



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 07th March 2025



1A, NORTHAMPTON GROVE, LONDON, N1 2PL

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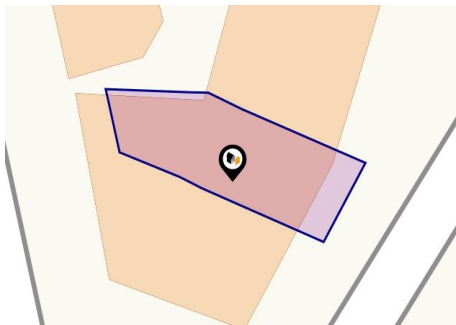
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	17/07/2015
Bedrooms:	2	Last Sold Price:	£530,000
Floor Area:	764 ft ² / 71 m ²	Last Sold £/ft²:	£565
Plot Area:	0.01 acres	Tenure:	Leasehold
Year Built :	1930-1949	Start Date:	05/07/2005
Council Tax :	Band E	End Date:	25/12/2127
Annual Estimate:	£2,348	Lease Term:	125 years from 25 December 2002
Title Number:	NGL852263	Term Remaining:	102 years
UPRN:	10010438042		

Local Area

Local Authority:	Islington
Conservation Area:	Canonbury
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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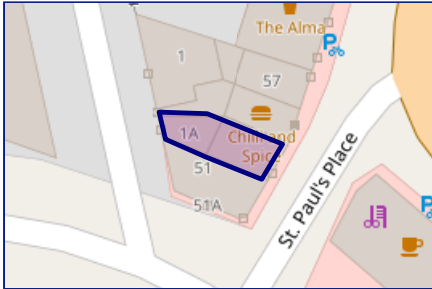
Planning records for: *1a, Northampton Grove, London, N1 2PL*

Reference - P2015/2987/FUL	
Decision:	FINAL DECISION
Date:	03rd September 2015
Description:	Erection of in fill extension to existing courtyard to create additional living space and installation of glazed roof lights.

Property Multiple Title Plans

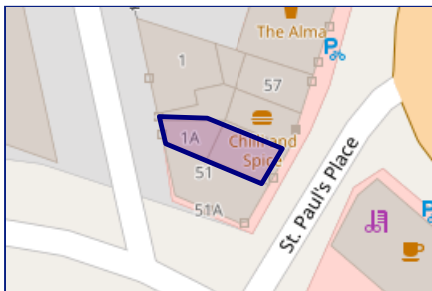
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Freehold Title Plan



284372

Leasehold Title Plan



NGL852263

Start Date: 05/07/2005
End Date: 25/12/2127
Lease Term: 125 years from 25 December 2002
Term Remaining: 102 years

Property EPC - Certificate

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1a Northampton Grove, N1 2PL

Energy rating

D

Valid until 21.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

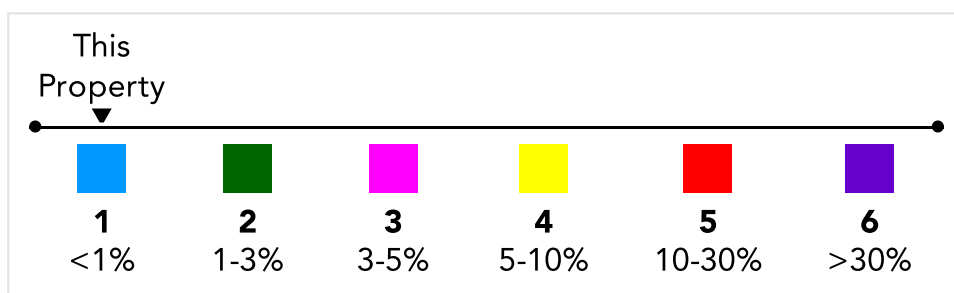
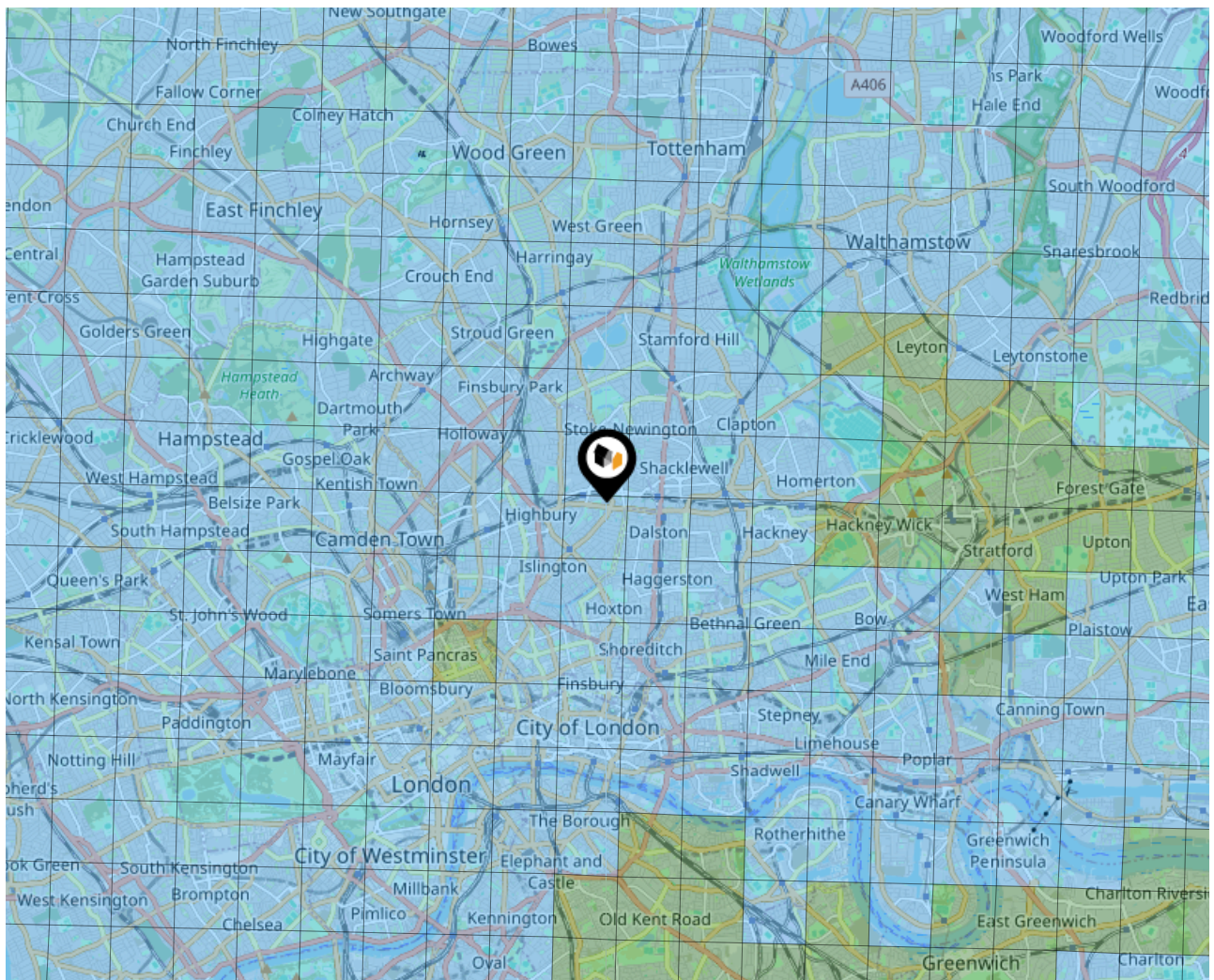
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

Environment

Radon Gas

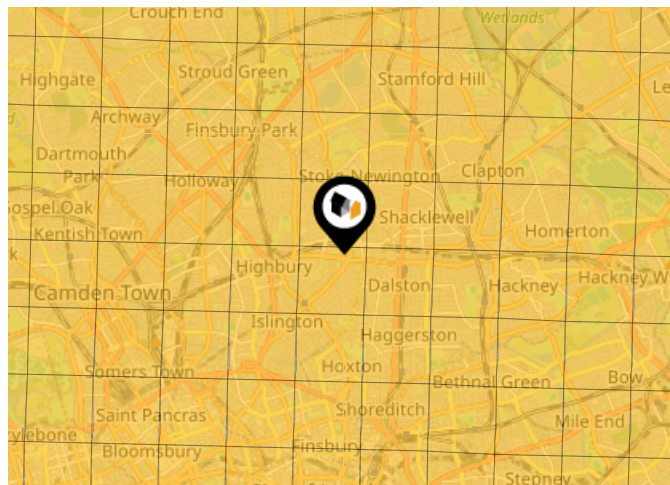
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

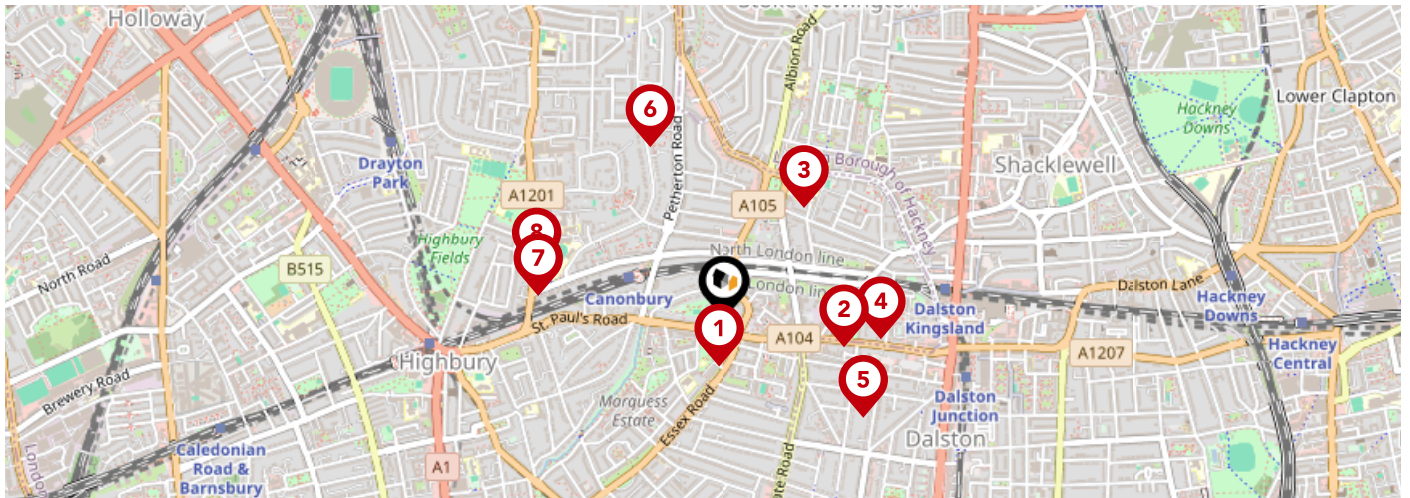


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Schools

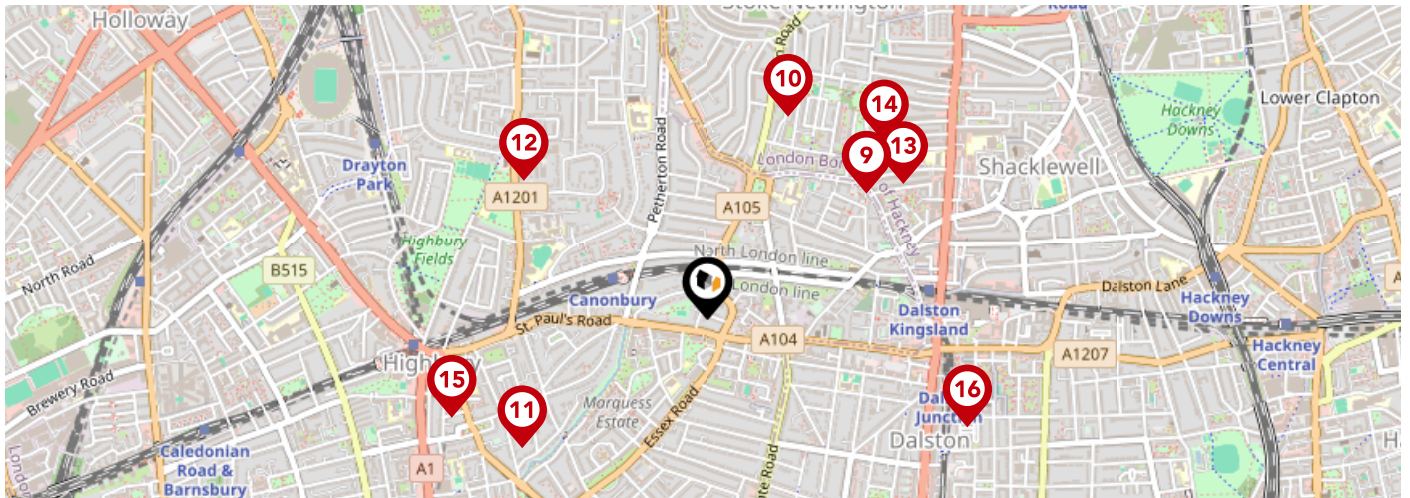
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	Nursery	Primary	Secondary	College	Private
<p>1 St Paul's Steiner School</p> <p>Ofsted Rating: Not Rated Pupils: 206 Distance:0.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Children's House School</p> <p>Ofsted Rating: Not Rated Pupils: 108 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Newington Green Primary School</p> <p>Ofsted Rating: Good Pupils: 414 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Jude and St Paul's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 131 Distance:0.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Our Lady and St Joseph Catholic Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 200 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Highbury Quadrant Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 203 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Samuel Rhodes MLD School</p> <p>Ofsted Rating: Outstanding Pupils: 144 Distance:0.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 City of London Academy Highbury Grove</p> <p>Ofsted Rating: Good Pupils: 1107 Distance:0.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

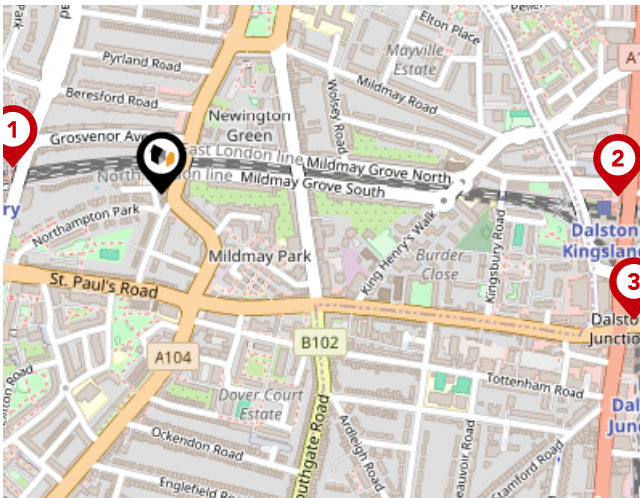
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	Nursery	Primary	Secondary	College	Private
<p>9 St Matthias Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Grasmere Primary School Ofsted Rating: Good Pupils: 203 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 North Bridge House Senior Canonbury School Ofsted Rating: Not Rated Pupils: 223 Distance:0.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The London Screen Academy Ofsted Rating: Outstanding Pupils: 833 Distance:0.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Princess May Primary School Ofsted Rating: Good Pupils: 185 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Garden School Ofsted Rating: Outstanding Pupils: 193 Distance:0.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Canonbury Primary School Ofsted Rating: Good Pupils: 440 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 254 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

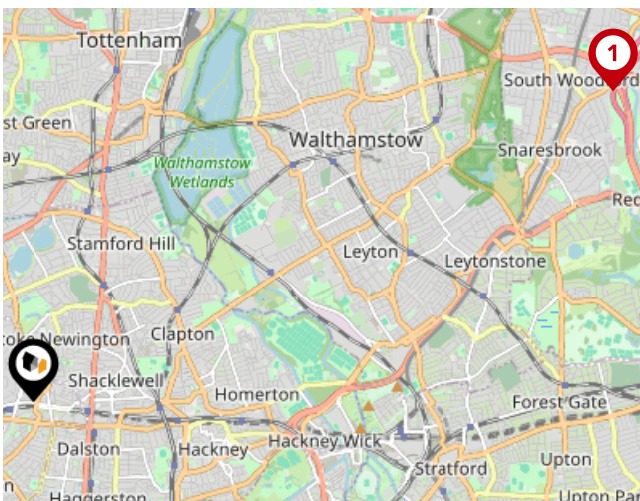
Area

Transport (National)



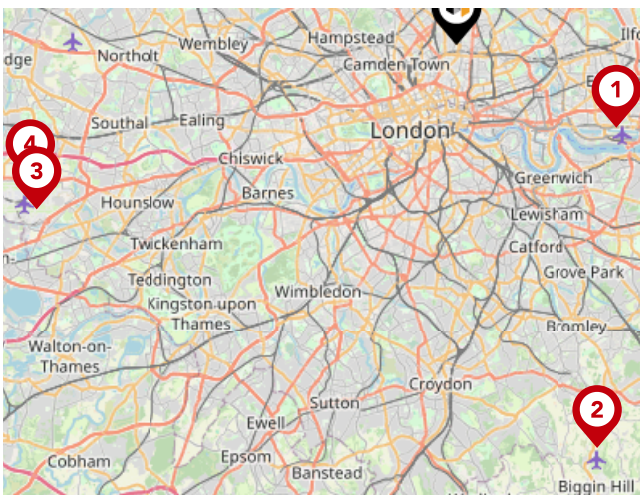
National Rail Stations

Pin	Name	Distance
1	Canonbury Rail Station	0.18 miles
2	Dalston Kingsland Rail Station	0.53 miles
3	Dalston Junction Rail Station	0.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	6.07 miles
2	M25 J25	9.47 miles
3	M1 J1	6.33 miles
4	M25 J24	10.22 miles
5	M1 J2	7.63 miles

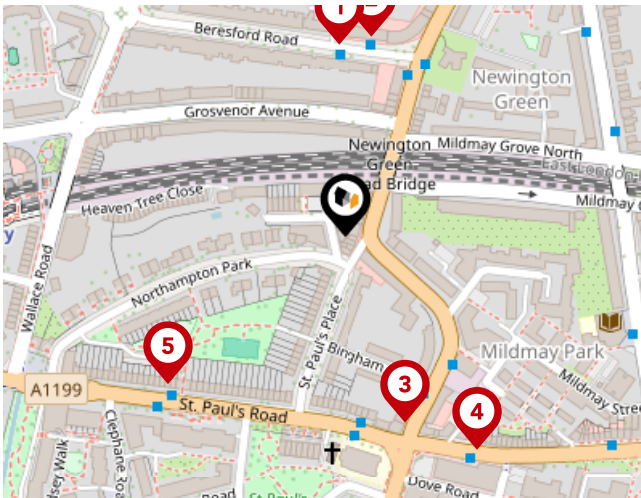


Airports/Helipads

Pin	Name	Distance
1	Silvertown	6.7 miles
2	Leaves Green	15.8 miles
3	Heathrow Airport Terminal 4	16.66 miles
4	Heathrow Airport	16.52 miles

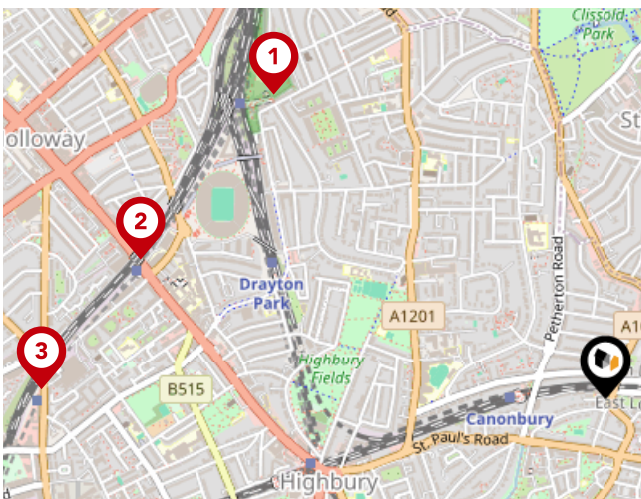
Area

Transport (Local)



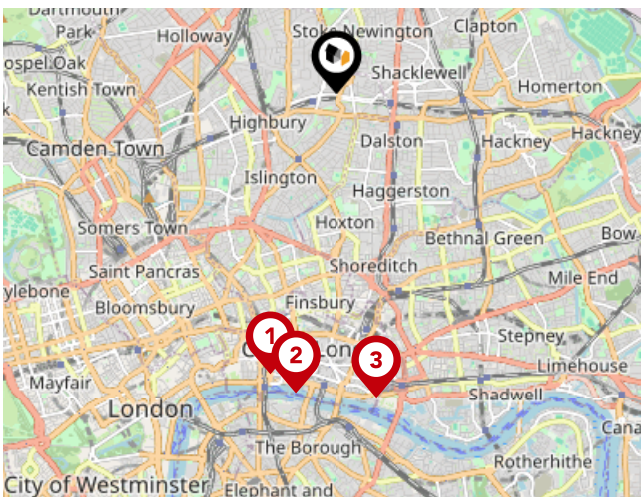
Bus Stops/Stations

Pin	Name	Distance
1	Beresford Road (N5)	0.11 miles
2	Beresford Road (N5)	0.12 miles
3	Newington Green Balls Pond Rd	0.11 miles
4	Essex Road Newington Green Rd	0.14 miles
5	Clephane Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Arsenal Underground Station	1.04 miles
2	Holloway Road Underground Station	1.11 miles
3	Caledonian Road Underground Station	1.3 miles



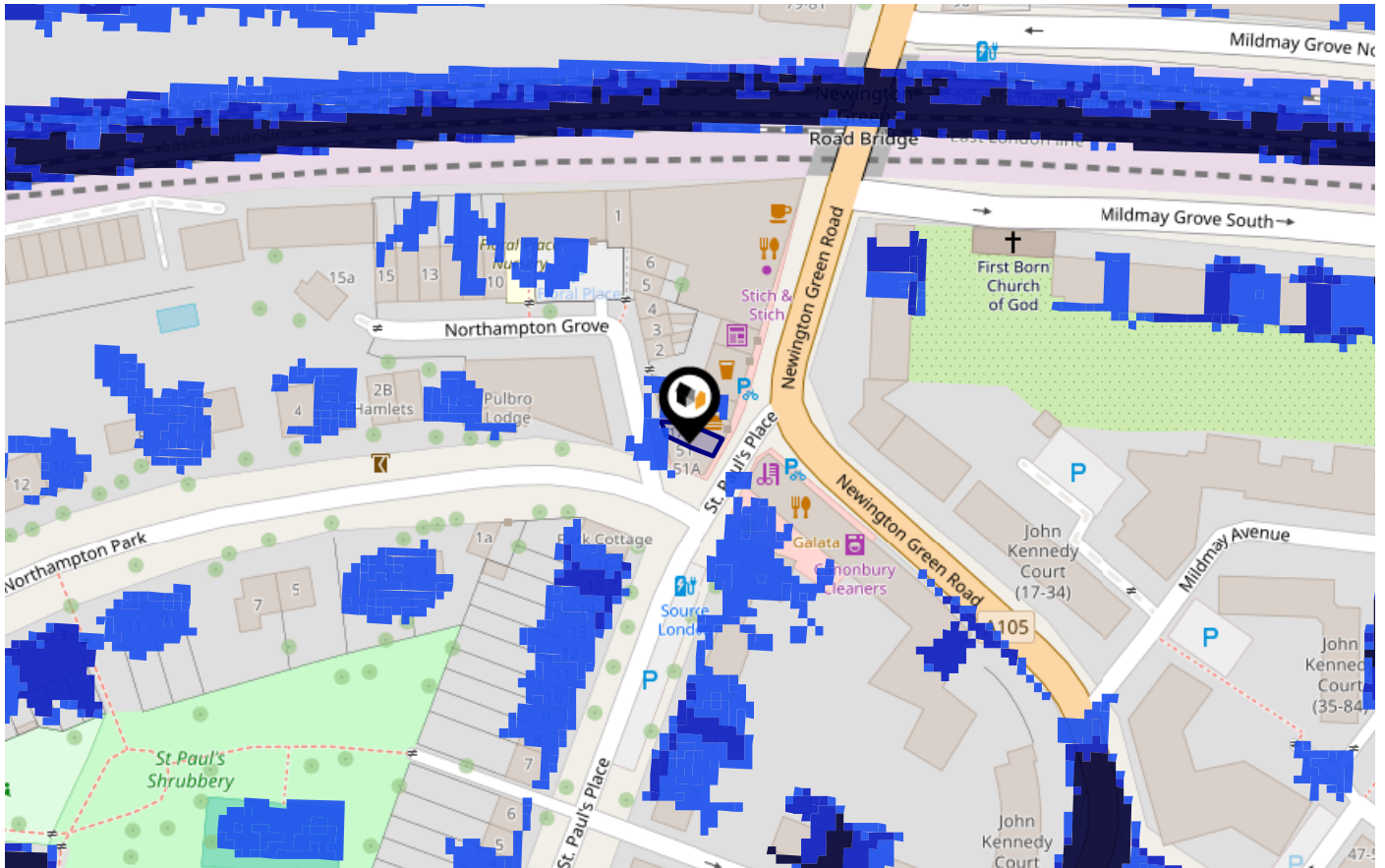
Ferry Terminals

Pin	Name	Distance
1	Blackfriars Pier	2.66 miles
2	Bankside Pier	2.78 miles
3	Tower Pier	2.83 miles

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

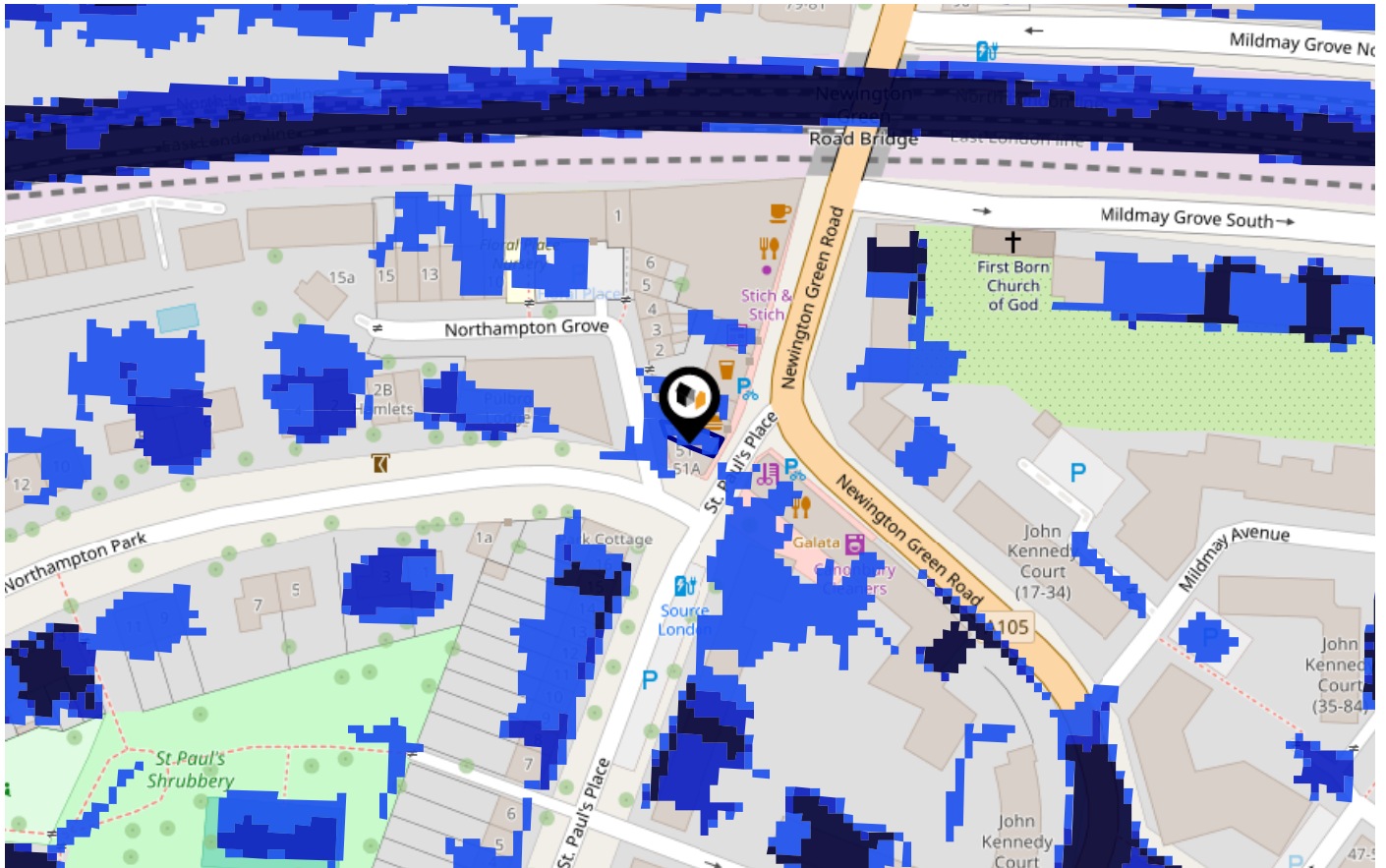
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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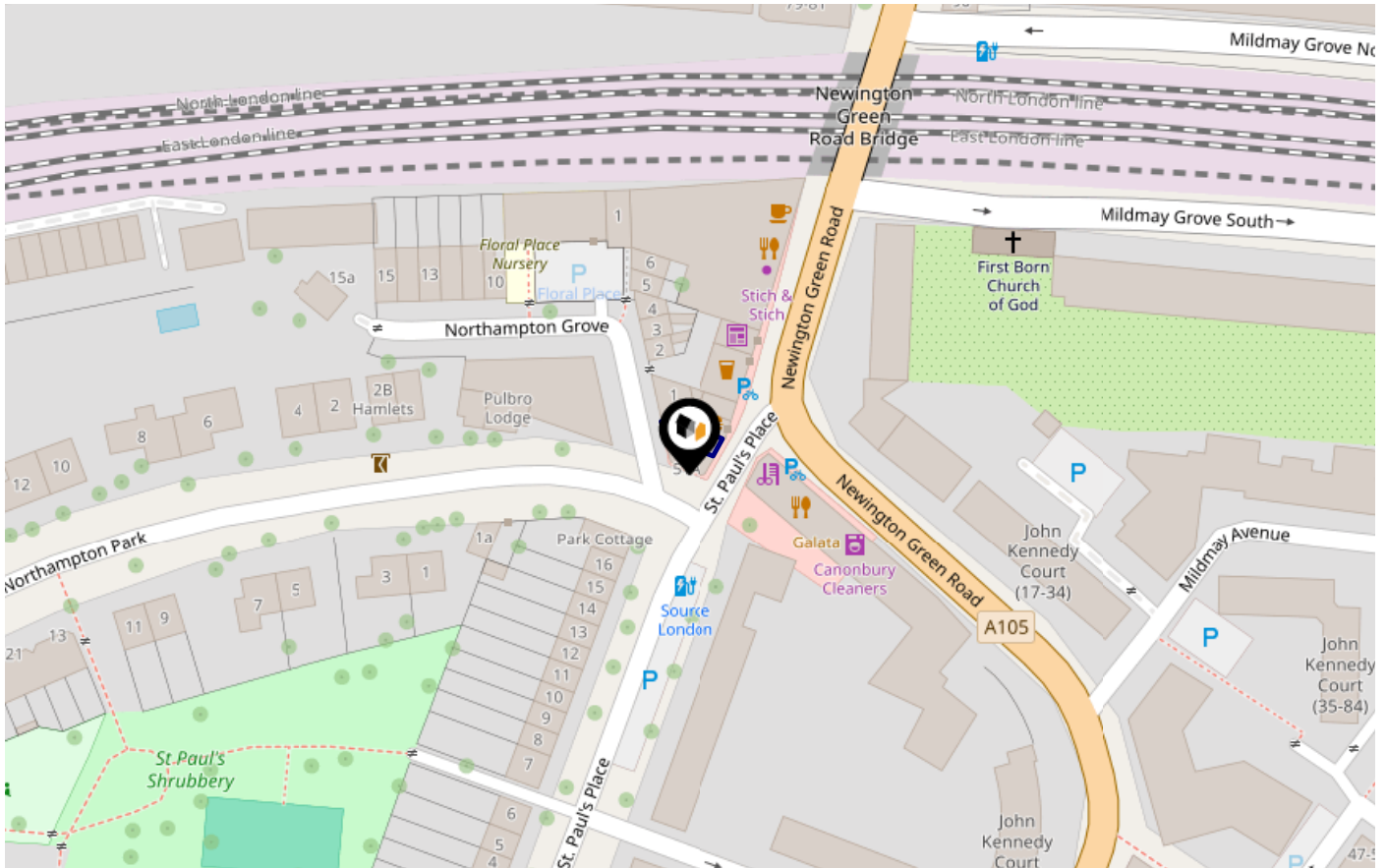
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

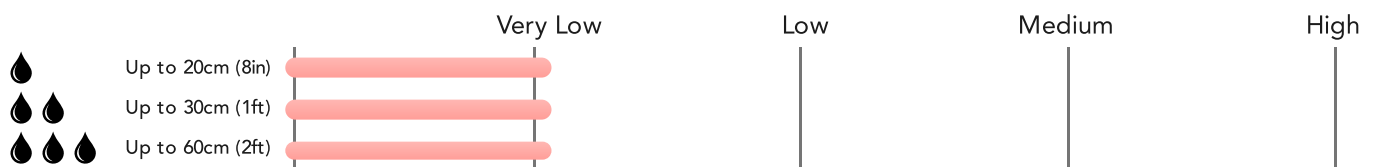


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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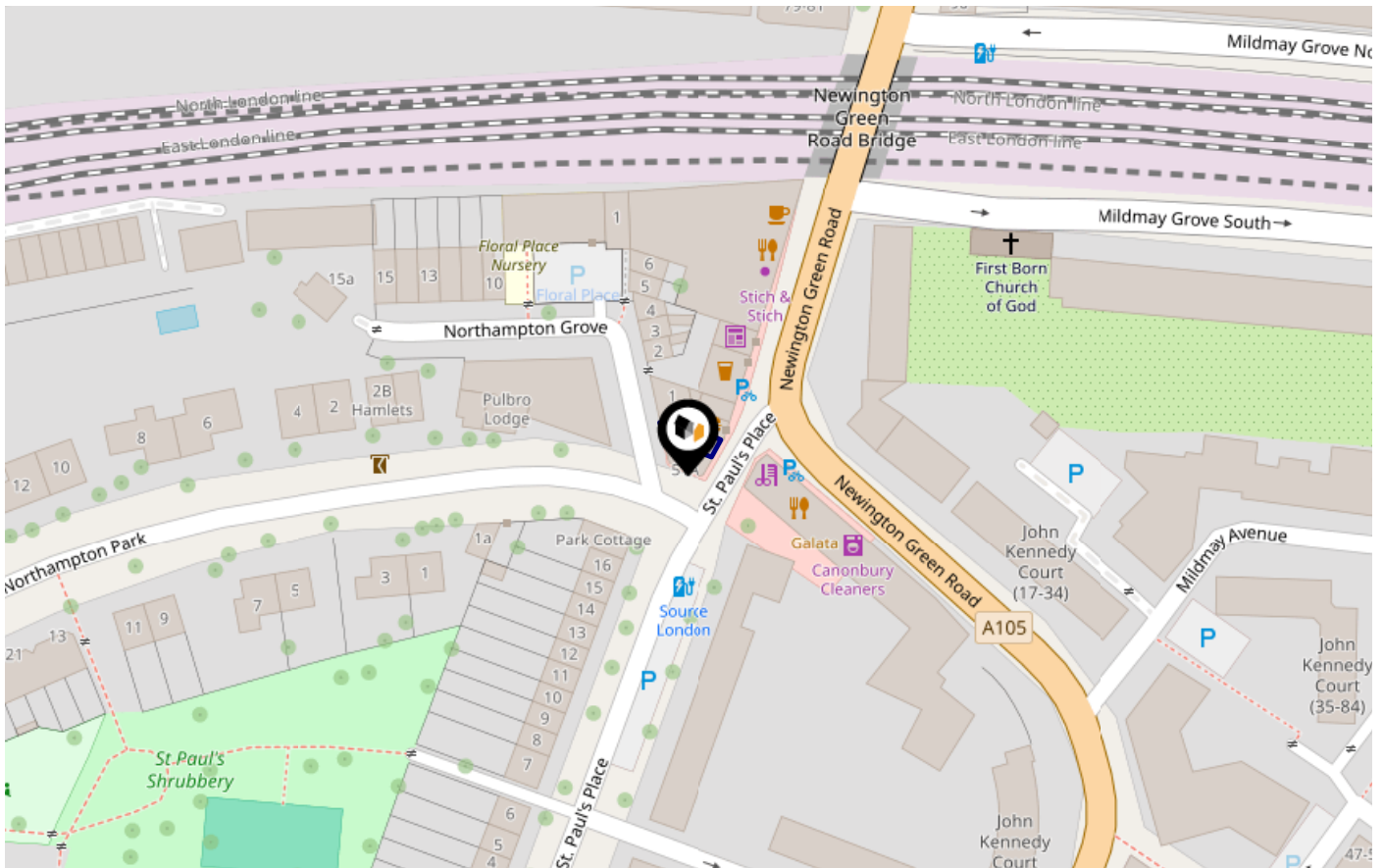
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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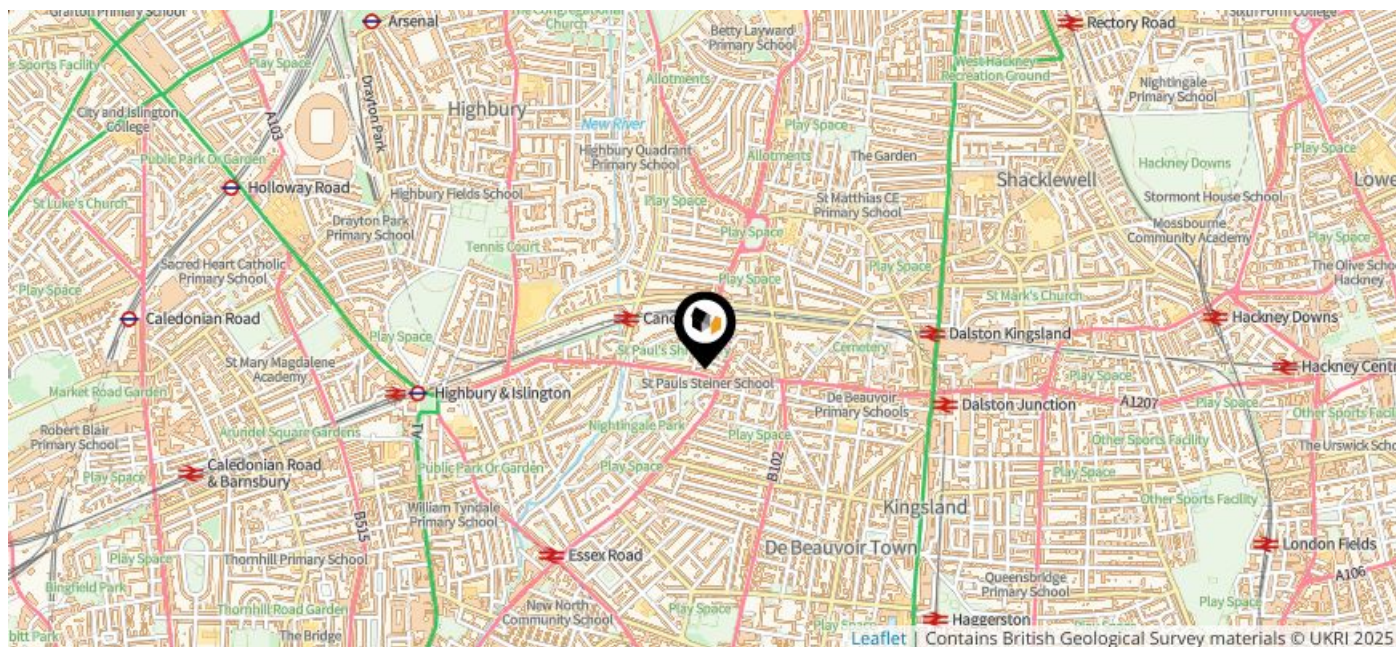
Chance of flooding to the following depths at this property:



Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



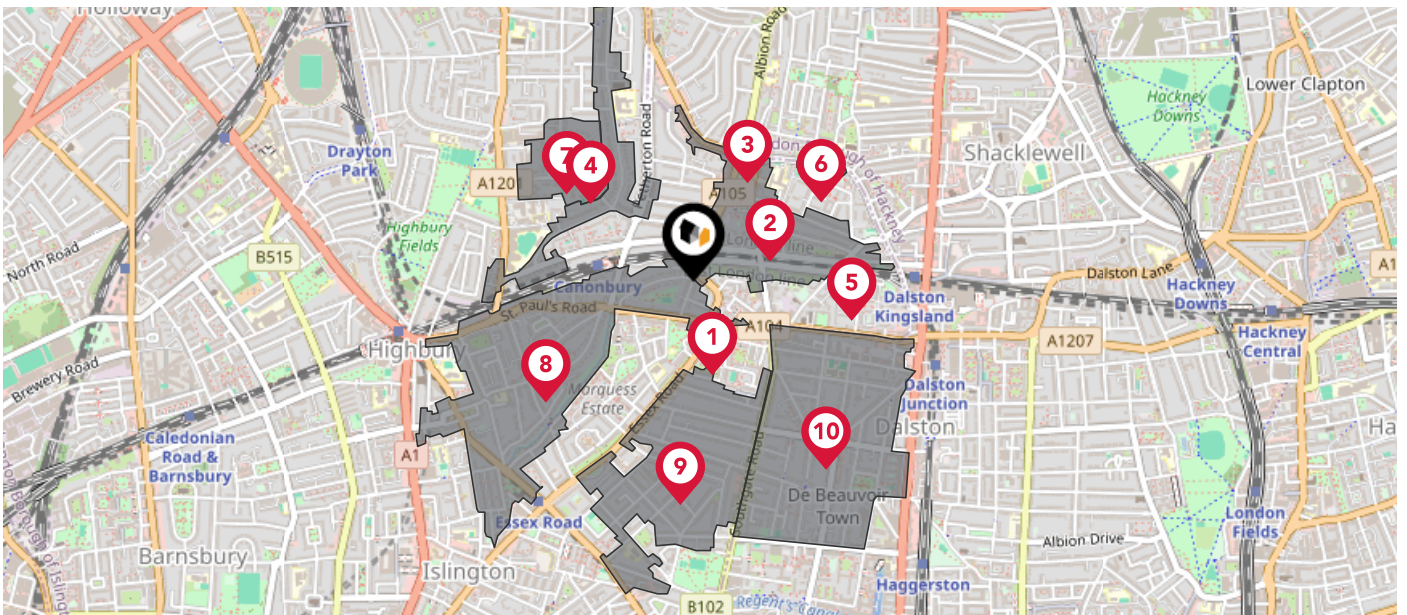
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

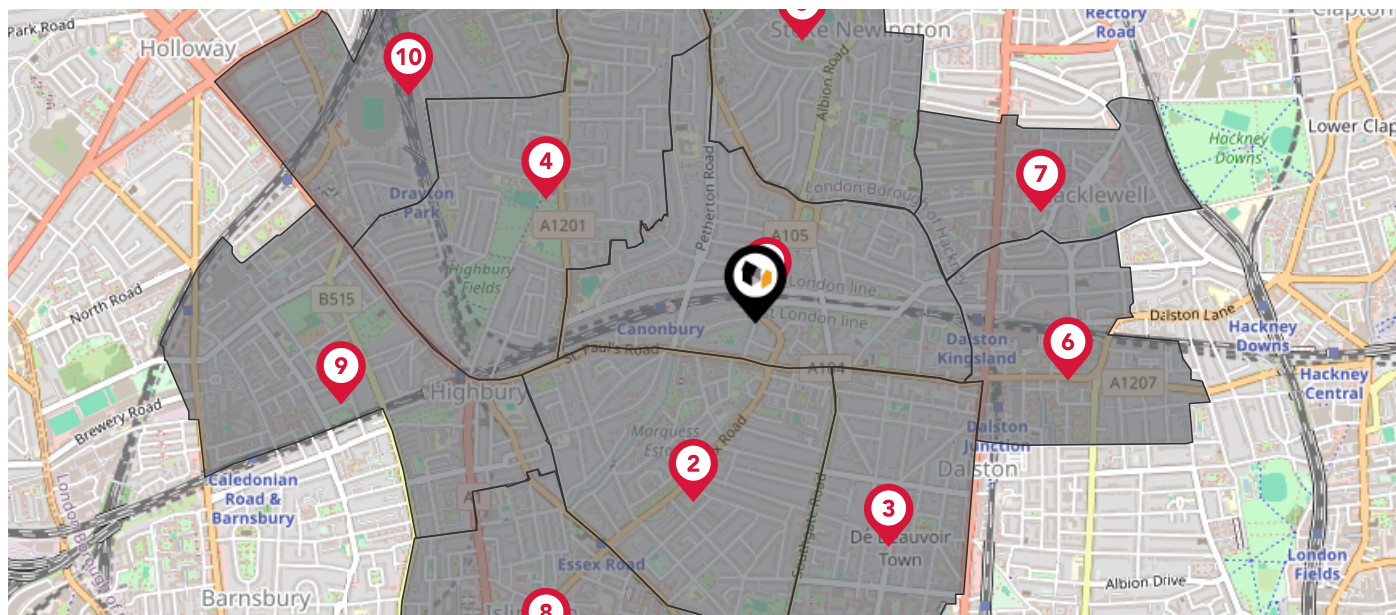
- 1 Canonbury
- 2 Newington Green
- 3 Newington Green (North)
- 4 Highbury New Park
- 5 Kingsbury Road
- 6 Newington Green
- 7 Aberdeen Park
- 8 Canonbury
- 9 East Canonbury
- 10 De Beauvoir

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



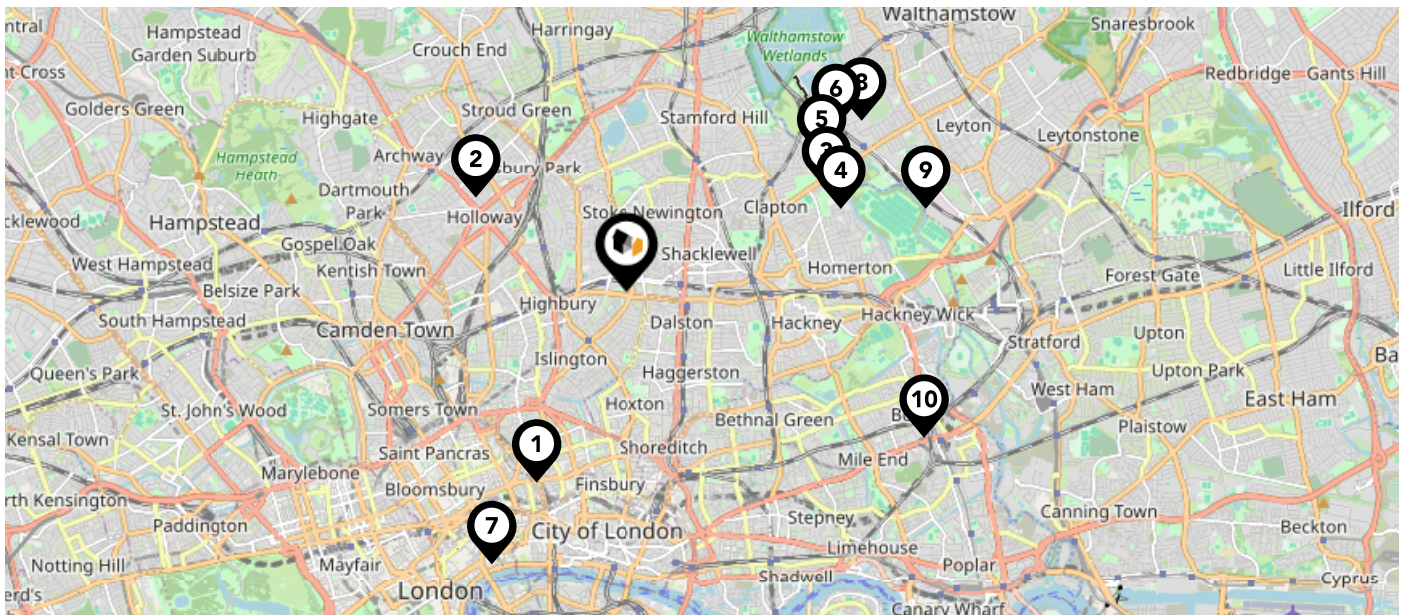
Nearby Council Wards

- 1 Mildmay Ward
- 2 Canonbury Ward
- 3 De Beauvoir Ward
- 4 Highbury Ward
- 5 Clissold Ward
- 6 Dalston Ward
- 7 Shacklewell Ward
- 8 St. Mary's & St. James' Ward
- 9 Laycock Ward
- 10 Arsenal Ward

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Rosoman Street / Skinner Street-Finsbury	Historic Landfill	<input type="checkbox"/>
2	Mitford Road-Finsbury Park	Historic Landfill	<input type="checkbox"/>
3	Lea Bridge Road Playing Fields-Lea Bridge Road	Historic Landfill	<input type="checkbox"/>
4	Lea Bridge Depot Site-Lea Bridge	Historic Landfill	<input type="checkbox"/>
5	Former Lea Bridge Aqueduct-Lea Bridge	Historic Landfill	<input type="checkbox"/>
6	Low Hall Sports Ground-Low Hall	Historic Landfill	<input type="checkbox"/>
7	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	<input type="checkbox"/>
8	Land adjacent to Low Hall Depot-South Access Road, London E10	Historic Landfill	<input type="checkbox"/>
9	Marsh Lane Playing Field-Marsh Lane	Historic Landfill	<input type="checkbox"/>
10	Linear Park-Bow, Tower Hamlets, London	Historic Landfill	<input type="checkbox"/>

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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