



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 14th September 2026



169, PERRY VALE, LONDON, SE23 2JD

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

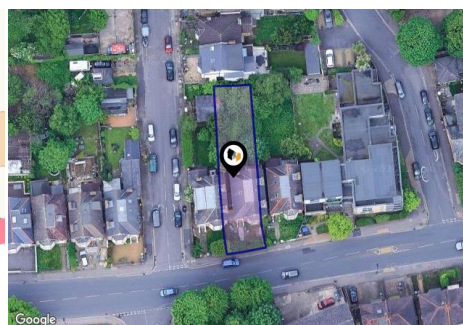
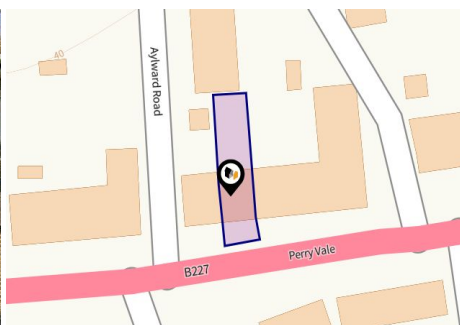
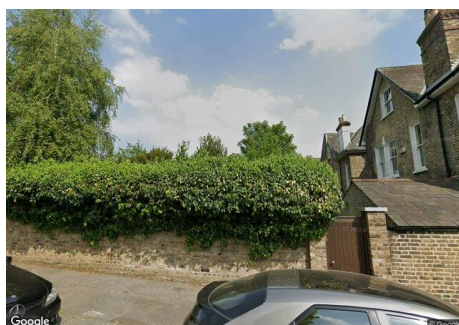
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,399 ft ² / 130 m ²
Plot Area:	0.1 acres
Council Tax :	Band F
Annual Estimate:	£3,232
Title Number:	TGL378235
UPRN:	100021995870
Restrictive Covenants:	Yes

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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169 Perry Vale, SE23 2JD

Energy rating

G

Valid until 17.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	To be used only when there is no heating/hot-water system or data is from a community network
Main Gas:	No
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
Main Heating:	No system present: electric heaters assumed
Main Heating Controls:	None
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	130 m ²

Market Sold in Street

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163, Perry Vale, London, SE23 2JD					Flat-maisonette House
Last Sold Date:	31/03/2025	22/08/2022			
Last Sold Price:	£597,000	£418,000			
Flat A, 161, Perry Vale, London, SE23 2JD					Flat-maisonette House
Last Sold Date:	21/02/2025	05/03/2004			
Last Sold Price:	£355,000	£126,000			
Flat D, 161, Perry Vale, London, SE23 2JD					Flat-maisonette House
Last Sold Date:	07/11/2024	28/06/2000	28/02/1997		
Last Sold Price:	£350,000	£83,000	£37,500		
Flat B, 161, Perry Vale, London, SE23 2JD					Flat-maisonette House
Last Sold Date:	23/07/2024	14/09/2001			
Last Sold Price:	£290,000	£120,000			
159, Perry Vale, London, SE23 2JD					other House
Last Sold Date:	06/03/2018				
Last Sold Price:	£300,000				
167, Perry Vale, London, SE23 2JD					Detached House
Last Sold Date:	06/03/2012	08/04/1998			
Last Sold Price:	£620,000	£220,000			
163a, Perry Vale, London, SE23 2JD					Flat-maisonette House
Last Sold Date:	31/03/2006	16/09/2002			
Last Sold Price:	£220,500	£180,000			

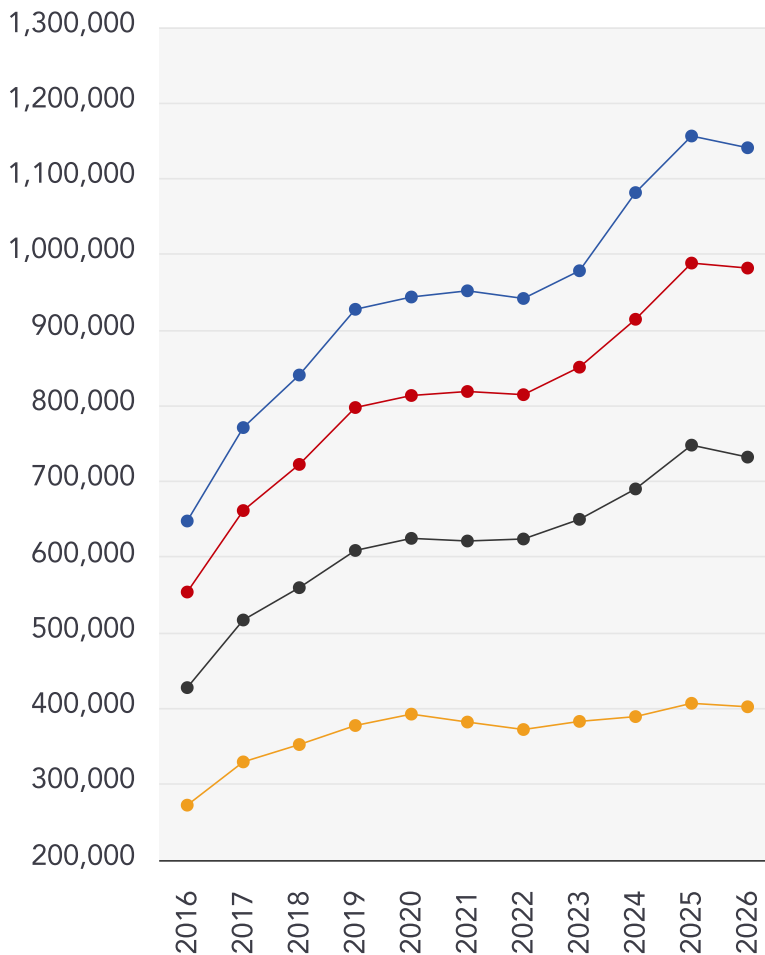
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SE23



Detached

+76.11%

Semi-Detached

+77.24%

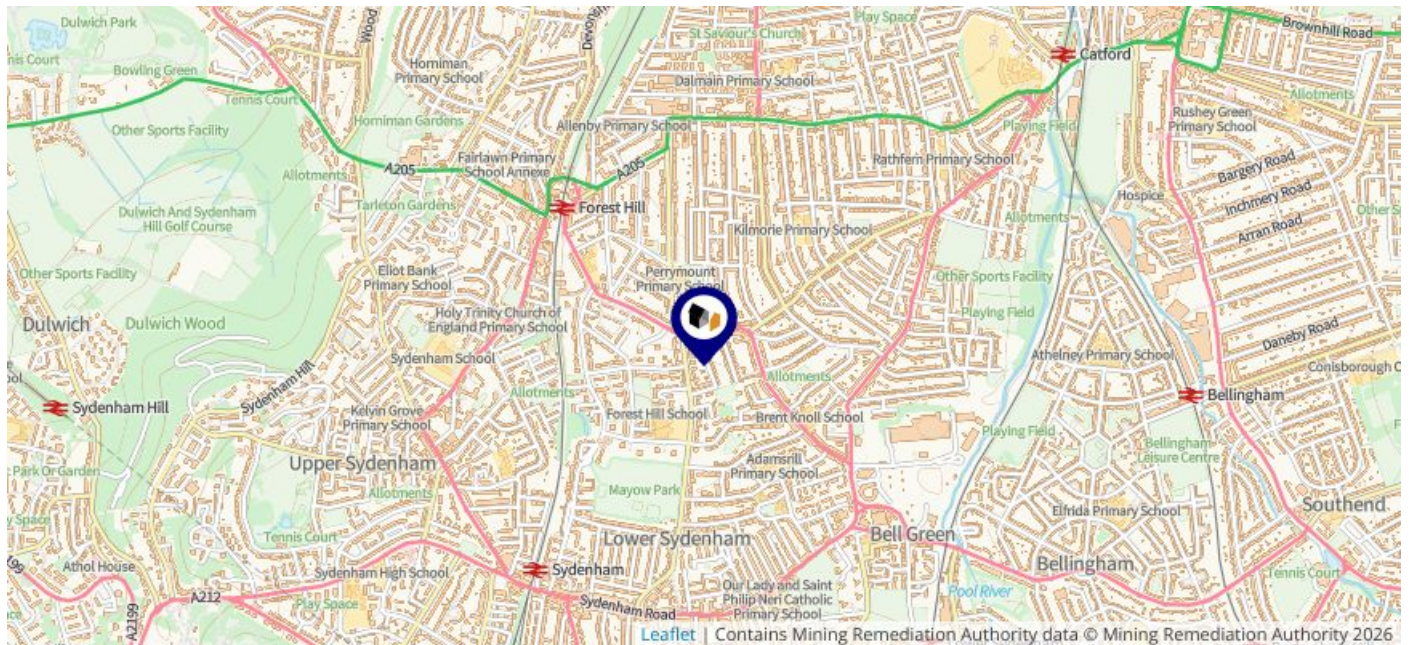
Terraced

+71.18%

Flat

+47.68%

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.

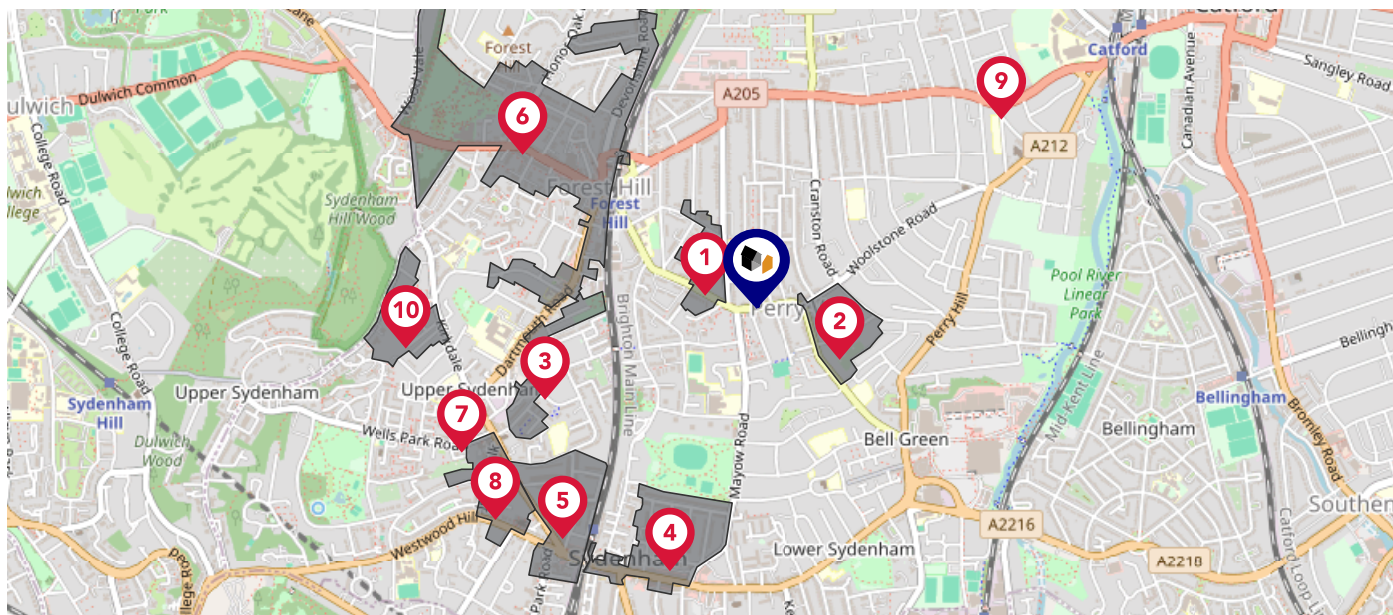
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

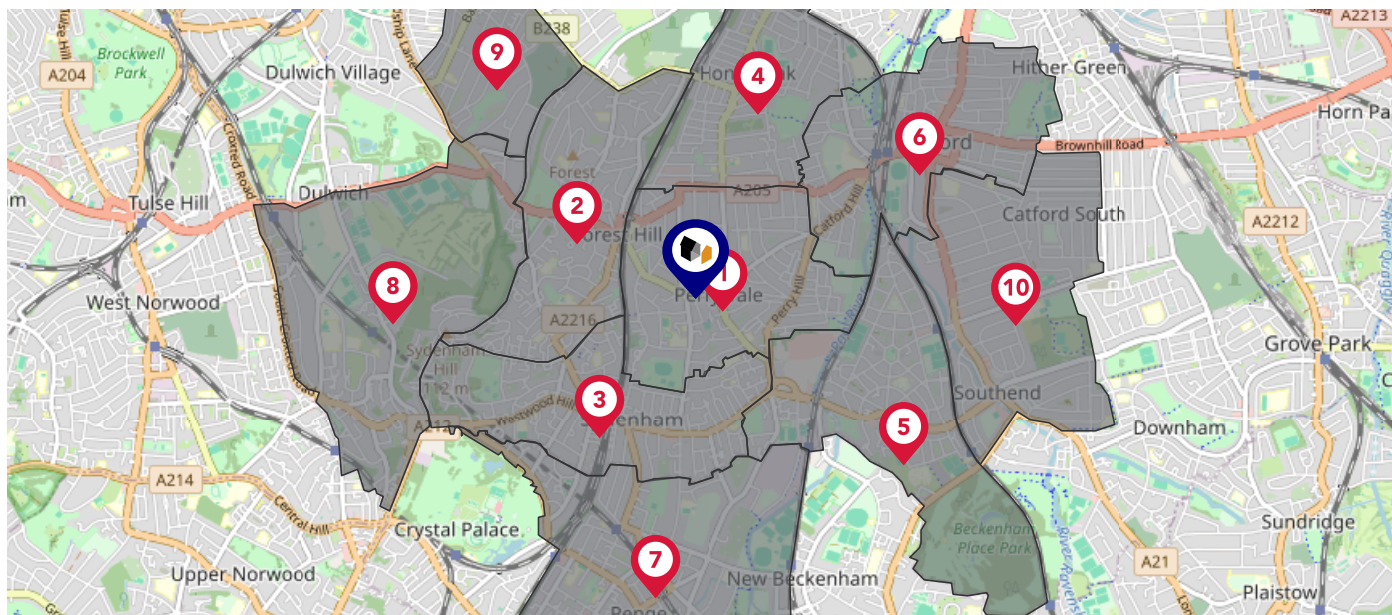
- 1 Perry Vale and Christmas Estate
- 2 Perryfields
- 3 Sydenham Park
- 4 Sydenham Thorpes
- 5 Cobbs Corner
- 6 Forest Hill
- 7 Halifax
- 8 Jews Walk
- 9 Stanstead Grove
- 10 Sydenham Hill

Maps

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

Perry Vale Ward

2

Forest Hill Ward

3

Sydenham Ward

4

Crofton Park Ward

5

Bellingham Ward

6

Rushey Green Ward

7

Penge & Cator Ward

8

Dulwich Wood Ward

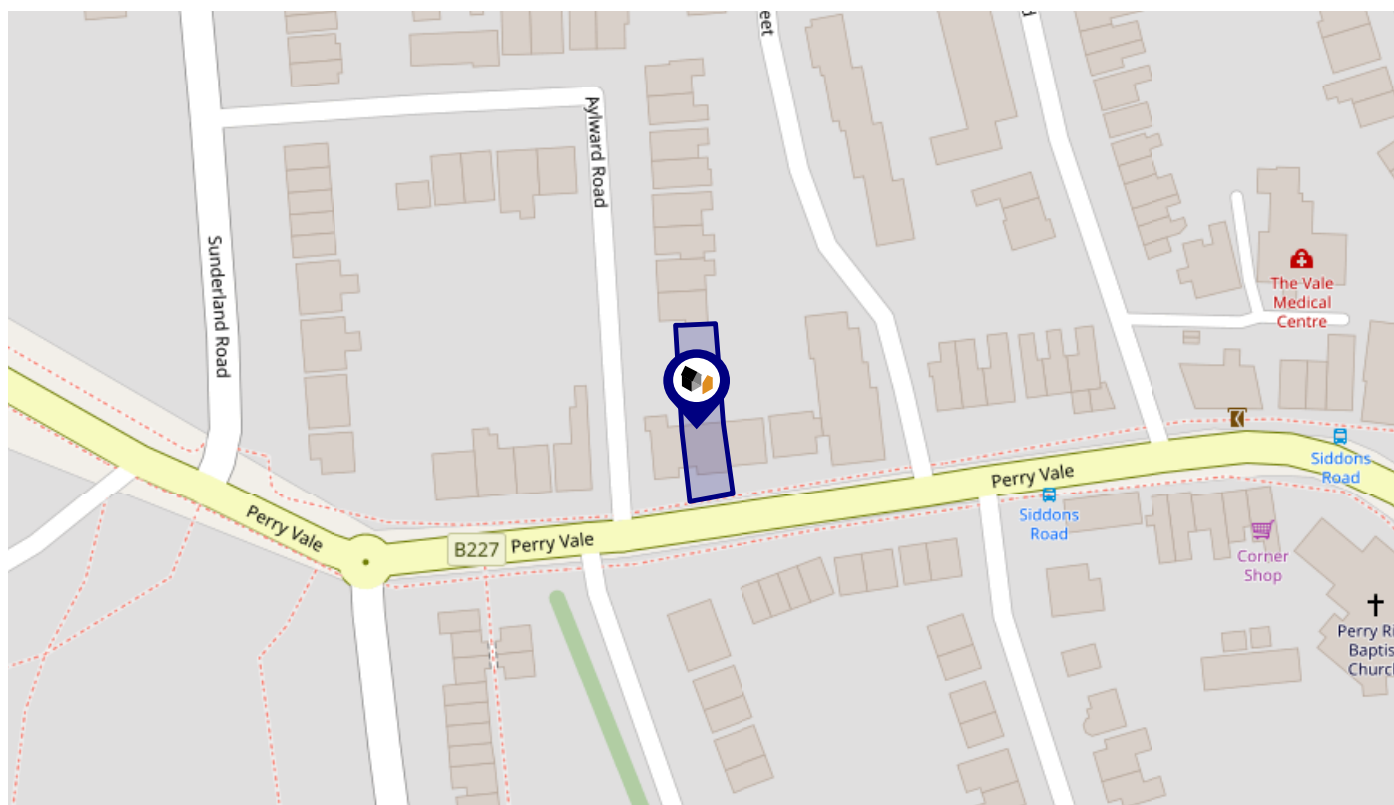
9

Dulwich Hill Ward

10

Catford 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:

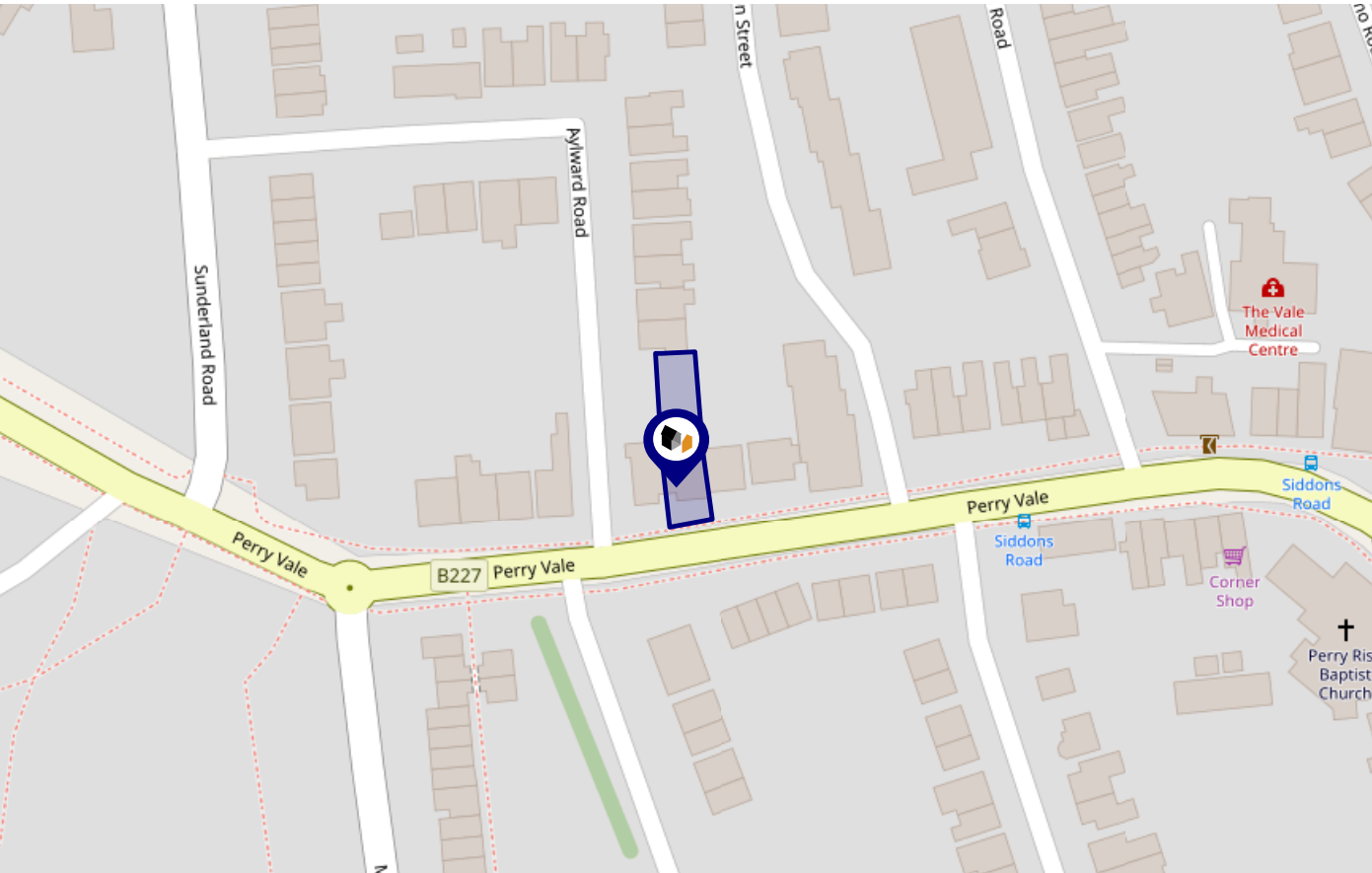
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

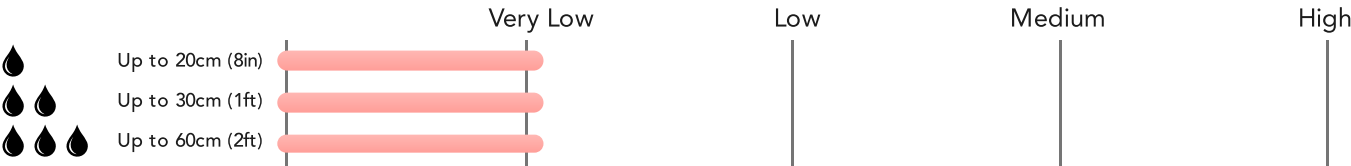


Risk Rating: Very low

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:

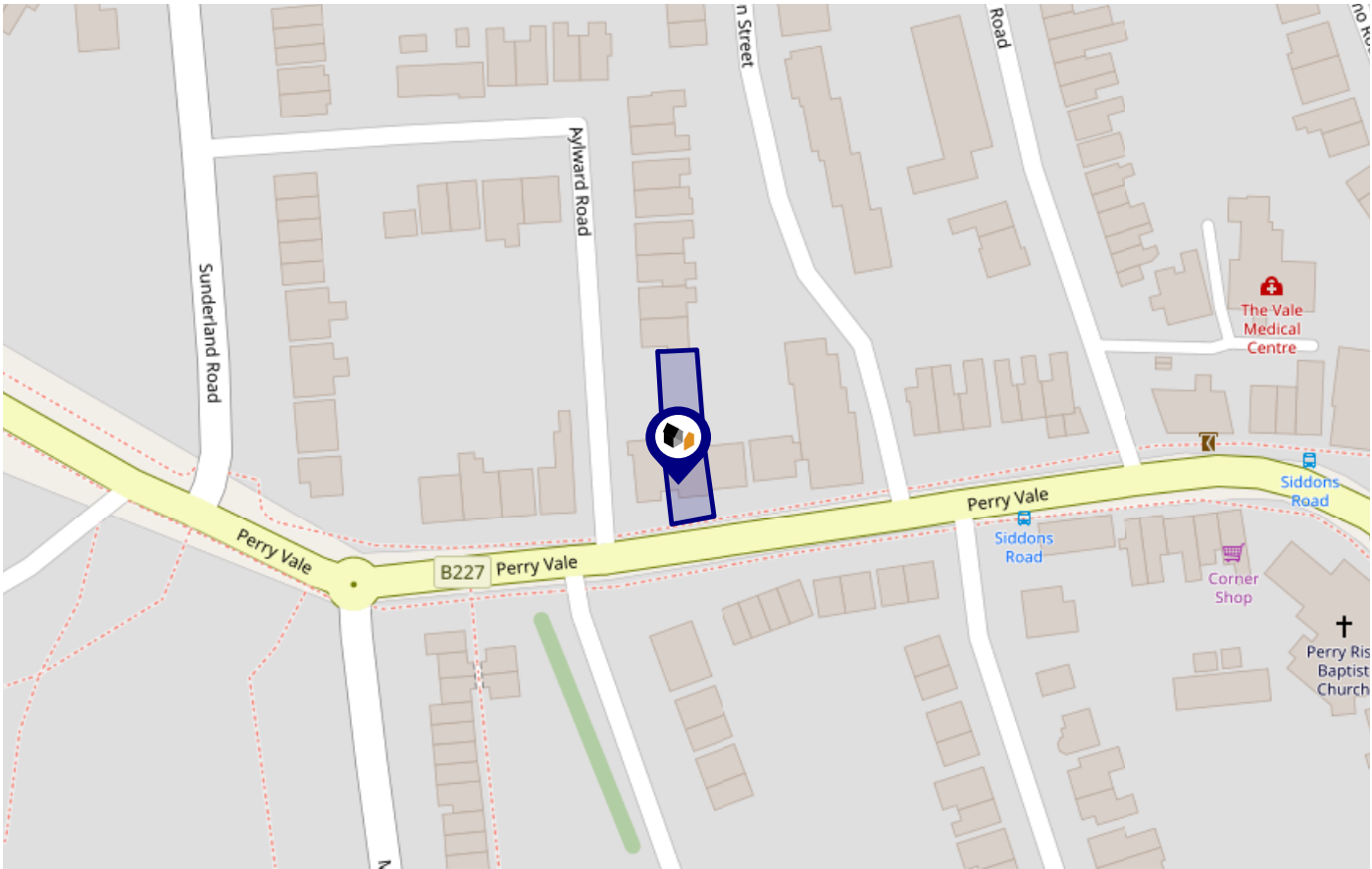


Flood Risk

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.

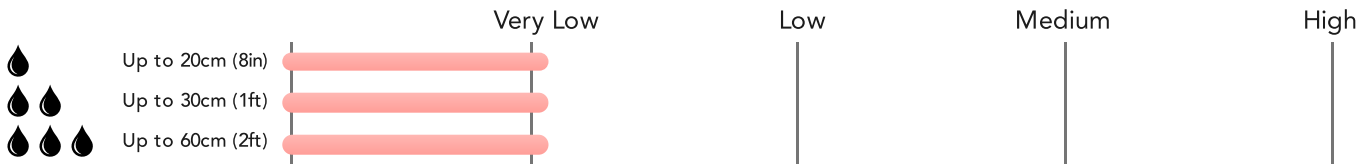


Risk Rating: Very low

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- 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.
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Chance of flooding to the following depths at this property:



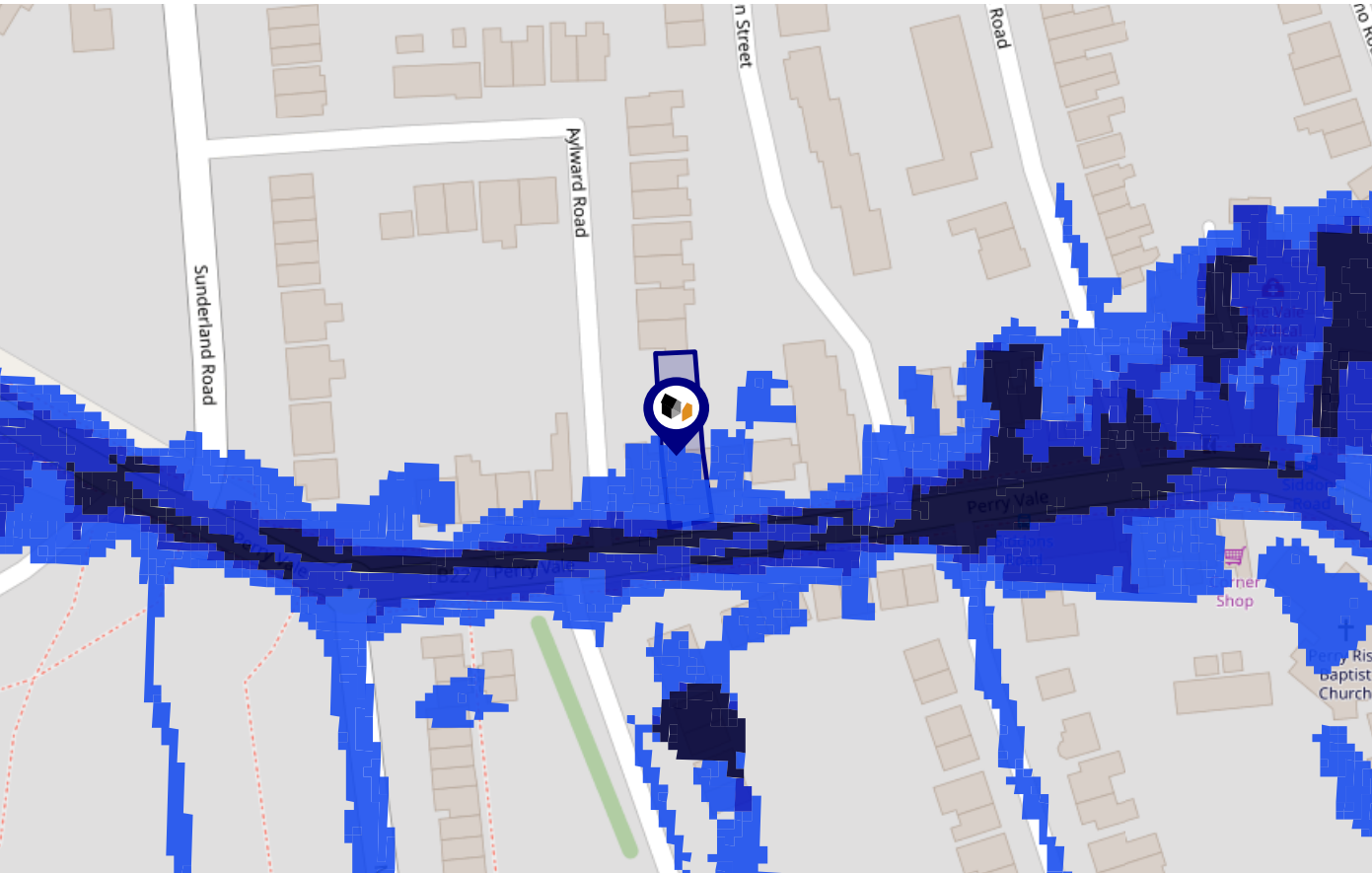
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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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

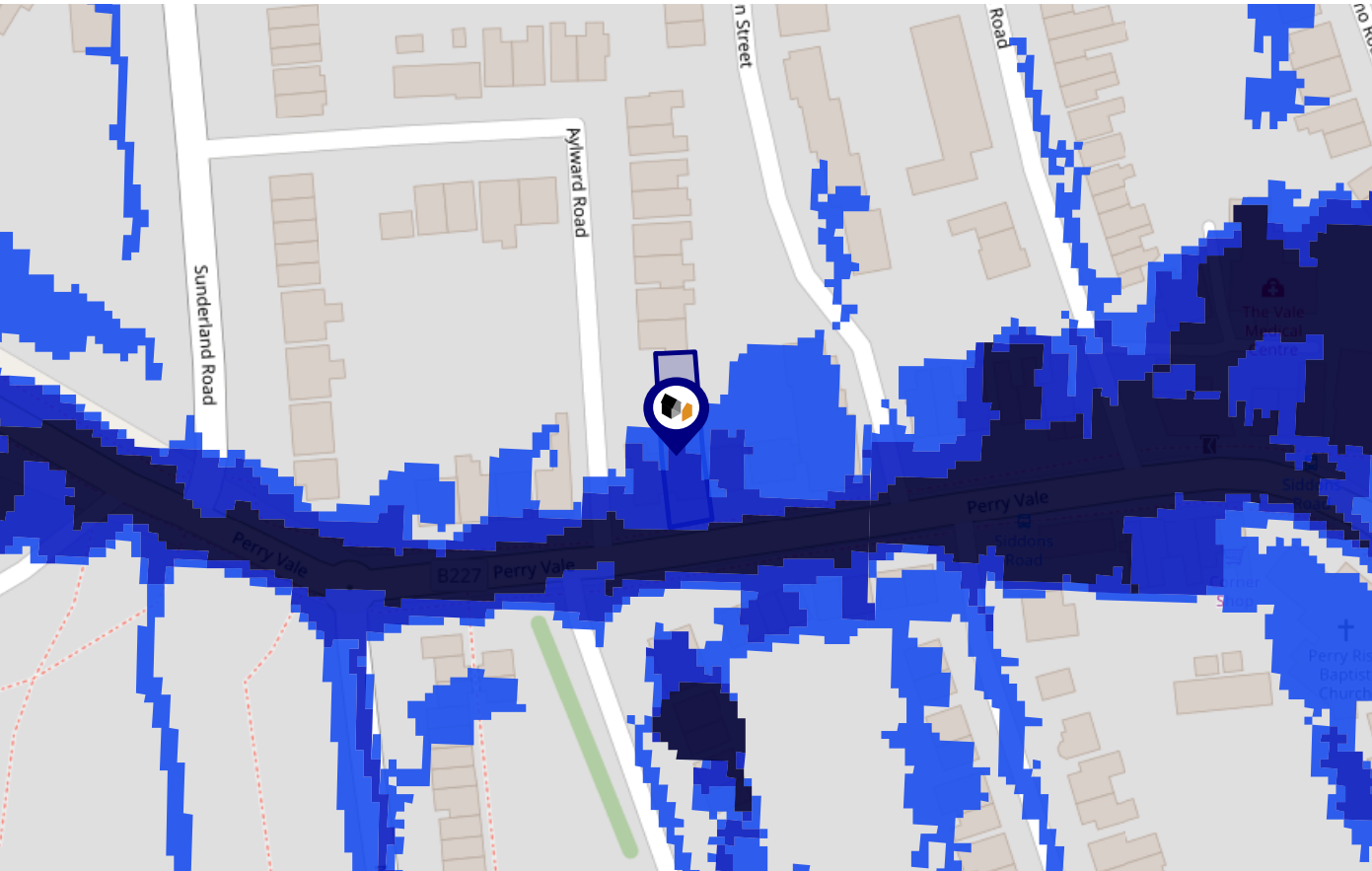
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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: Medium

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.
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Chance of flooding to the following depths at this property:

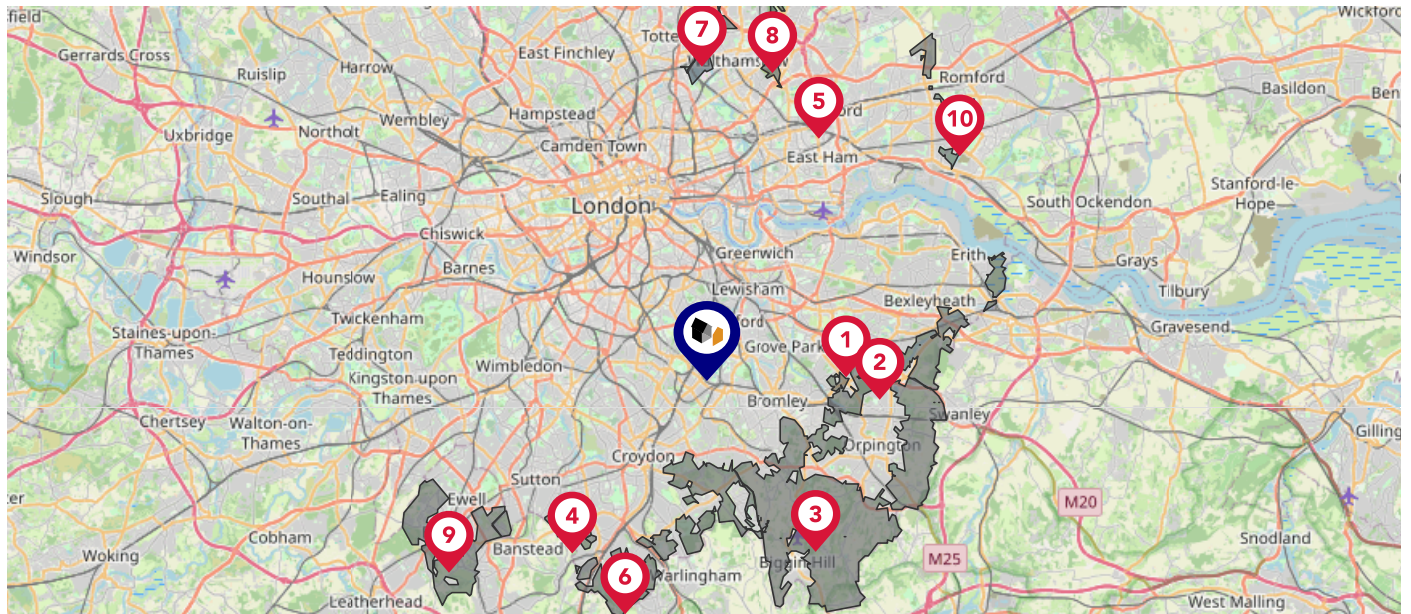


Maps

Green Belt

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



Nearby Green Belt Land

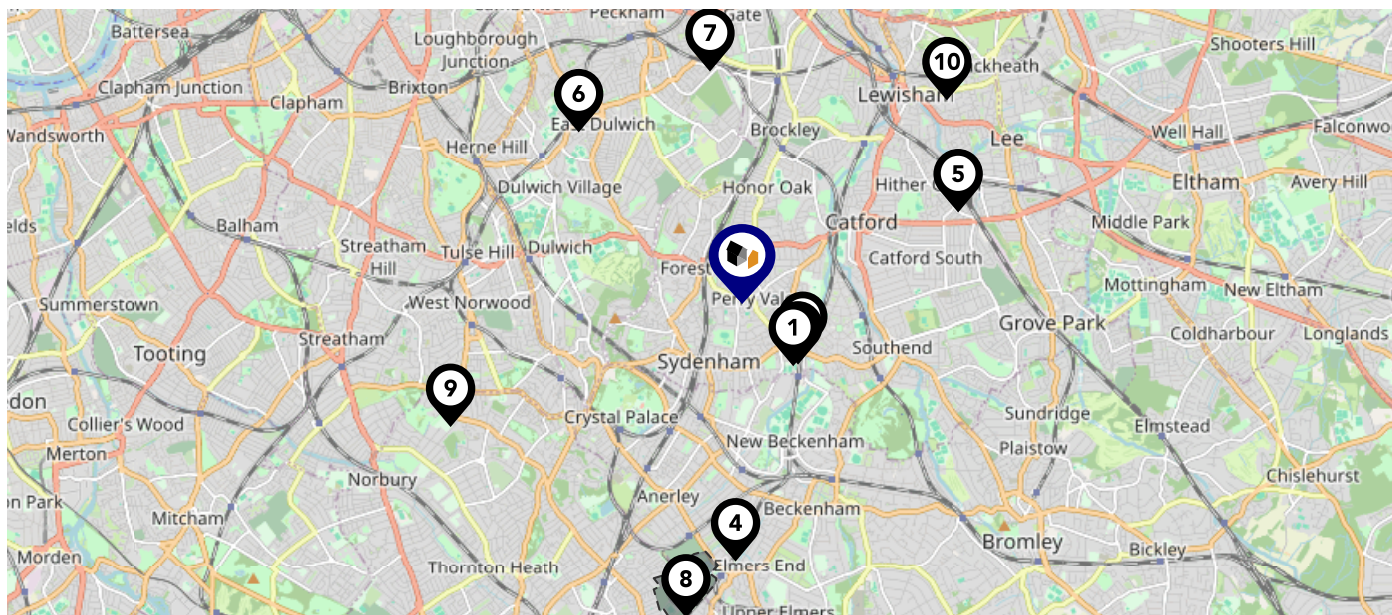
- 1 London Green Belt - Greenwich
- 2 London Green Belt - Bexley
- 3 London Green Belt - Bromley
- 4 London Green Belt - Sutton
- 5 London Green Belt - Newham
- 6 London Green Belt - Croydon
- 7 London Green Belt - Haringey
- 8 London Green Belt - Waltham Forest
- 9 London Green Belt - Epsom and Ewell
- 10 London Green Belt - Barking and Dagenham

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

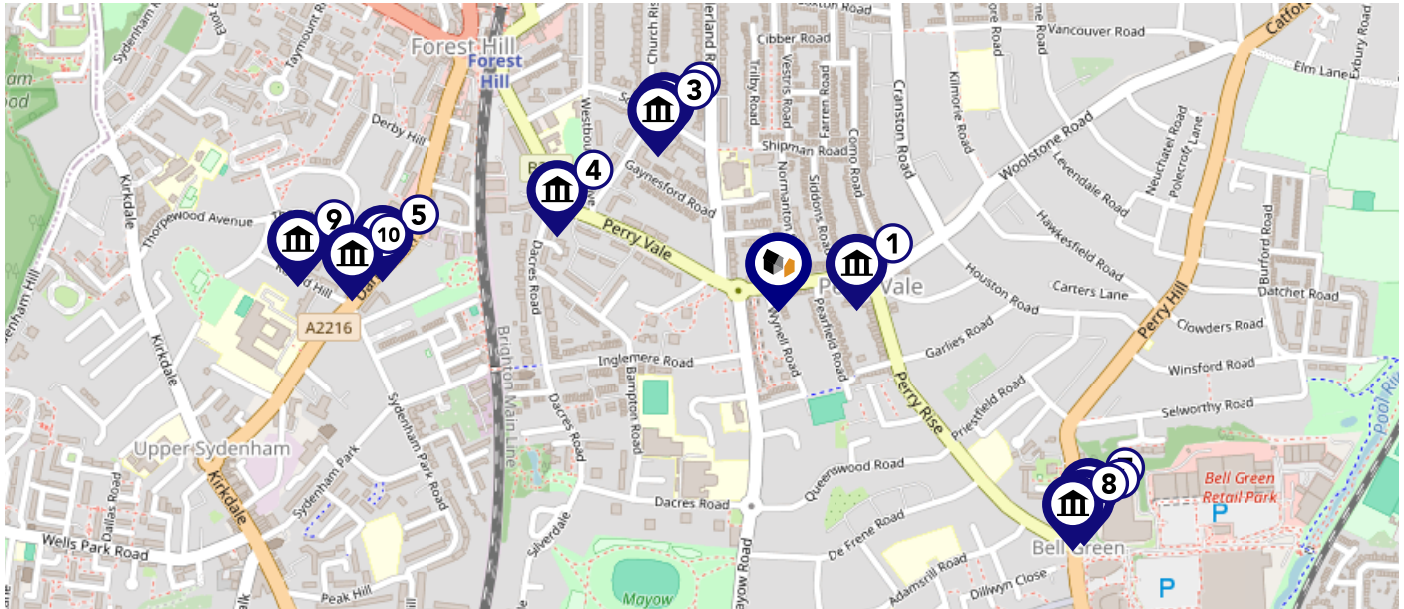
1	Sydenham Gasworks Phase 1-Sydenham	Historic Landfill	
2	Sydenham Gasworks Phase 1-Sydenham	Historic Landfill	
3	Sydenham Gasworks-Sydenham	Historic Landfill	
4	Clement Road-Elmers End	Historic Landfill	
5	Manor Lane-Hither Green, Lewisham, London	Historic Landfill	
6	British Rail-East Dulwich	Historic Landfill	
7	Lausanne Road -Gautrey Road-London SE15	Historic Landfill	
8	Albert Road-South Norwood, Croyden, London	Historic Landfill	
9	Crown Lane-Streatham, Croyden, London	Historic Landfill	
10	Penfold-Blackheath	Historic Landfill	

Maps

Listed Buildings

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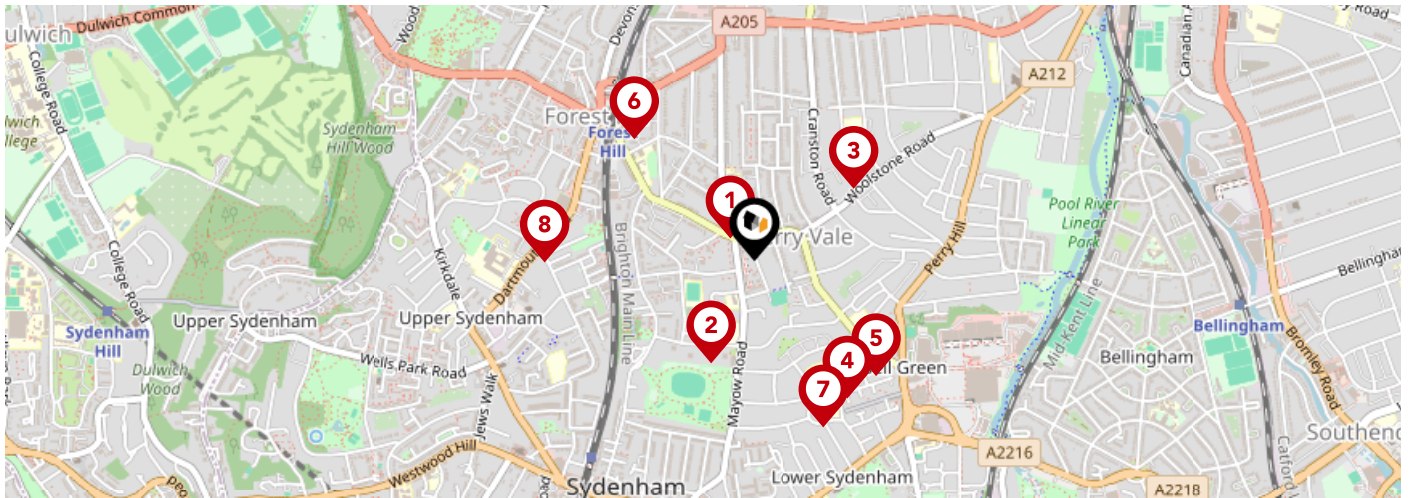
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



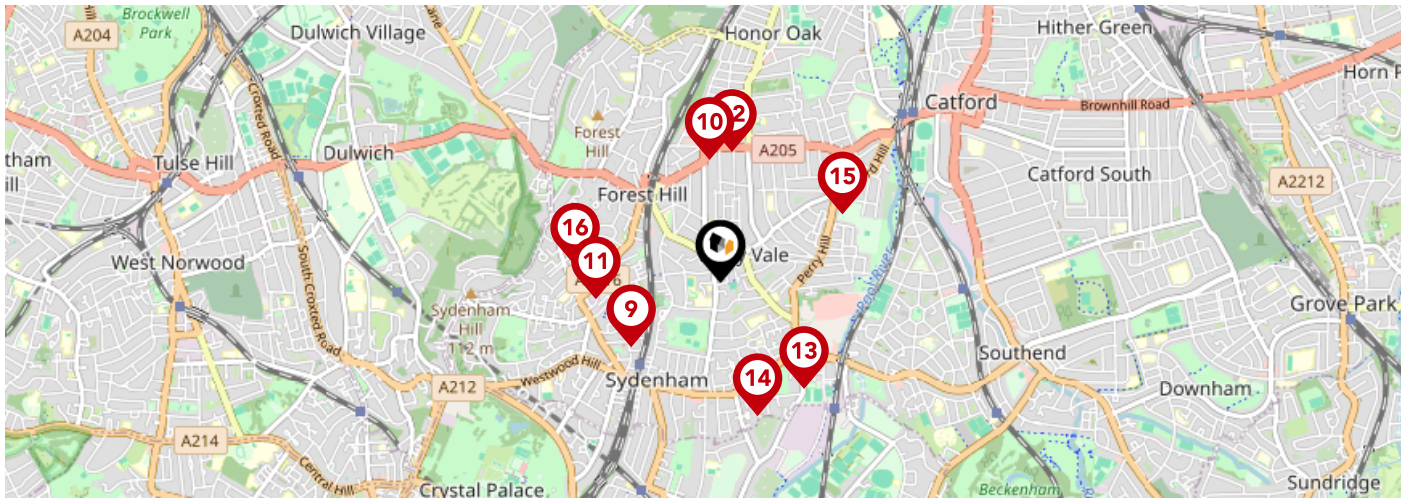
Listed Buildings in the local district	Grade	Distance
 1358492 - Fire Station	Grade II	0.1 miles
 1193968 - Christ Church	Grade II	0.2 miles
 1061399 - The George Baxter Memorial	Grade II	0.2 miles
 1079971 - 101 And 103, Perry Vale Se23	Grade II	0.3 miles
 1392722 - Louise House	Grade II	0.4 miles
 1253110 - Livesey Memorial Hall	Grade II	0.4 miles
 1253121 - Livesey Memorial Hall Boundary Wall	Grade II	0.4 miles
 1253111 - Livesey Hall War Memorial	Grade II	0.4 miles
 1079973 - Spire From Former Church Of St Antholin (now Between Two Facing Modern Terraces)	Grade II	0.5 miles
 1267837 - Holy Trinity School	Grade II	0.5 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Perrymount Primary School Ofsted Rating: Good Pupils: 207 Distance:0.08	☐	☒	☐	☐	☐
2	Forest Hill School Ofsted Rating: Good Pupils: 1093 Distance:0.26	☐	☐	☒	☐	☐
3	Kilmorie Primary School Ofsted Rating: Outstanding Pupils: 652 Distance:0.28	☐	☒	☐	☐	☐
4	Adamsrill Primary School Ofsted Rating: Good Pupils: 393 Distance:0.38	☐	☒	☐	☐	☐
5	Brent Knoll School Ofsted Rating: Good Pupils: 168 Distance:0.39	☐	☐	☒	☐	☐
6	St George's CofE Primary School Ofsted Rating: Good Pupils: 202 Distance:0.4	☐	☒	☐	☐	☐
7	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:0.42	☐	☒	☐	☐	☐
8	Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 186 Distance:0.49	☐	☒	☐	☐	☐

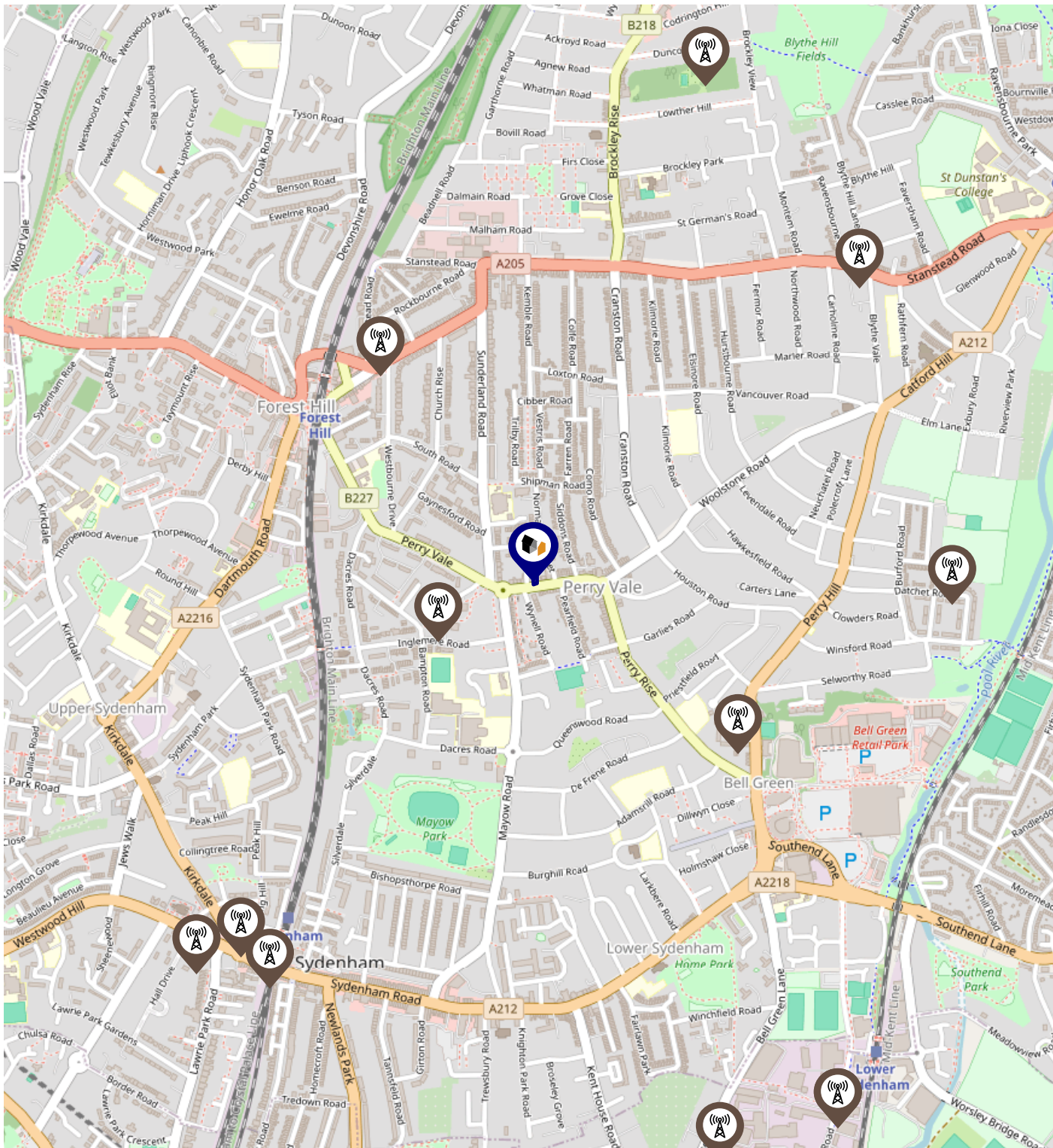


		Nursery	Primary	Secondary	College	Private
9	St Bartholomews's Church of England Primary School Ofsted Rating: Good Pupils: 383 Distance:0.51	☐	☒	☐	☐	☐
10	Allenby Tutorial Trust Ofsted Rating: Not Rated Pupils:0 Distance:0.57	☐	☐	☒	☐	☐
11	Sydenham School Ofsted Rating: Good Pupils: 1445 Distance:0.59	☐	☐	☒	☐	☐
12	Dalmain Primary School Ofsted Rating: Good Pupils: 365 Distance:0.61	☐	☒	☐	☐	☐
13	Haseltine Primary School Ofsted Rating: Good Pupils: 407 Distance:0.63	☐	☒	☐	☐	☐
14	Our Lady and St Philip Neri Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:0.64	☐	☒	☐	☐	☐
15	Rathfern Primary School Ofsted Rating: Outstanding Pupils: 499 Distance:0.64	☐	☒	☐	☐	☐
16	Eliot Bank Primary School Ofsted Rating: Good Pupils: 413 Distance:0.68	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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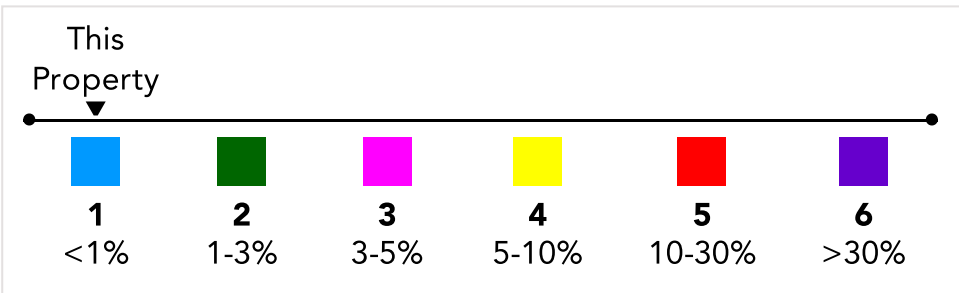
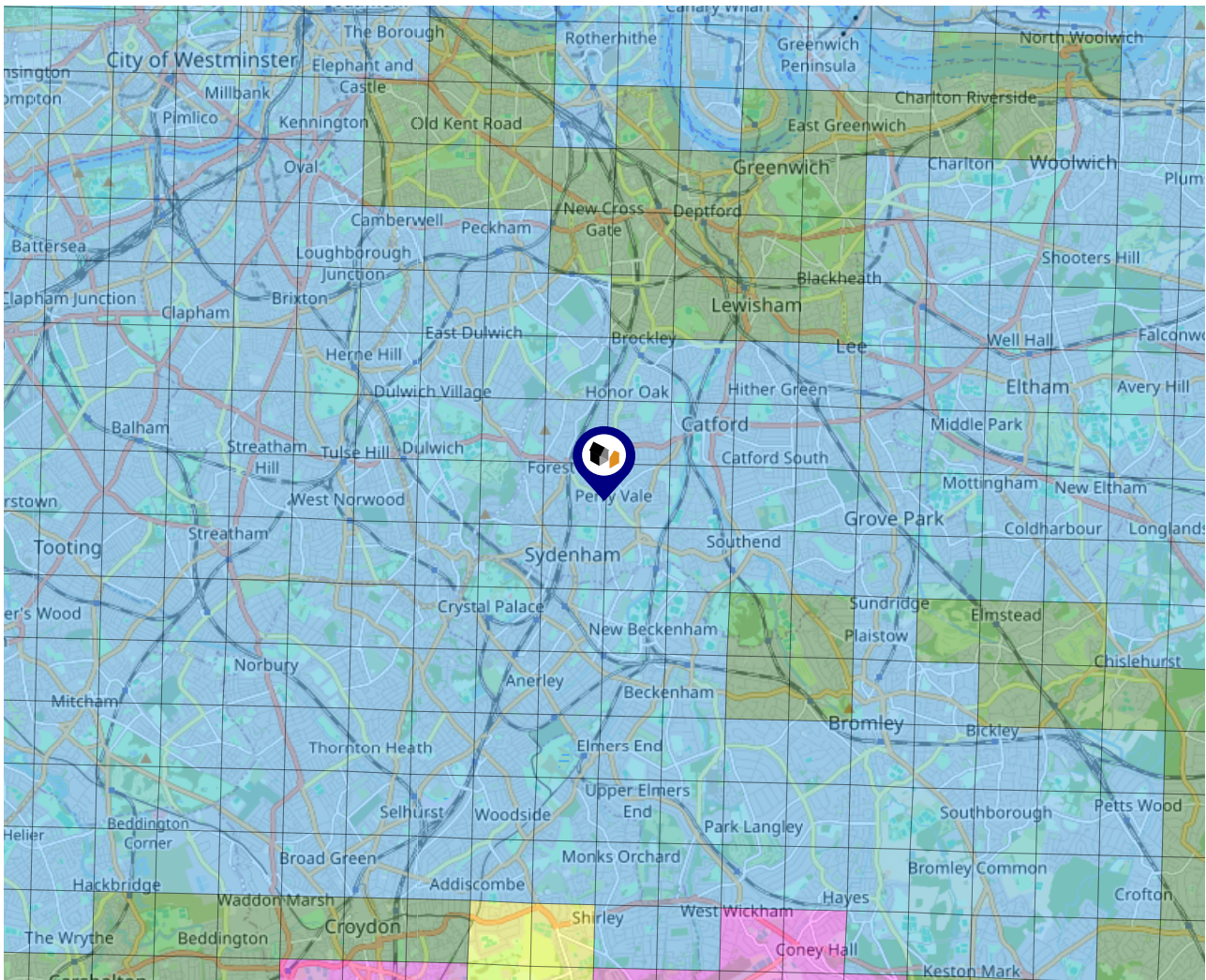


Key:

-  Power Pylons
-  Communication Masts

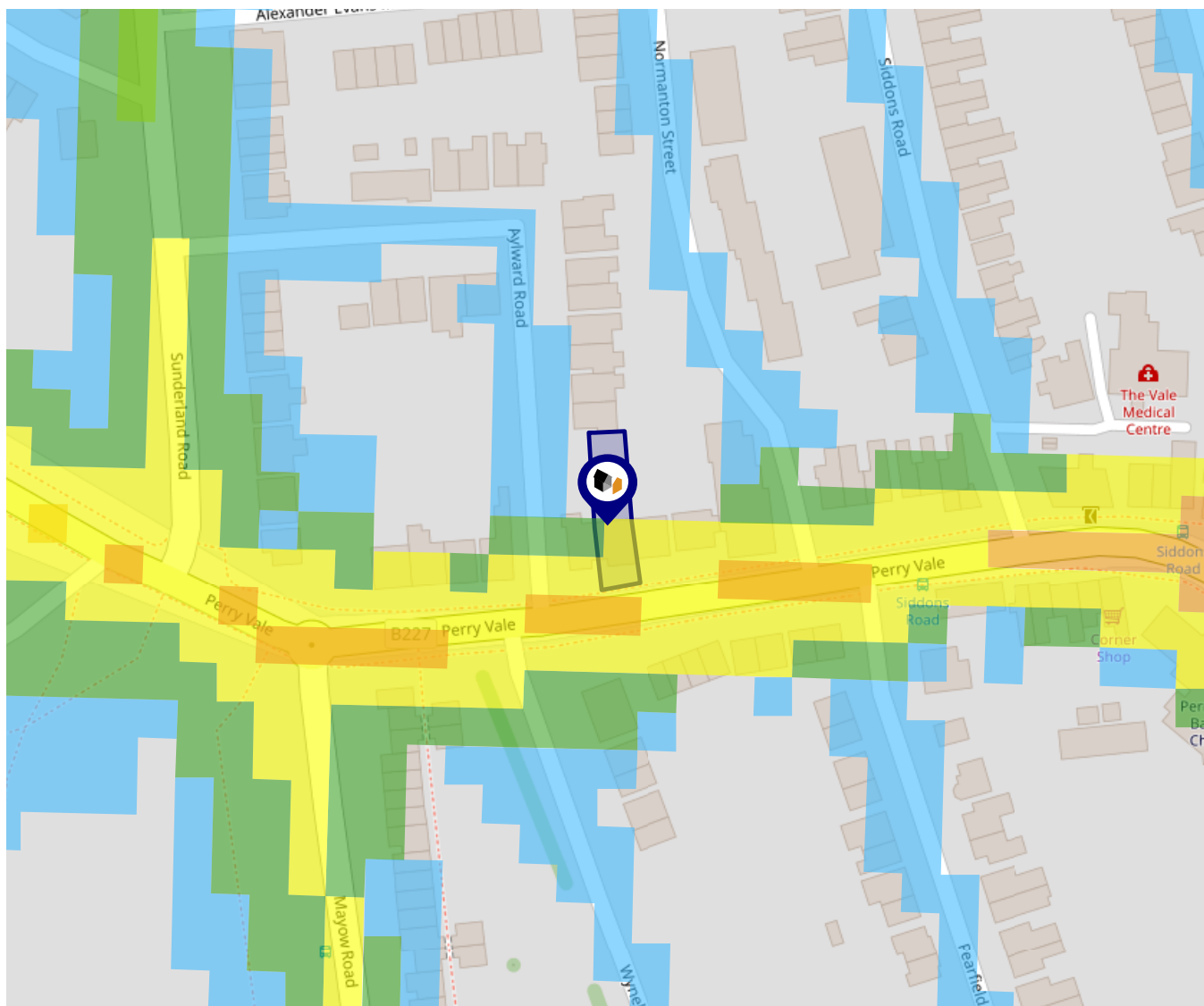
What is Radon?

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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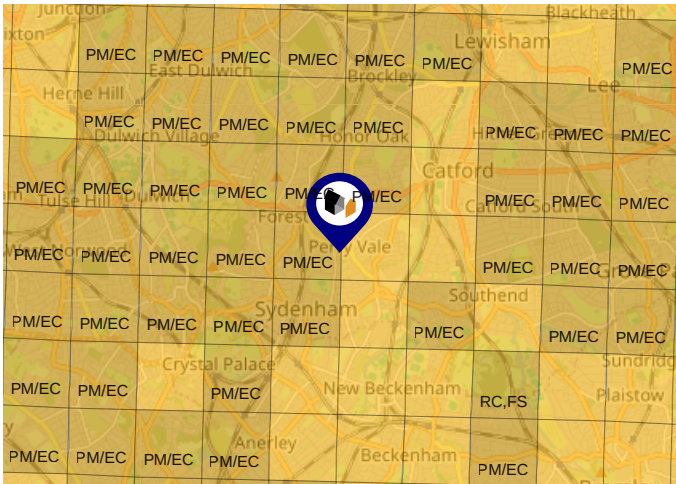


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



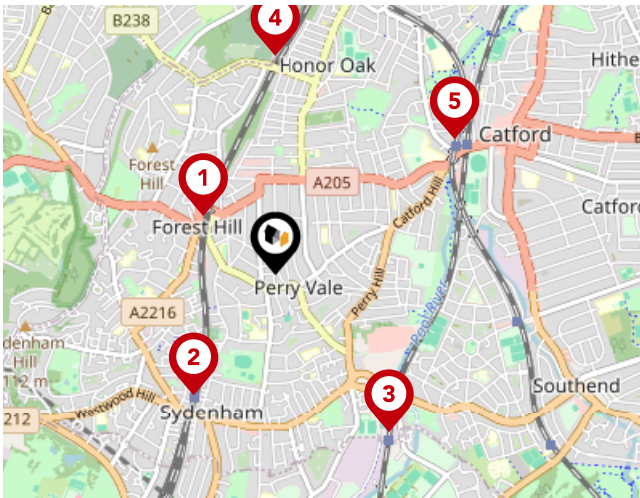
Primary Classifications (Most Common Clay Types)

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

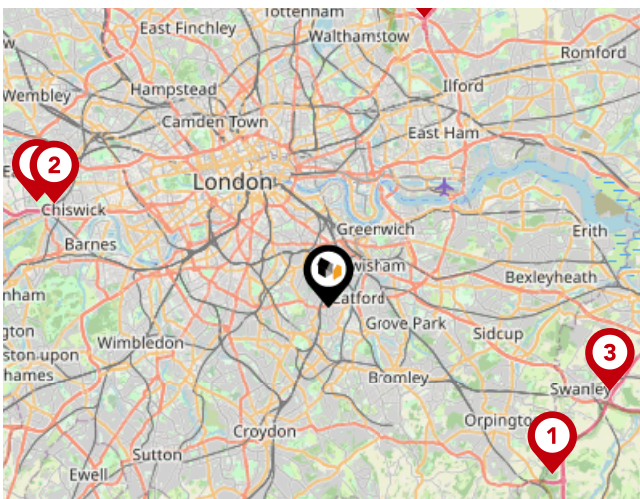
Transport (National)

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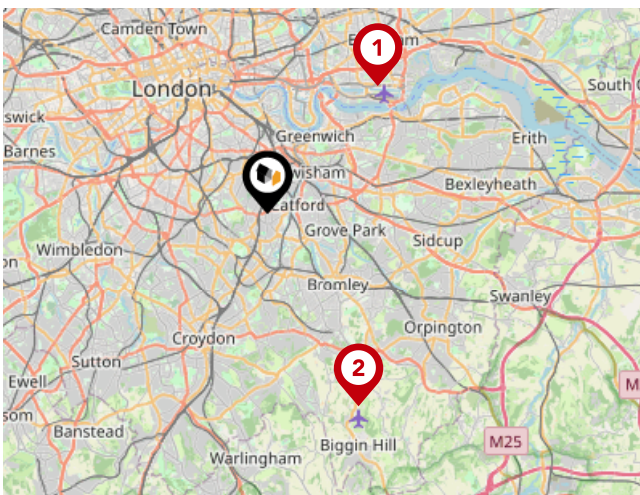
National Rail Stations

Pin	Name	Distance
1	Forest Hill Rail Station	0.42 miles
2	Sydenham Rail Station	0.67 miles
3	Lower Sydenham Rail Station	0.89 miles
4	Honor Oak Park Rail Station	1.01 miles
5	Catford Rail Station	1.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J4	10.33 miles
2	M4 J1	10.8 miles
3	M25 J3	10.89 miles
4	M11 J4	11.22 miles
5	M4 J2	11.44 miles



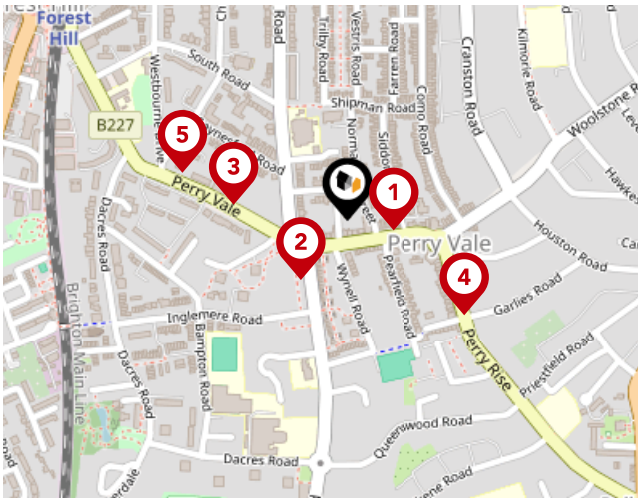
Airports/Helipads

Pin	Name	Distance
1	London City Airport	6.24 miles
2	Biggin Hill Airport	7.86 miles

Area

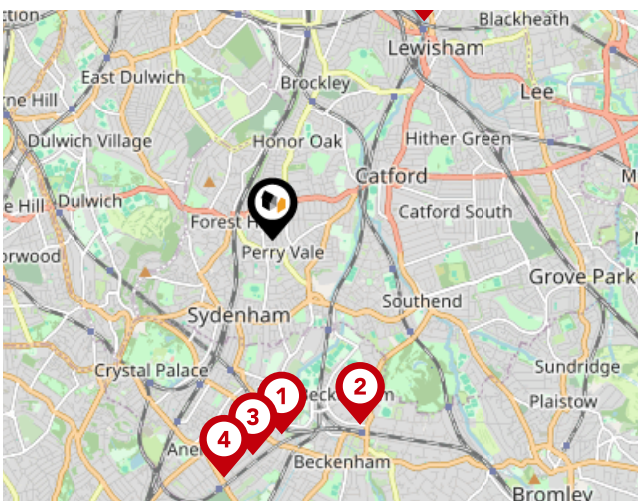
Transport (Local)

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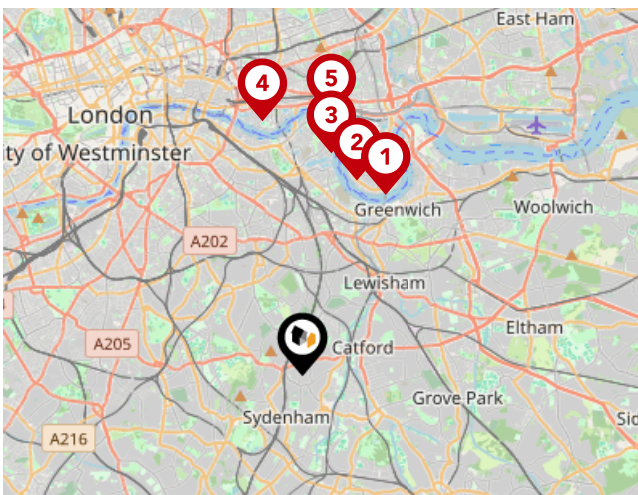
Bus Stops/Stations

Pin	Name	Distance
1	Siddons Road	0.05 miles
2	Inglemere Road	0.08 miles
3	Windrush Lane	0.13 miles
4	Garlies Road	0.17 miles
5	Westbourne Drive	0.19 miles



Local Connections

Pin	Name	Distance
1	Beckenham Road Tram Stop	1.78 miles
2	Beckenham Junction Tram Stop	1.88 miles
3	Avenue Road Tram Stop	1.97 miles
4	Birkbeck Tram Stop	2.22 miles
5	Lewisham DLR Station	2.46 miles



Ferry Terminals

Pin	Name	Distance
1	Greenwich Pier	3.67 miles
2	Masthouse Terrace Pier	3.74 miles
3	Greenland Surrey Quays Pier	4.13 miles
4	Wapping Pier	4.74 miles
5	Doubletree Docklands Nelson Dock Pier	4.81 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background 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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