



DRR: Desktop Research Report

The key facts about this property & the local market

Monday 26th October 2026 - 13:30



**FLAT 40, PEABERRY COURT, 87, GREYHOUND HILL,
LONDON, NW4 4JE**

Landwood Group

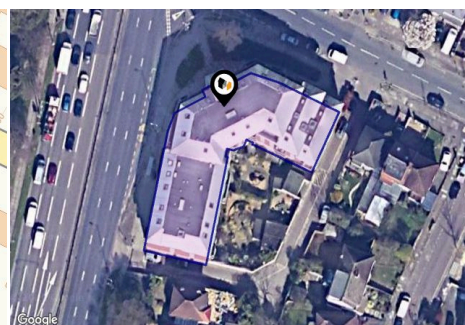
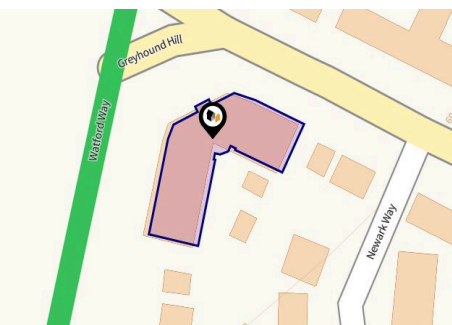
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	1
TUFA(GIA):	430 ft ² / 40 m ²
Plot Area:	0.26 acres
Year Built :	1996-2002
Council Tax :	Band D
Annual Estimate:	£2,133
Title Number:	AGL171115
UPRN:	200140587
Restrictive Covenants:	Yes

Last Sold Date:	05/07/2007
Last Sold Price:	£225,000
Last Sold £/ft ² :	£454
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



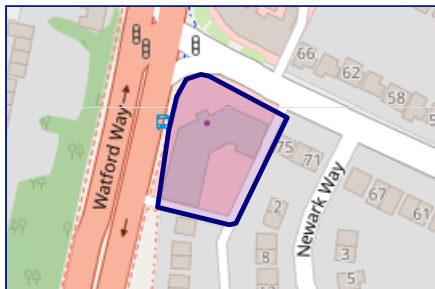
Satellite/Fibre TV Availability:



Property Multiple Title Plans

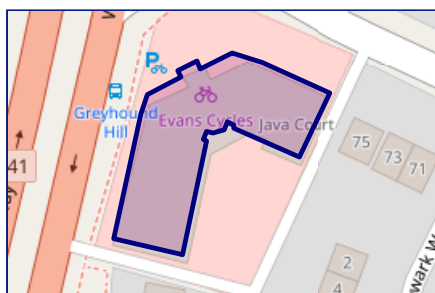
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Freehold Title Plan



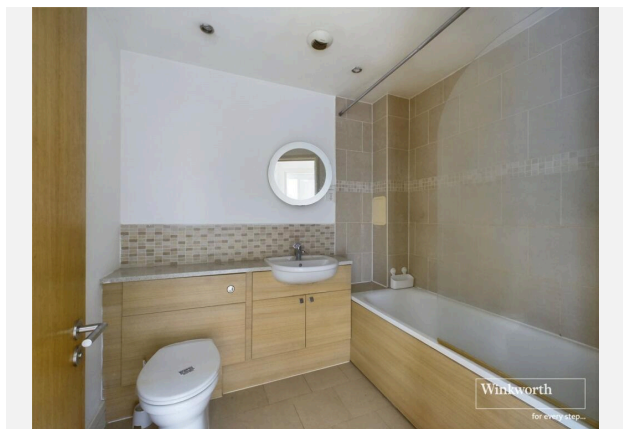
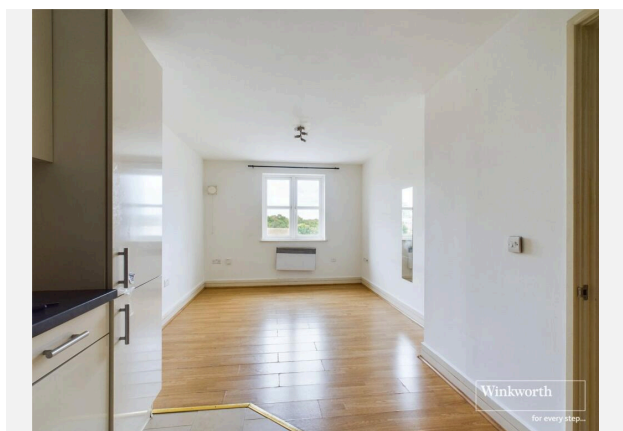
AGL103120

Leasehold Title Plan



AGL171115

Start Date: 04/07/2007
End Date: 25/03/2132
Lease Term: 125 years from 25 March 2007
Term Remaining: 105 years



Winkworth



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Property
EPC - Certificate

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Flat 40, Peaberry Court, 87 Greyhound Hill, NW4 4JE

Energy rating

C

Valid until 25.06.2034

Certificate number
2863-3033-6206-1214-1204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	40 m ²

Market Sold in Street

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Flat 47, Peaberry Court, 87, Greyhound Hill, London, NW4 4JE				Flat-maisonette House
Last Sold Date:	19/03/2026	12/09/2007		
Last Sold Price:	£365,000	£378,950		
Flat 24, Peaberry Court, 87, Greyhound Hill, London, NW4 4JE				Flat-maisonette House
Last Sold Date:	12/08/2025	31/08/2007		
Last Sold Price:	£288,000	£378,950		
71, Greyhound Hill, London, NW4 4JE				Semi-detached House
Last Sold Date:	12/12/2024			
Last Sold Price:	£675,000			
Flat 48, Peaberry Court, 87, Greyhound Hill, London, NW4 4JE				Flat-maisonette House
Last Sold Date:	09/08/2024	18/09/2007		
Last Sold Price:	£375,000	£381,950		
Flat 3, Peaberry Court, 87, Greyhound Hill, London, NW4 4JE				Flat-maisonette House
Last Sold Date:	30/11/2023	20/01/2010		
Last Sold Price:	£160,000	£142,000		
Flat 8, Peaberry Court, 87, Greyhound Hill, London, NW4 4JE				Flat-maisonette House
Last Sold Date:	11/08/2023	10/01/2020	21/05/2007	
Last Sold Price:	£268,000	£245,000	£230,000	
Flat 16, Peaberry Court, 87, Greyhound Hill, London, NW4 4JE				Flat-maisonette House
Last Sold Date:	09/11/2021	31/08/2007		
Last Sold Price:	£187,500	£214,950		
Flat 1, Java Court, 77, Greyhound Hill, London, NW4 4JE				Flat-maisonette House
Last Sold Date:	05/07/2019	13/03/2015	20/07/2007	
Last Sold Price:	£262,500	£275,000	£231,950	
Flat 43, Peaberry Court, 87, Greyhound Hill, London, NW4 4JE				other House
Last Sold Date:	14/06/2017	30/03/2016	24/05/2007	
Last Sold Price:	£272,500	£285,000	£234,000	
Flat 41, Peaberry Court, 87, Greyhound Hill, London, NW4 4JE				Flat-maisonette House
Last Sold Date:	25/11/2016	03/09/2007		
Last Sold Price:	£375,000	£350,000		
Flat 13, Peaberry Court, 87, Greyhound Hill, London, NW4 4JE				Flat-maisonette House
Last Sold Date:	03/06/2016	23/05/2007		
Last Sold Price:	£268,500	£235,000		
Flat 2, Java Court, 77, Greyhound Hill, London, NW4 4JE				Flat-maisonette House
Last Sold Date:	31/03/2016	24/05/2007		
Last Sold Price:	£335,000	£250,000		

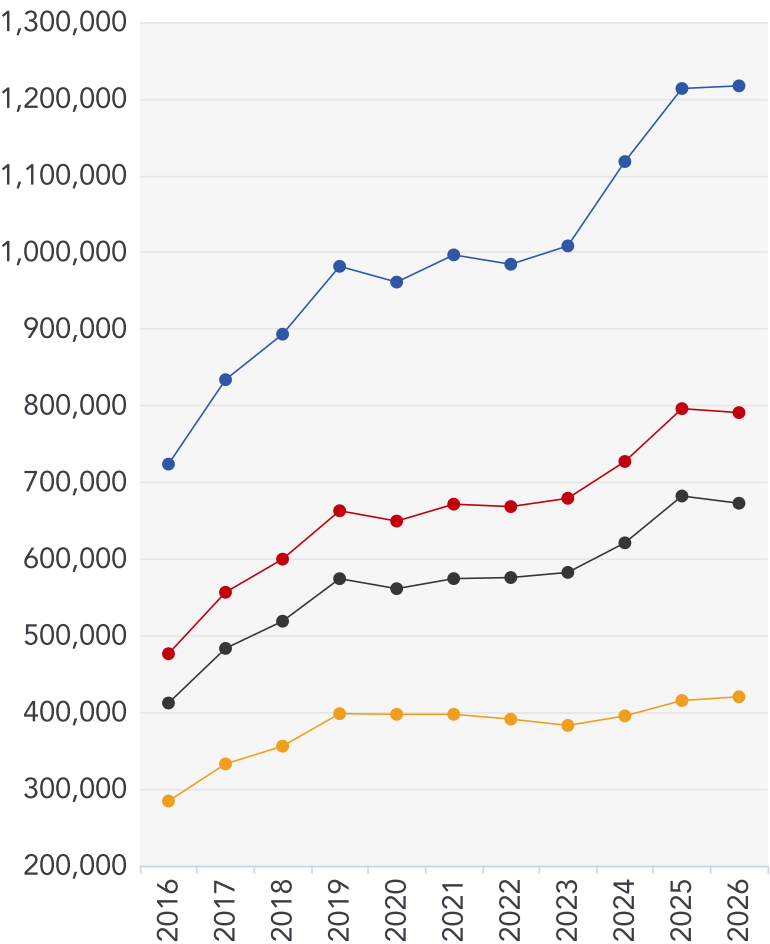
NOTE: In this list we display up to 6 most recent sales records per property, since 1995 by
DRR - Desktop Research Report

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in NW4



Detached

+68.15%

Semi-Detached

+65.99%

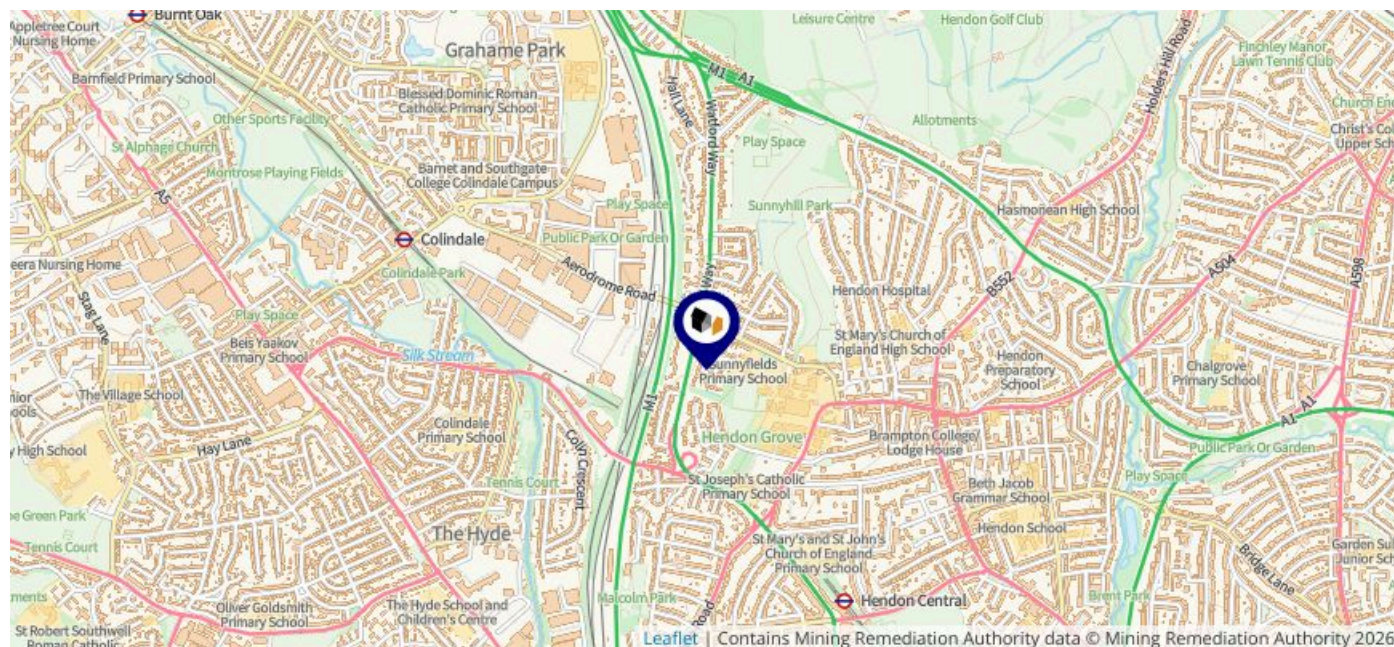
Terraced

+63.21%

Flat

+47.81%

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.

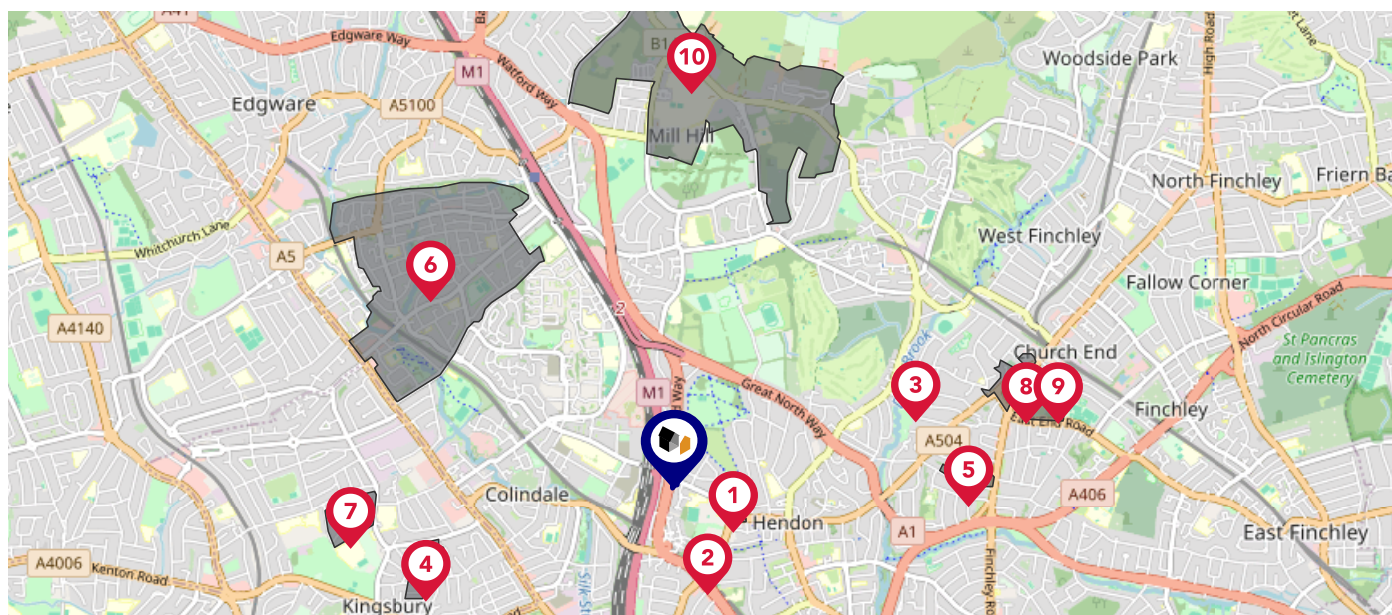
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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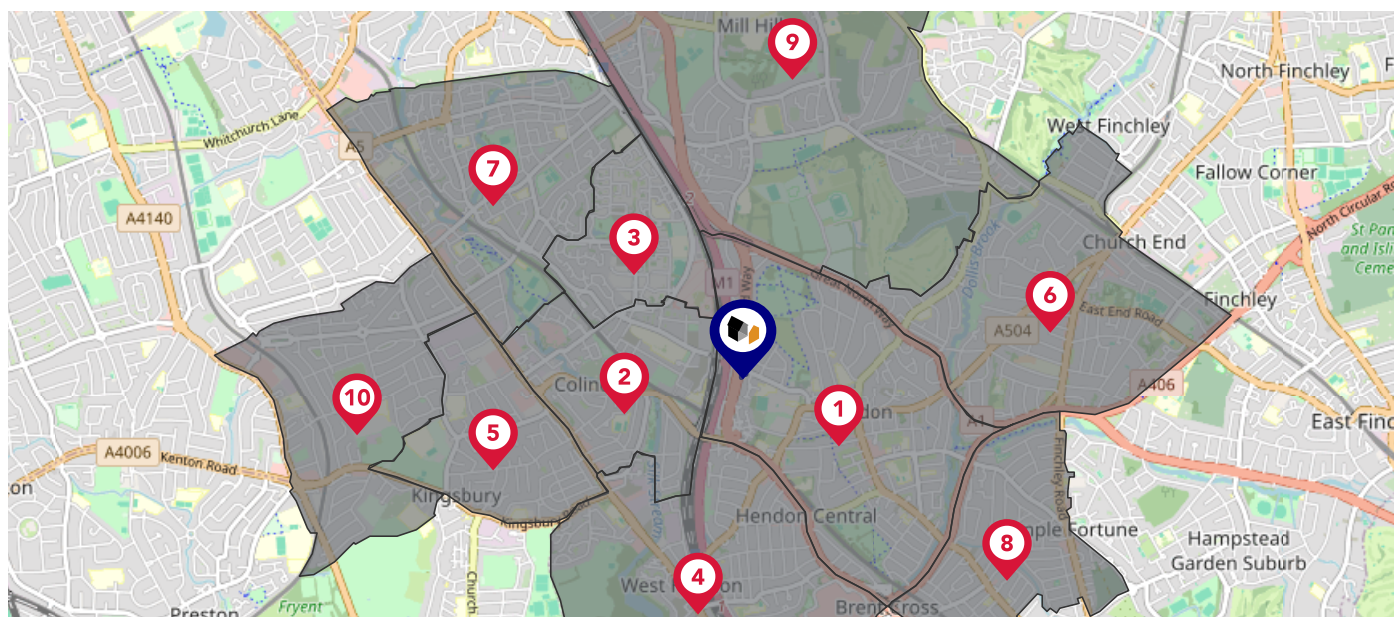
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Hendon Church End
- 2 Hendon The Burroughs
- 3 Finchley Garden Village
- 4 Buck Lane
- 5 Finchley College Farm
- 6 Watling Estate
- 7 Roe Green Village
- 8 Finchley Church End
- 9 Glenhill Close
- 10 Mill Hill

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



Hendon Ward



Colindale South Ward



Colindale North Ward



West Hendon Ward



Kingsbury Ward



Finchley Church End Ward



Burnt Oak Ward



Golders Green Ward

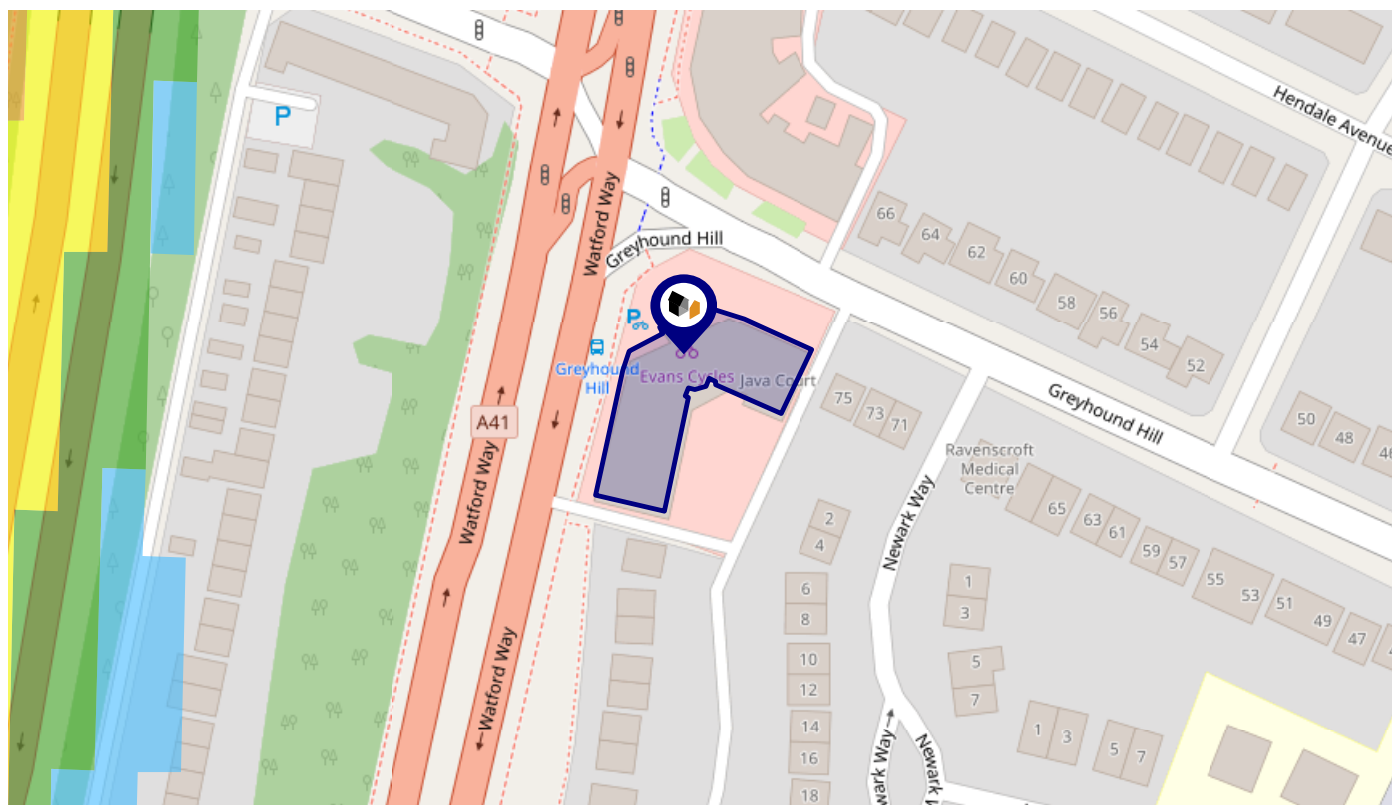


Mill Hill Ward



Queensbury 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:

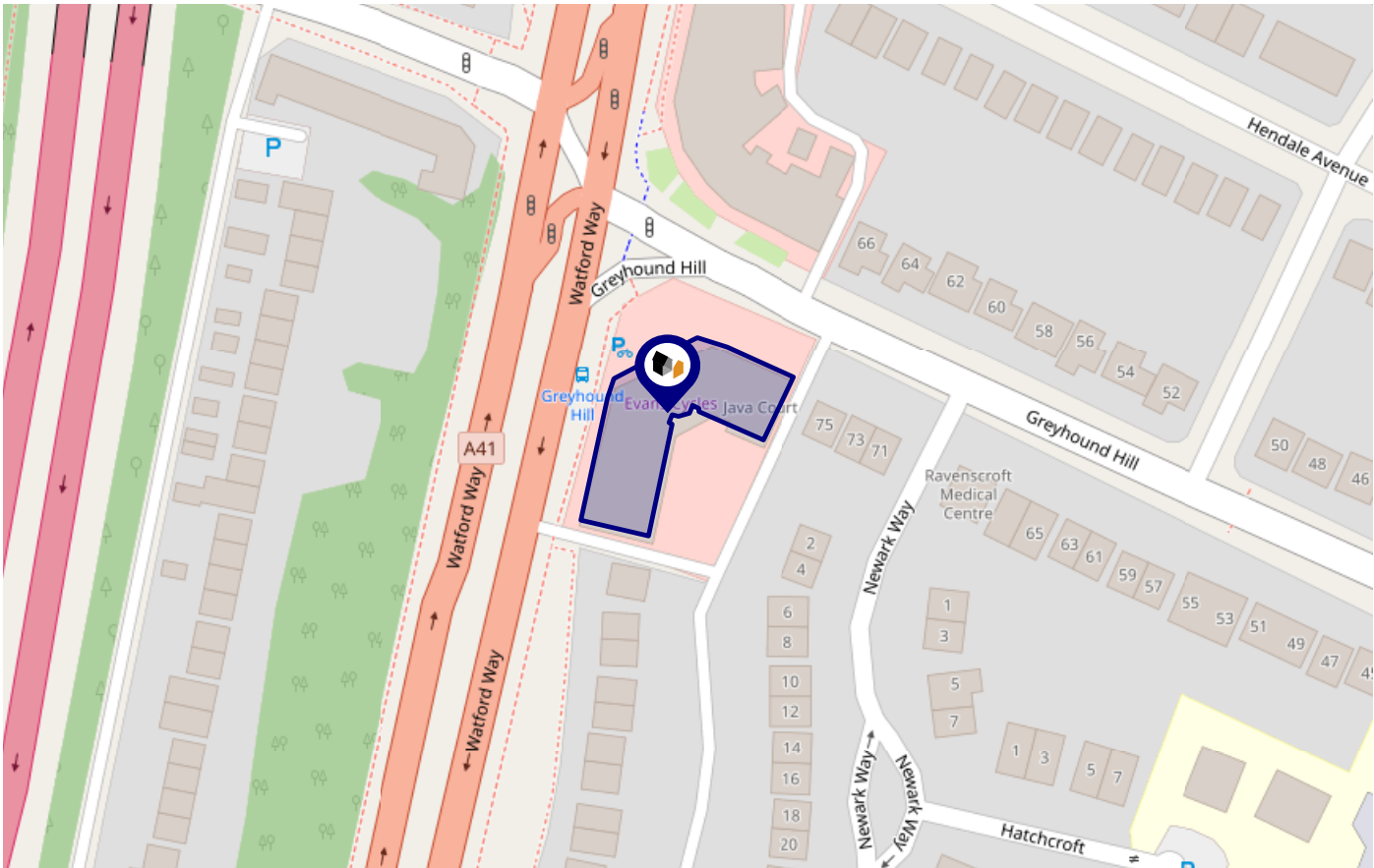
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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

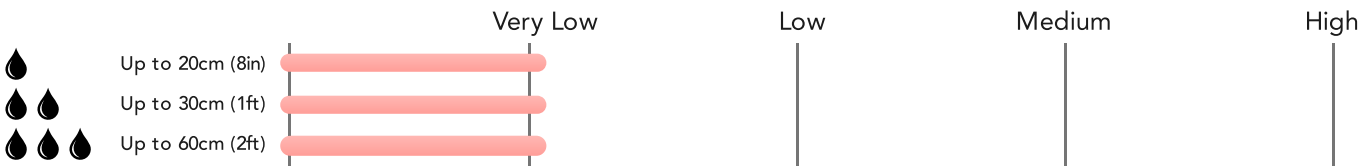


Risk Rating: Very low

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:

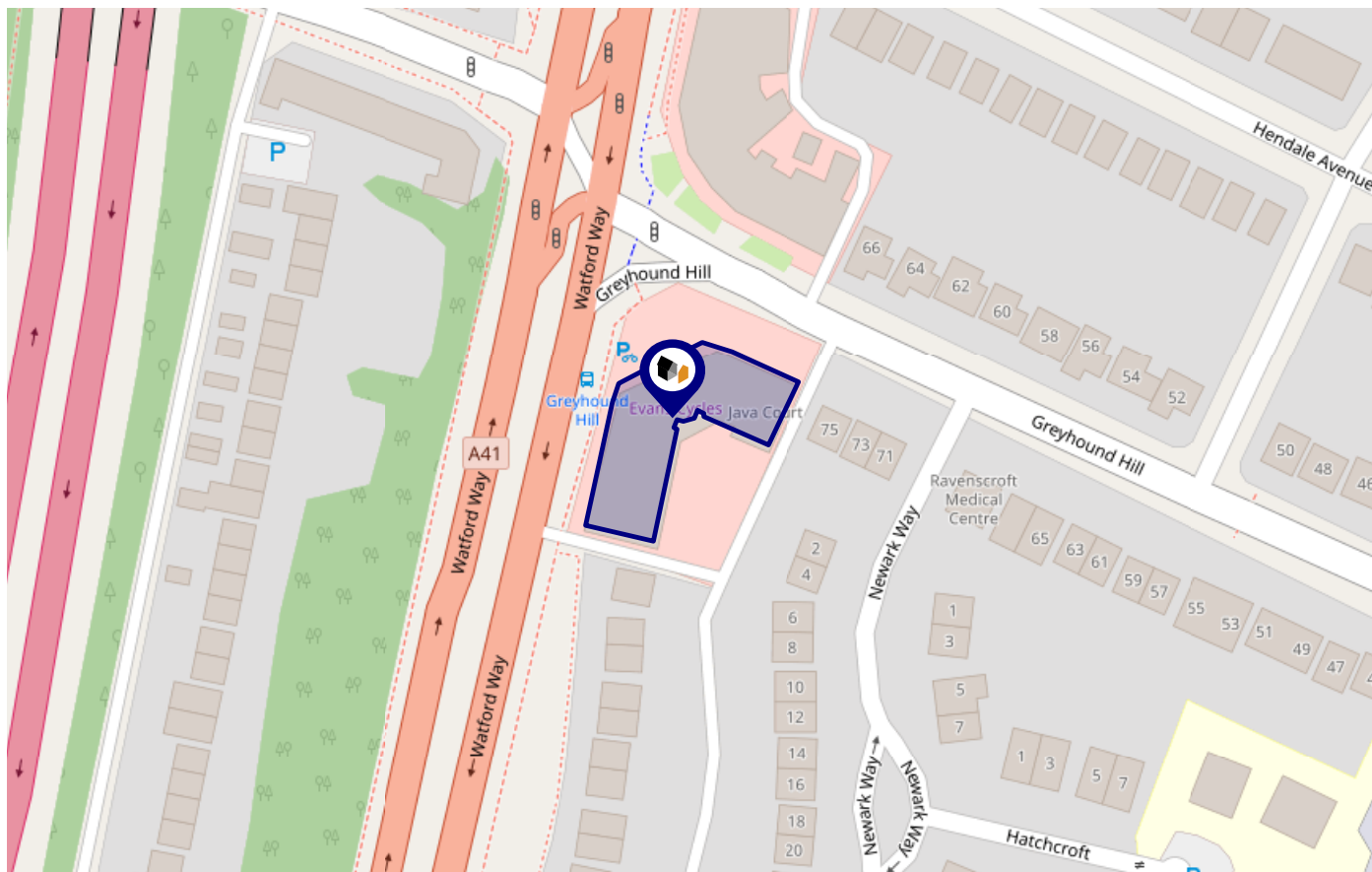


Flood Risk

Rivers & Seas - Climate Change

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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.

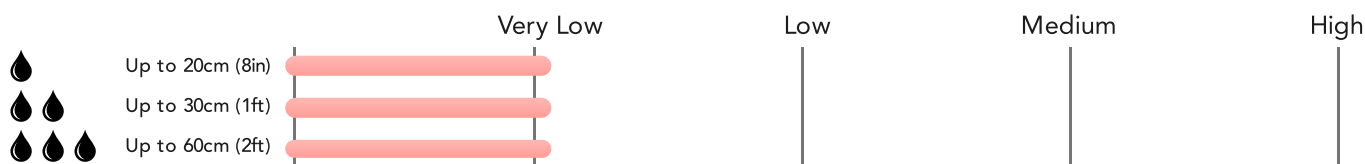


Risk Rating: Very low

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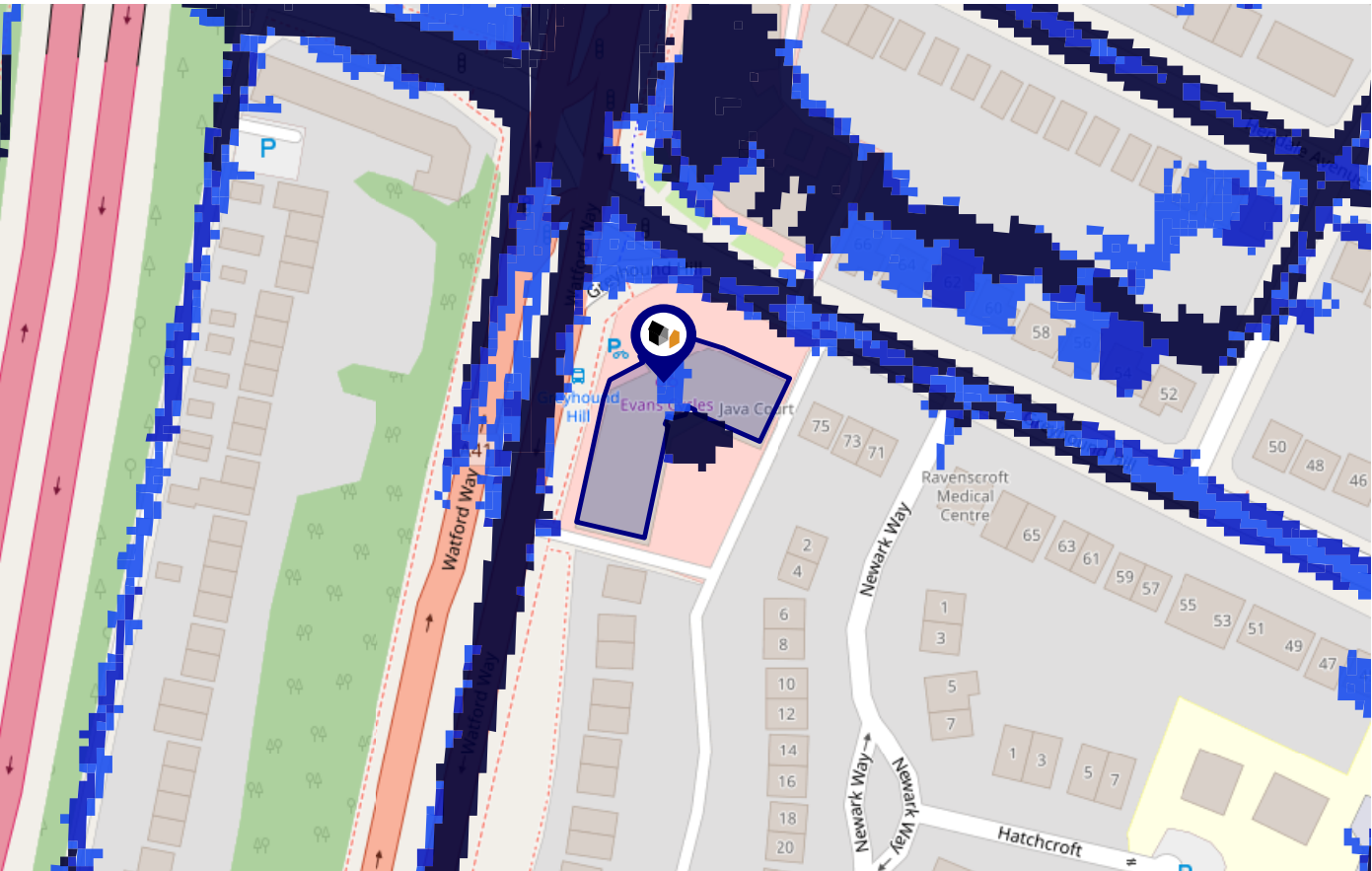
Chance of flooding to the following depths at this property:



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.

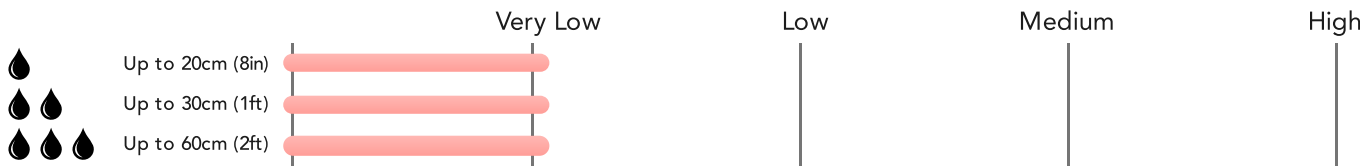


Risk Rating: Low

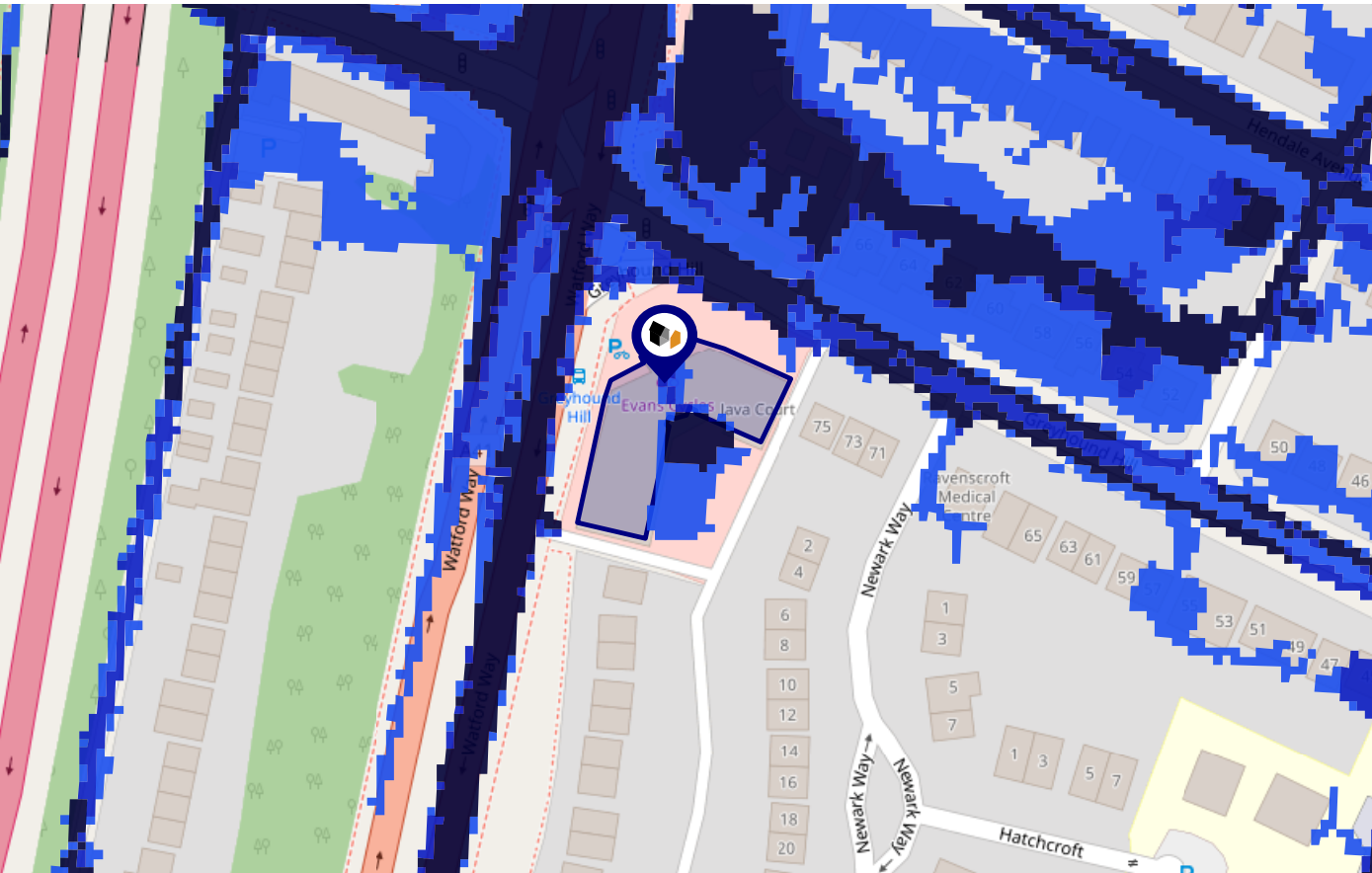
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

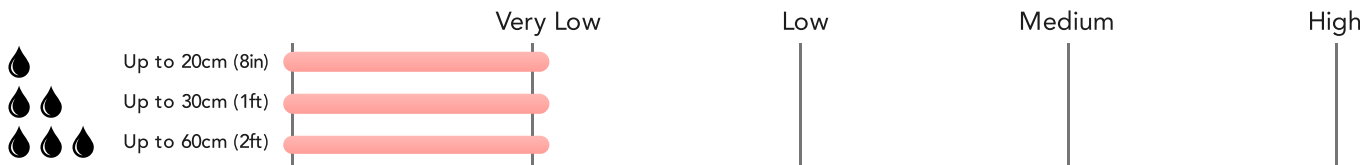


Risk Rating: Low

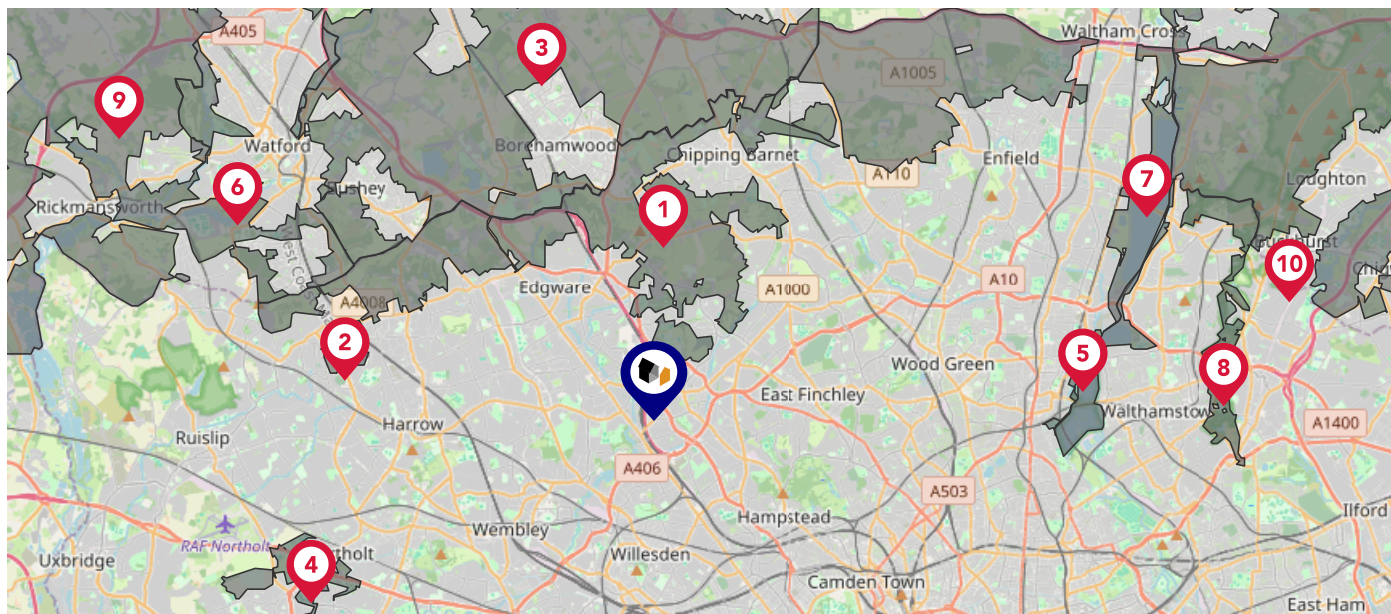
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

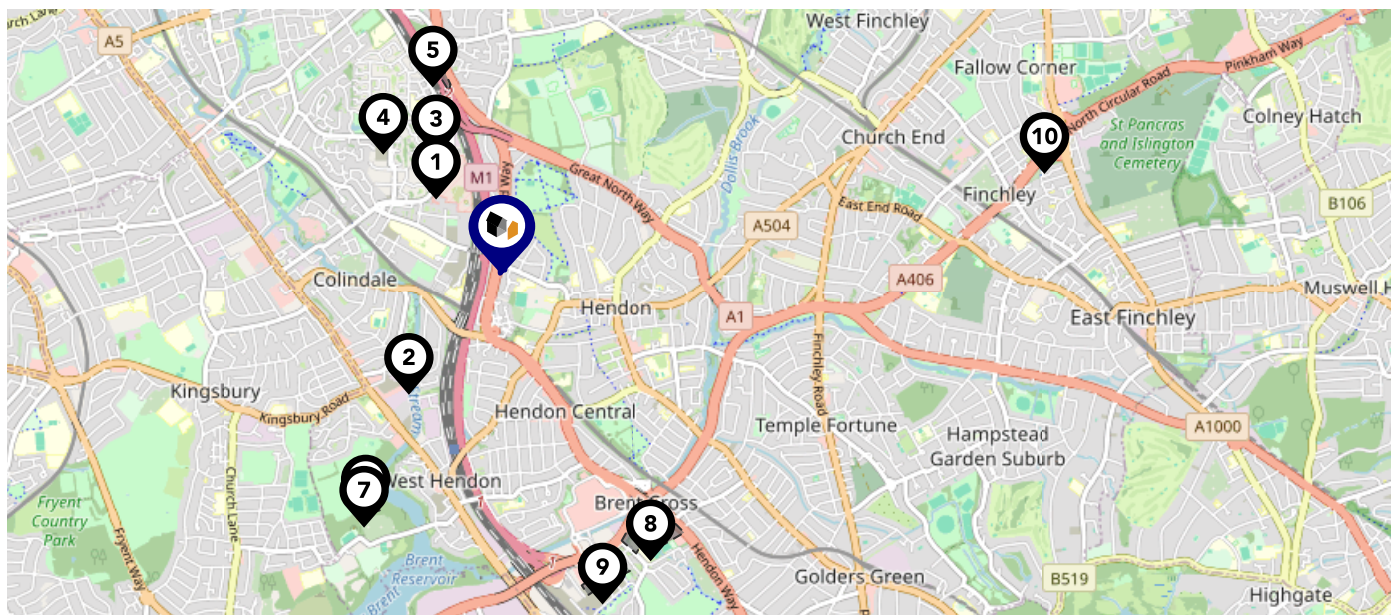
-  London Green Belt - Barnet
-  London Green Belt - Harrow
-  London Green Belt - Hertsmere
-  London Green Belt - Ealing
-  London Green Belt - Haringey
-  London Green Belt - Watford
-  London Green Belt - Enfield
-  London Green Belt - Waltham Forest
-  London Green Belt - Three Rivers
-  London Green Belt - Epping Forest

Maps

Landfill Sites

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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

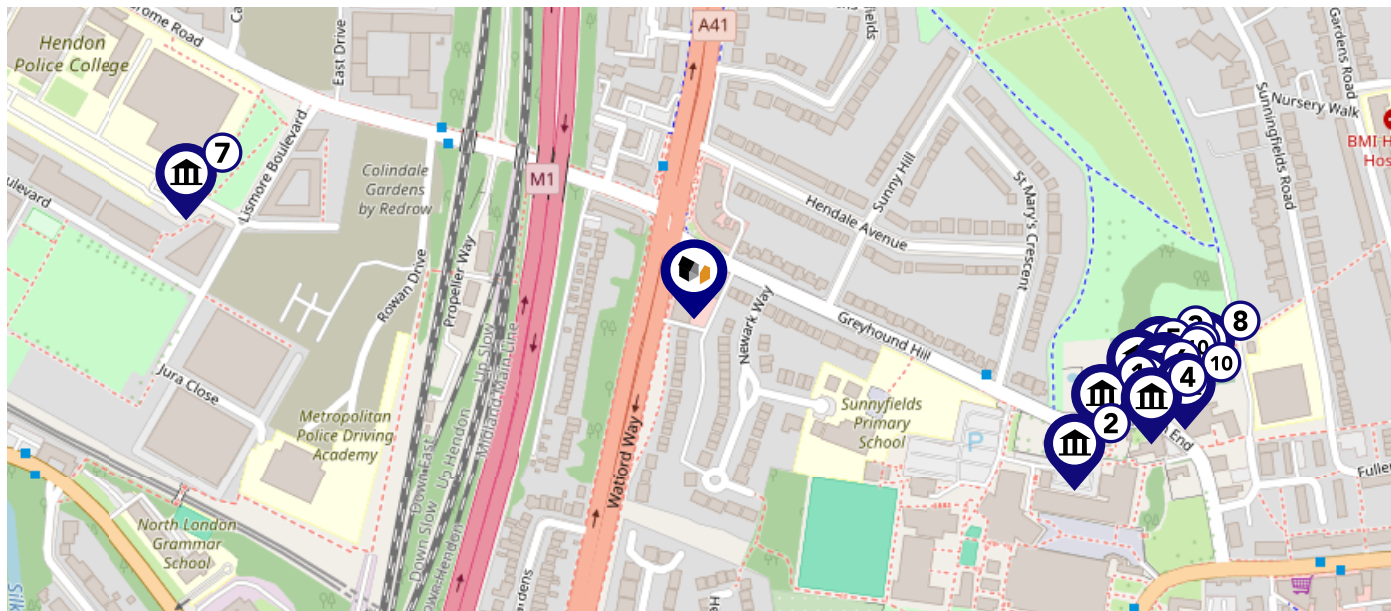
1	Grahame Park Way - Great Strand-Great Strand, Grahame Park, The Hyde NW9	Historic Landfill	☐
2	Crossways Site-Colin Gardens, The Hyde, London NW9	Historic Landfill	☐
3	Grahame Park Way - Corner Way-The Hyde, Grahame Park NW9	Historic Landfill	☐
4	Lanacre Avenue - Quakers Course-Grahame Park Estate	Historic Landfill	☐
5	K Garage-Bunns Lane, Edgware, Mill Hill NW7	Historic Landfill	☐
6	Land Cool Oak Lane-London	Historic Landfill	☐
7	West Hendon Playing Fields-Cool Oak Lane, The Hyde, West Hendon NW9	Historic Landfill	☐
8	Hendon Way-Tilling Road, Brent Cross, Barnet	Historic Landfill	☐
9	Claremont Way-Templehof Avenue, Brent Cross, Barnet	Historic Landfill	☐
10	Lonsdale Meadows-Jct. A406/High Road, Finchley, London N3	Historic Landfill	☐

Maps

Listed Buildings

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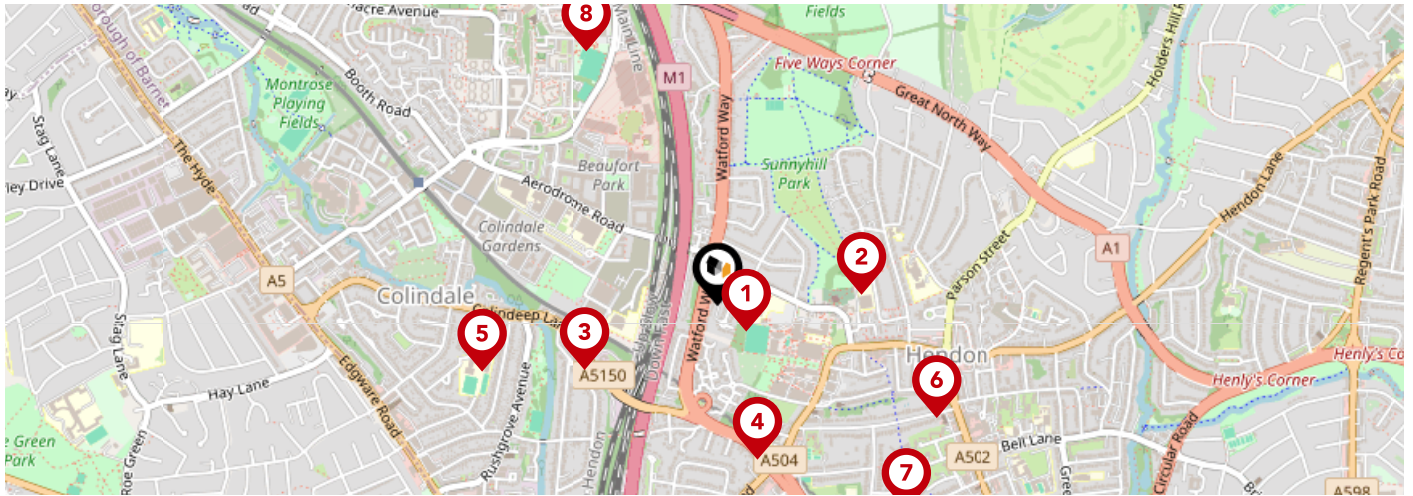
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



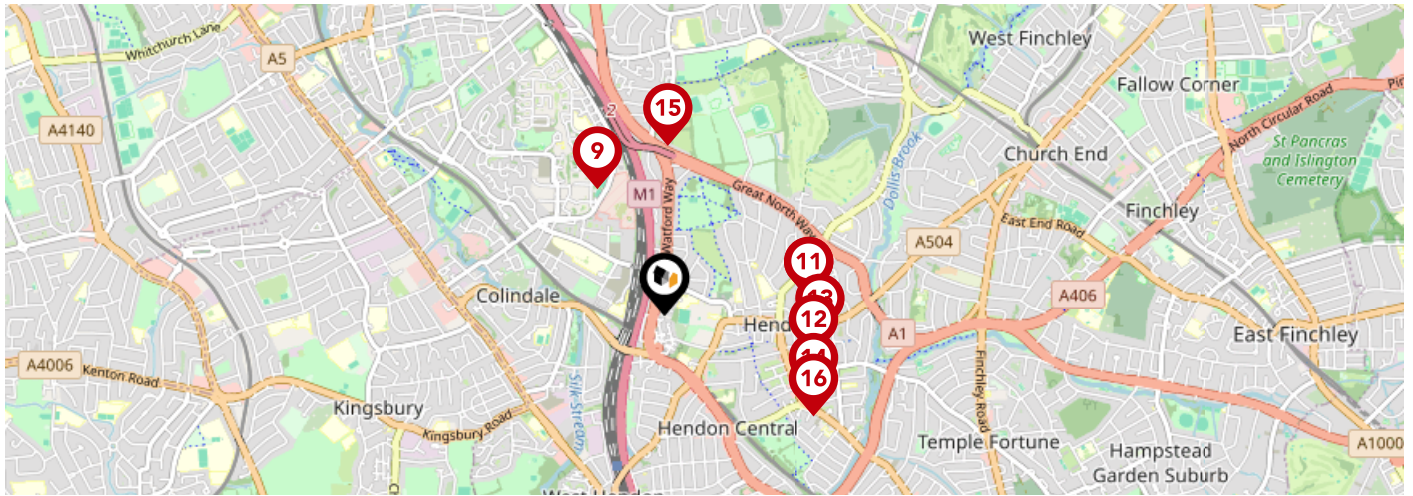
Listed Buildings in the local district		Grade	Distance
	1188513 - Church Farmhouse Museum	Grade II	0.2 miles
	1359074 - Model Farm, The Milking Parlour	Grade II	0.2 miles
	1375650 - Tomb Of Sir Joseph Ayloffe In St Marys Churchyard	Grade II	0.3 miles
	1375652 - Headstone Of Thomas Thatcher In St Marys Churchyard	Grade II	0.3 miles
	1375651 - Tomb Of Susannah Frye In St Marys Churchyard	Grade II	0.3 miles
	1359029 - Parish Church Of St Mary	Grade II	0.3 miles
	1064752 - Police Box In Cottenham Drive, Peel Centre	Grade II	0.3 miles
	1375646 - Tomb Of Conquest Jones In St Marys Churchyard	Grade II	0.3 miles
	1375648 - Tomb Of Henry Joynes In St Marys Churchyard	Grade II	0.3 miles
	1375649 - Mausoleum Of Philip Rundell In St Marys Churchyard	Grade II	0.3 miles
	1375645 - Tomb Of John Haley In St Marys Churchyard	Grade II	0.3 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Sunnyfields Primary School Ofsted Rating: Good Pupils: 254 Distance:0.09	☐	☒	☐	☐	☐
2	St Mary's and St John's CofE School Ofsted Rating: Good Pupils: 1650 Distance:0.33	☐	☒	☒	☐	☐
3	North London Grammar School Ofsted Rating: Not Rated Pupils: 224 Distance:0.34	☐	☐	☒	☐	☐
4	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 495 Distance:0.37	☐	☒	☐	☐	☐
5	Colindale Primary School Ofsted Rating: Good Pupils: 715 Distance:0.56	☐	☒	☐	☐	☐
6	Brampton College Ofsted Rating: Not Rated Pupils: 220 Distance:0.57	☐	☐	☒	☐	☐
7	Tiferes High School Ofsted Rating: Requires improvement Pupils: 147 Distance:0.64	☐	☐	☒	☐	☐
8	Blessed Dominic Catholic Primary School Ofsted Rating: Outstanding Pupils: 455 Distance:0.66	☐	☒	☐	☐	☐

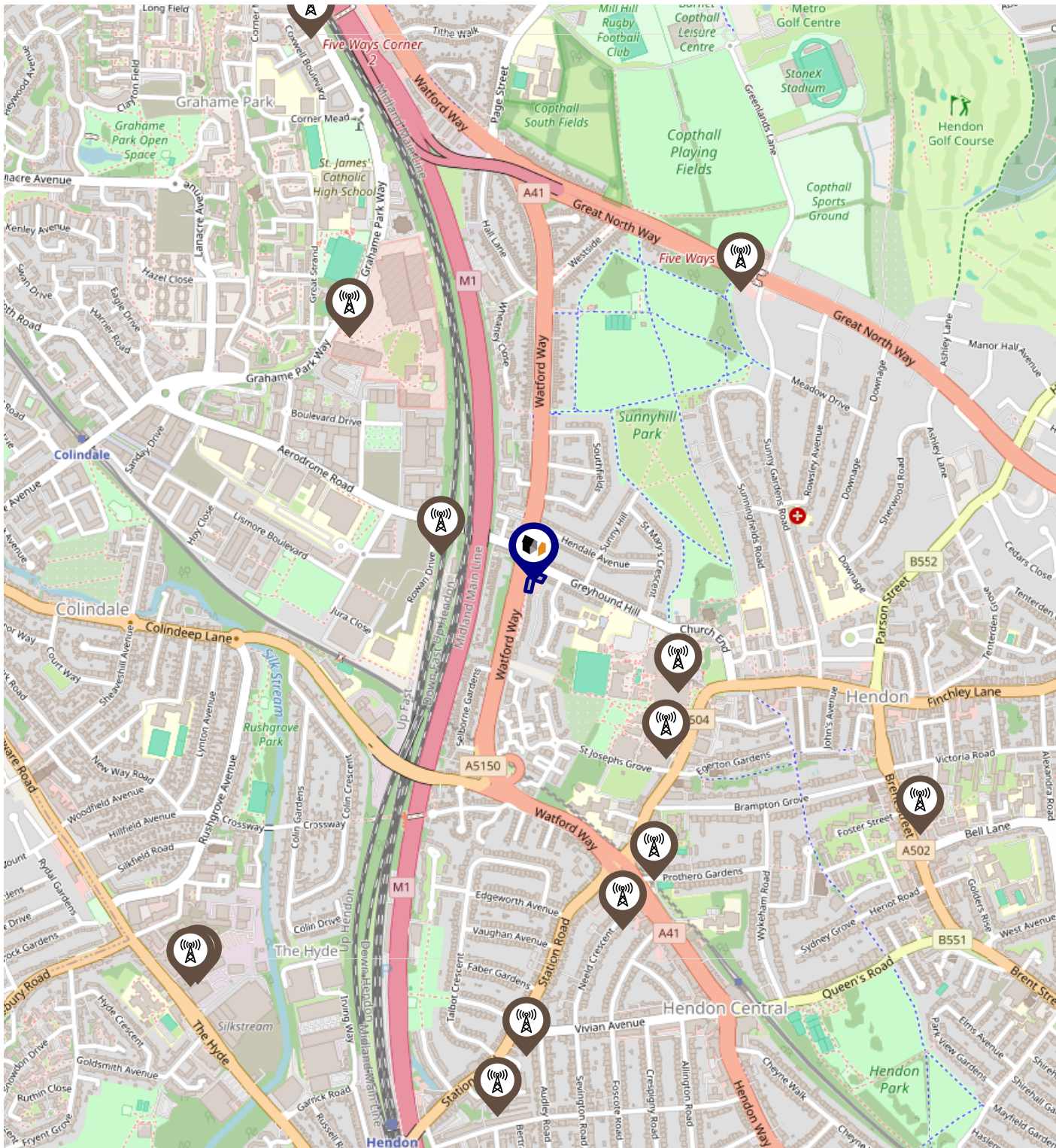


		Nursery	Primary	Secondary	College	Private
	St James' Catholic High School Ofsted Rating: Good Pupils: 1253 Distance:0.66	☐	☐	☒	☐	☐
	Kisharon School Ofsted Rating: Good Pupils: 75 Distance:0.67	☐	☐	☒	☐	☐
	Kisharon College Ofsted Rating: Not Rated Pupils:0 Distance:0.67	☐	☐	☒	☐	☐
	Nancy Reuben Primary School Ofsted Rating: Not Rated Pupils: 225 Distance:0.71	☐	☒	☐	☐	☐
	Hendon Preparatory School Ofsted Rating: Not Rated Pupils: 155 Distance:0.72	☐	☒	☐	☐	☐
	Beth Jacob Grammar School for Girls Ofsted Rating: Requires improvement Pupils: 332 Distance:0.78	☐	☐	☒	☐	☐
	Hasmonean High School for Girls Ofsted Rating: Good Pupils: 583 Distance:0.78	☐	☐	☒	☐	☐
	Hendon School Ofsted Rating: Good Pupils: 1254 Distance:0.83	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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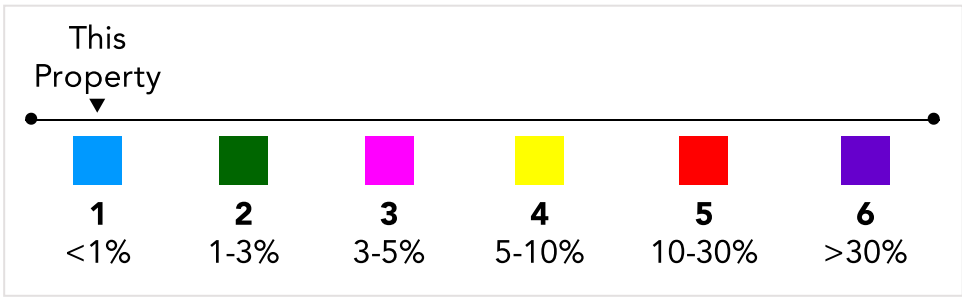
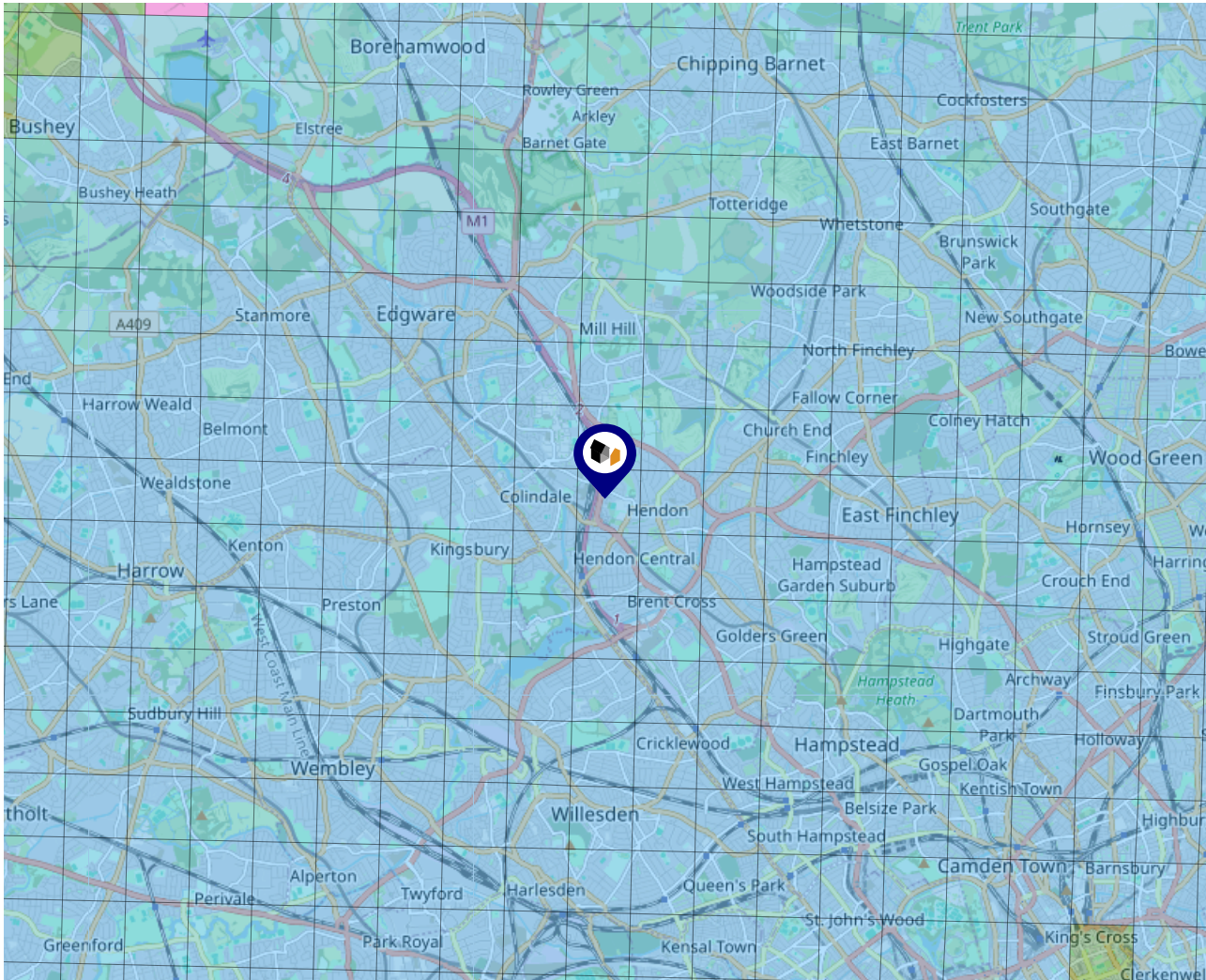


Key:

-  Power Pylons
-  Communication Masts

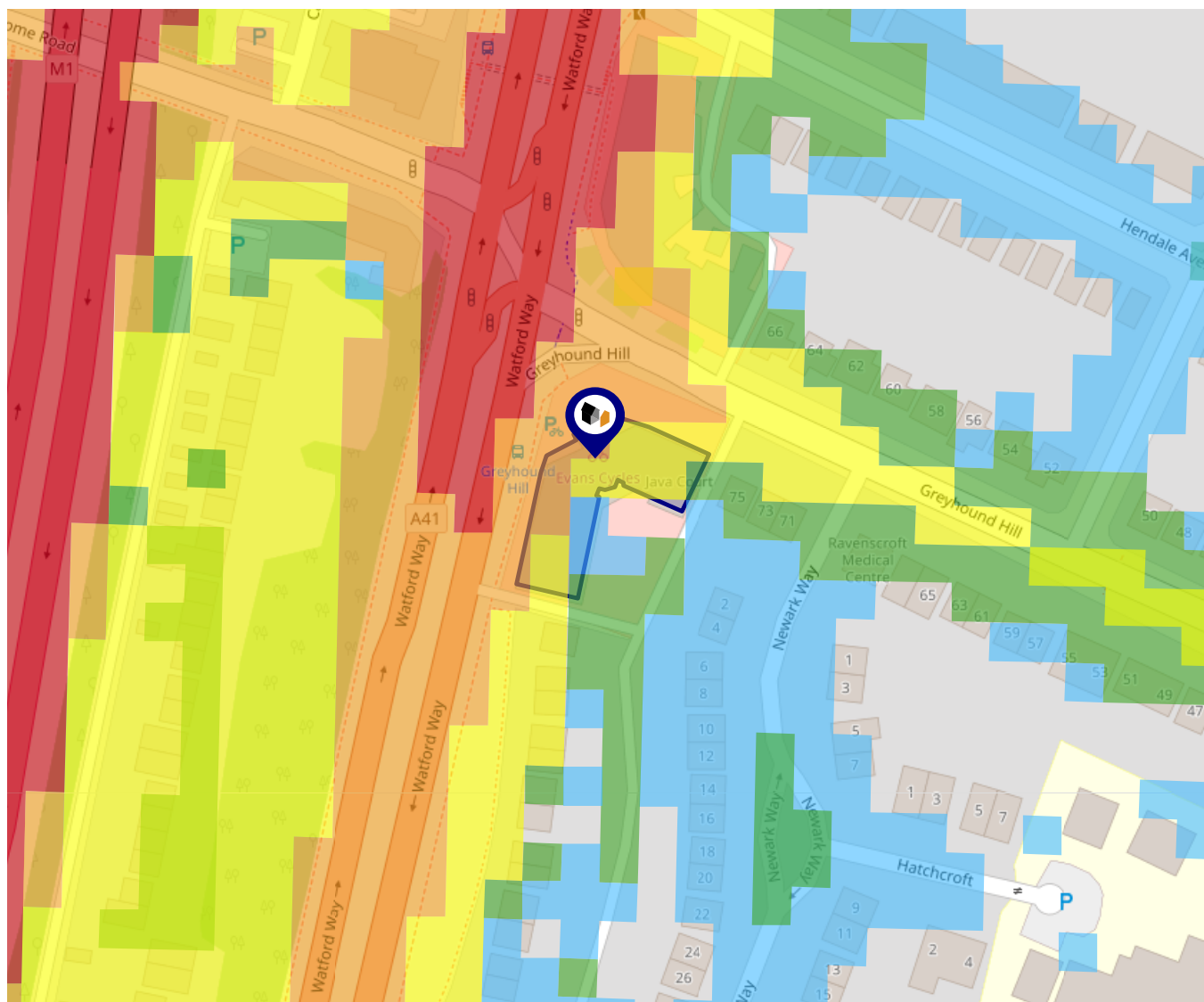
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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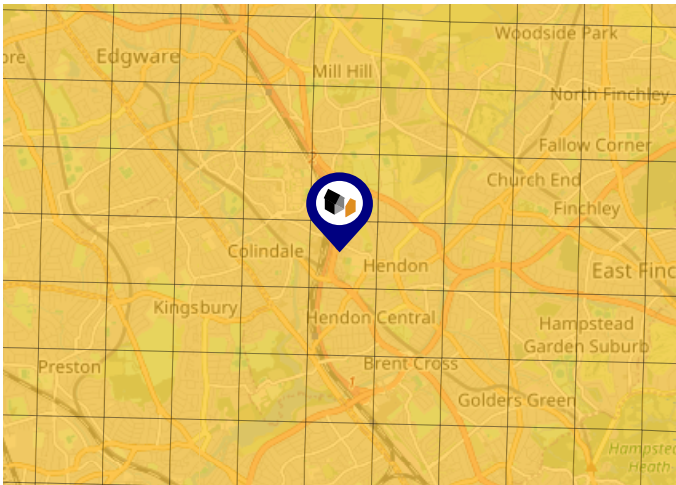


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

Carbon Content:	NONE	Soil Texture:	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

Area

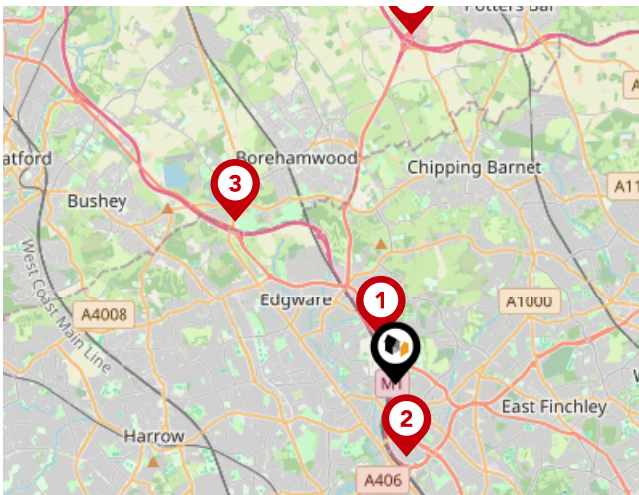
Transport (National)

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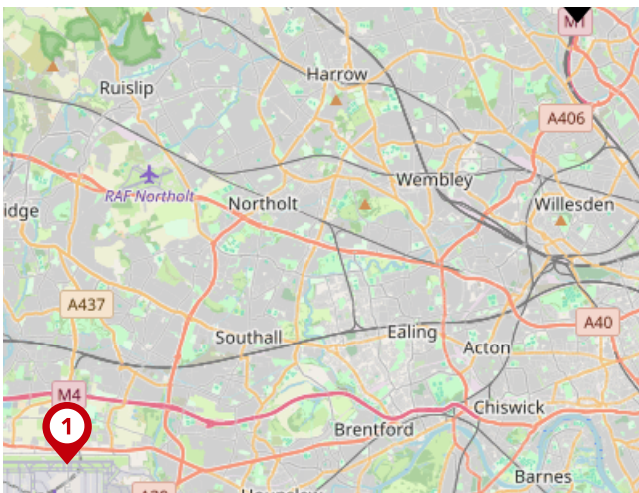
National Rail Stations

Pin	Name	Distance
1	Hendon Rail Station	0.87 miles
2	Mill Hill Broadway Rail Station	1.57 miles
3	Cricklewood Rail Station	2.51 miles
4	Wembley Stadium Rail Station	3.43 miles
5	West Hampstead Thameslink Rail Station	3.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J2	0.89 miles
2	M1 J1	1.34 miles
3	M1 J4	4.22 miles
4	M25 J23	6.45 miles
5	A1(M) J1	6.57 miles



Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport	12.45 miles

Area

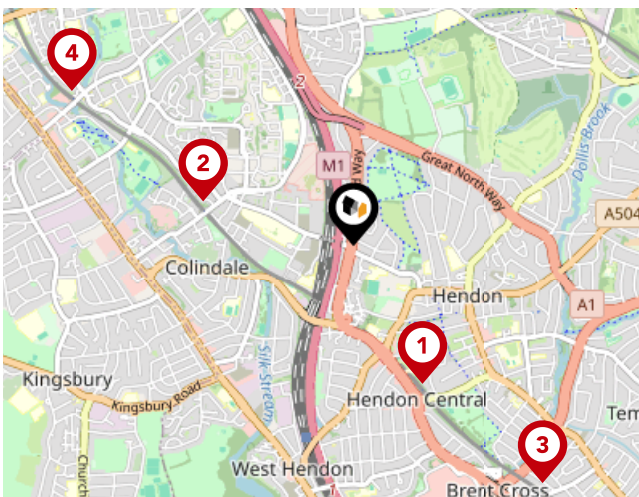
Transport (Local)

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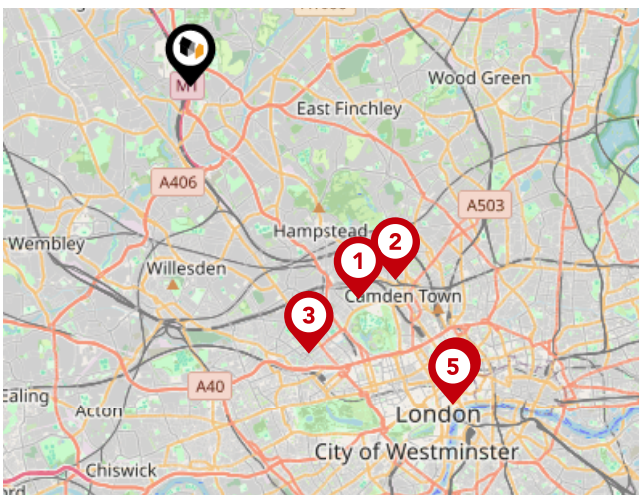
Bus Stops/Stations

Pin	Name	Distance
1	Greyhound Hill	0.02 miles
2	Greyhound Hill	0.06 miles
3	Greyhound Hill	0.1 miles
4	Rowan Drive	0.14 miles
5	Southfields	0.2 miles



Local Connections

Pin	Name	Distance
1	Hendon Central Underground Station	0.7 miles
2	Colindale Underground Station	0.72 miles
3	Brent Cross Underground Station	1.39 miles
4	Burnt Oak Underground Station	1.48 miles
5	Mill Hill East Underground Station	1.49 miles



Ferry Terminals

Pin	Name	Distance
1	London Zoo Waterbus Stop	4.99 miles
2	Camden Lock Waterbus Stop	5.17 miles
3	Little Venice Waterbus Stop	5.37 miles
4	Savoy Pier	7.56 miles
5	Embankment Pier	7.6 miles

The Landwood Group logo, consisting of the words "LANDWOOD GROUP" in white, uppercase, sans-serif font, centered within an orange square with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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