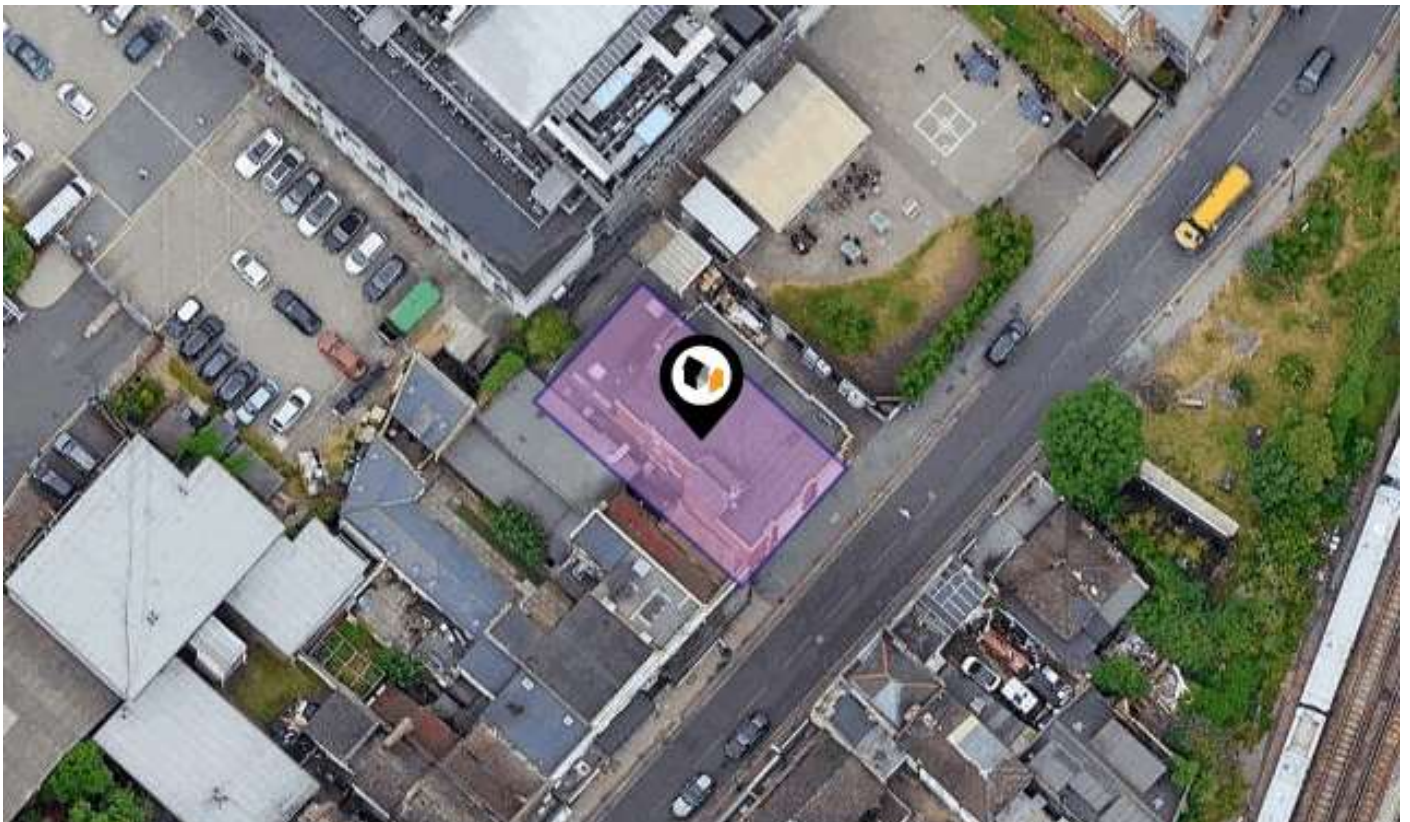




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 03rd April 2024



FLAT 5, 33, HIGH STREET, LONDON, SE25 6HA

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	10/03/2006
Bedrooms:	2	Last Sold Price:	£105,000
Floor Area:	505 ft ² / 47 m ²	Last Sold £/ft²:	£207
Plot Area:	0.08 acres	Tenure:	Leasehold
Year Built :	2000	Start Date:	12/07/2000
Council Tax :	Band B	End Date:	25/03/2098
Title Number:	SGL619717	Lease Term:	99 years from 25 March 1999
UPRN:	200001191262	Term Remaining:	74 years

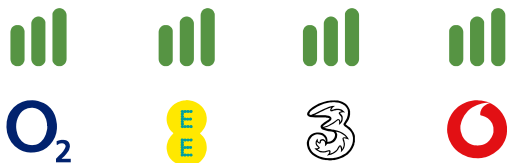
Local Area

Local Authority:	Croydon
Conservation Area:	South Norwood
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



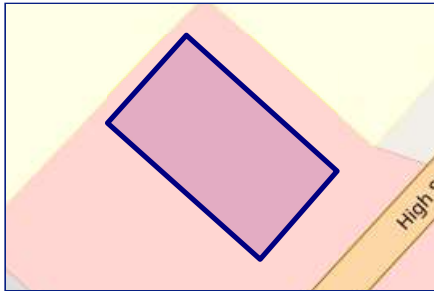
Satellite/Fibre TV Availability:



Property Multiple Title Plans

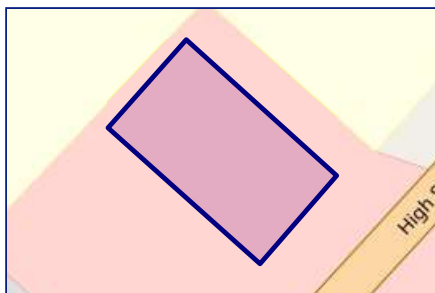
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Freehold Title Plan



SY265585

Leasehold Title Plan



SGL619717

Start Date: 12/07/2000
End Date: 25/03/2098
Lease Term: 99 years from 25 March 1999
Term Remaining: 74 years

Property EPC - Certificate

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Flat 5, 33 High Street, SE25 6HA

Energy rating

C

Valid until 27.06.2032

Certificate number
2822-1192-9002-0126-0602

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

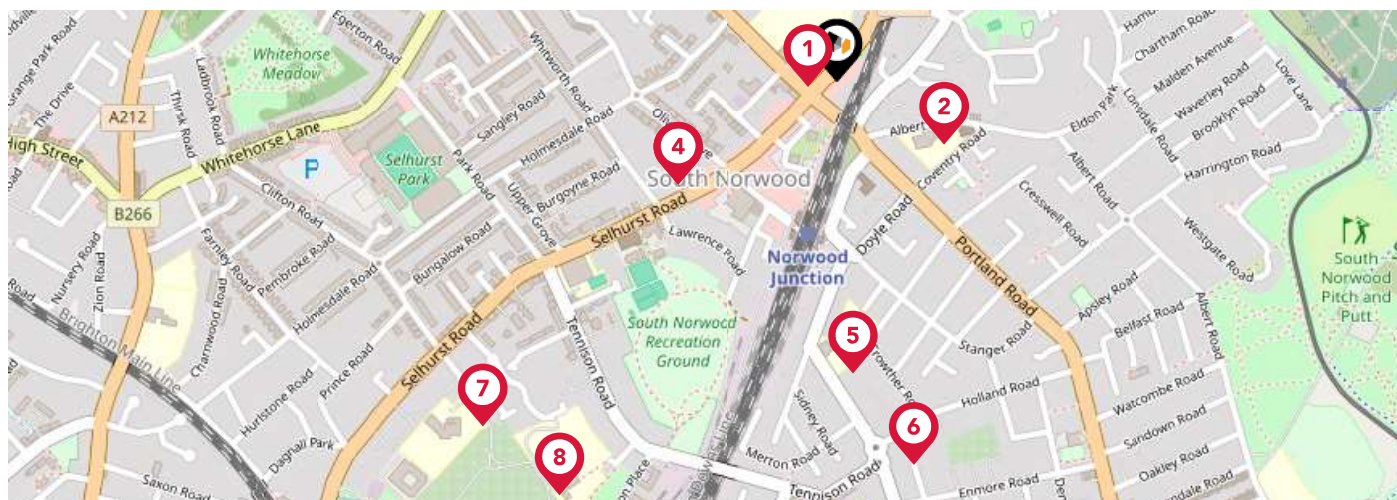
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Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	47 m ²

Area Schools

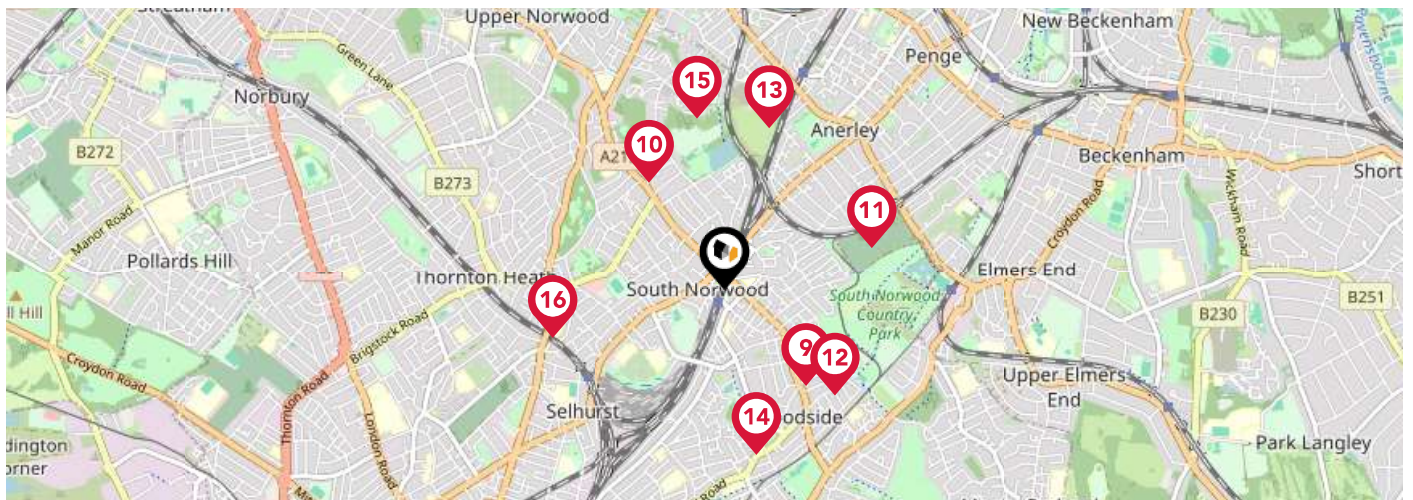
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	Nursery	Primary	Secondary	College	Private
<p>1 Harris Academy South Norwood Ofsted Rating: Good Pupils: 2200 Distance:0.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Mark's Church of England Primary Academy Ofsted Rating: Good Pupils: 160 Distance:0.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Harris Professional Skills Sixth Form Ofsted Rating: Not Rated Pupils: 198 Distance:0.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Harris Aspire Academy Ofsted Rating: Good Pupils:0 Distance:0.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 South Norwood Primary Ofsted Rating: Inadequate Pupils: 325 Distance:0.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Crosfield Nursery School Ofsted Rating: Good Pupils: 121 Distance:0.45</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Chad's Catholic Primary School Ofsted Rating: Good Pupils: 362 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Heavers Farm Primary School Ofsted Rating: Good Pupils: 671 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

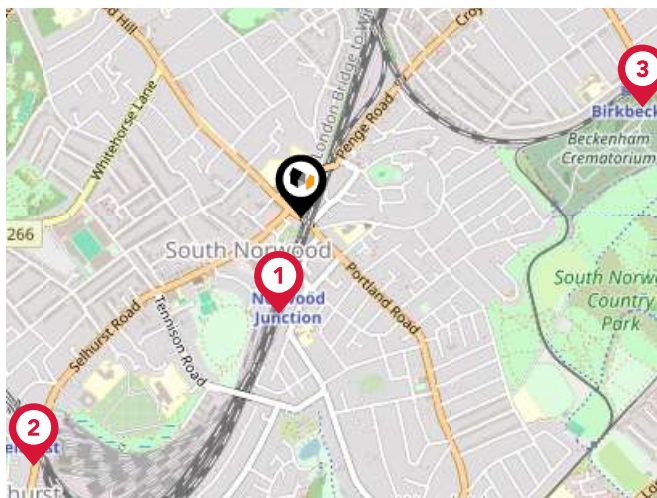
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	Nursery	Primary	Secondary	College	Private
<p>9 Oasis Academy Ryelands Ofsted Rating: Good Pupils: 428 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Cypress Primary School Ofsted Rating: Good Pupils: 630 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Stewart Fleming Primary School Ofsted Rating: Outstanding Pupils: 466 Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Oasis Academy Arena Ofsted Rating: Requires Improvement Pupils: 520 Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 James Dixon Primary School Ofsted Rating: Good Pupils: 445 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Thomas Becket Catholic Primary School Ofsted Rating: Good Pupils: 427 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Harris City Academy Crystal Palace Ofsted Rating: Outstanding Pupils: 1261 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Whitehorse Manor Junior School Ofsted Rating: Good Pupils: 443 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Norwood Junction Rail Station	0.23 miles
2	Selhurst Rail Station	0.84 miles
3	Birkbeck Rail Station	0.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J6	9.78 miles
2	M23 J7	8.83 miles
3	M23 J8	9.74 miles
4	M25 J7	9.71 miles
5	M25 J8	11.22 miles

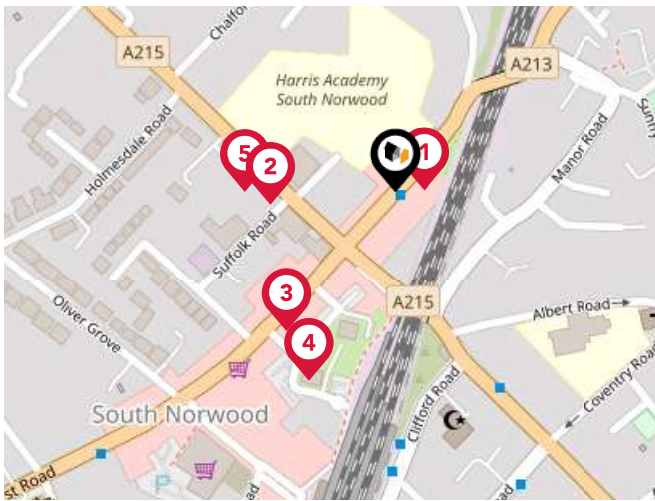


Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	6.58 miles
2	London City Airport	8.91 miles
3	London Gatwick Airport	17.28 miles
4	London Heathrow Airport	17.13 miles

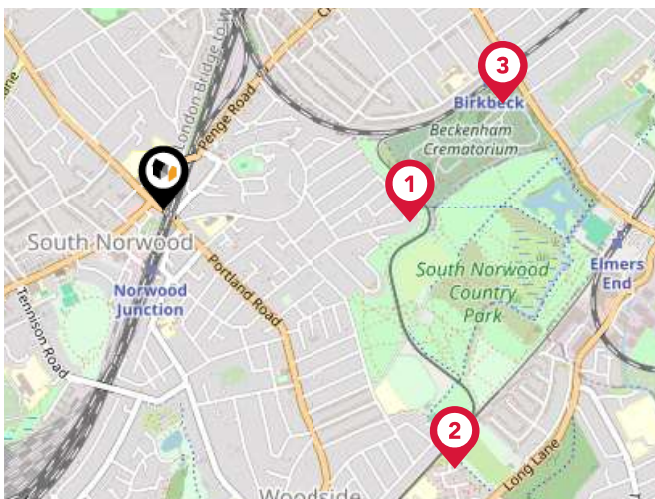
Area

Transport (Local)



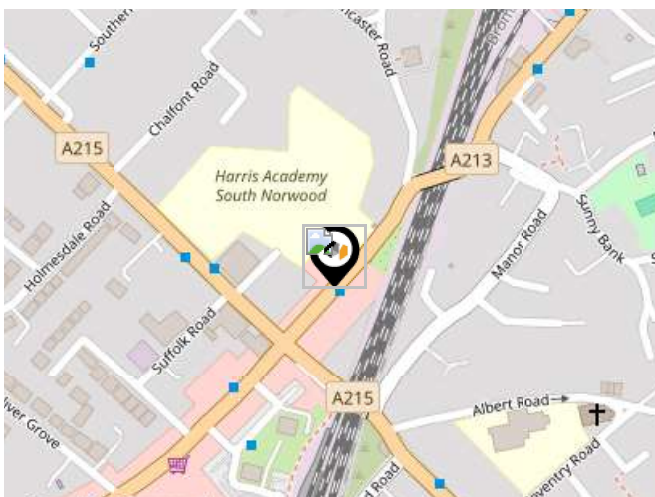
Bus Stops/Stations

Pin	Name	Distance
1	Portland Road	0.02 miles
2	Stanley Hall	0.07 miles
3	Portland Road	0.1 miles
4	Norwood Junction Station	0.12 miles
5	Stanley Hall	0.09 miles



Local Connections

Pin	Name	Distance
1	Harrington Road Tram Stop	0.57 miles
2	Arena Tram Stop	0.9 miles
3	Birkbeck Tram Stop	0.82 miles



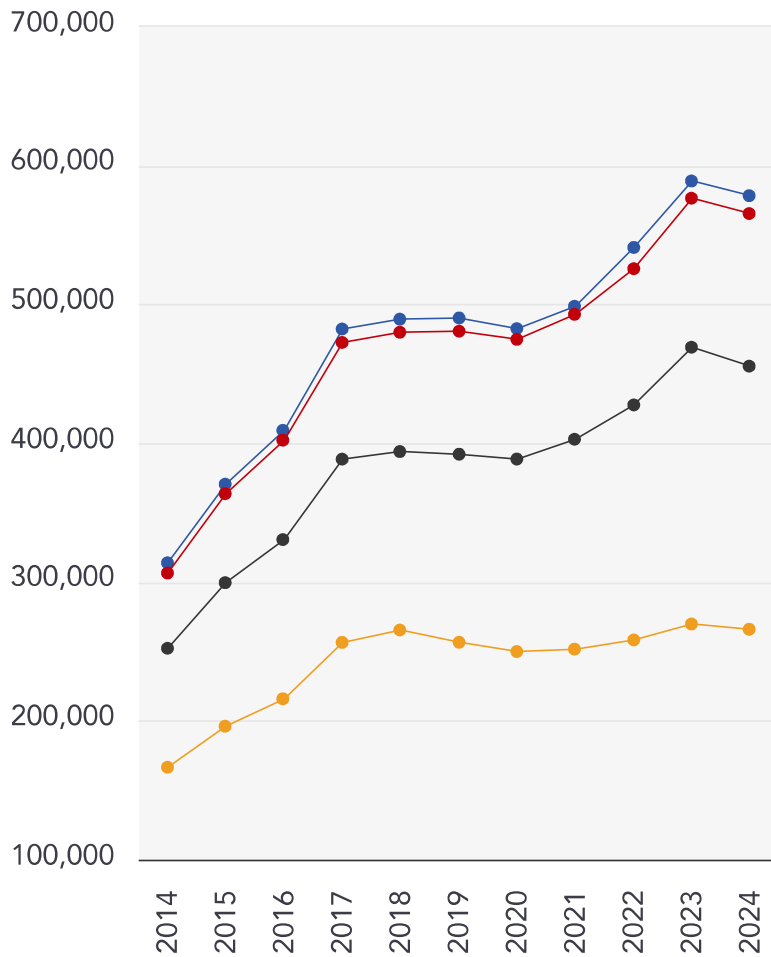
Ferry Terminals

Pin	Name	Distance
1	Vauxhall St George Wharf Pier	6.38 miles
2	Masthouse Terrace Pier	6.44 miles
3	Greenwich Pier	6.4 miles

Market House Price Statistics

LANDWOOD GROUP

10 Year History of Average House Prices by Property Type in SE25



Detached

+84.26%

Semi-Detached

+84.49%

Terraced

+80.55%

Flat

+59.65%

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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