KPF: Key Property Facts
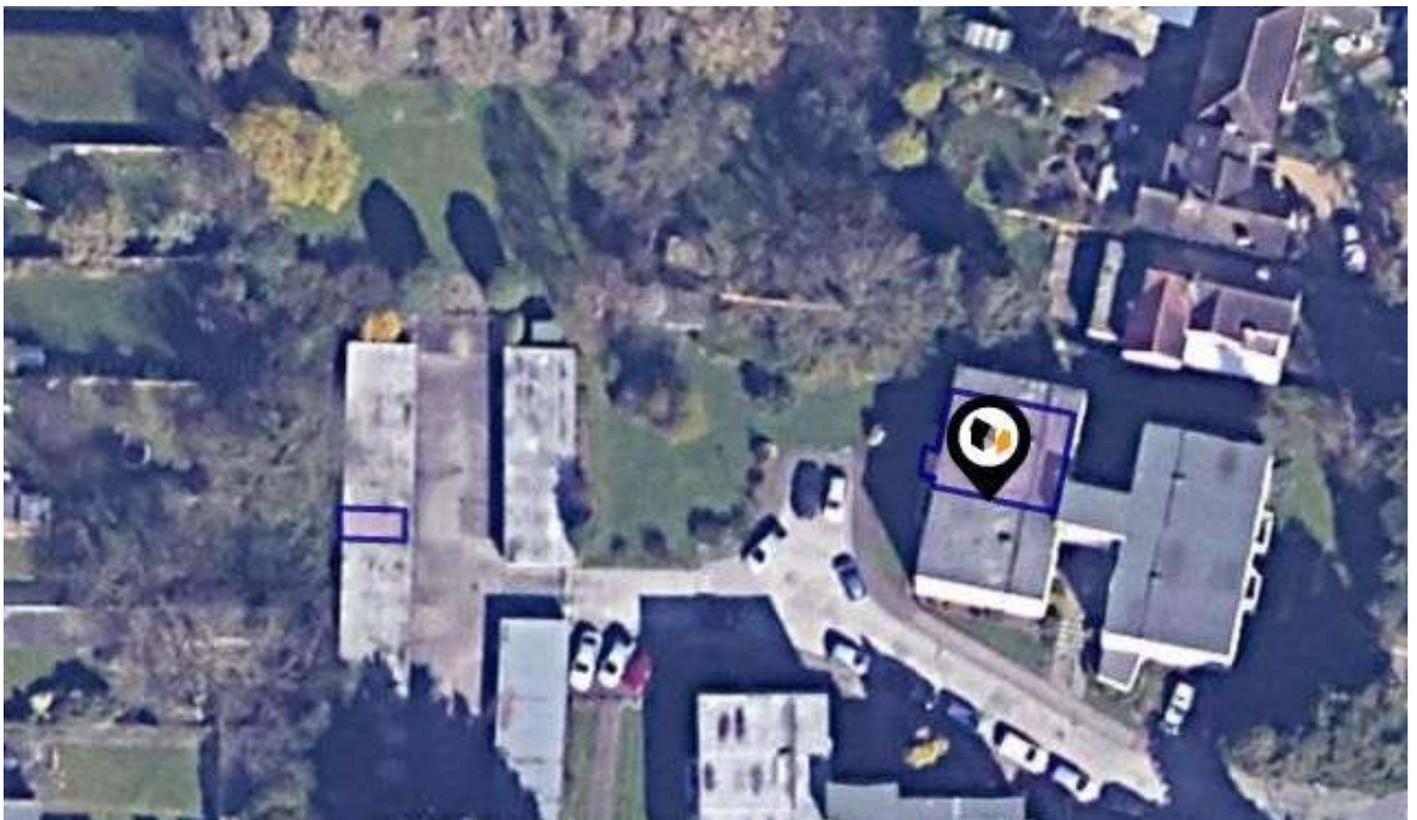
An Analysis of This Property & The Local Area
Monday 16th March 2026

19 MARSH HALL, TALISMAN WAY, WEMBLEY, HA9 8JJ
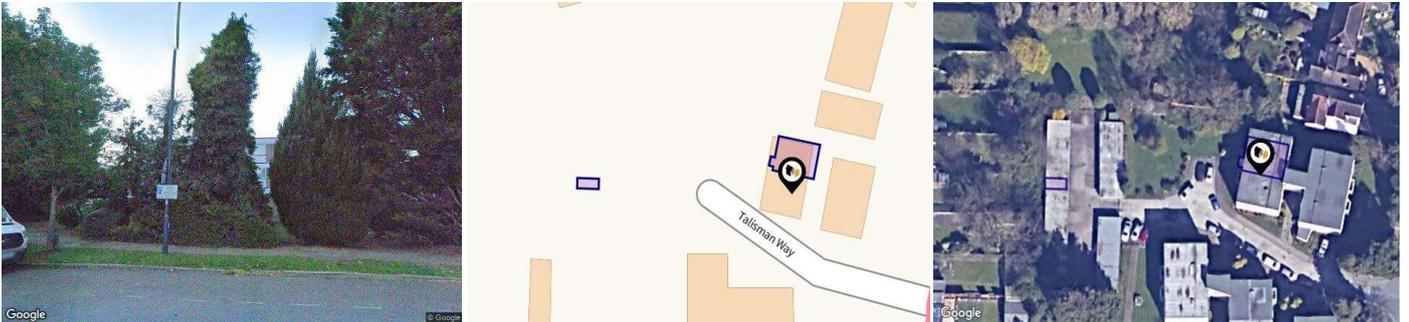
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

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Property

Type:	Flat / Maisonette	**Last Sold Date:**	31/03/2017
Bedrooms:	3	**Last Sold Price:**	£415,000
Floor Area:	957 ft^2 / 89 m^2	**Last Sold £/ft^2:**	£431
Plot Area:	0.02 acres	**Tenure:**	Leasehold
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,133		
Title Number:	NGL709460		
UPRN:	202065516		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	**80**	**1000**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
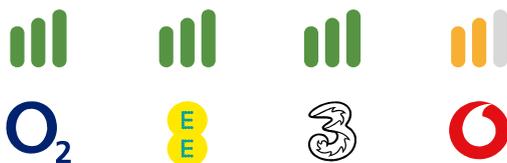
Satellite/Fibre TV Availability:

✓   ✓   ✓
BT   sky   Virgin media

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Energy rating
C

Valid until 12.04.2021

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

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Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 30% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	89 m^2

House Price Statistics

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10 Year History of Average House Prices by Property Type in HA9
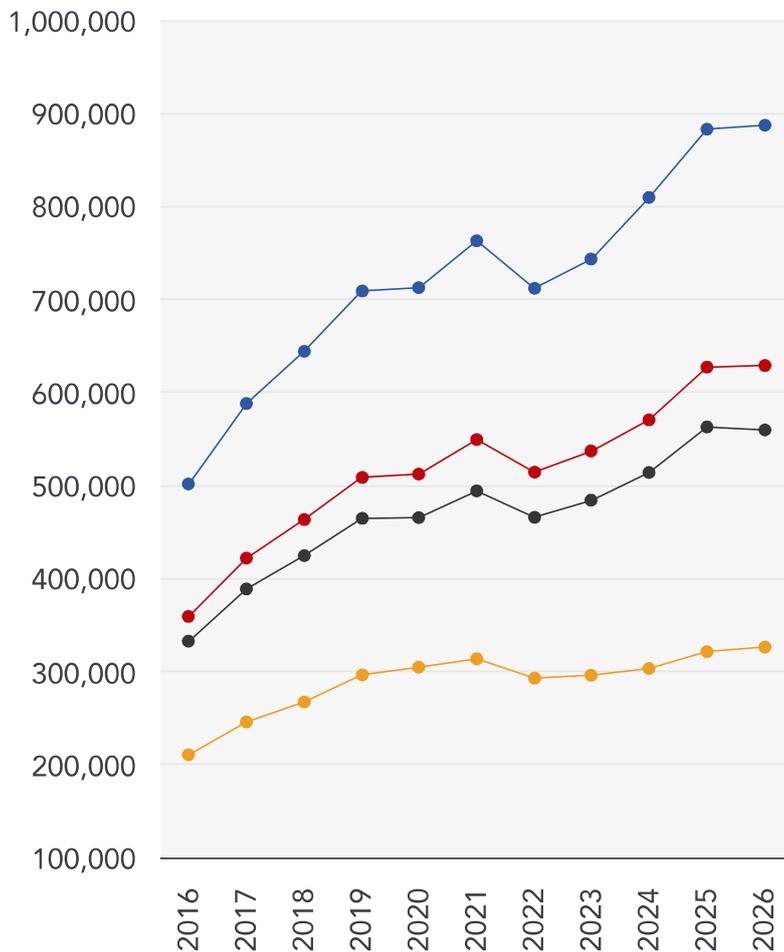
Detached
+76.88%

Semi-Detached
+75.11%

Terraced
+68.27%

Flat
+54.98%

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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.

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.
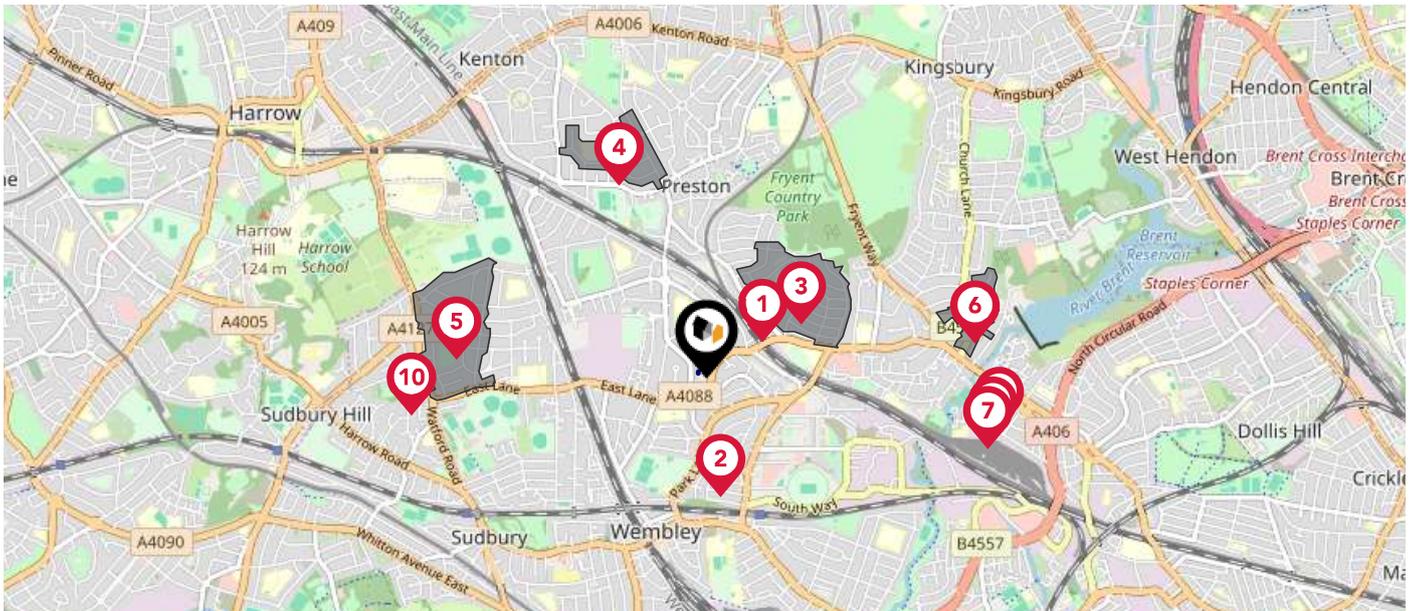

Nearby Conservation Areas	
1	Lawns Court
2	Wembley High Street
3	Barn Hill
4	Mount Stewart
5	Sudbury Court
6	St Andrews
7	Neasden
8	Neasden Village
9	Neasden
10	Sudbury Cottages

Council Wards

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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
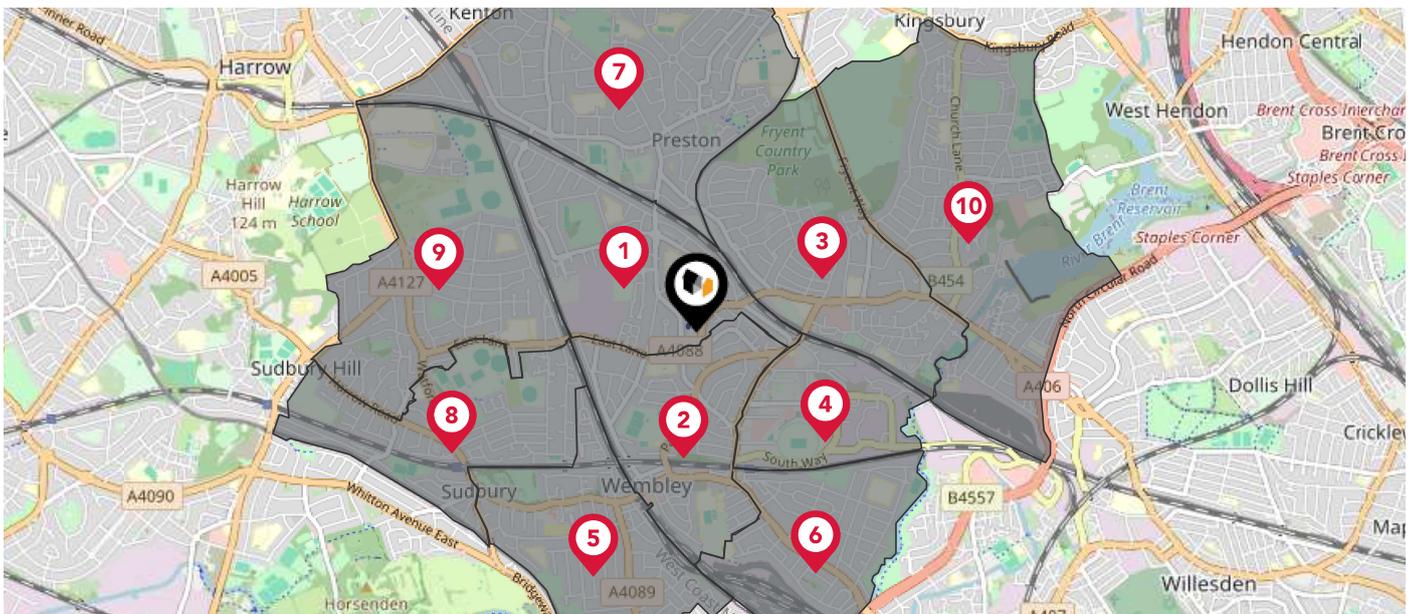

Nearby Council Wards

1	Preston Ward
2	Wembley Hill Ward
3	Barnhill Ward
4	Wembley Park Ward
5	Wembley Central Ward
6	Tokyngton Ward
7	Kenton Ward
8	Sudbury Ward
9	Northwick Park Ward
10	Welsh Harp Ward

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Maps
Rail Noise

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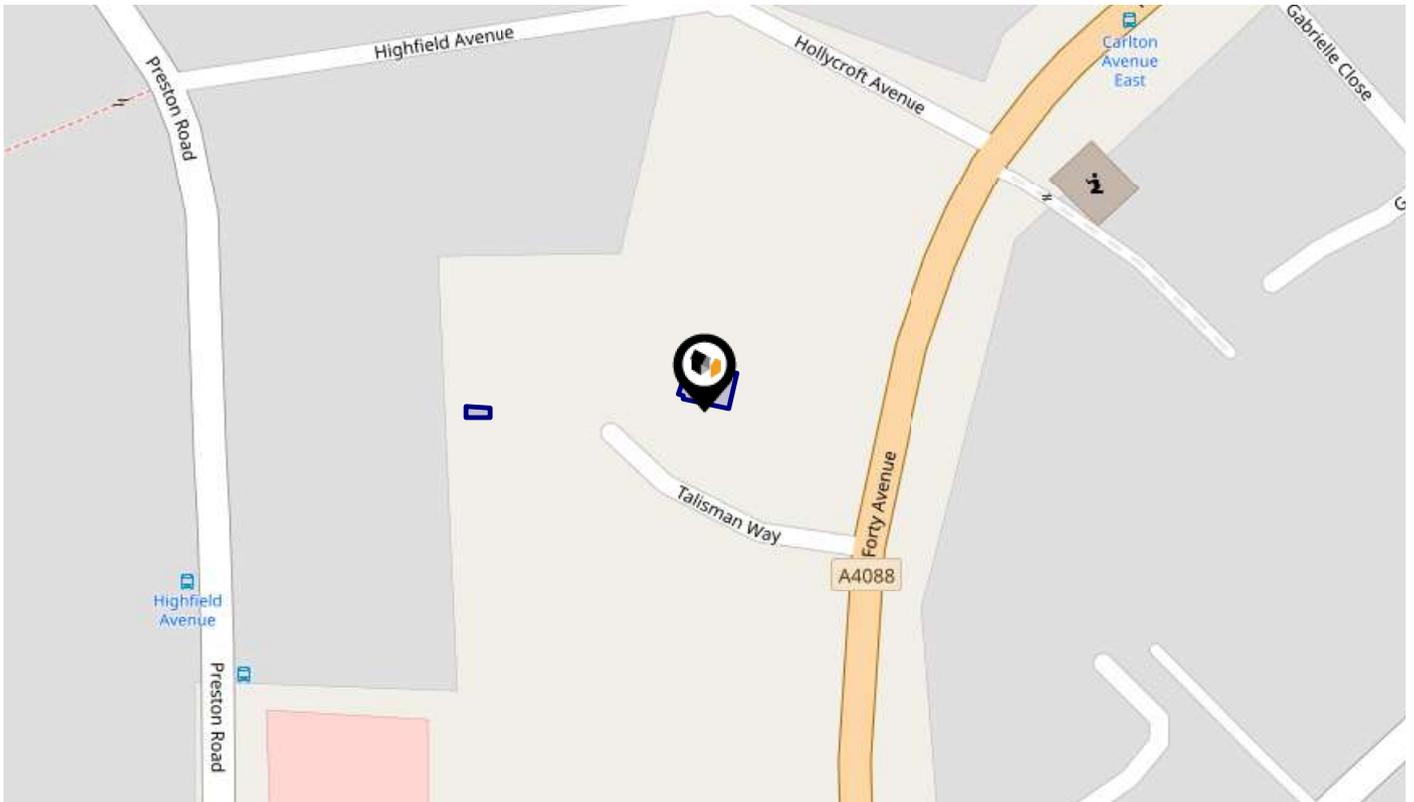
Rail Noise Data

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:
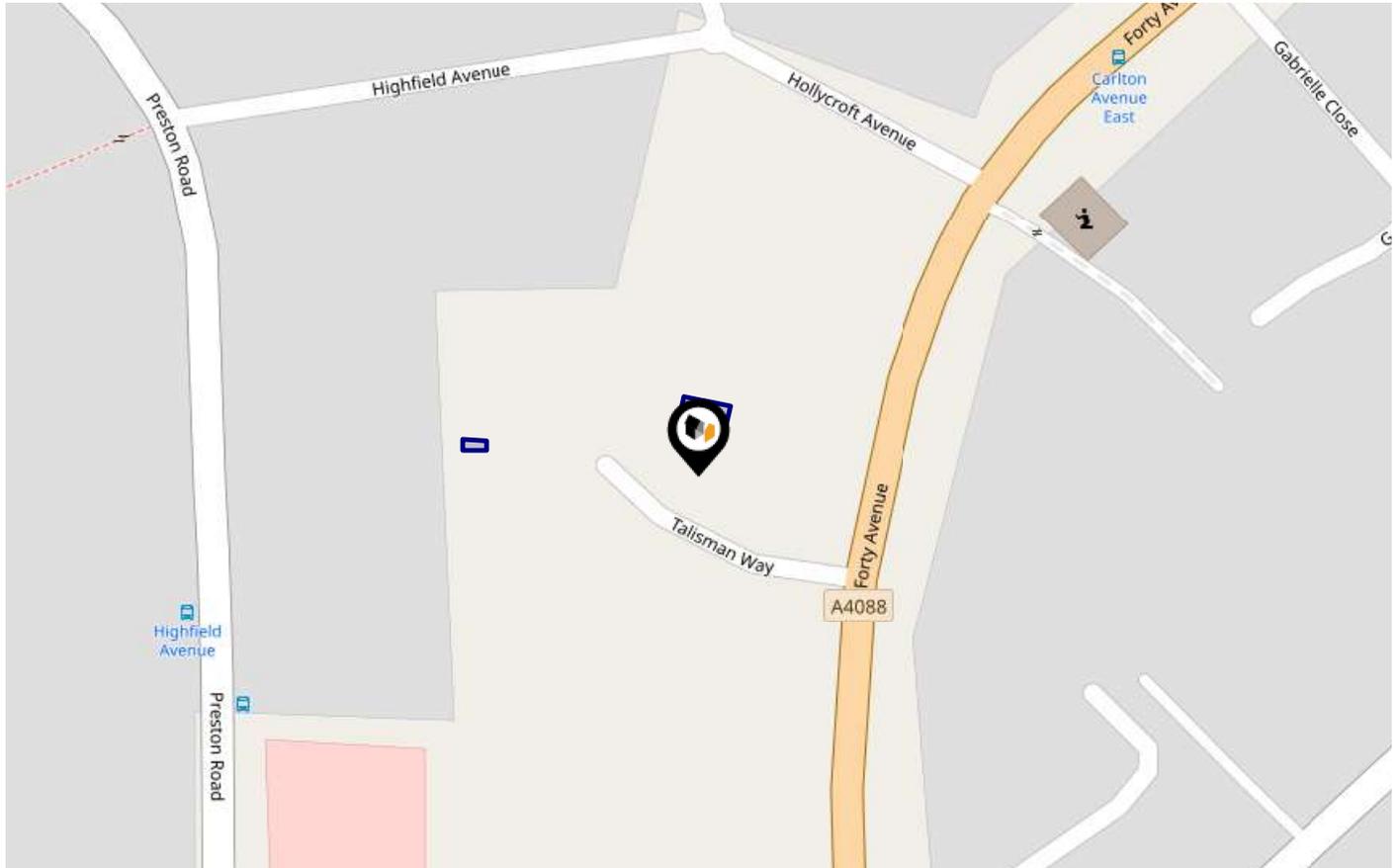
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.
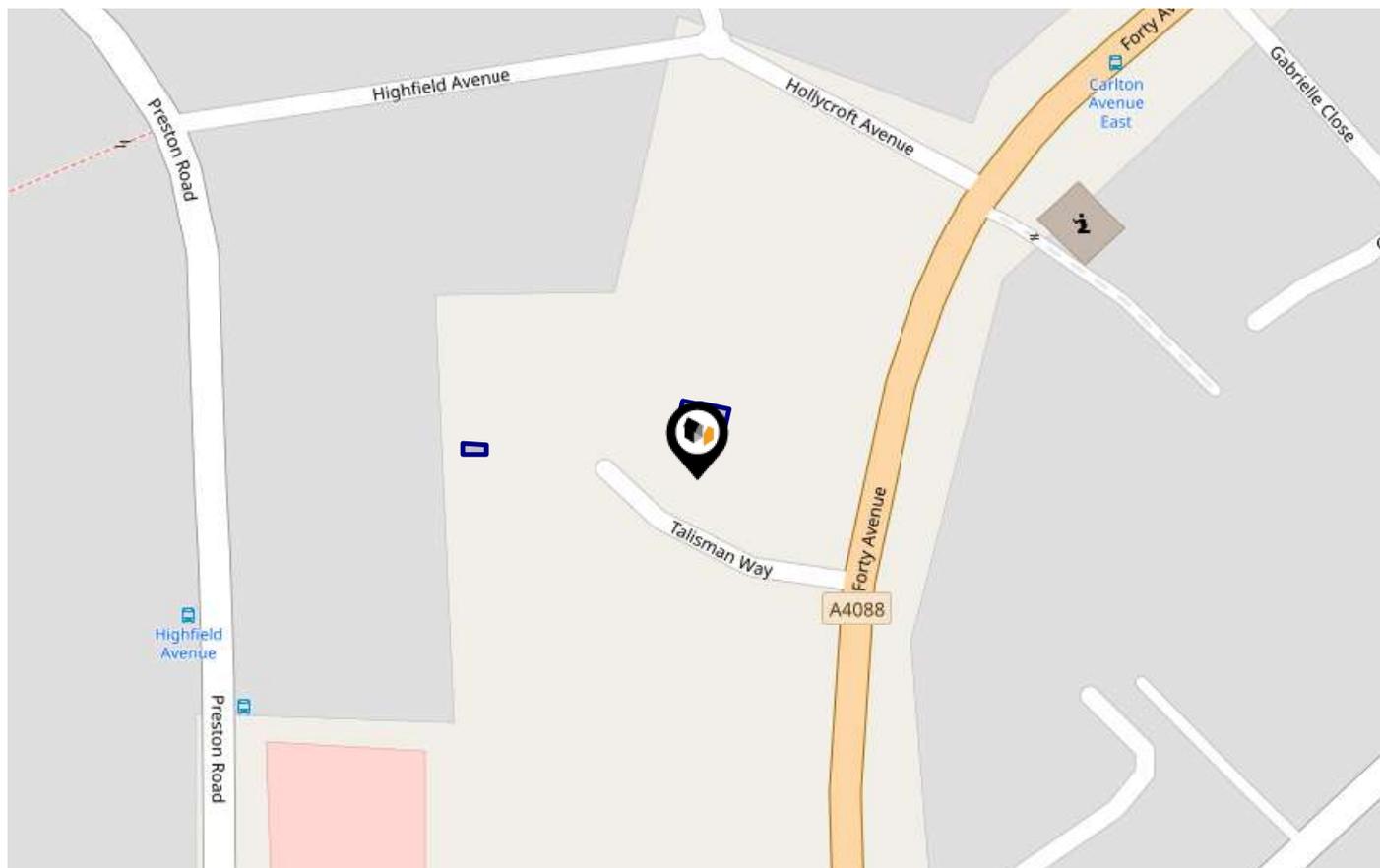- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

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Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

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

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

- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

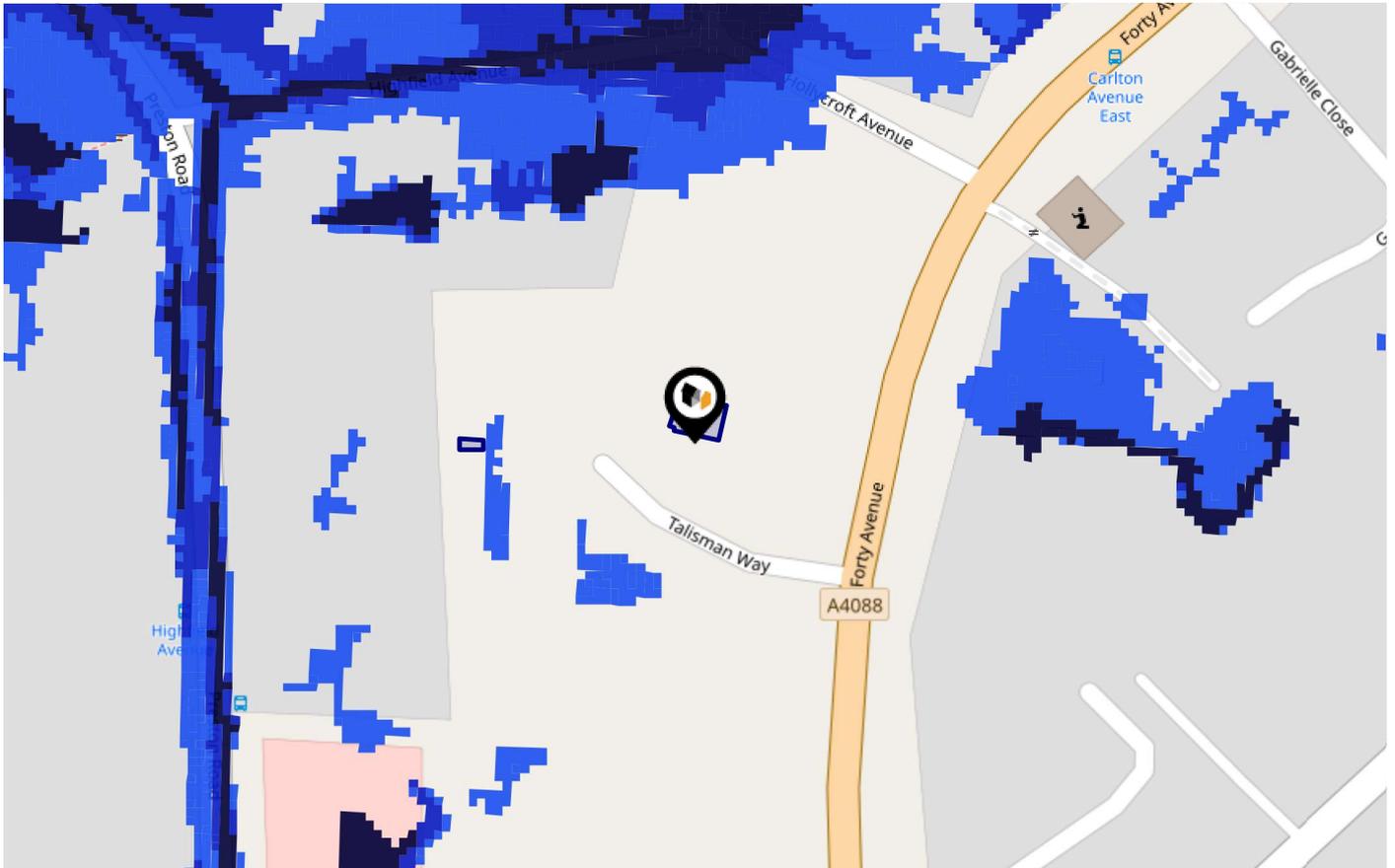Chance of flooding to the following depths at this property:

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

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

Risk Rating: Very low

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

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

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

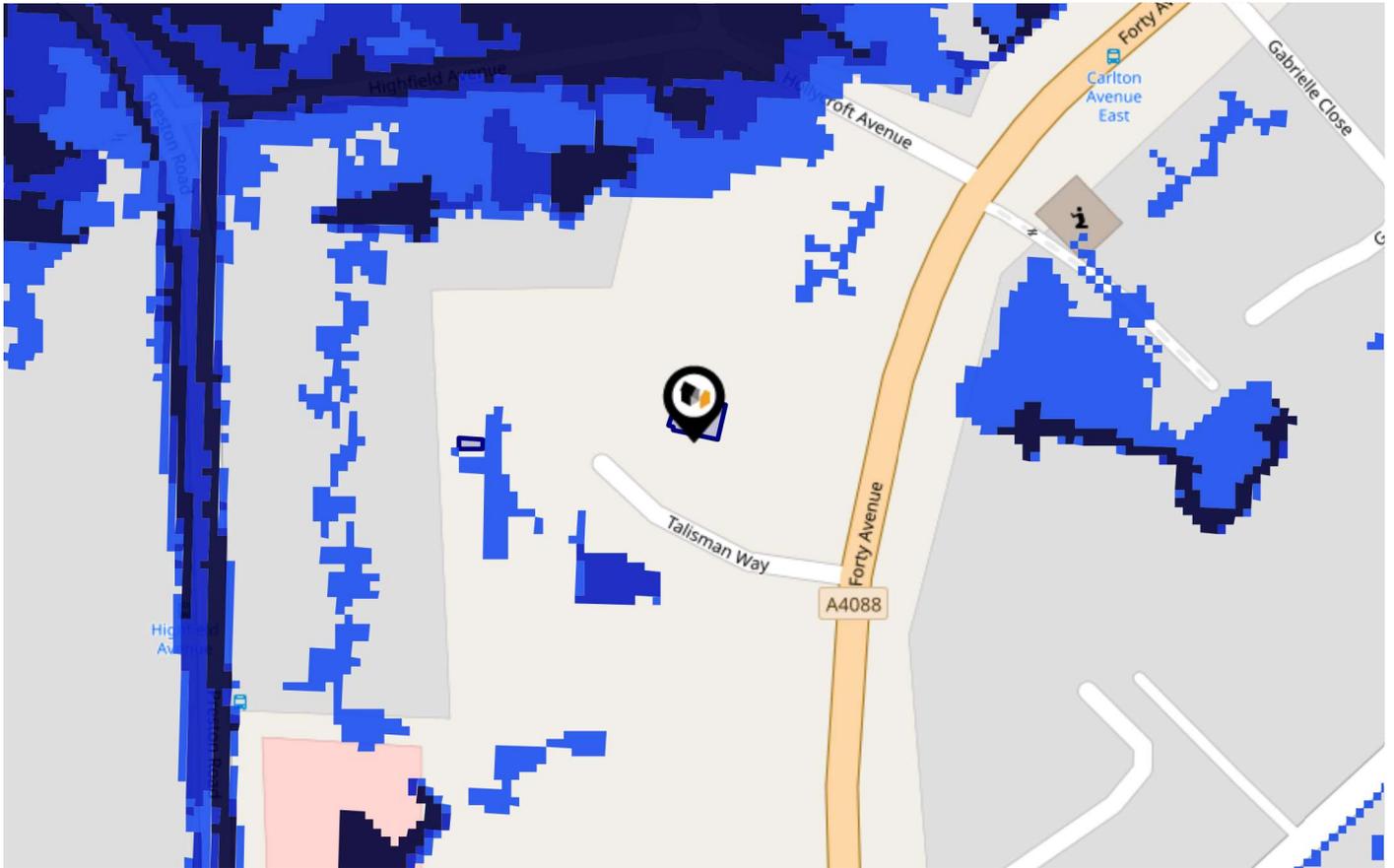**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

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

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

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

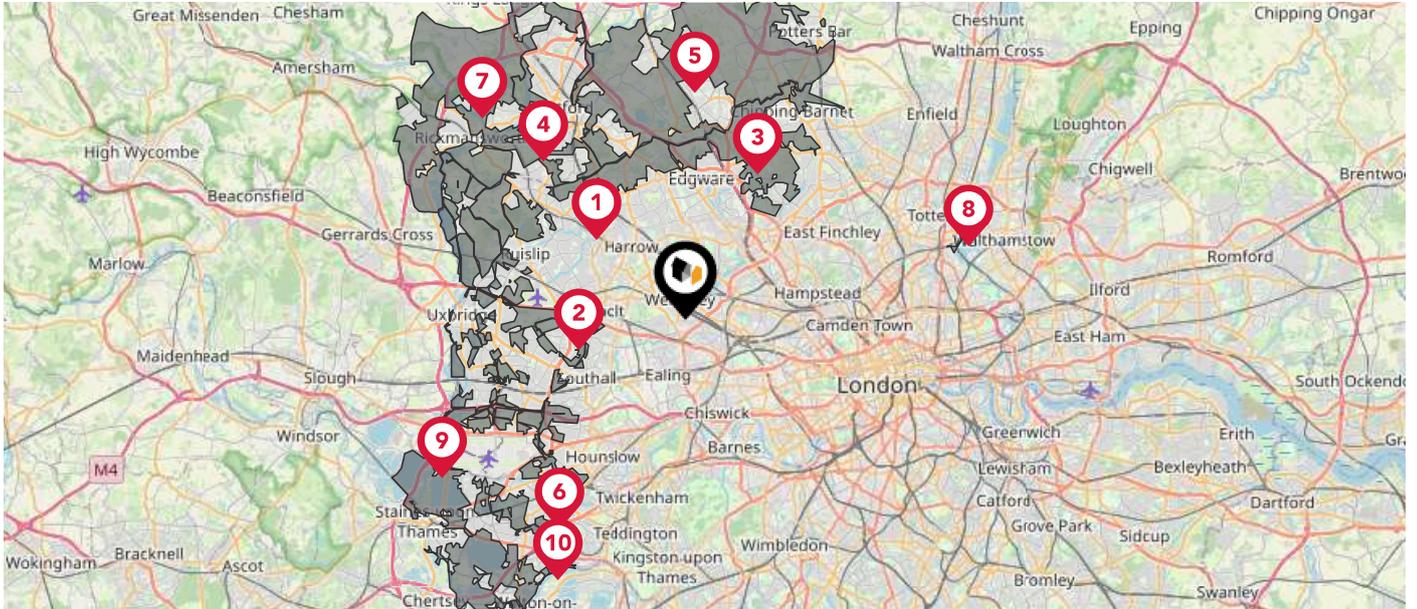**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

Maps
Green Belt

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

Nearby Green Belt Land

1	London Green Belt - Harrow
2	London Green Belt - Ealing
3	London Green Belt - Barnet
4	London Green Belt - Watford
5	London Green Belt - Hertsmere
6	London Green Belt - Hounslow
7	London Green Belt - Three Rivers
8	London Green Belt - Haringey
9	London Green Belt - Hillingdon
10	London Green Belt - Spelthorne

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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.
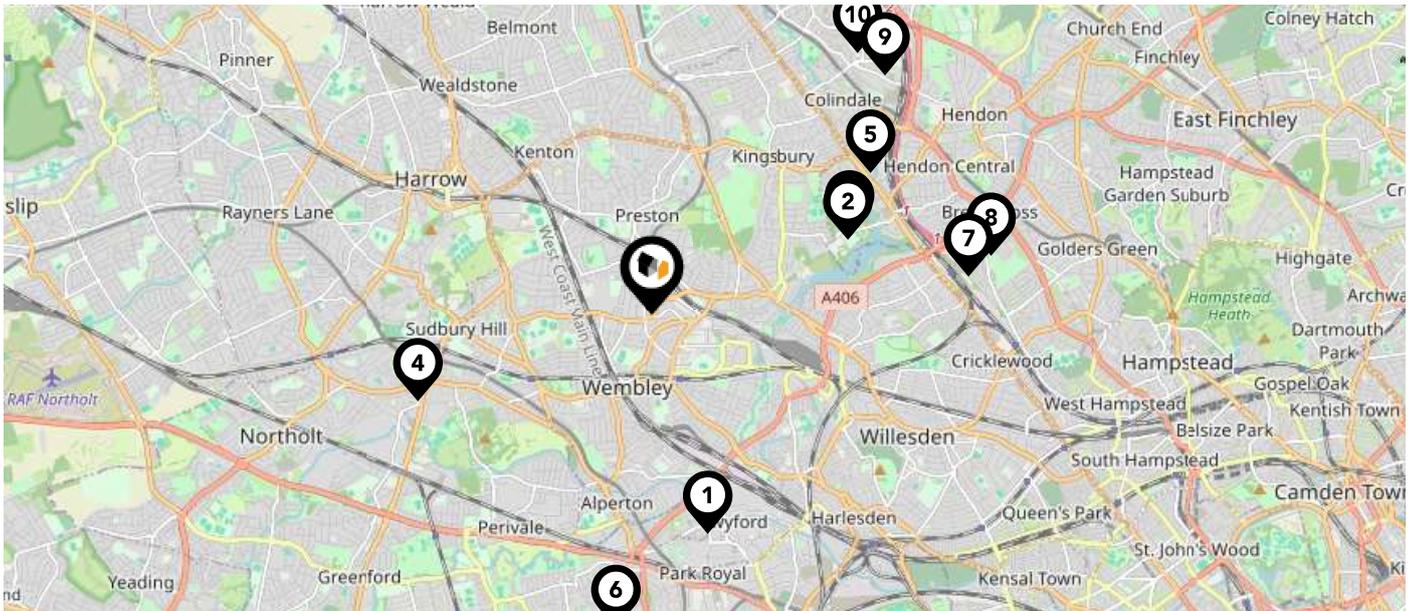
Nearby Landfill Sites

#	Site	Type
1	Twyford Service Station-Abbey Road, London NW10	Historic Landfill
2	West Hendon Playing Fields-Cool Oak Lane, The Hyde, West Hendon NW9	Historic Landfill
3	Land Cool Oak Lane-London	Historic Landfill
4	Ealing North Sports Centre-Sudbury Hill, Greenford	Historic Landfill
5	Crossways Site-Colin Gardens, The Hyde, London NW9	Historic Landfill
6	Former Fox's Reservoir-Hillcrest Road	Historic Landfill
7	Claremont Way-Templehof Avenue, Brent Cross, Barnet	Historic Landfill
8	Hendon Way-Tilling Road, Brent Cross, Barnet	Historic Landfill
9	Grahame Park Way - Great Strand-Great Strand, Grahame Park, The Hyde NW9	Historic Landfill
10	Lanacre Avenue - Quakers Course-Grahame Park Estate	Historic Landfill

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
1359001 - Wembley Hill Lodge	Grade II	0.3 miles
1262133 - Three K6 Telephone Kiosks	Grade II	0.5 miles
1078877 - Wembley Arena (formerly The Empire Pool)	Grade II	0.5 miles
1426060 - Church Of The Ascension	Grade II	0.5 miles
1262141 - Brent Town Hall	Grade II	0.7 miles
1350348 - Windermere Public House	Grade II	0.9 miles
1244828 - 9/9a Old St Andrew's Mansions	Grade II	1.3 miles
1188676 - Old Parish Church Of St Andrew	Grade I	1.3 miles
1267866 - Tombstone To Timothy Wetherilt In St Andrews Old Churchyard	Grade II	1.3 miles
1267872 - Chest Tomb To Joseph Finch In St Andrews Old Churchyard	Grade II	1.3 miles

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	Nursery	Primary	Secondary	College	Private
1 **Preston Manor School** Ofsted Rating: Good | Pupils: 1927 | Distance:0.16	☐	☑	☑	☐	☐
2 **Ashley College** Ofsted Rating: Outstanding | Pupils: 4 | Distance:0.21	☐	☐	☑	☐	☐
3 **St Christopher's Prep School** Ofsted Rating: Not Rated | Pupils: 104 | Distance:0.24	☐	☑	☐	☐	☐
4 **Wembley Primary School** Ofsted Rating: Good | Pupils: 882 | Distance:0.24	☐	☑	☐	☐	☐
5 **Buxlow Preparatory School** Ofsted Rating: Not Rated | Pupils: 71 | Distance:0.28	☐	☑	☐	☐	☐
6 **Ark Academy** Ofsted Rating: Outstanding | Pupils: 1642 | Distance:0.46	☐	☑	☑	☐	☐
7 **Michaela Community School** Ofsted Rating: Outstanding | Pupils: 723 | Distance:0.54	☐	☐	☑	☐	☐
8 **Park Lane Primary School** Ofsted Rating: Good | Pupils: 470 | Distance:0.57	☐	☑	☐	☐	☐

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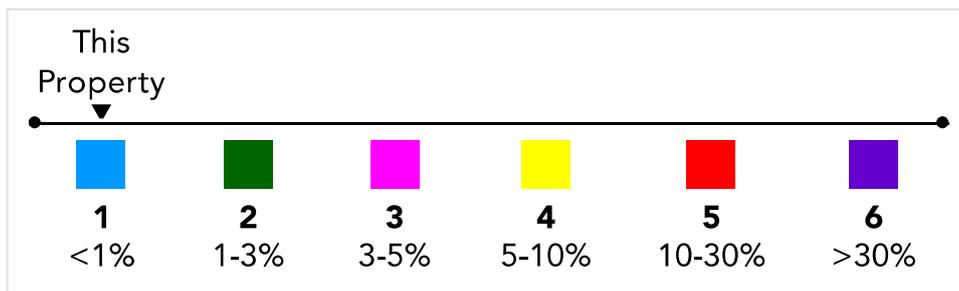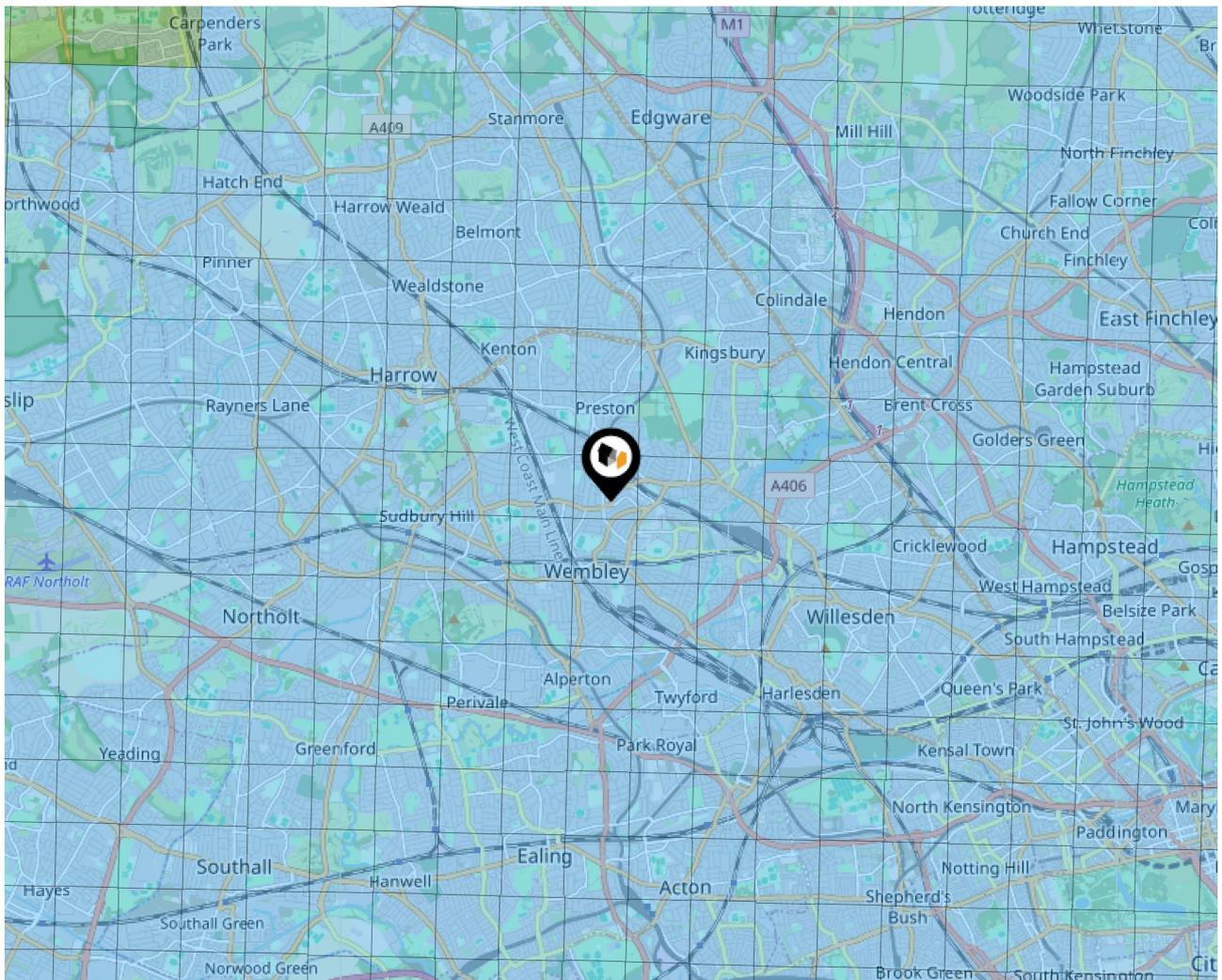|		Nursery	Primary	Secondary	College	Private
9	**New Level Academy** Ofsted Rating: Requires improvement | Pupils: 4 | Distance:0.69	☐	☐	☑	☐	☐
10	**Preston Park Primary School** Ofsted Rating: Good | Pupils: 624 | Distance:0.71	☐	☑	☐	☐	☐
11	**Lycee International de Londres** Ofsted Rating: Not Rated | Pupils: 827 | Distance:0.73	☐	☐	☑	☐	☐
12	**East Lane Primary School** Ofsted Rating: Outstanding | Pupils: 627 | Distance:0.74	☐	☑	☐	☐	☐
13	**Wembley High Technology College** Ofsted Rating: Outstanding | Pupils: 1552 | Distance:0.74	☐	☐	☑	☐	☐
14	**North Brent School** Ofsted Rating: Good | Pupils: 81 | Distance:0.74	☐	☐	☑	☐	☐
15	**Ark Elvin Academy** Ofsted Rating: Outstanding | Pupils: 1312 | Distance:0.8	☐	☐	☑	☐	☐
16	**St Joseph's Catholic Junior School** Ofsted Rating: Good | Pupils: 275 | Distance:0.81	☐	☑	☐	☐	☐
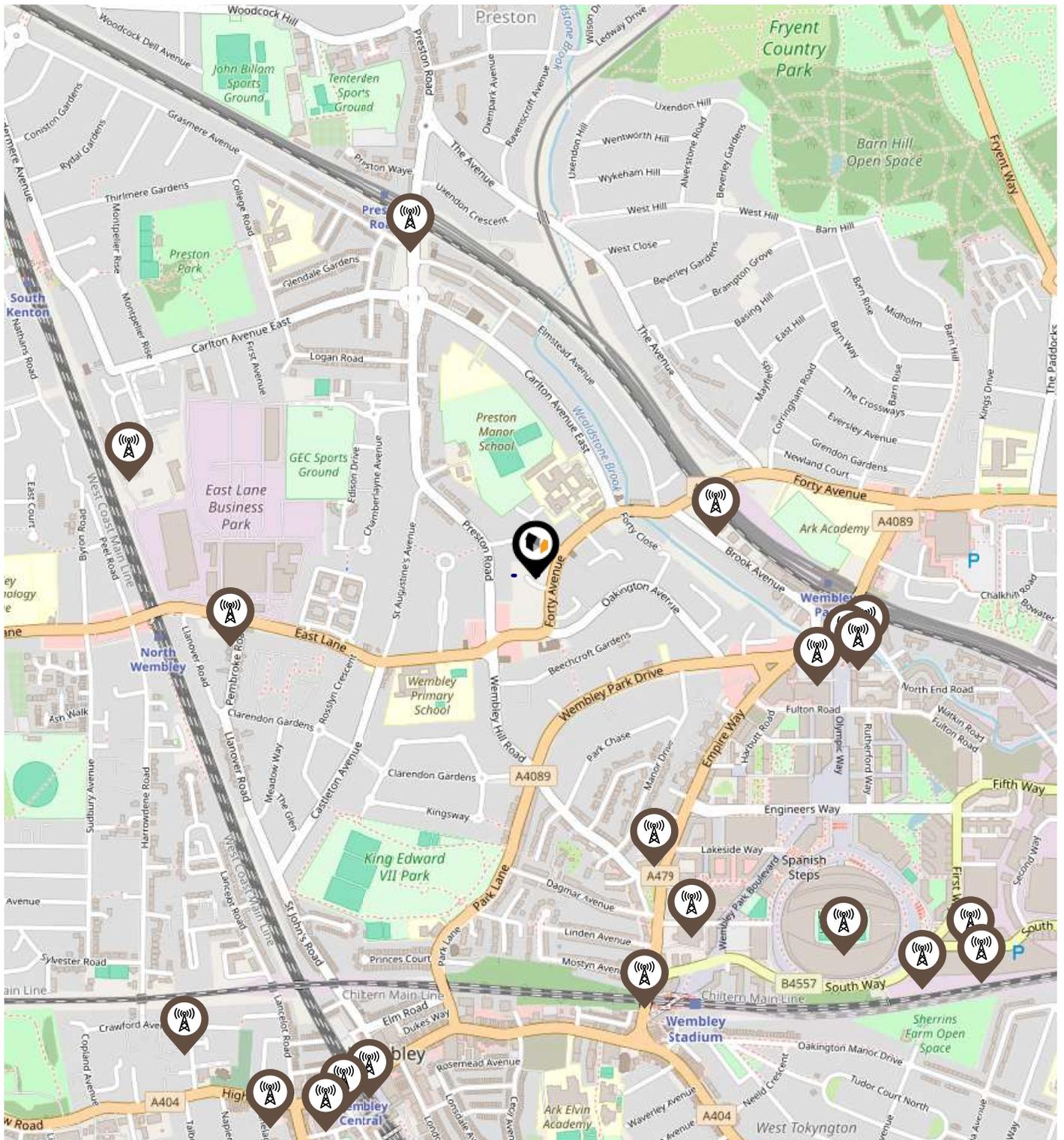
Key:

🔺 Power Pylons

📡 Communication Masts

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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	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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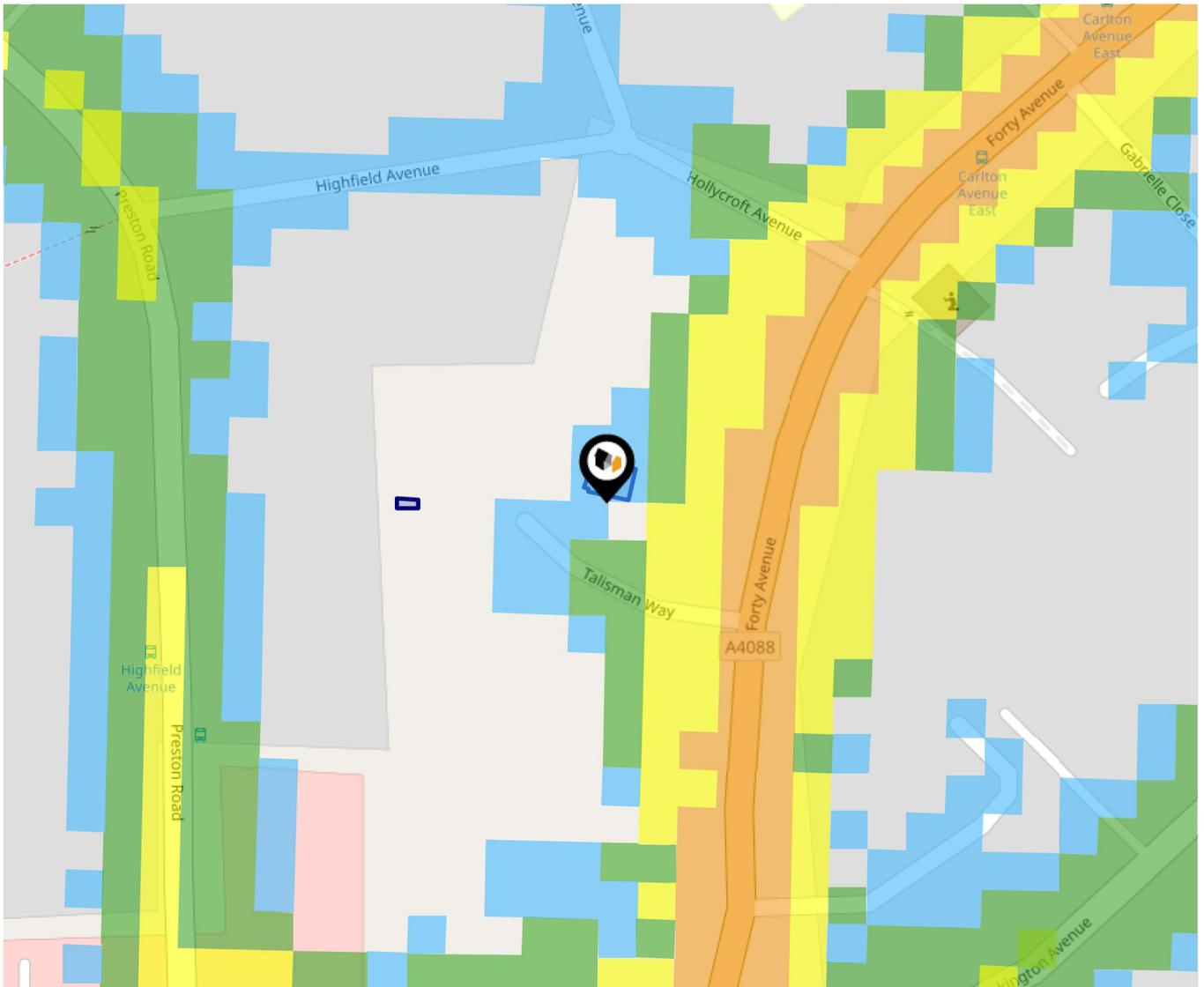
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

Environment
Soils & Clay

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		
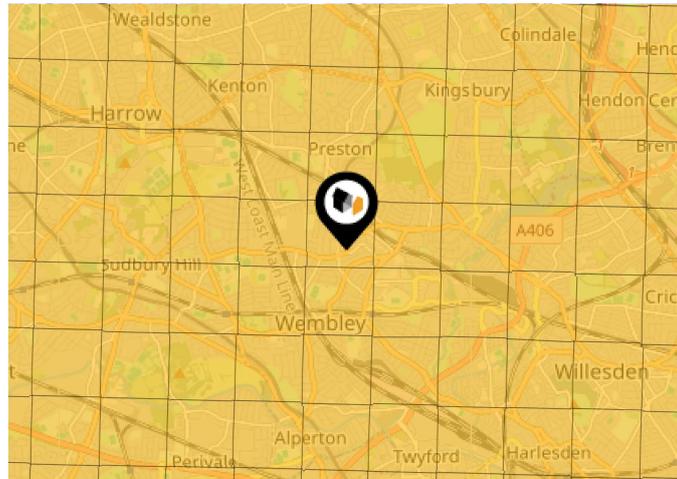
Primary Classifications (Most Common Clay Types)

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

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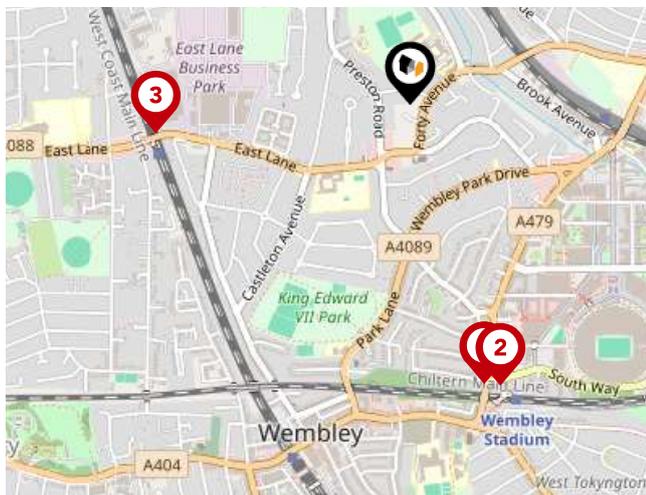
National Rail Stations

Pin	Name	Distance
1	Wembley Stadium	0.67 miles
2	Wembley Stadium Rail Station	0.68 miles
3	North Wembley Station	0.59 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	2.69 miles
2	M1 J2	3.55 miles
3	M4 J2	5.02 miles
4	M1 J4	5.01 miles
5	M4 J1	5.09 miles
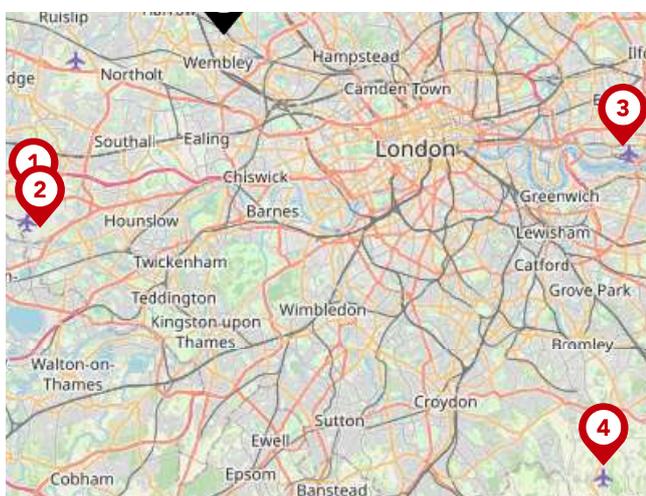
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	9.33 miles
2	Heathrow Airport Terminal 4	9.87 miles
3	Silvertown	15.24 miles
4	Leaves Green	21.22 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Preston Road	0.09 miles
2	Highfield Avenue (HA9)	0.08 miles
3	Carlton Avenue East Wembley Park	0.12 miles
4	Wembley Hill Road North Wembley	0.16 miles
5	St Augustine's Avenue	0.17 miles
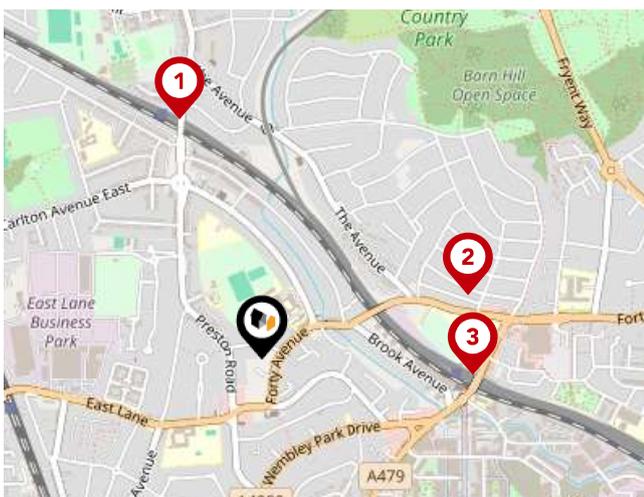
Local Connections

Pin	Name	Distance
1	Preston Road Station	0.58 miles
2	Wembley Park Underground Station	0.49 miles
3	Wembley Park Station	0.49 miles

Ferry Terminals

Pin	Name	Distance
1	Kew Pier	5.34 miles
2	Little Venice Waterbus Stop	5.46 miles
3	London Zoo Waterbus Stop	5.87 miles

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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.

Landwood Group
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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Environment Agency

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Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail