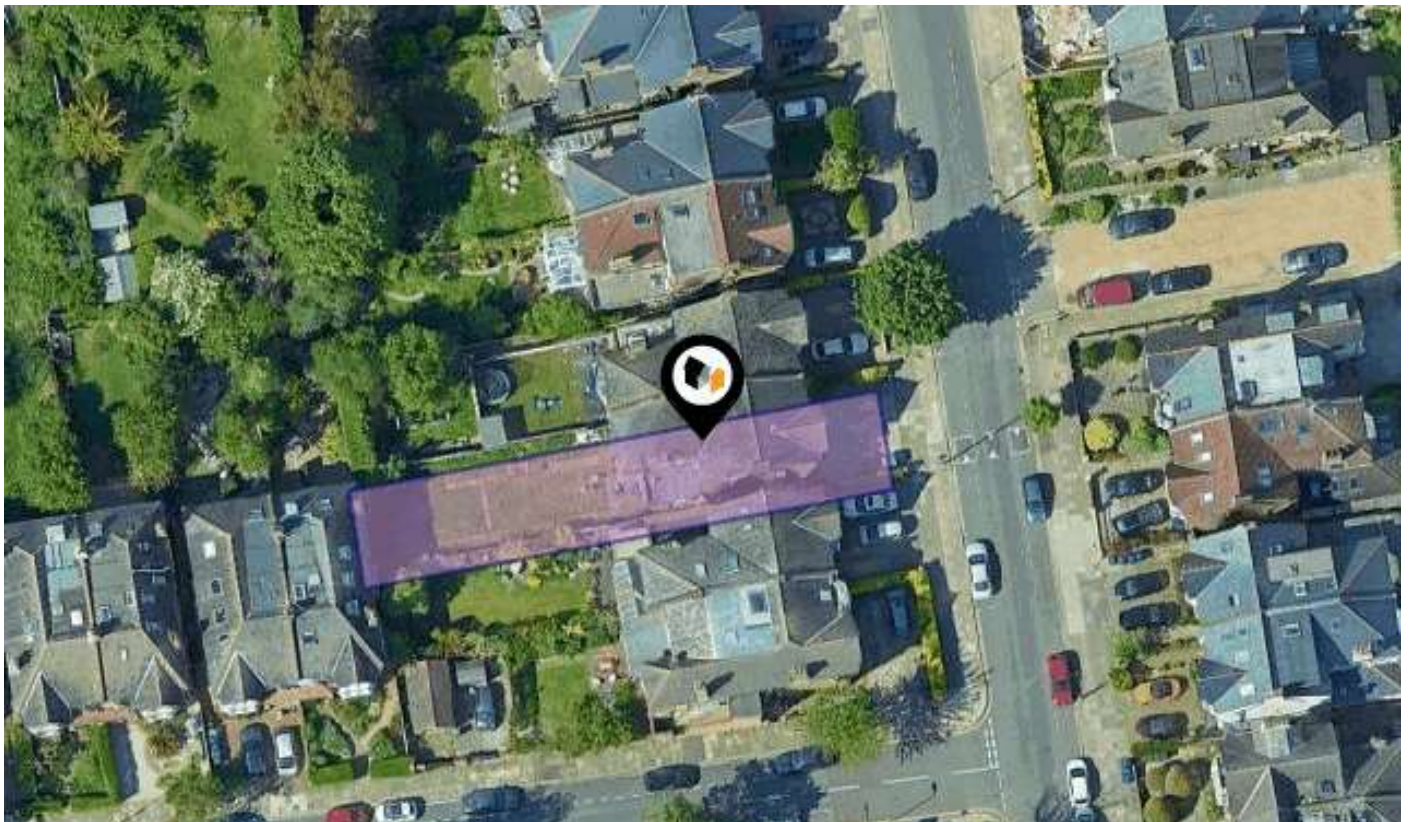




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 03<sup>rd</sup> October 2024



**67, TWYFORD AVENUE, LONDON, W3 9QD**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Property Shell	<b>Last Sold Date:</b>	20/08/2012
<b>Bedrooms:</b>	6	<b>Last Sold Price:</b>	£825,000
<b>Plot Area:</b>	0.1 acres	<b>Last Sold £/ft<sup>2</sup>:</b>	£375
<b>Year Built :</b>	1900-1929	<b>Tenure:</b>	Freehold
<b>Title Number:</b>	NGL38969		
<b>UPRN:</b>	12095081		

## Local Area

<b>Local Authority:</b>	Ealing
<b>Conservation Area:</b>	Creffield
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



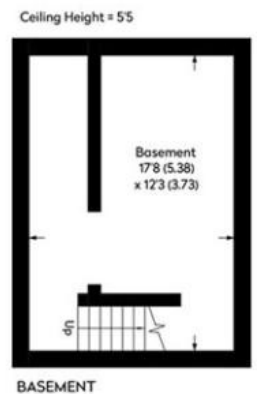
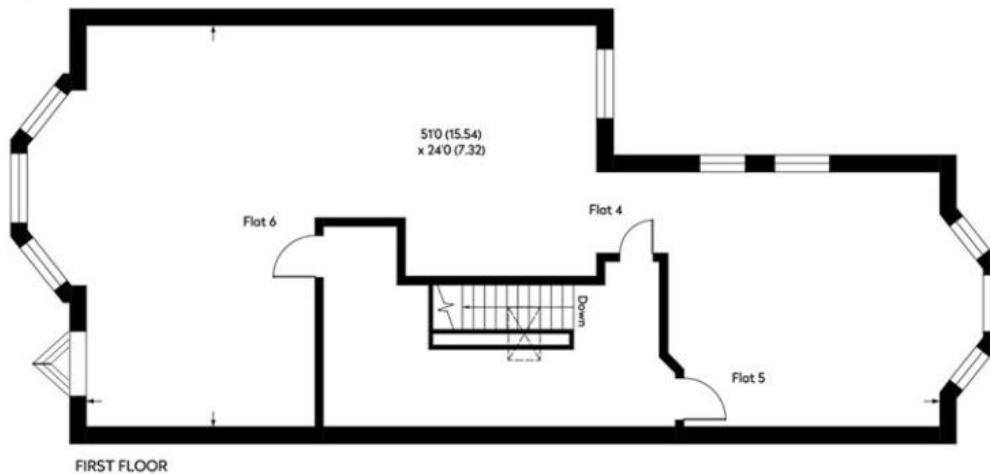
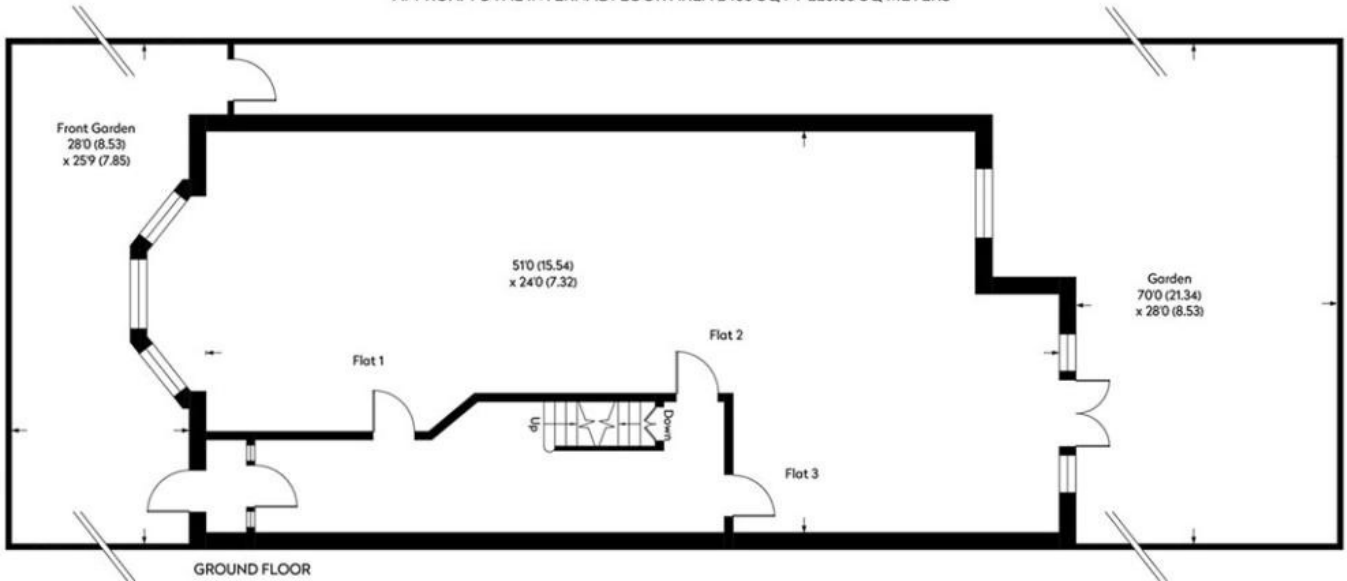
### Satellite/Fibre TV Availability:



## 67, TWYFORD AVENUE, LONDON, W3 9QD

### Twyford Avenue, W3

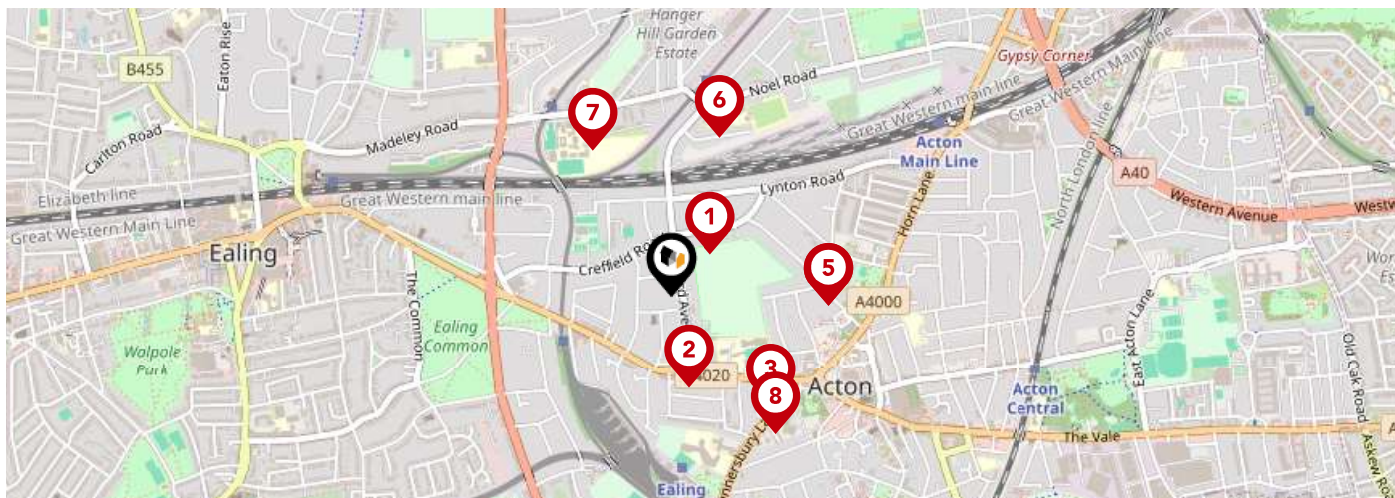
APPROX. TOTAL INTERNAL FLOOR AREA 2436 SQ FT 226.35 SQ METERS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of  
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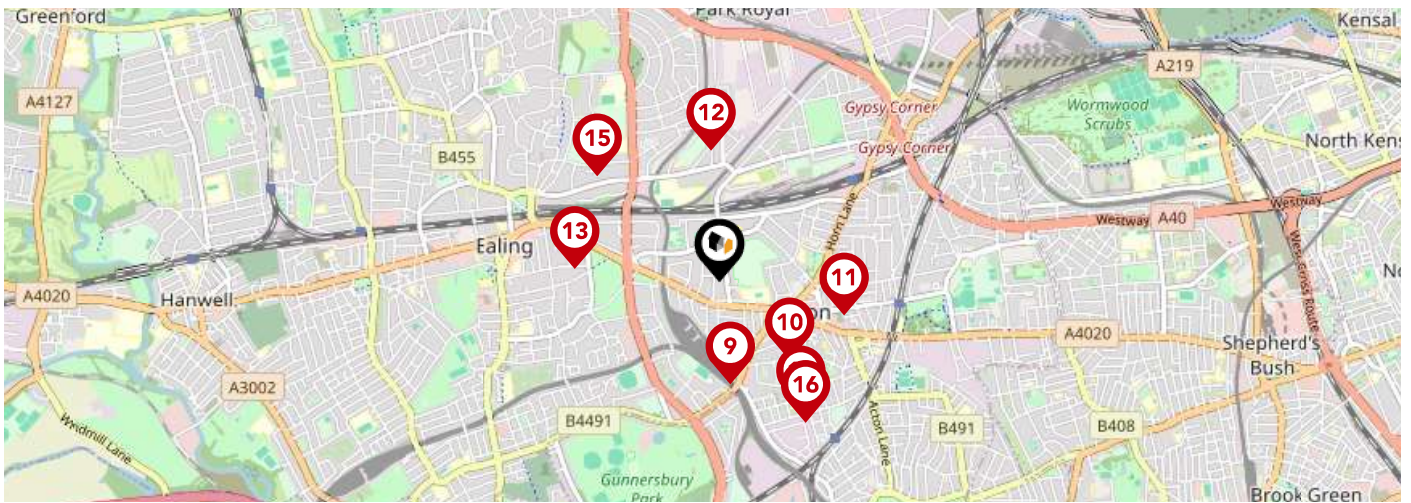
# Area Schools









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	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>The Japanese School</b> Ofsted Rating: Inadequate   Pupils: 294   Distance:0.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Twyford Church of England High School</b> Ofsted Rating: Outstanding   Pupils: 1618   Distance:0.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Blooming Tree Pre Prep School</b> Ofsted Rating: Good   Pupils: 35   Distance:0.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Greek Primary School of London</b> Ofsted Rating: Good   Pupils: 30   Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St Vincent's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 445   Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>West Acton Primary School</b> Ofsted Rating: Good   Pupils: 663   Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>The Ellen Wilkinson School for Girls</b> Ofsted Rating: Outstanding   Pupils: 1306   Distance:0.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Ark Soane Academy</b> Ofsted Rating: Outstanding   Pupils: 530   Distance:0.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

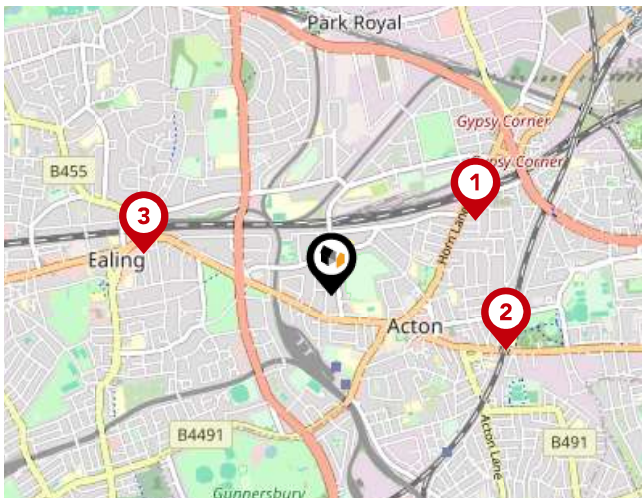
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Ark Acton Academy</b> Ofsted Rating: Good   Pupils: 854   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Leap Service - the National Autistics Society</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Derwentwater Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Holy Family Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 450   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Blooming Tree Primary School</b> Ofsted Rating: Outstanding   Pupils: 19   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>South Acton Childrens Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Ada Lovelace Church of England High School</b> Ofsted Rating: Outstanding   Pupils: 961   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Acton Gardens Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

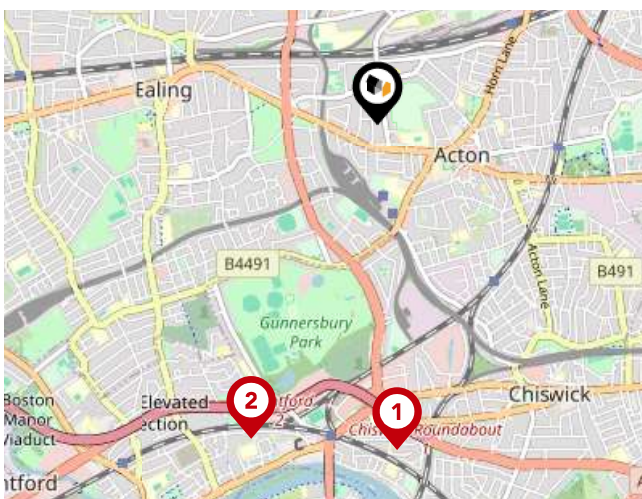
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Acton Main Line Rail Station	0.76 miles
2	Acton Central Rail Station	0.85 miles
3	Ealing Broadway Rail Station	0.88 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J1	1.5 miles
2	M4 J2	1.56 miles
3	M1 J1	4.78 miles
4	M1 J2	6.64 miles
5	M4 J3	5.46 miles

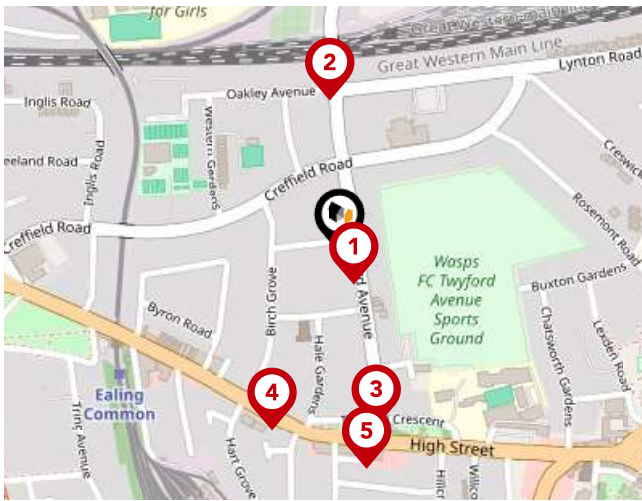


### Airports/HELIPADS

Pin	Name	Distance
1	Heathrow Airport Terminal 4	8 miles
2	Heathrow Airport	7.8 miles
3	Silvertown	14.32 miles
4	Leaves Green	18.43 miles

# Area

## Transport (Local)



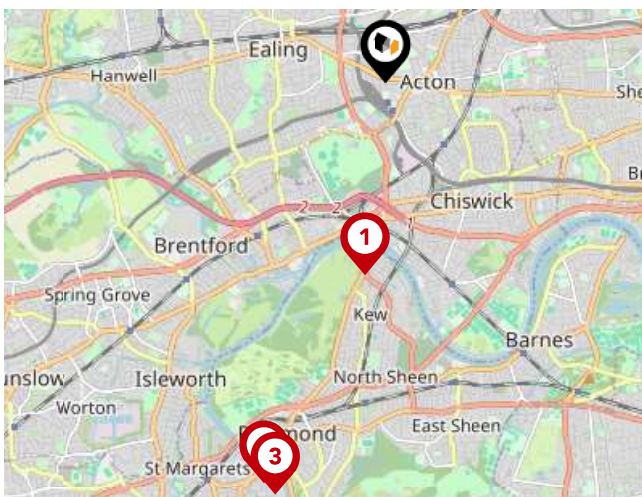
### Bus Stops/Stations

Pin	Name	Distance
1	Layer Gardens	0.04 miles
2	Lynton Road	0.18 miles
3	Twyford Crescent	0.21 miles
4	Birch Grove	0.22 miles
5	Twyford Avenue Acton	0.25 miles



### Local Connections

Pin	Name	Distance
1	West Acton Underground Station	0.39 miles
2	Ealing Common Underground Station	0.29 miles
3	North Ealing Underground Station	0.47 miles



### Ferry Terminals

Pin	Name	Distance
1	Kew Pier	1.79 miles
2	Richmond St. Helena Pier	3.87 miles
3	Richmond Landing Stage	3.94 miles

# Landwood Group

## Data Quality

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