



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 03rd April 2024



5, NELSON CLOSE, CROYDON, CR0 3SU

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

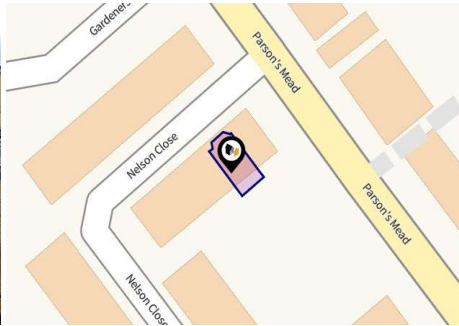
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	Flat / Maisonette	Last Sold Date:	19/05/2006
Bedrooms:	1	Last Sold Price:	£100,000
Floor Area:	538 ft ² / 50 m ²	Last Sold £/ft²:	£185
Plot Area:	0.03 acres	Tenure:	Leasehold
Year Built :	1983-1990	Start Date:	01/12/2002
Council Tax :	Band A	End Date:	28/01/2108
Title Number:	SGL644446	Lease Term:	125 years from 28 January 1983
UPRN:	100020613735	Term Remaining:	83 years

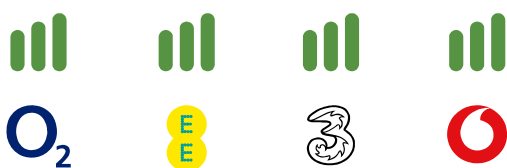
Local Area

Local Authority:	Croydon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	73 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

LANDWOOD
GROUP

Freehold Title Plan



SGL211617

Leasehold Title Plan



SGL644446

Start Date: 01/12/2002
End Date: 28/01/2108
Lease Term: 125 years from 28 January 1983
Term Remaining: 83 years

Property EPC - Certificate

LANDWOOD
GROUP

5 NELSON CLOSE, CROYDON, CR0 3SU

Energy rating

D

Valid until 11.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	61 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

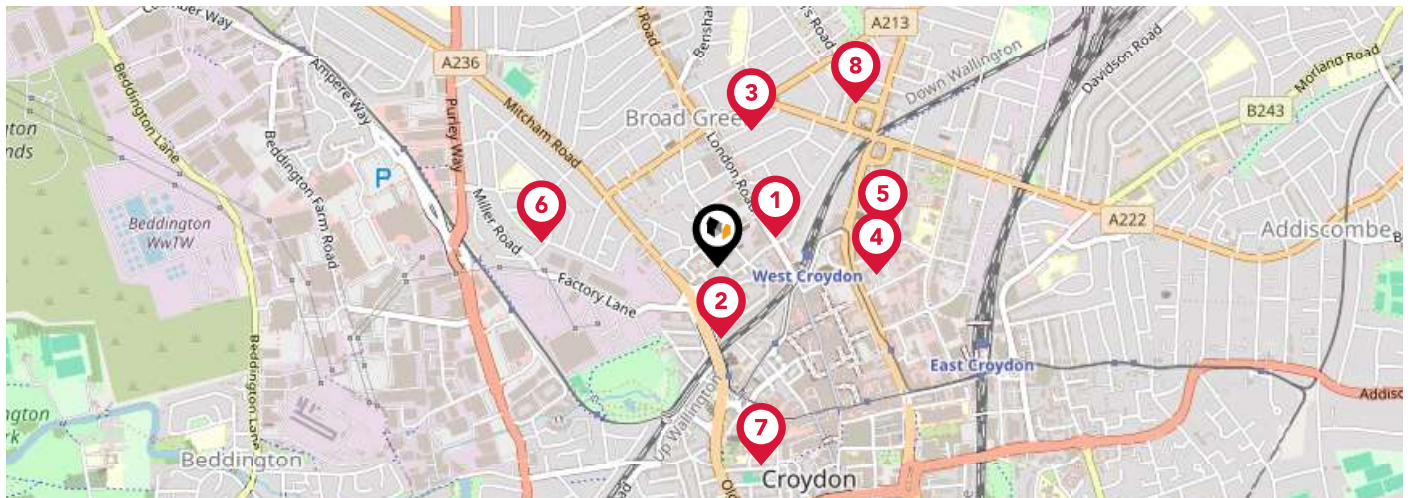
LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
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, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	50 m ²

Area Schools

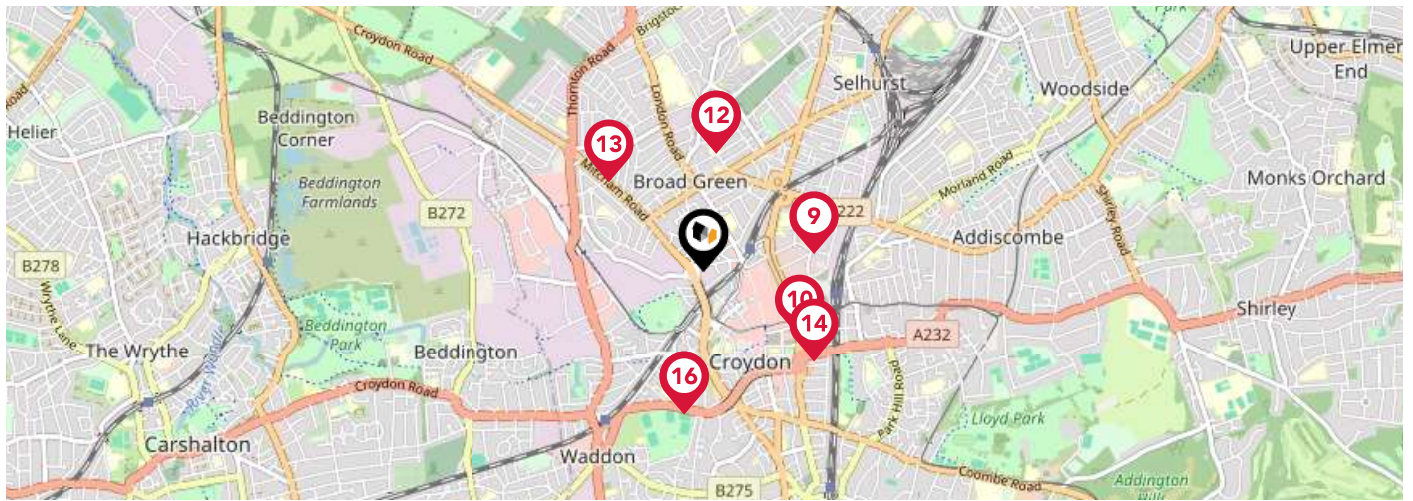
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
1	Harris Invictus Academy Croydon Ofsted Rating: Outstanding Pupils: 892 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Al-Khair School Preparatory School Ofsted Rating: Good Pupils: 249 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chestnut Park Primary School Ofsted Rating: Outstanding Pupils: 418 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Infant School Ofsted Rating: Outstanding Pupils: 208 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Catholic High School Ofsted Rating: Good Pupils: 532 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Harris Primary Academy Croydon Ofsted Rating: Inadequate Pupils:0 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Old Palace of John Whitgift School Ofsted Rating: Not Rated Pupils: 657 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Write Time Ofsted Rating: Good Pupils: 13 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

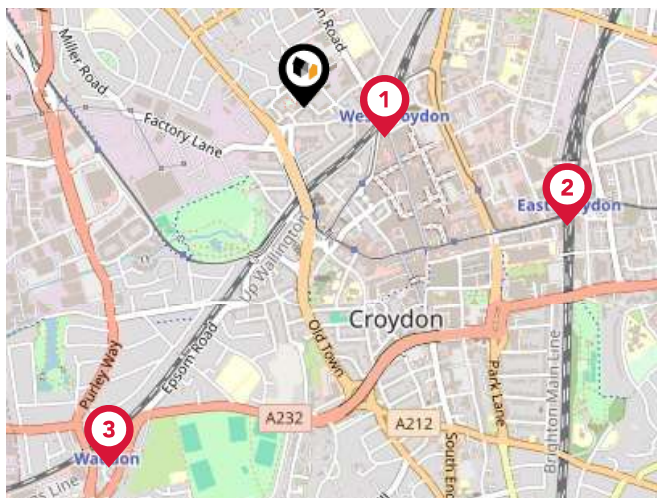
LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p>9 St. Mary's Catholic Junior School Ofsted Rating: Good Pupils: 231 Distance:0.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Harris Federation Post 16 Ofsted Rating: Not Rated Pupils:0 Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Elmwood Infant School Ofsted Rating: Good Pupils: 404 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Elmwood Junior School Ofsted Rating: Good Pupils: 477 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Addington Valley Academy Ofsted Rating: Not Rated Pupils:0 Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Croydon College Ofsted Rating: Not Rated Pupils:0 Distance:0.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Minster Nursery and Infant School Ofsted Rating: Good Pupils: 375 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Minster Junior School Ofsted Rating: Good Pupils: 437 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

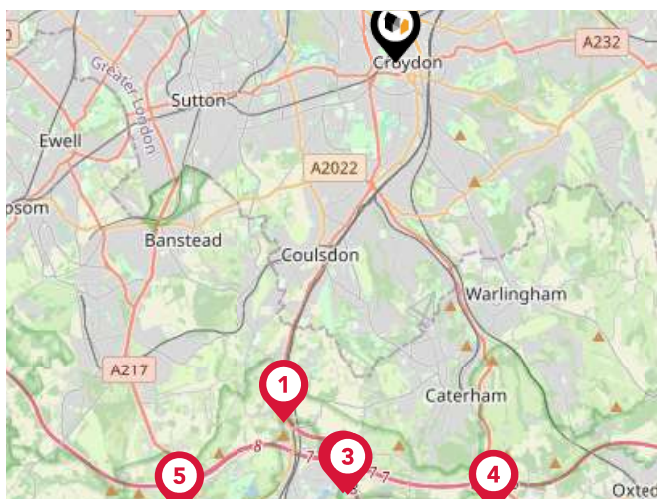
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	West Croydon Rail Station	0.2 miles
2	East Croydon Rail Station	0.67 miles
3	Waddon Rail Station	0.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J7	6.99 miles
2	M25 J7	8.03 miles
3	M23 J8	8.07 miles
4	M25 J6	8.53 miles
5	M25 J8	9.29 miles

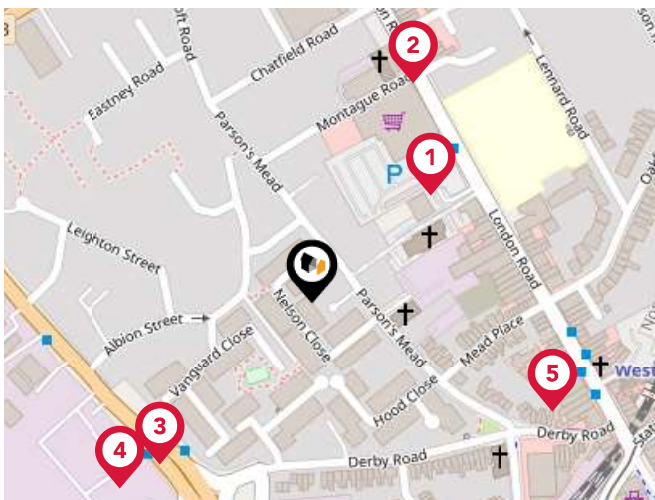


Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	6.87 miles
2	London City Airport	10.92 miles
3	London Gatwick Airport	15.6 miles
4	London Heathrow Airport	16.31 miles

Area

Transport (Local)



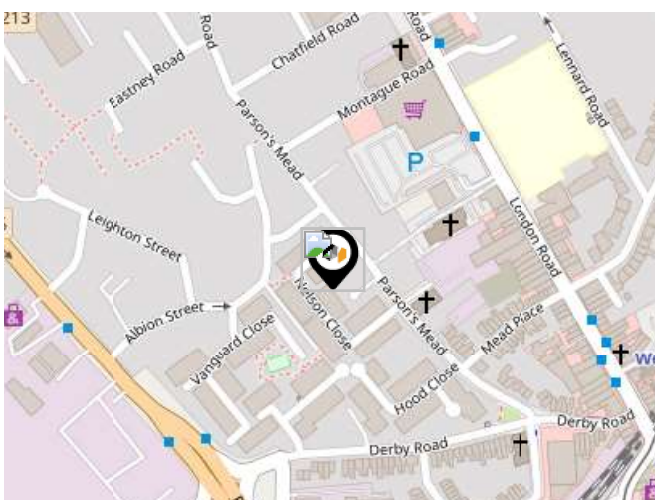
Bus Stops/Stations

Pin	Name	Distance
1	Montague Road	0.09 miles
2	Montague Road	0.14 miles
3	Factory Lane	0.13 miles
4	Factory Lane	0.15 miles
5	West Croydon Station	0.15 miles



Local Connections

Pin	Name	Distance
1	Reeves Corner Tram Stop	0.29 miles
2	Centrale Tram Stop	0.28 miles
3	West Croydon Tram Stop	0.23 miles



Ferry Terminals

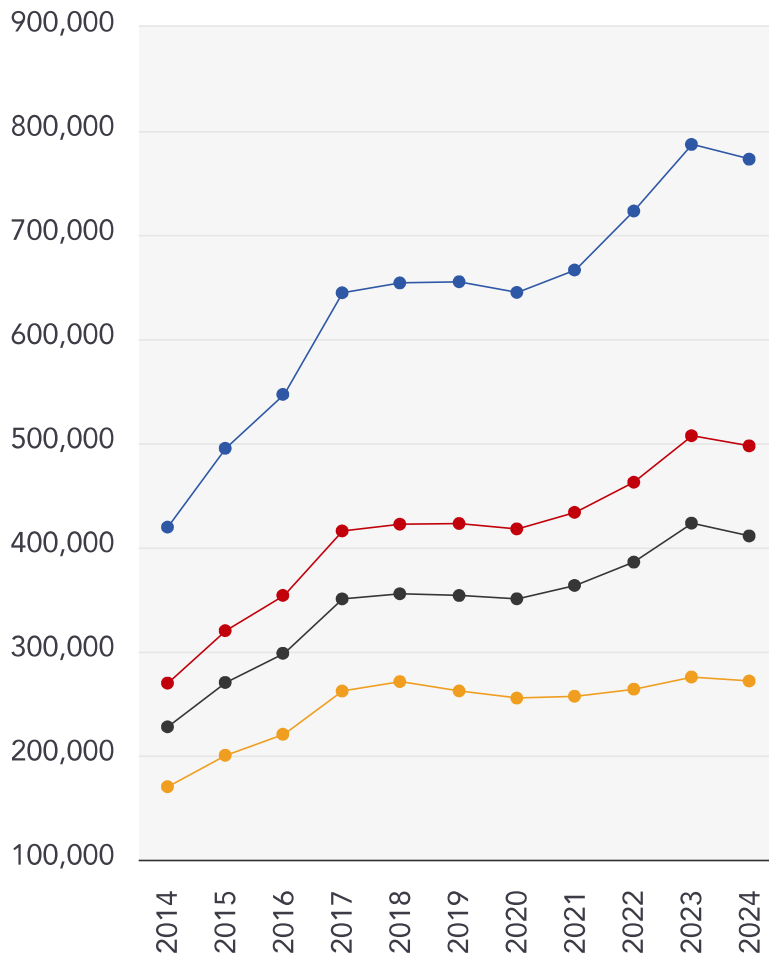
Pin	Name	Distance
1	Plantation Wharf Pier	6.84 miles
2	Chelsea Harbour Pier	7.28 miles
3	Wandsworth Riverside Quarter Pier	7 miles

Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in CR0



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

