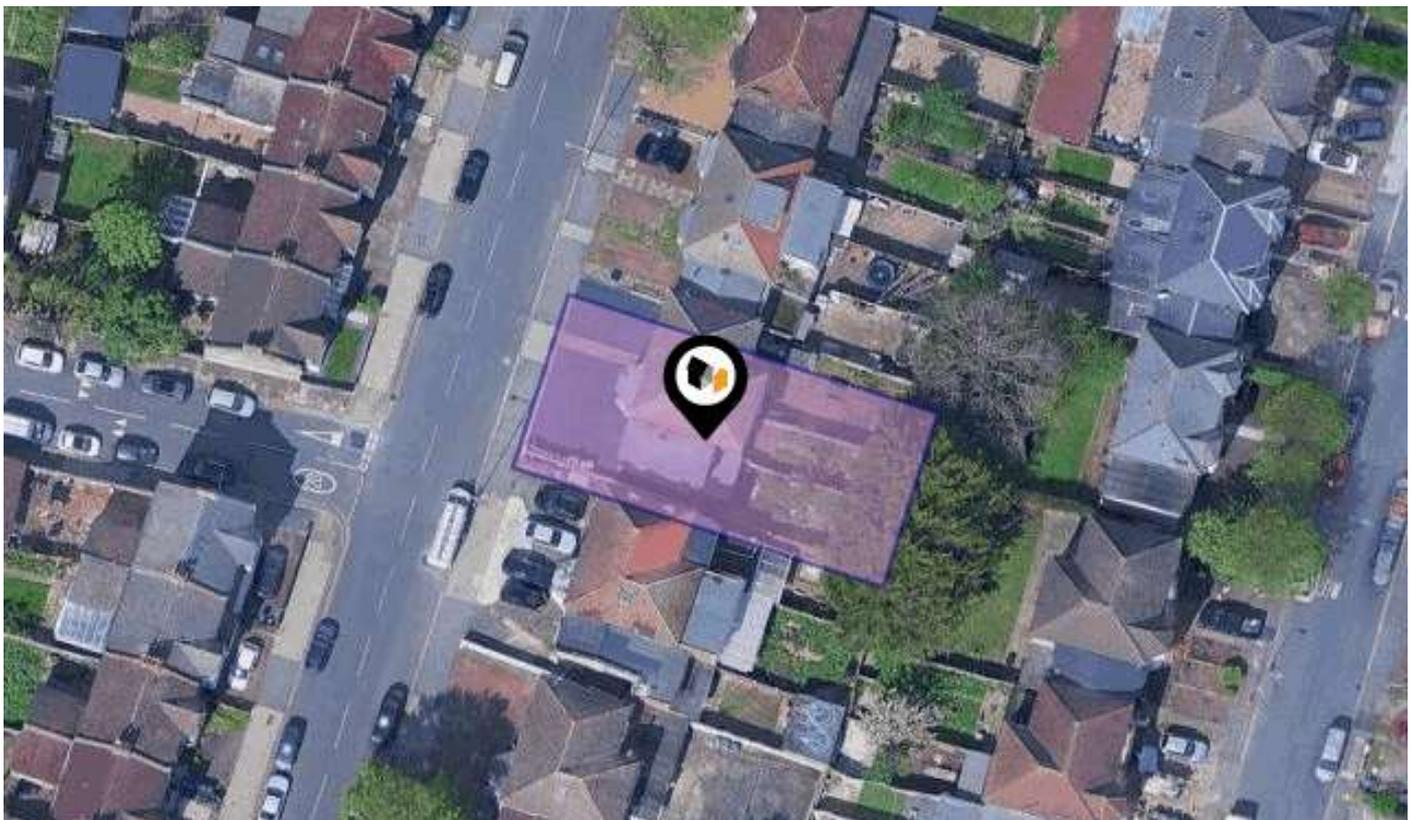




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 19th February 2026



FLAT 6, 86, ALDBOROUGH ROAD SOUTH, ILFORD, IG3 8EY

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	462 ft ² / 43 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band B		
Annual Estimate:	£1,703		
Title Number:	EGL169645		
UPRN:	100023050263		

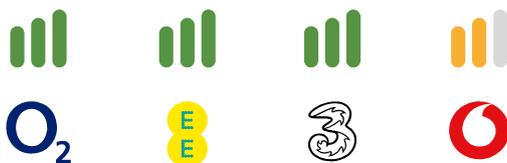
Local Area

Local Authority:	Redbridge
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	5000 mb/s

Mobile Coverage: (based on calls indoors)



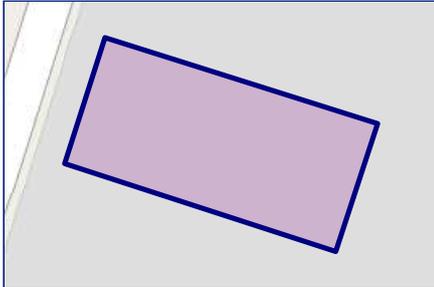
Satellite/Fibre TV Availability:



Property Multiple Title Plans

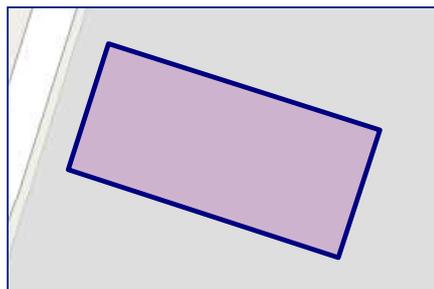
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Freehold Title Plan



EGL1768

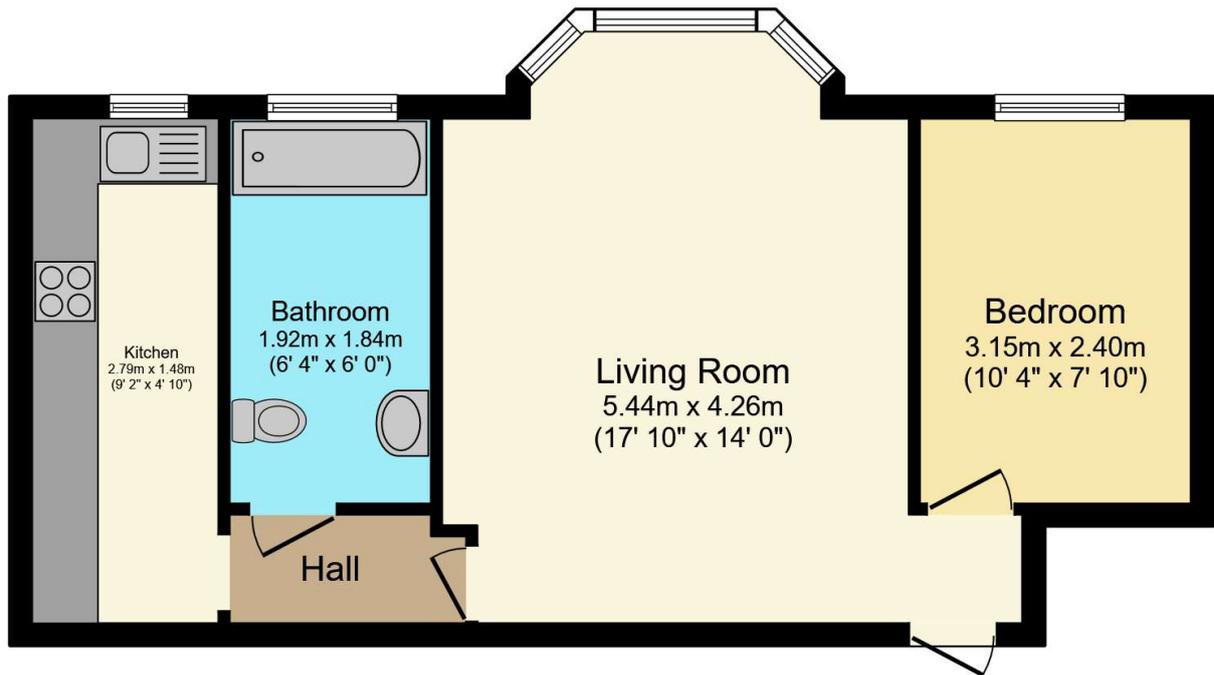
Leasehold Title Plan



EGL169645

Start Date: 04/11/1985
End Date: 15/07/2084
Lease Term: 99 years from 15 July 1985
Term Remaining: 58 years

FLAT 6, 86, ALDBOROUGH ROAD SOUTH, ILFORD, IG3 8EY



Floor Plan

Floor area 49.2 sq.m. (530 sq.ft.)

Total floor area: 49.2 sq.m. (530 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


Reeds Rains

Property EPC - Certificate

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Flat 6, 86 Aldborough Road South, IG3 8EY

Energy rating

D

Valid until 27.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	70 C
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:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	43 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



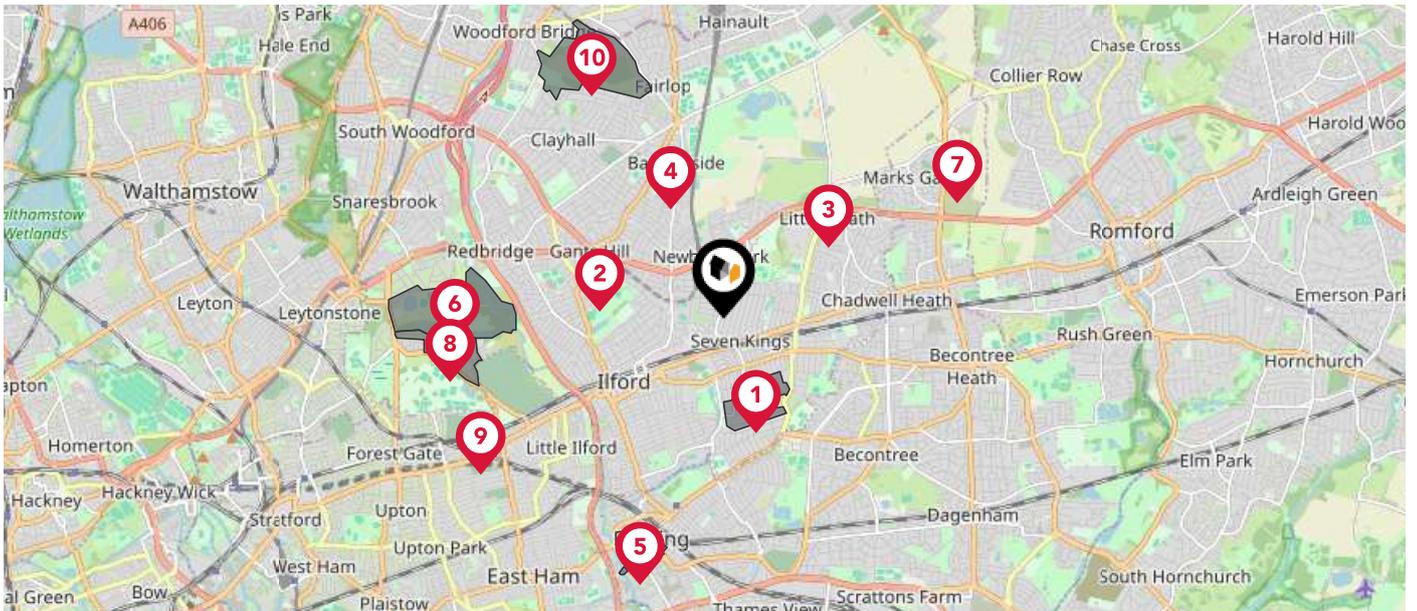
Mine Entry

- ✗ 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.

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

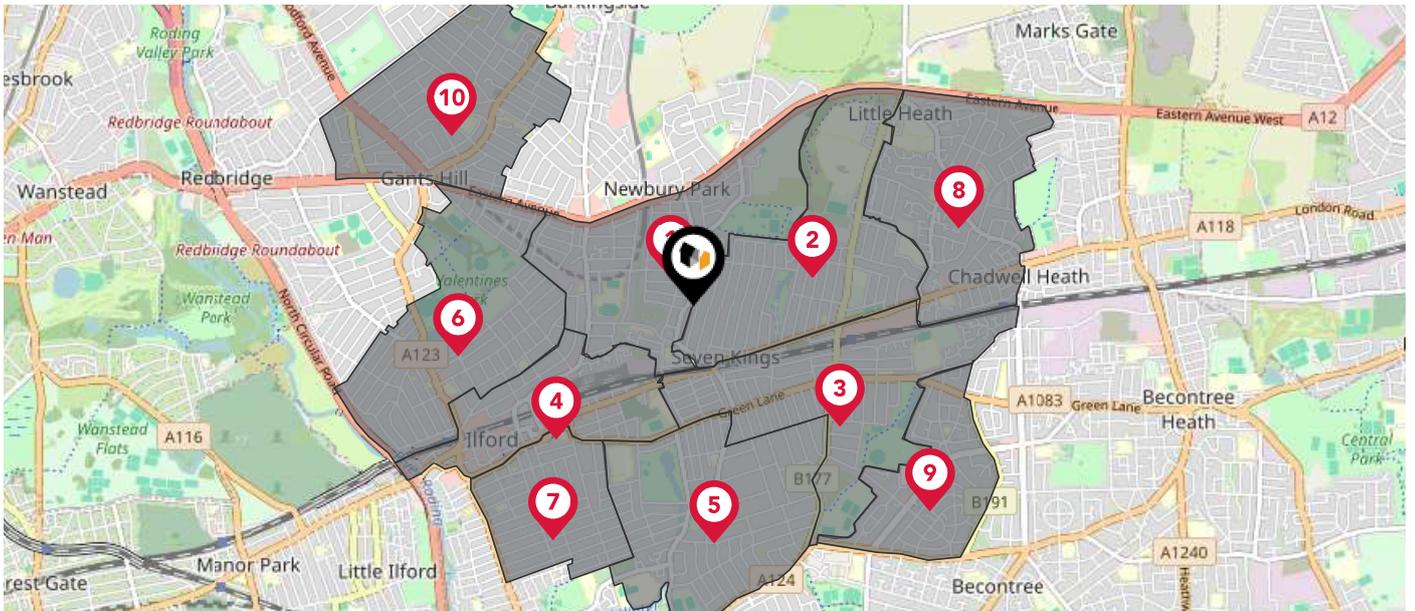
-  1 Mayfield
-  2 Valentines Mansion
-  3 Little Heath
-  4 Barnardo's Village Homes
-  5 Abbey and Barking Town Centre
-  6 Wanstead Park
-  7 Chadwell Heath Anti-aircraft Gun Site
-  8 Aldersbrook
-  9 Durham Road, Manor Park
-  10 Claybury

Maps

Council Wards

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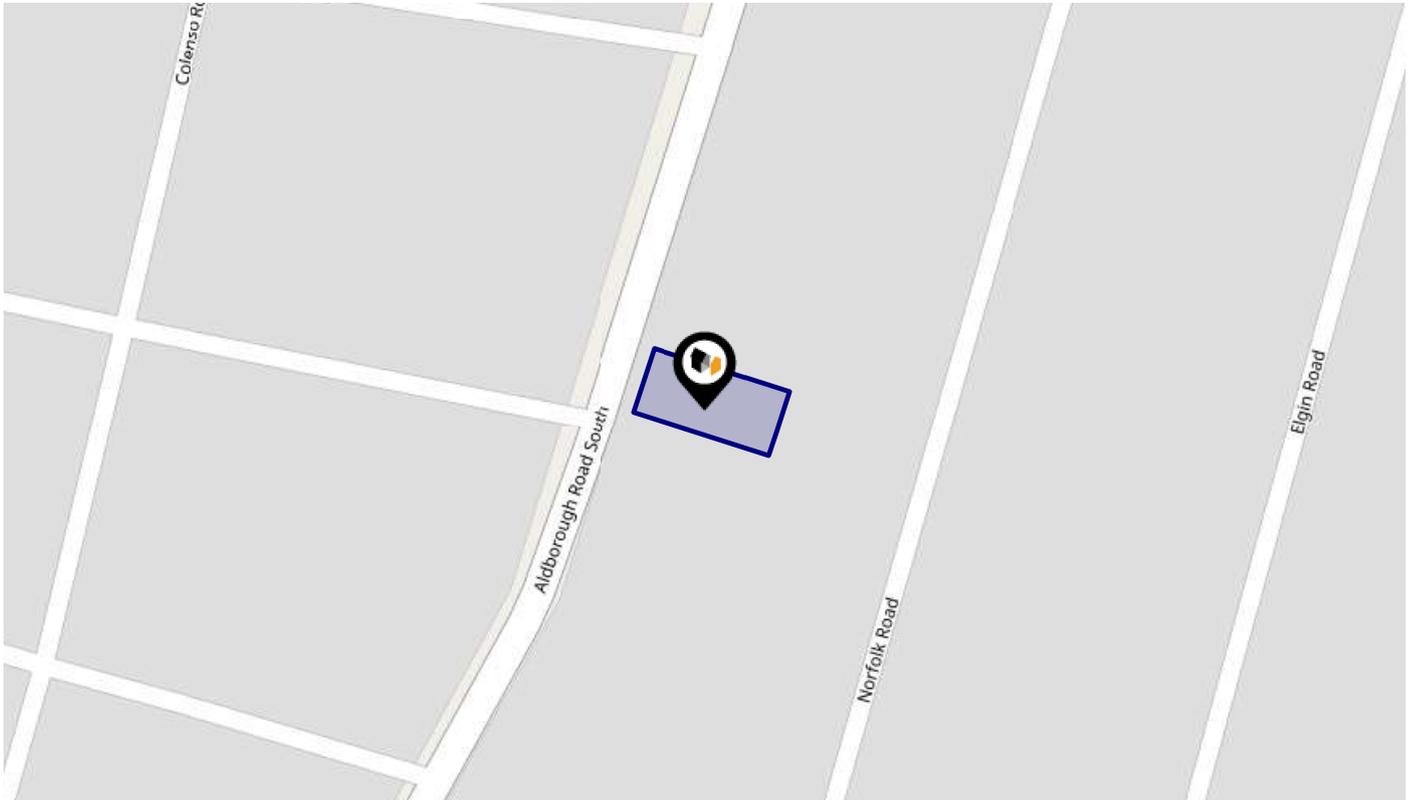
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Newbury Ward
- 2 Seven Kings Ward
- 3 Goodmayes Ward
- 4 Ilford Town Ward
- 5 Mayfield Ward
- 6 Valentines Ward
- 7 Clementswood Ward
- 8 Chadwell Ward
- 9 Becontree Ward
- 10 Barkingside 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.

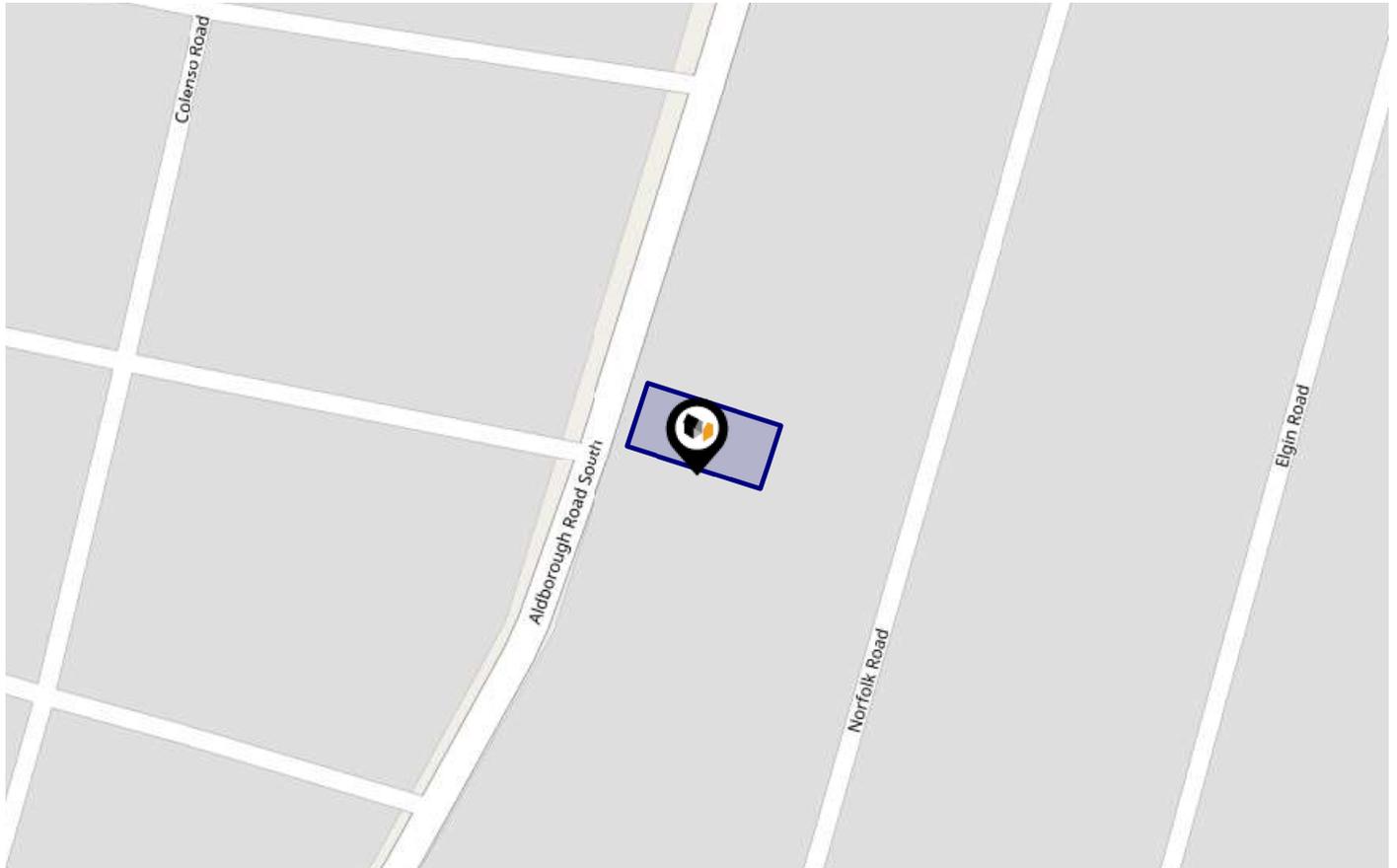
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

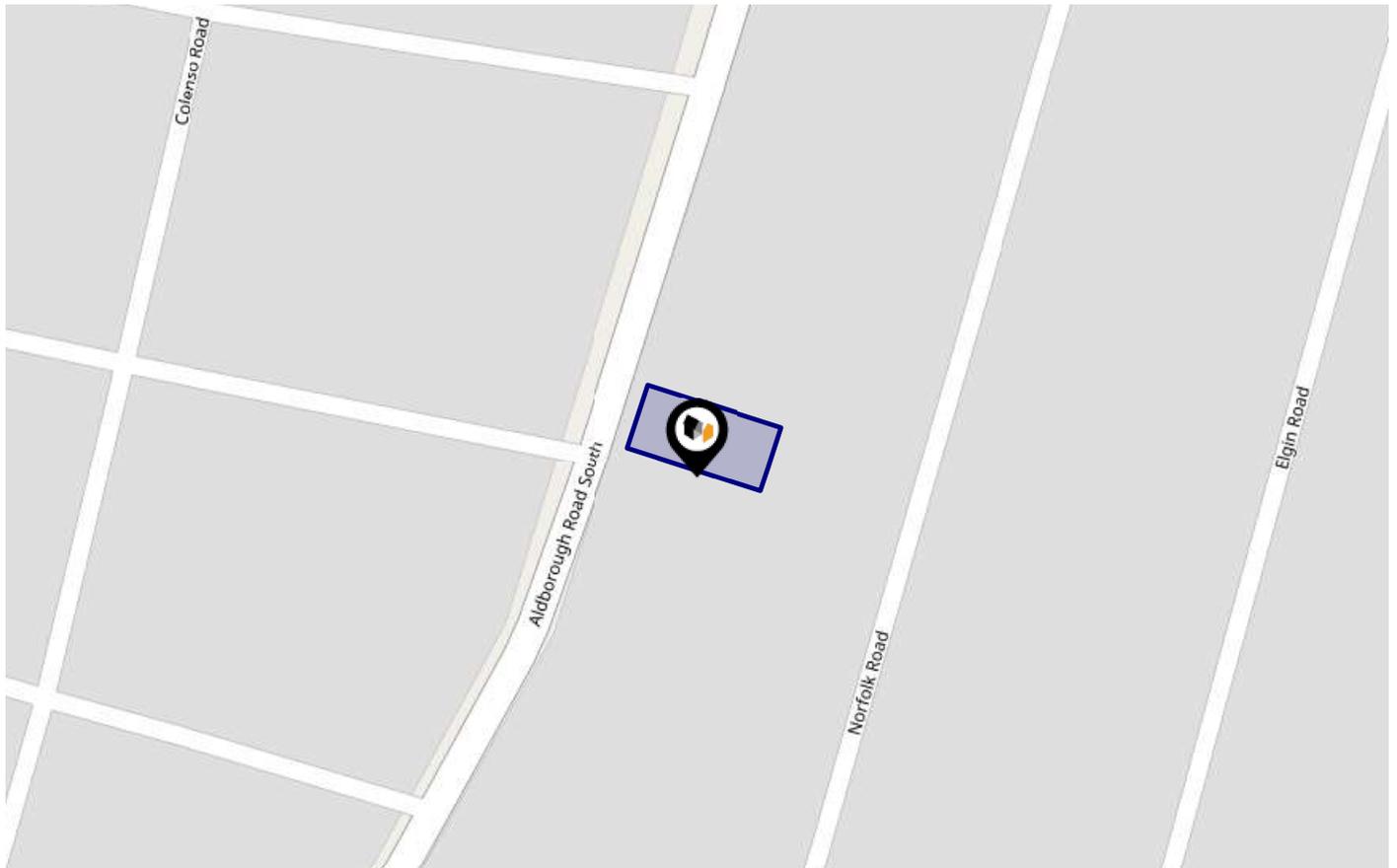
Chance of flooding to the following depths at this property:



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**

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:

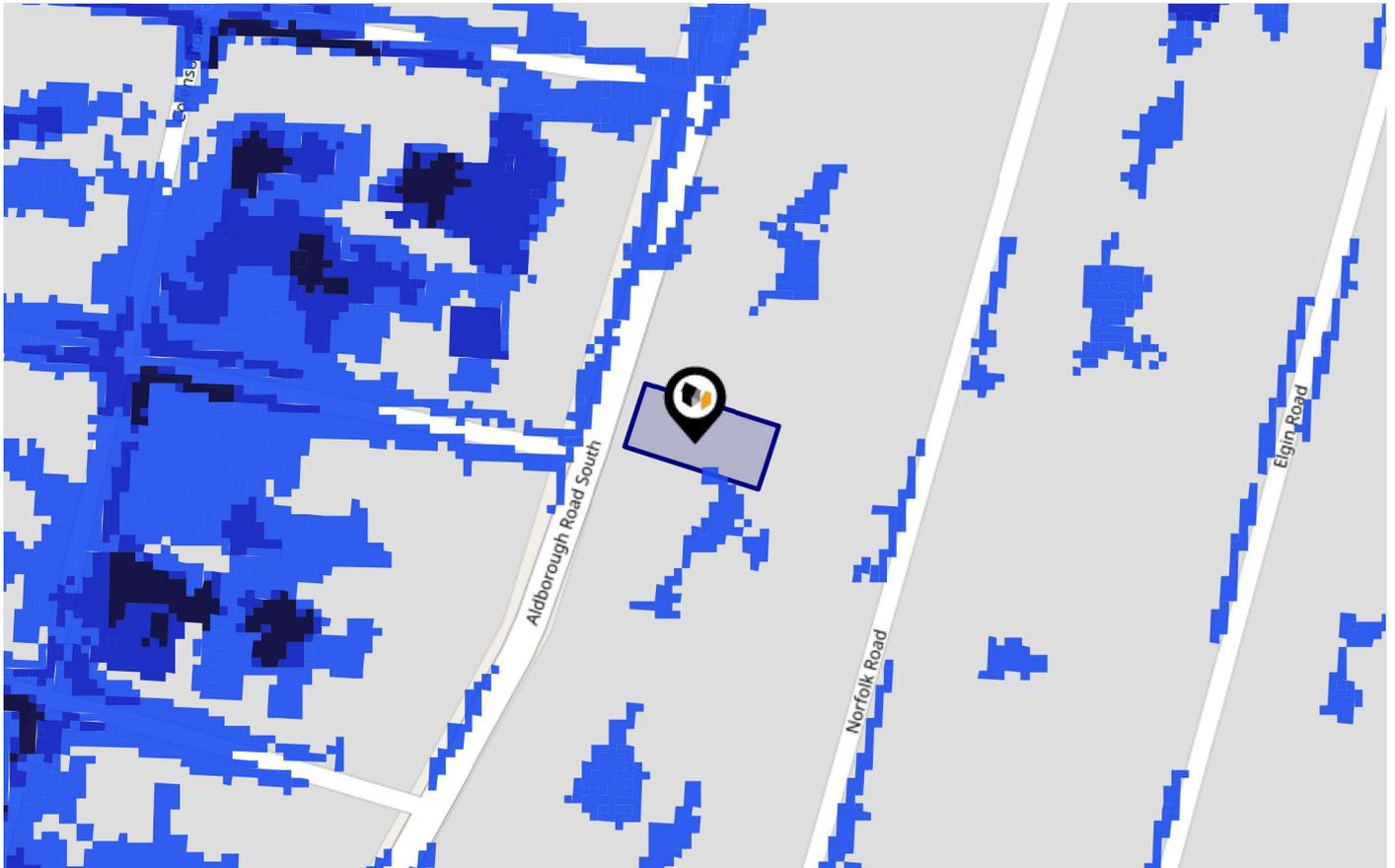


Flood Risk

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: 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.

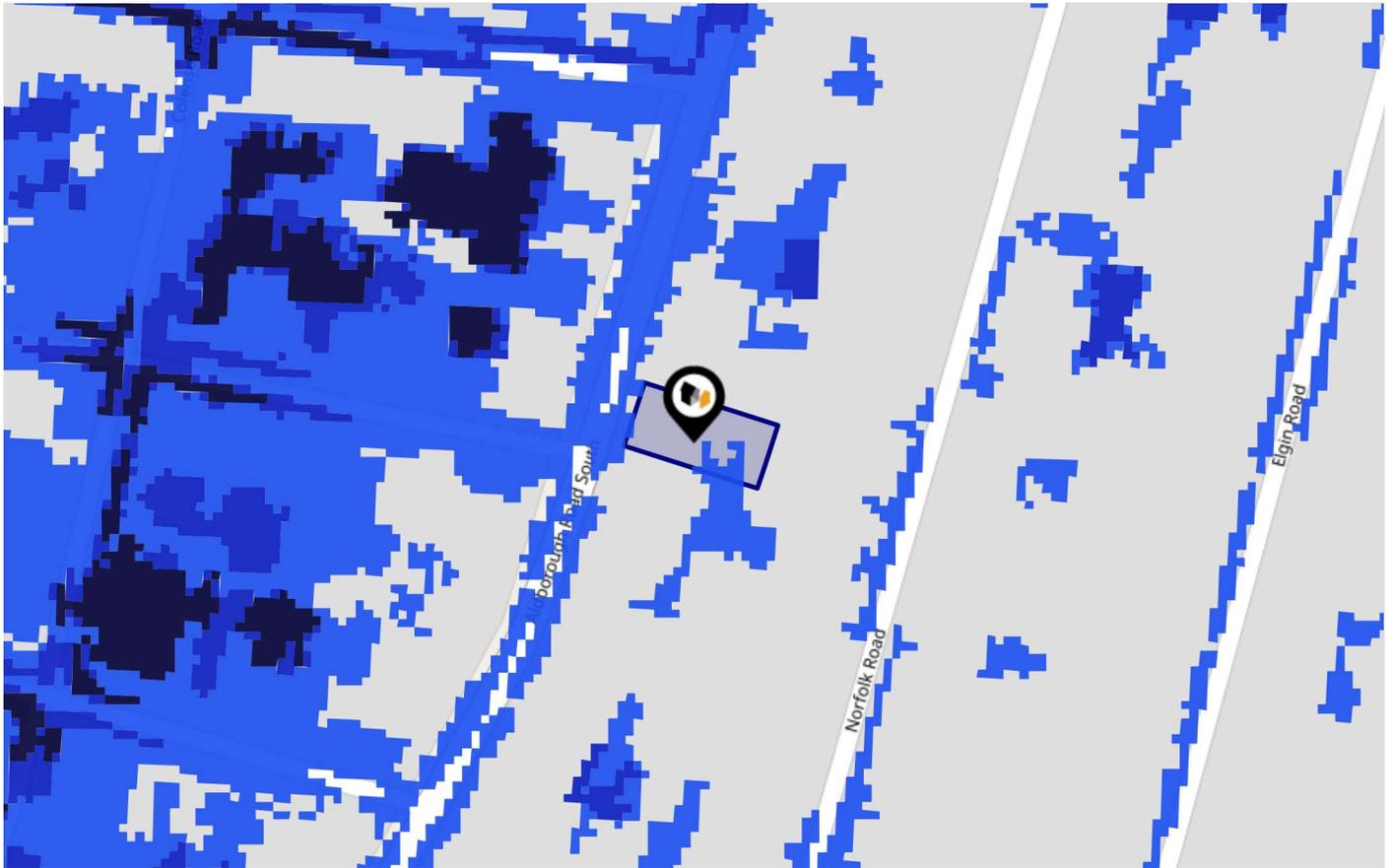
Chance of flooding to the following depths at this property:



Flood Risk

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

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:

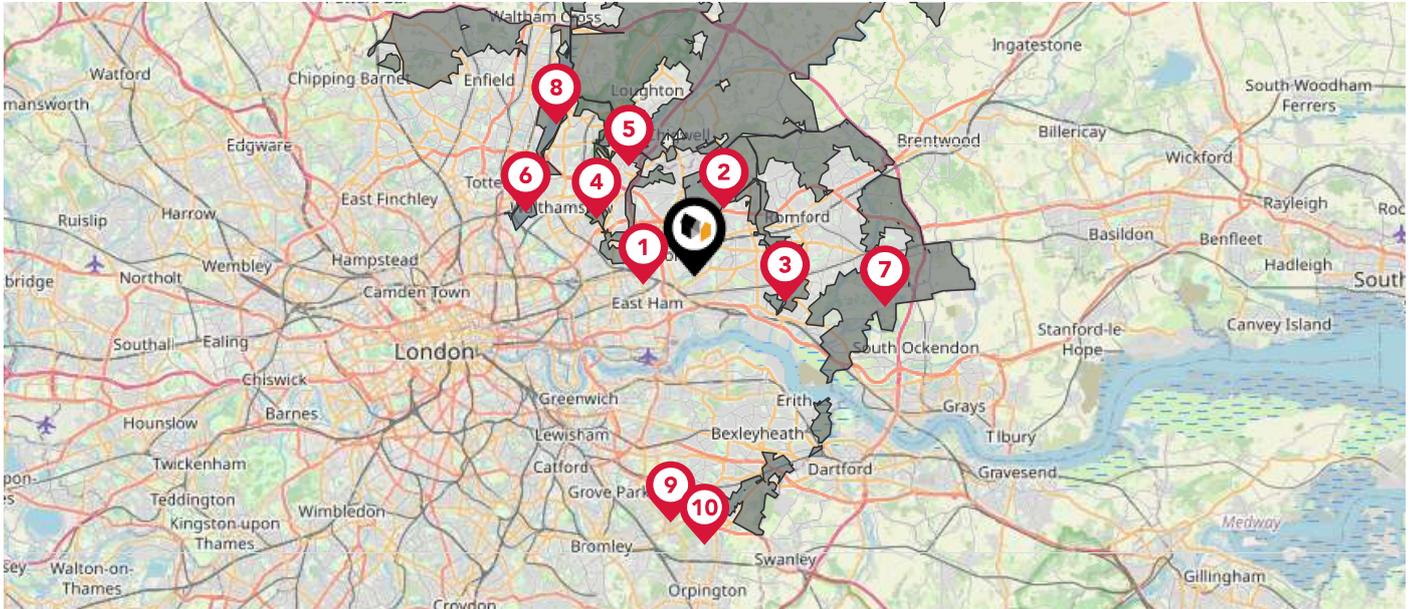


Maps

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 - Newham
- 2 London Green Belt - Redbridge
- 3 London Green Belt - Barking and Dagenham
- 4 London Green Belt - Waltham Forest
- 5 London Green Belt - Epping Forest
- 6 London Green Belt - Haringey
- 7 London Green Belt - Havering
- 8 London Green Belt - Enfield
- 9 London Green Belt - Greenwich
- 10 London Green Belt - Bexley

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.



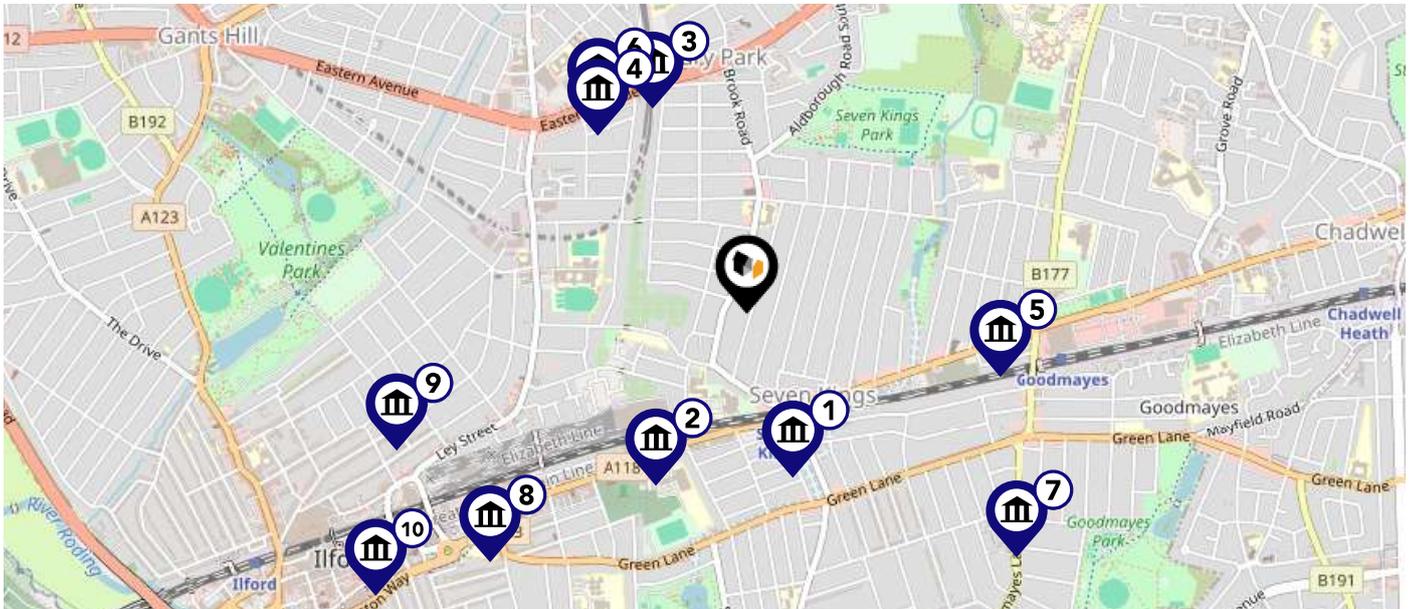
Nearby Landfill Sites

1	Cricklefields Athletic Ground-Cricklefields	Historic Landfill <input type="checkbox"/>
2	Barley Lane Recreation Ground-Barley Lane	Historic Landfill <input type="checkbox"/>
3	End of Perrymans Road-Perrymans Road	Historic Landfill <input type="checkbox"/>
4	Aldborough Hatch Farm-Aldborough	Historic Landfill <input type="checkbox"/>
5	Fairlop Airfield-Fairlop	Historic Landfill <input type="checkbox"/>
6	Hainault House Farm-Billet Road	Historic Landfill <input type="checkbox"/>
7	Laportes Site-Little Ilford, Barking, Redbridge, London	Historic Landfill <input type="checkbox"/>
8	EA/EPR/PP3091ND/V006 - Lafarge Redland Aggregates Ltd	Active Landfill <input checked="" type="checkbox"/>
9	Southern Sewage Works-Aldersbrook, Ilford, Redbridge, London	Historic Landfill <input type="checkbox"/>
10	EA/EPR/YP3791NR/V004 - Redlands Aggregates Ltd	Active Landfill <input checked="" type="checkbox"/>

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



1412315 - Seven Kings Methodist Church, Churchyard Gates And Piers

Grade II

0.4 miles



1419060 - Former Cauliflower Hotel

Grade II

0.4 miles



1081019 - Newbury Park Station Bus Shelter

Grade II

0.5 miles



1250746 - Memorial Gardens War Memorial

Grade II

0.5 miles



1271968 - 831, High Road

Grade II

0.6 miles



1250745 - Ilford 1914 To 1918 War Memorial

Grade II

0.6 miles



1081028 - Church Of All Saints

Grade II

0.8 miles



1391712 - Baptist Church And Institute

Grade II

0.8 miles



1416390 - Christchurch Primary School

Grade II

0.8 miles



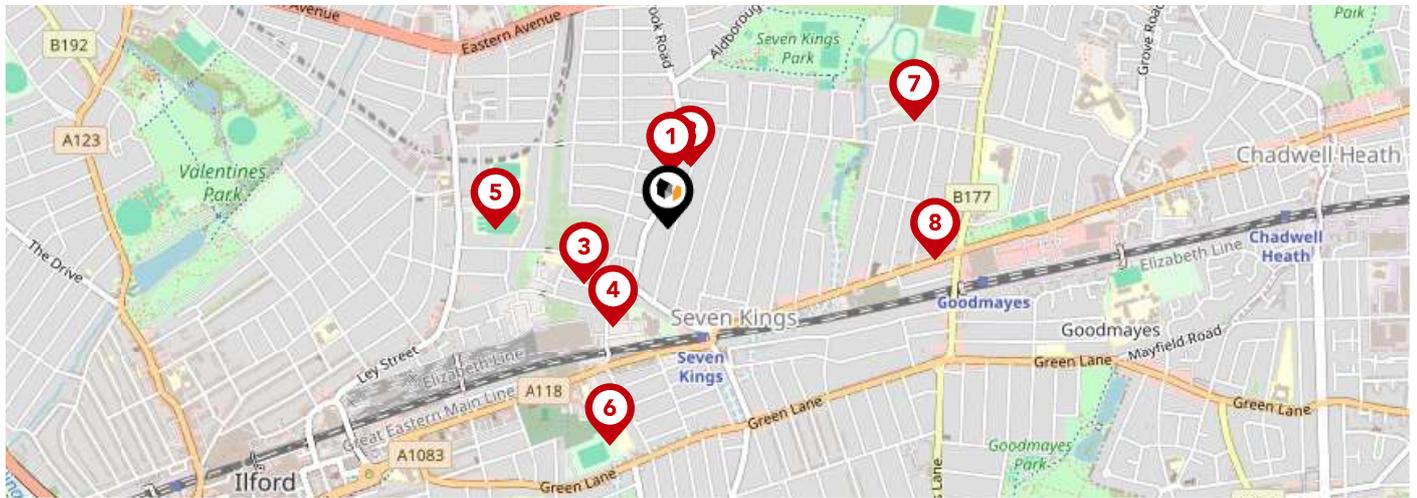
1413777 - Former Barclays Bank

Grade II

1.0 miles

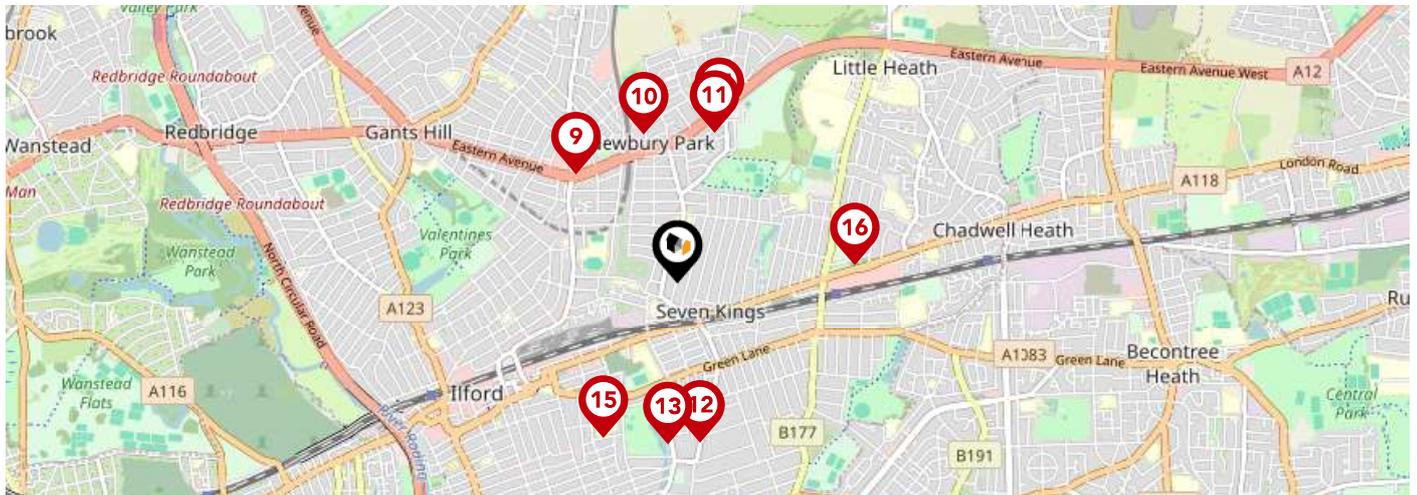
Area Schools

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	Nursery	Primary	Secondary	College	Private
<p>1 Aldborough Primary School</p> <p>Ofsted Rating: Good Pupils: 375 Distance:0.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Downshall Primary School</p> <p>Ofsted Rating: Good Pupils: 548 Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Aidan's Catholic Primary Academy</p> <p>Ofsted Rating: Good Pupils: 287 Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 The Palmer Catholic Academy</p> <p>Ofsted Rating: Good Pupils: 1169 Distance:0.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Seven Kings School</p> <p>Ofsted Rating: Outstanding Pupils: 2207 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Ark Isaac Newton Academy</p> <p>Ofsted Rating: Outstanding Pupils: 1751 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Farnham Green Primary School</p> <p>Ofsted Rating: Good Pupils: 425 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Eastcourt Independent School</p> <p>Ofsted Rating: Not Rated Pupils: 141 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

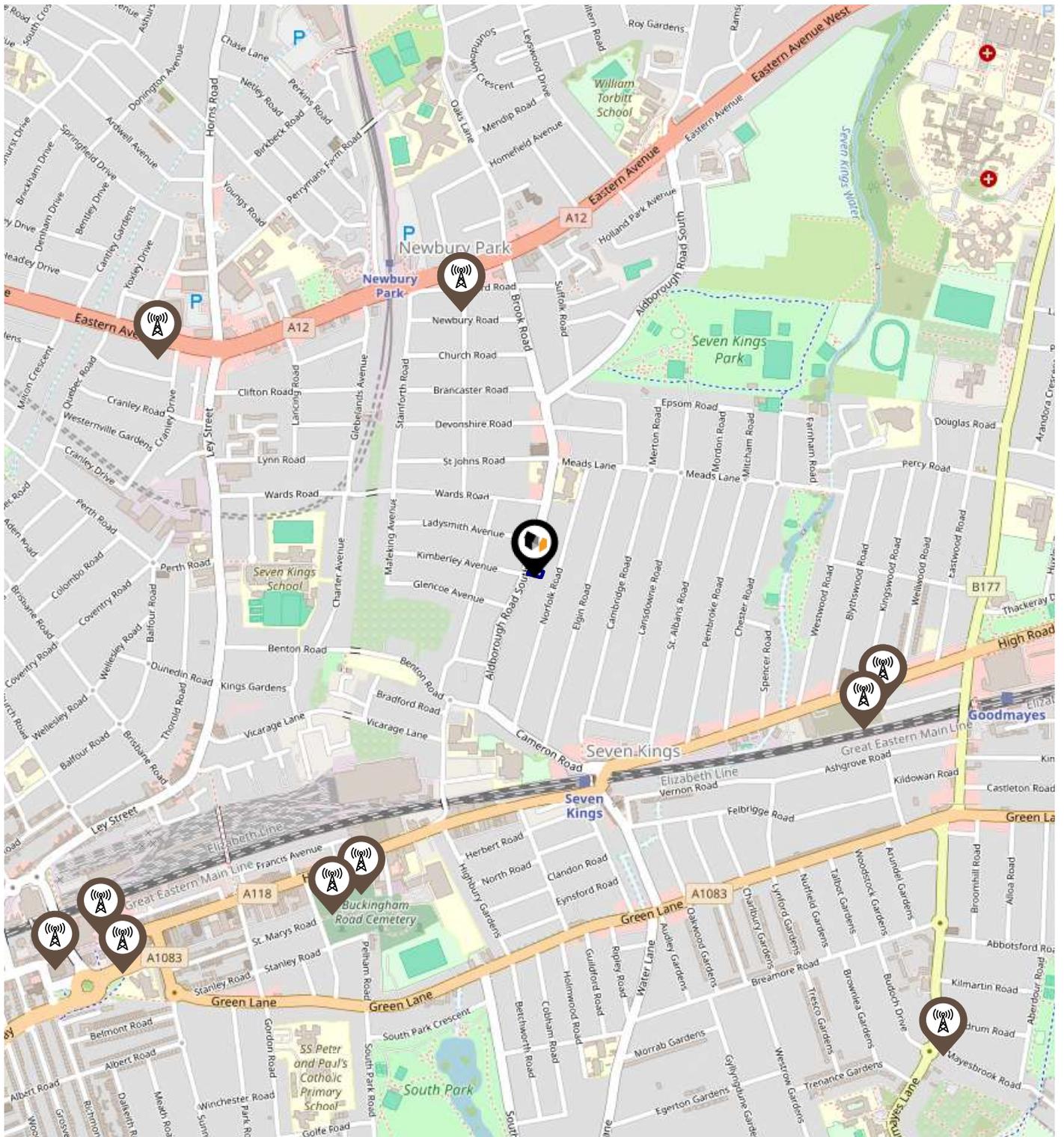
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Newbury Park Primary School Ofsted Rating: Good Pupils: 862 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Oaks Park High School Ofsted Rating: Good Pupils: 1833 Distance:0.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 William Torbitt Primary School Ofsted Rating: Good Pupils: 562 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 South Park Primary School Ofsted Rating: Good Pupils: 656 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Oak House School Ofsted Rating: Good Pupils: 3 Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Hatchside School Ofsted Rating: Good Pupils: 62 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 SS Peter and Paul's Catholic Primary School Ofsted Rating: Good Pupils: 395 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Barley Lane Primary School Ofsted Rating: Good Pupils: 872 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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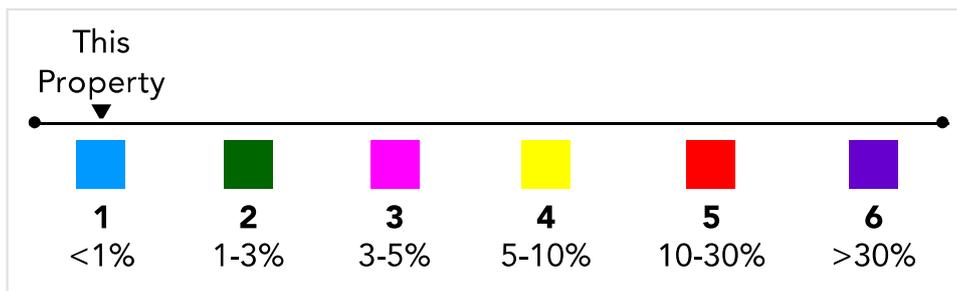
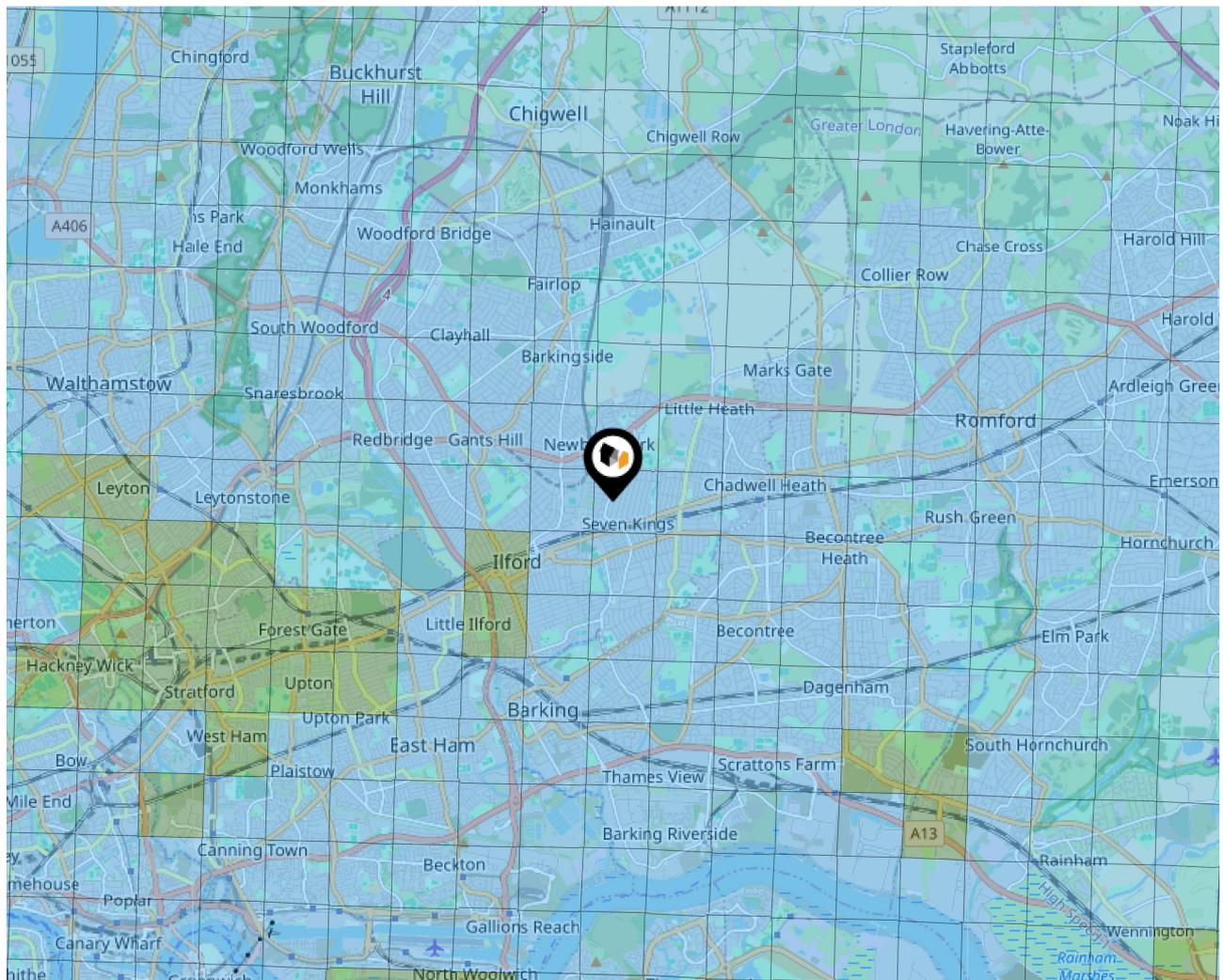


Key:

-  Power Pylons
-  Communication Masts

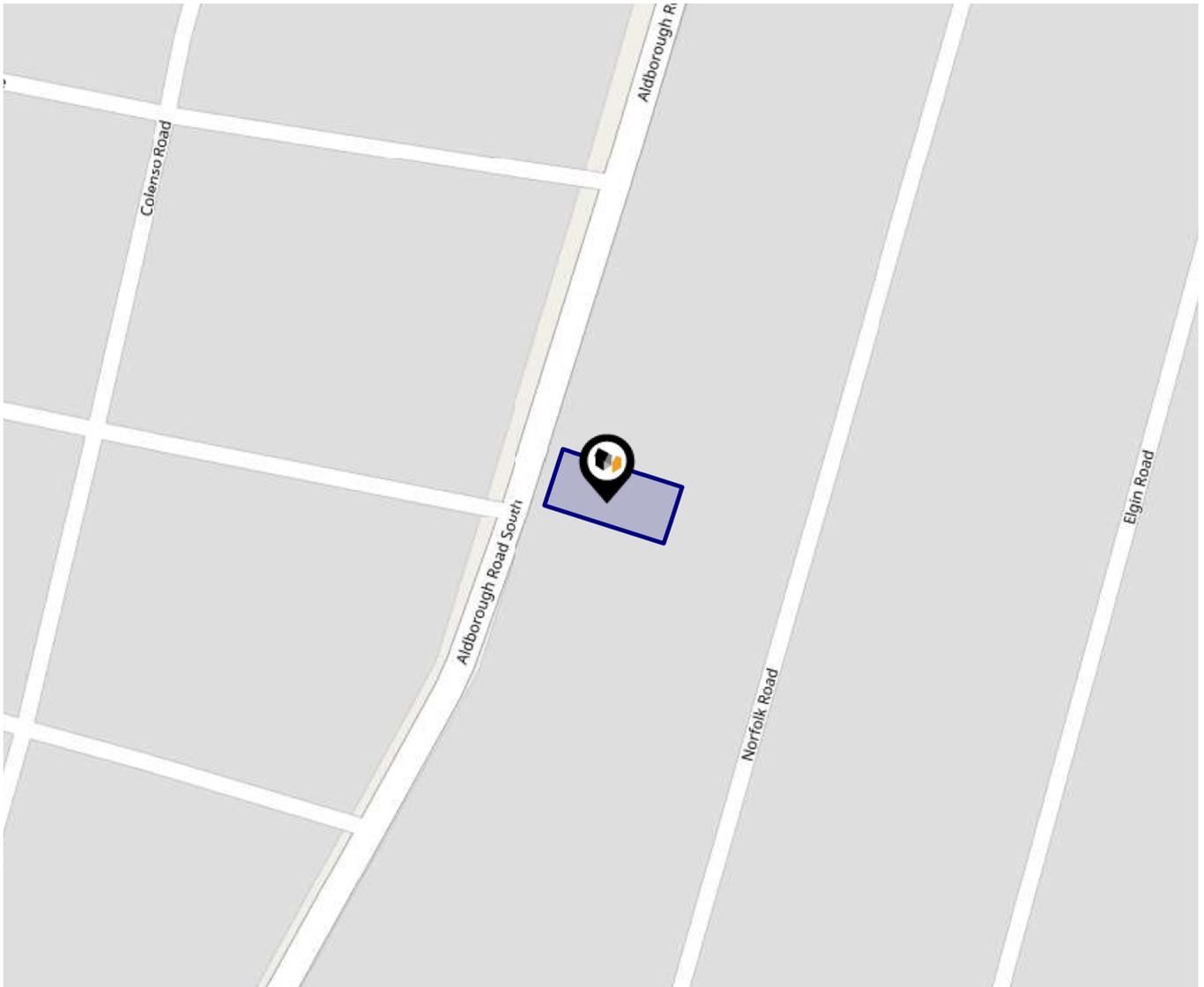
What is Radon?

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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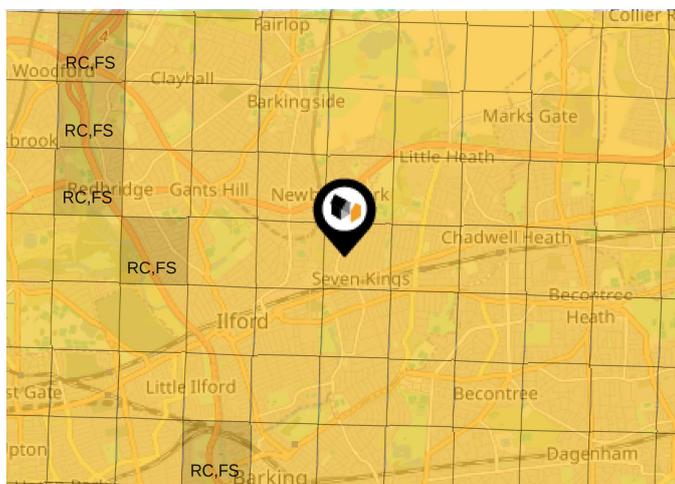
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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)		

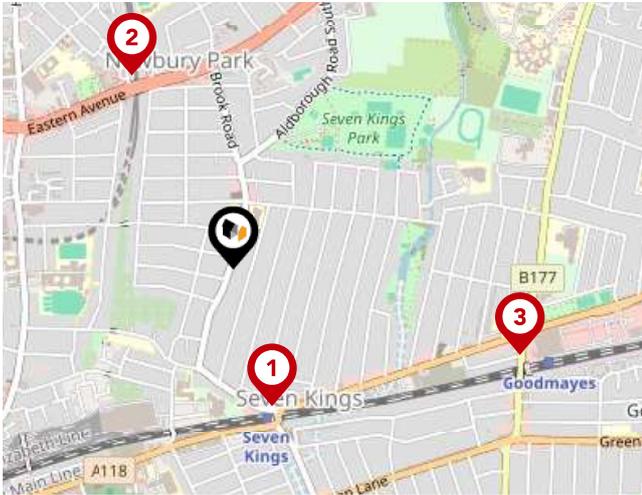


Primary Classifications (Most Common Clay Types)

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)



National Rail Stations

Pin	Name	Distance
1	Seven Kings Station	0.33 miles
2	Newbury Park Station	0.5 miles
3	Goodmayes Station	0.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	2.91 miles
2	M11 J5	4.93 miles
3	M25 J27	7.77 miles
4	M11 J6	8.04 miles
5	M25 J26	8.07 miles



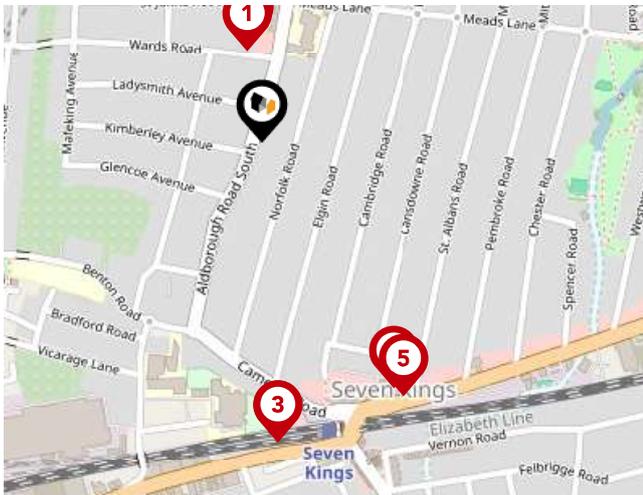
Airports/HELIPADS

Pin	Name	Distance
1	Silvertown	4.91 miles
2	Leaves Green	16.53 miles
3	Stansted Airport	23.37 miles
4	Heathrow Airport	24.47 miles

Area

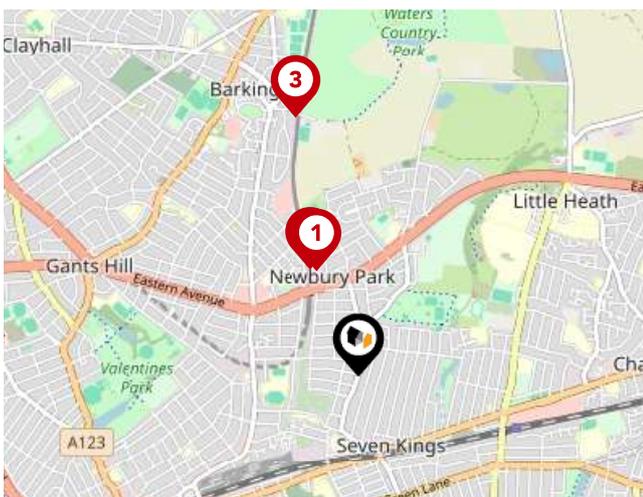
Transport (Local)

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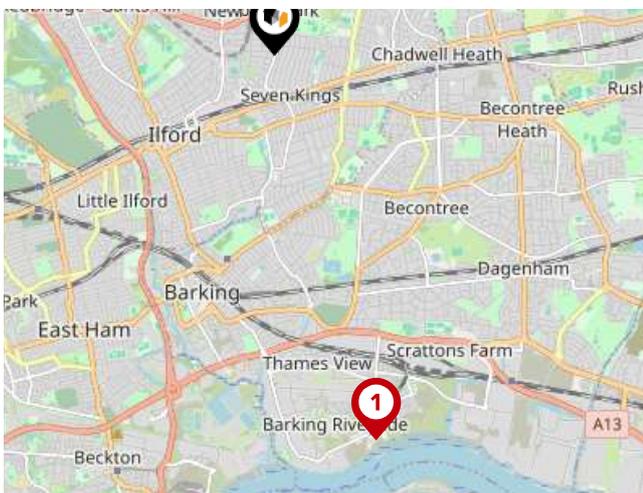
Bus Stops/Stations

Pin	Name	Distance
1	Wards Road/Aldborough Rd South	0.11 miles
2	Wards Road/Aldborough Rd South	0.11 miles
3	New Road Seven Kings	0.35 miles
4	Seven Kings Station	0.32 miles
5	Seven Kings Station	0.33 miles



Local Connections

Pin	Name	Distance
1	Newbury Park Station	0.52 miles
2	Newbury Park Underground Station	0.54 miles
3	Barkingside Station	1.23 miles



Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	3.68 miles
2	Woolwich Arsenal Pier	5.19 miles
3	Woolwich Royal Arsenal Pier	5.19 miles
4	Woolwich Ferry North Pier	5.12 miles

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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Valuation Office
Agency

