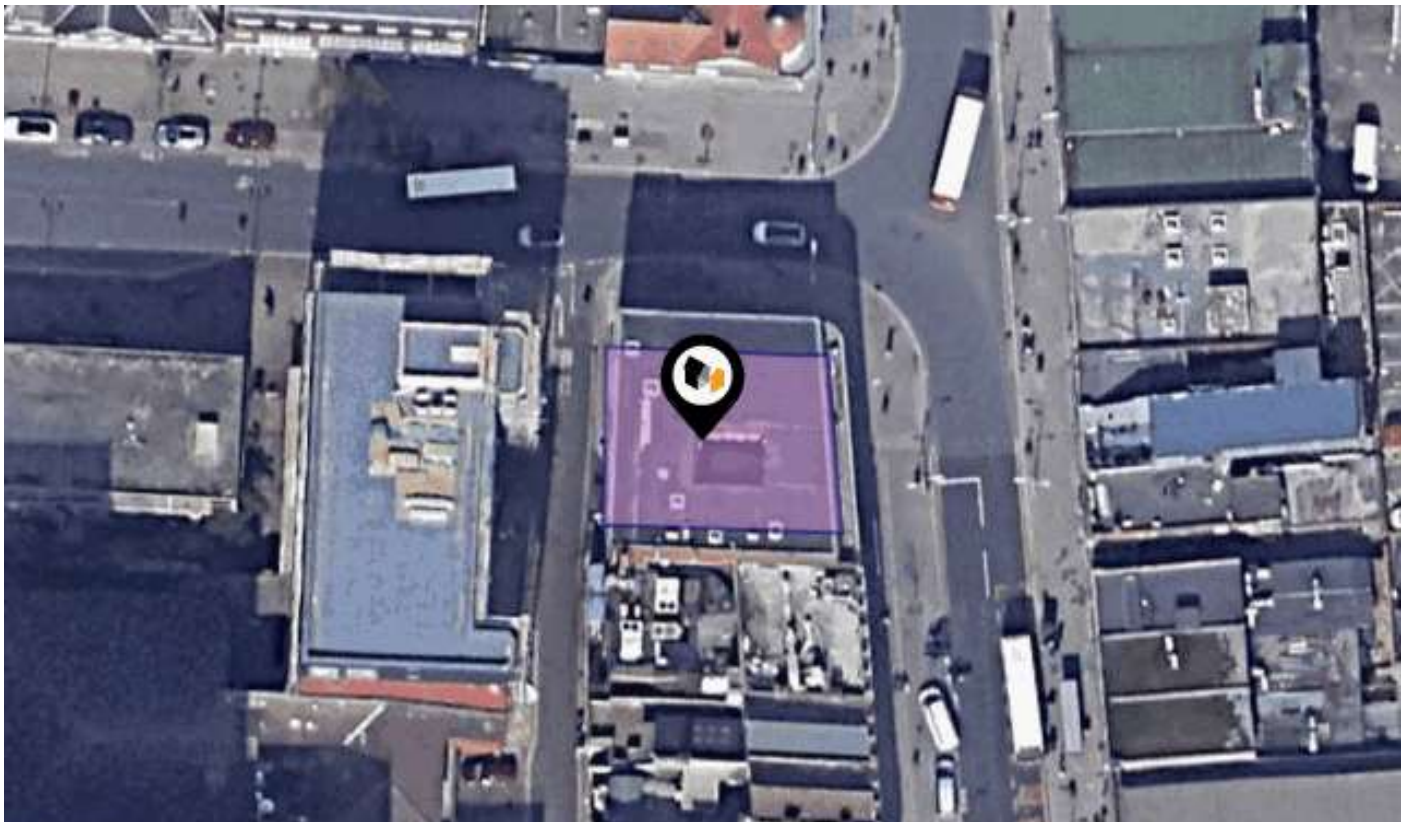




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 07th November 2024



FLAT 3, 355, STATION ROAD, HARROW, HA1 2AW

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

| | | | |
|-------------------------|---|------------------------------------|---|
| Type: | Flat / Maisonette | Last Sold Date: | 19/08/2015 |
| Bedrooms: | 0 | Last Sold Price: | £495,000 |
| Floor Area: | 1,011 ft ² / 94 m ² | Last Sold £/ft²: | £489 |
| Plot Area: | 0.07 acres | Tenure: | Leasehold |
| Year Built : | 2015 | Start Date: | 18/08/2015 |
| Council Tax : | Band C | End Date: | 18/08/3014 |
| Annual Estimate: | £2,032 | Lease Term: | From and including 19 August 2015 to and including 18 August 3014 |
| Title Number: | AGL353709 | Term Remaining: | 990 years |
| UPRN: | 10091093446 | | |

Local Area

| | |
|---------------------------|---------|
| Local Authority: | Harrow |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | No Risk |
| ● Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | |
|------------------|---------------------|
| 9 mb/s | 1000 mb/s |
| | |

Mobile Coverage: (based on calls indoors)



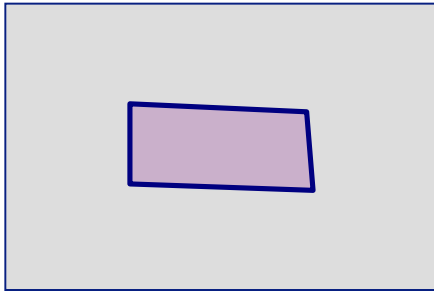
Satellite/Fibre TV Availability:



Property Multiple Title Plans

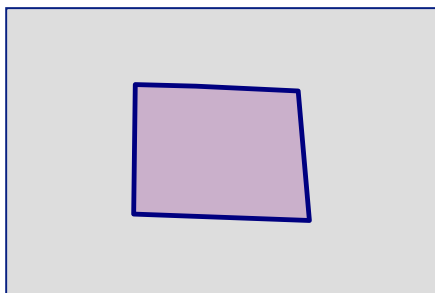
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Freehold Title Plan



NGL843250

Leasehold Title Plan



AGL353709

Start Date: 18/08/2015
End Date: 18/08/3014
Lease Term: From and including 19 August 2015 to and including 18 August 3014
Term Remaining: 990 years

Property EPC - Certificate

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FLAT 3, 355 STATION ROAD, HARROW, HA1 2AW

Energy rating

C

Valid until 16.06.2025

Certificate number
9668-0072-6296-6215-0970

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 c | 73 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Area Schools

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| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Red Balloon Learner Centre - Northwest London Ofsted Rating: Not Rated Pupils: 59 Distance:0.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | The Jubilee Academy Ofsted Rating: Outstanding Pupils:0 Distance:0.2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Harrow High School Ofsted Rating: Good Pupils: 1006 Distance:0.29 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Norbury School Ofsted Rating: Good Pupils: 663 Distance:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Harmony Primary School Ofsted Rating: Not Rated Pupils: 62 Distance:0.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | St Anselm's Catholic Primary School Ofsted Rating: Outstanding Pupils: 413 Distance:0.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Alpha Preparatory School Ofsted Rating: Not Rated Pupils: 126 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Saint Jerome Church of England Bilingual School Ofsted Rating: Good Pupils: 411 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools

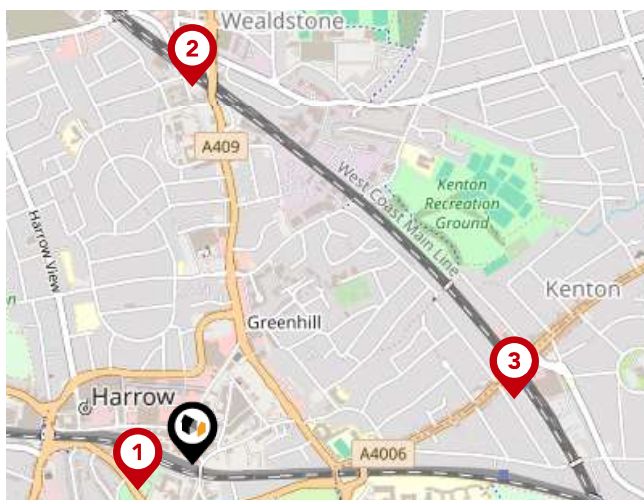
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| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  Harrow School Ofsted Rating: Not Rated Pupils: 832 Distance:0.54 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Marlborough Primary School Ofsted Rating: Good Pupils: 639 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Elmgrove Primary School & Nursery Ofsted Rating: Good Pupils: 823 Distance:0.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Nisai Virtual Academy Ltd Ofsted Rating: Not Rated Pupils:0 Distance:0.7 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  The John Lyon School Ofsted Rating: Not Rated Pupils: 866 Distance:0.73 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Roxeth Primary School Ofsted Rating: Good Pupils: 413 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Vaughan Primary School Ofsted Rating: Outstanding Pupils: 664 Distance:0.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Whitmore High School Ofsted Rating: Outstanding Pupils: 1733 Distance:0.91 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

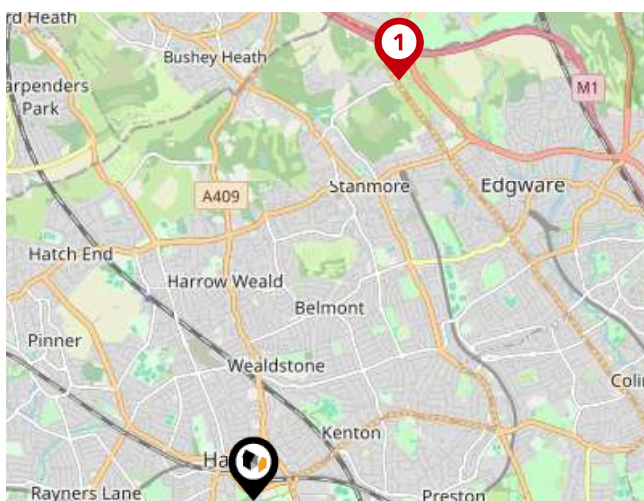
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Harrow-on-the-Hill Rail Station | 0.14 miles |
| 2 | Harrow & Wealdstone Rail Station | 0.87 miles |
| 3 | Kenton Rail Station | 0.76 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-------|------------|
| 1 | M1 J4 | 4.1 miles |
| 2 | M4 J2 | 6.34 miles |
| 3 | M1 J2 | 4.39 miles |
| 4 | M1 J5 | 6.53 miles |
| 5 | M4 J1 | 6.6 miles |

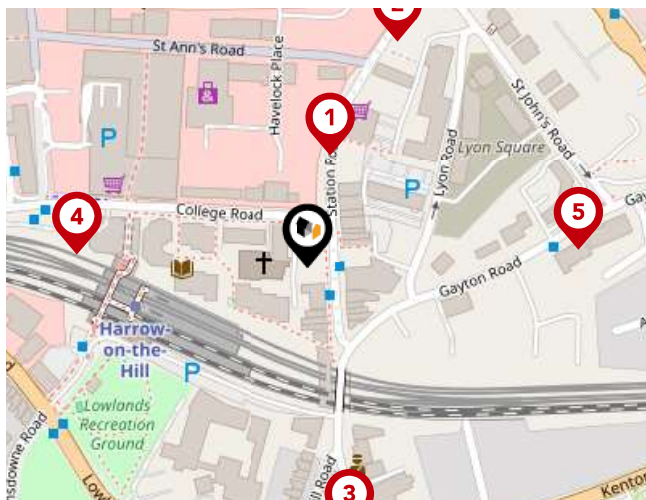


Airports/HELIPADS

| Pin | Name | Distance |
|-----|-----------------------------|-------------|
| 1 | Heathrow Airport | 8.9 miles |
| 2 | Heathrow Airport Terminal 4 | 9.62 miles |
| 3 | Luton Airport | 20.83 miles |
| 4 | Silvertown | 17.36 miles |

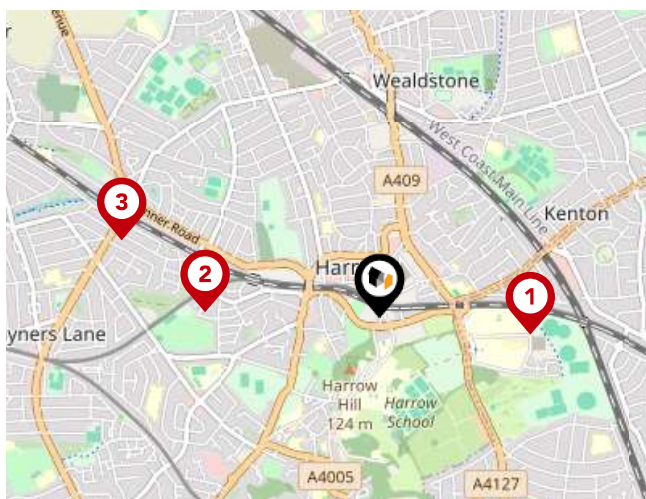
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | Harrow Town Centre | 0.07 miles |
| 2 | Harrow Town Cen Sheepcote Rd | 0.14 miles |
| 3 | Tyburn Lane | 0.15 miles |
| 4 | Harrow Bus Station | 0.13 miles |
| 5 | Gayton Road | 0.16 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------------|------------|
| 1 | Northwick Park Underground Station | 0.7 miles |
| 2 | West Harrow Underground Station | 0.81 miles |
| 3 | North Harrow Underground Station | 1.24 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--------------------------------|------------|
| 1 | Kew Pier | 6.78 miles |
| 2 | Richmond St. Helena Pier | 8.45 miles |
| 3 | Little Venice Waterbus Stop | 7.65 miles |

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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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