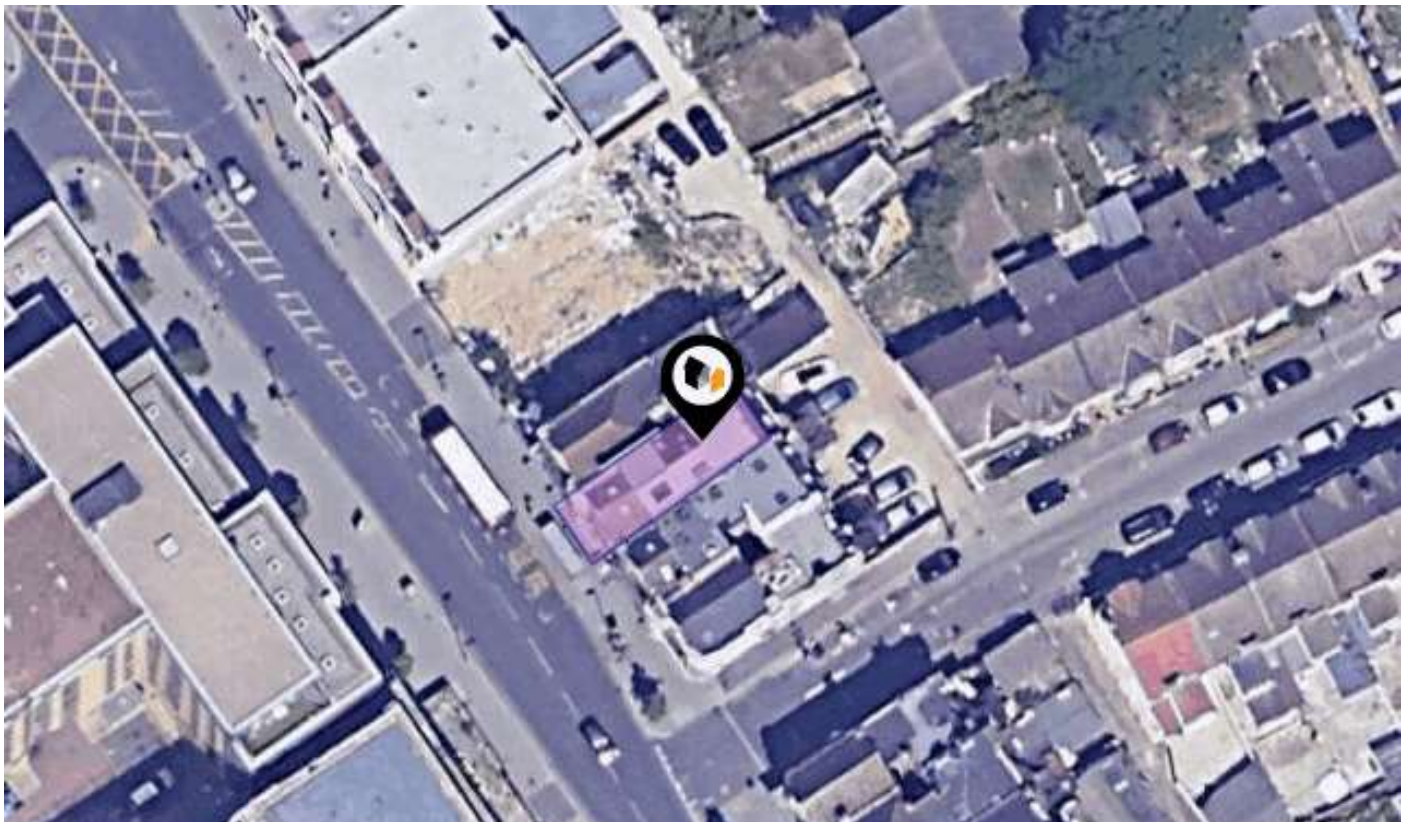




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th September 2024



252B, LONDON ROAD, CROYDON, CR0 2TH

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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Property Overview

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Property

Type:	Flat / Maisonette	Last Sold Date:	30/04/1999
Bedrooms:	2	Last Sold Price:	£33,000
Plot Area:	0.03 acres	Tenure:	Leasehold
Council Tax :	Band C	Start Date:	08/03/2007
Annual Estimate:	£2,104	End Date:	01/01/2131
Title Number:	SGL687587	Lease Term:	125 years from 1 January 2006
UPRN:	100020609812	Term Remaining:	106 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	65 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



SGL573234

Leasehold Title Plan

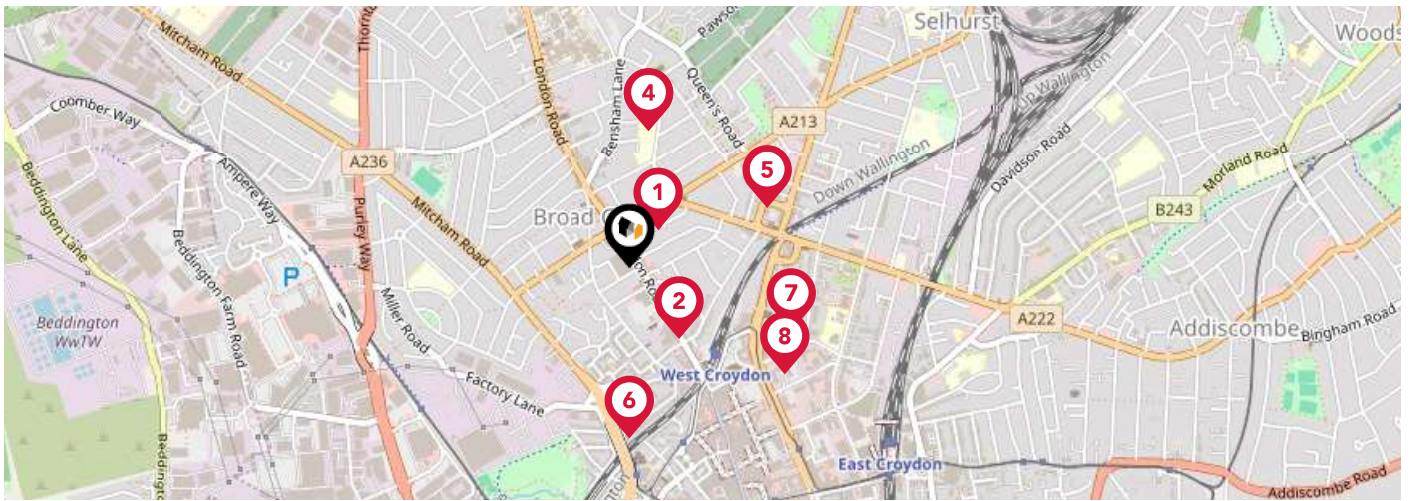


SGL687587

Start Date: 08/03/2007
End Date: 01/01/2131
Lease Term: 125 years from 1 January 2006
Term Remaining: 106 years

Area Schools

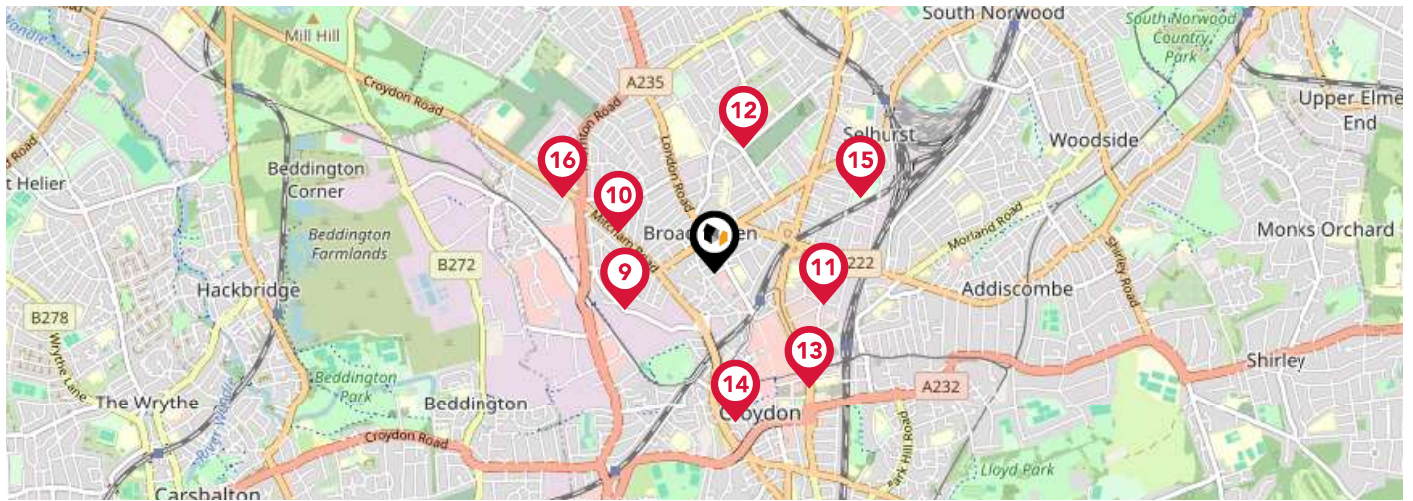
LANDWOOD GROUP











	Nursery	Primary	Secondary	College	Private
<p>1 Chestnut Park Primary School Ofsted Rating: Outstanding Pupils: 606 Distance:0.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Harris Invictus Academy Croydon Ofsted Rating: Outstanding Pupils: 1013 Distance:0.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Elmwood Junior School Ofsted Rating: Good Pupils: 467 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Elmwood Infant School Ofsted Rating: Good Pupils: 389 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Arise Academy Ofsted Rating: Not Rated Pupils: 26 Distance:0.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Al-Khair School Preparatory School Ofsted Rating: Good Pupils: 309 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Mary's Catholic High School Ofsted Rating: Good Pupils: 579 Distance:0.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Mary's Catholic Infant School Ofsted Rating: Good Pupils: 196 Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

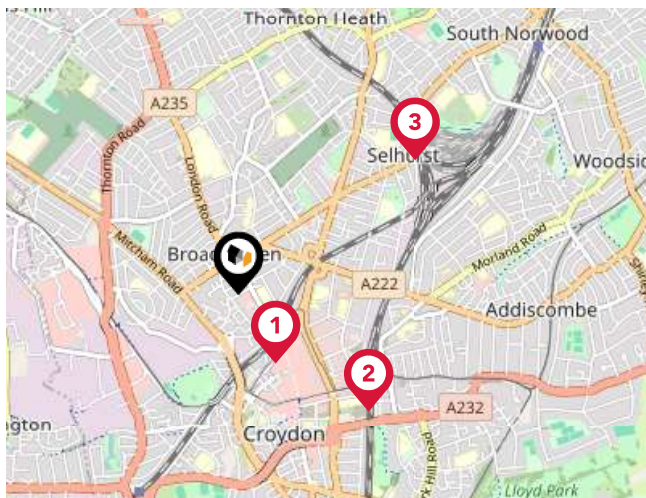
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		Nursery	Primary	Secondary	College	Private
	Harris Primary Academy Croydon Ofsted Rating: Outstanding Pupils: 417 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Addington Valley Academy Ofsted Rating: Good Pupils: 133 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Mary's Catholic Junior School Ofsted Rating: Good Pupils: 229 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ecclesbourne Primary School Ofsted Rating: Good Pupils: 444 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harris Federation Post 16 Ofsted Rating: Not Rated Pupils:0 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Palace of John Whitgift School Ofsted Rating: Not Rated Pupils: 334 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadmead Primary School Ofsted Rating: Good Pupils: 387 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Thornton Primary School Ofsted Rating: Not Rated Pupils: 940 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

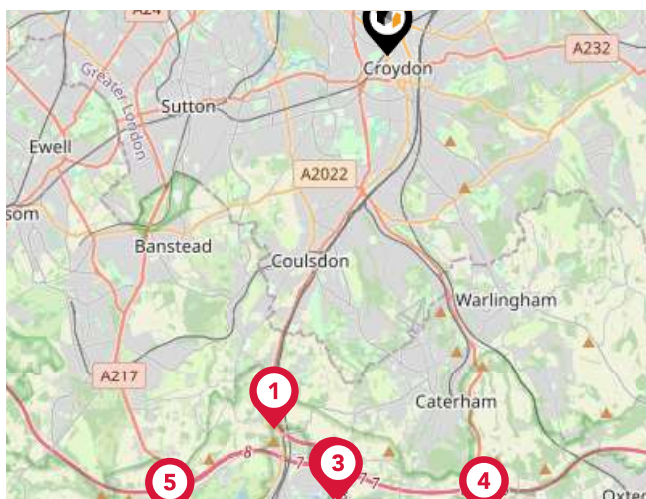
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	West Croydon Rail Station	0.36 miles
2	East Croydon Rail Station	0.81 miles
3	Selhurst Rail Station	1.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J7	7.21 miles
2	M25 J7	8.26 miles
3	M23 J8	8.3 miles
4	M25 J6	8.75 miles
5	M25 J8	9.5 miles



Airports/HELIPADS

Pin	Name	Distance
1	Leaves Green	6.97 miles
2	Silvertown	10.74 miles
3	Gatwick Airport	15.68 miles
4	Heathrow Airport Terminal 4	15.65 miles

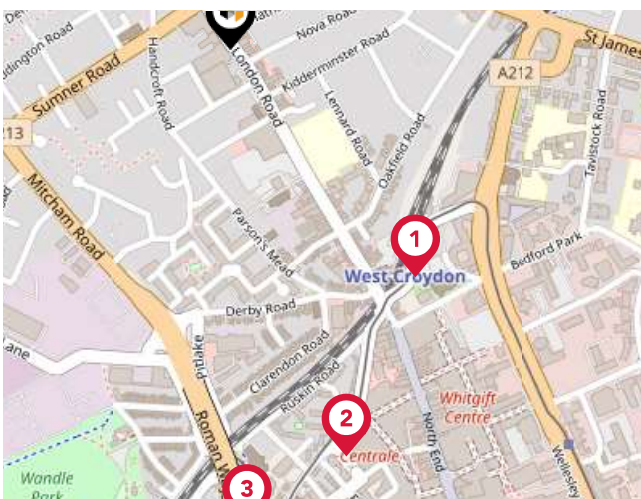
Area

Transport (Local)



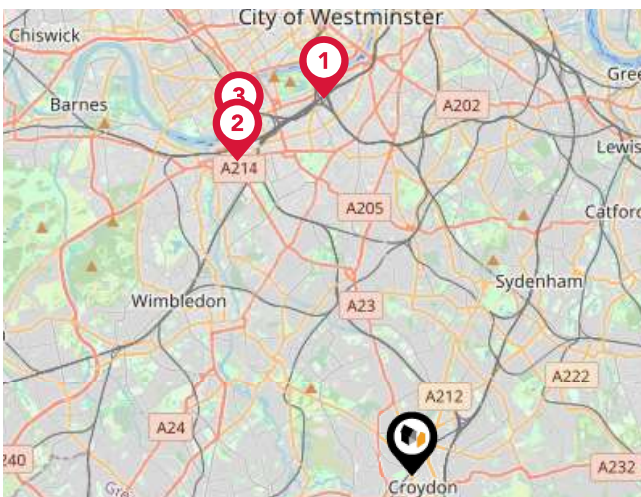
Bus Stops/Stations

Pin	Name	Distance
1	Sumner Road Croydon	0.1 miles
2	Montague Road	0.18 miles
3	Broad Green Avenue	0.18 miles
4	Leighton Street	0.31 miles
5	Sumner Road Waddon	0.31 miles



Local Connections

Pin	Name	Distance
1	West Croydon Tram Stop	0.34 miles
2	Centrale Tram Stop	0.49 miles
3	Reeves Corner Tram Stop	0.55 miles



Ferry Terminals

Pin	Name	Distance
1	Battersea Power Station Pier	7.15 miles
2	Plantation Wharf Pier	6.64 miles
3	Chelsea Harbour Pier	7.07 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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