

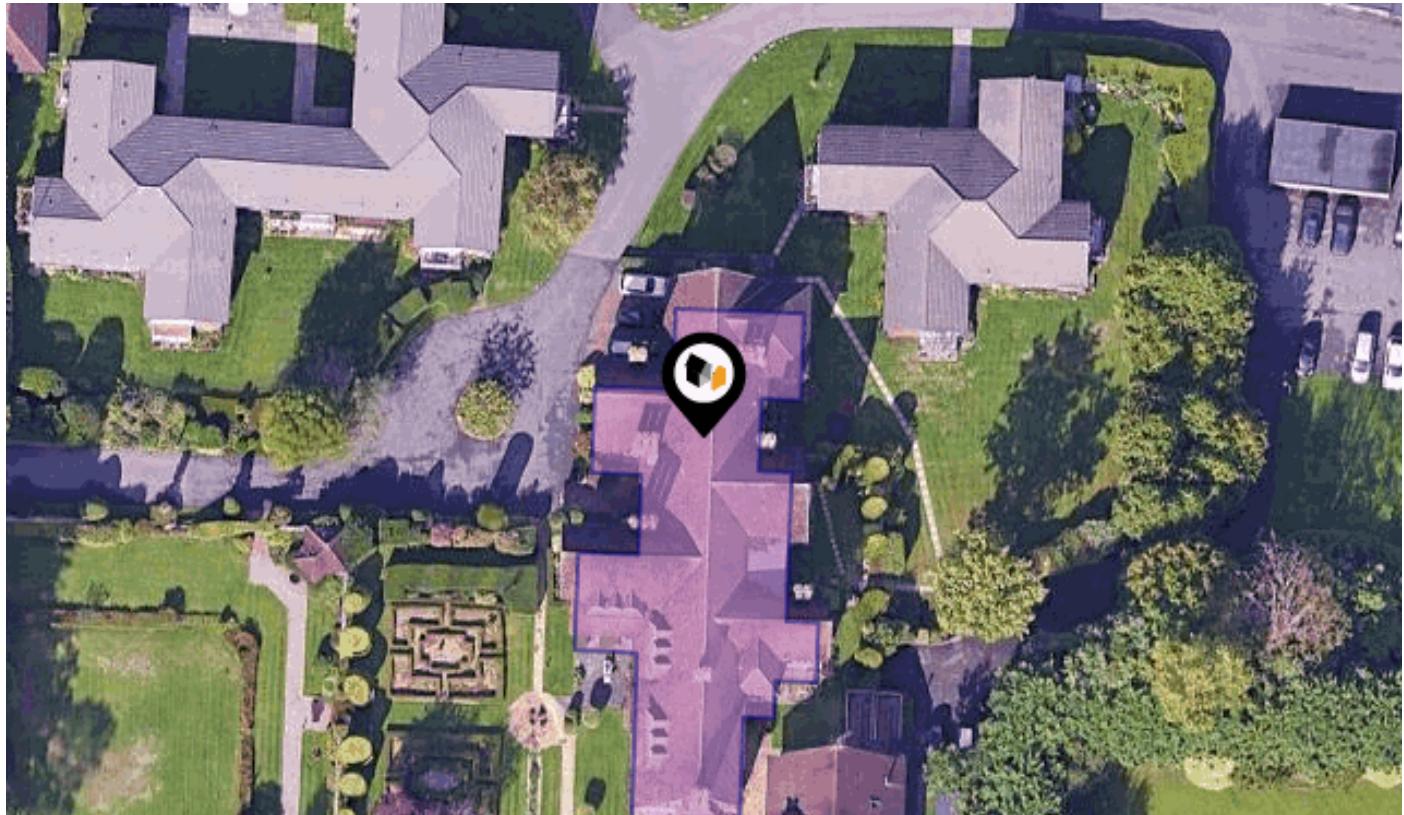


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 19th November 2023



COPSEM LANE, ESHER, KT10

James Neave

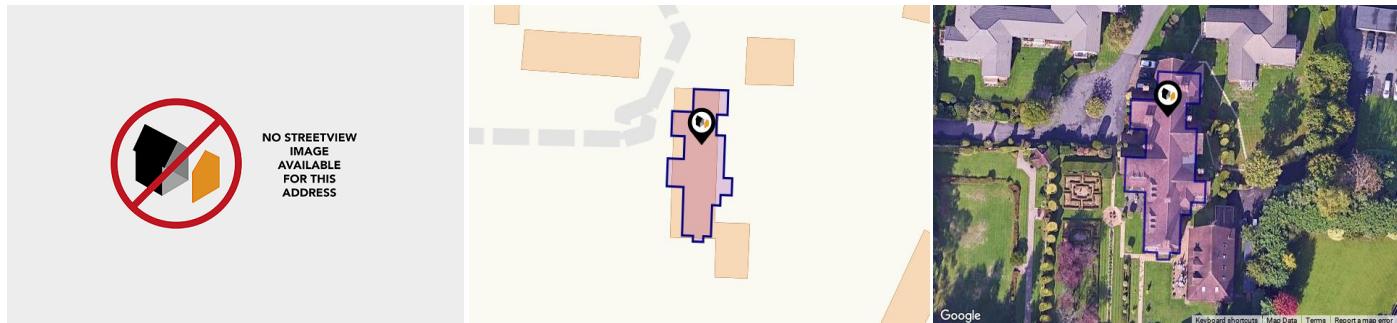
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Property

| | | | |
|------------------|---|-------------------------------|---------------------------------|
| Type: | Flat / Maisonette | Last Sold £/ft ² : | £344 |
| Bedrooms: | 2 | Tenure: | Leasehold |
| Floor Area: | 731 ft ² / 68 m ² | Start Date: | 30/11/1995 |
| Plot Area: | 0.15 acres | End Date: | 19/12/2114 |
| Year Built : | Before 1900 | Lease Term: | 125 years from 19 December 1989 |
| Council Tax : | Band E | Term | 91 years |
| Annual Estimate: | £2,639 | Remaining: | |
| Title Number: | SY657995 | | |
| UPRN: | 100062356677 | | |

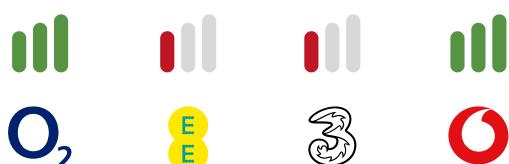
Local Area

| | |
|--------------------|-----------|
| Local Authority: | Elmbridge |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very Low |
| • Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

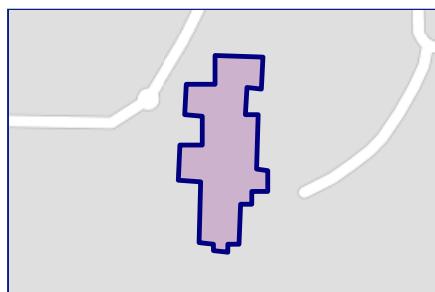
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Freehold Title Plan



SY510481

Leasehold Title Plan



SY657995

Start Date: 30/11/1995
End Date: 19/12/2114
Lease Term: 125 years from 19 December 1989
Term Remaining: 91 years

Property EPC - Certificate

Copsem Lane, KT10

Energy rating

D

Valid until 15.12.2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Unknown |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Floor Level: | Ground |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | (another dwelling above) |
| 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 20% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 68 m ² |

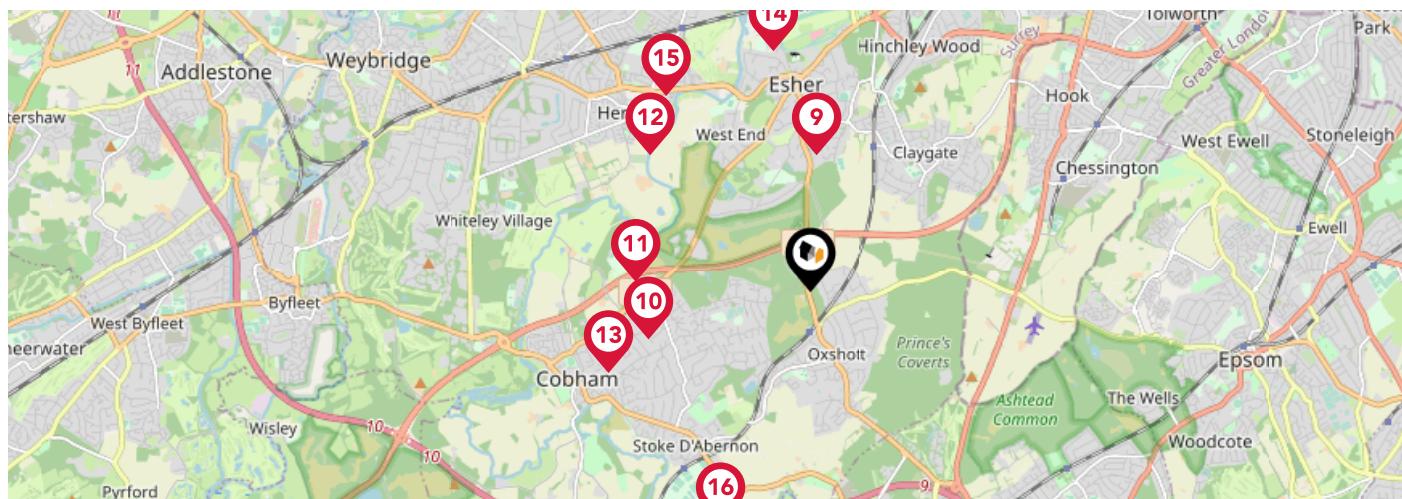


Nursery Primary Secondary College Private

| | School | Ofsted Rating | Pupils | Distance | Nursery | Primary | Secondary | College | Private |
|---|--|----------------------|--------|----------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Reeds School | Not Rated | 738 | 0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Claremont Fan Court School | Not Rated | 890 | 0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Royal Kent CofE Primary School | Good | 215 | 1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Rowan Preparatory School | Not Rated | 313 | 1.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Claygate Primary School | Requires Improvement | 414 | 1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Milbourne Lodge Senior School | Not Rated | 283 | 1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Danes Hill School | Not Rated | 846 | 1.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Shrewsbury House Pre Preparatory School | Not Rated | 84 | 1.24 | <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



Esher Church School

Ofsted Rating: Good | Pupils: 375 | Distance: 1.25



Cobham Free School

Ofsted Rating: Good | Pupils: 566 | Distance: 1.56



ACS Cobham International School

Ofsted Rating: Not Rated | Pupils: 1272 | Distance: 1.61



Burhill Primary School

Ofsted Rating: Good | Pupils: 634 | Distance: 1.93



St Andrew's CofE Primary School

Ofsted Rating: Good | Pupils: 384 | Distance: 2.01



Esher Church of England High School

Ofsted Rating: Good | Pupils: 1154 | Distance: 2.24



North East Surrey Secondary Short Stay School

Ofsted Rating: Good | Pupils: 31 | Distance: 2.24

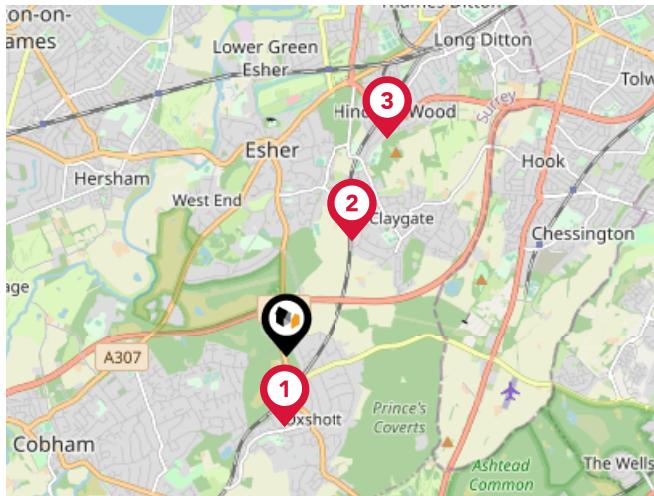


Parkside School

Ofsted Rating: Not Rated | Pupils: 266 | Distance: 2.33

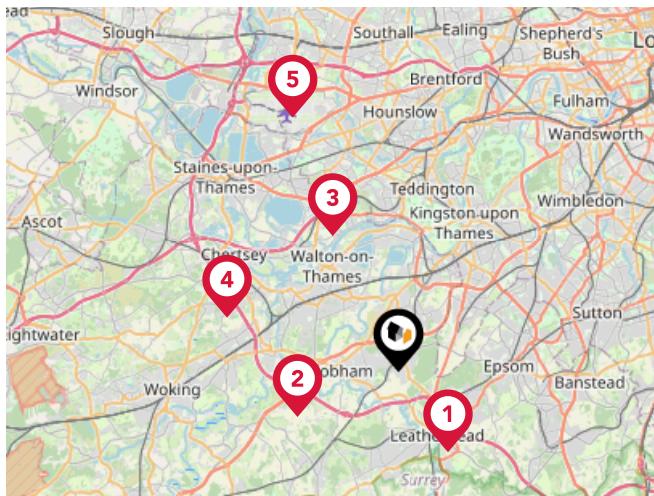


Area Transport (National)



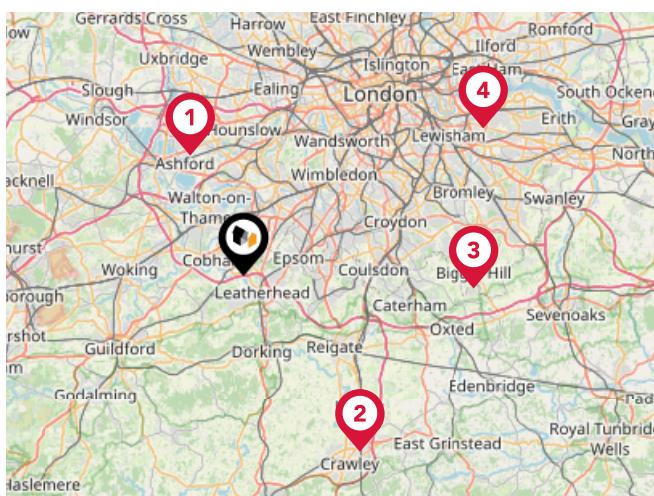
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Oxshott Rail Station | 0.66 miles |
| 2 | Claygate Rail Station | 1.22 miles |
| 3 | Hinchley Wood Rail Station | 2.22 miles |



Trunk Roads/Motorways

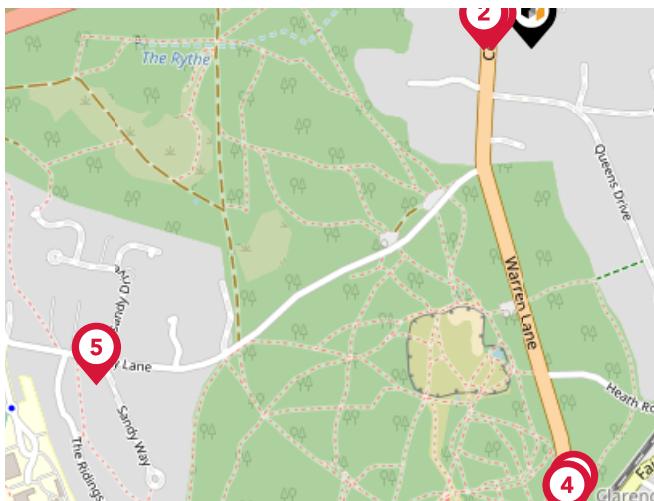
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M25 J9 | 3.49 miles |
| 2 | M25 J10 | 4.12 miles |
| 3 | M3 J1 | 5.63 miles |
| 4 | M25 J11 | 6.67 miles |
| 5 | M4 J4A | 10.19 miles |



Airports/Helipads

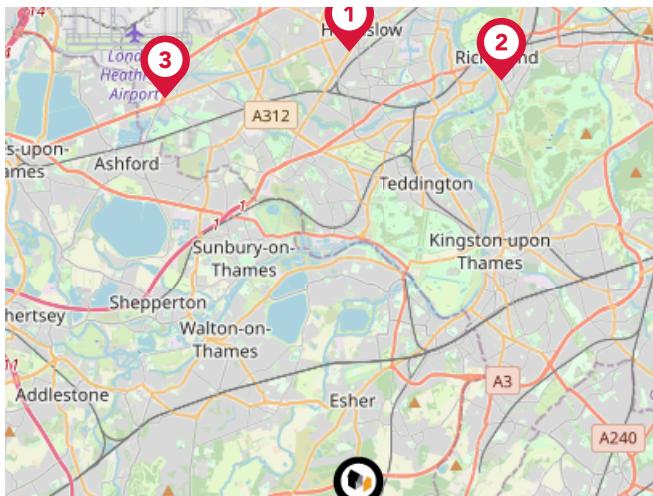
| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | London Heathrow Airport | 9.71 miles |
| 2 | London Gatwick Airport | 15.68 miles |
| 3 | Biggin Hill Airport | 17.12 miles |
| 4 | London City Airport | 20.86 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Gunters Mead | 0.05 miles |
| 2 | Gunters Mead | 0.06 miles |
| 3 | Railway Station | 0.54 miles |
| 4 | Railway Station | 0.55 miles |
| 5 | Sandy Lane | 0.64 miles |



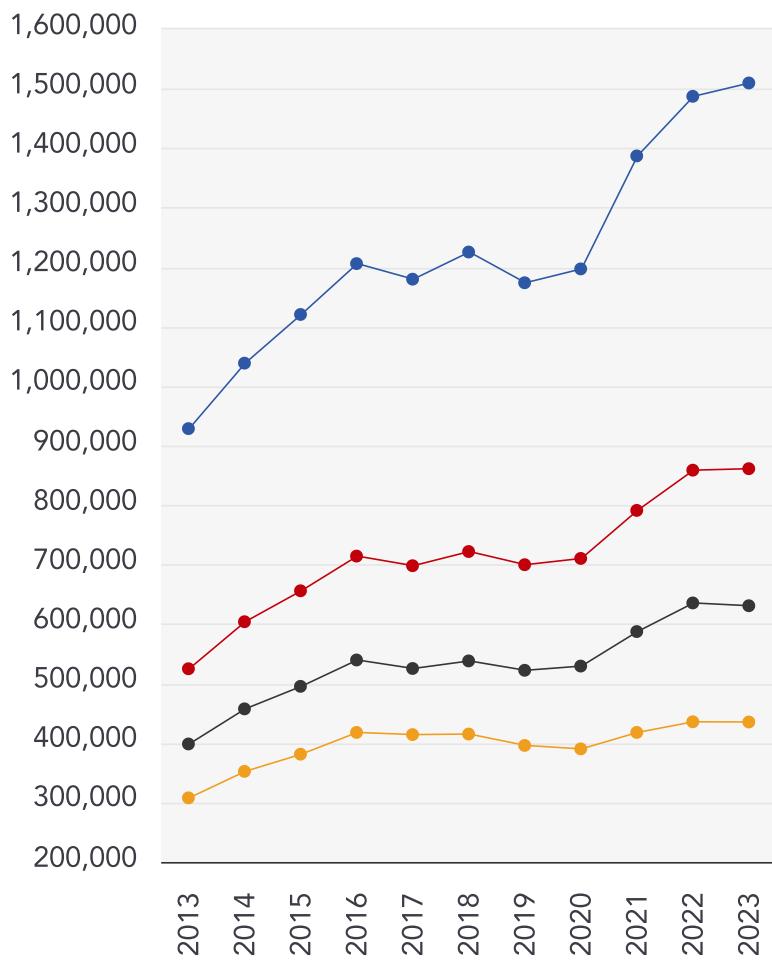
Local Connections

| Pin | Name | Distance |
|-----|---|------------|
| 1 | Hounslow Central Underground Station | 8.67 miles |
| 2 | Richmond Underground Station | 8.53 miles |
| 3 | Heathrow Terminal 4 Underground Station | 8.58 miles |

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in KT10



Detached

+62.58%

Semi-Detached

+64.08%

Terraced

+58.33%

Flat

+41.43%

James Neave

About Us



JAMES NEAVE
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James Neave

James Neave the Estate Agents are independently-owned property specialists based on Walton on Thames High Street. We don't believe that all Estate Agents are the same. We firmly believe that the decision of which Estate Agent you instruct to sell or let your home will have an impact on the outcome. We focus on doing all we can to bring our customers complete satisfaction. Our desire to bend over backwards when necessary has won us many friends, and we are proud to say a significant proportion of our work is repeat business and referral. Establishing long-lasting relationships is key to our ongoing success.

James Neave Testimonials



Testimonial 1



"James Neave was the answer to our long, two year search for a buyer. We previously listed with multiple agencies in the past albeit, to no avail. The frustration was quickly remedied once we listed with James Neave who showed honesty and determination, and within one month of listing, a buyer was found. Thank you James Neave for going above and beyond limits"

Testimonial 2



"Words cannot express our sincerest thanks to you. You've made our move a reality and for that we will be forever indebted to you and your team."

Testimonial 3



"We were really impressed by all the help and advice provided by Andy and the team at James Neave . All through the process we knew if we had any issues, someone was always on hand to help . James Neave have a real understanding and focus on helping families through the difficult period of a move. Their service is first class and they truly know each client / property inside out"



James Neave Data Quality

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