

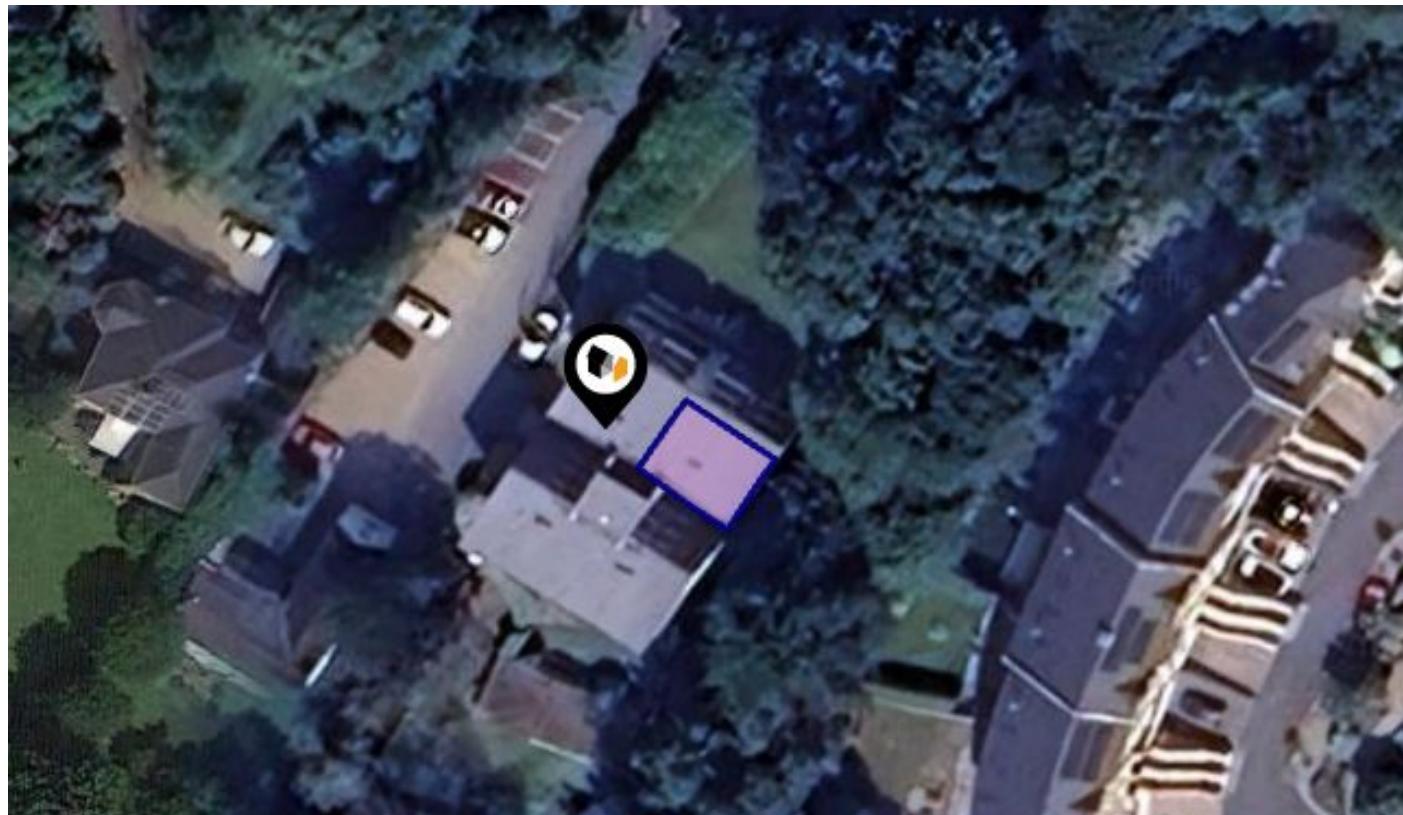


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 01<sup>st</sup> February 2026**



**LONDON ROAD, ASCOT, SL5**

**Avocado Property**

07590990800

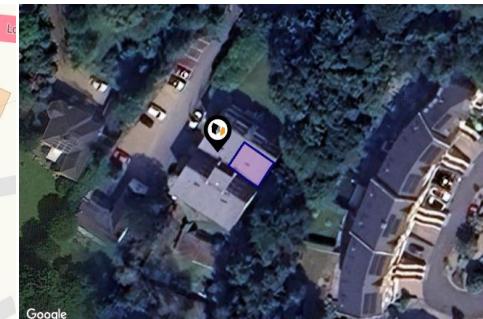
debbieandandre@avocadopropertyagents.co.uk

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



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# Property Overview



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	505 ft <sup>2</sup> / 47 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£1,824
Title Number:	BK510690

Tenure:	Leasehold
Start Date:	05/10/2020
End Date:	24/03/2119
Lease Term:	From 29 September 1983 Exp. on 24 March 2119
Term	93 years
Remaining:	

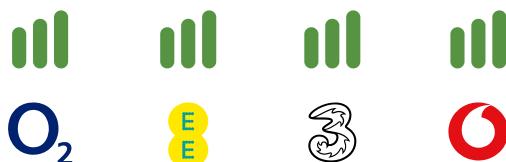
## Local Area

Local Authority:	Windsor and maidenhead
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

16 mb/s	37 mb/s	- mb/s

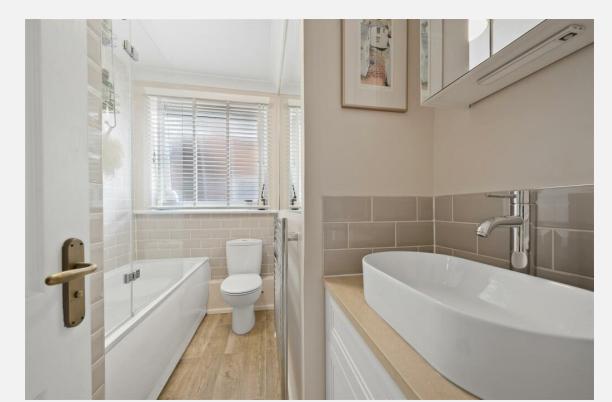
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Gallery Photos



# Gallery Photos



# Gallery Floorplan

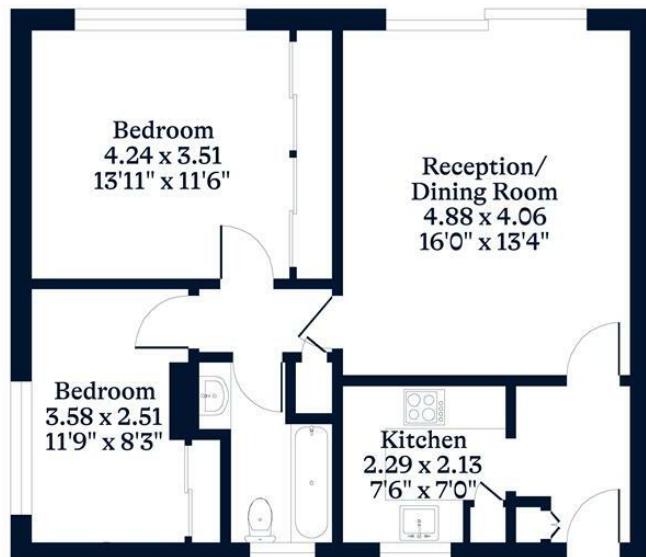


## LONDON ROAD, ASCOT, SL5

APPROXIMATE FLOOR AREA  
Apartment - 61.17 sq m - 658 sq ft  
(Gross Internal Area)



NOT TO SCALE  
This plan is for illustration purposes only



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

OSBORNEHEATH.CO.UK

# Property EPC - Certificate



The Glen, London Road, SL5

Energy rating

C

Valid until 02.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	2nd
<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>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling 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>	(another dwelling below)
<b>Total Floor Area:</b>	47 m <sup>2</sup>

# Market Sold in Street



## 3, The Glen, Ascot, SL5 7DF

Last Sold Date:	08/12/2023	16/11/2017	04/01/2011	30/04/2001	31/03/2000
Last Sold Price:	£312,500	£305,000	£190,000	£133,000	£123,000

## 7, The Glen, Ascot, SL5 7DF

Last Sold Date:	11/10/2023	30/09/2002
Last Sold Price:	£275,000	£165,000

## 12, The Glen, Ascot, SL5 7DF

Last Sold Date:	12/08/2022	24/03/2021	21/12/2011	16/08/2002	16/06/1995
Last Sold Price:	£250,000	£290,000	£188,500	£147,500	£53,000

## 15, The Glen, Ascot, SL5 7DF

Last Sold Date:	19/11/2021	31/05/2017	26/10/2015
Last Sold Price:	£240,000	£260,000	£210,000

## 11, The Glen, Ascot, SL5 7DF

Last Sold Date:	23/08/2019	26/05/1998	19/07/1995
Last Sold Price:	£250,000	£80,000	£51,500

## 1, The Glen, Ascot, SL5 7DF

Last Sold Date:	10/08/2018	10/06/2016	09/02/1996	02/10/1995
Last Sold Price:	£300,000	£280,000	£56,500	£59,000

## 4, The Glen, Ascot, SL5 7DF

Last Sold Date:	22/03/2013	07/08/2006
Last Sold Price:	£180,000	£167,500

## 16, The Glen, Ascot, SL5 7DF

Last Sold Date:	17/05/2011	23/01/2004
Last Sold Price:	£192,500	£185,000

## 8, The Glen, Ascot, SL5 7DF

Last Sold Date:	02/11/2009	09/06/1995
Last Sold Price:	£174,500	£58,000

## 13, The Glen, Ascot, SL5 7DF

Last Sold Date:	24/06/2005	12/12/2000
Last Sold Price:	£185,000	£125,127

## 2, The Glen, Ascot, SL5 7DF

Last Sold Date:	10/03/2003	01/02/1999
Last Sold Price:	£159,000	£77,500

## 14, The Glen, Ascot, SL5 7DF

Last Sold Date:	27/02/2002
Last Sold Price:	£148,000

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street



## 10, The Glen, Ascot, SL5 7DF

Last Sold Date:	21/06/2001	08/03/1995
Last Sold Price:	£145,000	£59,500

## 5, The Glen, Ascot, SL5 7DF

Last Sold Date:	20/10/2000
Last Sold Price:	£119,950

## 9, The Glen, Ascot, SL5 7DF

Last Sold Date:	14/07/2000
Last Sold Price:	£110,000

## 6, The Glen, Ascot, SL5 7DF

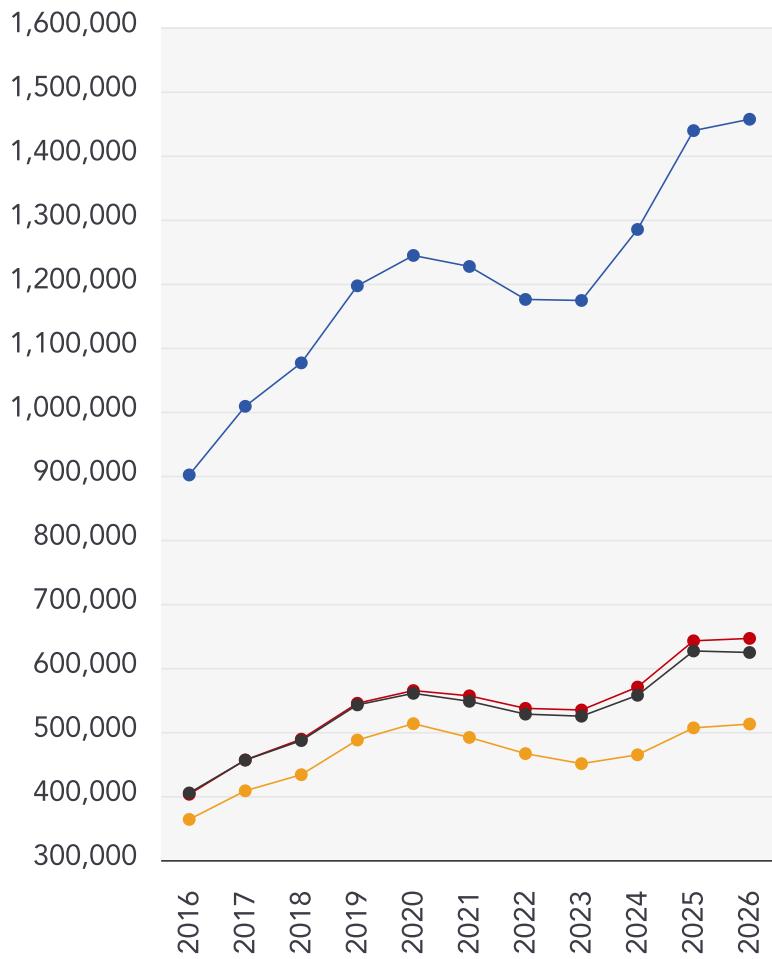
Last Sold Date:	09/11/1995
Last Sold Price:	£64,200

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market House Price Statistics



## 10 Year History of Average House Prices by Property Type in SL5



Detached

**+61.62%**

Semi-Detached

**+60.42%**

Terraced

**+54.19%**

Flat

**+40.97%**

# Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- X Adit
- X Gutter Pit
- X 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.

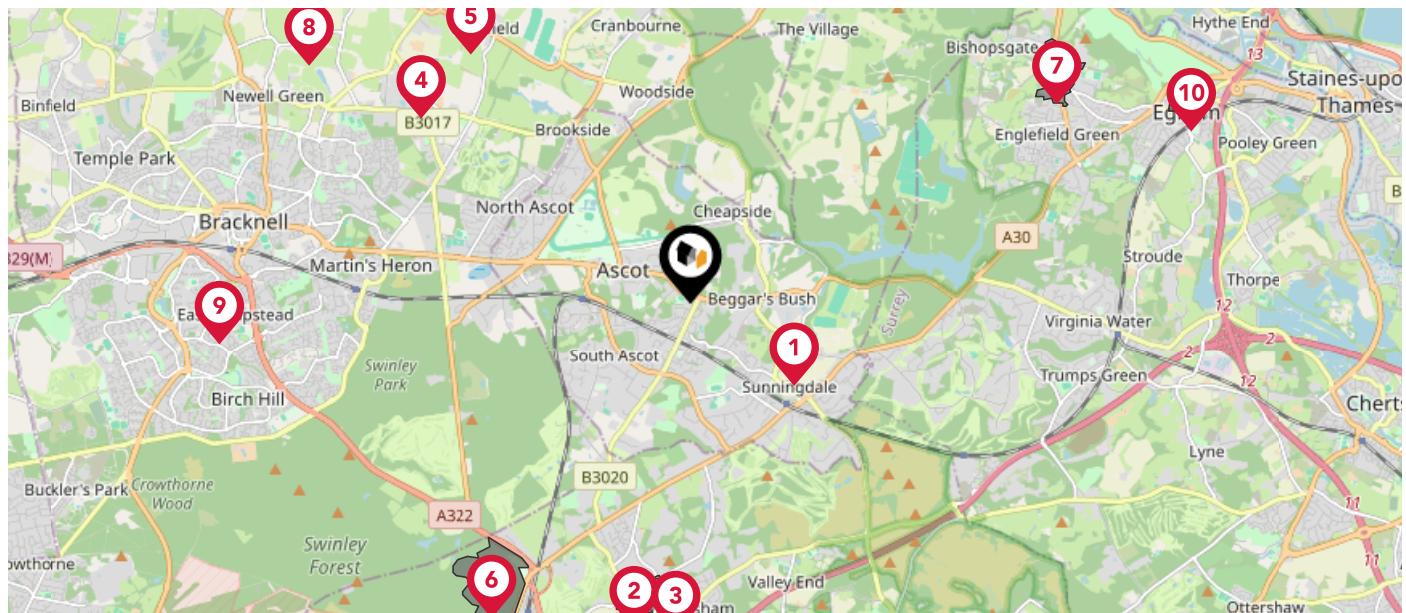
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## 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

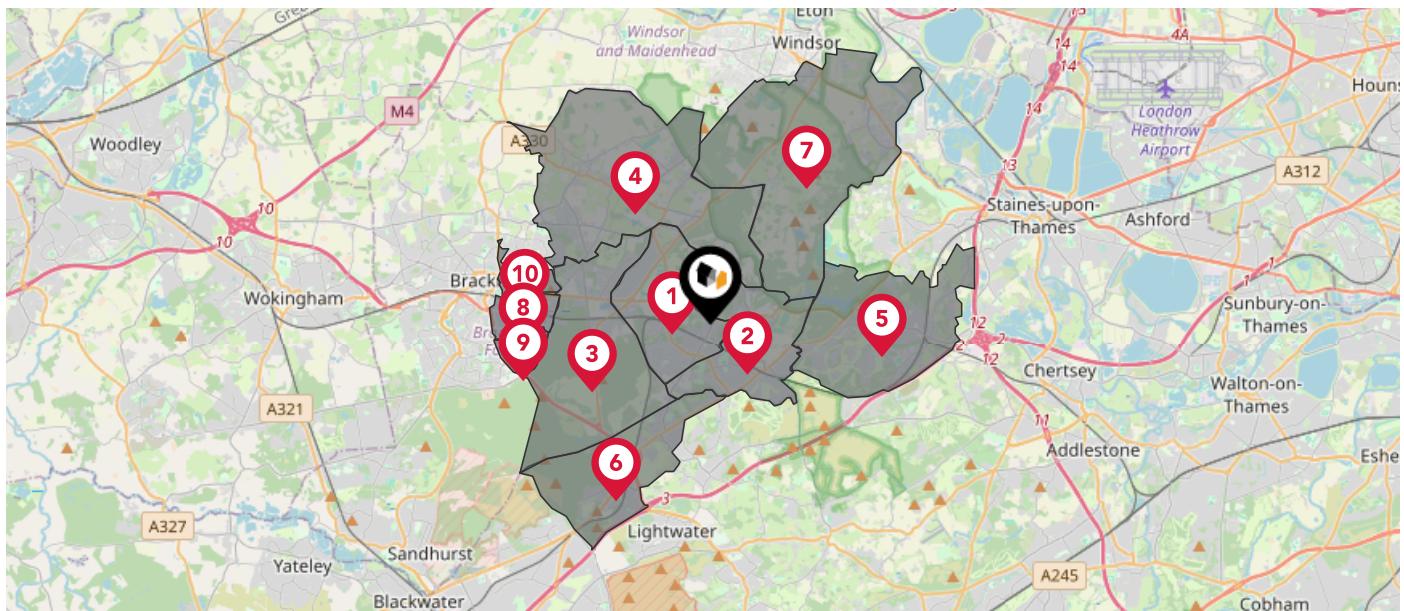
- 1 Sunningdale
- 2 Windlesham, Church Road and Kennel Lane
- 3 Windlesham, Updown Hill
- 4 Winkfield Row
- 5 Winkfield Village
- 6 Bagshot Park, Bagshot
- 7 Englefield Green
- 8 Warfield
- 9 Easthampstead
- 10 Egham

# Maps

## Council Wards



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



### Nearby Council Wards

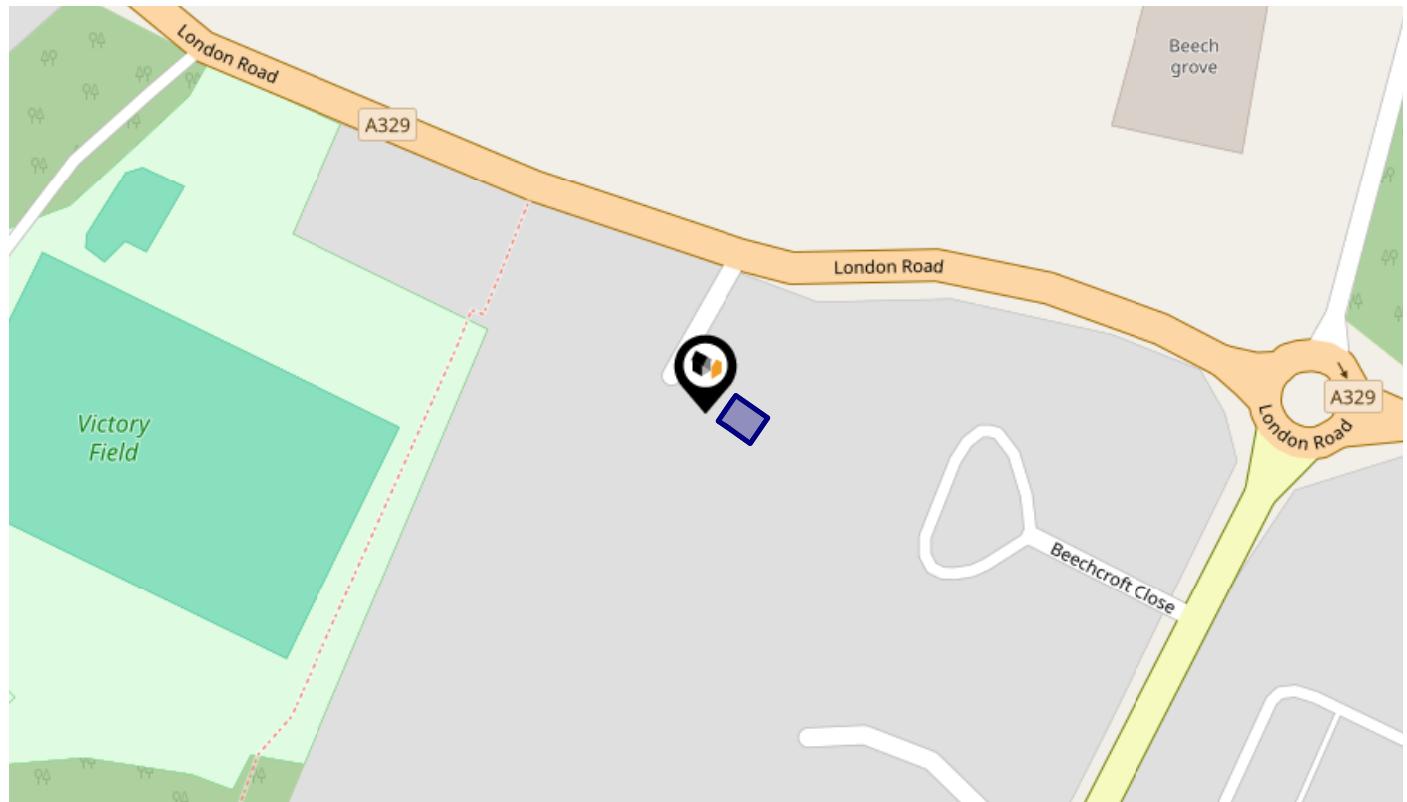
- 1 Ascot & Sunninghill Ward
- 2 Sunningdale & Cheapside Ward
- 3 Ascot Ward
- 4 Winkfield and Cranbourne Ward
- 5 Virginia Water Ward
- 6 Bagshot Ward
- 7 Old Windsor Ward
- 8 Harmans Water Ward
- 9 Crown Wood Ward
- 10 Bullbrook Ward

# 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:

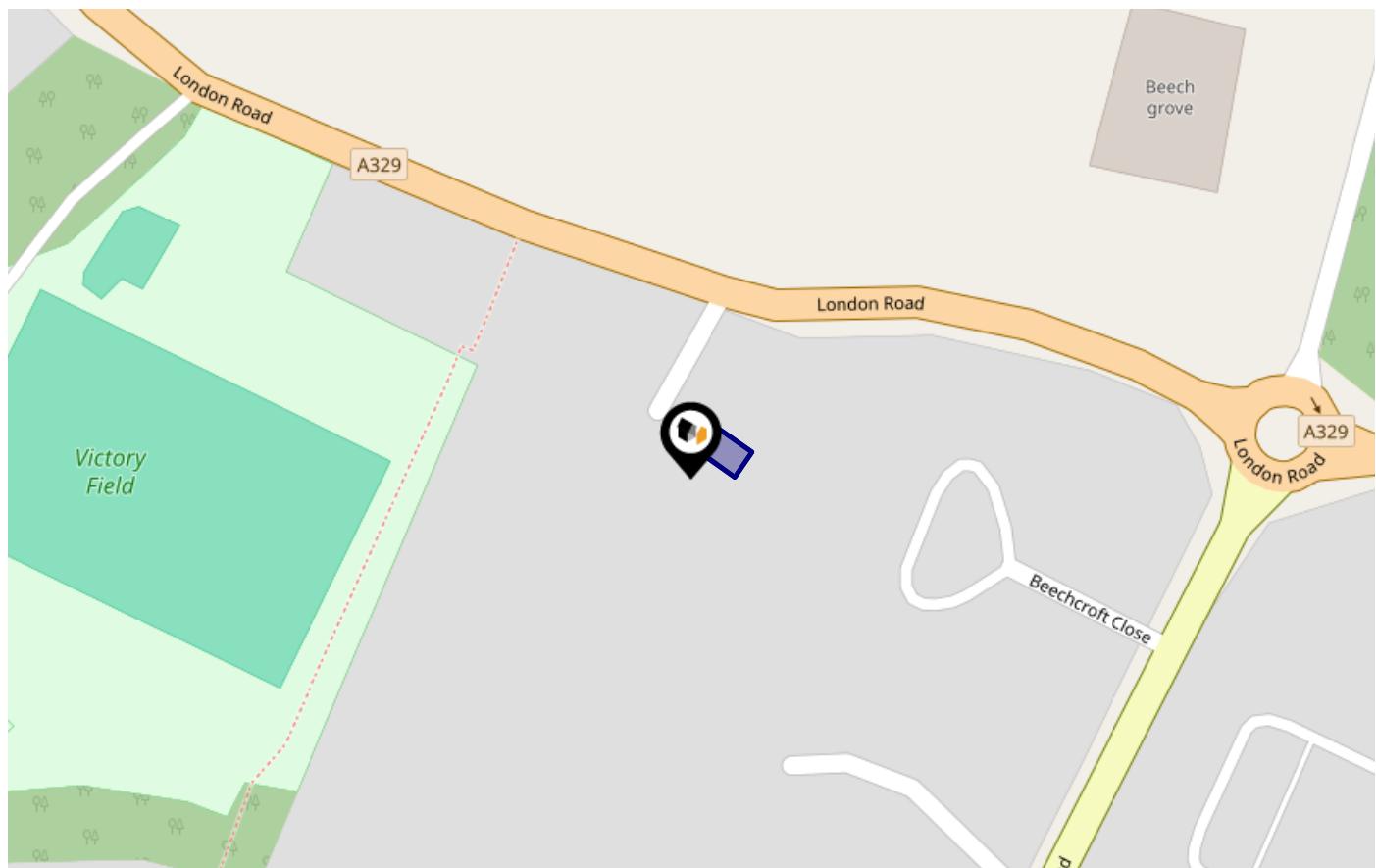


# Flood Risk

## 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:

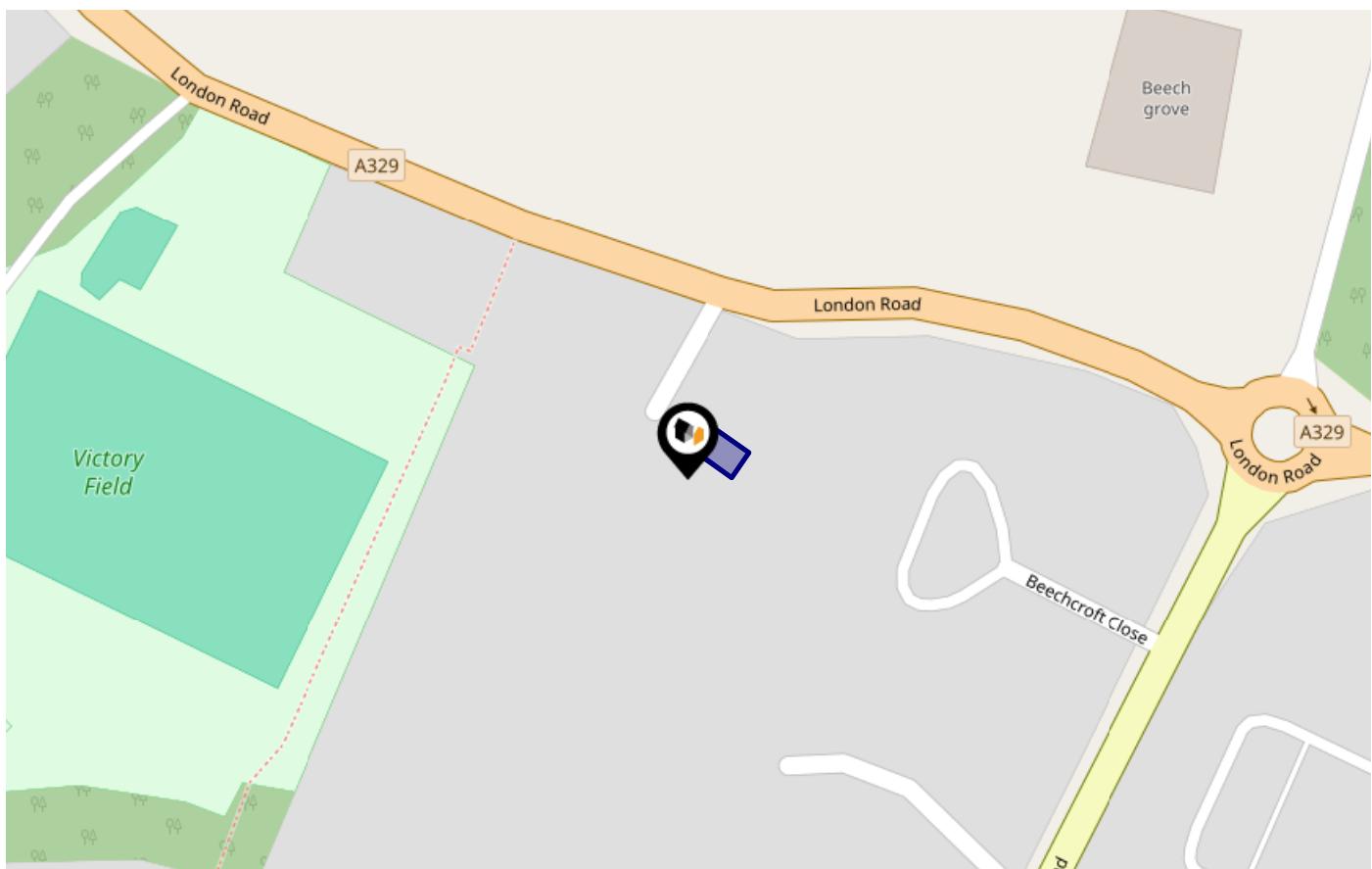


# Flood Risk

## 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.

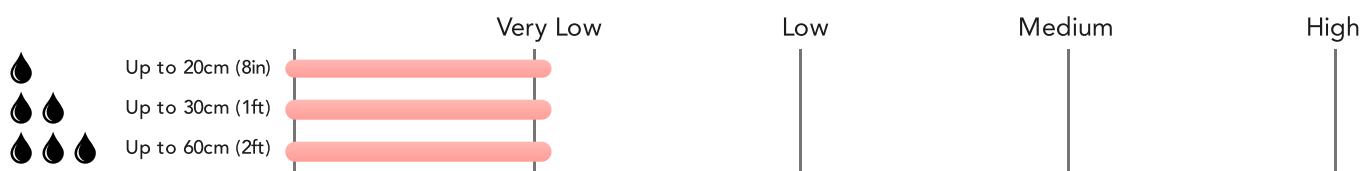


**Risk Rating: Very low**

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:

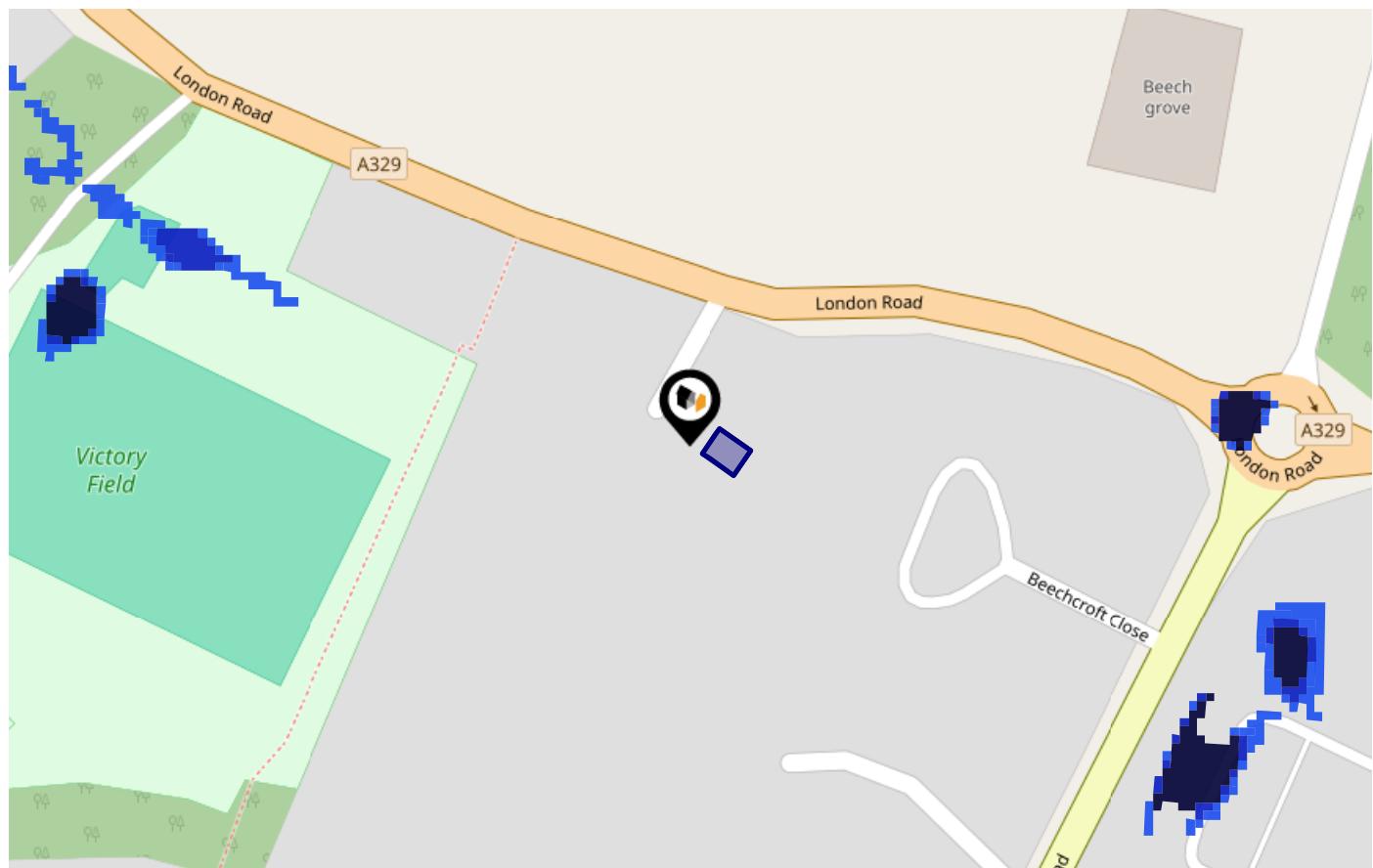


# Flood Risk

## 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:

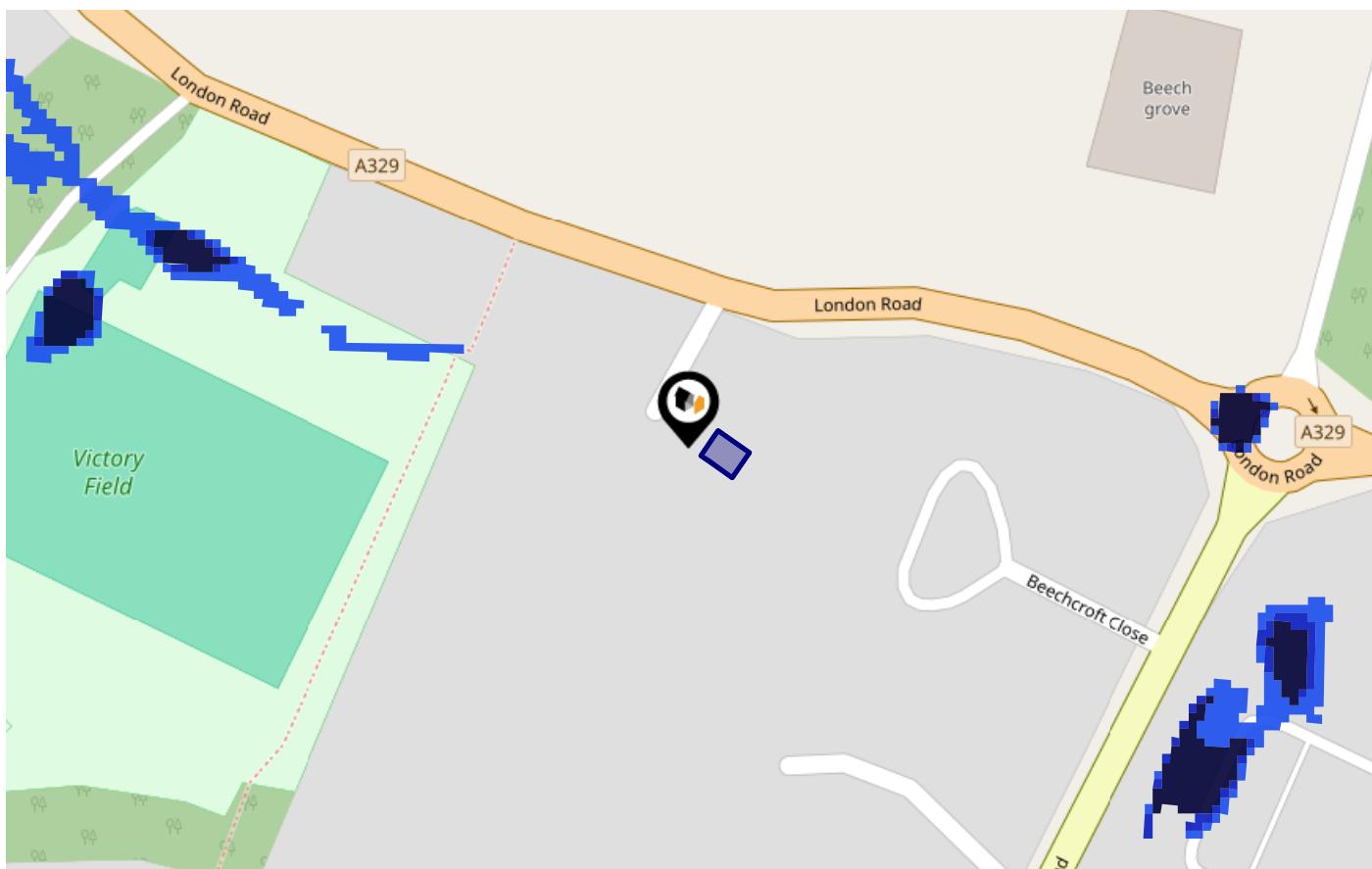


# Flood Risk

## 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.

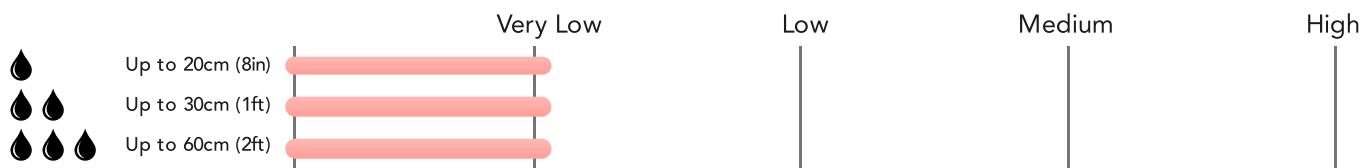


**Risk Rating: Very low**

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.
- 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:

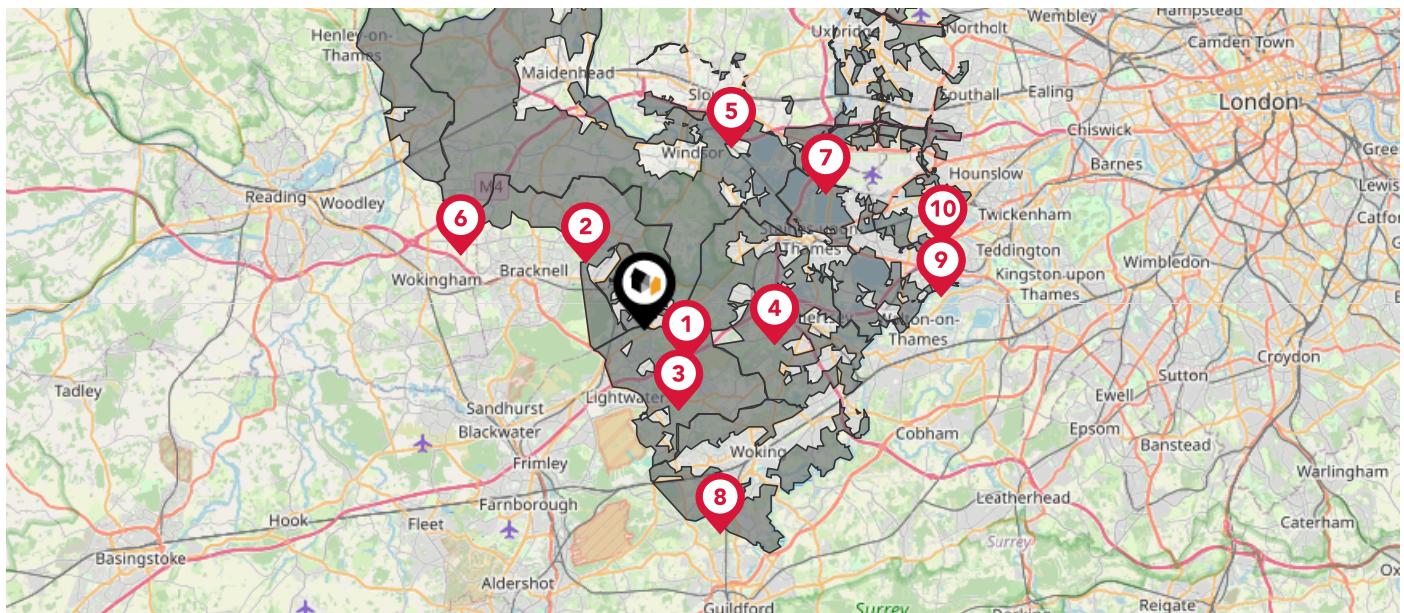


# Maps

## Green Belt



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



### Nearby Green Belt Land

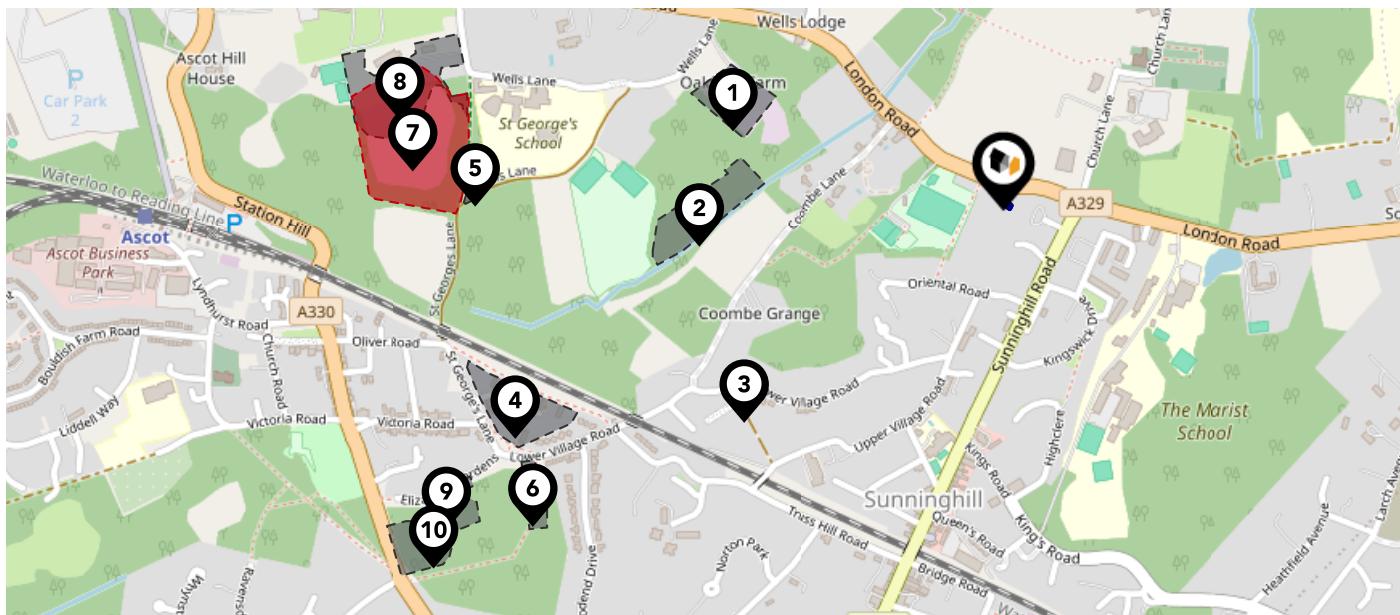
- 1 London Green Belt - Windsor and Maidenhead
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Runnymede
- 5 London Green Belt - Slough
- 6 London Green Belt - Wokingham
- 7 London Green Belt - Hillingdon
- 8 London Green Belt - Woking
- 9 London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

# 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	Wells Lane-Sunninghill	Historic Landfill	<input type="checkbox"/>
2	Wells Lane-Sunninghill	Historic Landfill	<input type="checkbox"/>
3	Exchange Road-South Ascot	Historic Landfill	<input type="checkbox"/>
4	Chichester Close-South Ascot	Historic Landfill	<input type="checkbox"/>
5	St Georges Lane-Ascot	Historic Landfill	<input type="checkbox"/>
6	Lower Village Road-South Ascot	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/AP3293EM/V003 - Shorts Timber Services (Datchet) Ltd	Active Landfill	<input checked="" type="checkbox"/>
8	Shorts Landfill unlicensed area-St George's Lane, Ascot	Historic Landfill	<input type="checkbox"/>
9	Elizabeth Gardens-South Ascot	Historic Landfill	<input type="checkbox"/>
10	Brockenhurst Road-South Ascot	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

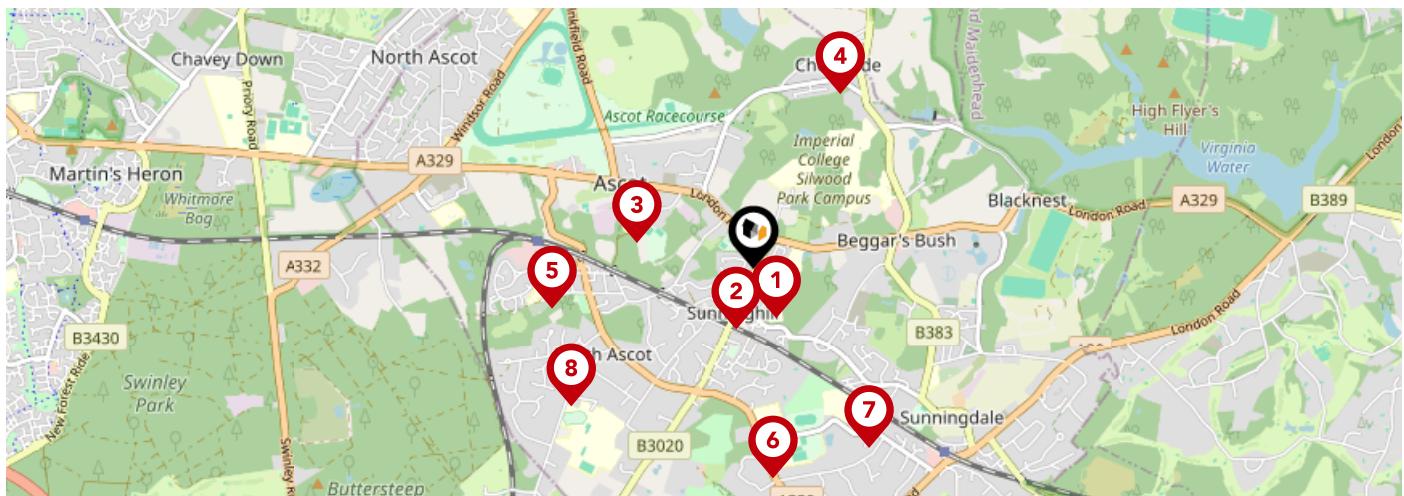


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1109936 - Little Kames	Grade II	0.1 miles
2 1109918 - Brook House	Grade II	0.1 miles
3 1109937 - Gate Piers And Gates To Little Kames (number 1)	Grade II	0.1 miles
4 1119828 - Francis Monument East Of Fitzpatrick Monument In Churchyard Of St Michael And All Angels	Grade II	0.2 miles
5 1119827 - Fitzpatrick Monument 14 Metres South Of Tower Of Church Of St Michael And All Angels	Grade II	0.2 miles
6 1119829 - The Cedars	Grade II	0.2 miles
7 1119826 - Church Of St Michael And All Angels	Grade II	0.2 miles
8 1109917 - Outbuilding North East Of The Cedars	Grade II	0.3 miles
9 1109919 - Milestone West Of Sunninghill Wells Hotel (hotel Not Included)	Grade II	0.3 miles
10 1119824 - Cottage In Grounds To North West Of Tetworth	Grade II	0.4 miles

# Area Schools



Nursery Primary Secondary College Private

## 1 The Marist School

Ofsted Rating: Not Rated | Pupils: 462 | Distance: 0.25



## 2 St Michael's CofE Primary School, Sunninghill

Ofsted Rating: Good | Pupils: 205 | Distance: 0.29



## 3 St George's School

Ofsted Rating: Not Rated | Pupils: 263 | Distance: 0.55



## 4 Cheapside CofE Primary School

Ofsted Rating: Good | Pupils: 169 | Distance: 0.9



## 5 South Ascot Village Primary School

Ofsted Rating: Good | Pupils: 164 | Distance: 0.95



## 6 Charters School

Ofsted Rating: Good | Pupils: 1713 | Distance: 0.97



## 7 Sunningdale School

Ofsted Rating: Not Rated | Pupils: 94 | Distance: 0.98

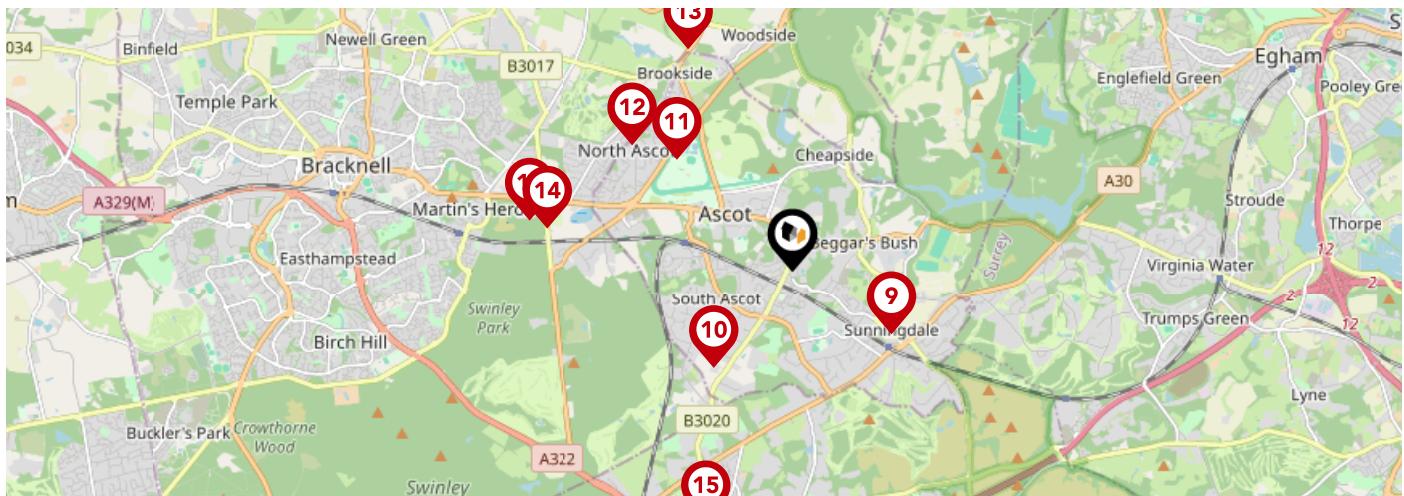


## 8 St Francis Catholic Primary School, South Ascot

Ofsted Rating: Outstanding | Pupils: 210 | Distance: 1.05



# Area Schools



Nursery Primary Secondary College Private



## Holy Trinity CofE Primary School, Sunningdale

Ofsted Rating: Good | Pupils: 206 | Distance: 1.08



## St Mary's School Ascot

Ofsted Rating: Not Rated | Pupils: 398 | Distance: 1.14



## Papplewick School

Ofsted Rating: Not Rated | Pupils: 223 | Distance: 1.49



## Ascot Heath Primary School

Ofsted Rating: Good | Pupils: 395 | Distance: 1.89



## Cranbourne Primary School

Ofsted Rating: Outstanding | Pupils: 186 | Distance: 2.27



## LVS Ascot

Ofsted Rating: Not Rated | Pupils: 840 | Distance: 2.3



## Windlesham Village Infant School

Ofsted Rating: Good | Pupils: 64 | Distance: 2.45

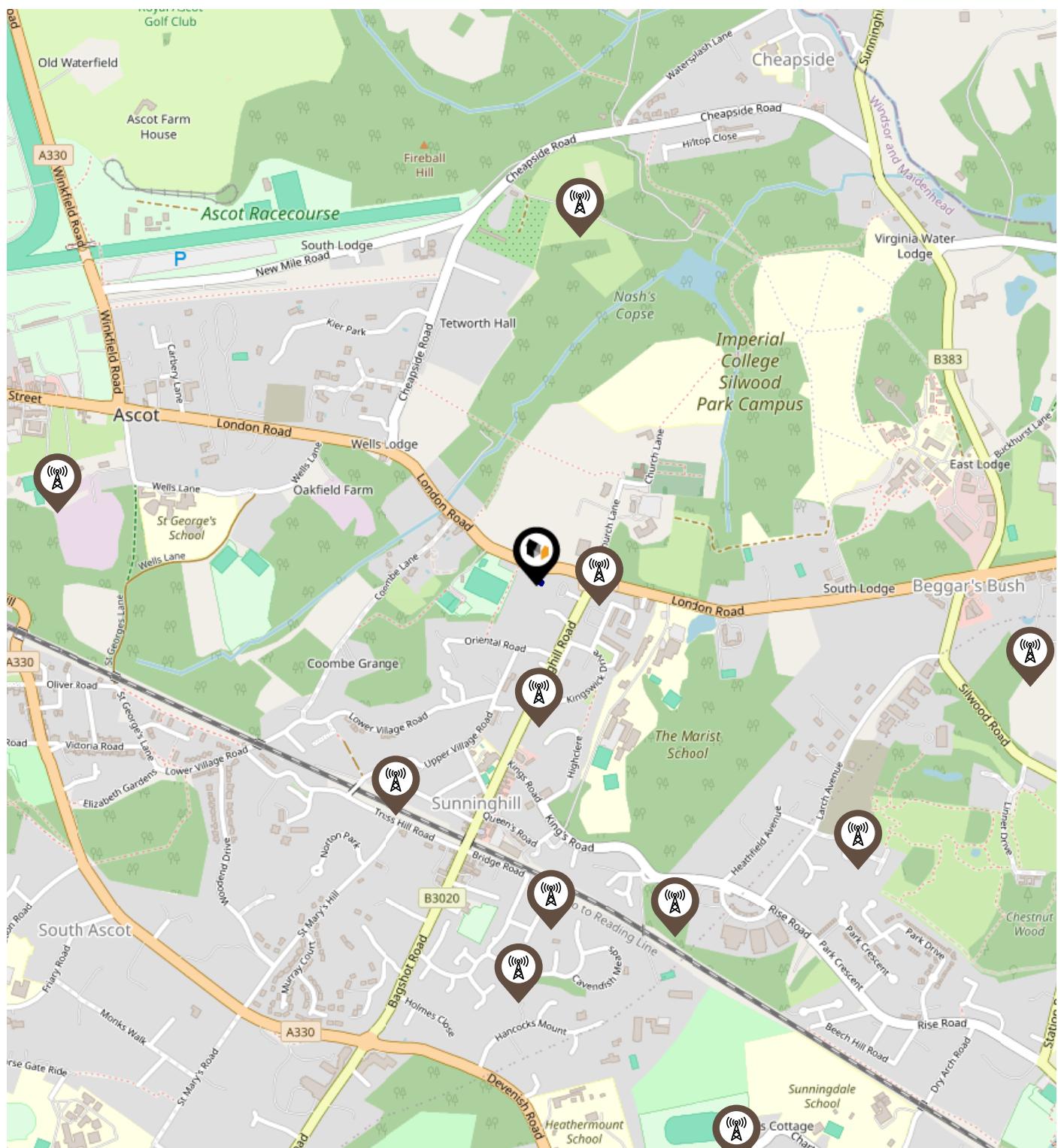


## Heathfield School

Ofsted Rating: Not Rated | Pupils: 226 | Distance: 2.47



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

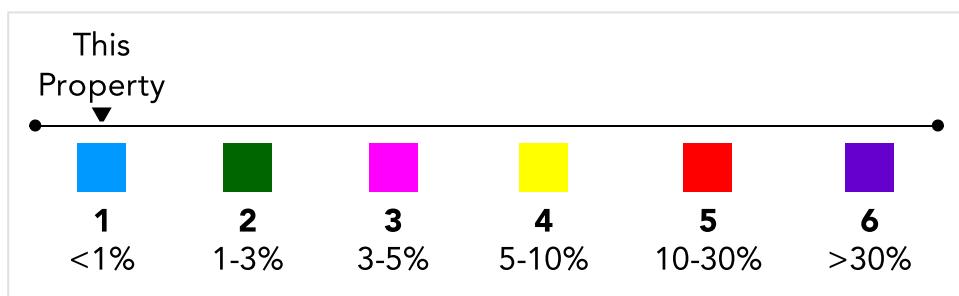
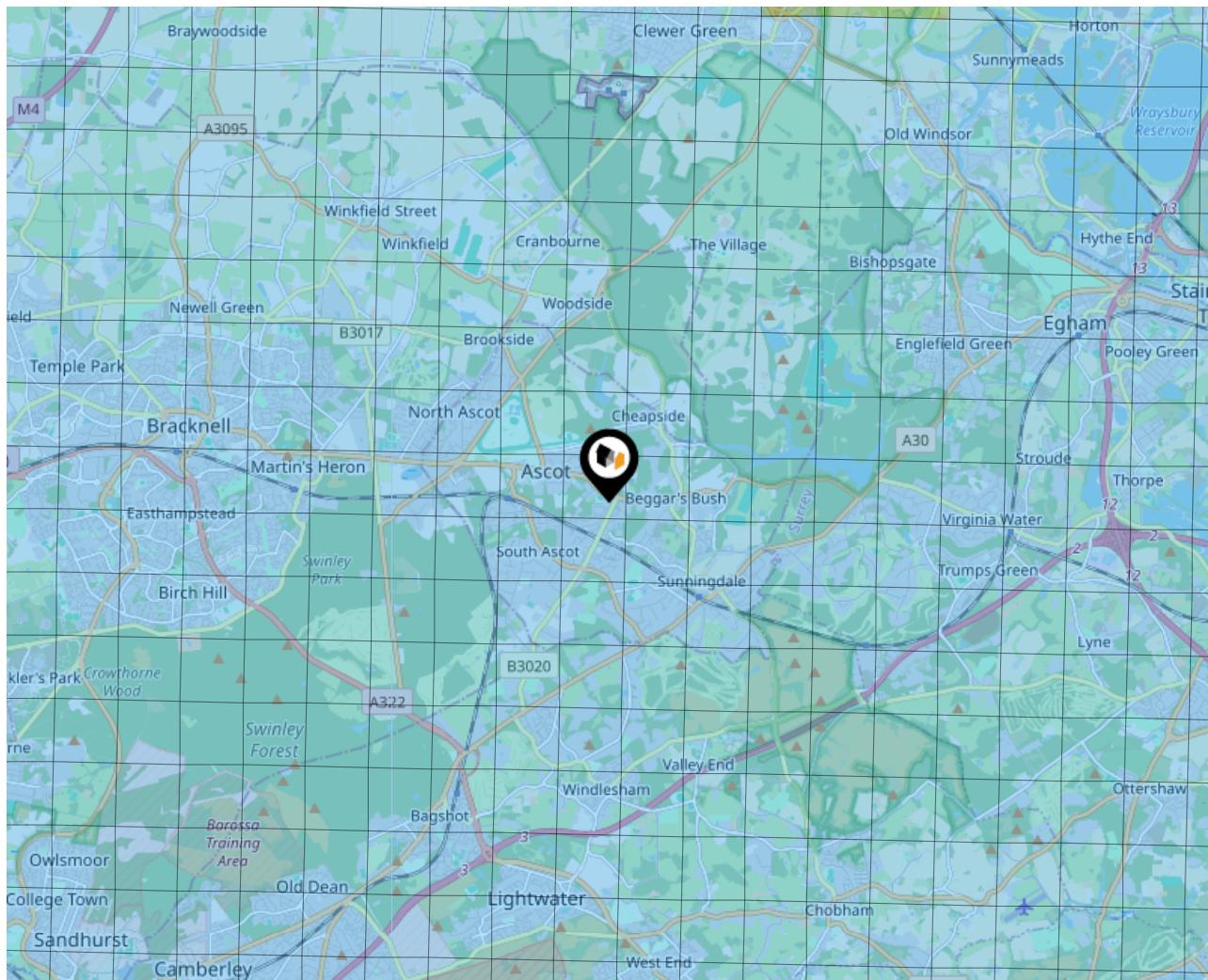
# Environment

## Radon Gas

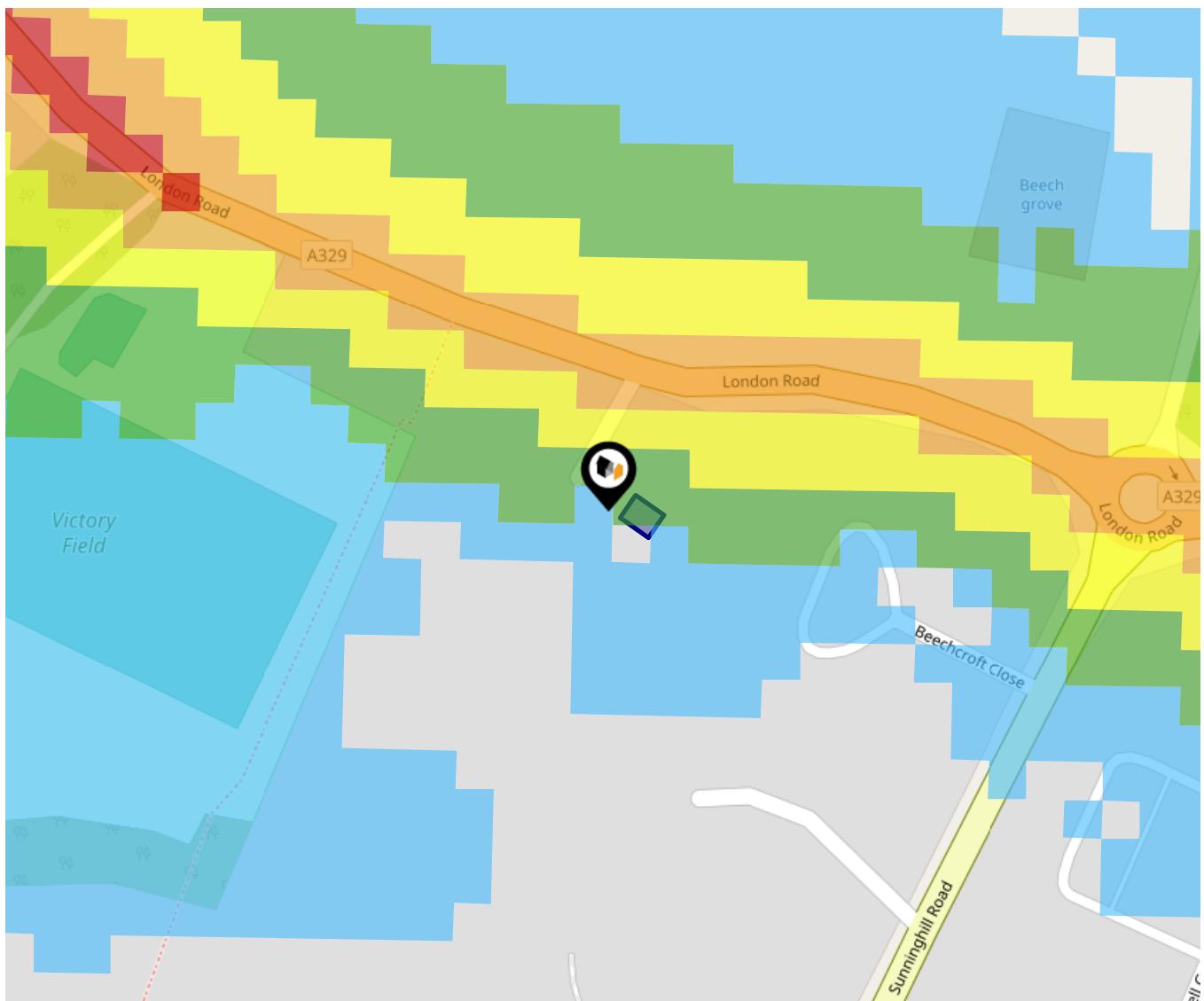


### What is Radon?

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



# 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

# Environment Soils & Clay



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

**Carbon Content:**

NONE

**Parent Material Grain:**

ARENACEOUS

**Soil Group:**

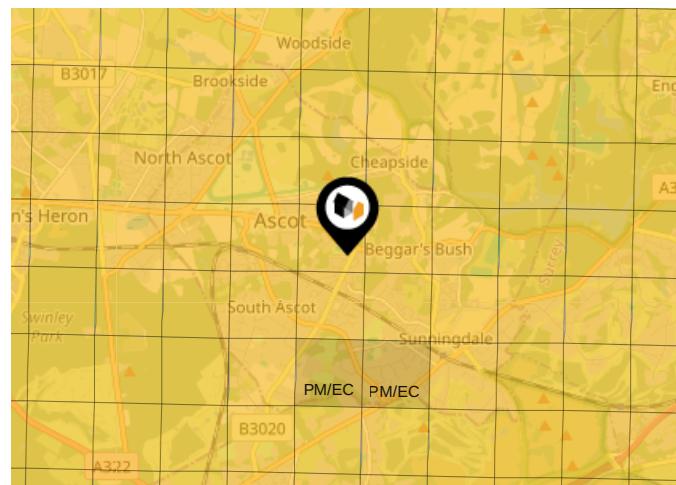
LIGHT TO MEDIUM

**Soil Texture:**

SAND TO LOAM

**Soil Depth:**

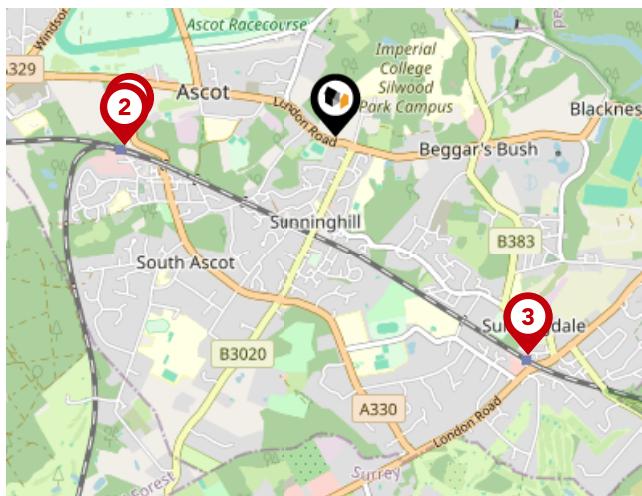
DEEP



## Primary Classifications (Most Common Clay Types)

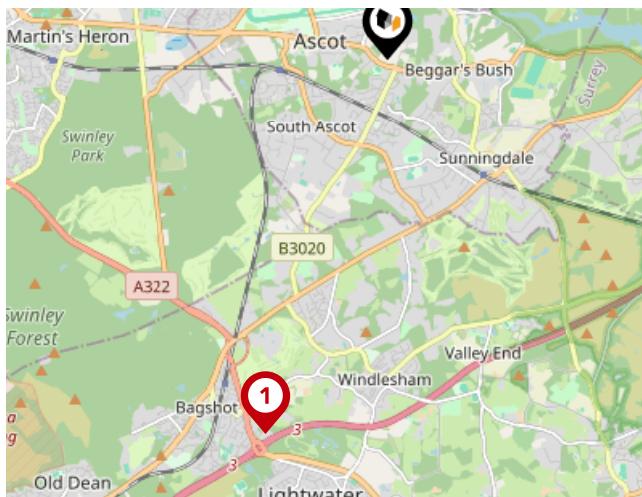
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Ascot Rail Station	0.95 miles
2	Ascot Rail Station	0.98 miles
3	Sunningdale Rail Station	1.34 miles



## Trunk Roads/Motorways

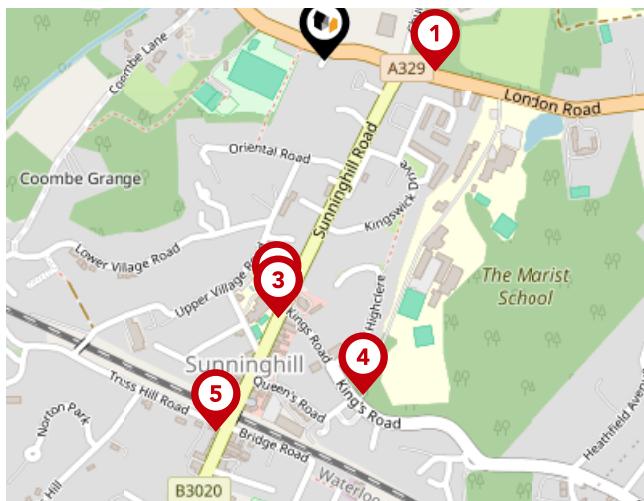
Pin	Name	Distance
1	M3 J3	3.64 miles
2	M4 J6	6.88 miles
3	M4 J7	7.58 miles
4	M4 J8	6.94 miles
5	M3 J2	4.93 miles



## Airports/Helpads

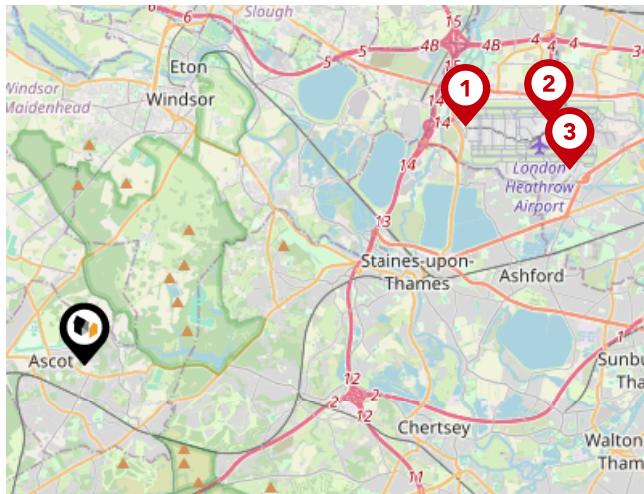
Pin	Name	Distance
1	Heathrow Airport	9.86 miles
2	Heathrow Airport Terminal 4	9.62 miles
3	Gatwick Airport	27.36 miles
4	Leaves Green	30.11 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	0.13 miles
2	St Michaels School	0.29 miles
3	St Michaels School	0.3 miles
4	Queen's Road	0.39 miles
5	High Street Shops	0.45 miles



## Local Connections

Pin	Name	Distance
1	Heathrow Terminal 5 Underground Station	8.3 miles
2	Heathrow Terminals 2 & 3 Underground Station	9.69 miles
3	Heathrow Terminal 4 Underground Station	9.67 miles



## Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	8.65 miles
2	Weybridge Ferry Landing	8.68 miles
3	Molesey - Hurst Park Ferry Landing	12.54 miles

# Avocado Property

## About Us



### Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

# Avocado Property Testimonials



## Testimonial 1



I've been good friends with Dan and Neil for over a decade, so first I just want to say they're genuinely good, trustworthy, and hard-working guys.

When I decided to sell my house I was only ever going to ask them... and they didn't disappoint.

The house was only 'live' for about an hour before it was taken down because it had so much interest. The following weekend they did a block afternoon of viewings and got 6 offers - I accepted an offer over asking

## Testimonial 2



I have never known such an excellent service. I have experienced other Estate agents but this is gold star. I have now told 3 other friends to only use Dan and Neil at Avocado. They are supportive, kind , professional and modern day super heroes. Marvel will be on the lookout for them soon!

## Testimonial 3



Can't recommend these two genuine gentlemen enough. From the start they have been professional and personable and provided timely updates and check ins, no question or task is too big or small and they have taken all the stress of selling our house out of our hands. Would recommend to anyone and everyone.



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# Avocado Property 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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Land  
Registry

