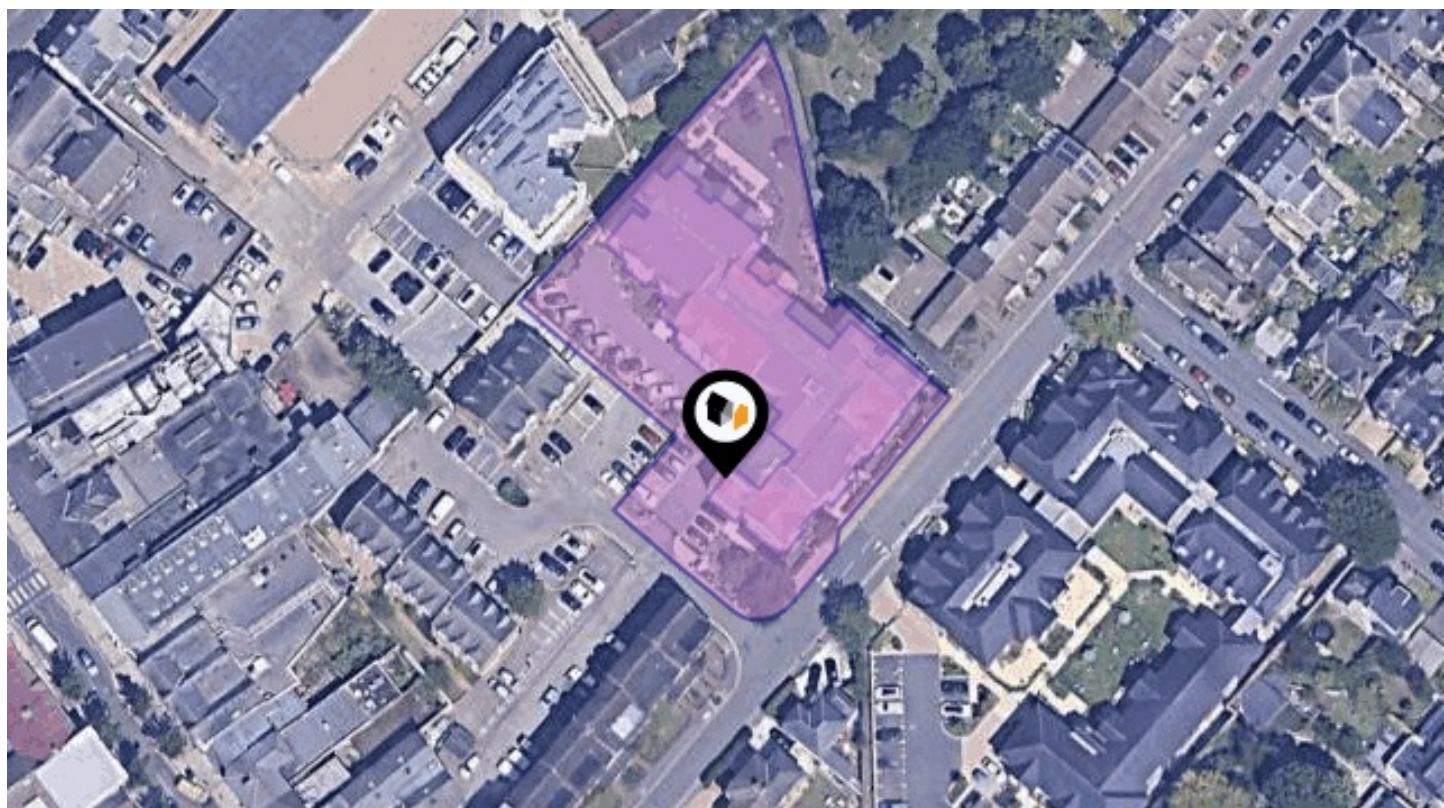


# KEY FACTS FOR BUYERS

**Ash Lodge, 15, Churchfield Road, Walton-on-thames, KT12**

March 2022



**A guide to this property and the local area**

## **James Neave**

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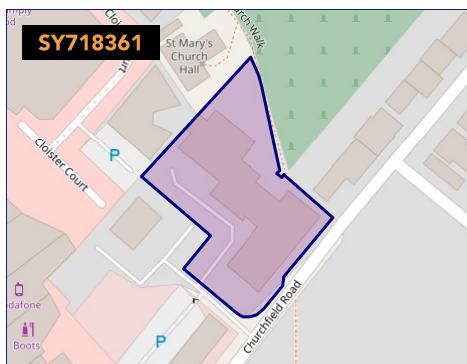
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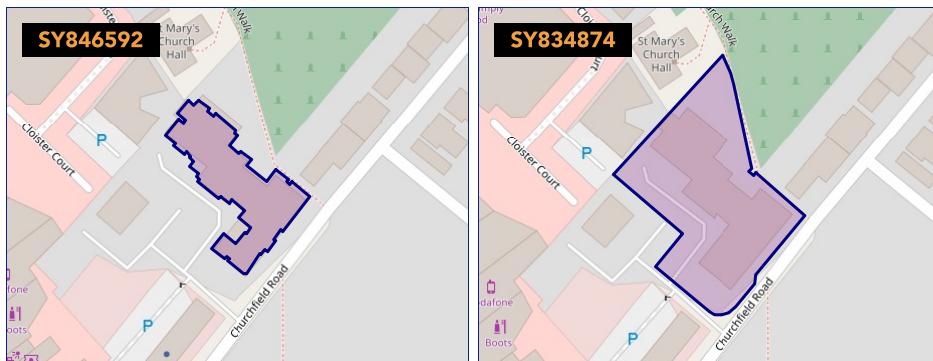
# PROPERTY OVERVIEW

## 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.

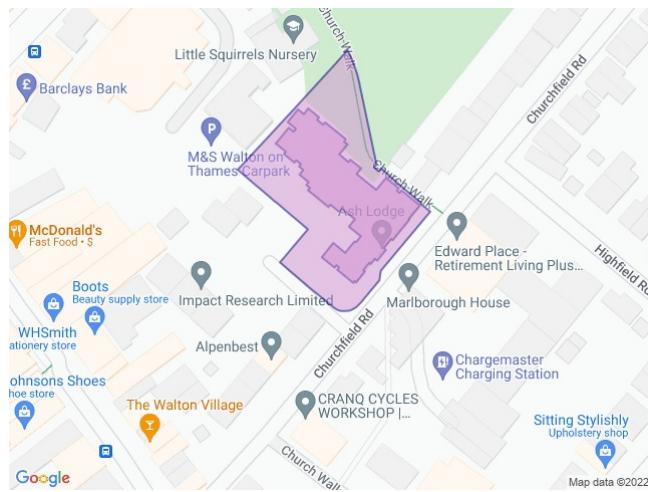
Start Date	End Date	Lease Term	Term Remaining
01 Oct 2015	01 Oct 2140	125 years	118 years

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# PROPERTY OVERVIEW

## ASH LODGE, 15, CHURCHFIELD ROAD, WALTON-ON-THAMES, KT12



### PROPERTY KEY FACTS

Flat / Maisonette

Floor Area: 742.71 ft<sup>2</sup>  
69.00 m<sup>2</sup>

Plot Size: 1.11 acres

Council Tax Band: D

Annual Cost: £2,065.95

Land Registry Title Number: SY846592

Tenure: Leasehold

Lease Start Date: 01 Oct 2015

Lease End Date: 01 Oct 2140

Lease Term: 125 years from and including 1 October 2015

Term Remaining: 118 years

£/sqft: £605.59

### AREA KEY FACTS

Local Authority: ELMBRIDGE

Flood Risk: Very Low

Conservation Area: No

#### Predicted Broadband Speeds

Basic: 20 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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# PROPERTY OVERVIEW

## PHOTO GALLERY



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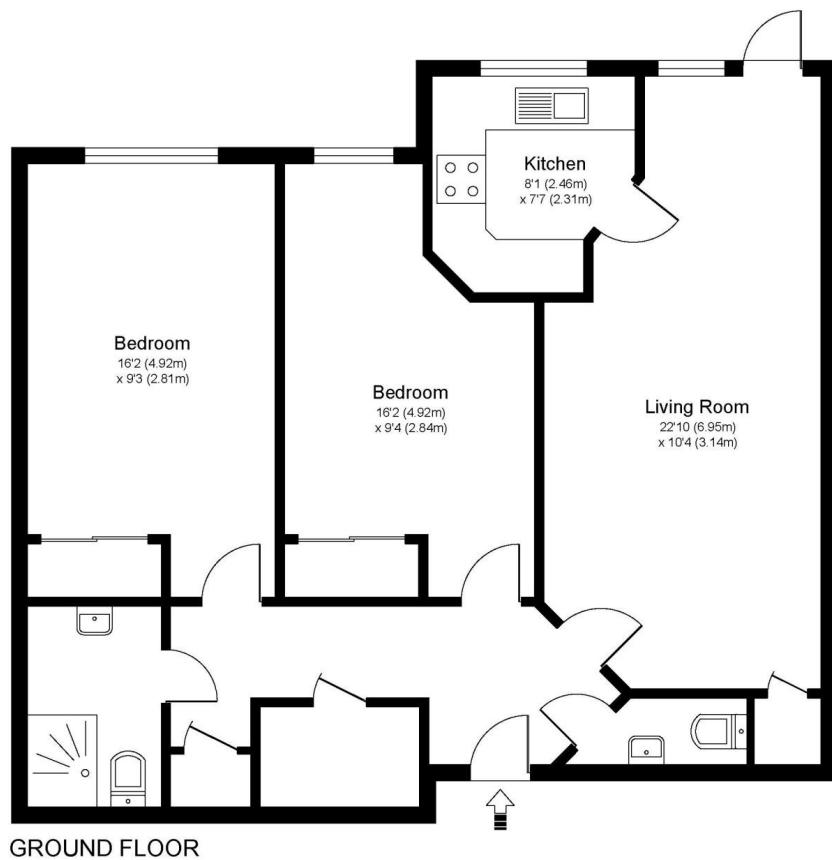
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# PROPERTY OVERVIEW

## FLOORPLANS

ASH LODGE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 66 m<sup>2</sup> / 705 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

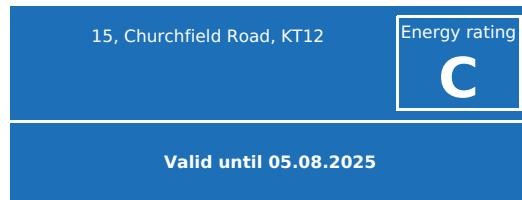
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# PROPERTY OVERVIEW

## EPC



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	79   c	79   c
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

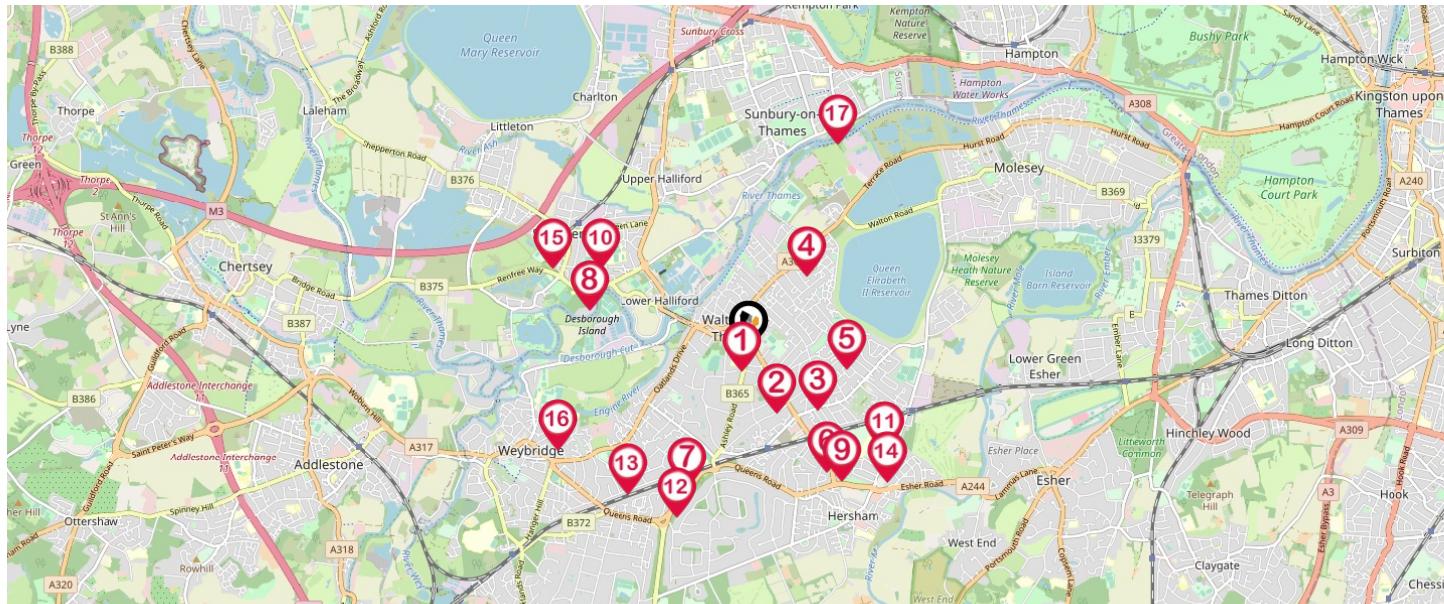
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Ashley Church of England Primary School	-	567	0.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westward School	-	125	0.53 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	The Danesfield Manor School	-	129	0.71 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	0.72 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton Oak Primary School	-	473	0.77 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Three Rivers Academy	Good	1039	1.08 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Cleves School	-	720	1.1 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Halliford School	-	419	1.18 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9	Bell Farm Primary School	Good	660	1.21 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Thamesmead School	Good	1013	1.23 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cardinal Newman Catholic Primary School	Good	405	1.27 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Walton Leigh School	Outstanding	79	1.33 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Oatlands School	Outstanding	268	1.37 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	1.43 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	1.54 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	1.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Beaucleirc Infant and Nursery School	Good	152	1.68 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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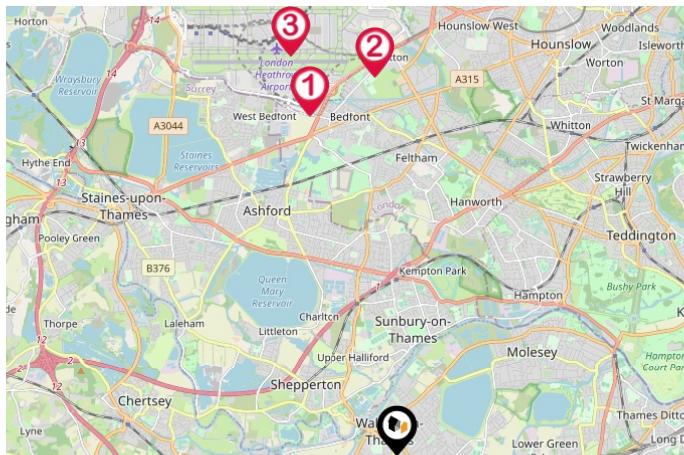
# LOCAL AREA

## NEAREST TRANSPORT LINKS



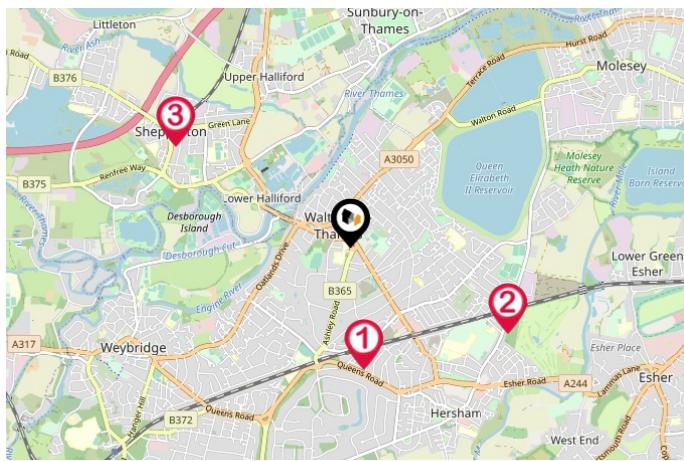
### BUS STOPS/STATIONS

- 1 - High Street | 0.08 miles
- 2 - Church Street | 0.09 miles
- 3 - High Street | 0.07 miles
- 4 - Church Street | 0.08 miles
- 5 - Church Street | 0.1 miles



### LOCAL CONNECTIONS

- 1 - Heathrow Terminal 4 Underground Station | 5.16 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 - Hersham Rail Station | 1.35 miles
- 3 - Shepperton Rail Station | 1.47 miles

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# LOCAL AREA

## NEAREST TRANSPORT LINKS



### TRUNK ROADS/MOTORWAYS

- 1 - M3 J1 | 2.3 miles
- 2 - M25 J10 | 4.64 miles
- 3 - M25 J11 | 4.03 miles
- 4 - M4 J4A | 6.81 miles
- 5 - M4 J3 | 7.31 miles
- 6 - M25 J12 | 5.26 miles
- 7 - M25 J14 | 7 miles
- 8 - M3 J2 | 5.38 miles
- 9 - M25 J13 | 6.28 miles
- 10 - M25 J9 | 7.12 miles



### AIRPORTS/HELIPADS

- 1 - London Heathrow Airport | 6.31 miles
- 2 - London Gatwick Airport | 19.31 miles
- 3 - Biggin Hill Airport | 19.82 miles
- 4 - London City Airport | 21.73 miles

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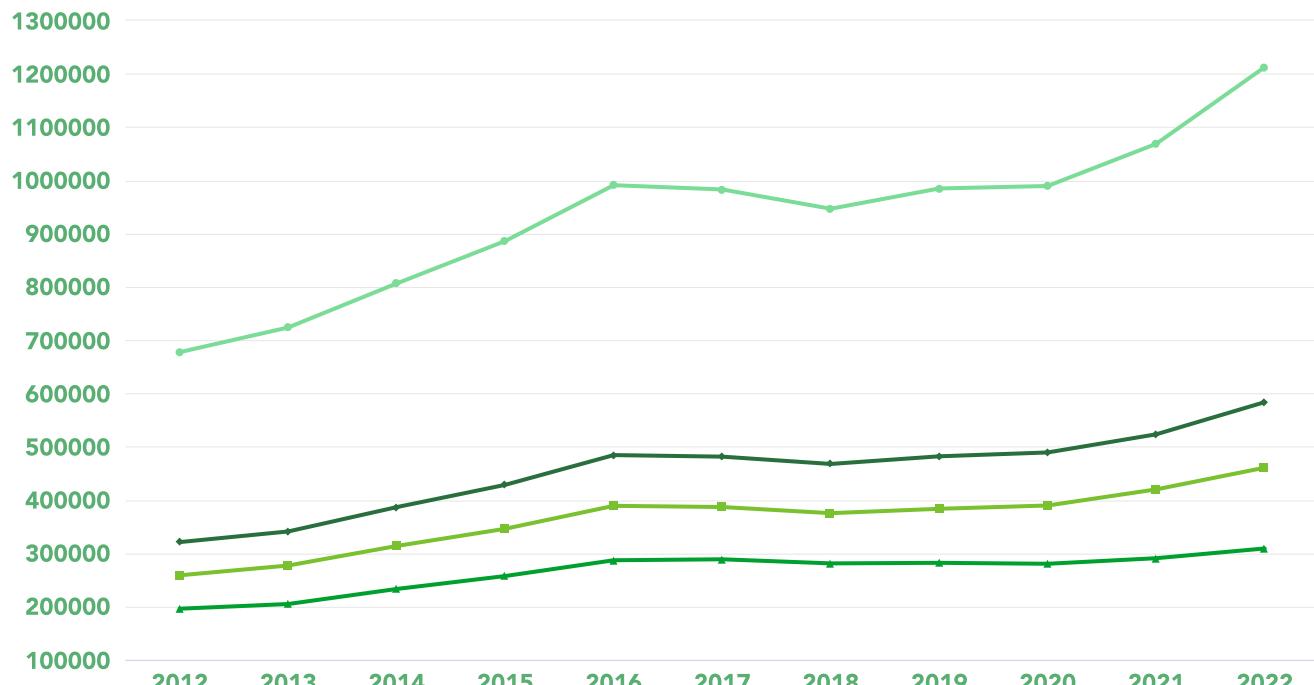
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# LOCAL MARKET

## 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 Partners:



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