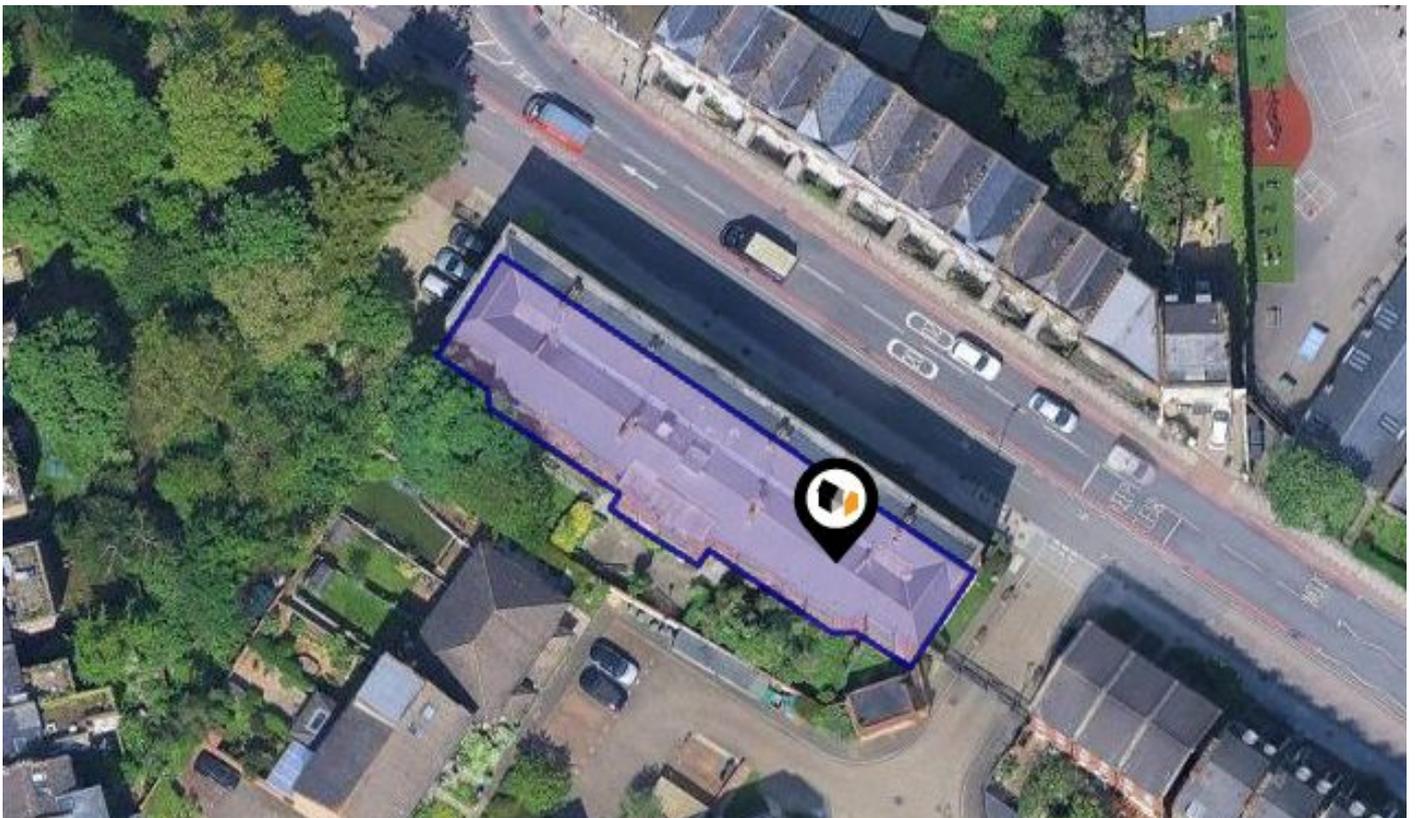




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 27th February 2026



HARLEYFORD COURT, HARLEYFORD ROAD, LONDON, SE11

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

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www.century21uk.com



Introduction

Our Comments



Charming Studio Apartment in the Heart of London – Harleyford Court, Harleyford Road Price: £294,000
Welcome to Harleyford Court, a delightful Studio apartment nestled in the vibrant neighbourhood of London SE11.

This charming residence offers a perfect blend of comfort, convenience, and urban living, making it an ideal choice for investors, or anyone seeking a stylish city retreat.

Property Highlights: Size: 355 sq ft of well-utilized living space- Bathroom: 1 modern kitchen. Type: Cosy apartment located on the second floor of a well-maintained building As you step inside, you are greeted by a bright and airy living area that provides a warm and inviting atmosphere. The open-plan layout maximizes space and natural light, creating the perfect environment for relaxation or entertaining guests. The well-appointed kitchen features contemporary finishes and ample storage, making it a joy to prepare meals. The spacious studio offers a peaceful sanctuary, complete with built-in wardrobes to keep your belongings organized. The modern bathroom is designed with both style and functionality in mind, featuring high-quality fixtures and fittings.

Location: Harleyford Court is ideally situated on Harleyford Road, providing easy access to a plethora of local amenities, including shops, cafes, and restaurants. Vauxhall and Oval Stations are only a few minutes walk with main line and Victoria and Northern Underground lines. The property is well-connected to other public transport, with nearby bus routes and just a short walk away, making commuting to Central London a breeze. Enjoy the best of city living with nearby parks and green spaces, perfect for leisurely strolls or weekend picnics.

Additional Information:- Leasehold property- Low service charges- Ideal for investors and currently let on an AST at £1,350 PCM Don't miss this fantastic opportunity to own a piece of London real estate at an attractive price. Schedule a viewing today and discover the potential of Harleyford Court!

For more information or to arrange a viewing, please contact us. 02076301099

Property Overview



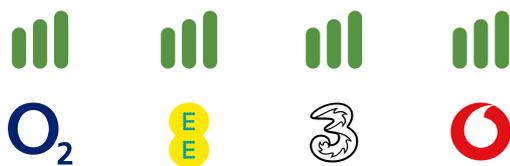
Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	0		
Floor Area:	365 ft ² / 34 m ²		
Plot Area:	0.13 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,303		
Title Number:	TGL154601		

Local Area

Local Authority:	Lambeth	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	Vauxhall	15 mb/s	5000 mb/s
Flood Risk:			
• Rivers & Seas	Very Low		
• Surface Water	Low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



LN57505

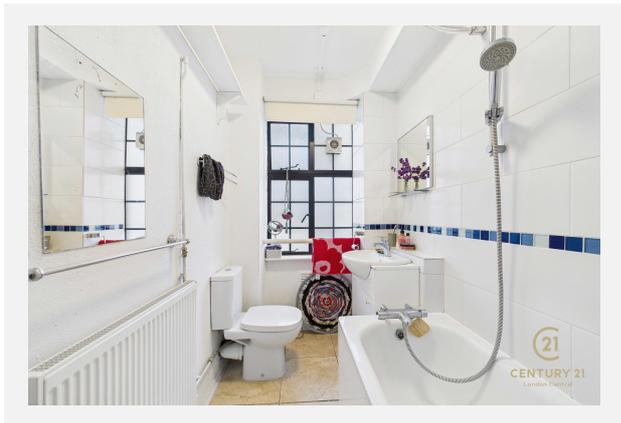
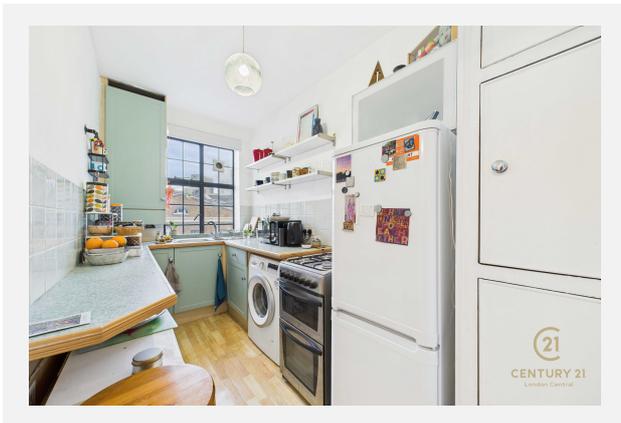
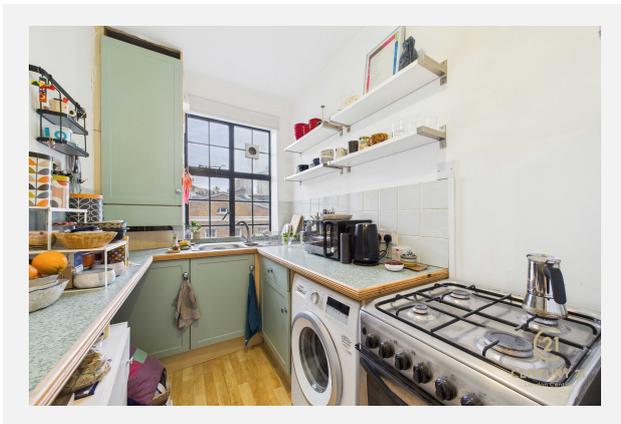
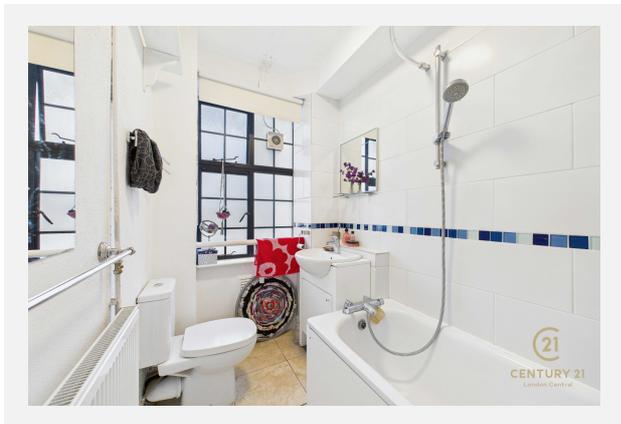
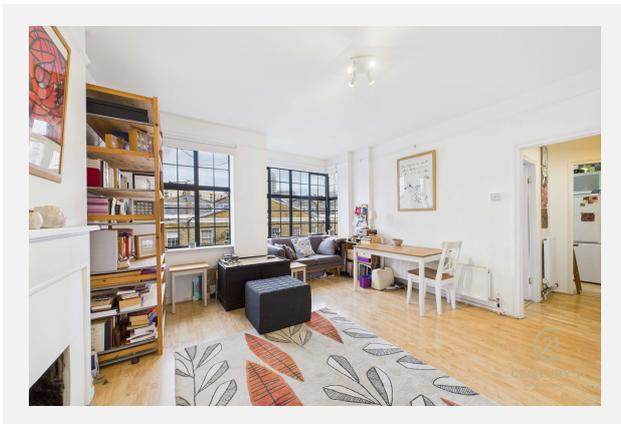
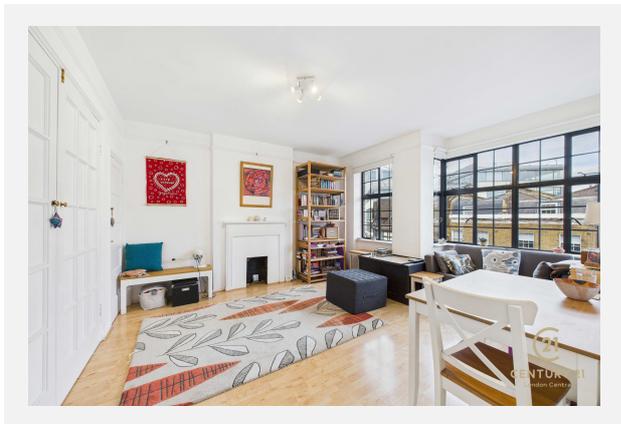
Leasehold Title Plan



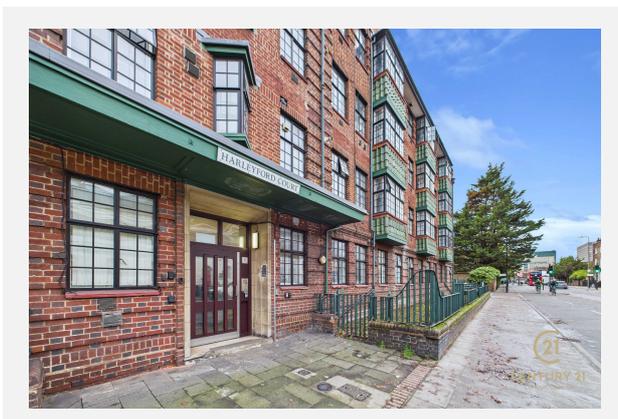
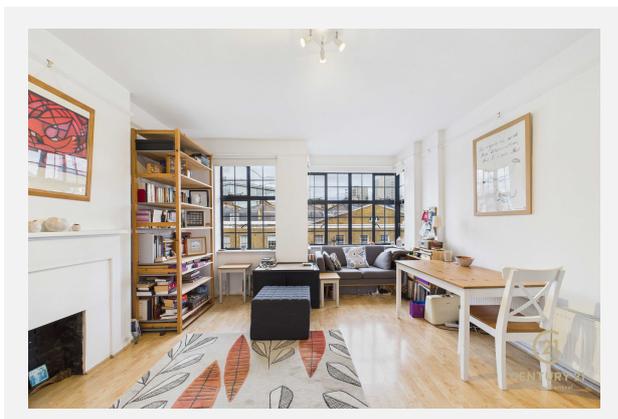
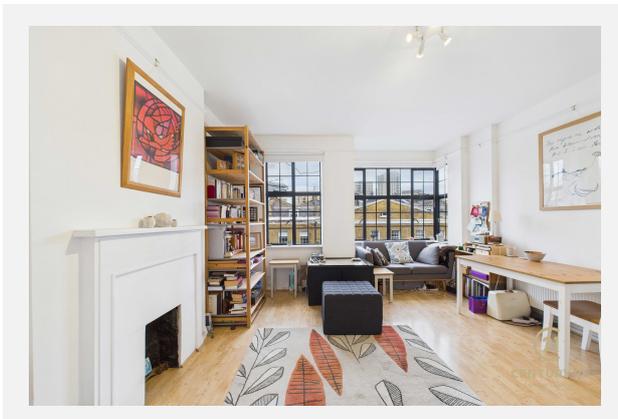
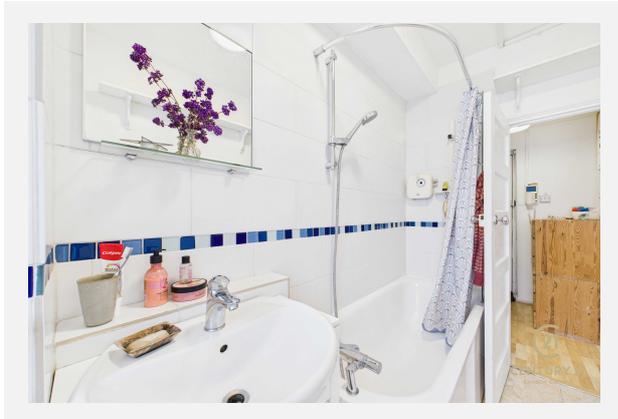
TGL154601

Start Date: 15/11/1998
End Date: 13/11/2120
Lease Term: 125 years from 13 November 1995
Term Remaining: 94 years

Gallery Photos



Gallery Photos

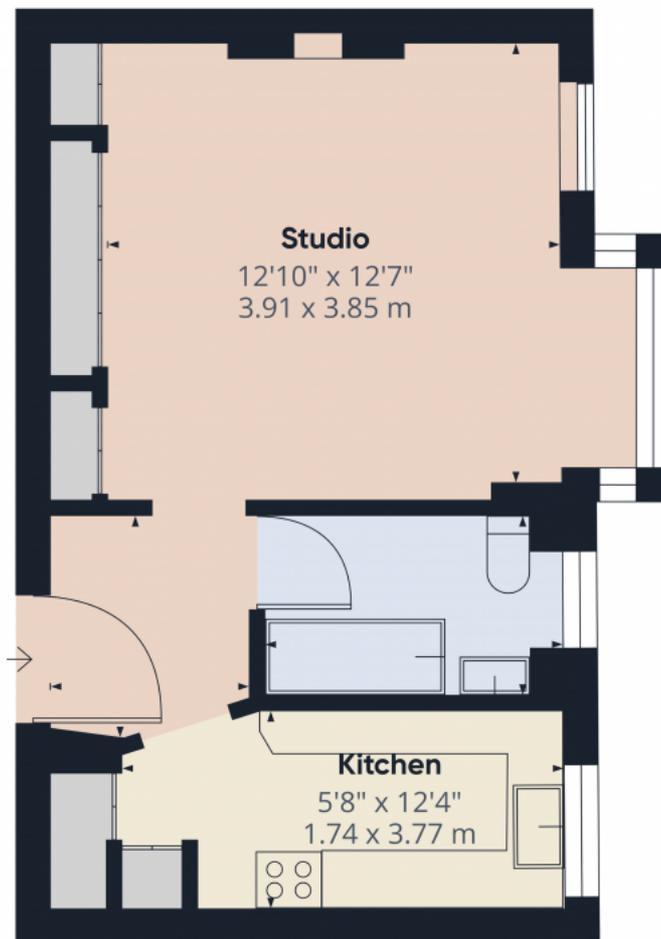


HARLEYFORD COURT, HARLEYFORD ROAD, LONDON, SE11

CENTURY 21
London Central

Harleyford Court, Oval
London, SE11

APPROX. GROSS INTERNAL AREA
372.86 ft² / 34.64 m²



- Second Floor -

<p>APPROX. GROSS INTERNAL AREA The footprint of the property 372.86 ft² / 34.64 m²</p>	<p>APPROX. NET INTERNAL AREA Excludes walls and external features 362.0 ft² / 33.7 m²</p>	<p>APPROX. HEADROOM AREA below 1.5m / 4.9c 0.0 ft² / 0.0 m²</p>	<p>APPROX. EXTERNAL STRUCTURAL FEATURES Balconies, Terraces, Etc 0.0 ft² / 0.0 m²</p>
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This floor plan is for illustration purposes only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright turokmedia.com

Property EPC - Certificate



Harleyford Court, Harleyford Road, SE11

Energy rating

C

Valid until 25.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



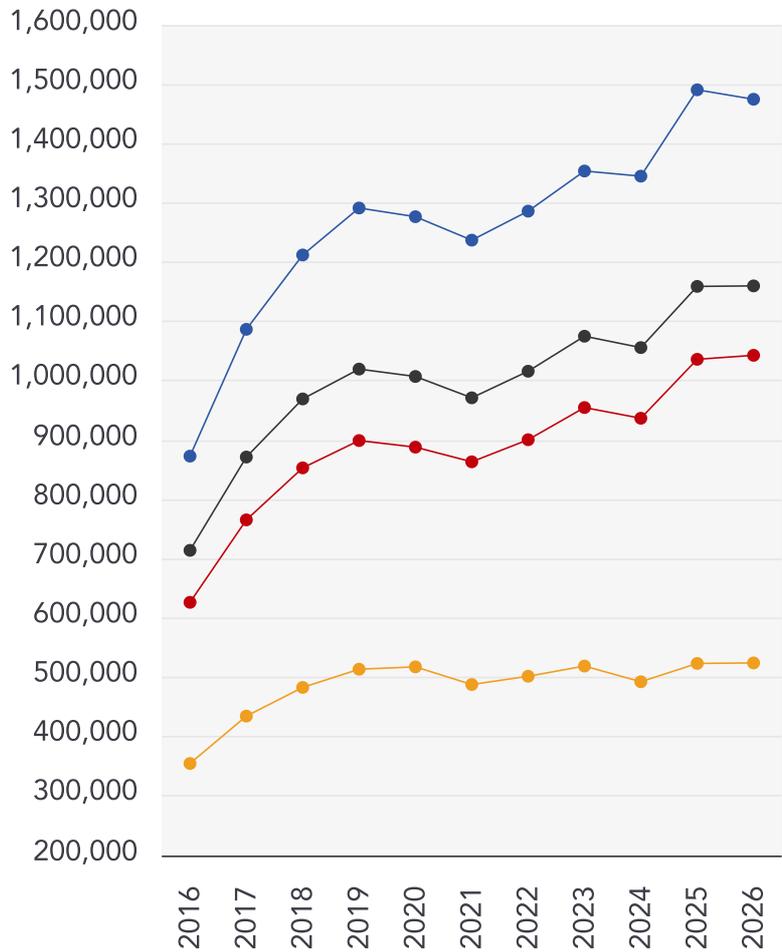
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	34 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in SE11



Detached

+68.89%

Terraced

+62.39%

Semi-Detached

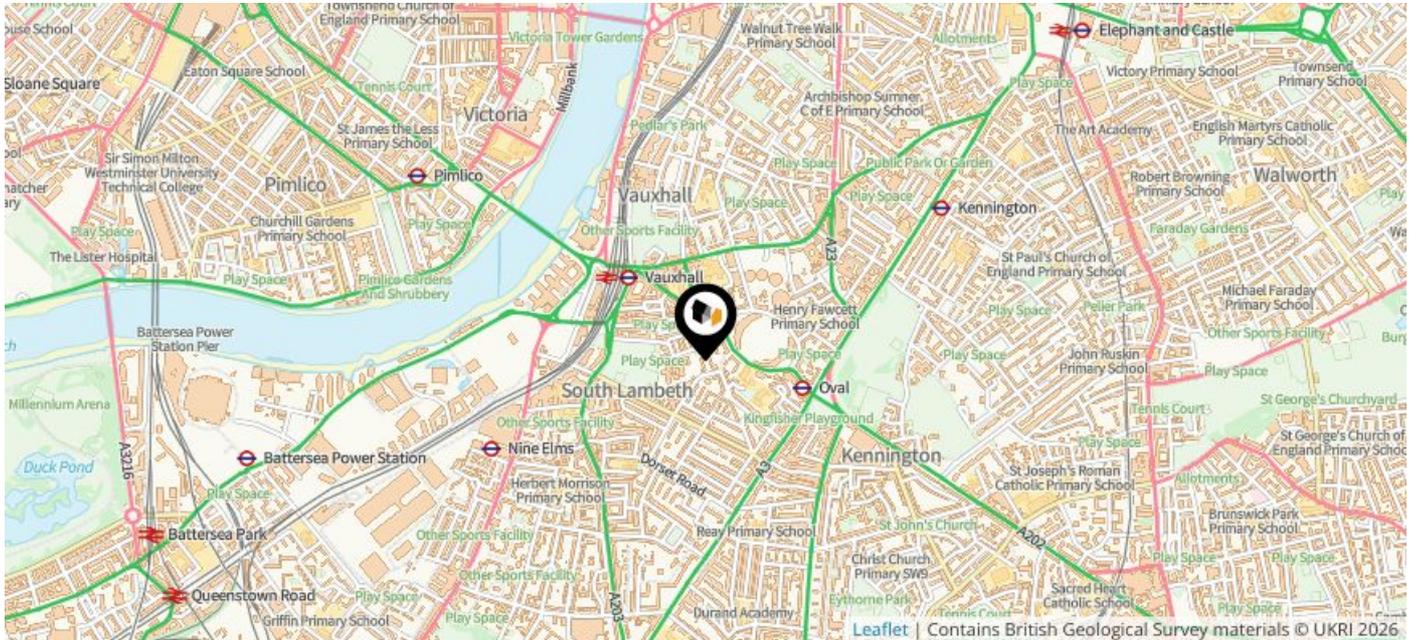
+66.43%

Flat

+47.71%

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.

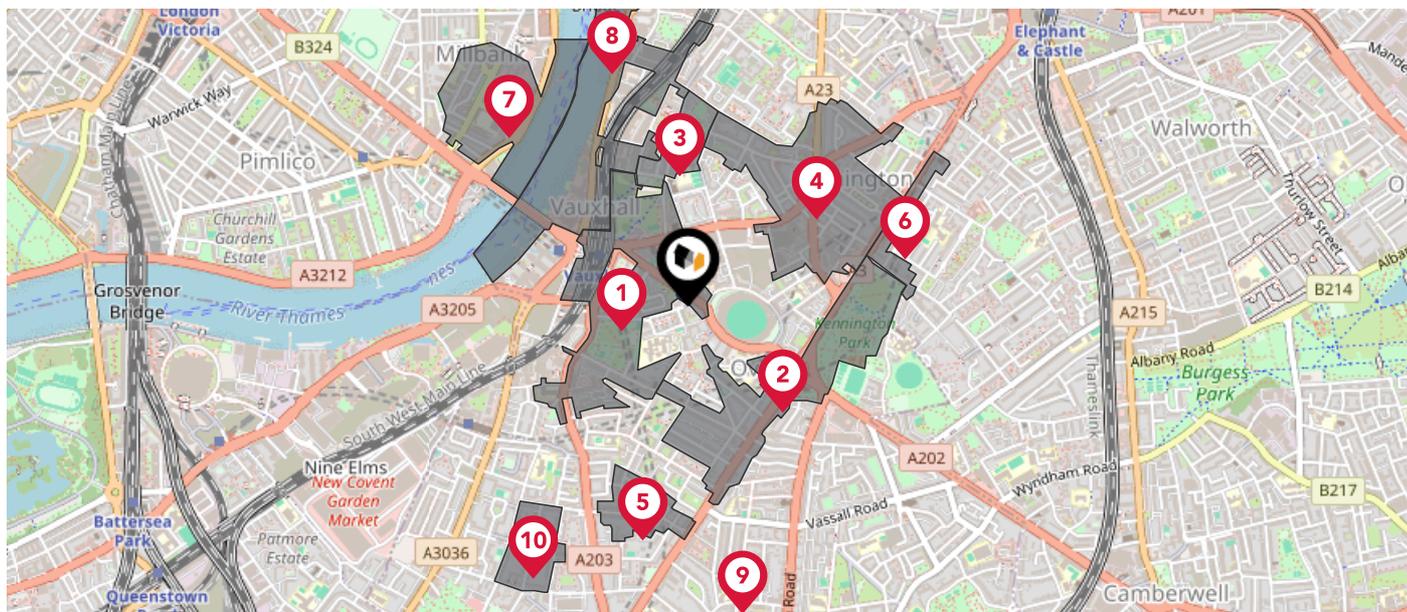
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

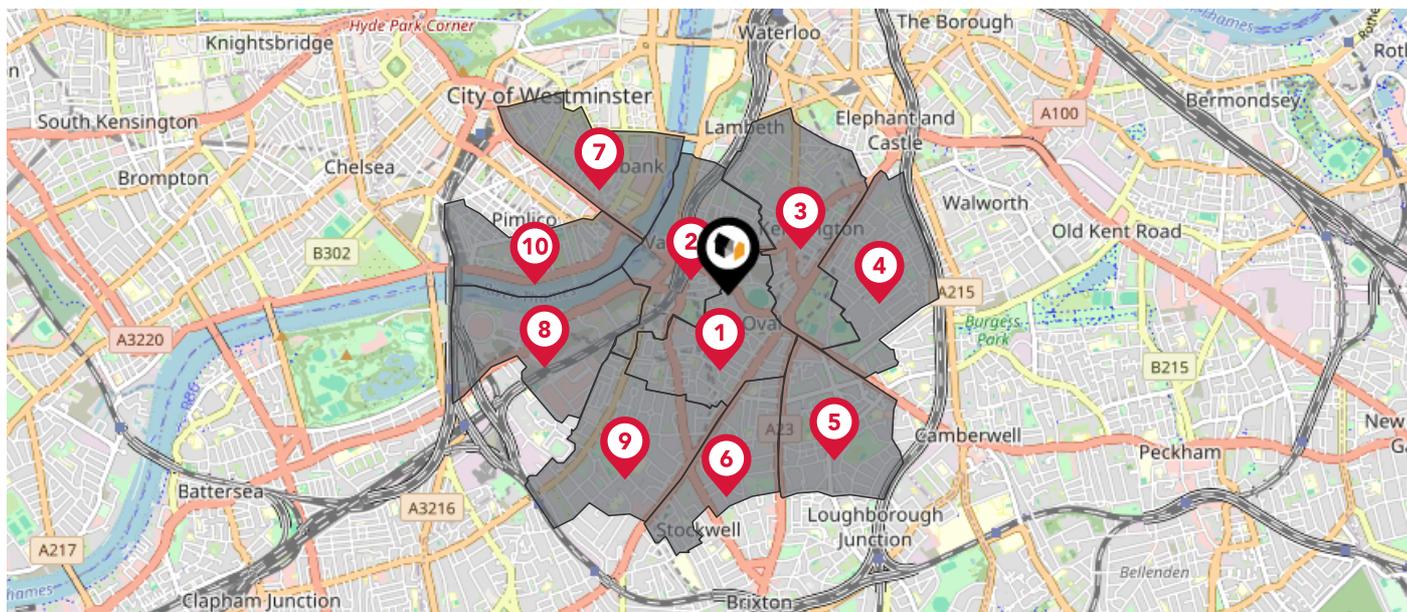
-  1 Vauxhall
-  2 St Marks
-  3 Vauxhall Gardens
-  4 Kennington
-  5 Albert Square
-  6 Kennington Park Road
-  7 Millbank
-  8 Albert Embankment
-  9 Hackford Road
-  10 Lansdowne Gardens

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



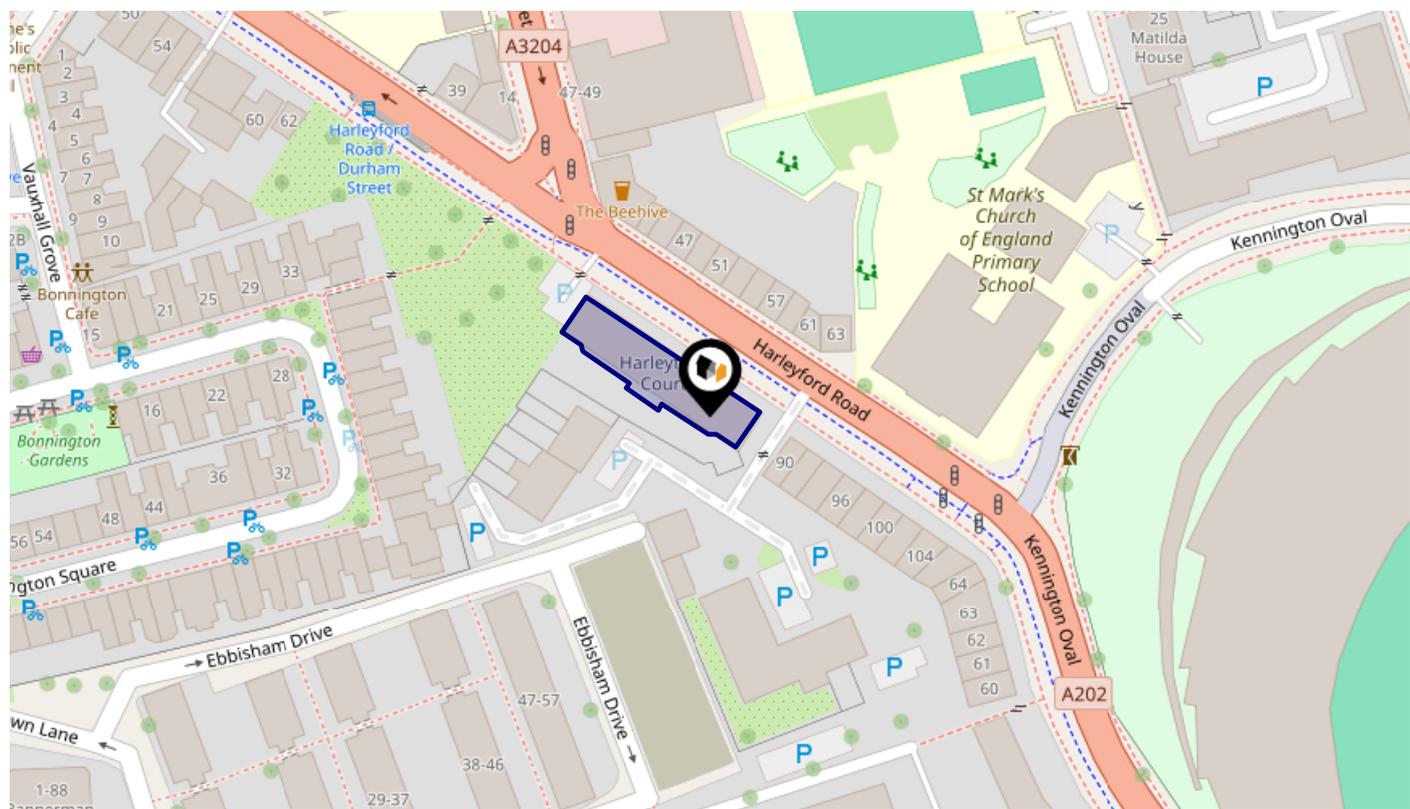
Nearby Council Wards

-  1 Oval Ward
-  2 Vauxhall Ward
-  3 Kennington Ward
-  4 Newington Ward
-  5 Myatt's Fields Ward
-  6 Stockwell East Ward
-  7 Vincent Square Ward
-  8 Nine Elms Ward
-  9 Stockwell West & Larkhall Ward
-  10 Pimlico South 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:

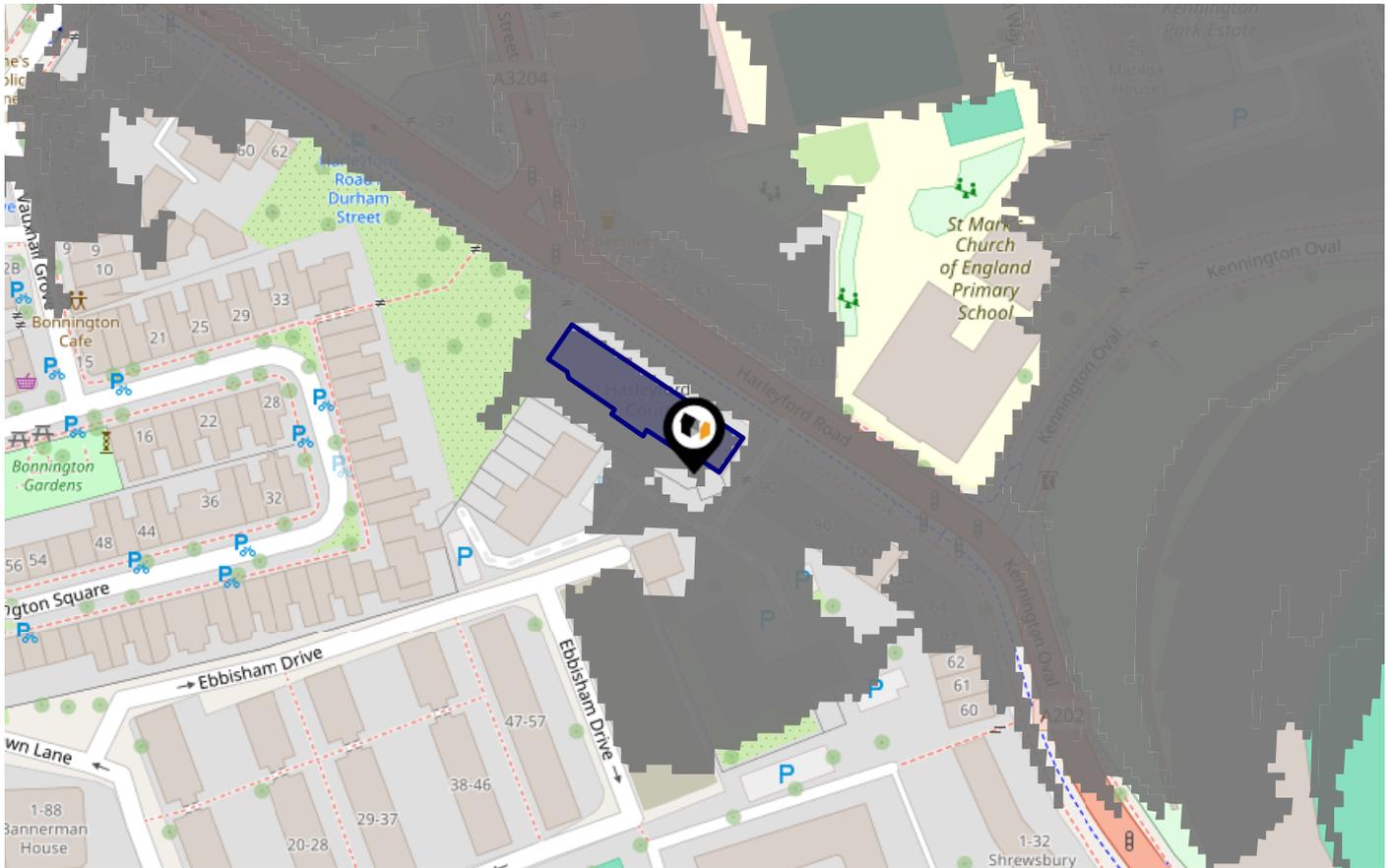
- 5 | 75.0+ dB ■
- 4 | 70.0-74.9 dB ■
- 3 | 65.0-69.9 dB ■
- 2 | 60.0-64.9 dB ■
- 1 | 55.0-59.9 dB ■

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:

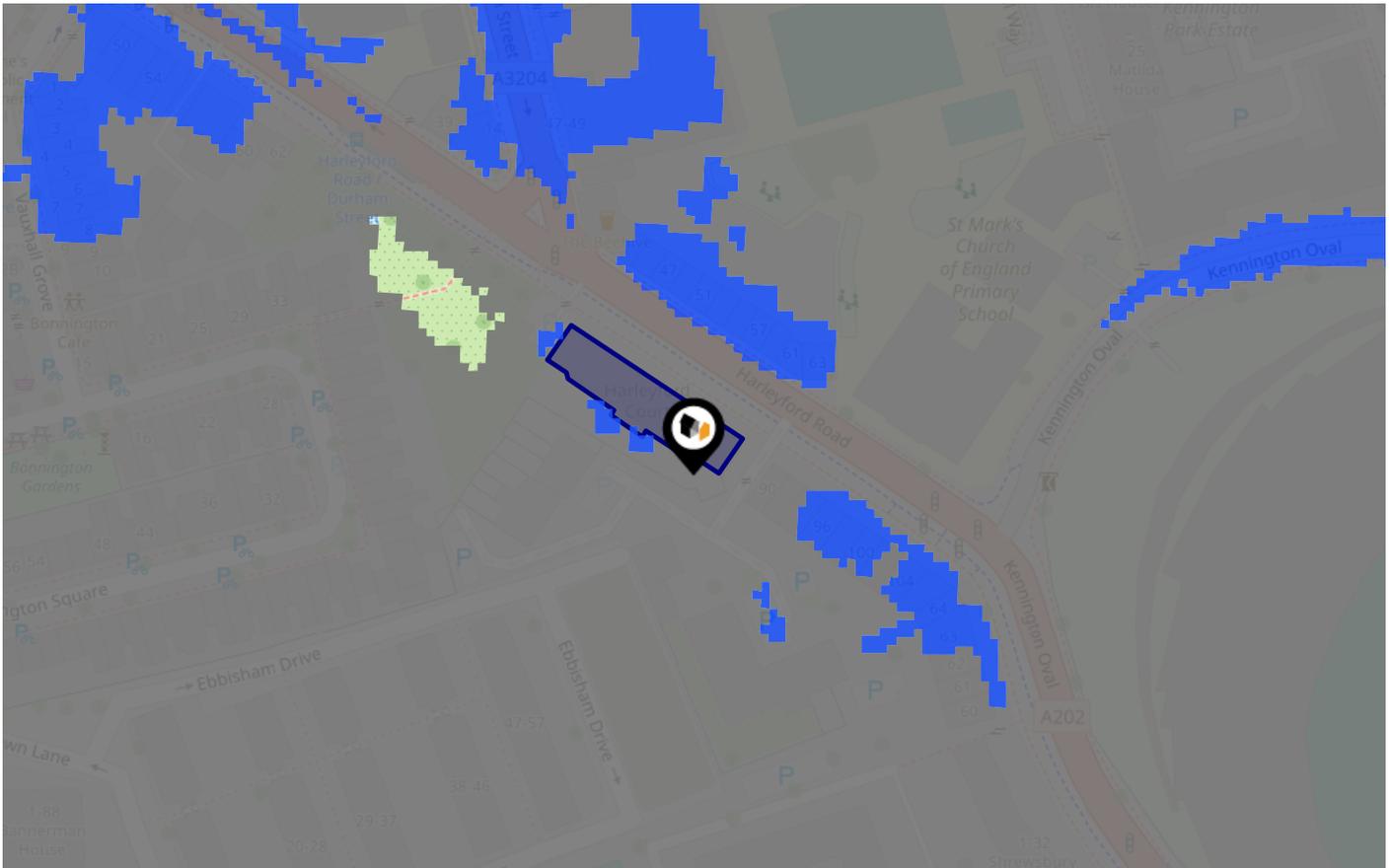


Flood Risk

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: 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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- 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:

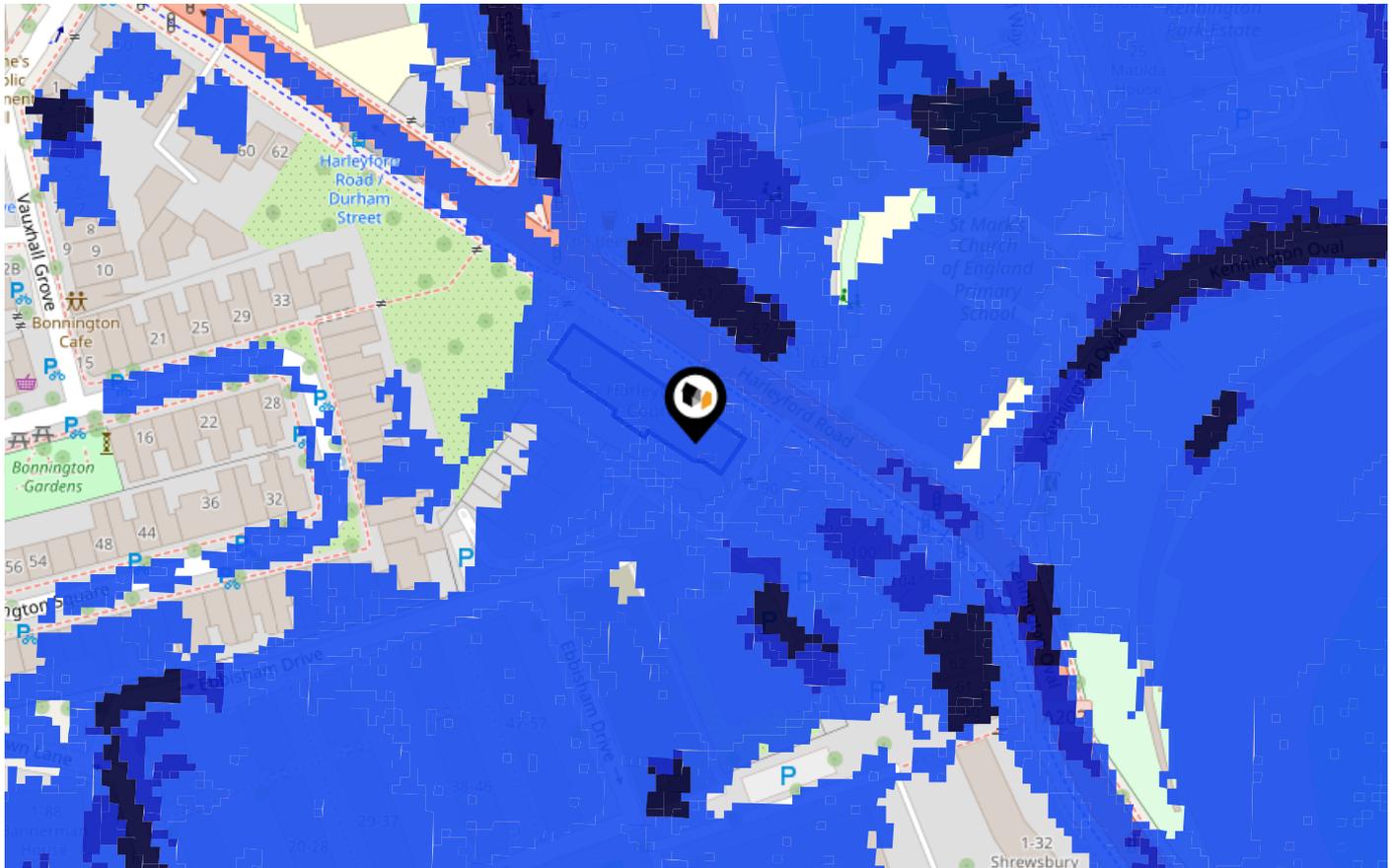


Flood Risk

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:

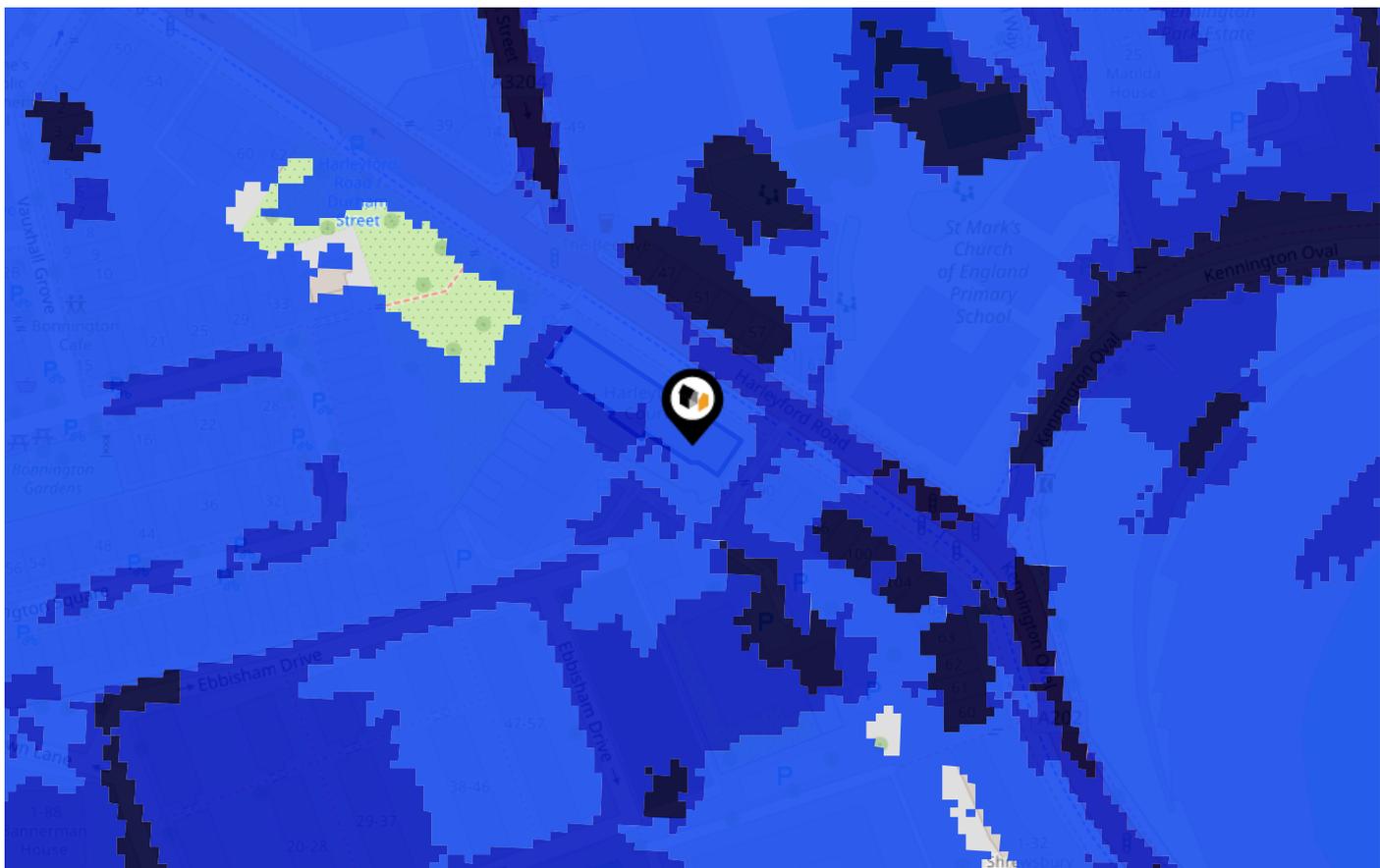


Flood Risk

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.

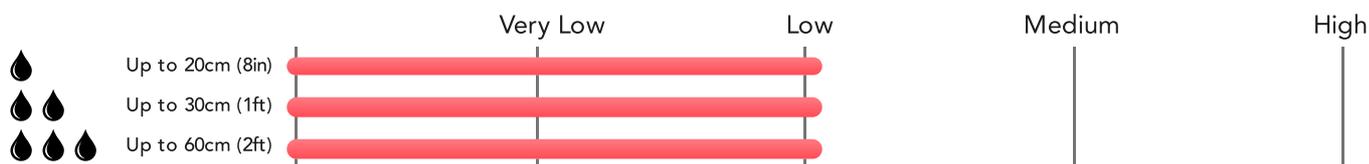


Risk Rating: Low

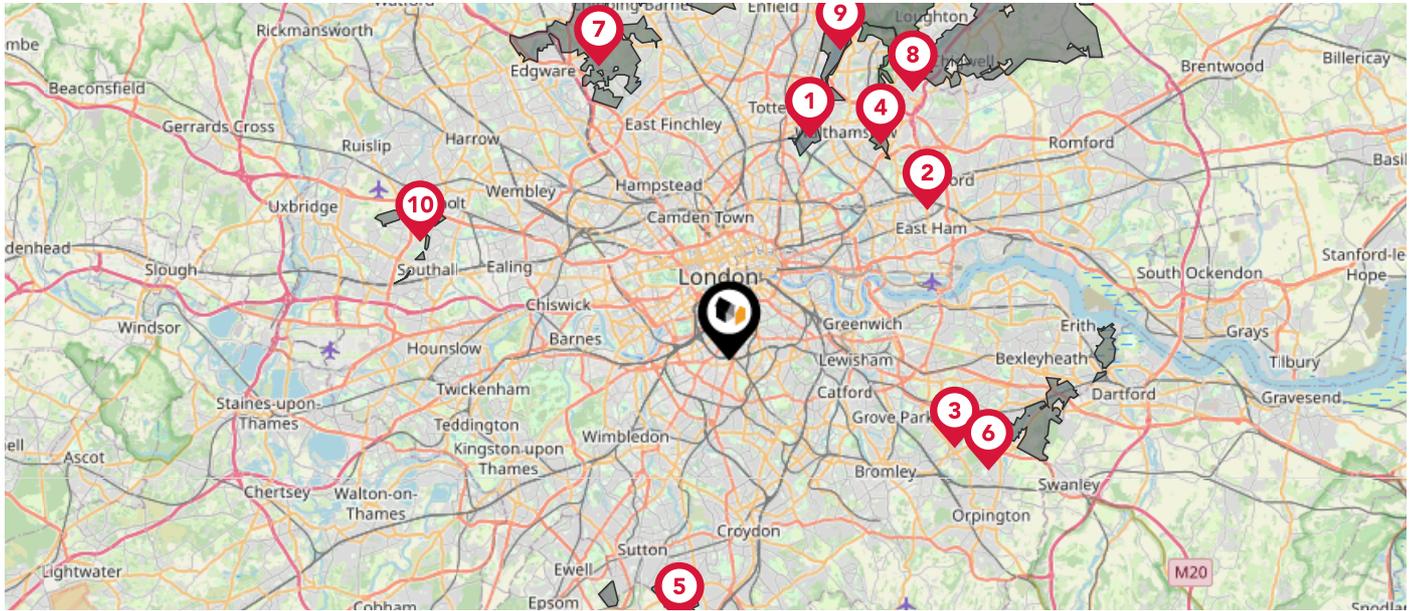
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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:



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



Nearby Green Belt Land

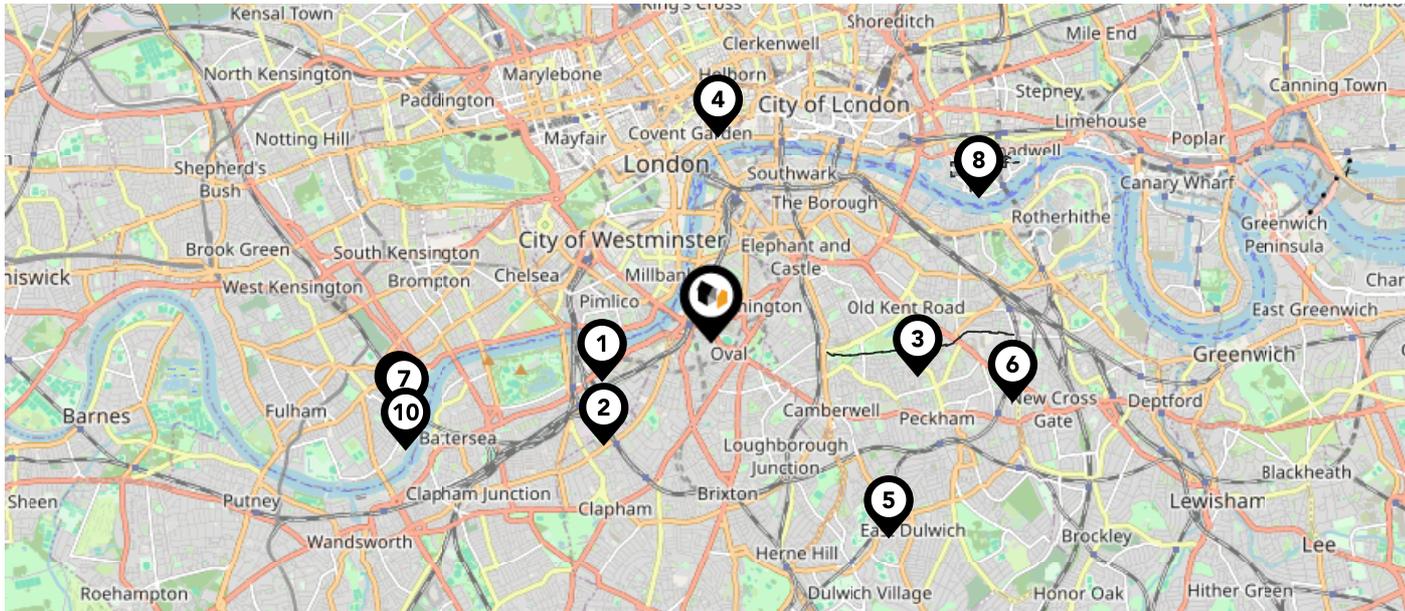
-  London Green Belt - Haringey
-  London Green Belt - Newham
-  London Green Belt - Greenwich
-  London Green Belt - Waltham Forest
-  London Green Belt - Sutton
-  London Green Belt - Bexley
-  London Green Belt - Barnet
-  London Green Belt - Epping Forest
-  London Green Belt - Enfield
-  London Green Belt - Ealing

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

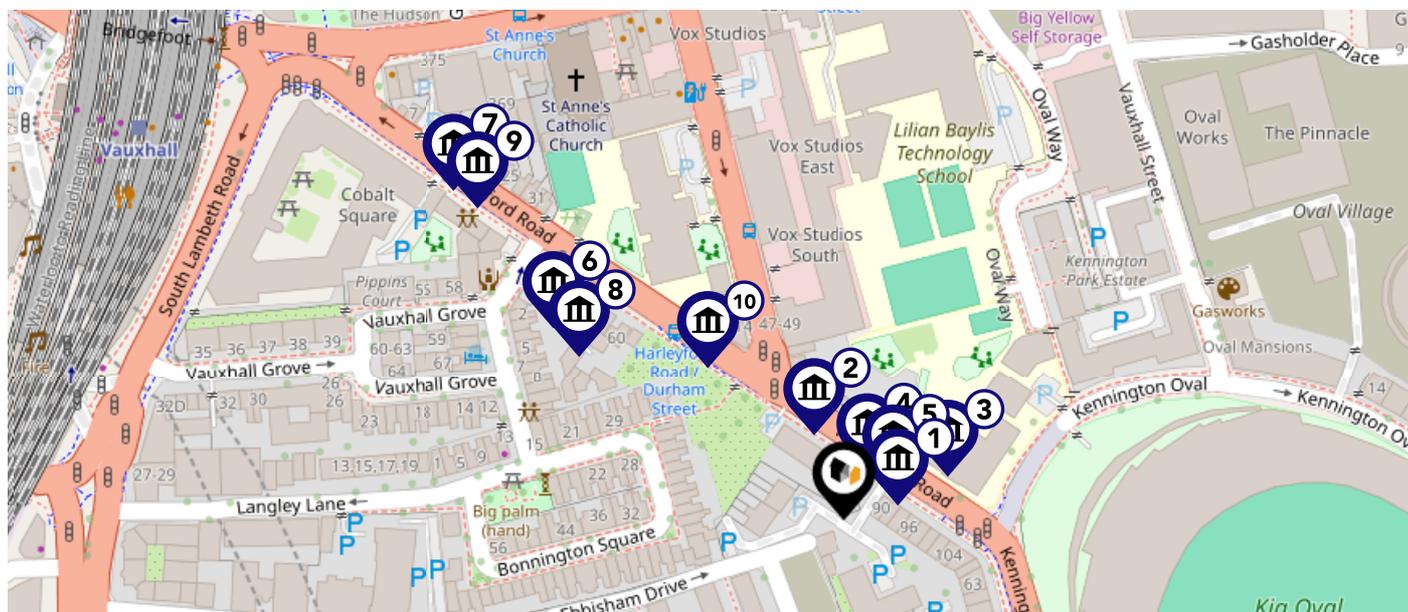
1	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill
2	Linford Street-London SW8	Historic Landfill
3	Old Canal Filling-Southwark, London	Historic Landfill
4	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill
5	British Rail-East Dulwich	Historic Landfill
6	Idlerton Road-London SE15	Historic Landfill
7	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill
8	Wapping Basin-St. George in the East, Tower Hamlets, London	Historic Landfill
9	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill
10	Townmead Road-Sands End, London SW6	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
 1080407 - Forecourt Piers And Railings To Number 63	Grade II	0.0 miles
 1358271 - 43-55, Harleyford Road Se11	Grade II	0.0 miles
 1080408 - St Marks' Church Of England Junior Mixed And Infants Schools	Grade II	0.0 miles
 1080406 - 57 And 59, Harleyford Road Se11	Grade II	0.0 miles
 1358272 - 63, Harleyford Road Se11	Grade II	0.0 miles
 1080409 - 48-56, Harleyford Road Se11	Grade II	0.1 miles
 1299704 - 15 And 17, Harleyford Road Se11	Grade II	0.1 miles
 1080410 - 58 And 60, Harleyford Road Se11	Grade II	0.1 miles
 1080445 - 19 And 21, Harleyford Road Se11	Grade II	0.1 miles
 1080405 - 39, Harleyford Road Se11	Grade II	0.1 miles

Area Schools



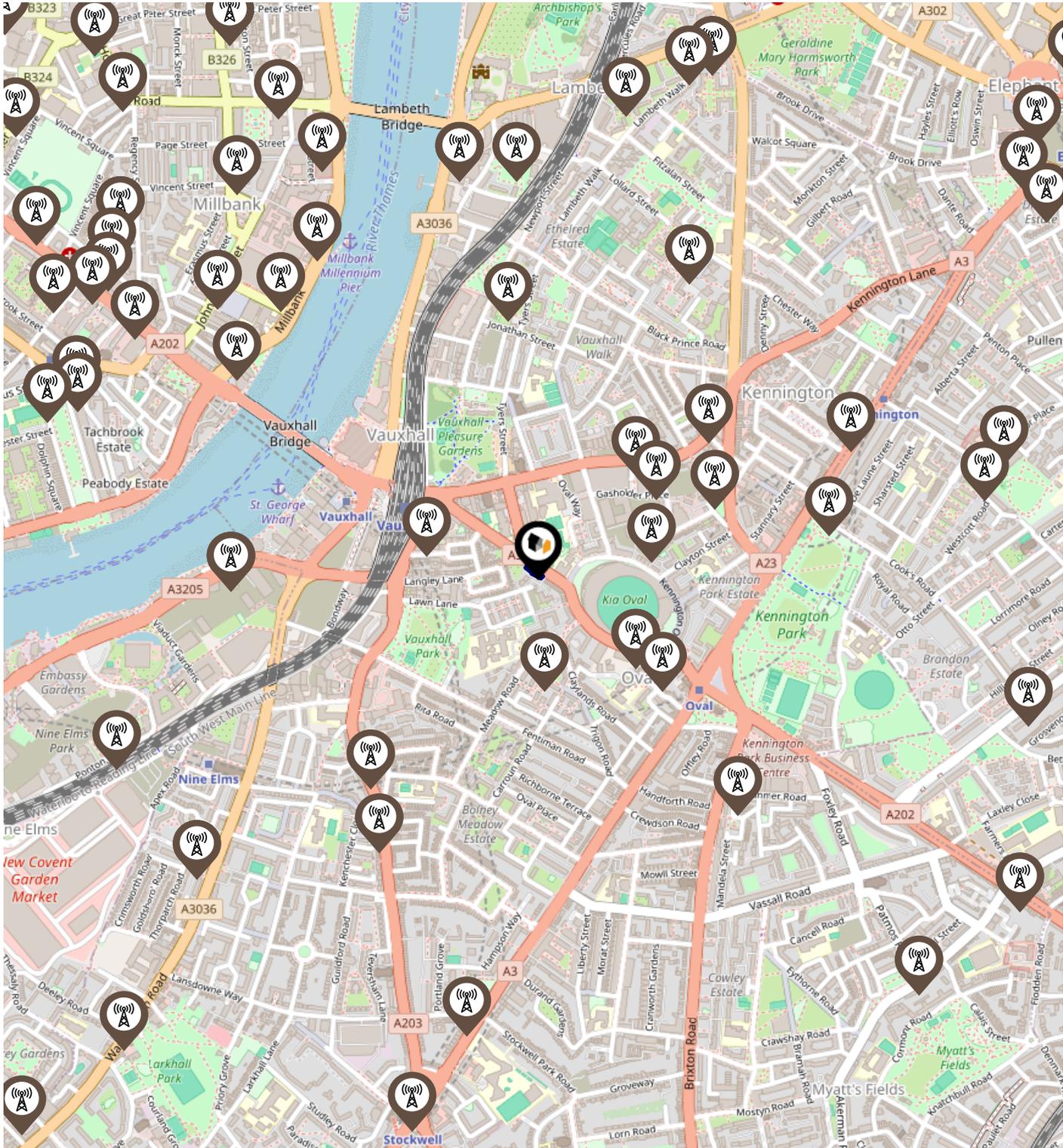
	Nursery	Primary	Secondary	College	Private
1 St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 220 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Anne's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Lilian Baylis Technology School Ofsted Rating: Outstanding Pupils: 844 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Ashmole Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Henry Fawcett Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Vauxhall Primary School Ofsted Rating: Good Pupils: 218 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Stephen's Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Wyvil Primary School and Resource Bases for Speech, Language and Communication Needs, and Autism Ofsted Rating: Outstanding Pupils: 467 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 The Park College Ofsted Rating: Good Pupils:0 Distance:0.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Reay Primary School Ofsted Rating: Outstanding Pupils: 224 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Evolve Academy Ofsted Rating: Not Rated Pupils: 97 Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Octavia House Schools, London Ofsted Rating: Not Rated Pupils: 85 Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Herbert Morrison Primary School Ofsted Rating: Outstanding Pupils: 217 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Ethelred Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 95 Distance:0.53</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Vanguard School Ofsted Rating: Requires improvement Pupils: 64 Distance:0.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Keyworth Primary School Ofsted Rating: Good Pupils: 342 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

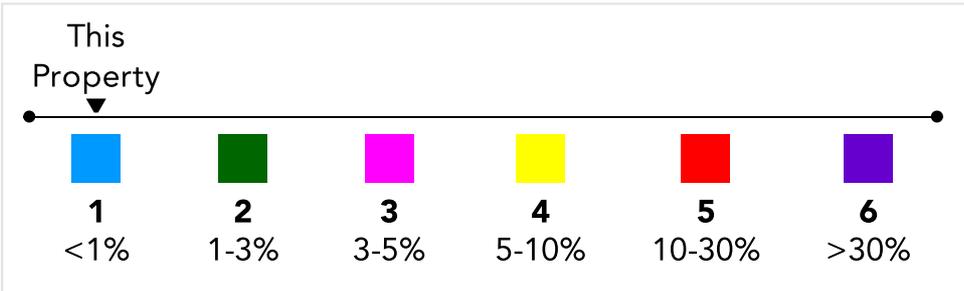
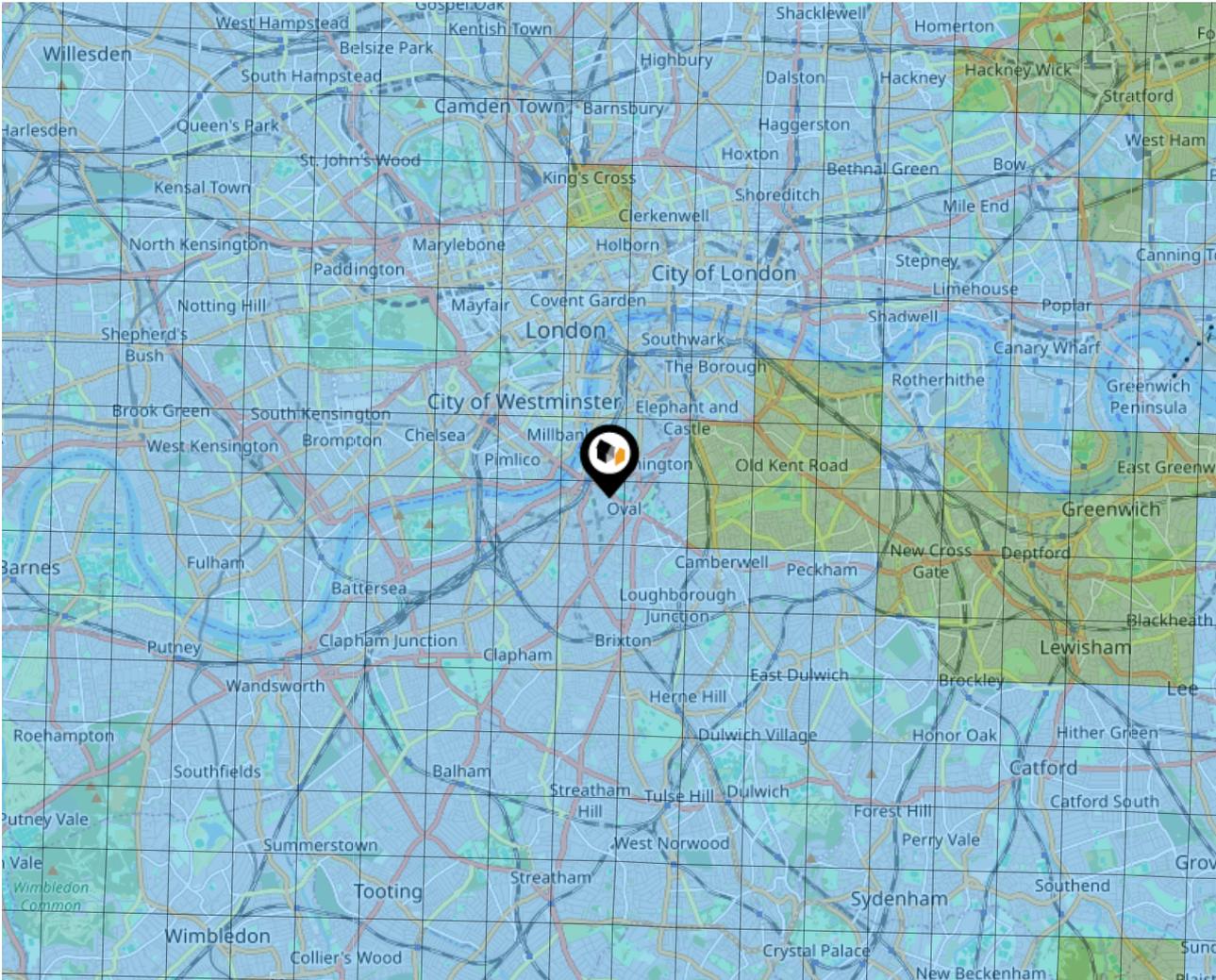
Environment

Radon Gas

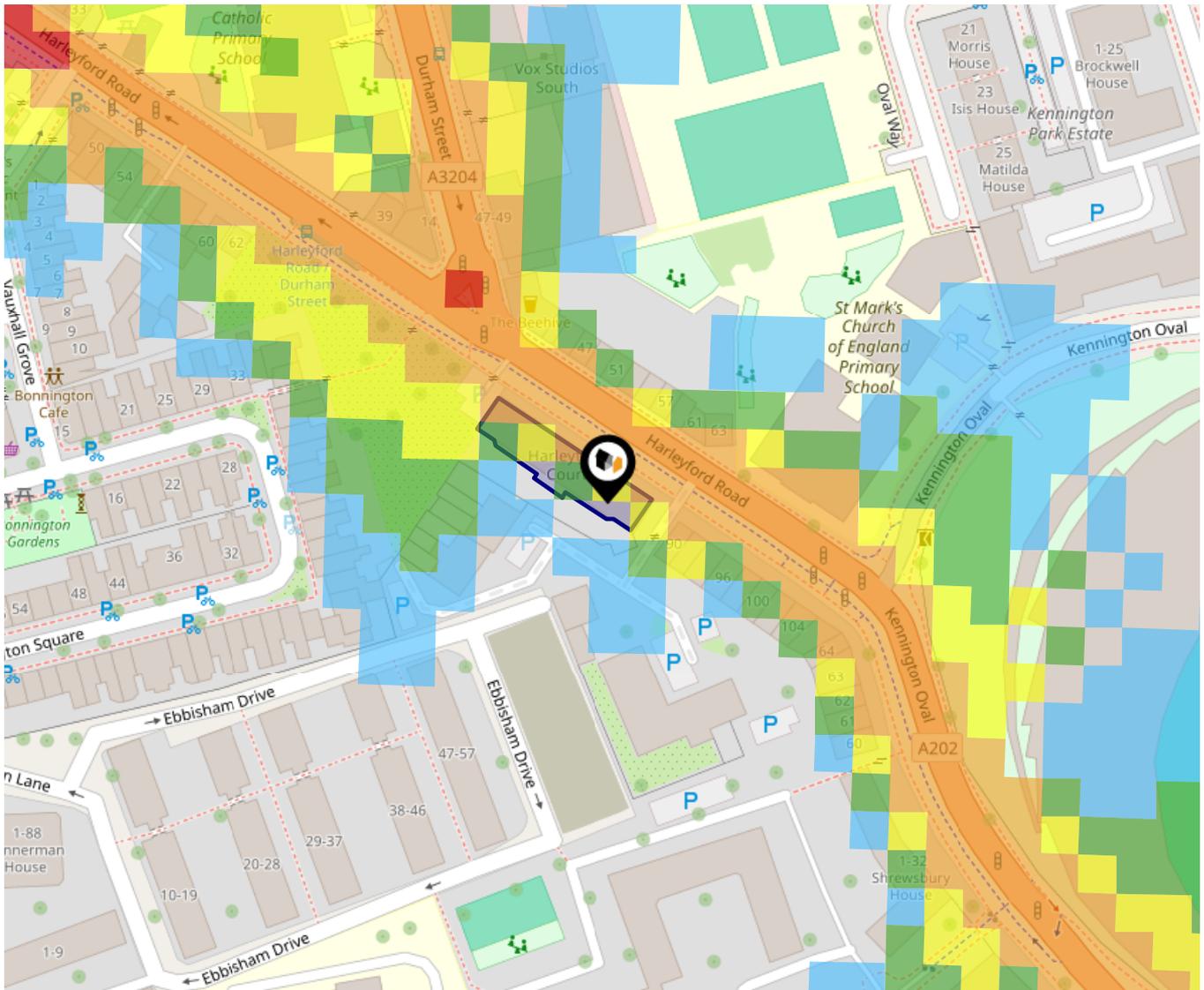


What is Radon?

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/m³).



Local Area Road Noise



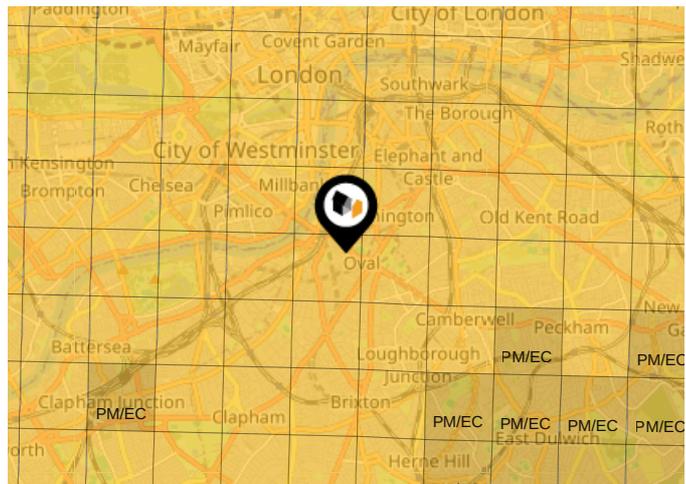
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

Carbon Content:	NONE	Soil Texture:	PEATY CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



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)



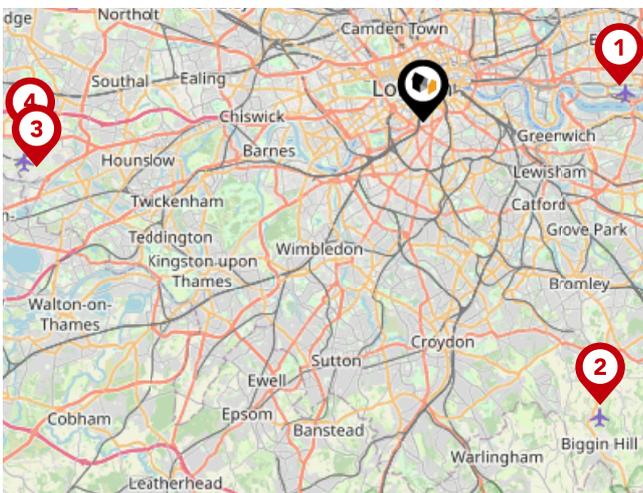
National Rail Stations

Pin	Name	Distance
1	Vauxhall Rail Station	0.2 miles
2	Vauxhall Rail Station	0.25 miles
3	Elephant & Castle Rail Station	1.08 miles



Trunk Roads/Motorways

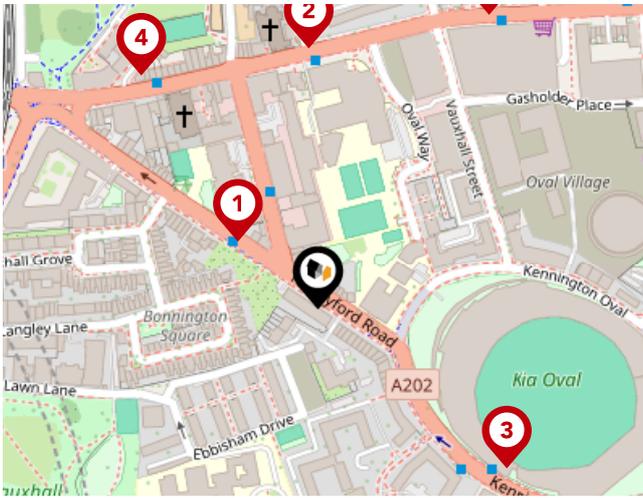
Pin	Name	Distance
1	M1 J1	7.79 miles
2	M4 J1	7 miles
3	M1 J2	9.85 miles
4	M4 J2	7.67 miles
5	M11 J4	9.86 miles



Airports/Helipads

Pin	Name	Distance
1	Silvertown	7.36 miles
2	Leaves Green	12.36 miles
3	Heathrow Airport Terminal 4	14.31 miles
4	Heathrow Airport	14.44 miles

Area Transport (Local)



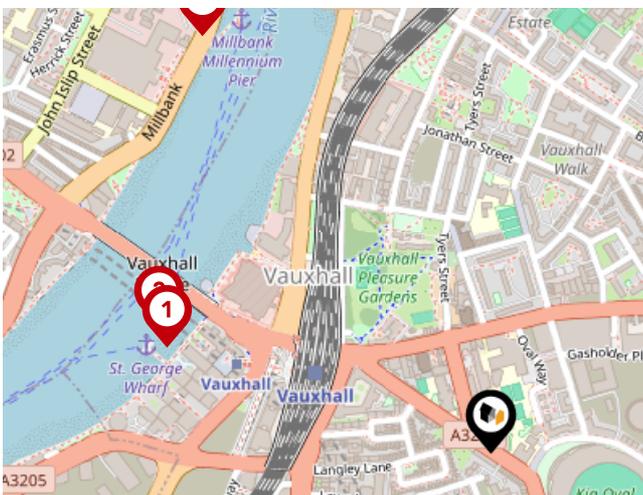
Bus Stops/Stations

Pin	Name	Distance
1	Harleyford Road / Durham Street	0.06 miles
2	Durham Street	0.15 miles
3	Archbishop Tenison's School	0.14 miles
4	St. Annes Church	0.17 miles
5	Loughborough Street	0.2 miles



Local Connections

Pin	Name	Distance
1	Vauxhall	0.25 miles
2	Oval	0.27 miles
3	Vauxhall	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Vauxhall St. George Wharf Pier	0.39 miles
2	Vauxhall St George Wharf Pier	0.41 miles
3	Millbank Pier	0.59 miles



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Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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