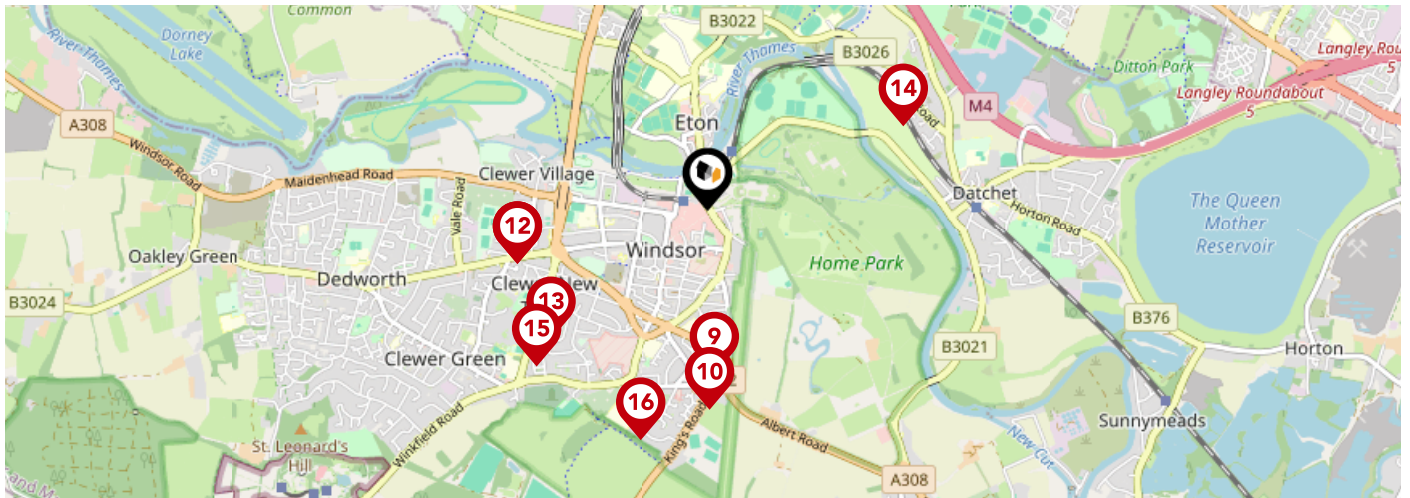
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
1	St George's School Ofsted Rating: Not Rated Pupils: 326 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Eton Porny CofE First School Ofsted Rating: Good Pupils: 145 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Eton College Ofsted Rating: Not Rated Pupils: 1341 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trinity St Stephen CofE Aided First School Ofsted Rating: Good Pupils: 138 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Green Room School Ofsted Rating: Outstanding Pupils: 52 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Windsor Boys' School Ofsted Rating: Good Pupils: 966 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The King's House School, Windsor Ofsted Rating: Not Rated Pupils: 52 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Upton House School Ofsted Rating: Not Rated Pupils: 295 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

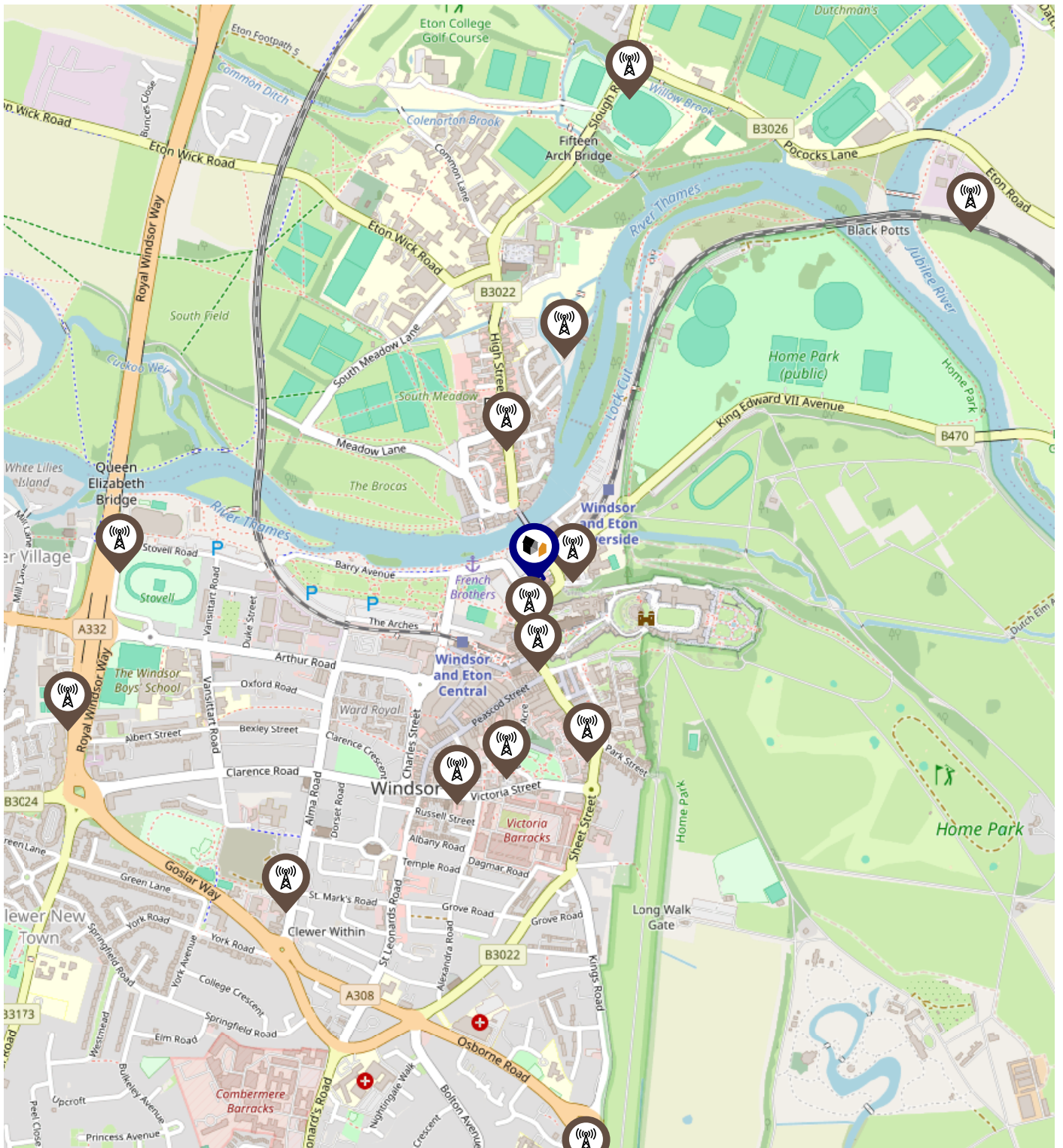
LANDWOOD GROUP





	Nursery	Primary	Secondary	College	Private
<p>9 The Queen Anne Royal Free CofE Controlled First School Ofsted Rating: Good Pupils: 141 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Queensmead House School Ofsted Rating: Requires improvement Pupils: 98 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Edward's Catholic First School Ofsted Rating: Good Pupils: 277 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Edward's Royal Free Ecumenical Middle School, Windsor Ofsted Rating: Good Pupils: 483 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Oakfield First School Ofsted Rating: Good Pupils: 276 Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Eton End School Trust (Datchet) Limited Ofsted Rating: Not Rated Pupils: 181 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Lawns Nursery School Ofsted Rating: Outstanding Pupils: 143 Distance:1.07</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Trevelyan Middle School Ofsted Rating: Good Pupils: 565 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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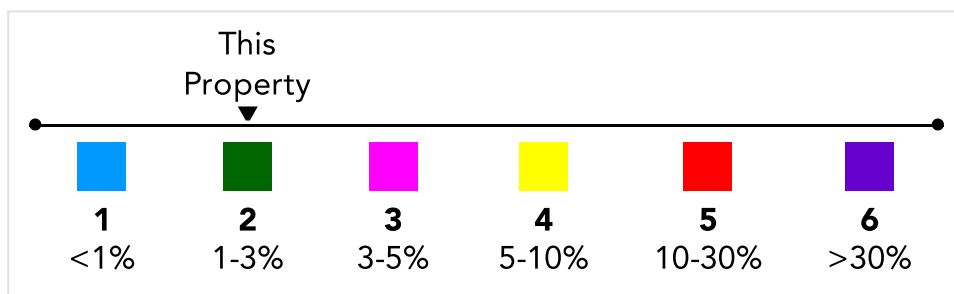
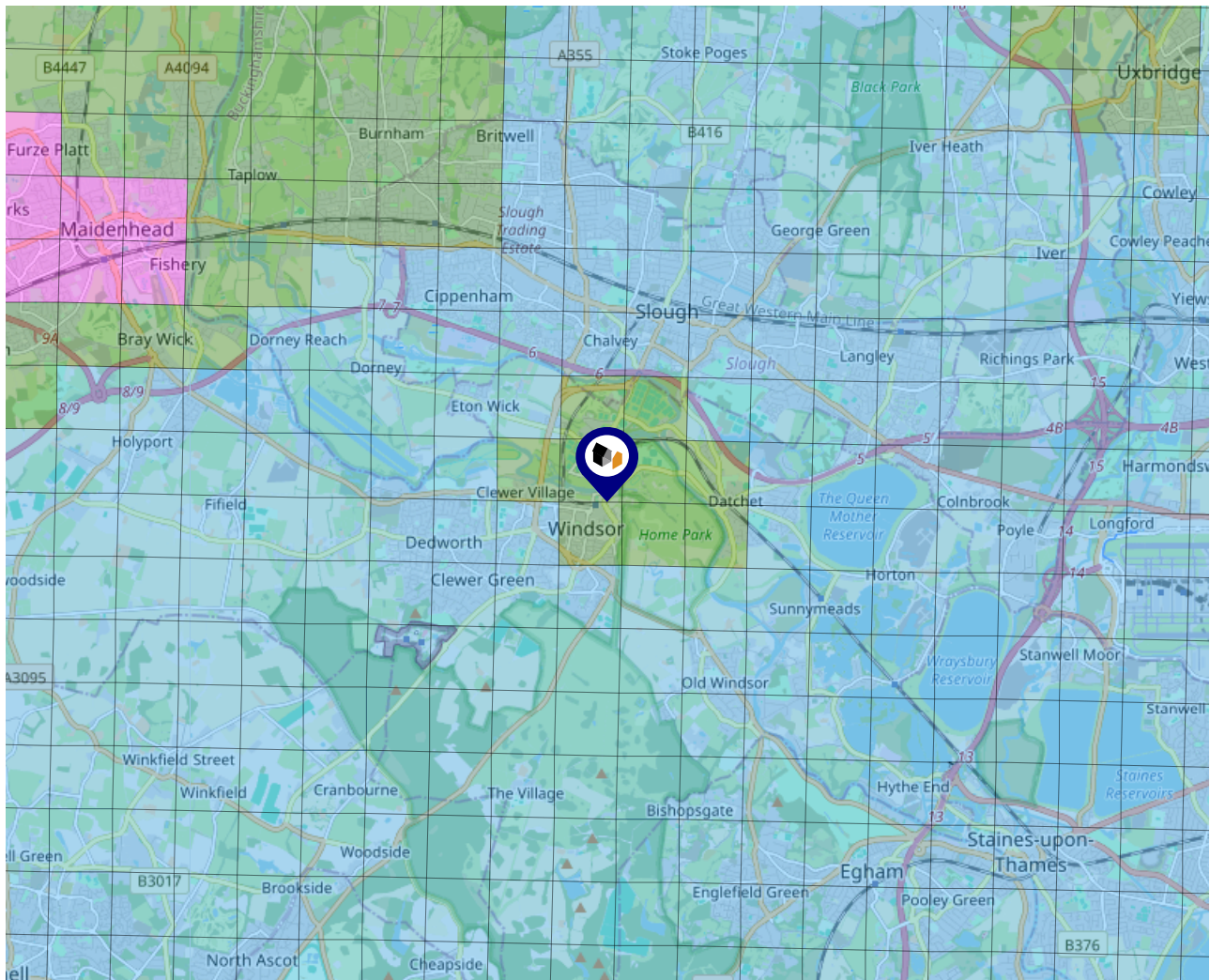


Key:

-  Power Pylons
-  Communication Masts

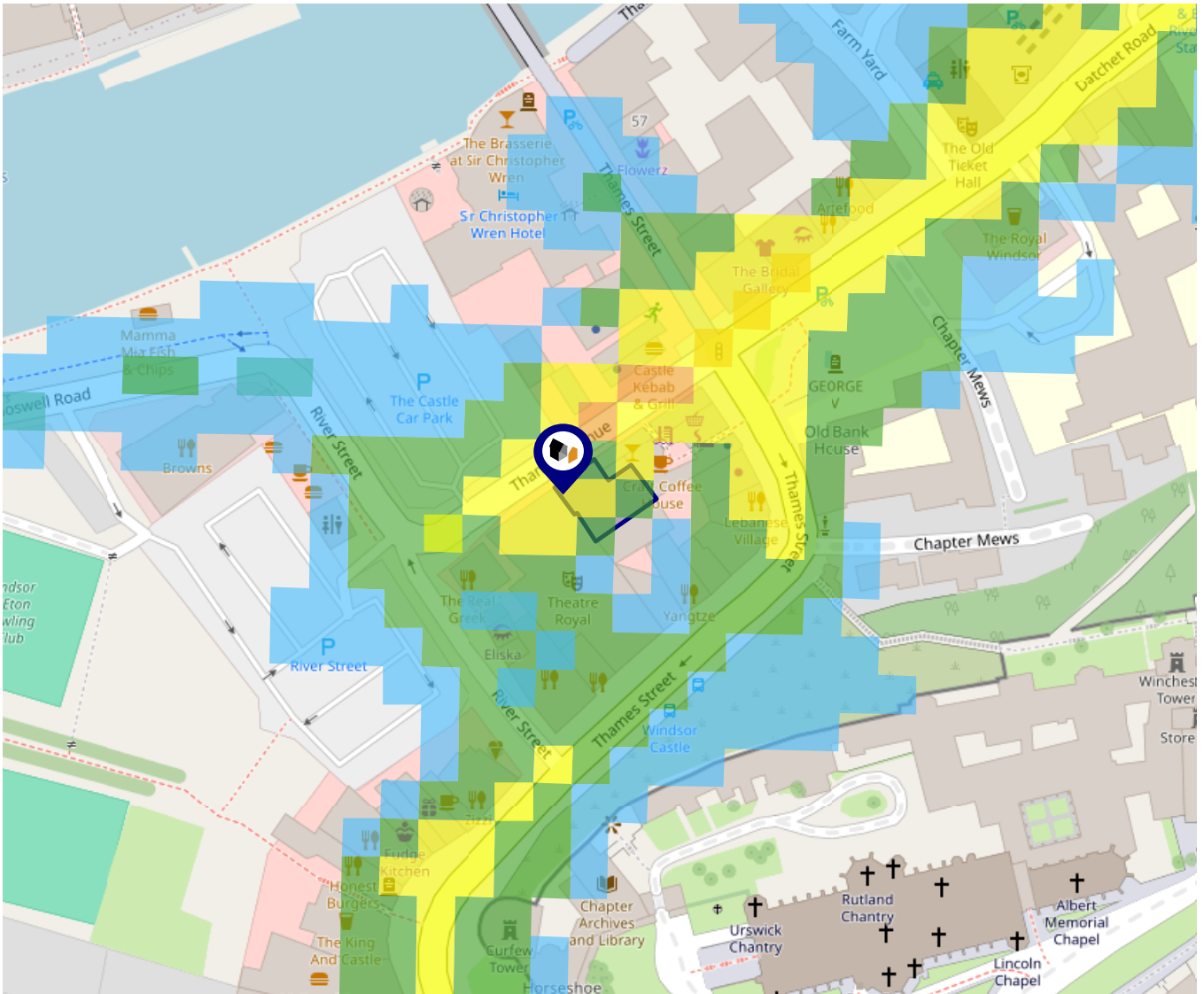
What is Radon?

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/m³).



Local Area Road Noise

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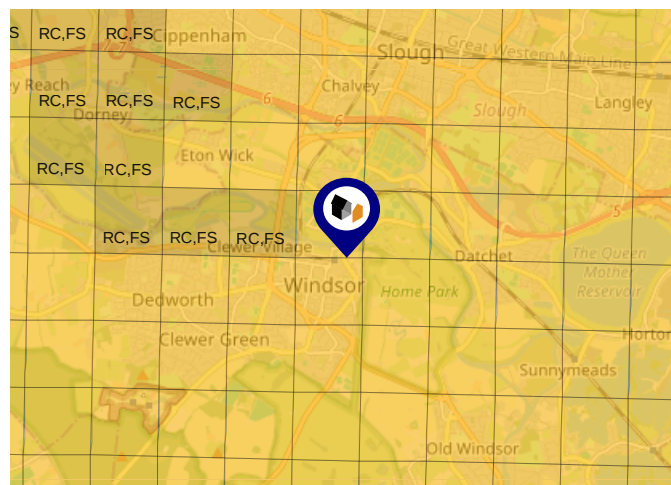


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

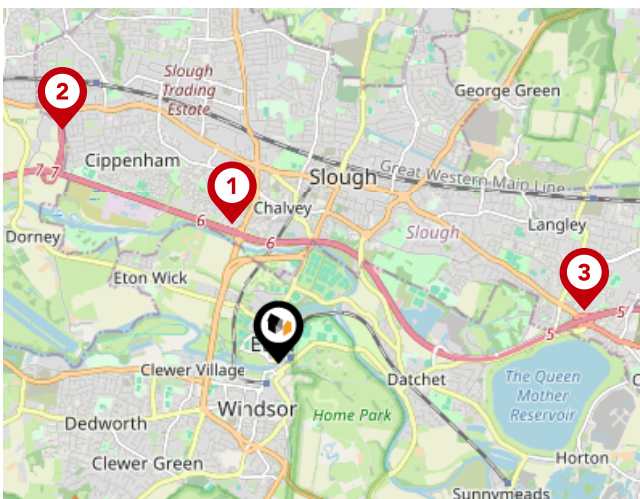
Area Transport (National)

LANDWOOD
GROUP



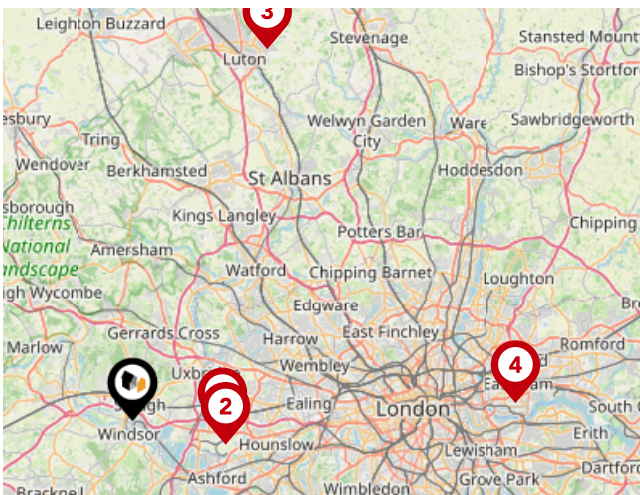
National Rail Stations

Pin	Name	Distance
1	Windsor & Eton Riverside Rail Station	0.09 miles
2	Windsor & Eton Central Rail Station	0.13 miles
3	Windsor & Eton Central Rail Station	0.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J6	1.37 miles
2	M4 J7	2.95 miles
3	M4 J5	2.86 miles
4	M25 J13	4.41 miles
5	M25 J14	4.51 miles



Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	6.72 miles
2	Heathrow Airport Terminal 4	7.11 miles
3	Luton Airport	29.05 miles
4	Silvertown	28.37 miles

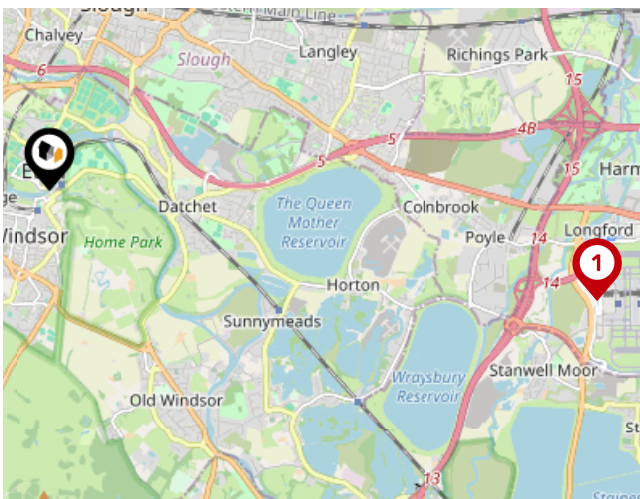
Area

Transport (Local)



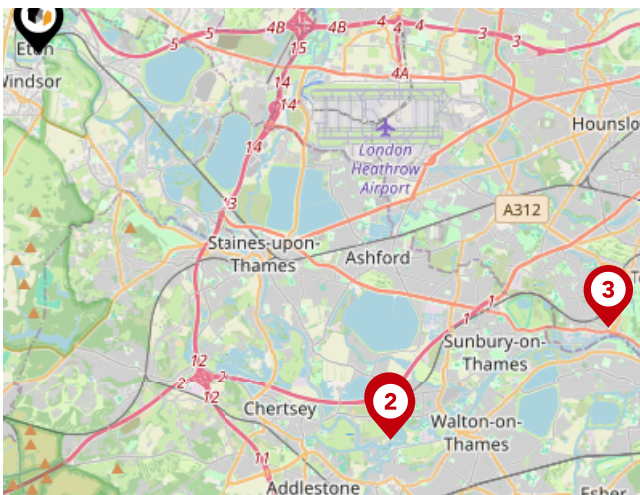
Bus Stops/Stations

Pin	Name	Distance
1	Theatre Royal	0.04 miles
2	WH Smith	0.1 miles
3	Barclays Bank	0.14 miles
4	Brocas Street	0.13 miles
5	Windsor & Eton Riverside Station	0.13 miles



Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	5.16 miles
2	Heathrow Terminals 2 & 3 Underground Station	6.67 miles
3	Heathrow Terminals 2 & 3 Underground Station	6.78 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	9.6 miles
2	Weybridge Ferry Landing	9.66 miles
3	Moulsey - Hurst Park Ferry Landing	11.71 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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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.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

