



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th September 2024



27, NORWICH ROAD, THORNTON HEATH, CR7 8NA

Landwood Group

77 Deansgate Manchester M3 2BW

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Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	16/02/1959
Floor Area:	581 ft ² / 54 m ²	End Date:	15/12/2955
Plot Area:	0.05 acres	Lease Term:	999 years from 15 December 1956
Year Built :	1967-1975	Term	931 years
Council Tax :	Band C	Remaining:	
Annual Estimate:	£2,104		
Title Number:	SY219984		
UPRN:	100020699936		

Local Area

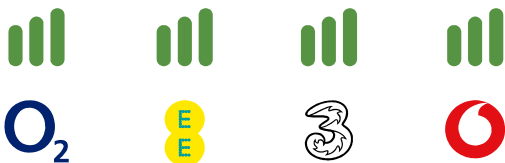
Local Authority:	Croydon
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



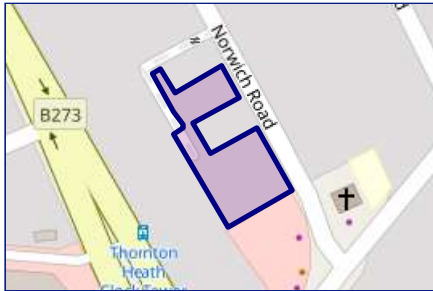
Satellite/Fibre TV Availability:



Property Multiple Title Plans

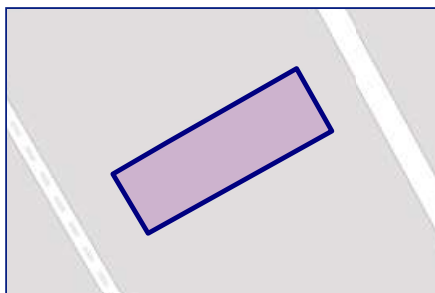
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Freehold Title Plan



SGL654023

Leasehold Title Plan



SY219984

Start Date: 16/02/1959
End Date: 15/12/2955
Lease Term: 999 years from 15 December 1956
Term Remaining: 931 years

Property EPC - Certificate

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27 Norwich Road, CR7 8NA

Energy rating

E

Valid until 29.01.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	54 E	
21-38	F		
1-20	G		

Property

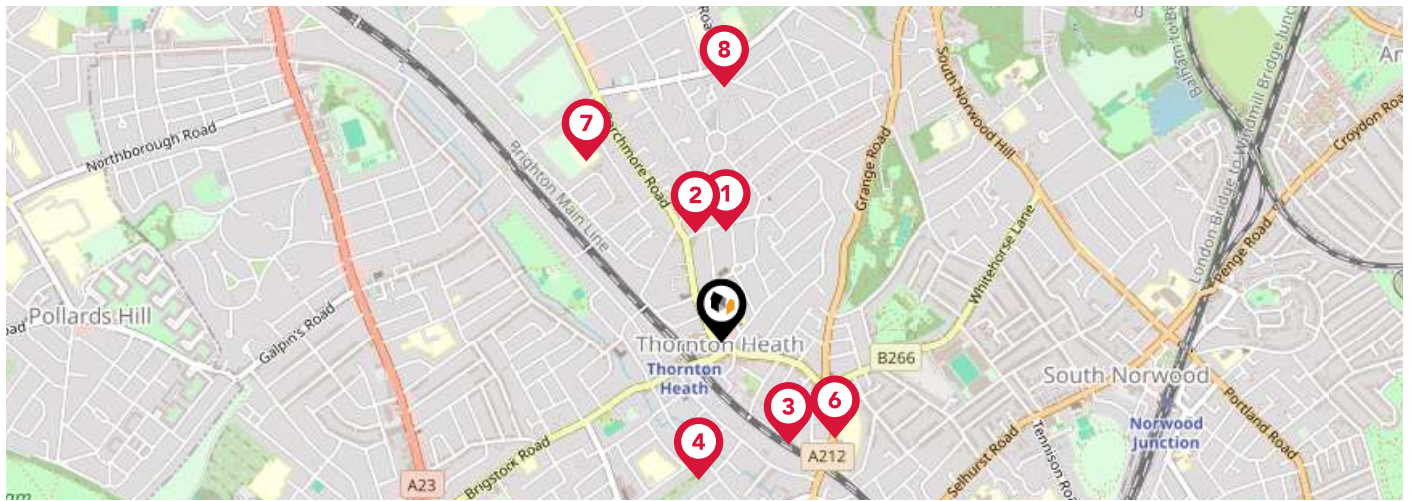
EPC - Additional Data

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Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
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, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	54 m ²

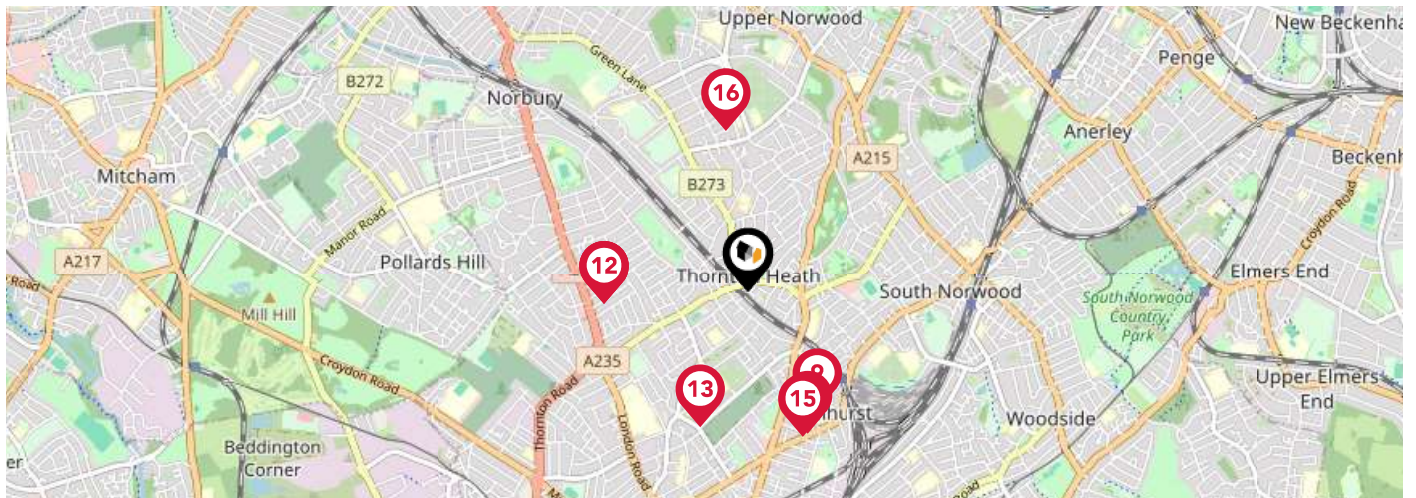
Area Schools



		Nursery	Primary	Secondary	College	Private
1	Beulah Infants' School Ofsted Rating: Good Pupils: 195 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Beulah Junior School Ofsted Rating: Good Pupils: 232 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thornton Heath Nursery School Ofsted Rating: Good Pupils: 117 Distance:0.28	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bensham Manor School Ofsted Rating: Good Pupils: 241 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitehorse Manor Infant School Ofsted Rating: Good Pupils: 377 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitehorse Manor Junior School Ofsted Rating: Good Pupils: 469 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St James the Great RC Primary and Nursery School Ofsted Rating: Outstanding Pupils: 431 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	David Livingstone Academy Ofsted Rating: Outstanding Pupils: 203 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

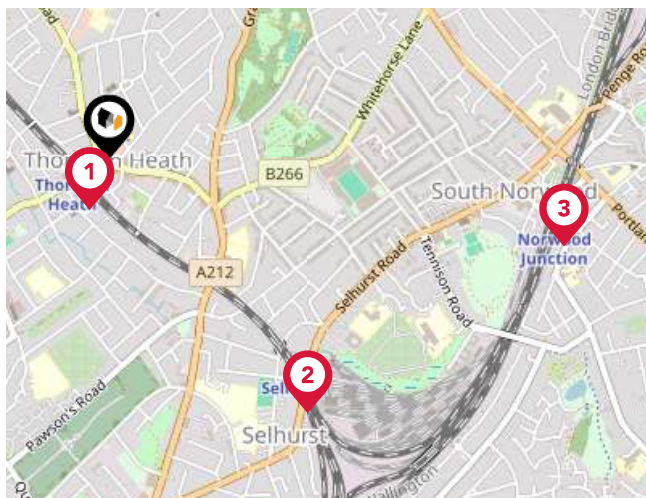
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	Nursery	Primary	Secondary	College	Private
<p>9 Aya College (Educational Provision) Ofsted Rating: Requires improvement Pupils: 4 Distance:0.64</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Winterbourne Boys' Academy Ofsted Rating: Good Pupils: 214 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Winterbourne Junior Girls' School Ofsted Rating: Good Pupils: 262 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Winterbourne Nursery and Infants' School Ofsted Rating: Good Pupils: 439 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Ecclesbourne Primary School Ofsted Rating: Good Pupils: 444 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 BRIT School for Performing Arts and Technology Ofsted Rating: Good Pupils: 1436 Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Crescent Primary School Ofsted Rating: Requires improvement Pupils: 402 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Cyprian's Greek Orthodox Primary Academy Ofsted Rating: Good Pupils: 318 Distance:0.74</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	Thornton Heath Rail Station	0.13 miles
2	Selhurst Rail Station	0.75 miles
3	Norwood Junction Rail Station	1.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J7	8.47 miles
2	M25 J7	9.51 miles
3	M23 J8	9.54 miles
4	M25 J6	9.88 miles
5	M25 J8	10.74 miles

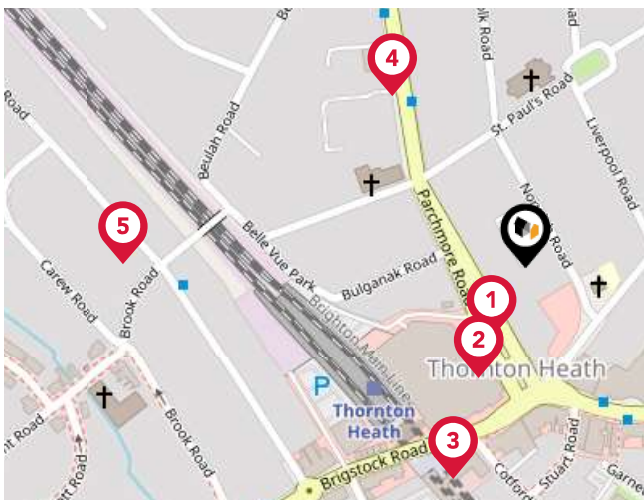


Airports/HELIPADS

Pin	Name	Distance
1	Leaves Green	7.36 miles
2	Silvertown	9.59 miles
3	Heathrow Airport Terminal 4	15.62 miles
4	Heathrow Airport	16.12 miles

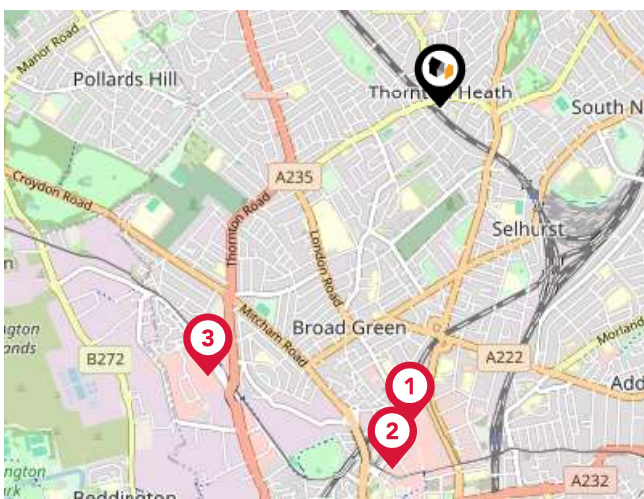
Area

Transport (Local)



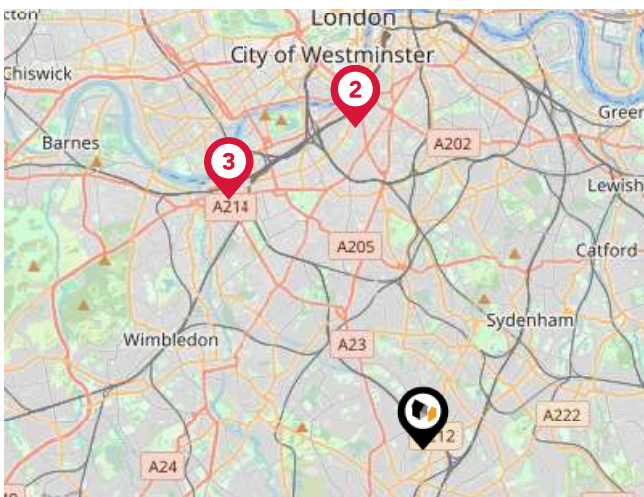
Bus Stops/Stations

Pin	Name	Distance
1	Thornton Heath Clock Tower	0.04 miles
2	Parchmore Road	0.07 miles
3	Thornton Heath Station	0.13 miles
4	Parchmore Methodist Church	0.13 miles
5	Brook Road Thornton Heath	0.23 miles



Local Connections

Pin	Name	Distance
1	West Croydon Tram Stop	1.48 miles
2	Centrale Tram Stop	1.69 miles
3	Ampere Way Tram Stop	1.65 miles



Ferry Terminals

Pin	Name	Distance
1	Vauxhall St. George Wharf Pier	6.07 miles
2	Vauxhall St George Wharf Pier	6.08 miles
3	Plantation Wharf Pier	5.83 miles

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