KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th January 2026

FLAT 19, LEA HOUSE, 1, KIDWELLS CLOSE, MAIDENHEAD, SL6 8FF
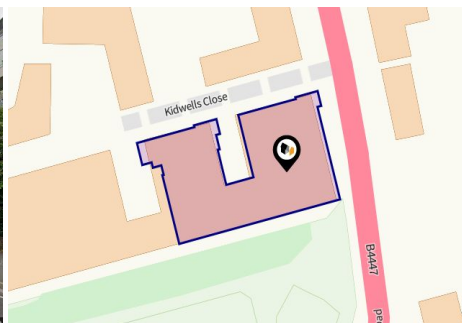
Avocado Property

Stuart@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Property
Overview

Property

Type:	Flat / Maisonette	**Last Sold Date:**	20/06/2014
Bedrooms:	1	**Last Sold Price:**	£198,950
Floor Area:	5,242 ft^2 / 487 m^2	**Last Sold £/ft^2:**	£410
Plot Area:	0.48 acres	**Tenure:**	Leasehold
Year Built :	2014	**Start Date:**	19/06/2014
Council Tax :	Band B	**End Date:**	20/06/2139
Annual Estimate:	£1,418	**Lease Term:**	125 years from 20 June 2014
Title Number:	BK463508	**Term Remaining:**	113 years
UPRN:	10012328721		

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)

17 mb/s	**80** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Freehold Title Plan
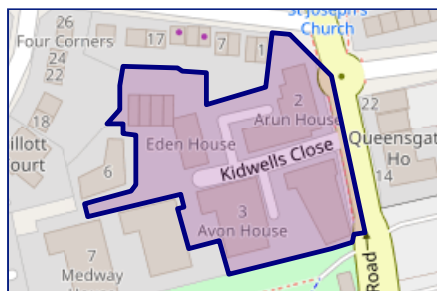
BK1825

Leasehold Title Plan
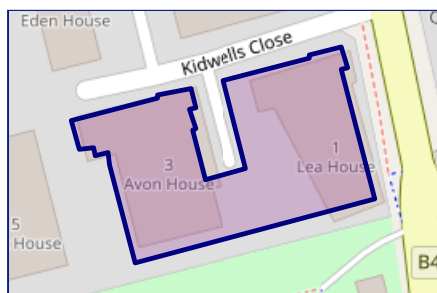
BK463508

Start Date:	19/06/2014
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FLAT 19, LEA HOUSE, 1, KIDWELLS CLOSE, MAIDENHEAD, SL6 8FF

Kitchen/Reception Room
6.25m x 3.94m
(20' 6" x 12' 11")

Bathroom
2.15m x 2.00m
(7' 1" x 6' 7")

Bedroom
3.23m x 2.95m
(10' 7" x 9' 8")

Hall
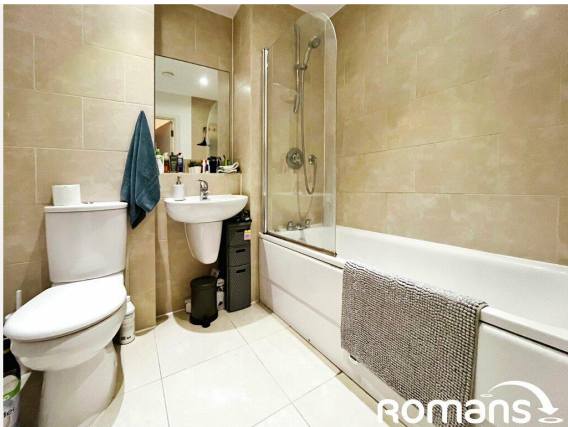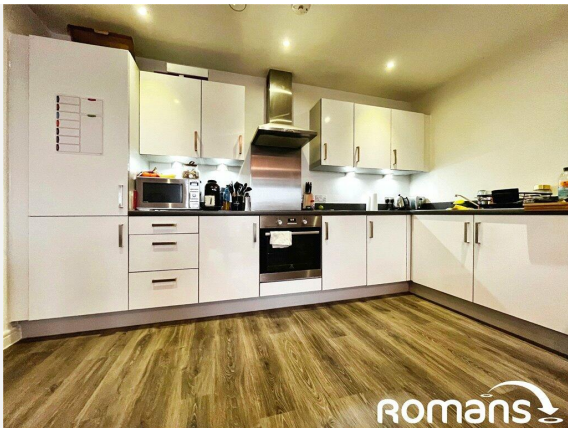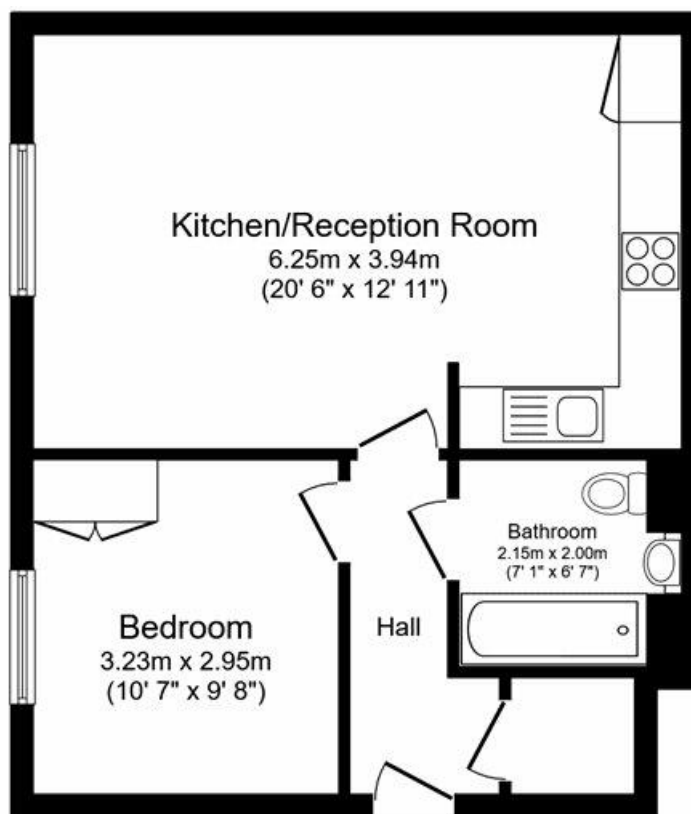
Floor Plan
Floor area 45.3 m² (487 sq.ft.)

TOTAL: 45.3 m² (487 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in SL6
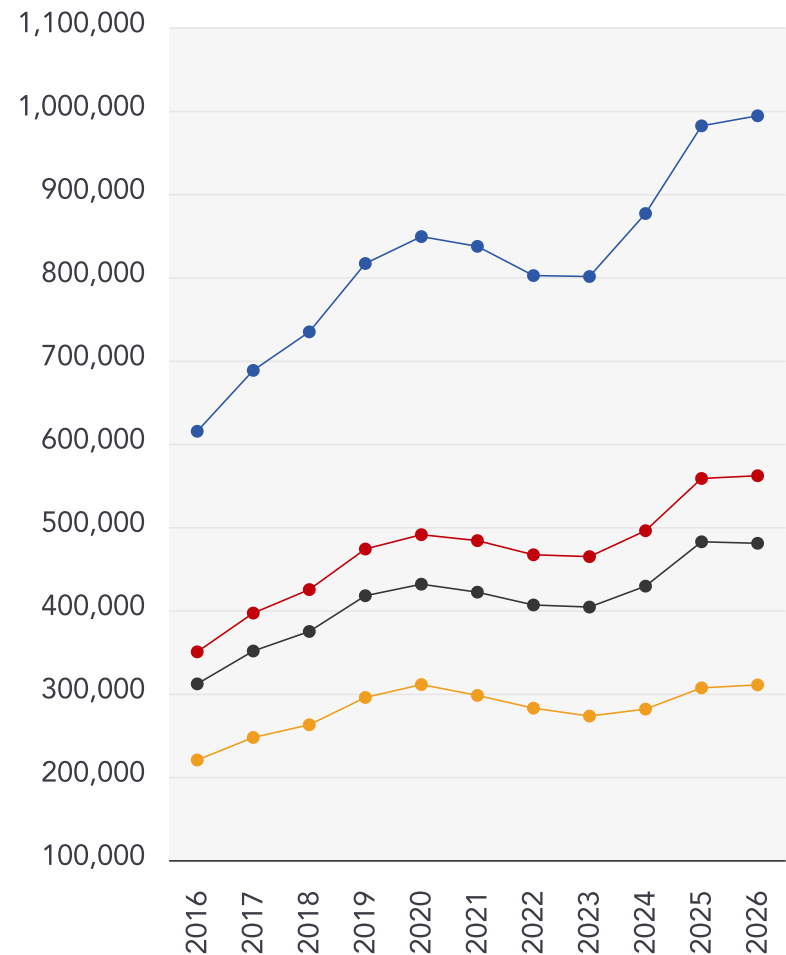
Detached

+61.62%

Semi-Detached

+60.42%

Terraced
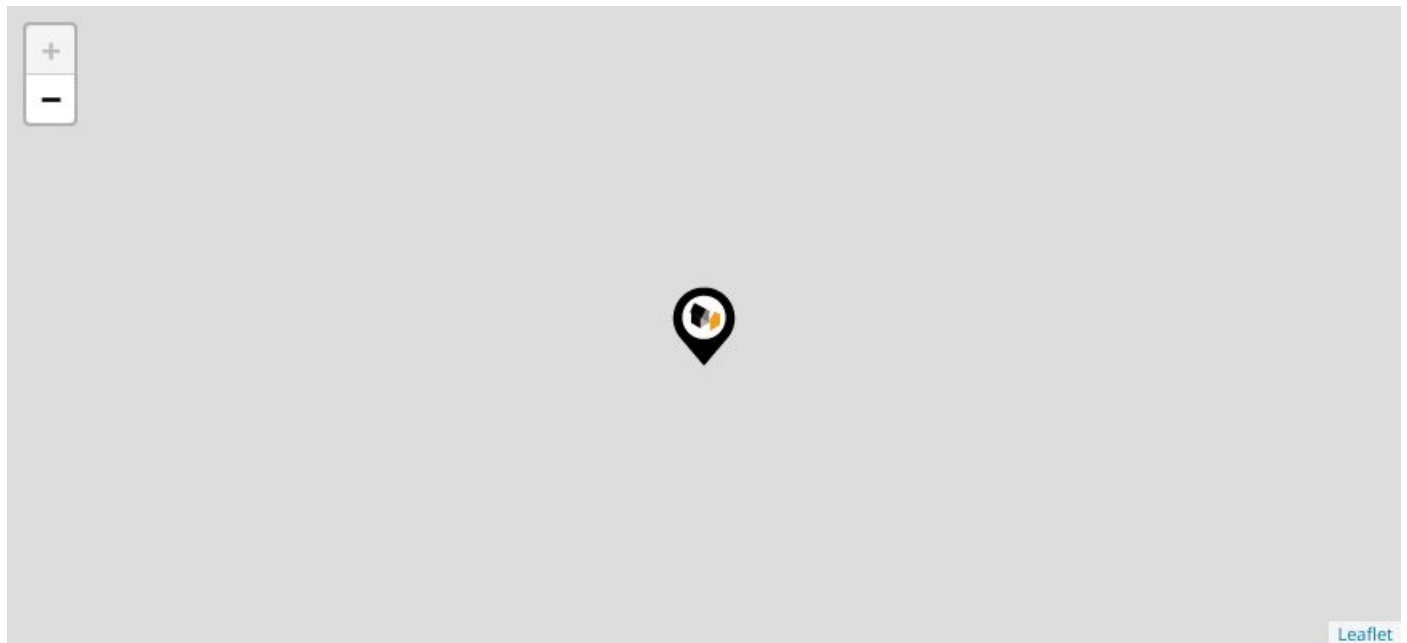
+54.19%

Flat

+40.97%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

✕ 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.
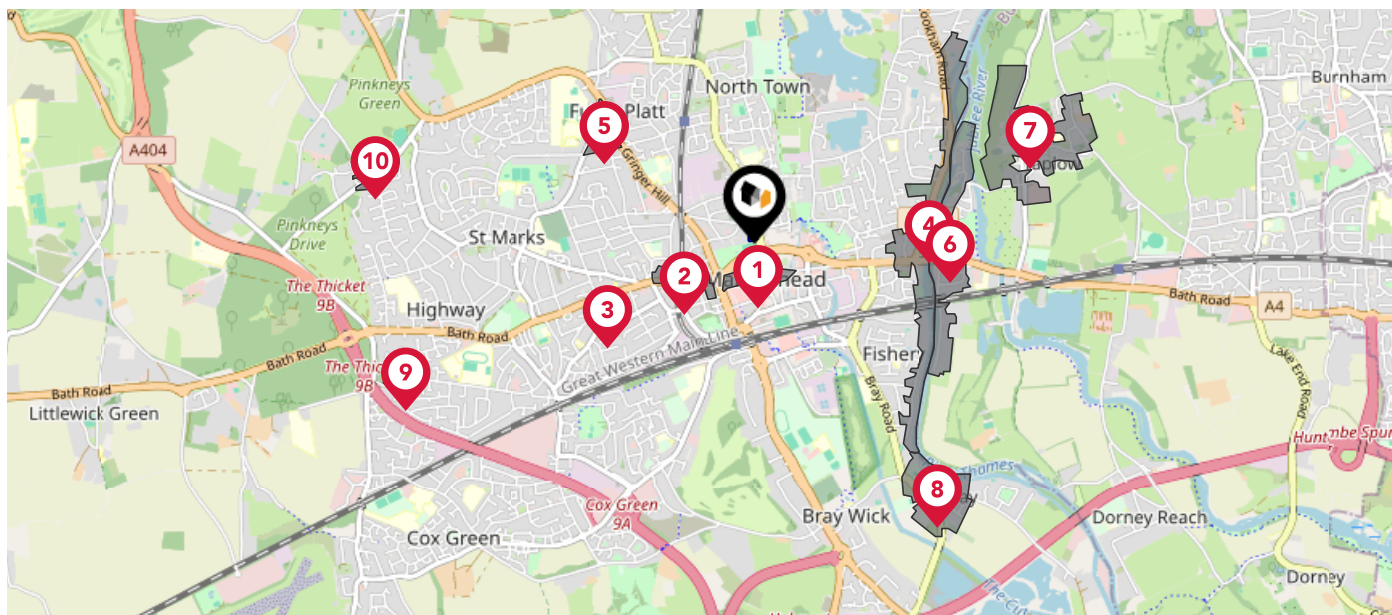
Nearby Conservation Areas

1	Maidenhead Town Centre
2	Castle Hill, Maidenhead
3	All Saints, Boyn Hill, Maidenhead
4	Maidenhead Riverside (inc Boult Lock and Maidenhead Bridge)
5	Furze Platt Triangel
6	Taplow Riverside
7	Taplow
8	Bray Village
9	Altwood Roadm Maidenhead
10	Pinkneys green

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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
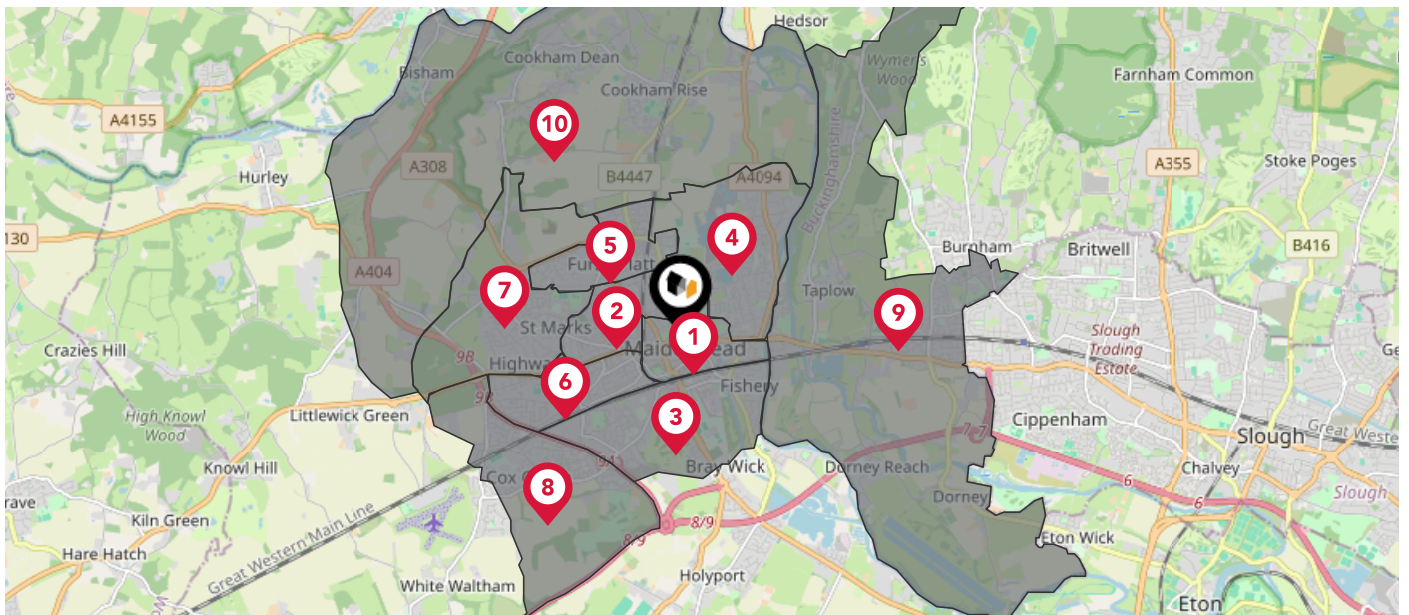
Nearby Council Wards	
1	St. Mary's Ward
2	Belmont Ward
3	Oldfield Ward
4	Riverside Ward
5	Furze Platt Ward
6	Boyn Hill Ward
7	Pinkneys Green Ward
8	Cox Green Ward
9	Cliveden Ward
10	Bisham & Cookham Ward

Maps
Rail Noise

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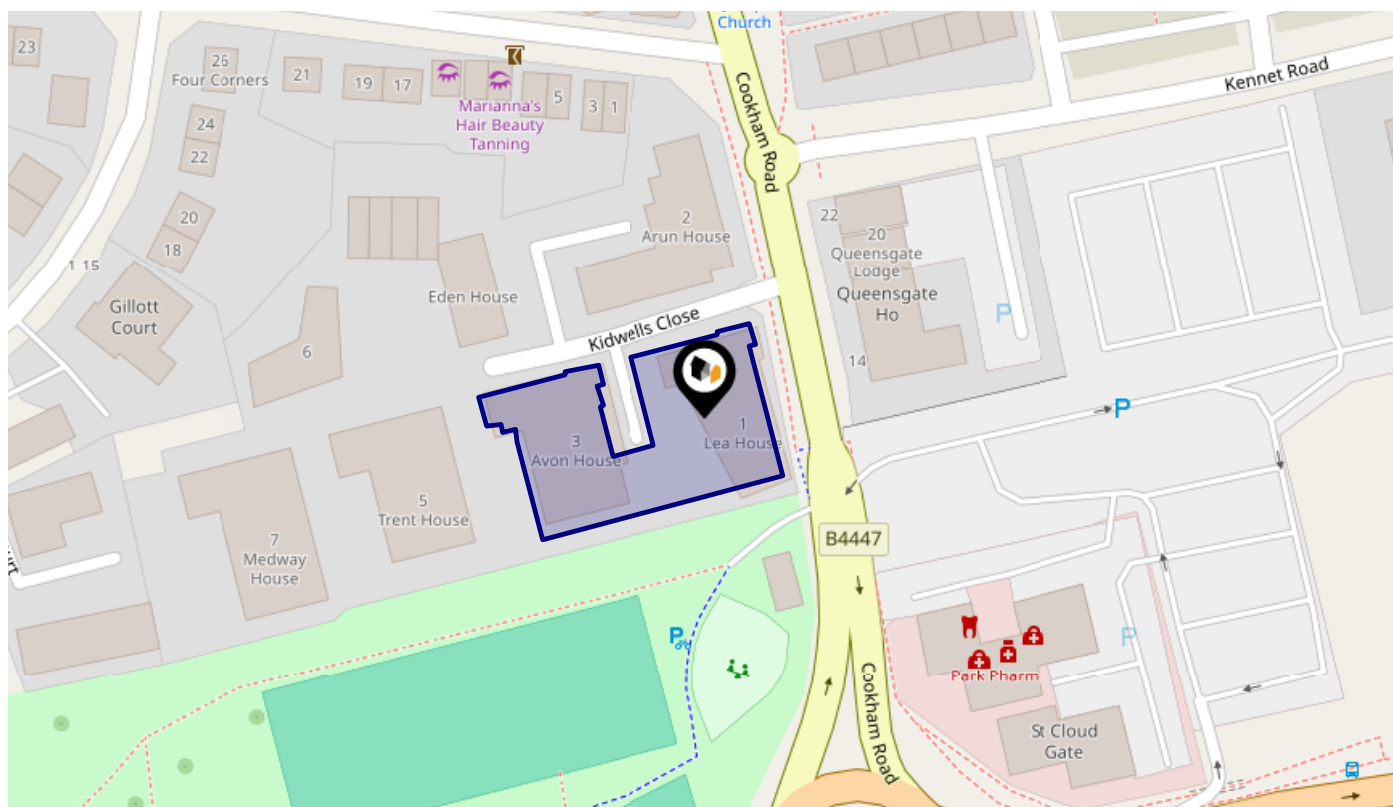
Rail Noise Data

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.

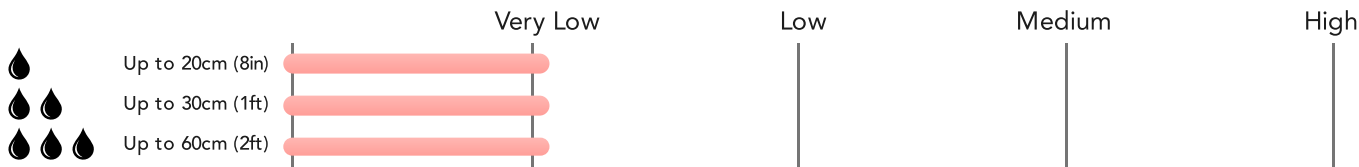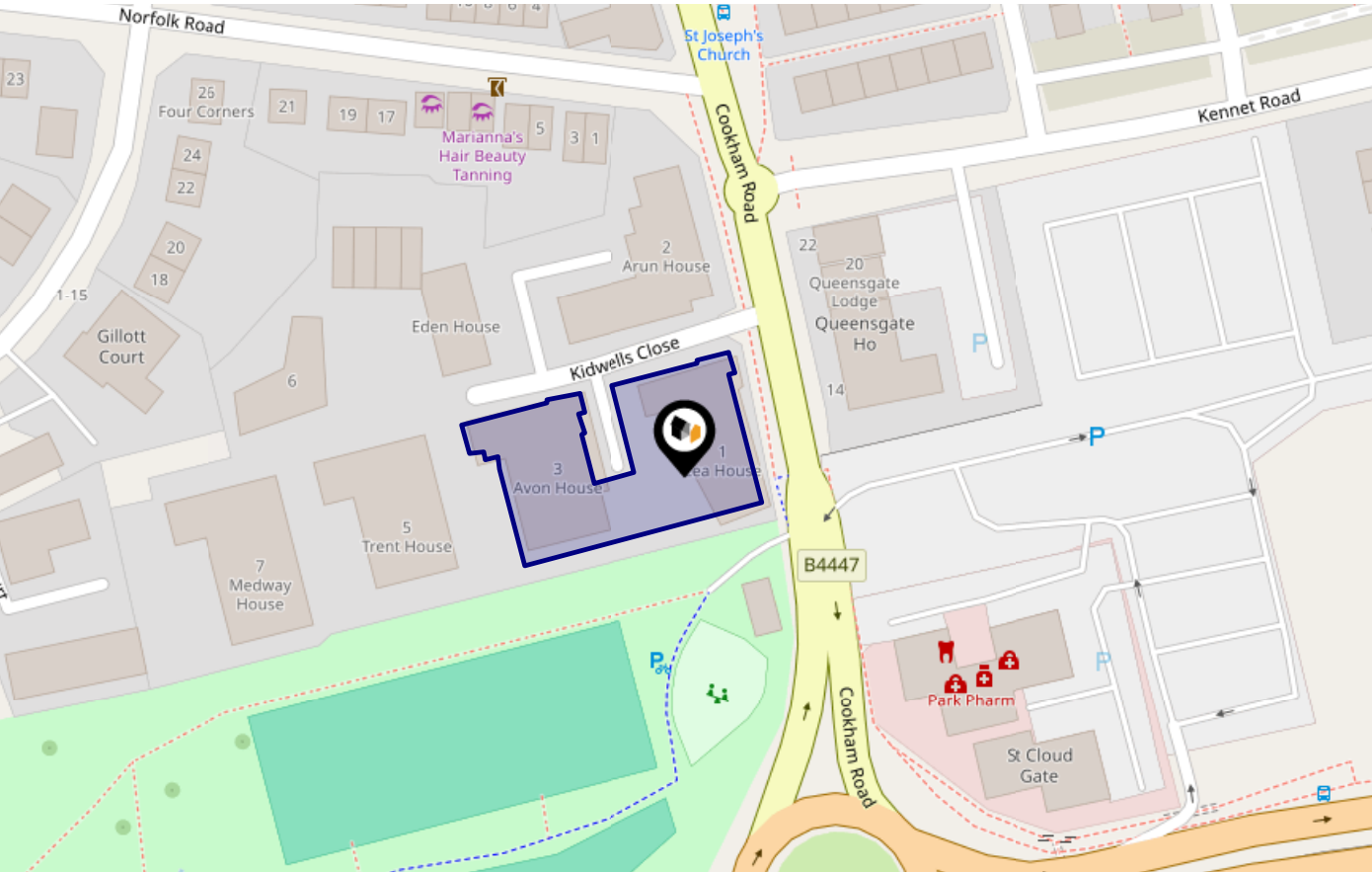**Risk Rating: Very low**

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Up to 30cm (1ft)				
Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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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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💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
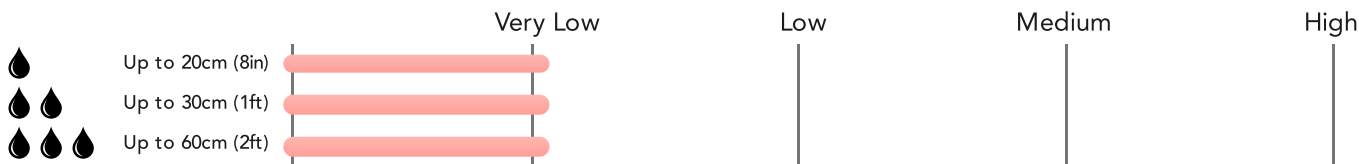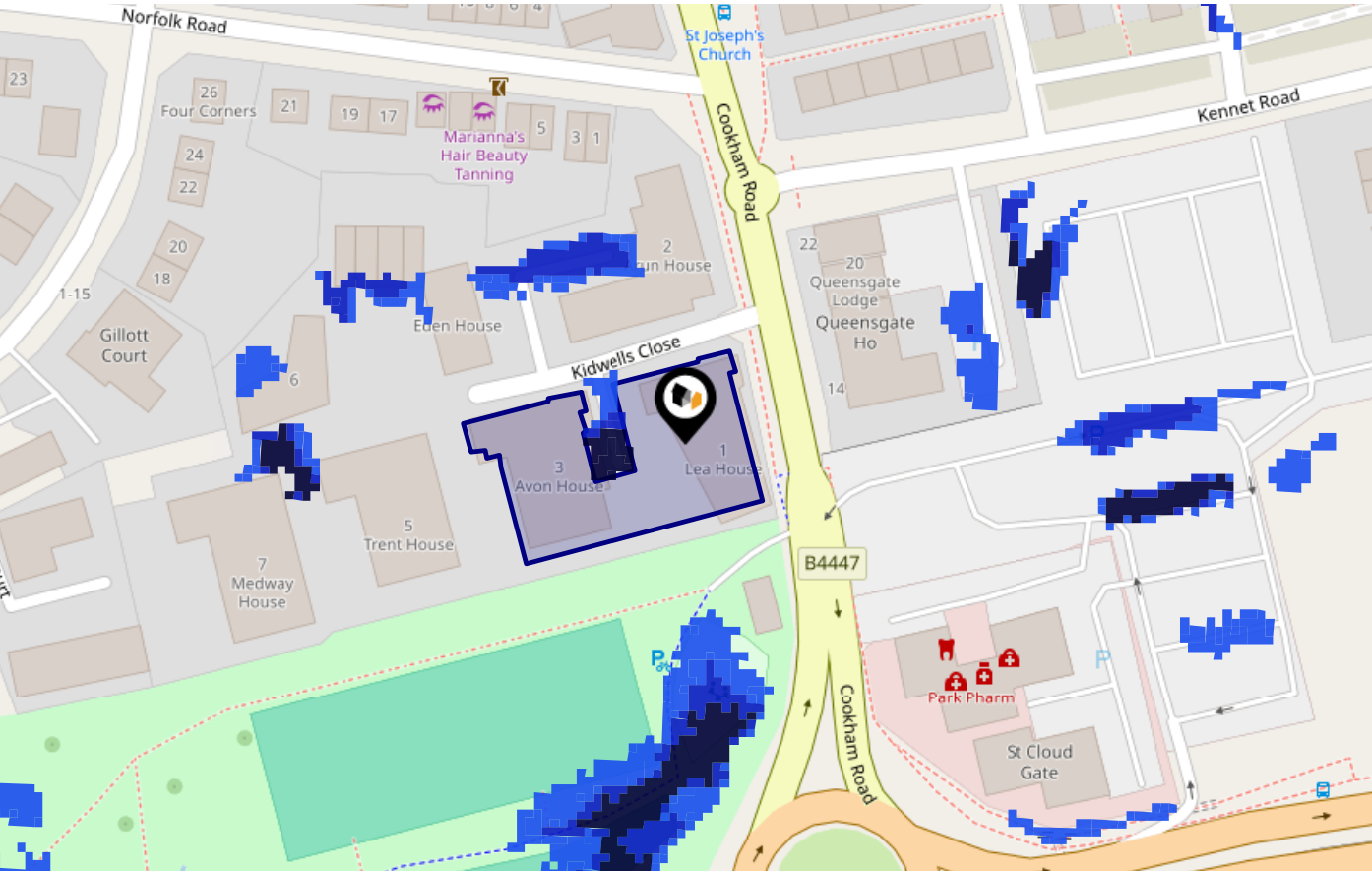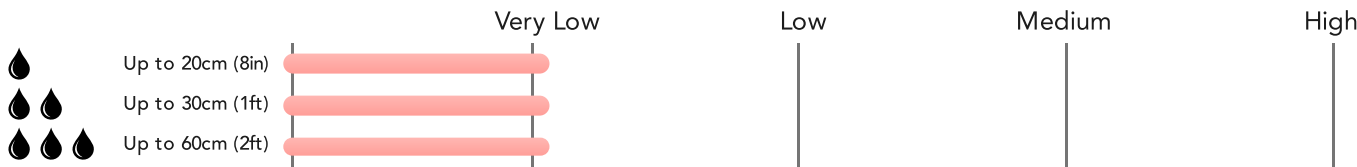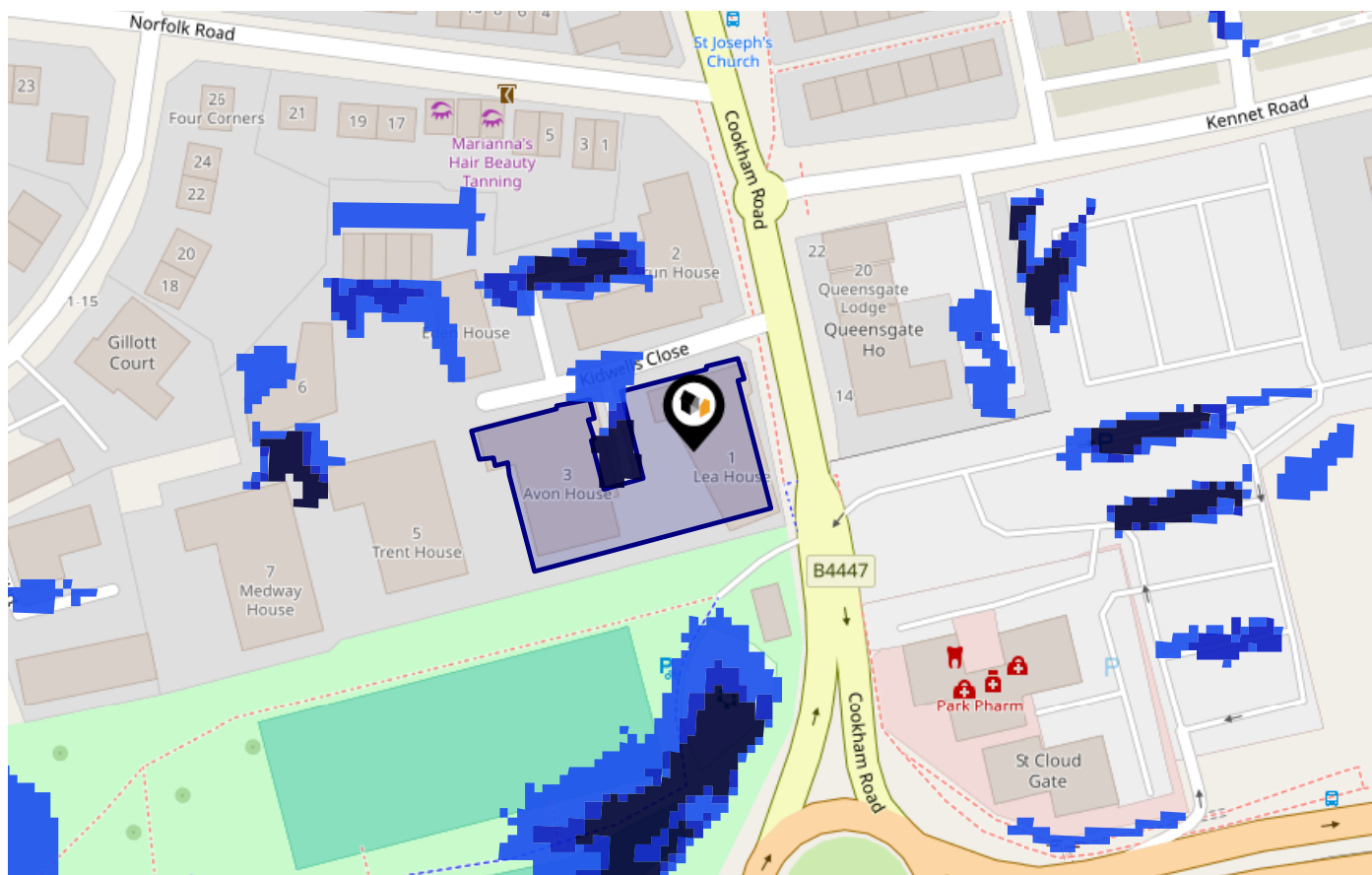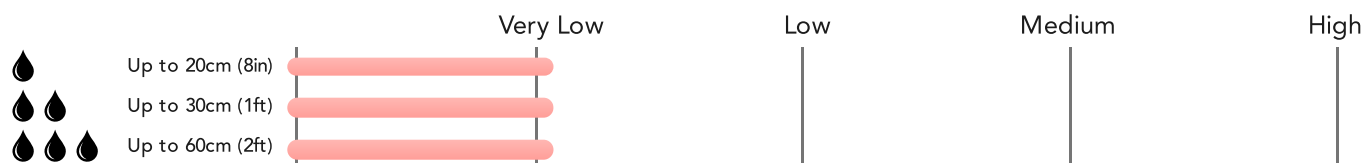

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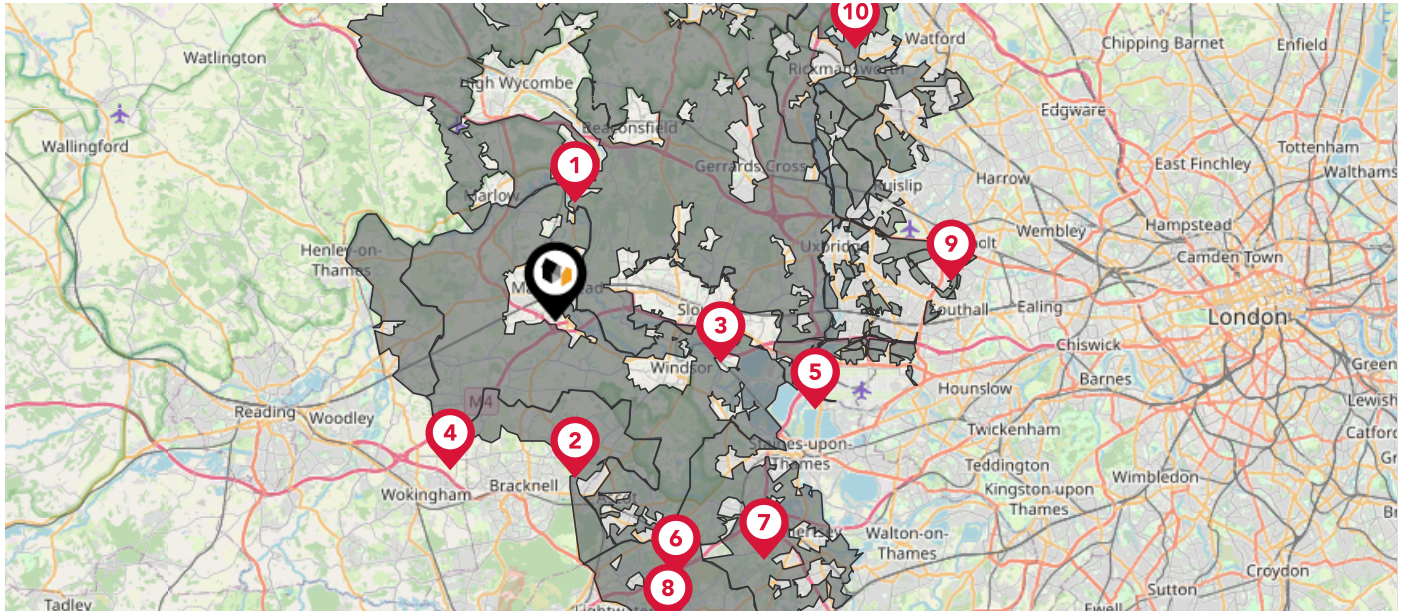Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Maps
Green Belt

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

Nearby Green Belt Land

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

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.
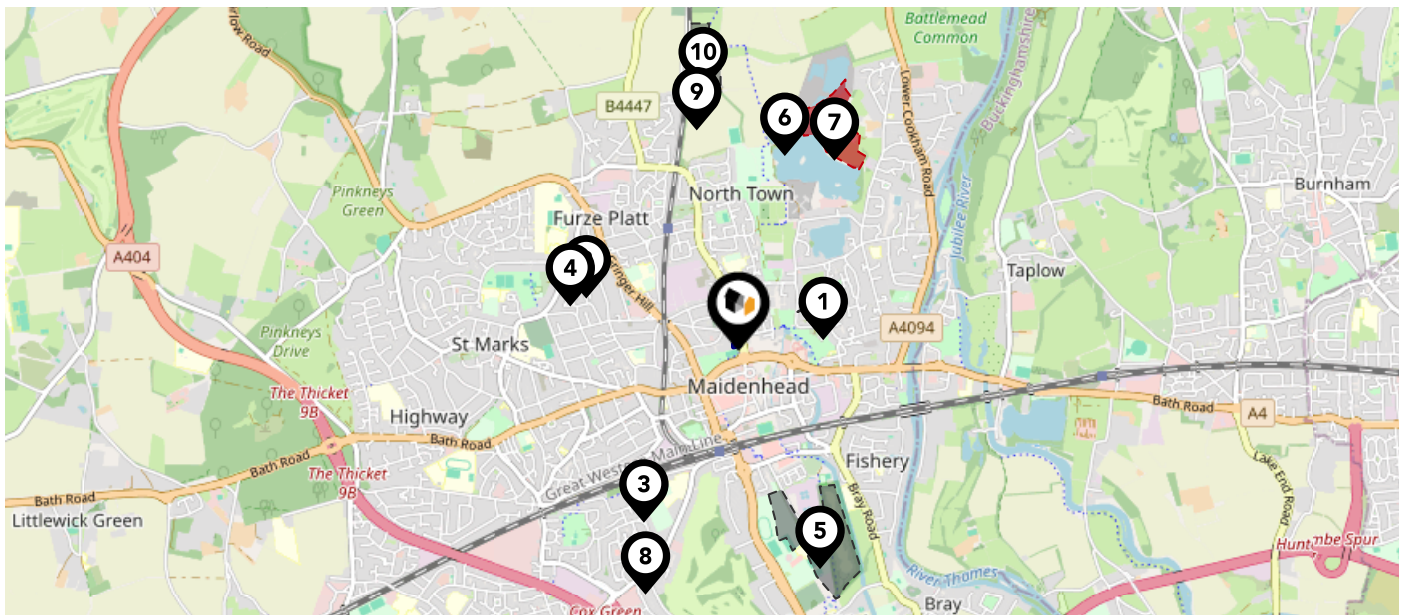

Nearby Landfill Sites		
1 Badnalls Pit-Maidenhead	Historic Landfill	
2 Linden Avenue-Maidenhead	Historic Landfill	
3 Ludlow Road-Maidenhead	Historic Landfill	
4 Langton Close-Maidenhead	Historic Landfill	
5 Braywick Road-Maidenhead	Historic Landfill	
6 EA/EPR/FP3690EF/A001	Active Landfill	
7 EA/EPR/AP3493EK/V004 - Summerleaze Ltd	Active Landfill	
8 Curls Lane-Cox Green	Historic Landfill	
9 Spencers Farm-North Town	Historic Landfill	
10 Strande Castle-Summerleaze Road, Cookham	Historic Landfill	

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Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
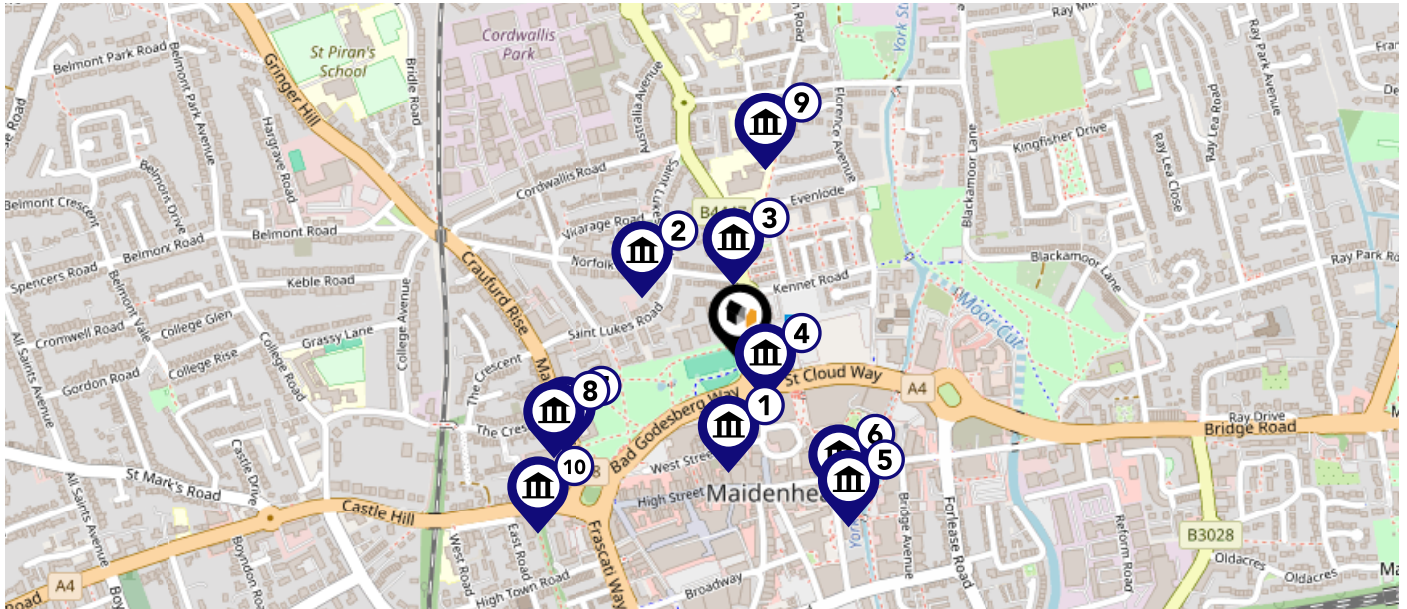
Listed Buildings in the local district	Grade	Distance
1 1117592 - United Reform Church	Grade II	0.1 miles
2 1117584 - Church Of St Luke	Grade II	0.1 miles
3 1136084 - Church Of St Joseph	Grade II	0.1 miles
4 1319351 - The Wilderness	Grade II	0.1 miles
5 1117626 - Wilton Mead And Company Estate Agents	Grade II	0.2 miles
6 1312933 - Bear Hotel	Grade II	0.2 miles
7 1319353 - Main Building And Two Side Wings Of Berkshire College Of Art	Grade II	0.2 miles
8 1136124 - Forecourt Wall, Railings And Gate Piers To Berkshire College Of Art	Grade II	0.2 miles
9 1319374 - The Hyde	Grade II	0.2 miles
10 1117621 - 16 And 18, Castle Hill	Grade II	0.3 miles

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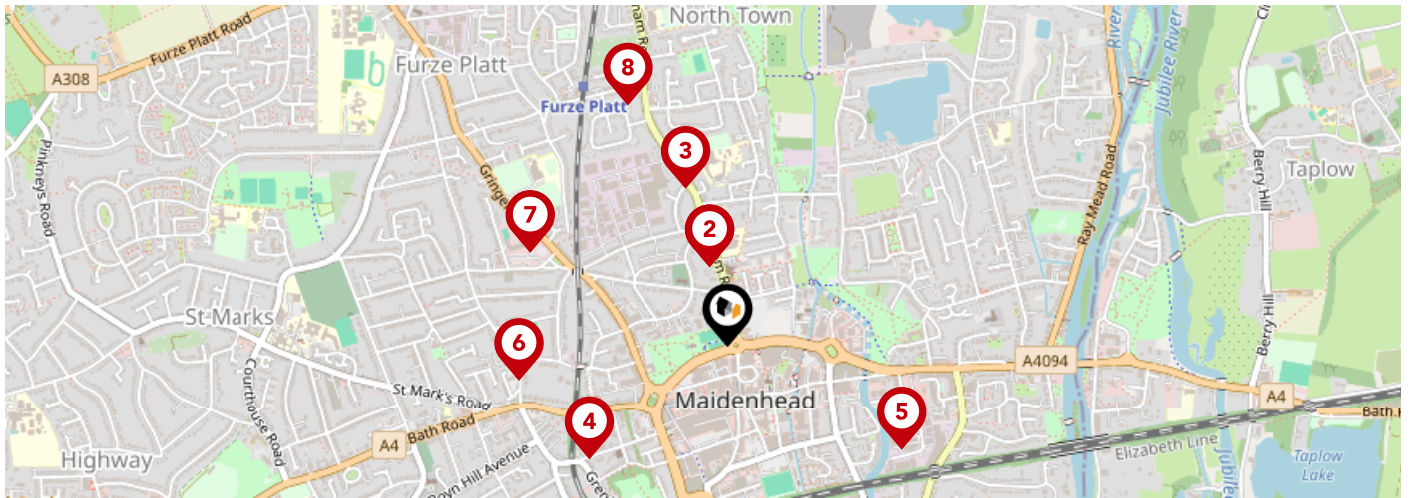
		Nursery	Primary	Secondary	College	Private
1	**St Mary's Catholic Primary School, Maidenhead** Ofsted Rating: Requires improvement | Pupils: 304 | Distance:0.19	☐	☑	☐	☐	☐
2	**St Luke's CofE Primary School** Ofsted Rating: Outstanding | Pupils: 326 | Distance:0.19	☐	☑	☐	☐	☐
3	**Riverside Primary School and Nursery** Ofsted Rating: Good | Pupils: 389 | Distance:0.38	☐	☑	☐	☐	☐
4	**Highfield Preparatory School Limited** Ofsted Rating: Not Rated | Pupils: 94 | Distance:0.41	☐	☐	☑	☐	☐
5	**RBWM Alternative Learning Provision** Ofsted Rating: Good | Pupils: 18 | Distance:0.47	☐	☐	☑	☐	☐
6	**Claires Court Schools** Ofsted Rating: Not Rated | Pupils: 961 | Distance:0.49	☐	☐	☑	☐	☐
7	**St Piran's School** Ofsted Rating: Not Rated | Pupils: 450 | Distance:0.5	☐	☑	☐	☐	☐
8	**Maidenhead Nursery School** Ofsted Rating: Outstanding | Pupils: 74 | Distance:0.6	☑	☐	☐	☐	☐

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Area
Schools
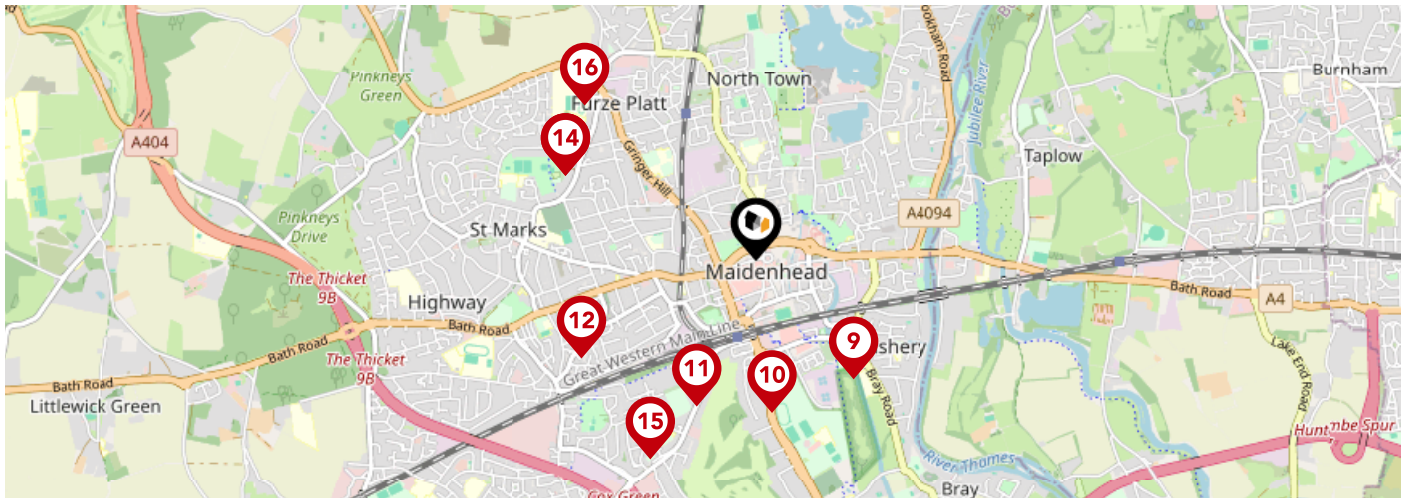
		Nursery	Primary	Secondary	College	Private
9	**Oldfield Primary School** Ofsted Rating: Outstanding | Pupils: 415 | Distance:0.71	☐	☑	☐	☐	☐
10	**Forest Bridge School** Ofsted Rating: Good | Pupils: 113 | Distance:0.71	☐	☐	☑	☐	☐
11	**Desborough College** Ofsted Rating: Good | Pupils: 728 | Distance:0.72	☐	☐	☑	☐	☐
12	**Boyne Hill CofE Infant and Nursery School** Ofsted Rating: Outstanding | Pupils: 216 | Distance:0.92	☐	☑	☐	☐	☐
13	**Furze Platt Junior School** Ofsted Rating: Outstanding | Pupils: 365 | Distance:0.96	☐	☑	☐	☐	☐
14	**Furze Platt Infant School** Ofsted Rating: Good | Pupils: 270 | Distance:0.96	☐	☑	☐	☐	☐
15	**Larchfield Primary and Nursery School** Ofsted Rating: Good | Pupils: 239 | Distance:1.04	☐	☑	☐	☐	☐
16	**Furze Platt Senior School** Ofsted Rating: Good | Pupils: 1530 | Distance:1.07	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons

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Key:

 Power Pylons

 Communication Masts

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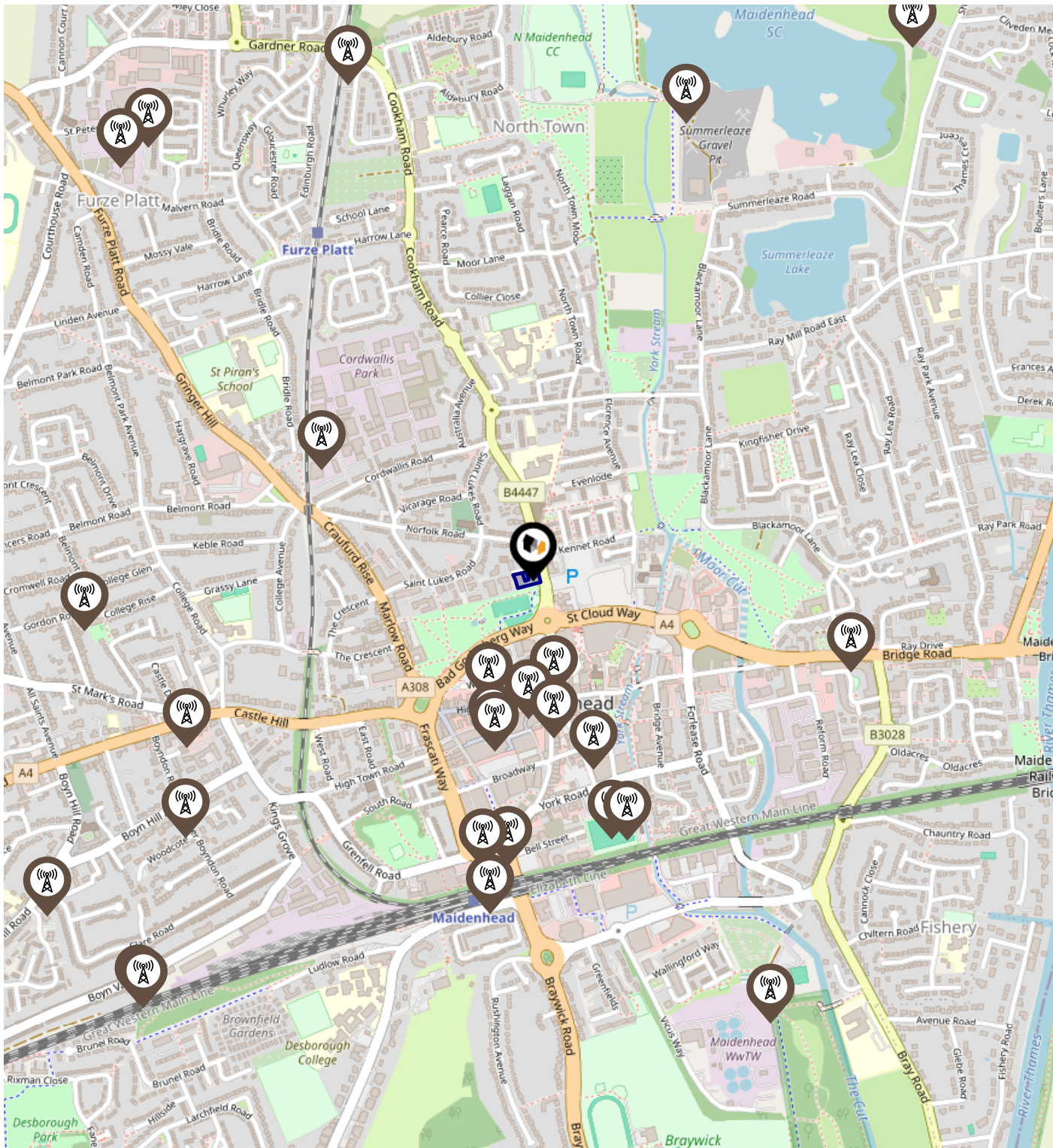
Environment
Radon Gas

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).
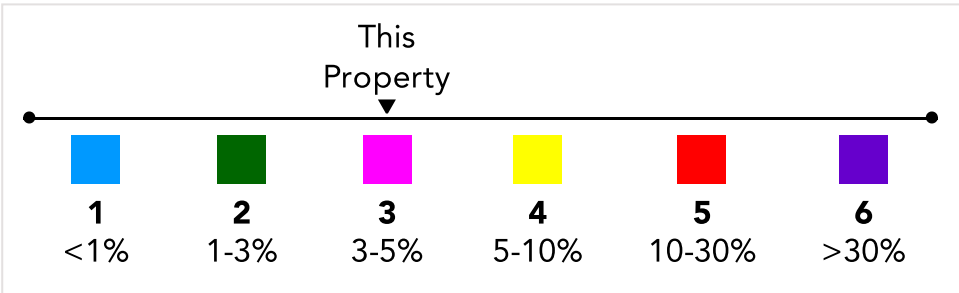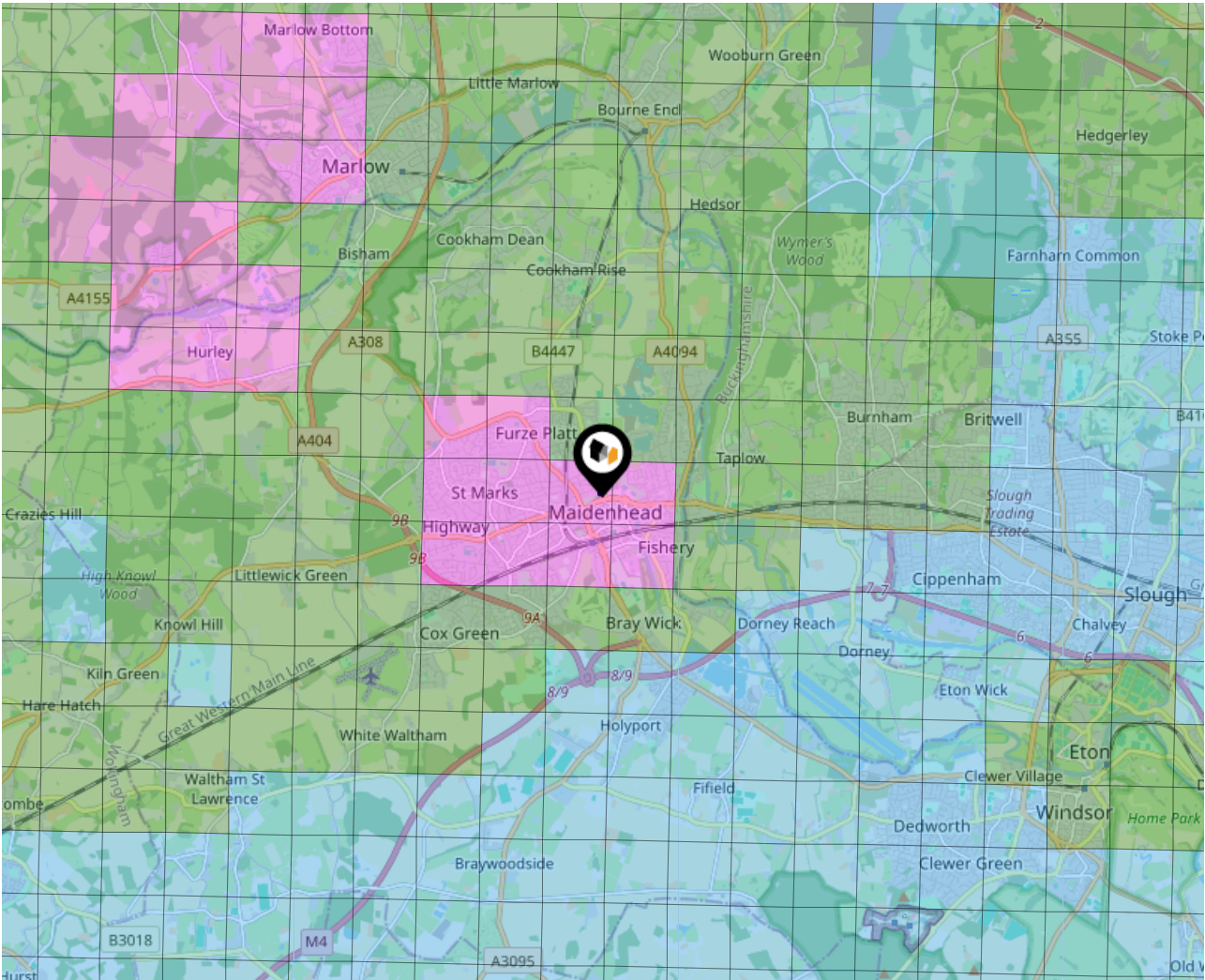
	This Property ▼				
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
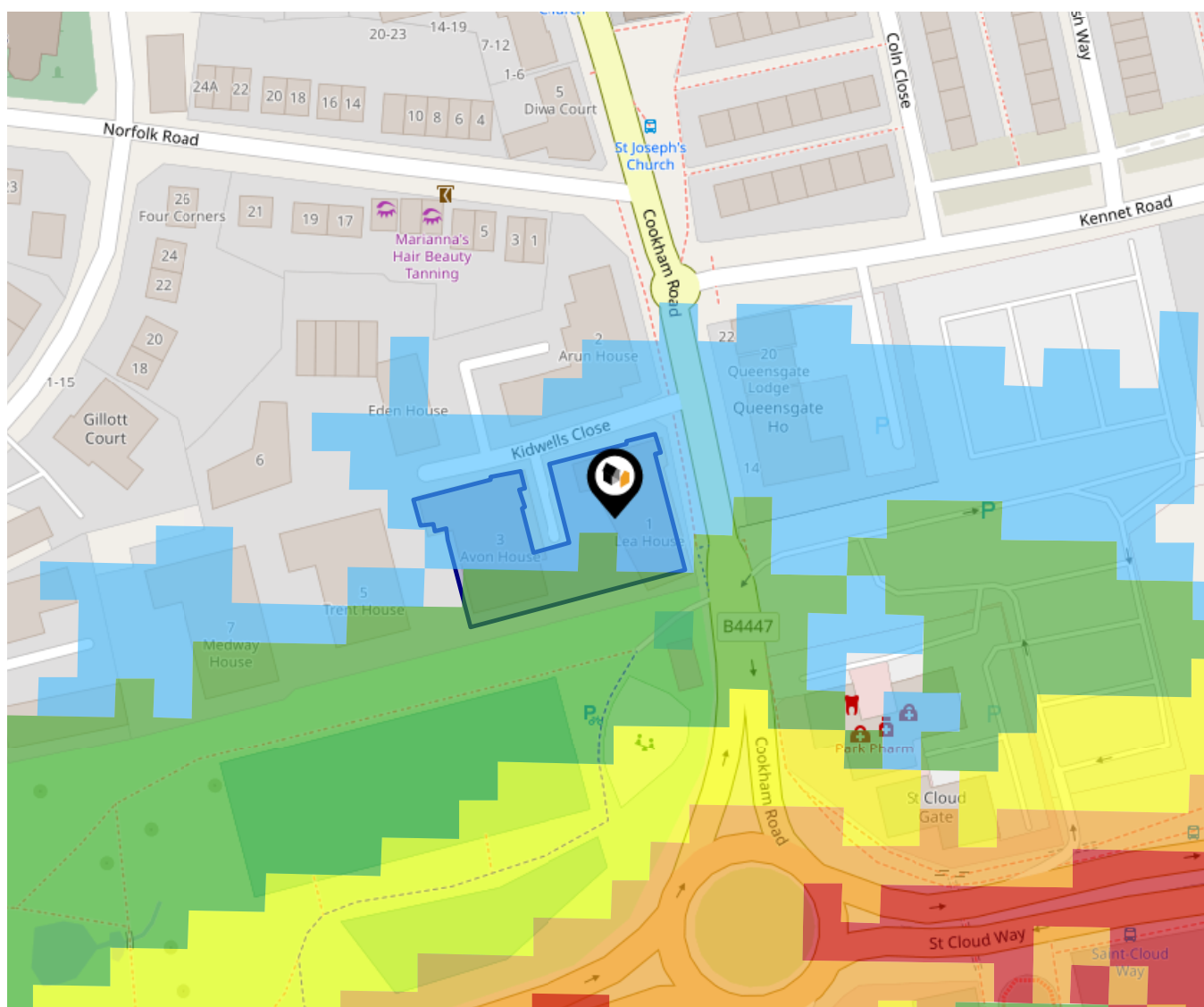
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		

Primary Classifications (Most Common Clay Types)
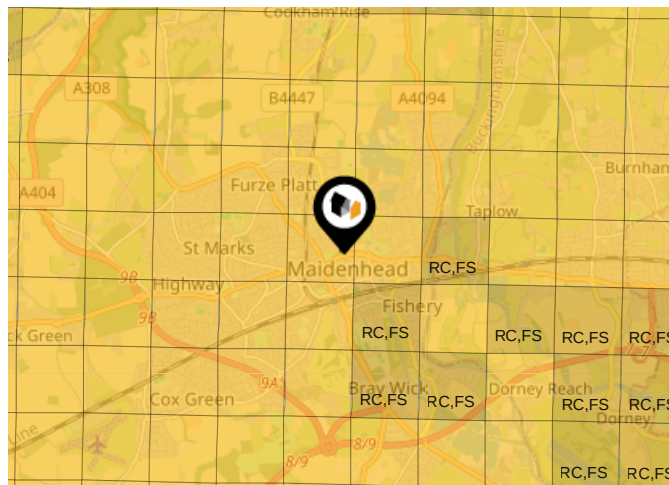
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)
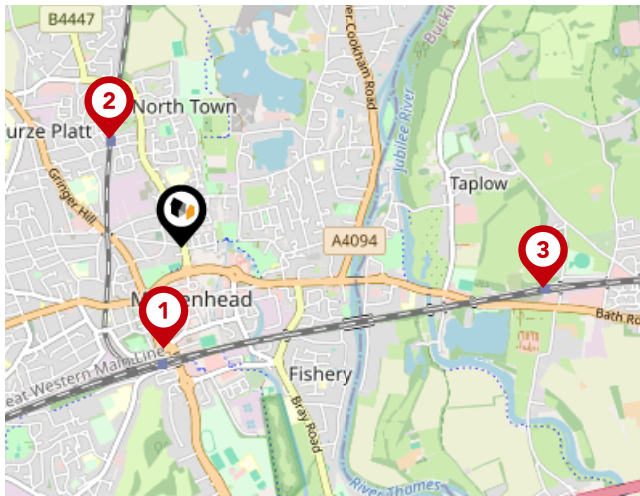
National Rail Stations

Pin	Name	Distance
1	Maidenhead Rail Station	0.48 miles
2	Furze Platt Rail Station	0.61 miles
3	Taplow Rail Station	1.67 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	A404(M) J9A	1.42 miles
2	M4 J8	1.83 miles
3	A404(M) J9	1.94 miles
4	M4 J7	2.92 miles
5	M40 J3	5.52 miles
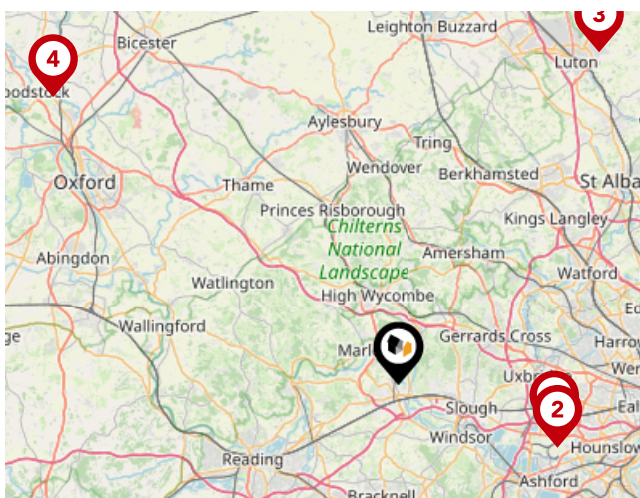
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	12.06 miles
2	Heathrow Airport Terminal 4	12.6 miles
3	Luton Airport	28.58 miles
4	Kidlington	33.1 miles

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Area
Transport (Local)
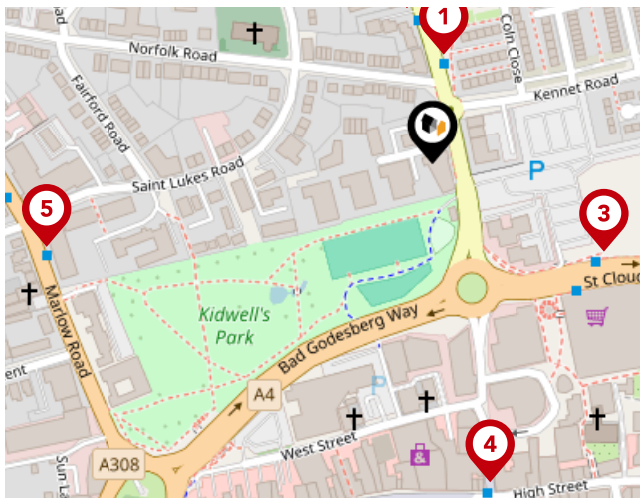
Bus Stops/Stations

Pin	Name	Distance
1	St Joseph's Church	0.06 miles
2	St Joseph's Church	0.09 miles
3	Saint-Cloud Way	0.11 miles
4	Market Street	0.19 miles
5	St Lukes Road	0.23 miles

Local Connections

Pin	Name	Distance
1	Uxbridge Station	10.49 miles
2	Uxbridge Underground Station	10.55 miles
3	Uxbridge Underground Station	10.58 miles
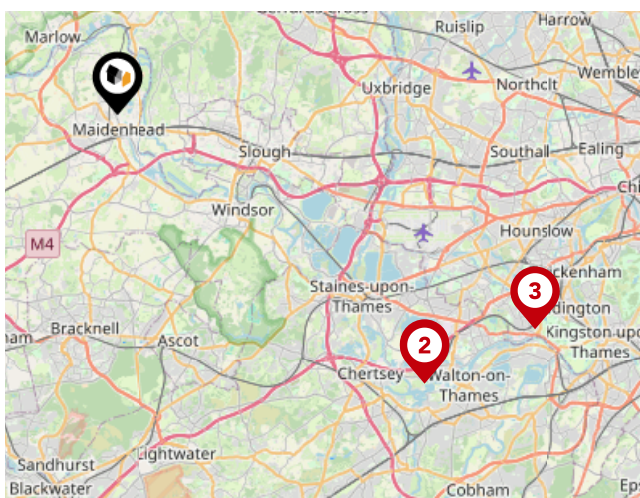
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	15.06 miles
2	Weybridge Ferry Landing	15.11 miles
3	Moulsey - Hurst Park Ferry Landing	17.31 miles

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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.

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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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Avocado Property

Stuart@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

Ordnance Survey

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