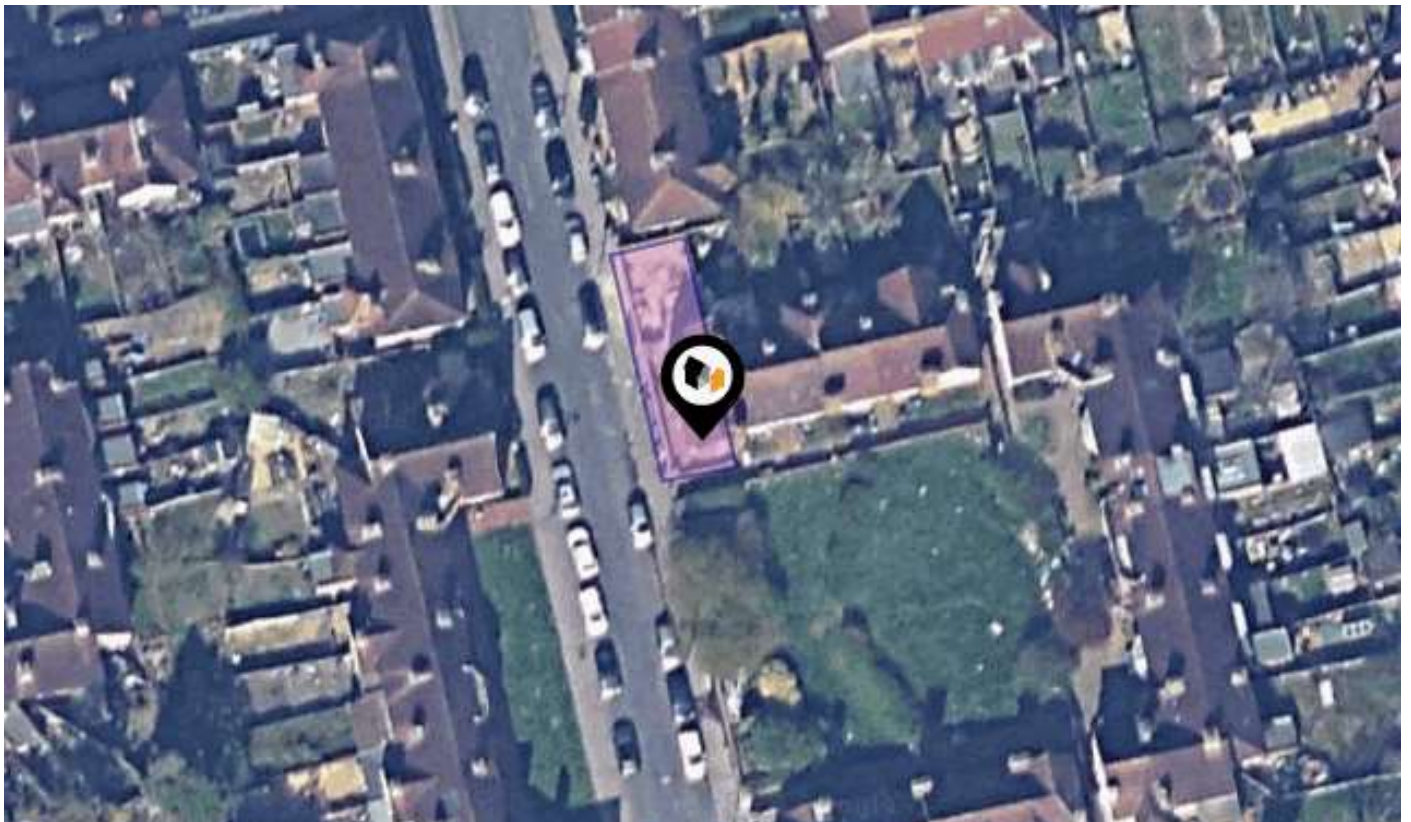




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 03rd April 2024



56, ISHAM ROAD, LONDON, SW16 4TJ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

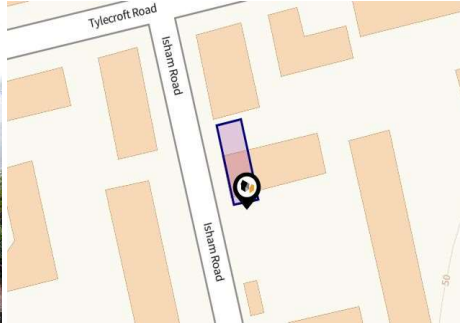
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band C
Title Number:	SGL520703
UPRN:	100020649924

Last Sold Date:	23/06/2000
Last Sold Price:	£105,000
Last Sold £/ft²:	£131
Tenure:	Freehold

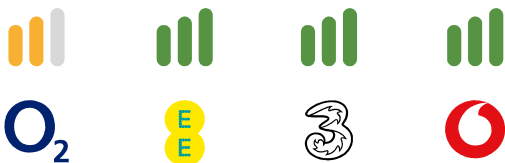
Local Area

Local Authority:	Croydon
Conservation Area:	Norbury Estate
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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56, Isham Road, SW16 4TJ

Energy rating

E

Valid until 19.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

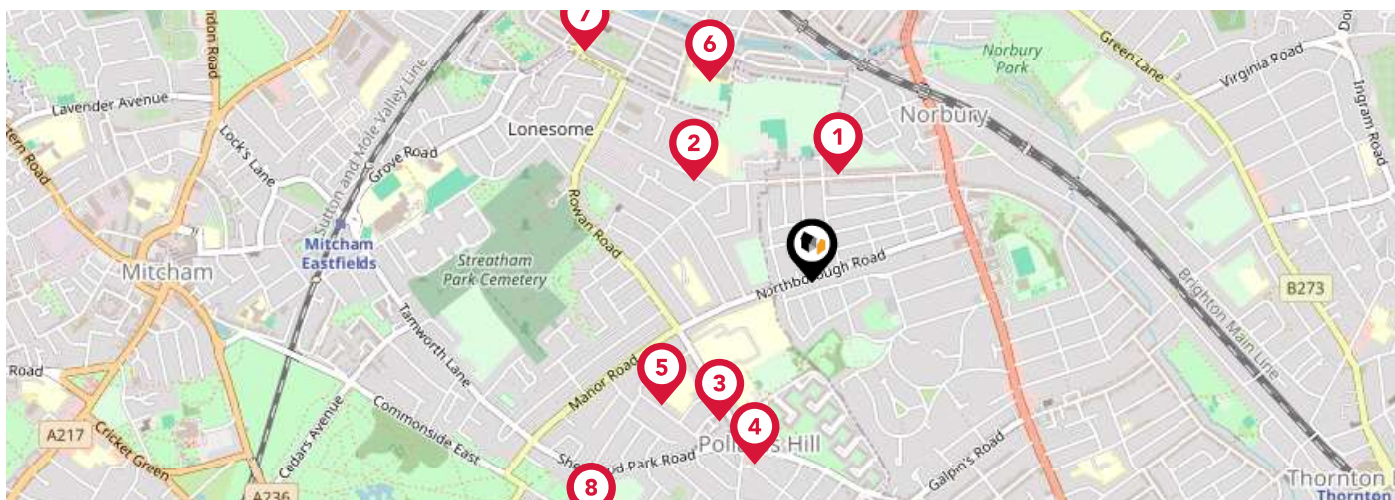
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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
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 25% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	74 m ²

Area Schools

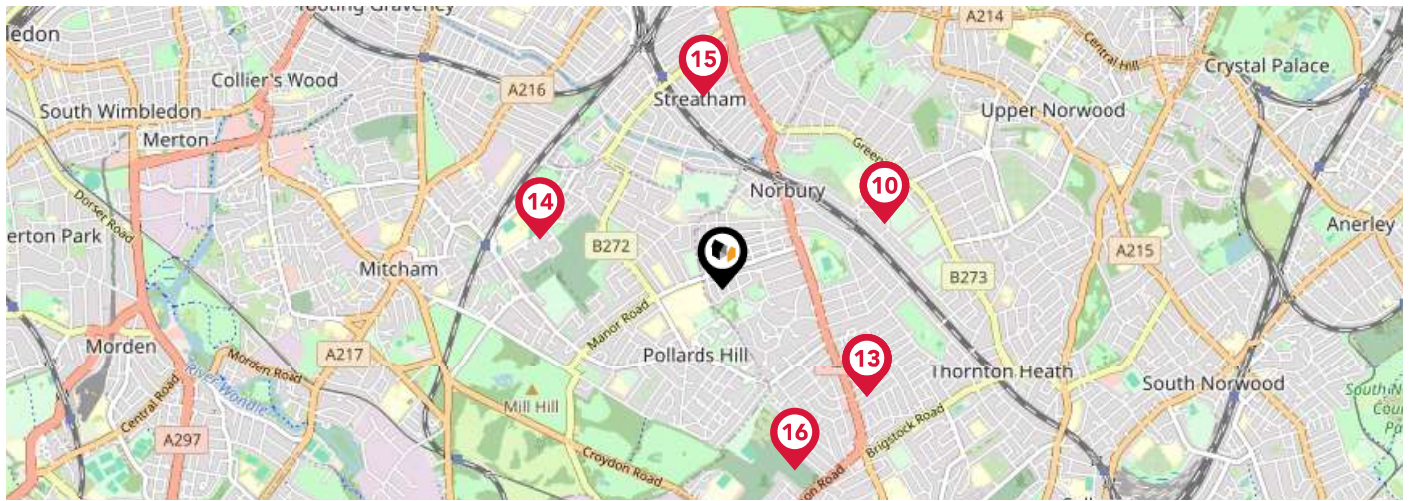
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		Nursery	Primary	Secondary	College	Private
1	Norbury Manor Primary School Ofsted Rating: Good Pupils: 417 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stanford Primary School Ofsted Rating: Requires Improvement Pupils: 218 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Harris Academy Merton Ofsted Rating: Outstanding Pupils: 1286 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	William Morris Primary School Ofsted Rating: Good Pupils: 353 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Harris Primary Academy Merton Ofsted Rating: Outstanding Pupils: 523 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Woodmansterne School Ofsted Rating: Good Pupils: 1074 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Granton Primary School Ofsted Rating: Outstanding Pupils: 611 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Sherwood School Ofsted Rating: Good Pupils: 401 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

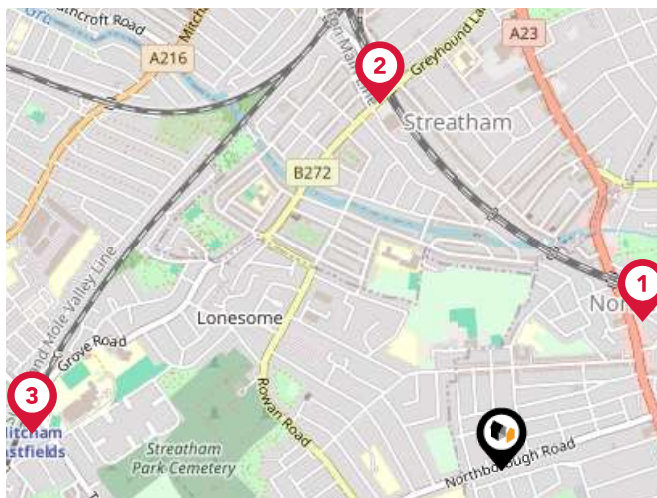
LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p>9 Kensington Avenue Primary School Ofsted Rating: Good Pupils: 589 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Norbury Manor Business and Enterprise College for Girls Ofsted Rating: Good Pupils: 1186 Distance:0.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Winterbourne Boys' Academy Ofsted Rating: Good Pupils: 250 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Winterbourne Nursery and Infants' School Ofsted Rating: Requires Improvement Pupils: 381 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Winterbourne Junior Girls' School Ofsted Rating: Good Pupils: 283 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Lonesome Primary School Ofsted Rating: Good Pupils: 403 Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Immanuel and St Andrew Church of England Primary School Ofsted Rating: Outstanding Pupils: 428 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Gonville Academy Ofsted Rating: Good Pupils: 518 Distance:0.9</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	Norbury Rail Station	0.47 miles
2	Streatham Common Rail Station	0.89 miles
3	Mitcham Eastfields Rail Station	1.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J7	8.62 miles
2	M25 J7	9.85 miles
3	M23 J8	9.9 miles
4	M25 J6	10.58 miles
5	M25 J8	10.69 miles

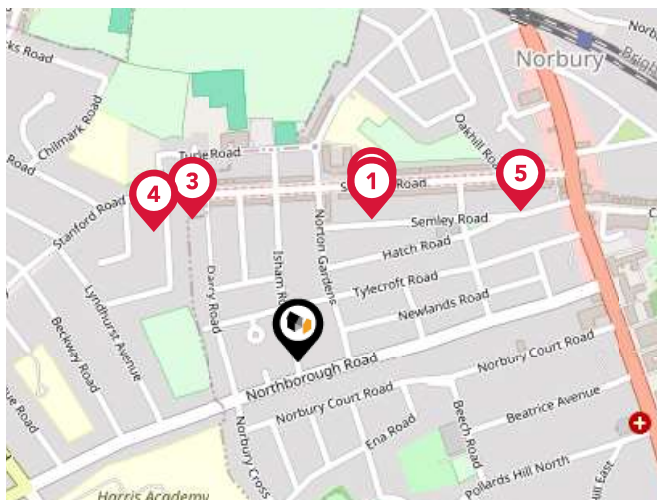


Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	8.69 miles
2	London City Airport	10.24 miles
3	London Gatwick Airport	17.34 miles
4	London Heathrow Airport	14.71 miles

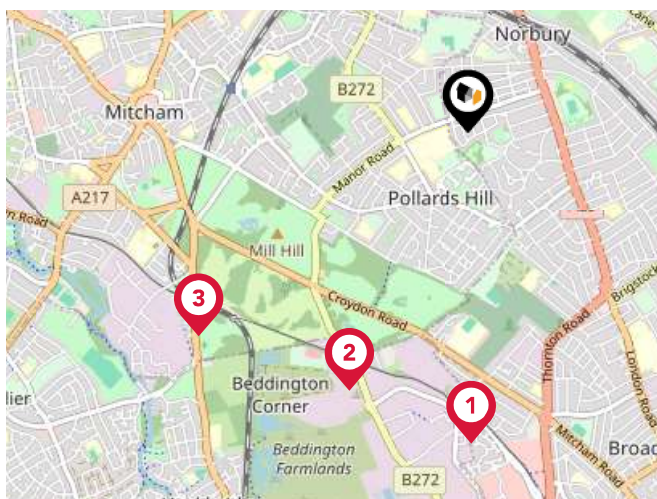
Area

Transport (Local)



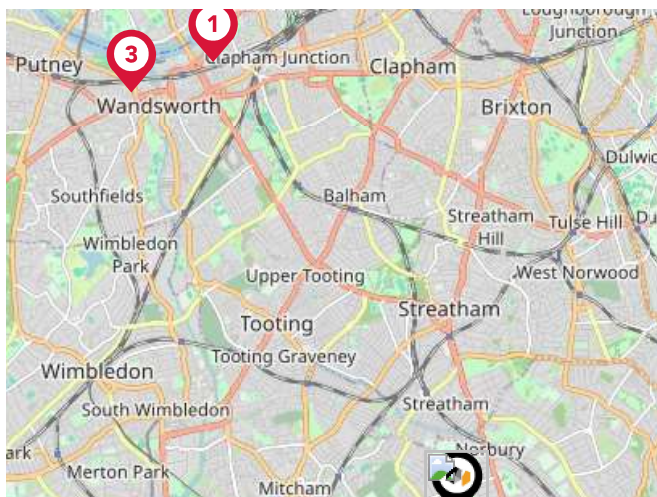
Bus Stops/Stations

Pin	Name	Distance
1	Freeman Court	0.19 miles
2	Freeman Court	0.2 miles
3	Darcy Road	0.2 miles
4	Darcy Road	0.22 miles
5	Oakhill Road	0.31 miles



Local Connections

Pin	Name	Distance
1	Therapia Lane Tram Stop	1.44 miles
2	Beddington Lane Tram Stop	1.31 miles
3	Mitcham Junction Tram Stop	1.56 miles



Ferry Terminals

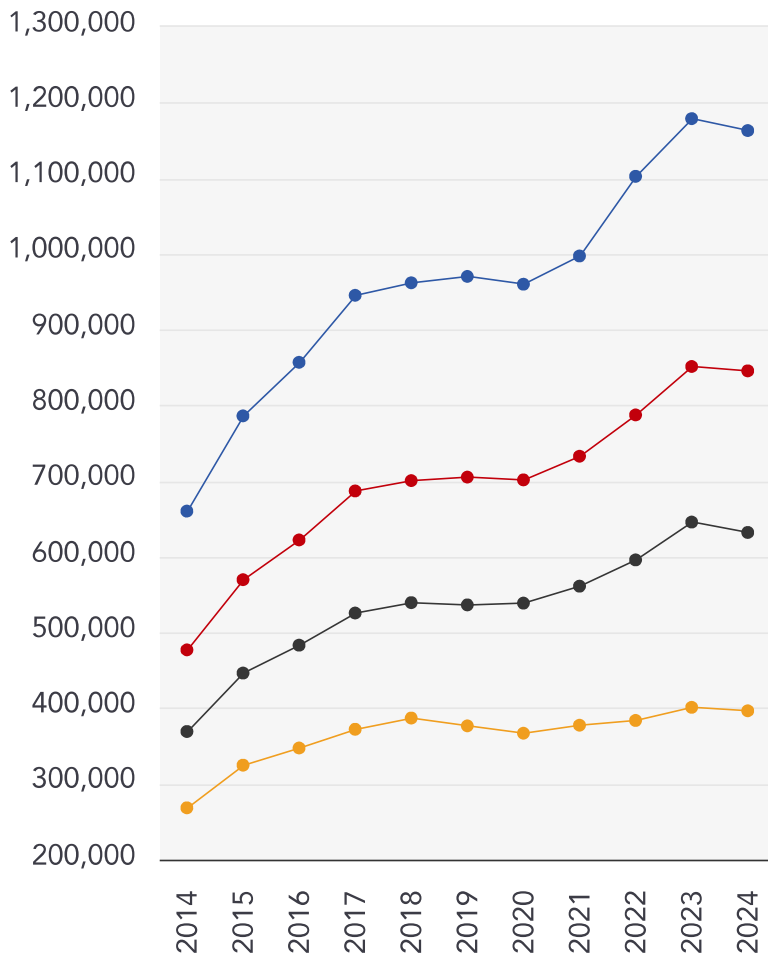
Pin	Name	Distance
1	Plantation Wharf Pier	4.73 miles
2	Chelsea Harbour Pier	5.17 miles
3	Wandsworth Riverside Quarter Pier	4.91 miles

Market

House Price Statistics

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GROUP

10 Year History of Average House Prices by Property Type in SW16



Detached

+76.11%

Semi-Detached

+77.24%

Terraced

+71.18%

Flat

+47.68%

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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