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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th October 2026



PRIORY AVENUE, LONDON, E4

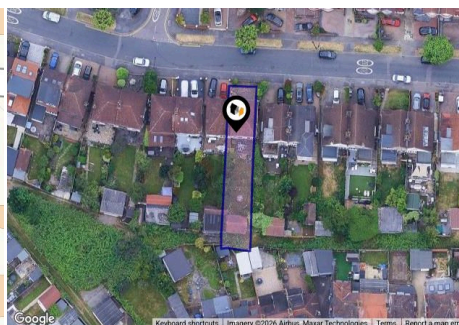
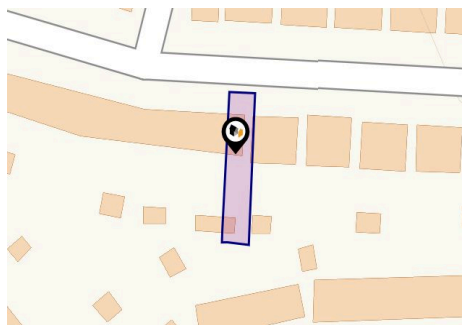
iad UK | Laura Kirby

iad HQ 13E Church End Estate Church End Little Hadham SG11 2DY

07540 246212

laura.kirby@iad.uk.com

iadgroup.com



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.07 acres
Council Tax : Band E
Annual Estimate: £2,917
Title Number: EGL161857

Tenure: Freehold

Local Area

Local Authority: Waltham forest
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very low
 • Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

14 **66** **5000**
 mb/s mb/s mb/s

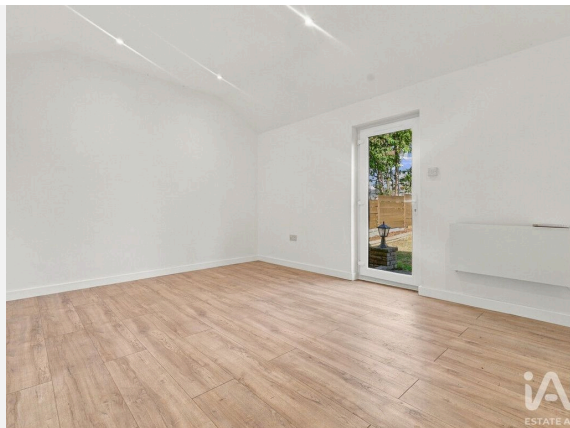
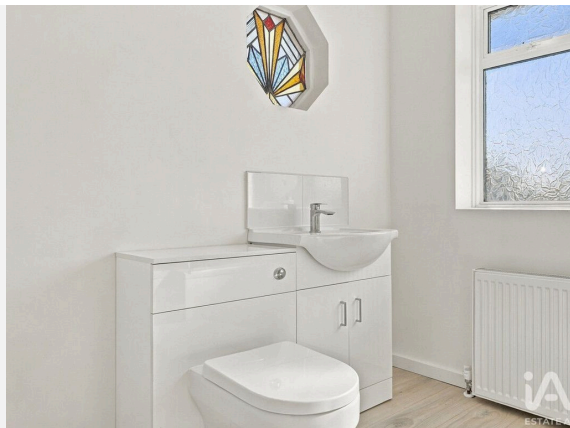


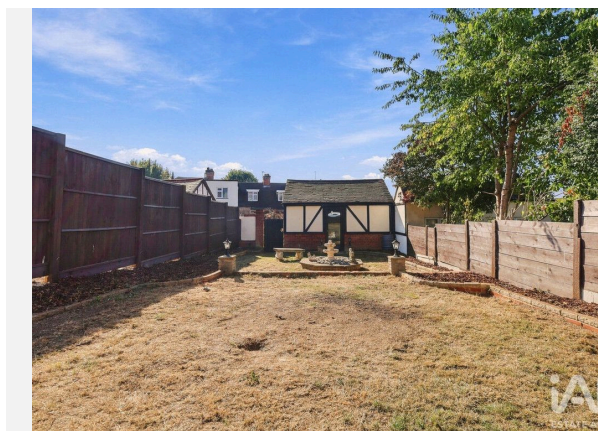
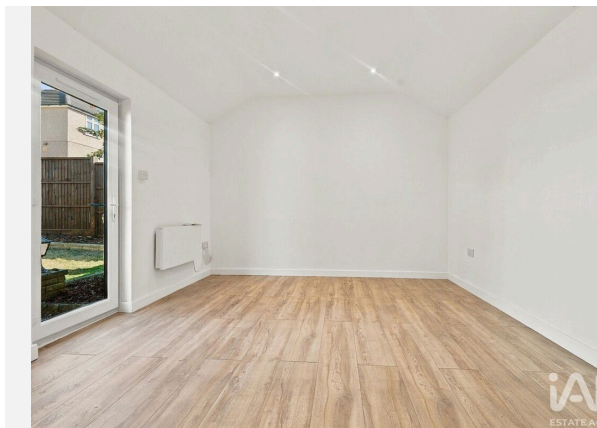
Mobile Coverage:
 (based on calls indoors)

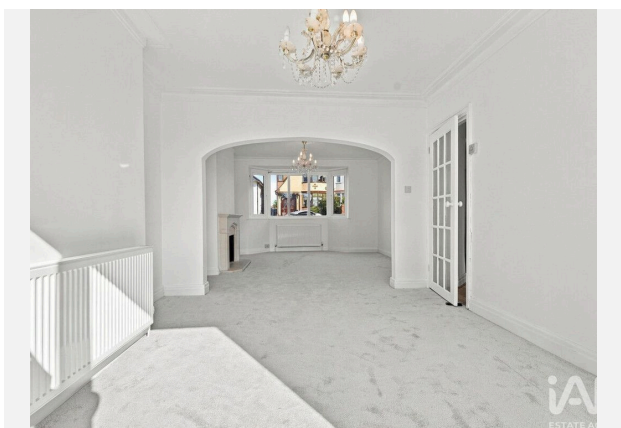
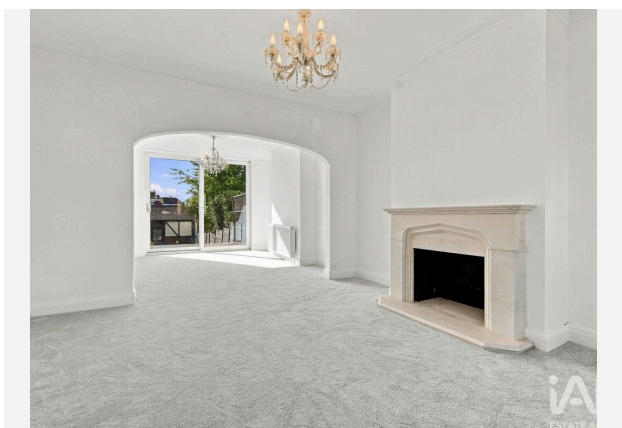
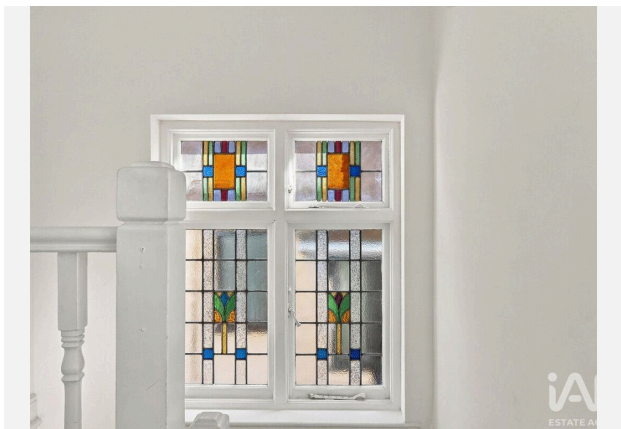
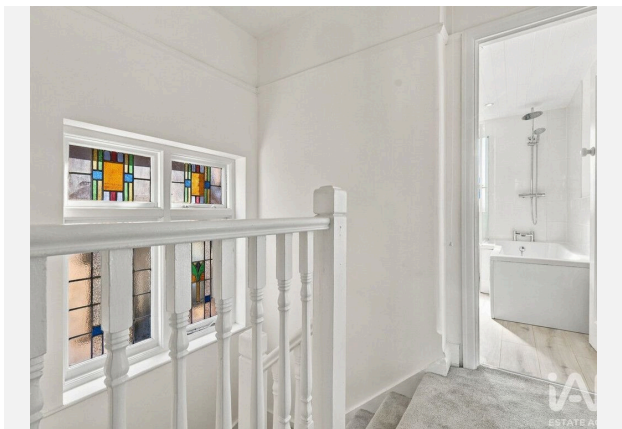


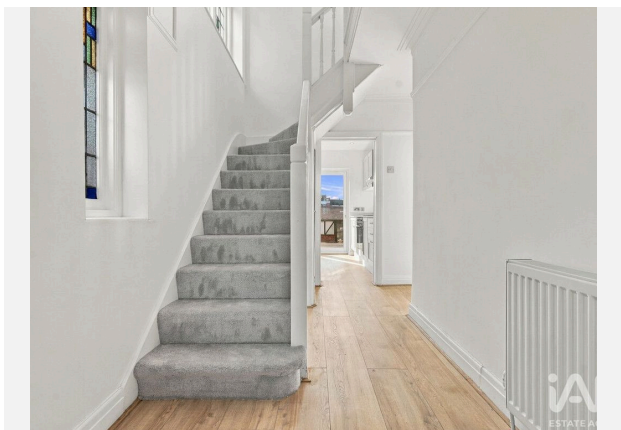
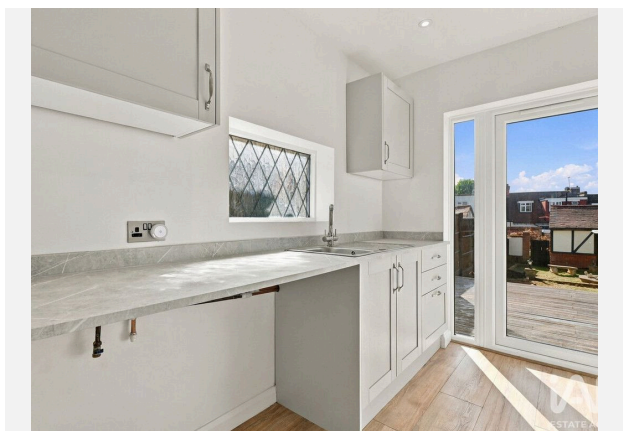
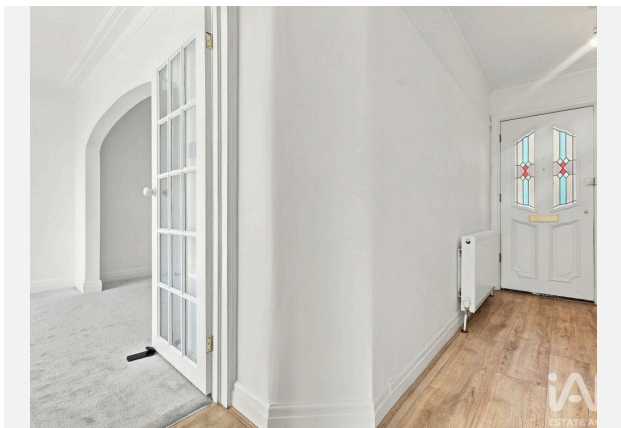
Satellite/Fibre TV Availability:











PRIORY AVENUE, LONDON, E4



Total area: approx. 103.4 sq. metres (1112.5 sq. feet)

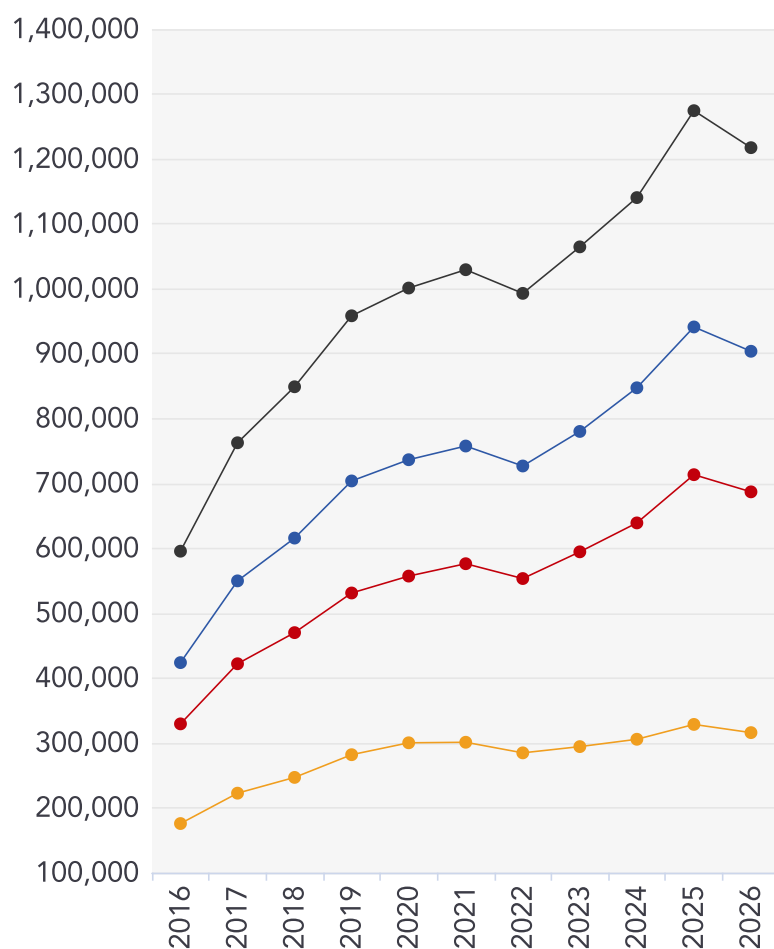
This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Priory Avenue

10 Year History of Average House Prices by Property Type in E4



Terraced

+104.44%

Detached

+113.22%

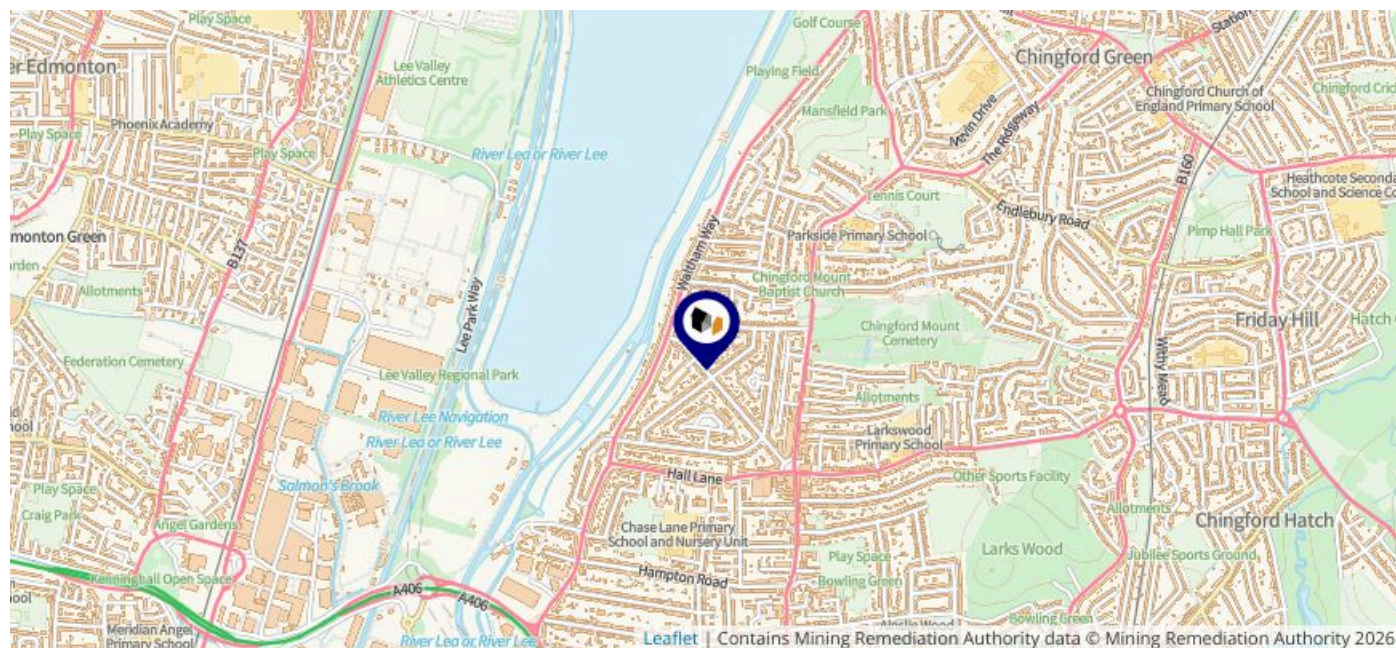
Semi-Detached

+108.57%

Flat

+79.74%

This map displays nearby coal mine entrances and their classifications.



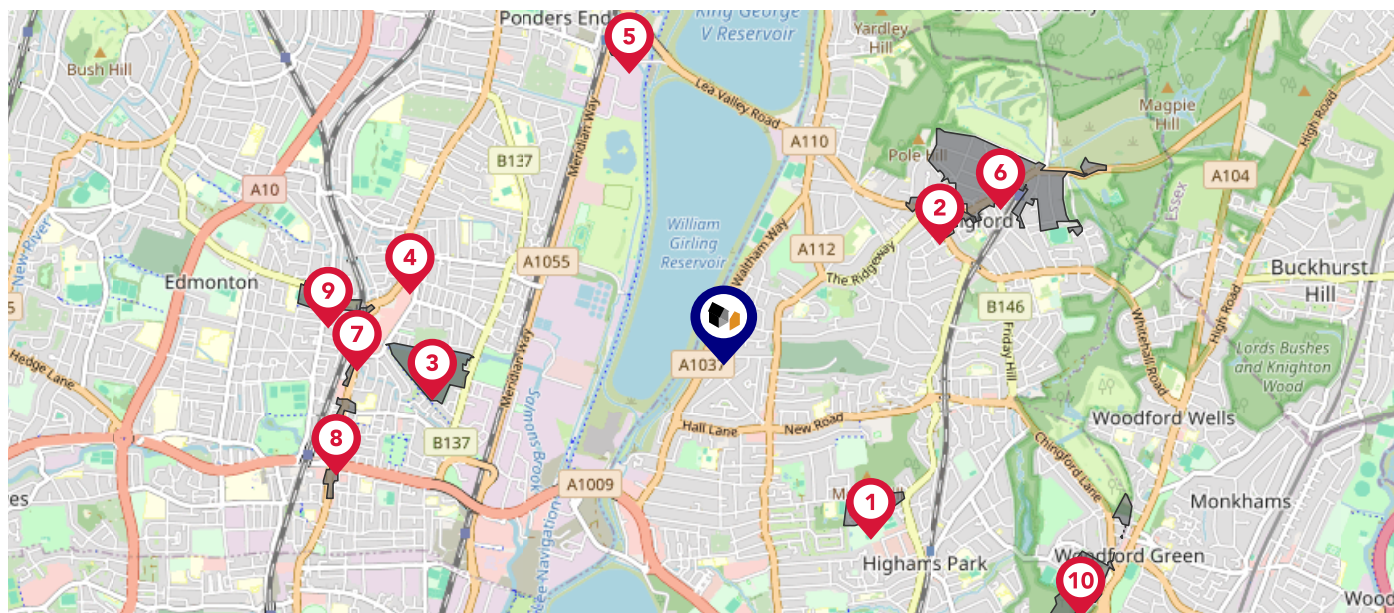
Mine Entry

- ✕ 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.

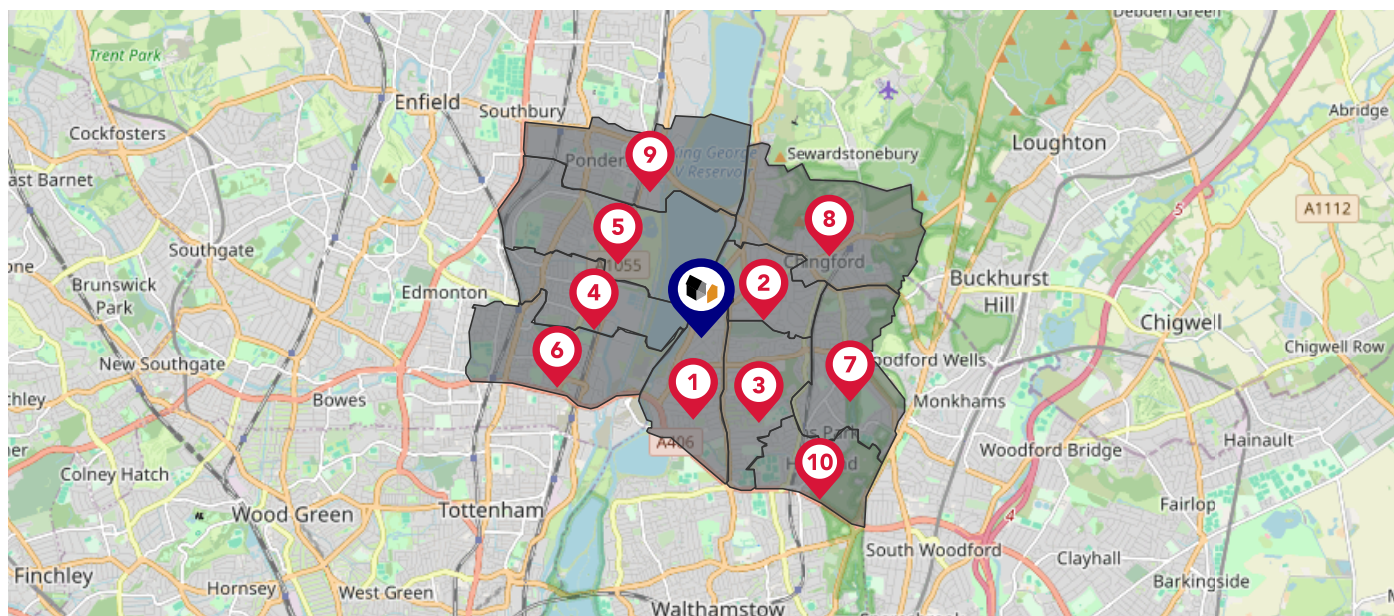
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Ropers Field
- 2 Chingford Green
- 3 MONTAGU CEMETERIES
- 4 THE CRESCENT
- 5 PONDERS END FLOUR MILLS
- 6 Station Road
- 7 FORE STREET NORTH
- 8 FORE STREET ANGEL
- 9 CHURCH STREET, EDMONTON
- 10 Woodford Green

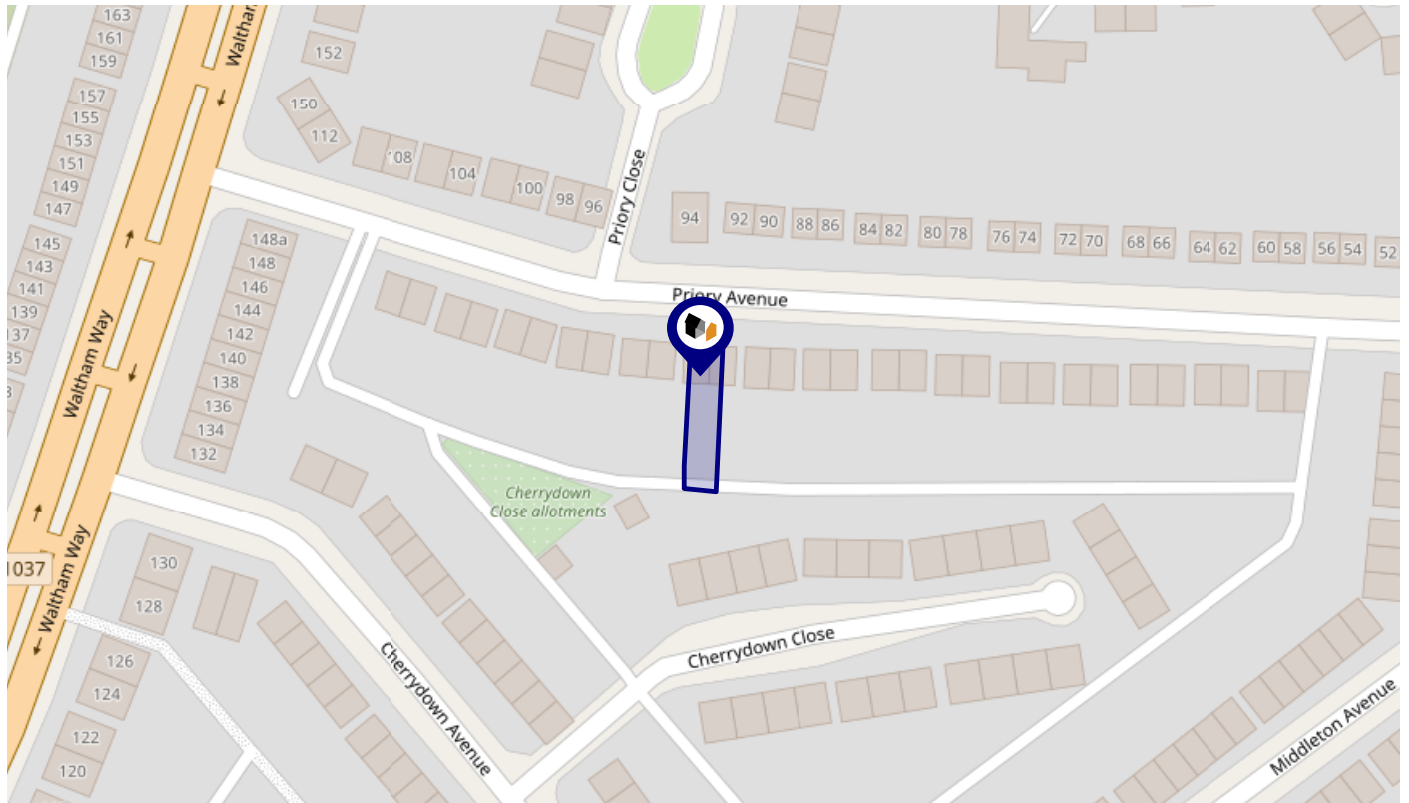
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Valley Ward
- 2 Endlebury Ward
- 3 Larkwood Ward
- 4 Lower Edmonton Ward
- 5 Jubilee Ward
- 6 Edmonton Green Ward
- 7 Hatch Lane & Highams Park North Ward
- 8 Chingford Green Ward
- 9 Ponders End Ward
- 10 Hale End & Highams Park South Ward

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



Rail Noise Data

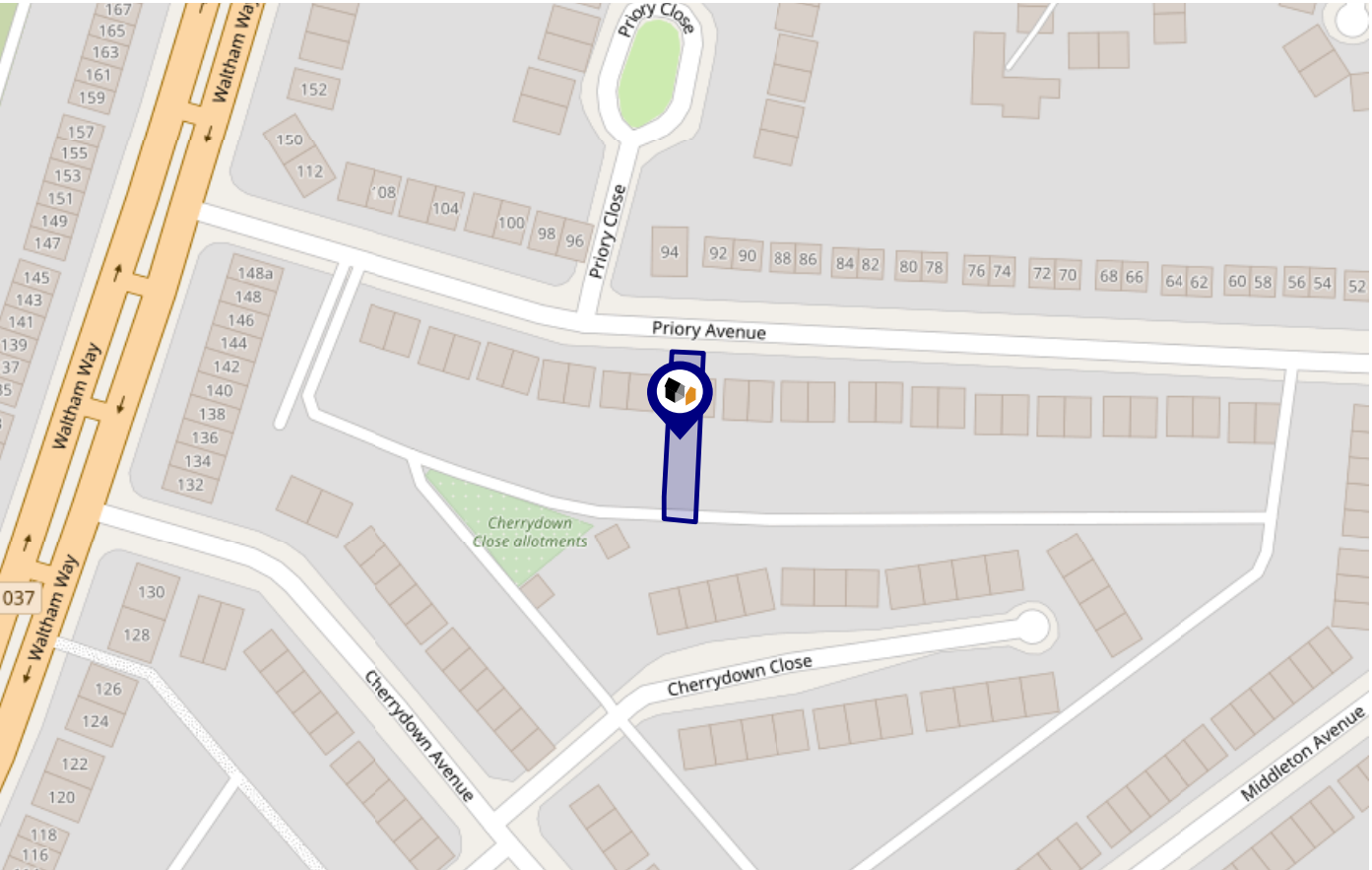
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

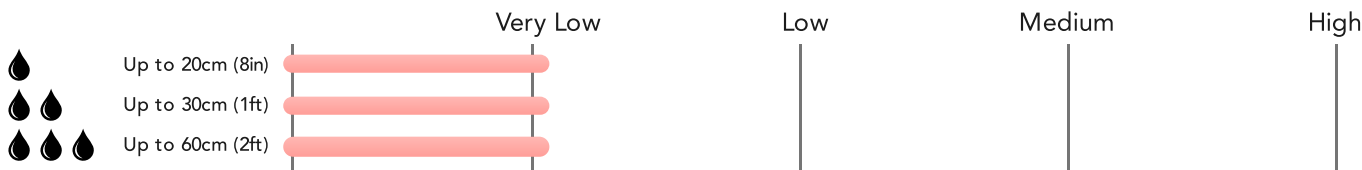


Risk Rating: Very low

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:

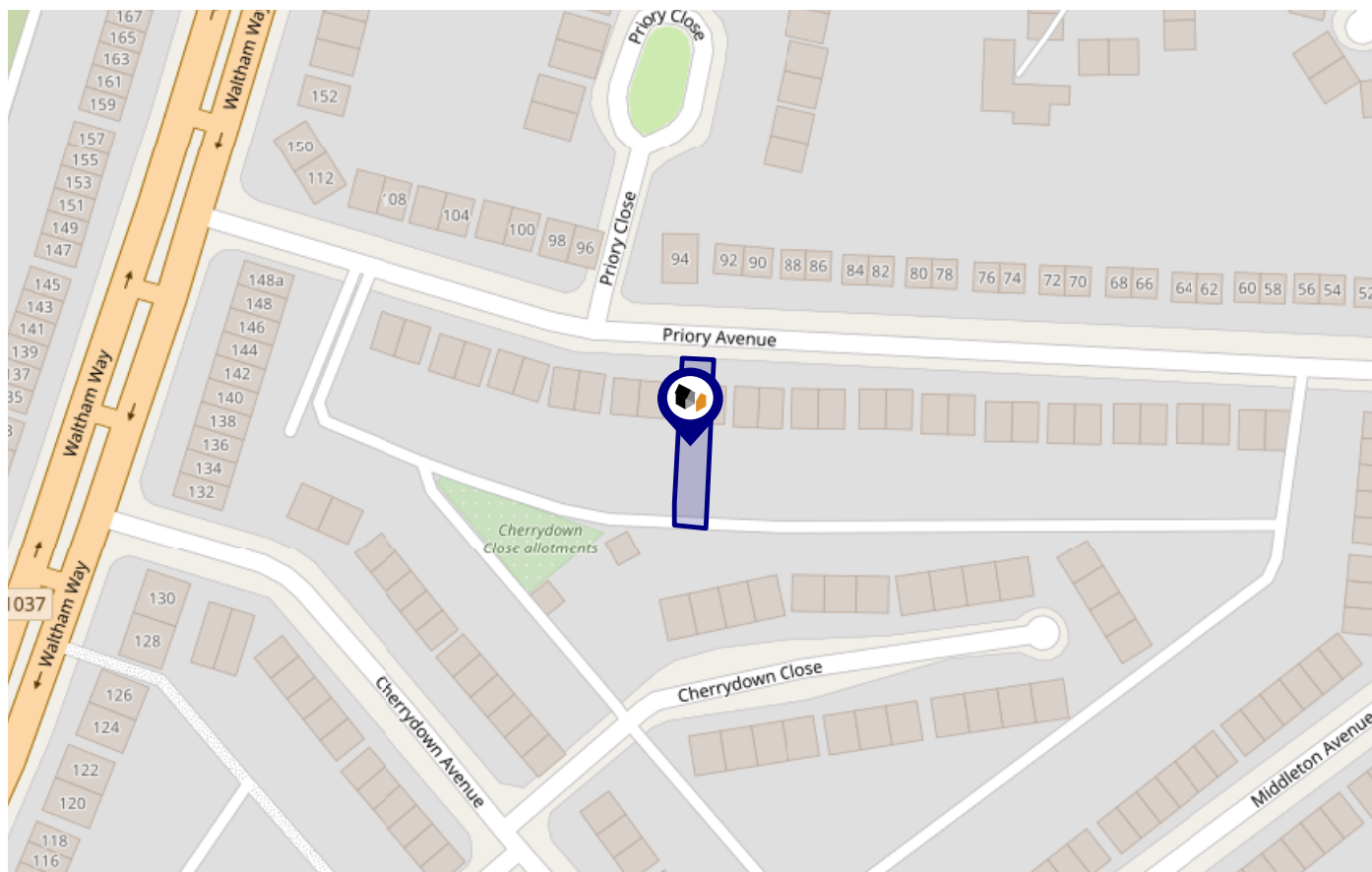


Flood Risk

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.

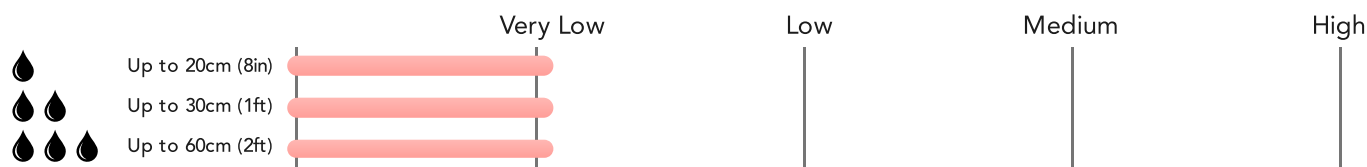


Risk Rating: Very low

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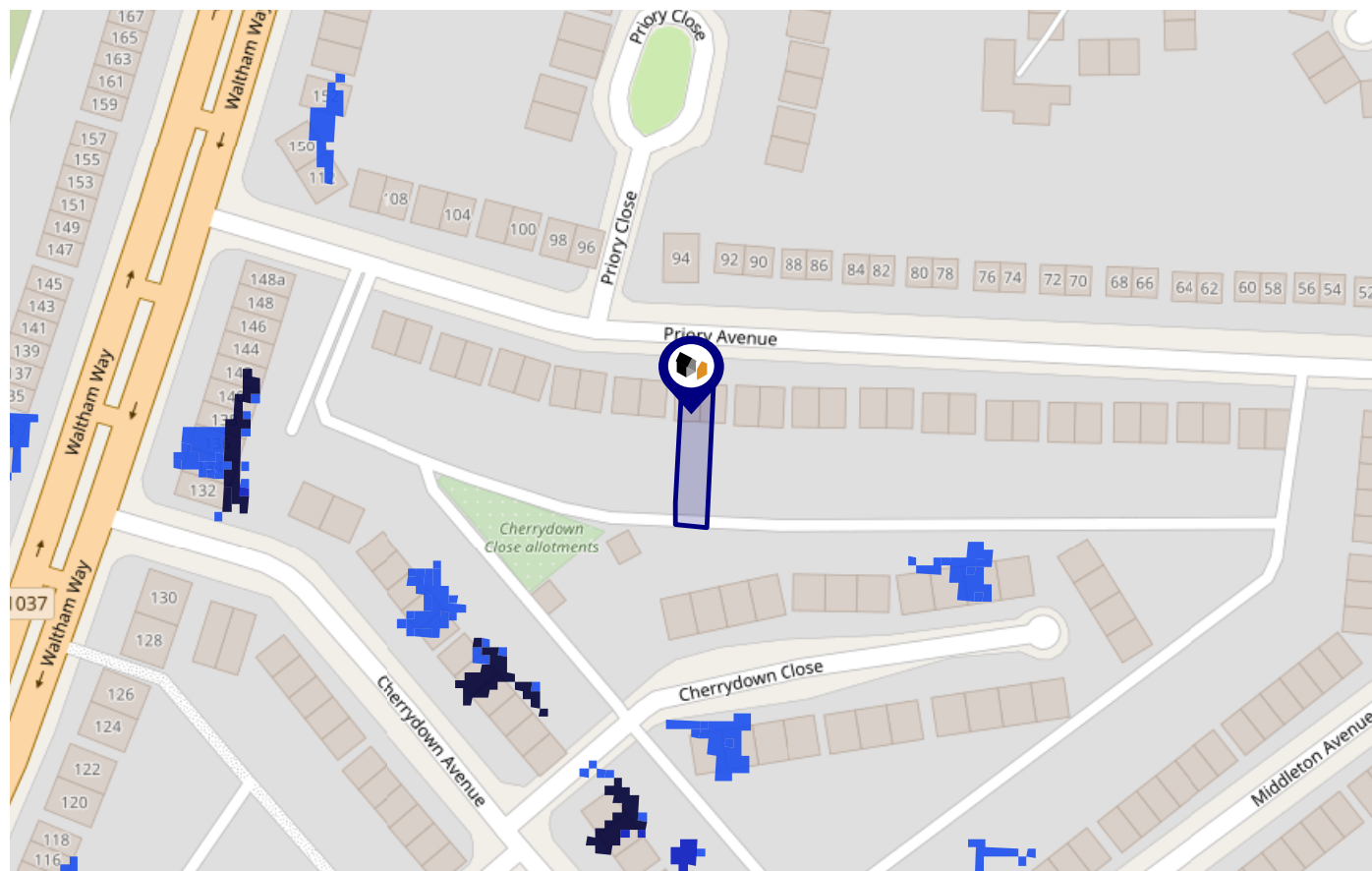
Chance of flooding to the following depths at this property:



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.

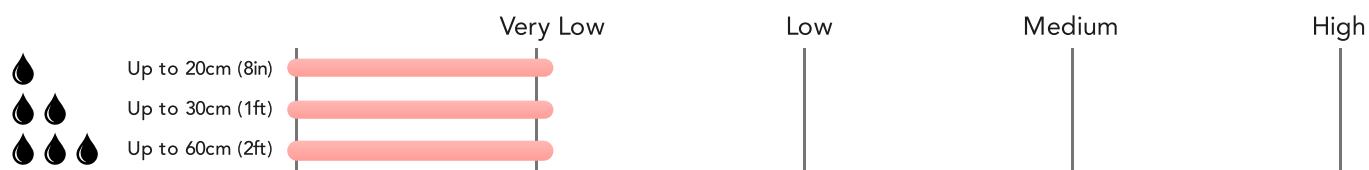


Risk Rating: Very low

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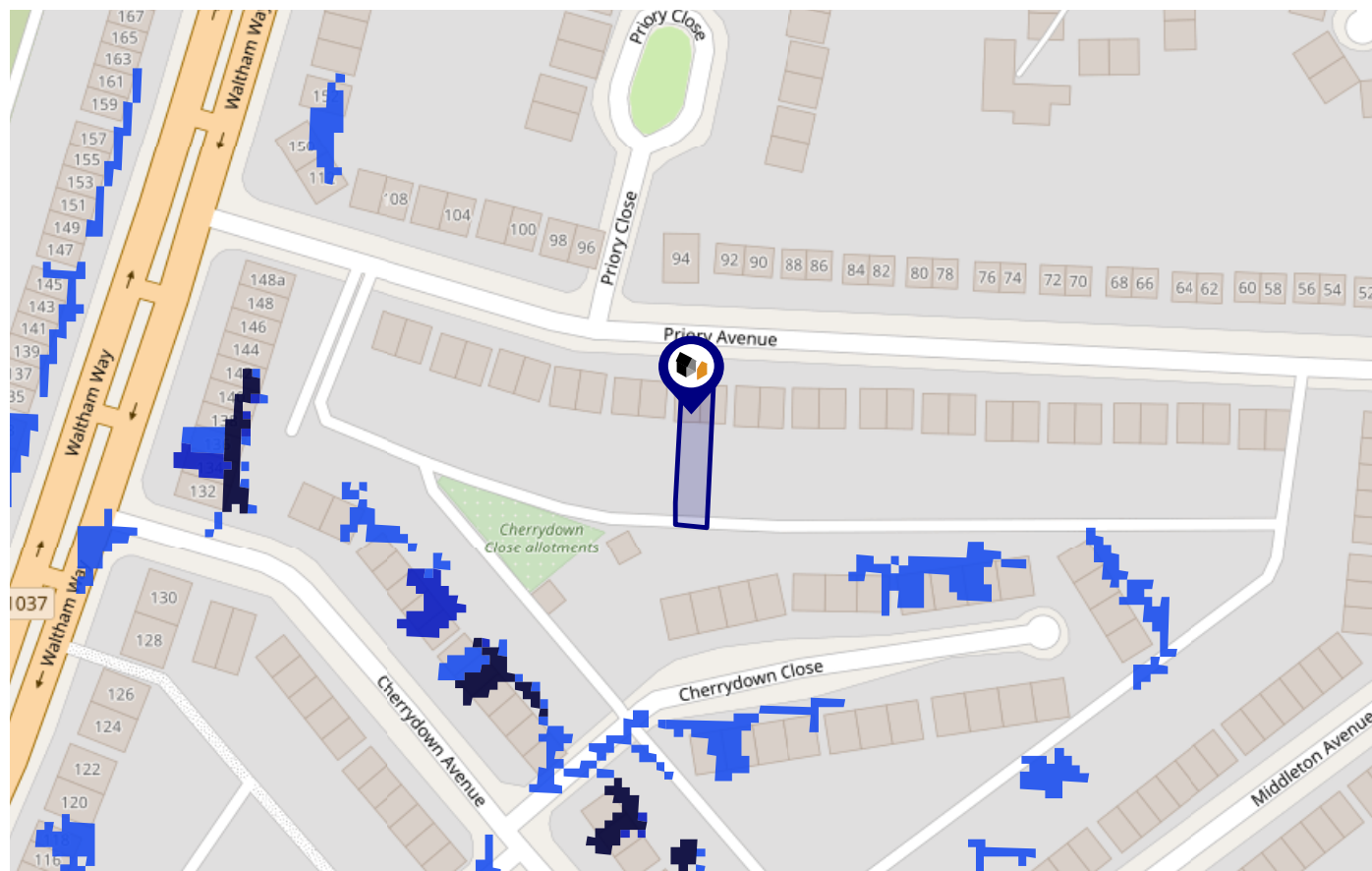
Chance of flooding to the following depths at this property:



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.

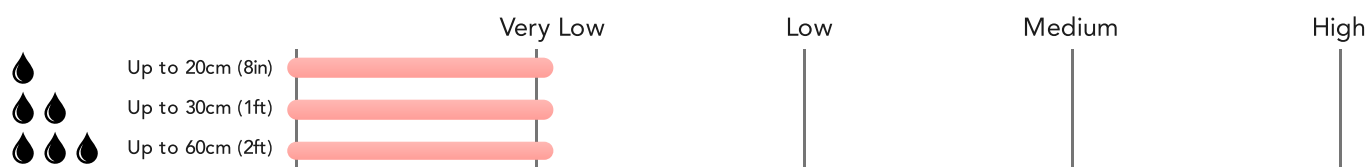


Risk Rating: Very low

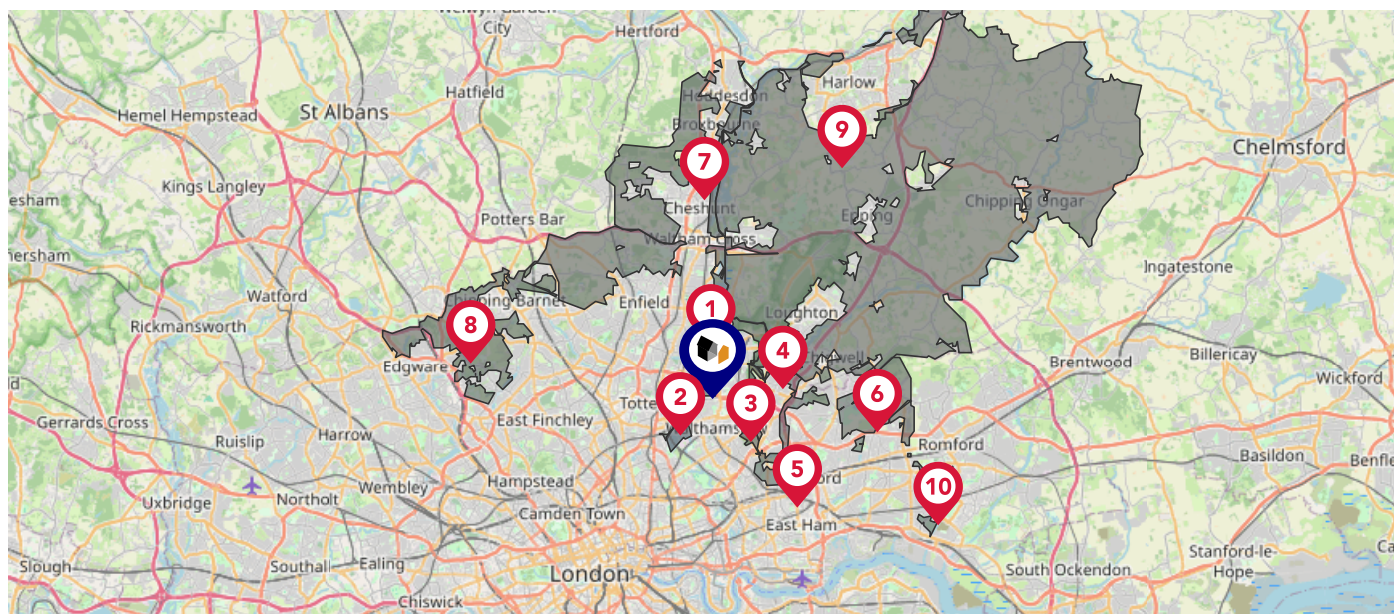
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Chance of flooding to the following depths at this property:



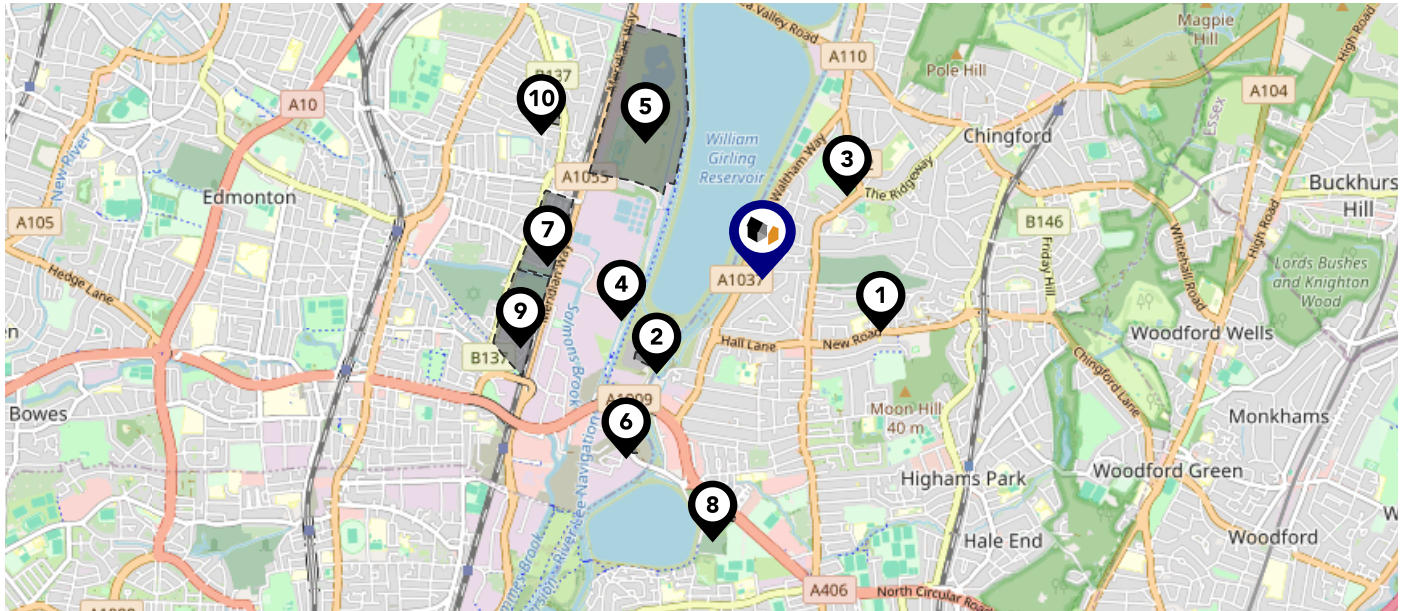
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 London Green Belt - Enfield
- 2 London Green Belt - Haringey
- 3 London Green Belt - Waltham Forest
- 4 London Green Belt - Epping Forest
- 5 London Green Belt - Newham
- 6 London Green Belt - Redbridge
- 7 London Green Belt - Broxbourne
- 8 London Green Belt - Barnet
- 9 London Green Belt - Harlow
- 10 London Green Belt - Barking and Dagenham

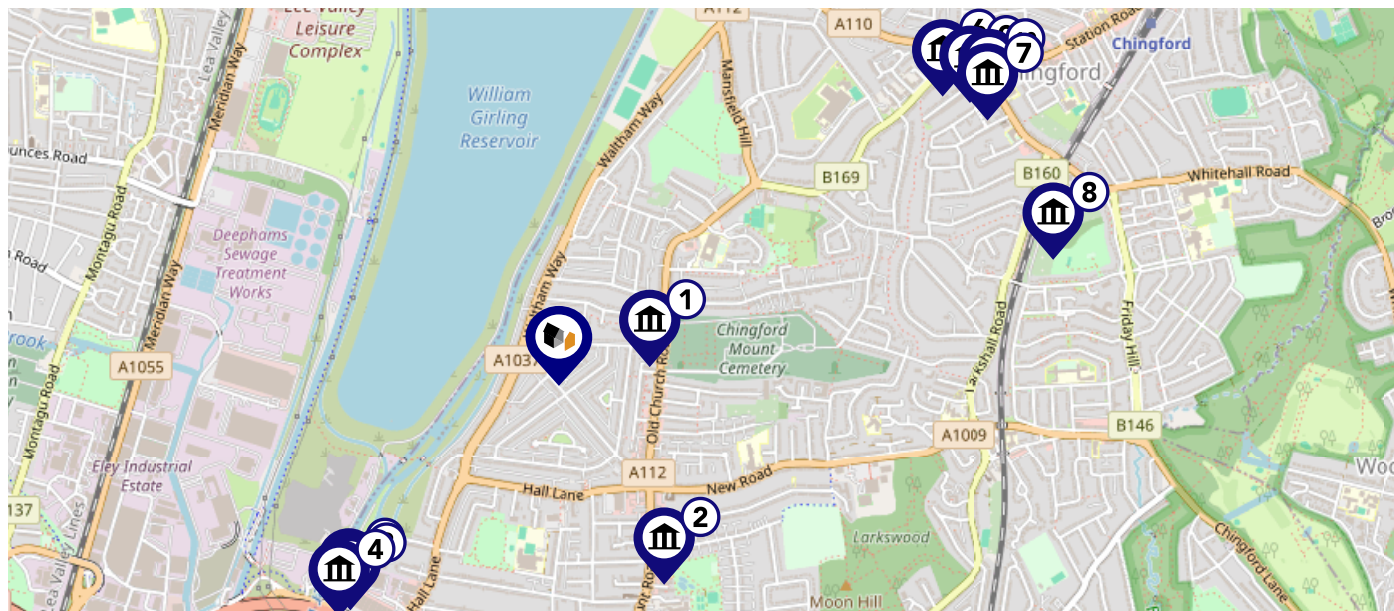
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



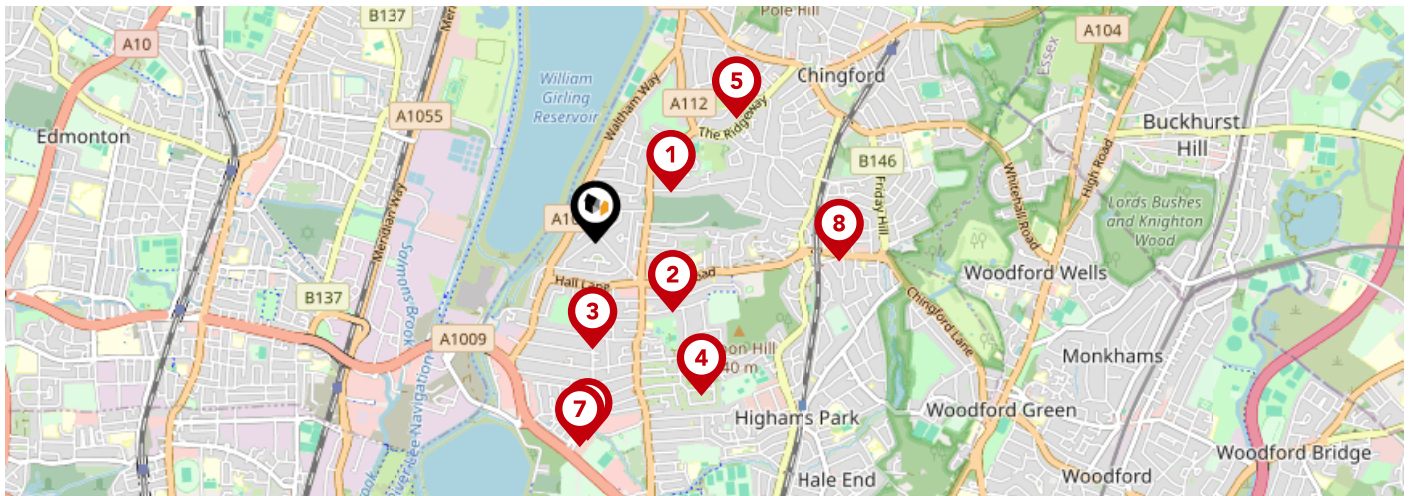
Nearby Landfill Sites

	Suffield Hatch-Chingford, Waltham Forest, London	Historic Landfill 
	Chingford South Pumping Station-Chingford	Historic Landfill 
	Mansfield Park-Chingford, Waltham Forest, London	Historic Landfill 
	Picketts Lock Lane-Lower Edmonton	Historic Landfill 
	Conduit Lane-Conduit Lane, Enfield	Historic Landfill 
	Lee Valley Trading Estate-Lee Valle	Historic Landfill 
	Montagu Road-Edmonton	Historic Landfill 
	Walthamstow Avenue Allotments-Walthamstow Avenue	Historic Landfill 
	Montagu Road-Lower, Edmonton, Edmonton, Enfield, London	Historic Landfill 
	Turin Fields-Turin Road, Edmonton	Historic Landfill 

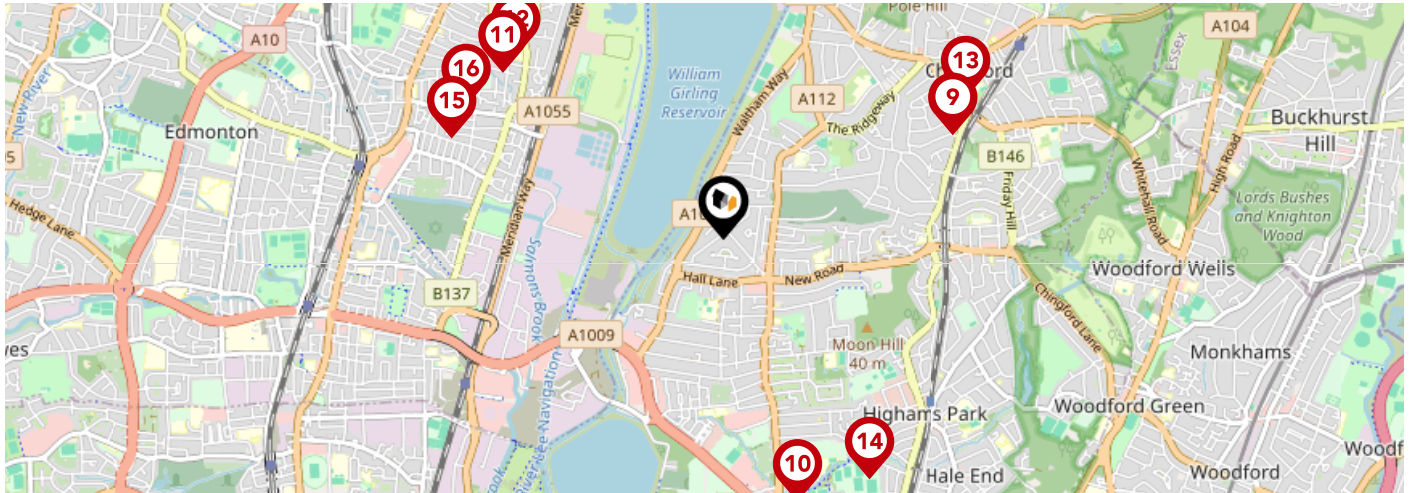
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1065596 - Church Of All Saints	Grade II	0.2 miles
	1191122 - Church Of St Edmund	Grade II	0.5 miles
	1250896 - Chingford Mill Pumping Station	Grade II	0.7 miles
	1065574 - Water Turbine House, Chingford Mill Pumping Station	Grade II	0.7 miles
	1065575 - Metal Railing To Chingford Mill Pumping Station	Grade II	0.7 miles
	1418307 - Chingford War Memorial	Grade II	1.1 miles
	1357628 - Church Of St Peter And St Paul Churchyard Gate And Gatepiers (south Of Church)	Grade II	1.2 miles
	1065591 - Pimp Hall Dovecote	Grade II	1.2 miles
	1065583 - Church Of St Peter And St Paul Churchyard Gates And Gatepiers (north Of Church)	Grade II	1.2 miles
	1065582 - Church Of St Peter And St Paul	Grade II	1.2 miles



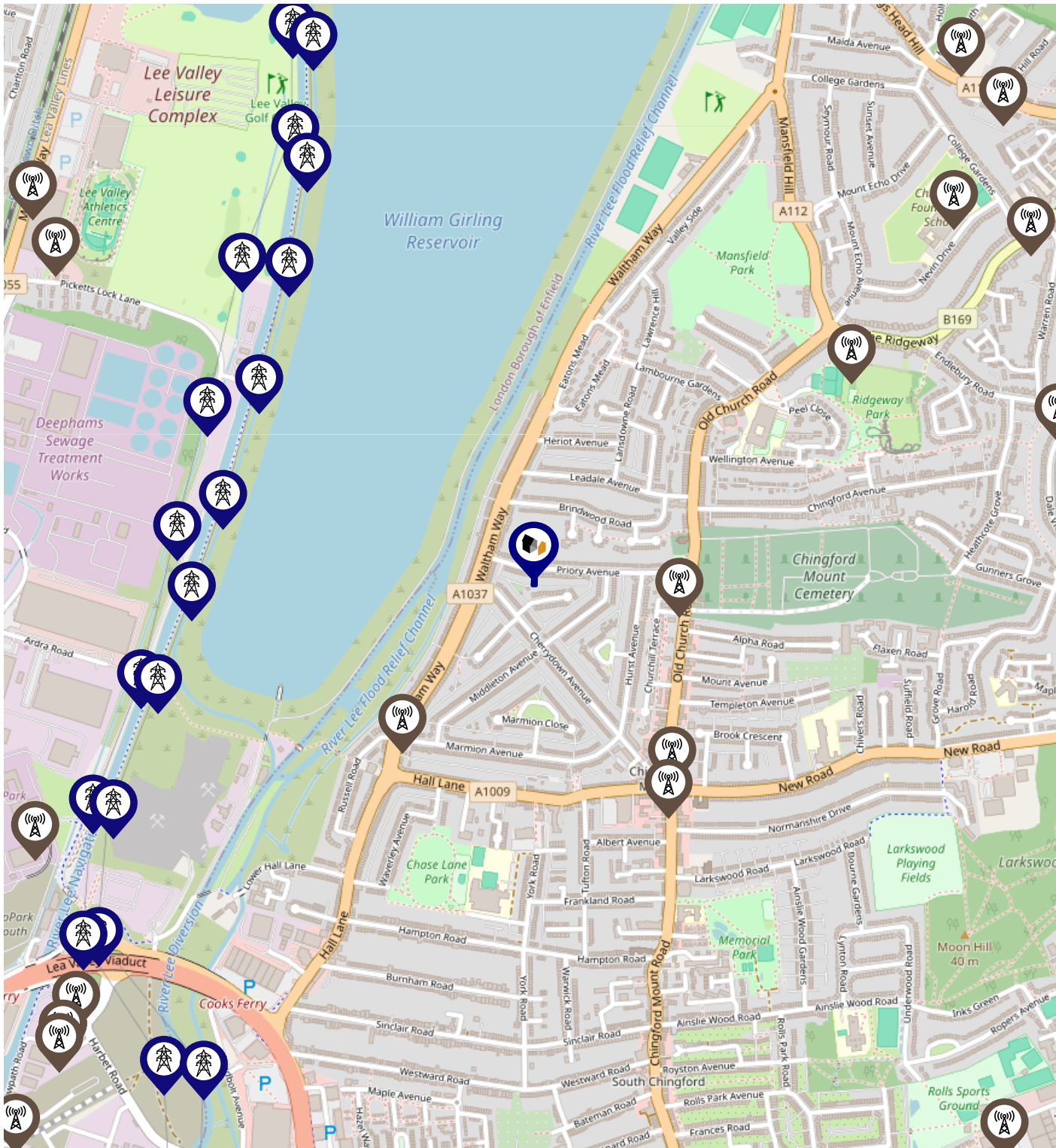
		Nursery	Primary	Secondary	College	Private
1	Parkside Primary School Ofsted Rating: Good Pupils: 685 Distance:0.42	☐	☒	☐	☐	☐
2	Lime Academy Larkwood Ofsted Rating: Good Pupils: 623 Distance:0.48	☐	☒	☐	☐	☐
3	Chase Lane Primary School Ofsted Rating: Good Pupils: 696 Distance:0.49	☐	☒	☐	☐	☐
4	Ainslie Wood Primary School Ofsted Rating: Good Pupils: 443 Distance:0.85	☐	☒	☐	☐	☐
5	Chingford Foundation School Ofsted Rating: Good Pupils: 1423 Distance:0.86	☐	☐	☒	☐	☐
6	Burnside Secondary PRU Ofsted Rating: Good Pupils: 25 Distance:0.9	☐	☐	☒	☐	☐
7	Salisbury Manor Primary School Ofsted Rating: Good Pupils: 301 Distance:0.93	☐	☒	☐	☐	☐
8	Longshaw Primary Academy Ofsted Rating: Good Pupils: 233 Distance:1.12	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Chingford CofE Primary School Ofsted Rating: Good Pupils: 419 Distance:1.16	☐	☒	☐	☐	☐
	South Chingford Foundation School Ofsted Rating: Good Pupils: 628 Distance:1.26	☐	☐	☒	☐	☐
	AIM Academy North London Ofsted Rating: Good Pupils: 587 Distance:1.27	☐	☐	☒	☐	☐
	Delta Primary School Ofsted Rating: Requires improvement Pupils: 142 Distance:1.27	☐	☒	☐	☐	☐
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:1.29	☐	☒	☐	☐	☐
	Selwyn Primary School Ofsted Rating: Outstanding Pupils: 696 Distance:1.29	☐	☒	☐	☐	☐
	Phoenix Academy Ofsted Rating: Good Pupils: 15 Distance:1.34	☐	☐	☒	☐	☐
	Eldon Primary School Ofsted Rating: Good Pupils:0 Distance:1.34	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

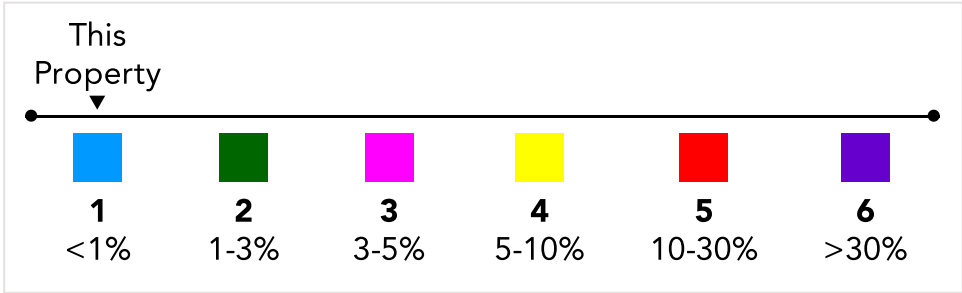
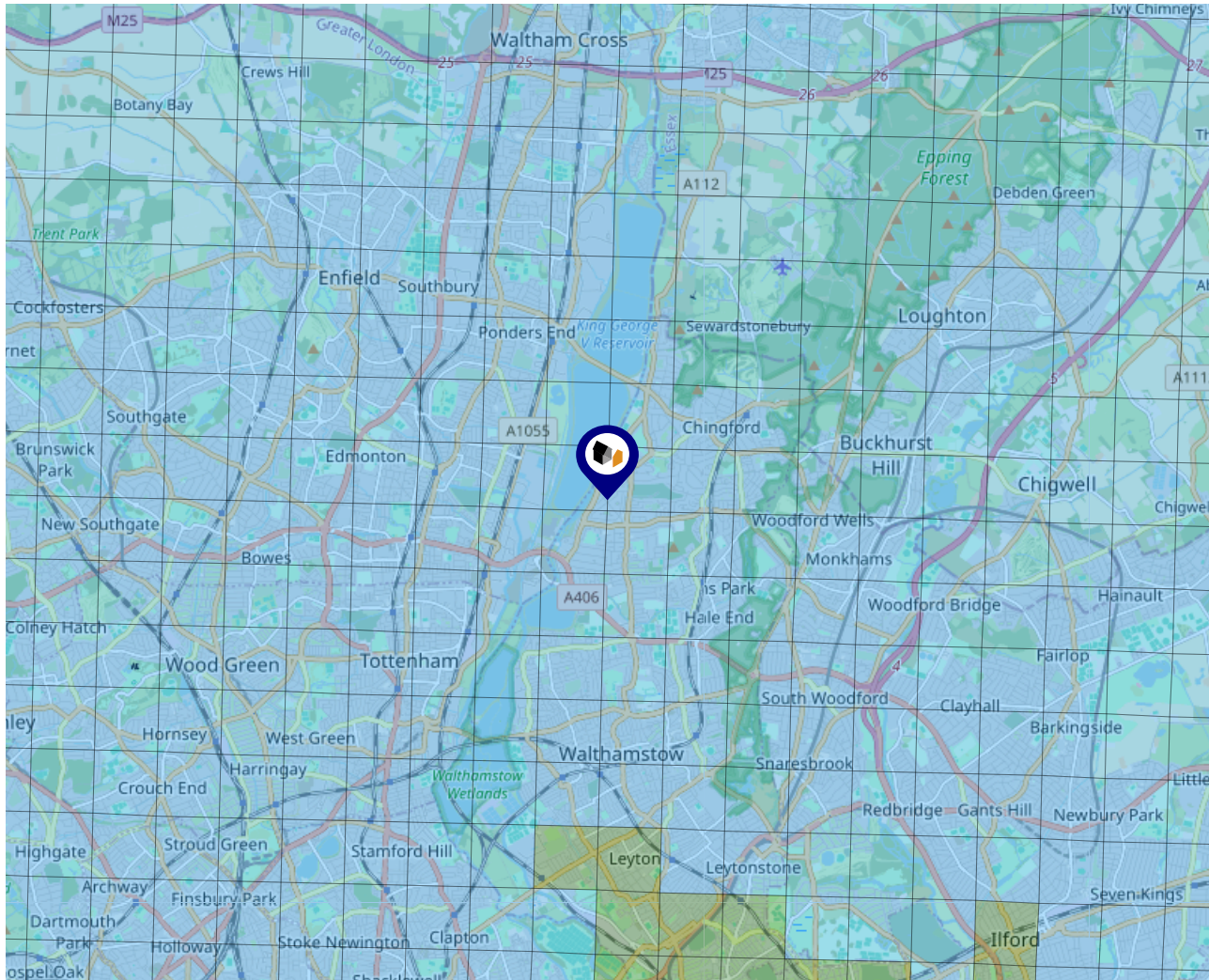


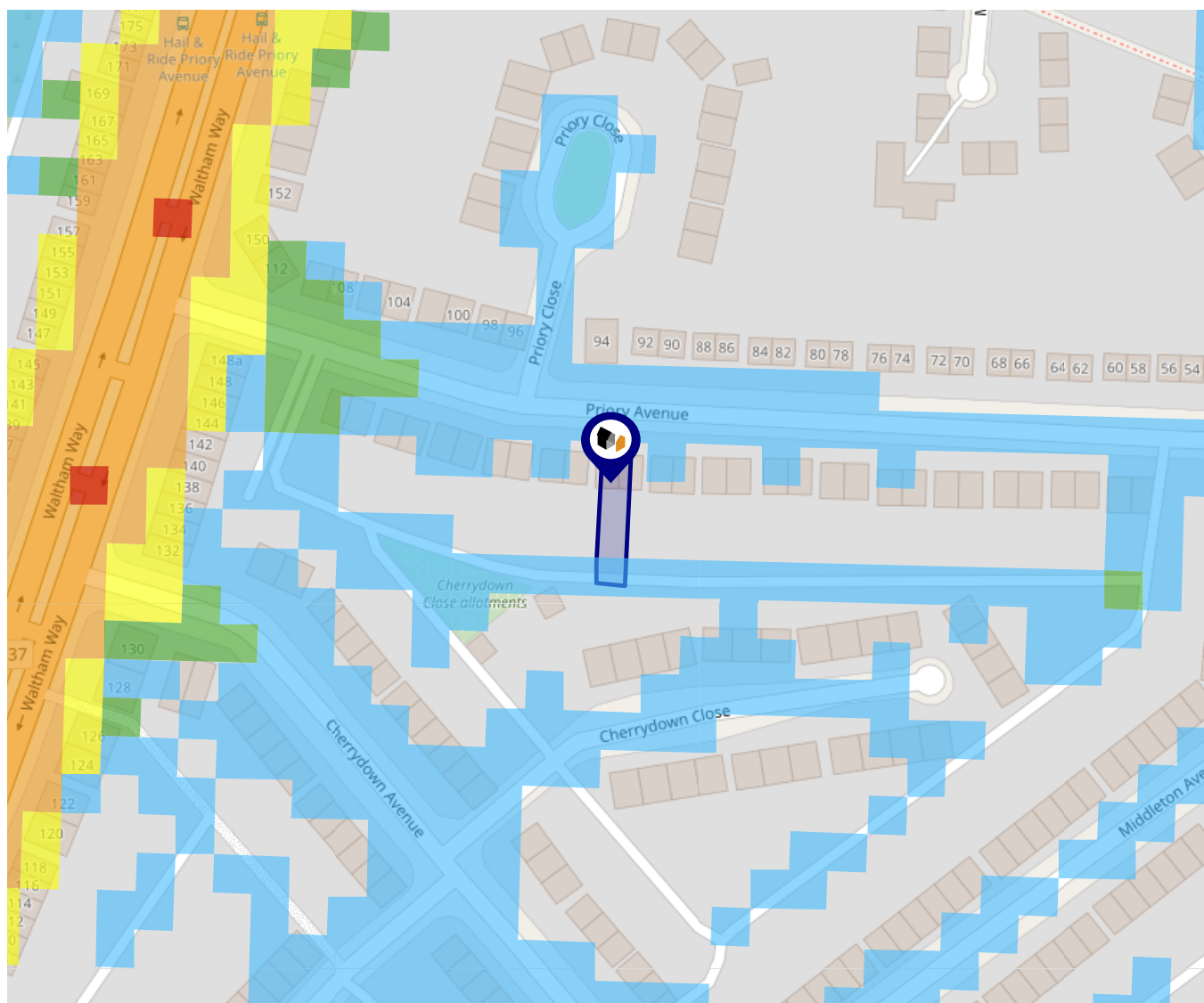
Key:

-  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).



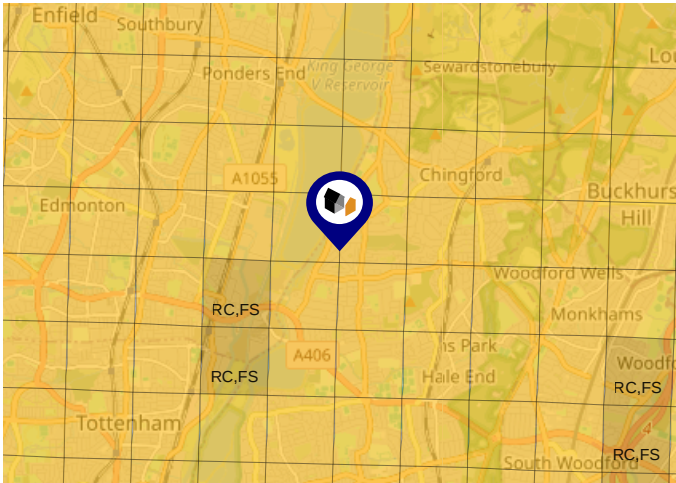


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

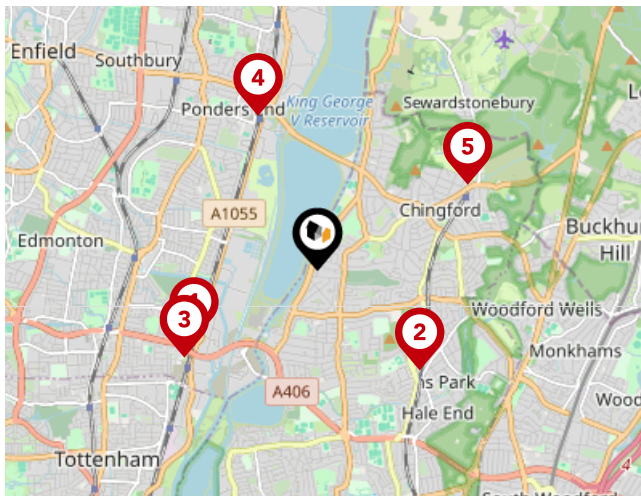
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



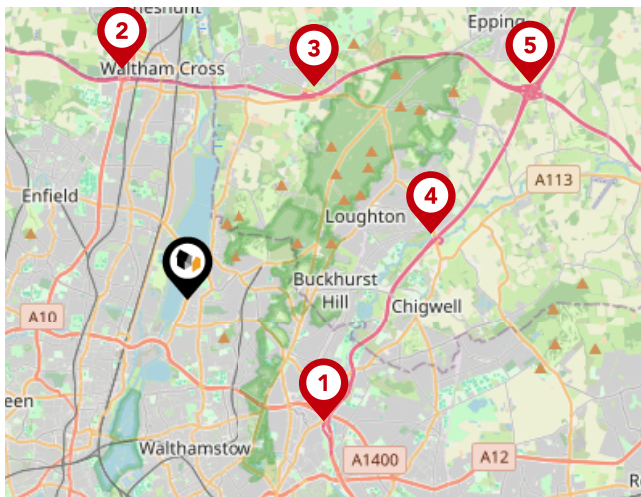
Primary Classifications (Most Common Clay Types)

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



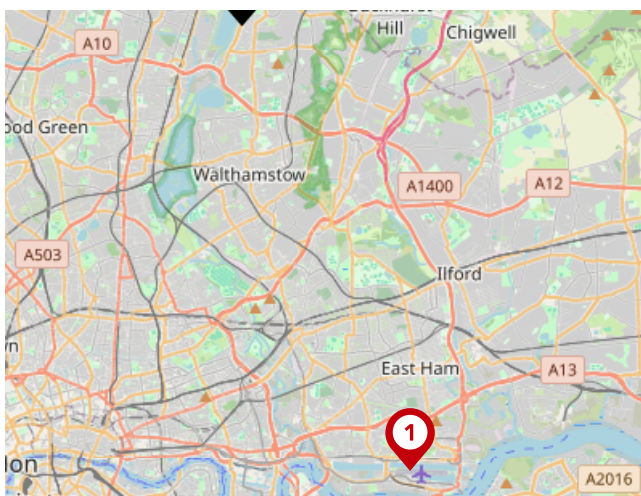
National Rail Stations

Pin	Name	Distance
1	Angel Road Rail Station	1.3 miles
2	Highams Park Rail Station	1.32 miles
3	Meridian Water Rail Station	1.46 miles
4	Ponders End Rail Station	1.52 miles
5	Chingford Rail Station	1.58 miles



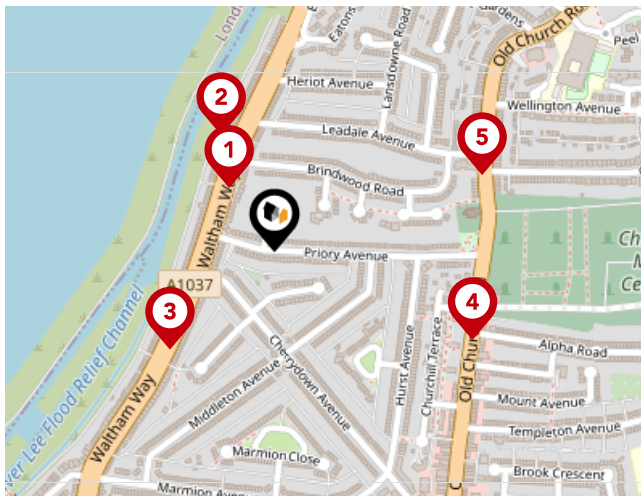
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	3.36 miles
2	M25 J25	4.41 miles
3	M25 J26	4.57 miles
4	M11 J5	4.65 miles
5	M25 J27	7.46 miles



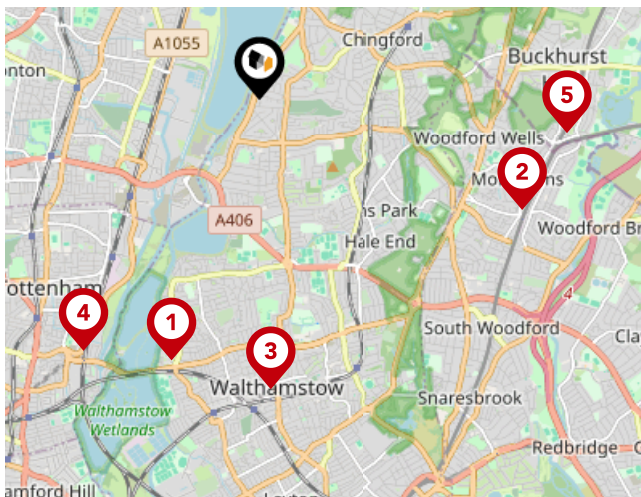
Airports/Helipads

Pin	Name	Distance
1	London City Airport	8.74 miles



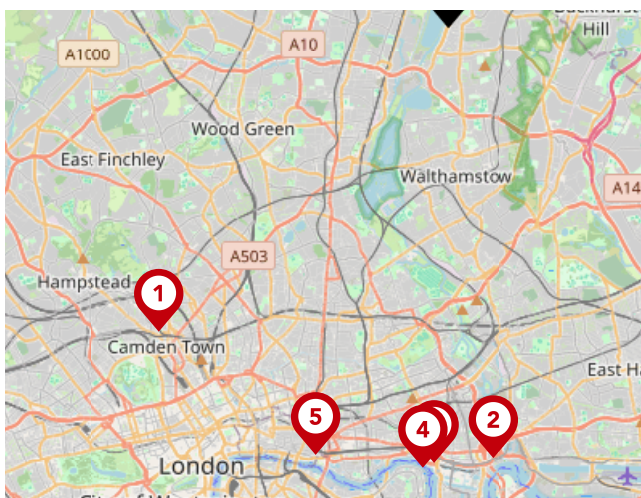
Bus Stops/Stations

Pin	Name	Distance
1	Priory Avenue Waltham Way	0.08 miles
2	Waltham Way Leadale Avenue	0.14 miles
3	Middleton Avenue Waltham Way	0.16 miles
4	Alpha Road	0.24 miles
5	Chingford Old Church	0.25 miles



Local Connections

Pin	Name	Distance
1	Blackhorse Road Underground Station	2.53 miles
2	Woodford Underground Station	2.62 miles
3	Walthamstow Central Underground Station	2.68 miles
4	Tottenham Hale Underground Station	2.83 miles
5	Roding Valley Underground Station	2.84 miles



Ferry Terminals

Pin	Name	Distance
1	Camden Lock Waterbus	7.72 miles
2	East India Pier	7.96 miles
3	Canary Wharf Pier	8.02 miles
4	Doubletree Docklands Nelson Dock Pier	8.11 miles
5	Tower Pier	8.24 miles



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An international success story

iad is a new way to look at the property industry. Thanks to an innovative business model, everybody wins: the seller, the buyer and the consultant.

With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

Testimonial 1



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

Testimonial 3



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

Testimonial 4



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!

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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