



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 18th October 2024



2 PARK COTTAGES, HENDON LANE, LONDON, N3 1TU

Landwood Group

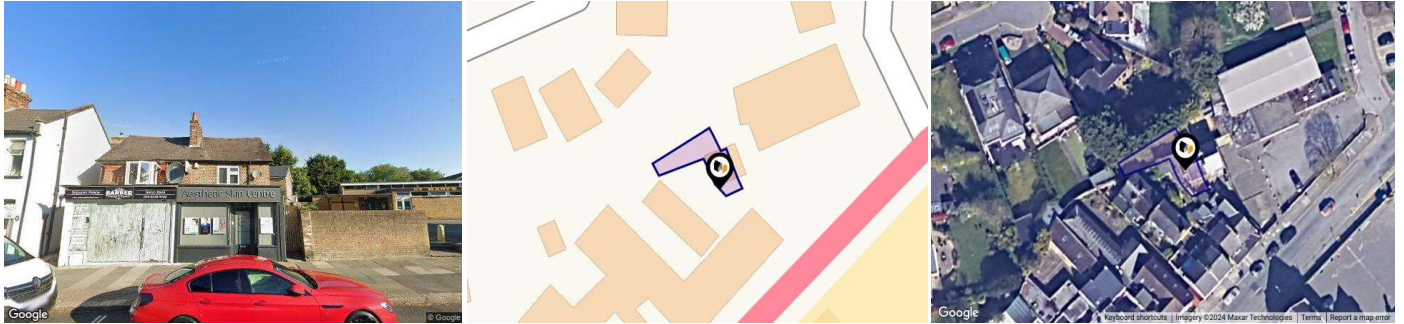
77 Deansgate Manchester M3 2BW

0161 710 2010

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Property

Type:	Semi-Detached	Last Sold Date:	08/03/2001
Bedrooms:	2	Last Sold Price:	£150,000
Floor Area:	753 ft ² / 70 m ²	Last Sold £/ft²:	£199
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£1,943		
Title Number:	NGL346680		
UPRN:	200059199		

Local Area

Local Authority:	Barnet
Conservation Area:	Finchley Church End
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	327 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *2 Park Cottages, Hendon Lane, London, N3 1TU*

Reference - C14465/01	
Decision:	Finally Disposed
Date:	21st May 2001
Description:	Ground and first floor side and rear extensions.

Property EPC - Certificate

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2 Park Cottages, Hendon Lane, N3 1TU

Energy rating

D

Valid until 08.08.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

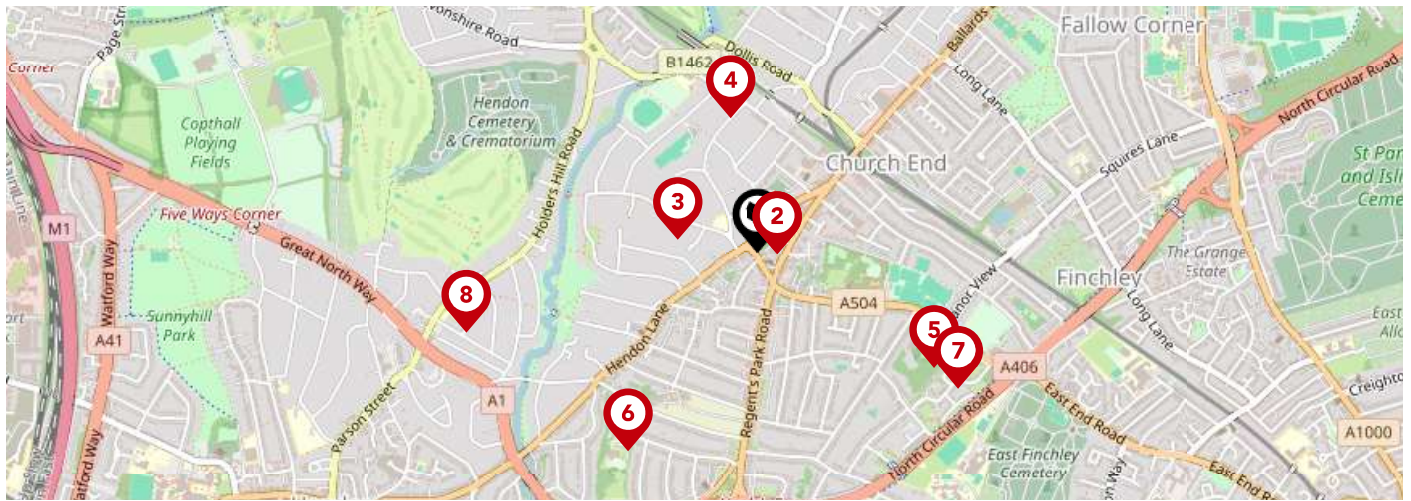
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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	70 m ²

Area Schools

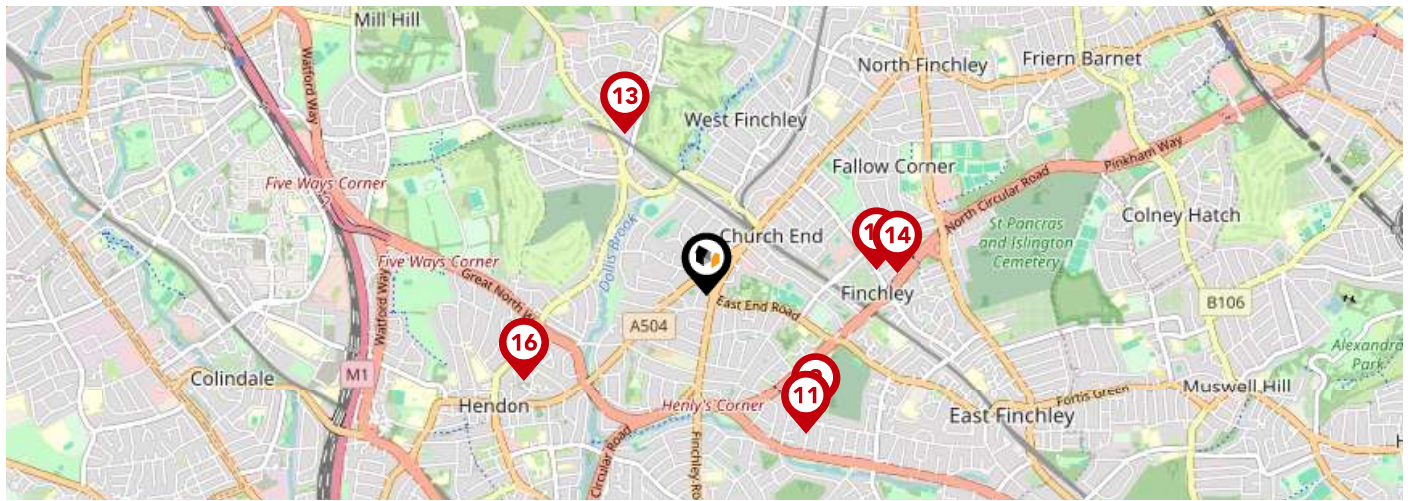
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	Nursery	Primary	Secondary	College	Private
1 Pardes House Primary School Ofsted Rating: Good Pupils: 356 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Pardes House Grammar School Ofsted Rating: Inadequate Pupils: 292 Distance:0.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Finchley and Acton Yochien School Ofsted Rating: Inadequate Pupils: 88 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Mary's CofE Primary School Ofsted Rating: Good Pupils: 447 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Akiva School Ofsted Rating: Good Pupils: 421 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Chalgrove Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Theresa's Catholic Primary School Ofsted Rating: Good Pupils: 168 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Hasmonean High School for Boys Ofsted Rating: Good Pupils: 752 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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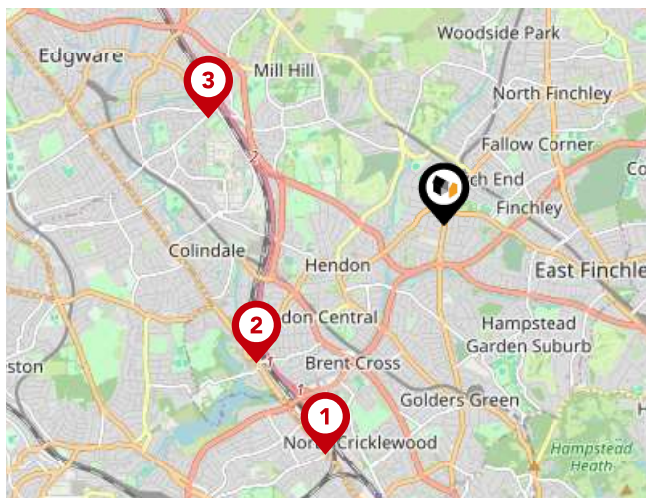


	Nursery	Primary	Secondary	College	Private
<p>9 Christ's College Finchley Ofsted Rating: Good Pupils: 956 Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Brookland Infant and Nursery School Ofsted Rating: Good Pupils: 302 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Brookland Junior School Ofsted Rating: Good Pupils: 354 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Manorside Primary School Ofsted Rating: Good Pupils: 239 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Millbrook Park Primary School Ofsted Rating: Good Pupils: 441 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Tudor Primary School Ofsted Rating: Requires improvement Pupils: 219 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Kisharon School Ofsted Rating: Good Pupils: 75 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Kisharon College Ofsted Rating: Not Rated Pupils:0 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

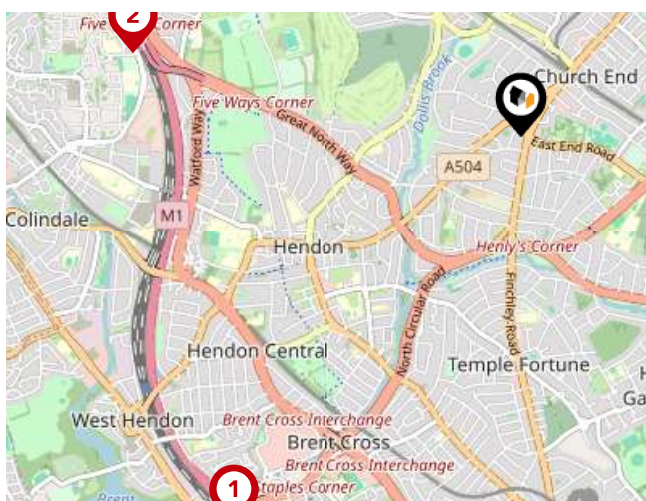
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Brent Cross West Station	2.39 miles
2	Hendon Rail Station	2.14 miles
3	Mill Hill Broadway Rail Station	2.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	2.23 miles
2	M1 J2	1.83 miles
3	M25 J23	6.11 miles
4	M25 J24	6.18 miles
5	A1(M) J1	6.24 miles



Airports/HELIPADS

Pin	Name	Distance
1	Silvertown	12.59 miles
2	Heathrow Airport	13.93 miles
3	Heathrow Airport Terminal 4	14.4 miles
4	Luton Airport	20.85 miles

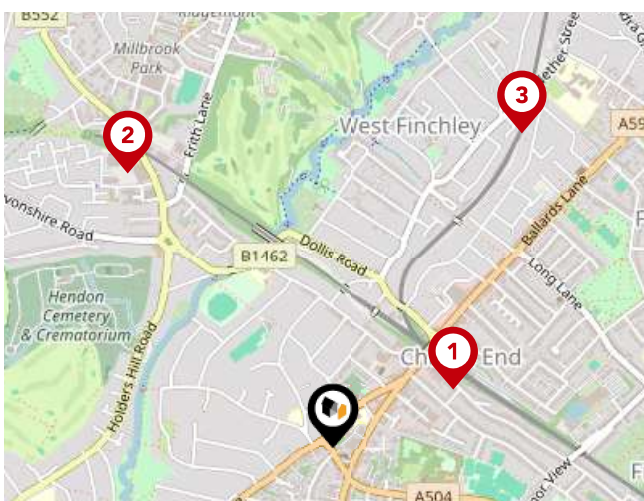
Area

Transport (Local)



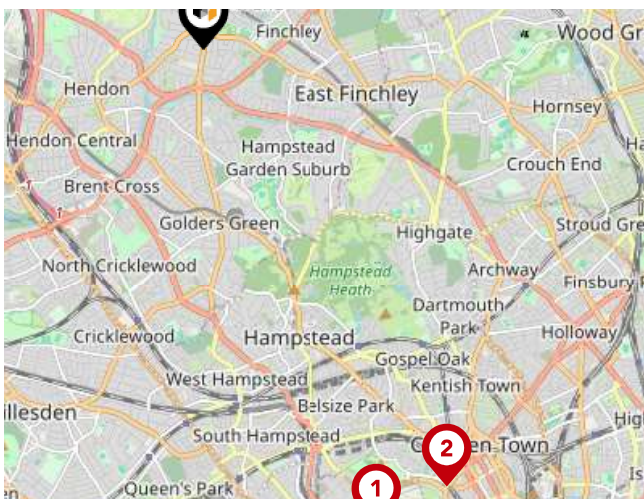
Bus Stops/Stations

Pin	Name	Distance
1	St Mary's Church (N3)	0.07 miles
2	Gravel Hill (N3)	0.1 miles
3	St Mary's Avenue	0.13 miles
4	Church End (N3)	0.18 miles
5	Hendon Lane	0.13 miles



Local Connections

Pin	Name	Distance
1	Finchley Central Underground Station	0.31 miles
2	Mill Hill East Underground Station	0.79 miles
3	West Finchley Underground Station	0.84 miles



Ferry Terminals

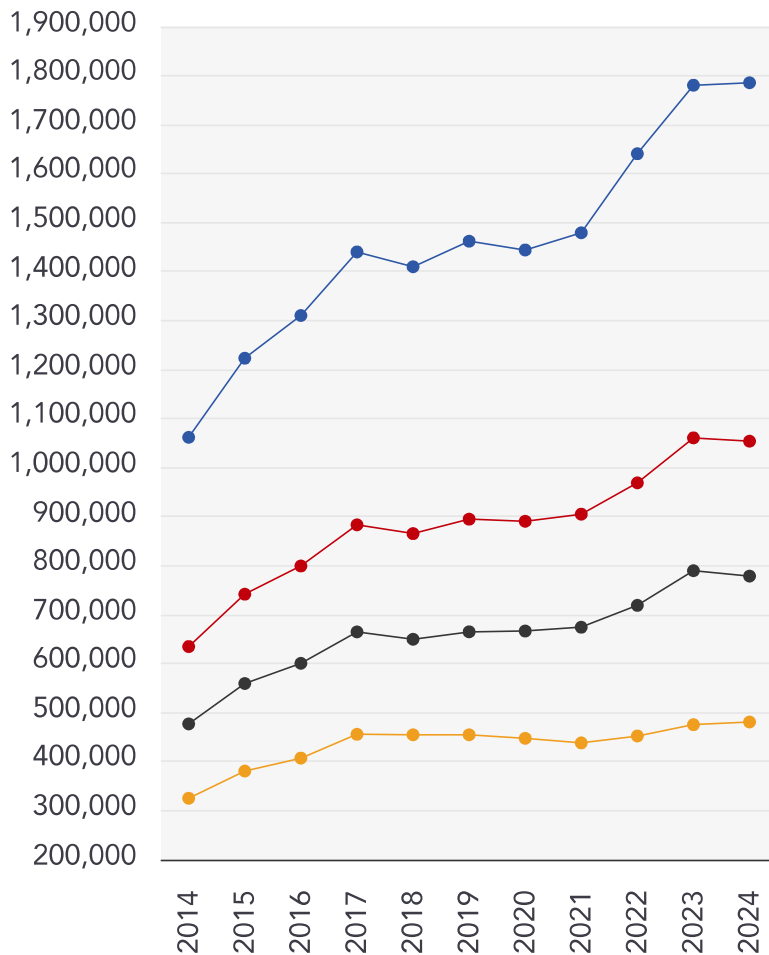
Pin	Name	Distance
1	London Zoo Waterbus Stop	4.68 miles
2	Camden Lock Waterbus	4.62 miles
3	Little Venice Waterbus Stop	5.43 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in N3



Detached

+68.15%

Semi-Detached

+65.99%

Terraced

+63.21%

Flat

+47.81%

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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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