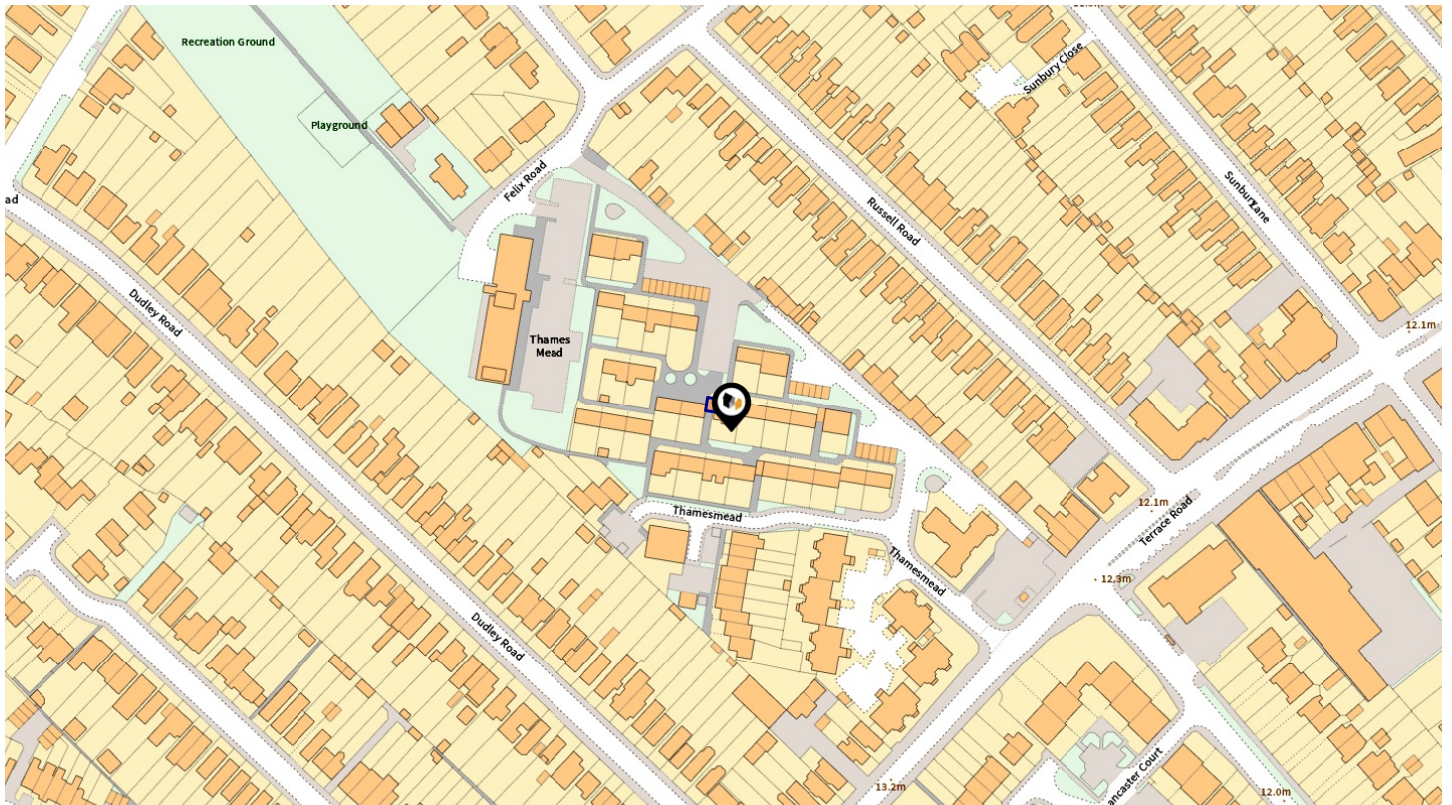


KEY FACTS FOR BUYERS

Thamesmead, Walton-on-thames, KT12

August 2021



A guide to this property and the local area

James Neave

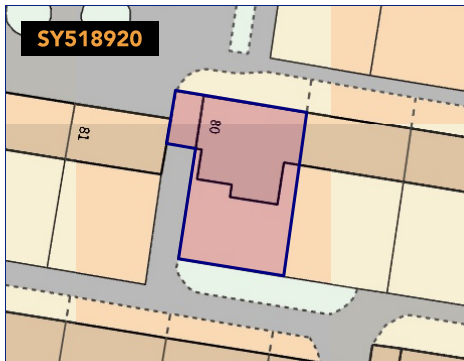
38 High Street Walton on Thames Surrey KT12 1DE
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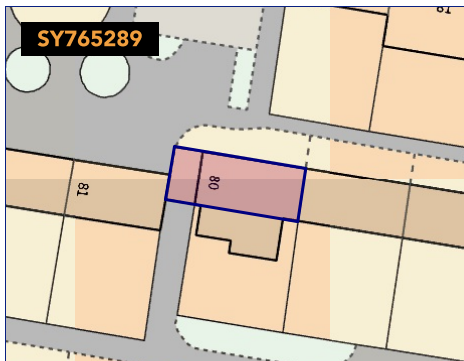
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

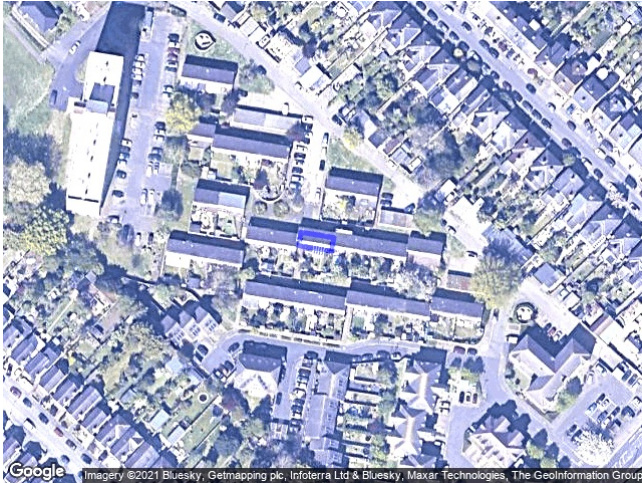
Start Date	End Date	Lease Term	Term Remaining
01 Apr 2007	01 Apr 3006	999 years	985 years

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PROPERTY OVERVIEW

THAMESMEAD, WALTON-ON-THAMES, KT12



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Flat / Maisonette	
Floor Area:	602.78 ft ² 56.00 m ²
Plot Size:	0.02 acres
Council Tax Band:	C
Annual Cost:	£1,836.40
Land Registry Title Number:	SY765289
Tenure:	Leasehold
Lease Start Date:	01 Apr 2007
Lease End Date:	01 Apr 3006
Lease Term:	999 years from 1 April 2007
Term Remaining:	985 years
£/sqft:	£281.92

AREA KEY FACTS

Local Authority:	ELMBRIDGE
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	16 Mbps
Superfast:	80 Mbps
Ultrafast:	350 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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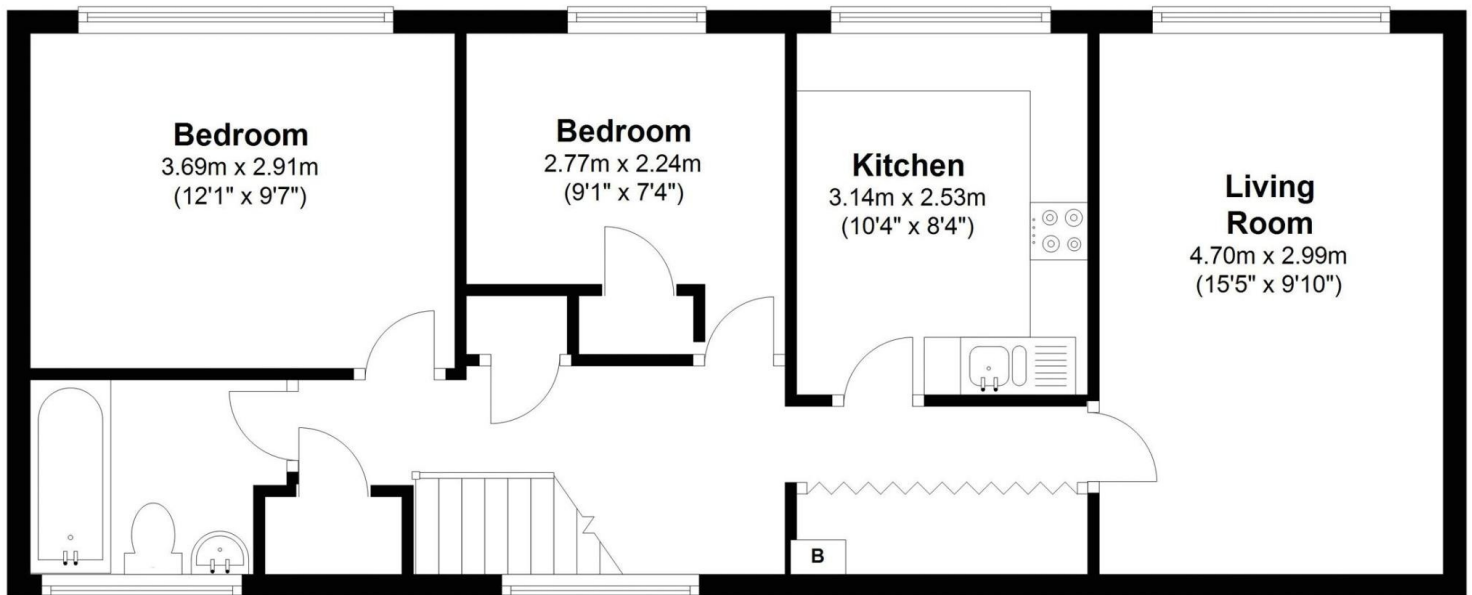
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PROPERTY OVERVIEW

FLOORPLANS

Approximate gross internal floor area 56.4 Sq M 607 Sq Ft

First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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PROPERTY OVERVIEW

EPC

Thamesmead, WALTON-ON-THAMES, KT12

Energy rating

E

Valid until 26.03.2027

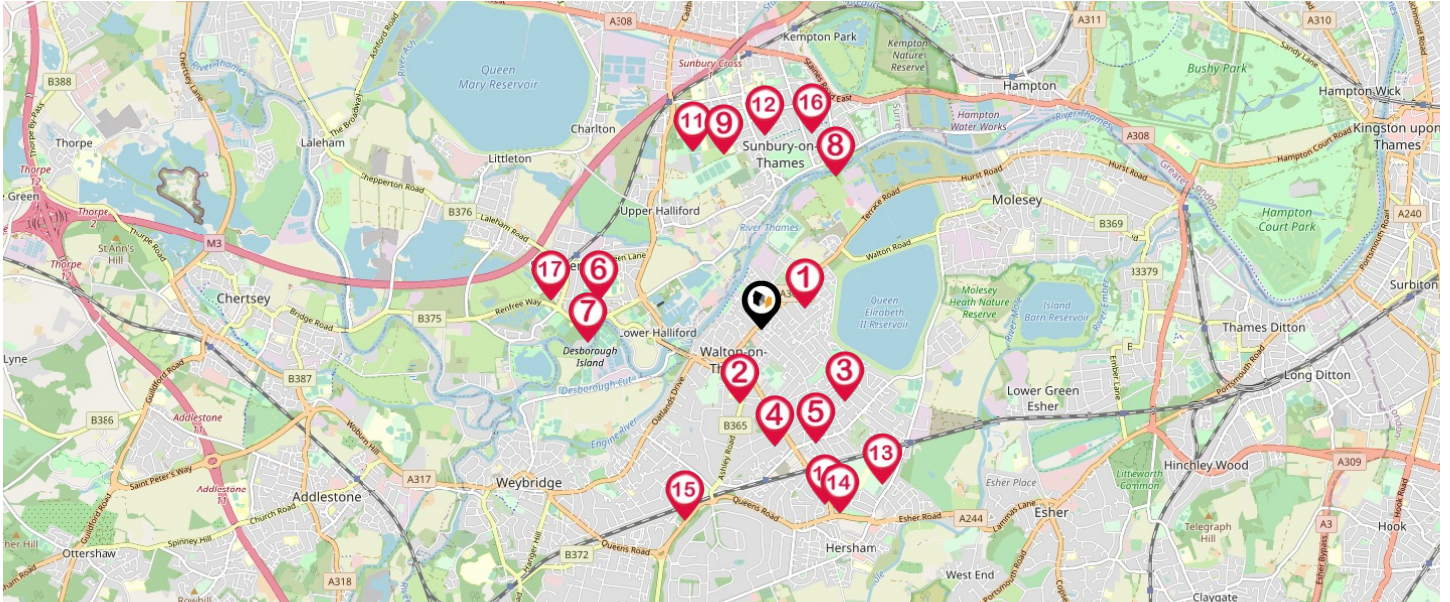
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		71 C
39-54	E	53 E	
21-38	F		
1-20	G		

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



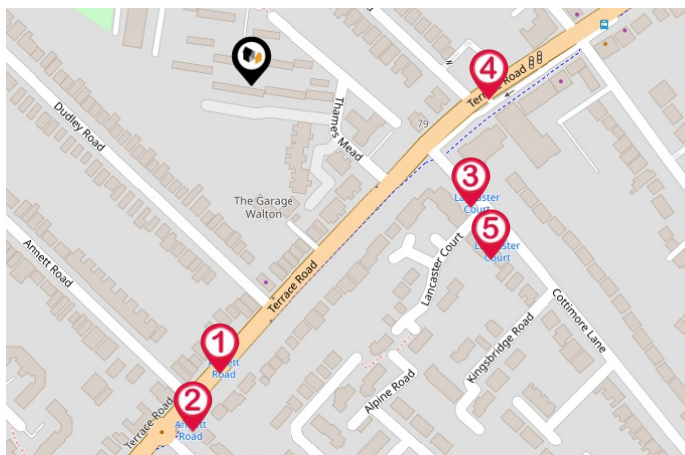
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Grovelands Primary School	Good	513	0.4 Miles	☒	☒	☐	☐	☐
2	Ashley Church of England Primary School	-	567	0.55 Miles	☐	☒	☐	☐	☐
3	Walton Oak Primary School	-	473	0.84 Miles	☒	☒	☐	☐	☐
4	Westward School	-	125	0.86 Miles	☐	☒	☐	☐	☒
5	The Danesfield Manor School	-	129	0.94 Miles	☒	☒	☐	☐	☒
6	Thamesmead School	Good	1013	1.19 Miles	☐	☐	☒	☐	☐
7	Halliford School	-	419	1.25 Miles	☐	☐	☒	☒	☒
8	Beauclerc Infant and Nursery School	Good	152	1.29 Miles	☒	☒	☐	☐	☐
9	Hawkedale Primary School	Good	179	1.33 Miles	☐	☒	☐	☐	☐
10	Three Rivers Academy	Good	1039	1.37 Miles	☐	☐	☒	☒	☐
11	The Bishop Wand Church of England School	Good	1037	1.41 Miles	☐	☐	☒	☒	☐
12	St Paul's Catholic College	Outstanding	1191	1.44 Miles	☐	☐	☒	☒	☐
13	Cardinal Newman Catholic Primary School	Good	405	1.46 Miles	☐	☒	☐	☐	☐
14	Bell Farm Primary School	Good	660	1.48 Miles	☐	☒	☐	☐	☐
15	Cleves School	-	720	1.49 Miles	☐	☒	☐	☐	☐
16	Chennestone Primary School	Good	365	1.52 Miles	☐	☒	☐	☐	☐
17	St Nicholas CofE Primary School	Good	557	1.54 Miles	☐	☒	☐	☐	☐

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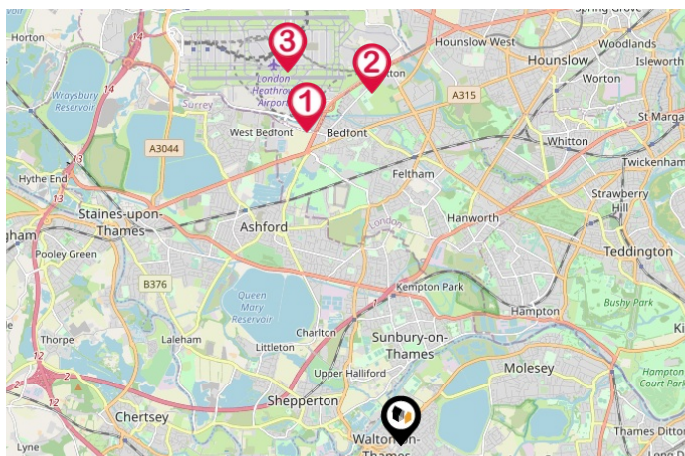
LOCAL AREA

NEAREST TRANSPORT LINKS



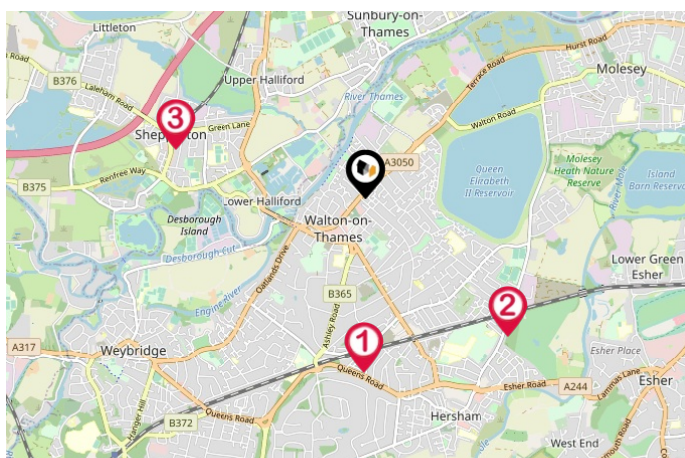
BUS STOPS/STATIONS

- 1 - Annett Road | 0.13 miles
- 2 - Annett Road | 0.16 miles
- 3 - Lancaster Court | 0.12 miles
- 4 - Sunbury Lane | 0.11 miles
- 5 - Lancaster Court | 0.14 miles



LOCAL CONNECTIONS

- 1 - Heathrow Terminal 4 Underground Station | 4.82 miles
- 2 - Hatton Cross Underground Station | 5.22 miles
- 3 - Heathrow Terminals 2 & 3 Underground Station | 5.74 miles



NATIONAL RAIL STATIONS

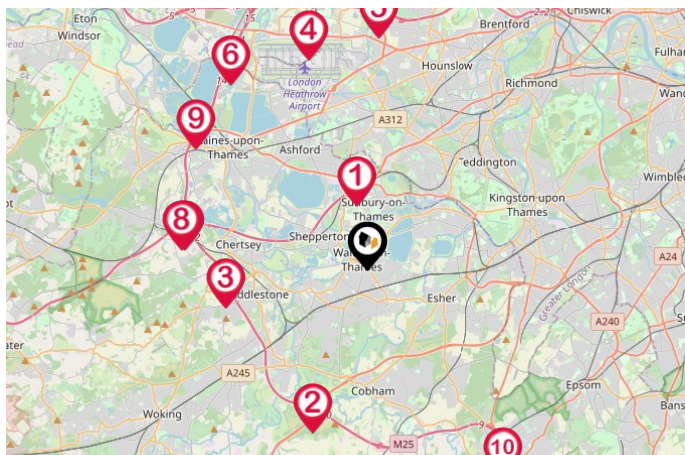
- 1 - Walton-on-Thames Rail Station | 1.28 miles
- 2 - Hersham Rail Station | 1.49 miles
- 3 - Shepperton Rail Station | 1.41 miles

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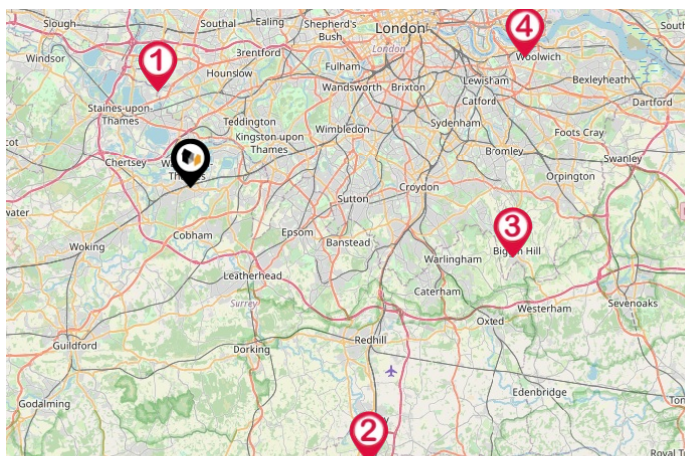
LOCAL AREA

NEAREST TRANSPORT LINKS



TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 1.92 miles
- 2 - M25 J10 | 5.03 miles
- 3 - M25 J11 | 4.22 miles
- 4 - M4 J4A | 6.47 miles
- 5 - M4 J3 | 6.92 miles
- 6 - M25 J14 | 6.74 miles
- 7 - M25 J12 | 5.31 miles
- 8 - M3 J2 | 5.42 miles
- 9 - M25 J13 | 6.12 miles
- 10 - M25 J9 | 7.38 miles



AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 5.96 miles
- 2 - London Gatwick Airport | 19.57 miles
- 3 - Biggin Hill Airport | 19.79 miles
- 4 - London City Airport | 21.5 miles

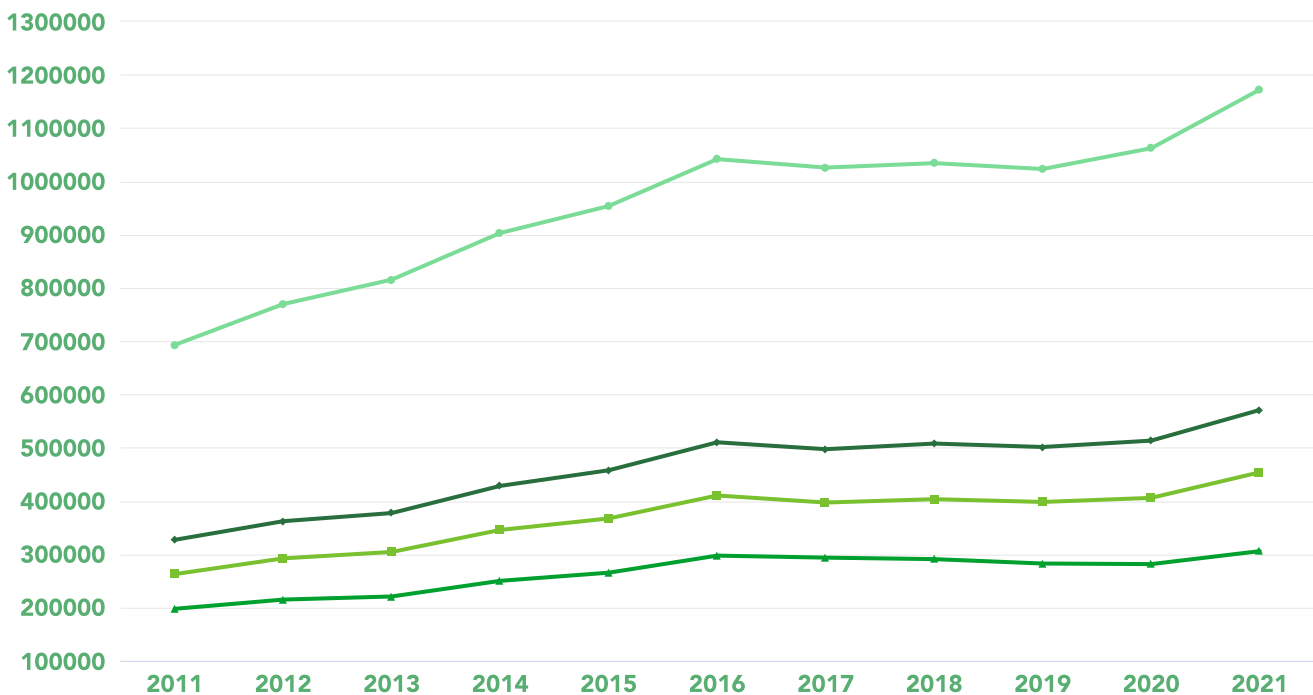
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR KT12

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 54.72%



TERRACED
+ 72.68%



SEMI-DETACHED
+ 74.5%



DETACHED
+ 69.14%

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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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