

# KEY FACTS FOR BUYERS

**Edward Place, 14, Churchfield Road, Walton-on-thames, KT12**

April 2022



## A guide to this property and the local area

### James Neave

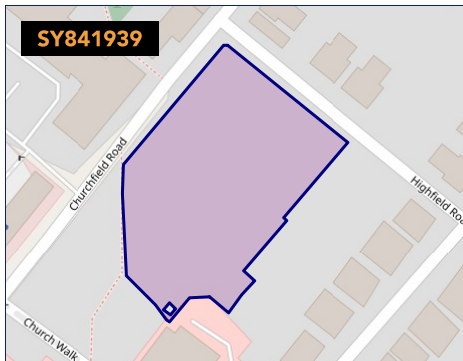
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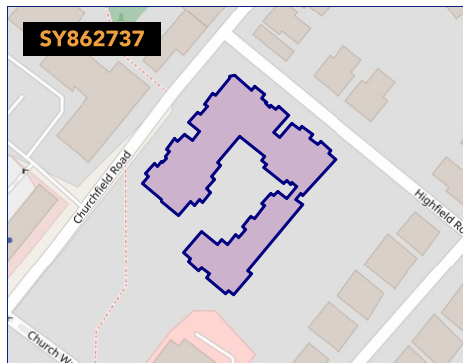
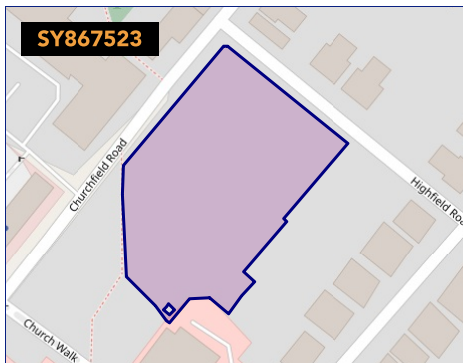
# PROPERTY OVERVIEW

## ALL TITLES RELATED TO THIS PROPERTY

### Freehold Title Plan



### Multiple Leasehold Title Plans Detected



### Multiple Leasehold Titles Detected

In instances where multiple leasehold titles are detected at an address, there is not enough data to accurately match a leasehold title to a map polygon. Here, we present the term lengths for the leaseholds found at this address.

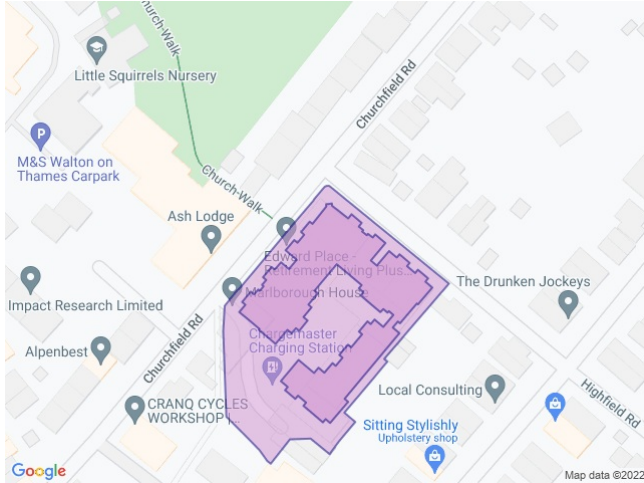
Start Date	End Date	Lease Term	Term Remaining
01 Jun 2018	01 Jun 3017	999 years	995 years
-	-	-	-

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# PROPERTY OVERVIEW

## EDWARD PLACE, 14, CHURCHFIELD ROAD, WALTON-ON-THAMES, KT12



 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Flat / Maisonette

Floor Area: 613.54 ft<sup>2</sup>  
57.00 m<sup>2</sup>

Plot Size: 1.75 acres

Council Tax Band: C

Annual Cost: £1,836.40

Land Registry Title Number: SY867523

Tenure: Leasehold

Lease Start Date: 01 Jun 2018

Lease End Date: 01 Jun 3017

Lease Term: 999 years from and including 1 June 2018

Term Remaining: 995 years

£/sqft: £439.62

### AREA KEY FACTS

Local Authority: ELMBRIDGE

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 18 Mbps

Superfast: 80 Mbps


Ultrafast: 1000 Mbps

Mobile Coverage  
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

### PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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## PHOTO GALLERY



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## PHOTO GALLERY



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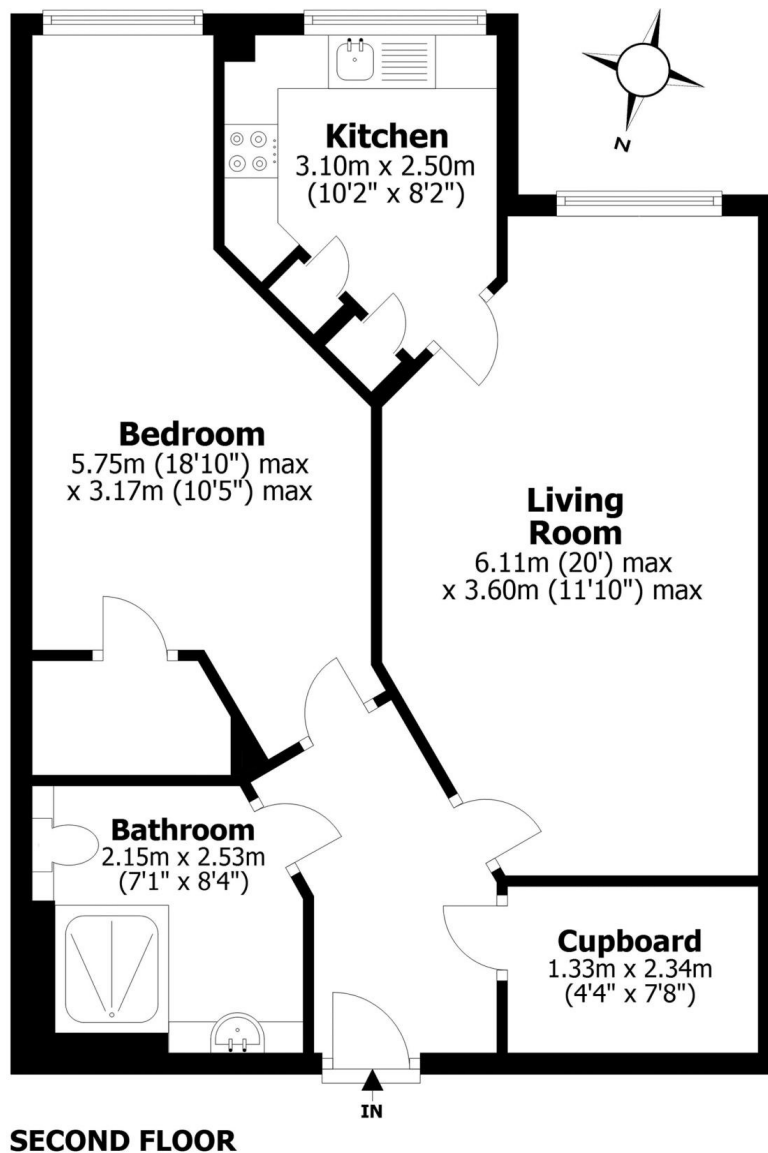
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# PROPERTY OVERVIEW

## FLOORPLANS

### Edward Place, Walton on Thames, KT12

Total internal area: approx. 59.8 sq. metres (643.6 sq. feet)



This floorplan shows maximum dimensions. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

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# PROPERTY OVERVIEW

## EPC

14, Churchfield Road, KT12

Energy rating  
**B**

Valid until 19.02.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	85   B	85   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

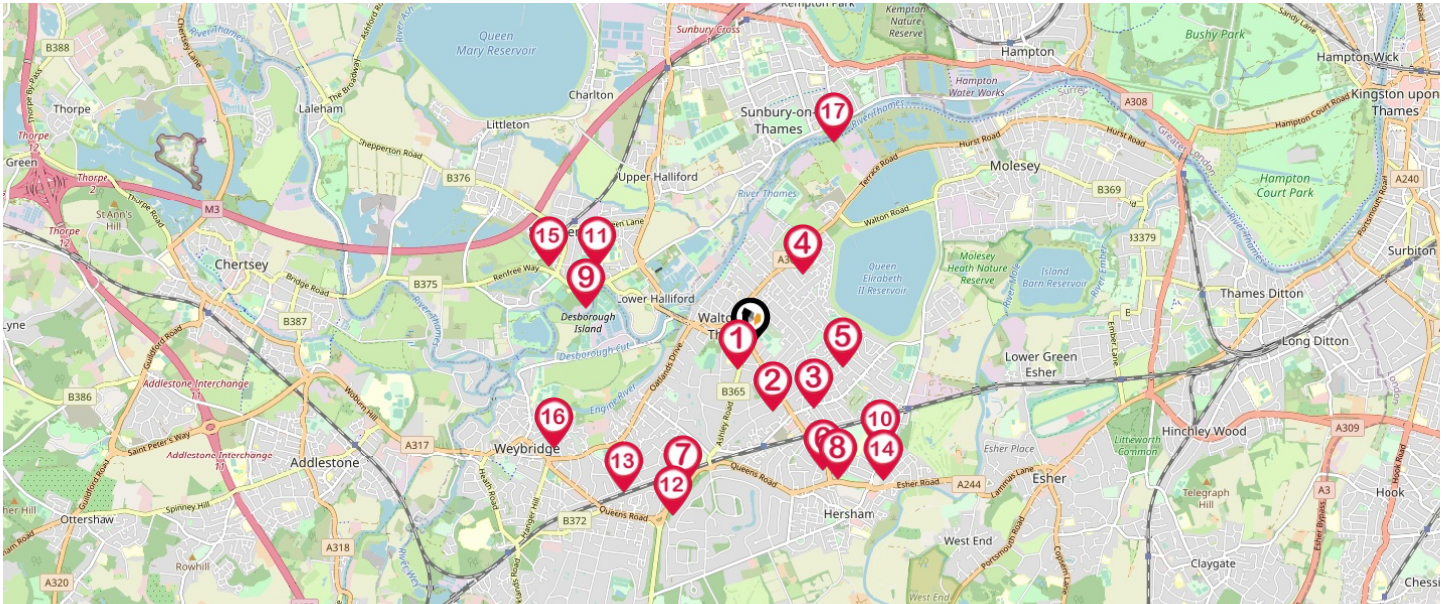
No Additional EPC data available

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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



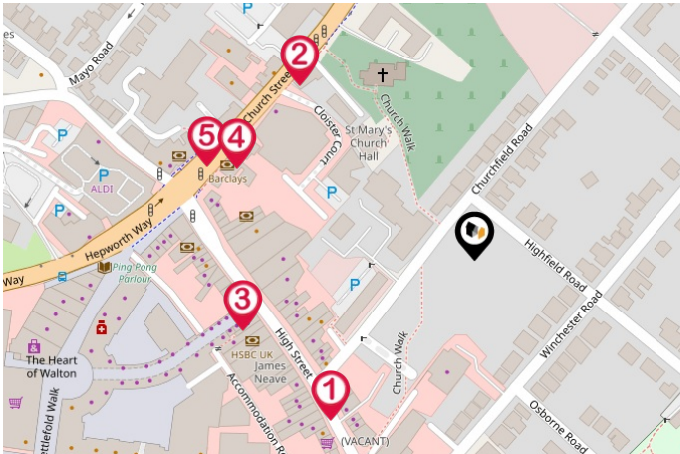
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School	-	567	0.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westward School	-	125	0.52 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	The Danesfield Manor School	-	129	0.68 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Grovelands Primary School	Good	513	0.69 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton Oak Primary School	-	473	0.74 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Three Rivers Academy	Good	1039	1.07 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Cleves School	-	720	1.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bell Farm Primary School	Good	660	1.19 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Halliford School	-	419	1.21 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10	Cardinal Newman Catholic Primary School	Good	405	1.24 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Thamesmead School	Good	1013	1.26 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Walton Leigh School	Outstanding	79	1.35 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Oatlands School	Outstanding	268	1.4 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	North East Surrey Secondary Short Stay School	Good	31	1.41 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Nicholas CofE Primary School	Good	557	1.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St James CofE Primary School	Good	447	1.6 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Beaulerc Infant and Nursery School	Good	152	1.66 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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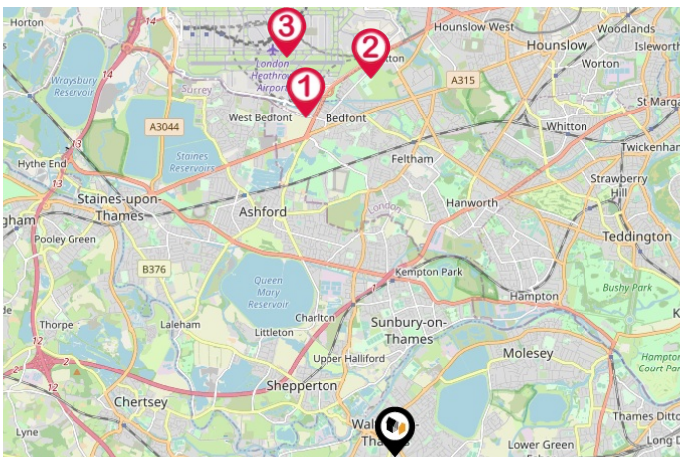
# LOCAL AREA

## NEAREST TRANSPORT LINKS



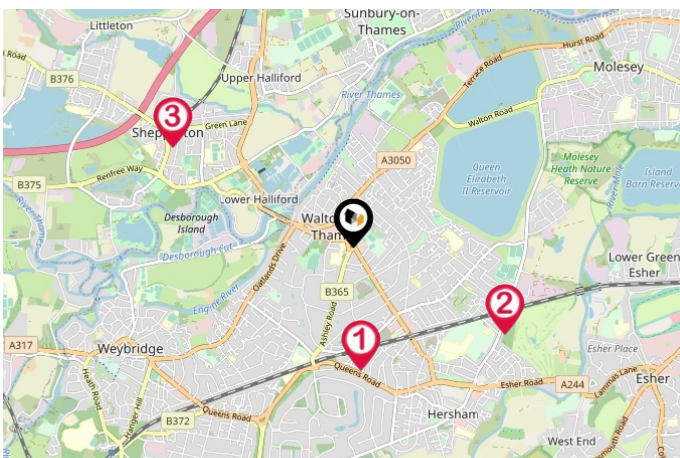
### BUS STOPS/STATIONS

- 1 - High Street | 0.1 miles
- 2 - Church Street | 0.11 miles
- 3 - High Street | 0.11 miles
- 4 - Church Street | 0.12 miles
- 5 - Church Street | 0.13 miles



### LOCAL CONNECTIONS

- 1 - Heathrow Terminal 4 Underground Station | 5.17 miles
- 2 - Hatton Cross Underground Station | 5.59 miles
- 3 - Heathrow Terminals 2 & 3 Underground Station | 6.09 miles



### NATIONAL RAIL STATIONS

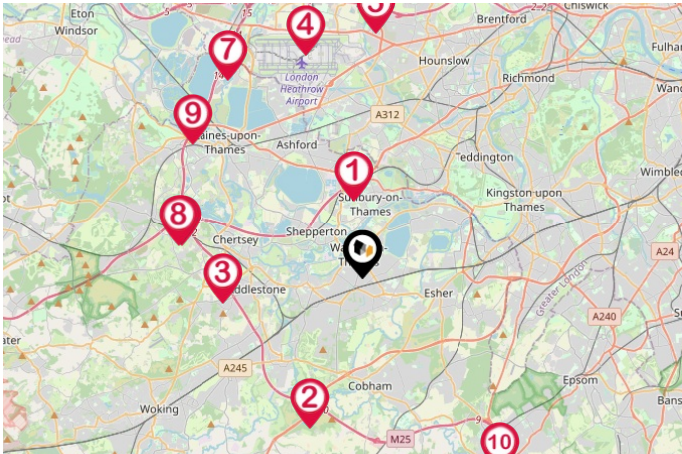
- 1 - Walton-on-Thames Rail Station | 0.91 miles
- 2 - Hershham Rail Station | 1.32 miles
- 3 - Shepperton Rail Station | 1.5 miles

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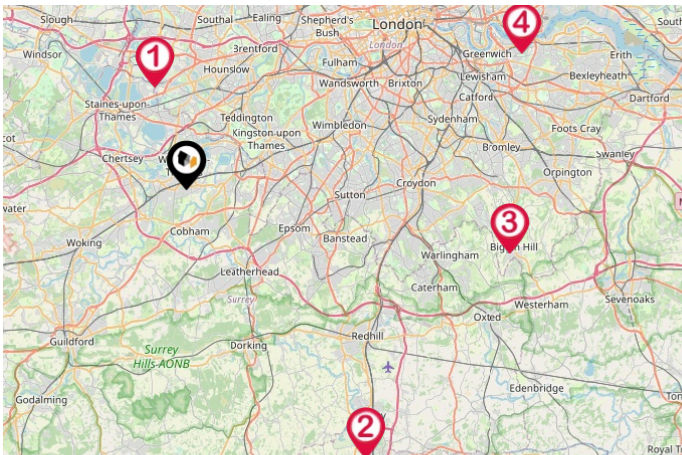
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 2.3 miles
- 2 - M25 J10 | 4.65 miles
- 3 - M25 J11 | 4.07 miles
- 4 - M4 J4A | 6.82 miles
- 5 - M4 J3 | 7.3 miles
- 6 - M25 J12 | 5.3 miles
- 7 - M25 J14 | 7.02 miles
- 8 - M3 J2 | 5.41 miles
- 9 - M25 J13 | 6.3 miles
- 10 - M25 J9 | 7.1 miles



### AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 6.31 miles
- 2 - London Gatwick Airport | 19.29 miles
- 3 - Biggin Hill Airport | 19.78 miles
- 4 - London City Airport | 21.7 miles

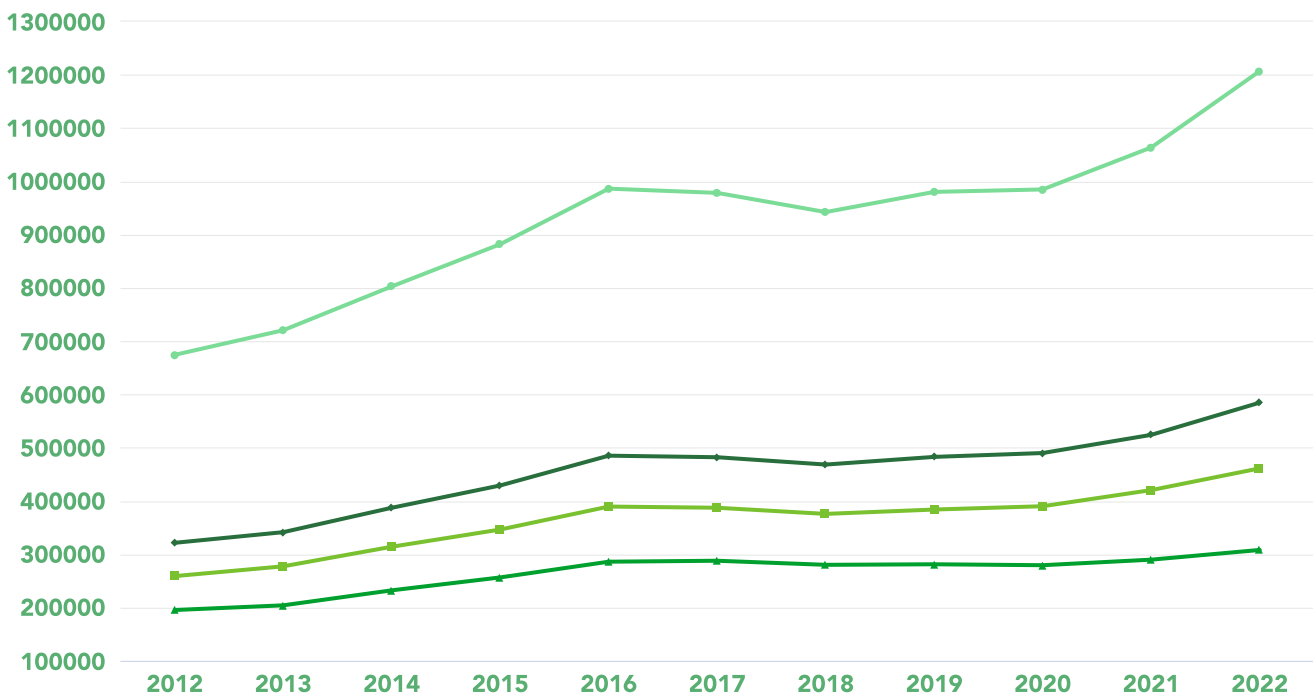
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR KT12

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 57.67%



**TERRACED**  
+ 78.05%



**SEMI-DETACHED**  
+ 81.8%



**DETACHED**  
+ 78.96%

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# DATA QUALITY

James Neave is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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