

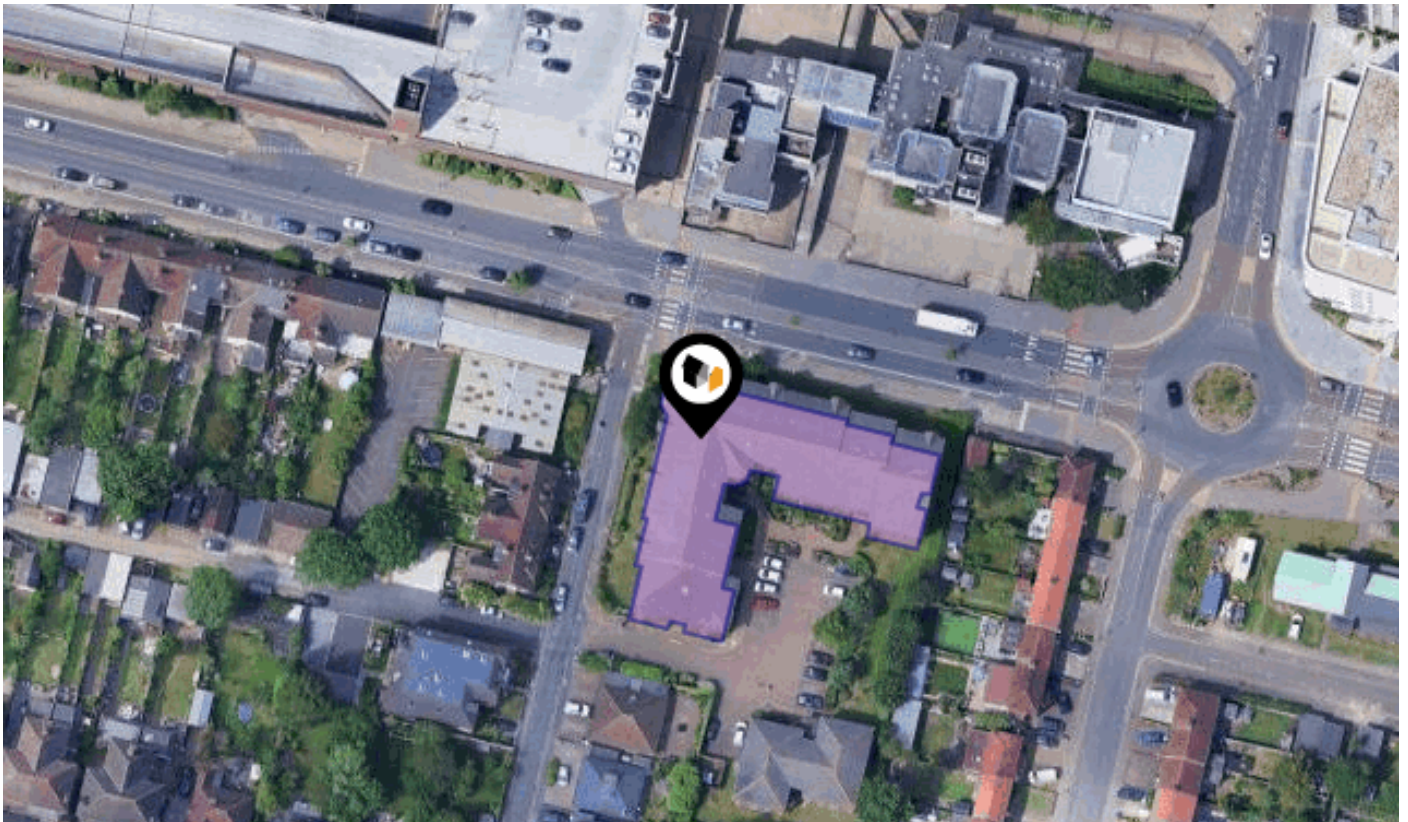


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th December 2025



**KINGSLEY COURT, 21, PINCOTT ROAD, BEXLEYHEATH,
DA6**

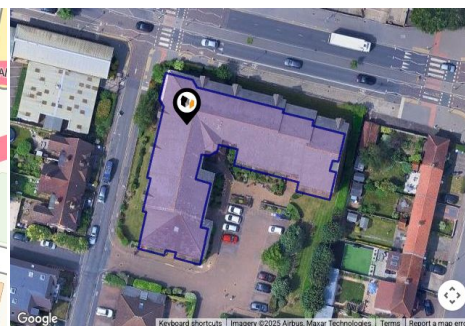
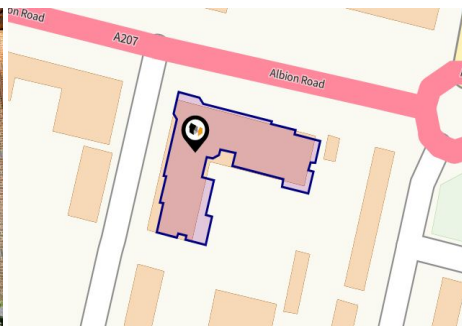
EweMove

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

robert.bearsby@ewemove.com

www.ewemove.com



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	559 ft ² / 52 m ²
Plot Area:	0.28 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£2,007
Title Number:	SGL546547

Tenure:	Leasehold
Start Date:	08/05/1991
End Date:	01/05/2089
Lease Term:	99 years from 1 May 1990
Term Remaining:	63 years

Local Area

Local Authority:	Bexley
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16
mb/s



1800
mb/s



Mobile Coverage:

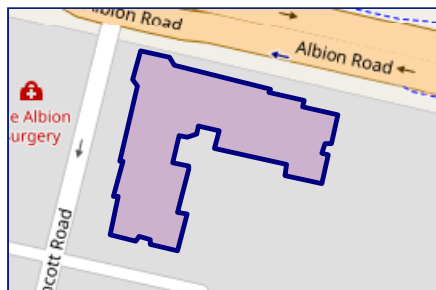
(based on calls indoors)



Satellite/Fibre TV Availability:

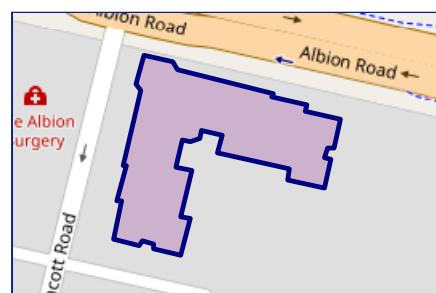


Freehold Title Plan



SGL503087

Leasehold Title Plan



SGL546547

Start Date:	08/05/1991
End Date:	01/05/2089
Lease Term:	99 years from 1 May 1990
Term Remaining:	63 years

Property EPC - Certificate



Kingsley Court, 21 Pincott Road, DA6

Energy rating

B

Valid until 15.11.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

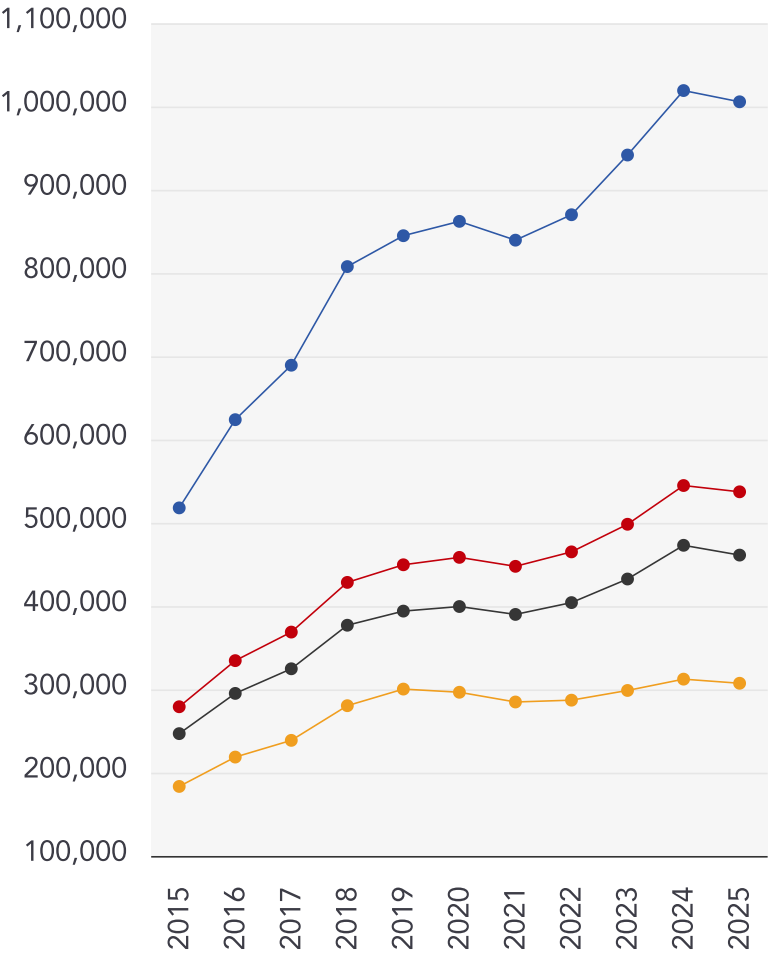
Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	52 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DA6



Detached

+94.14%

Semi-Detached

+92.44%

Terraced

+86.82%

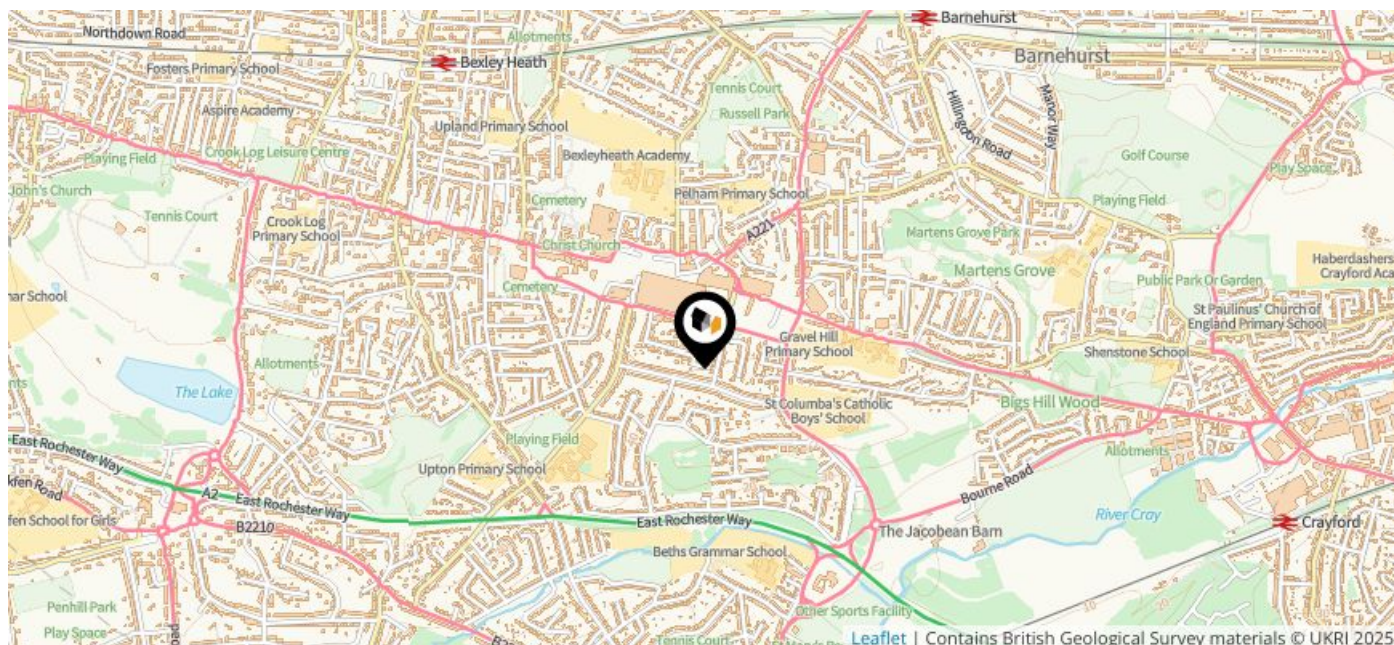
Flat

+67.51%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

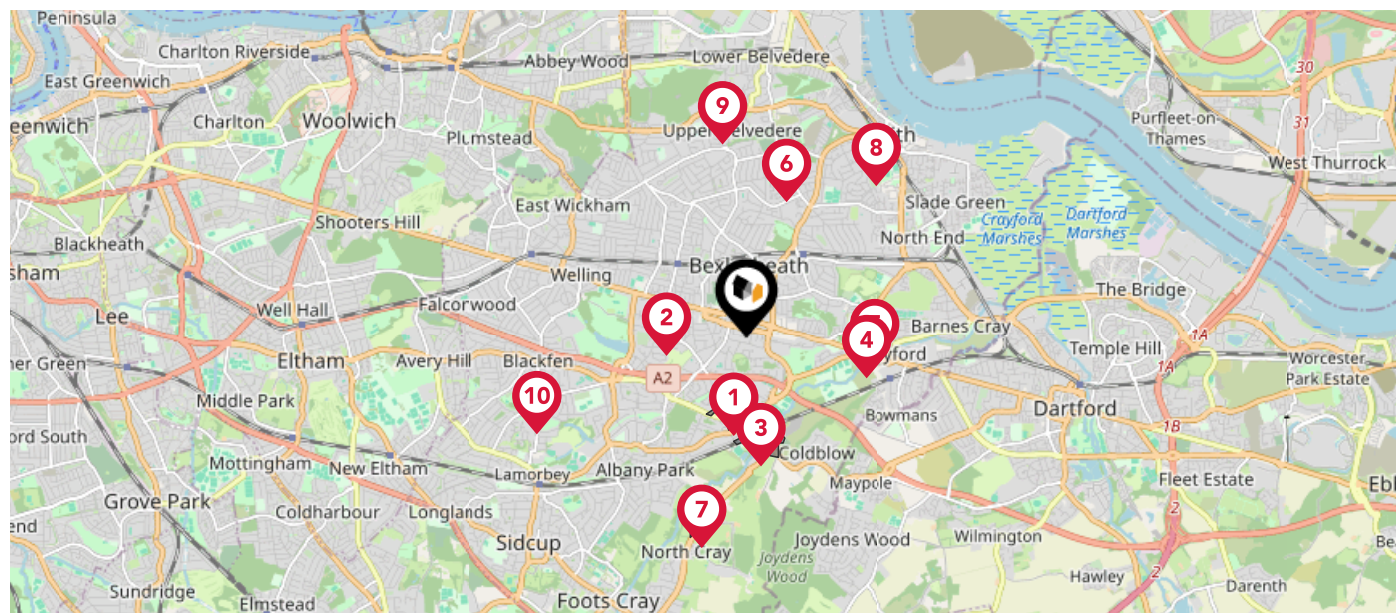
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.











Maps

Conservation Areas

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.



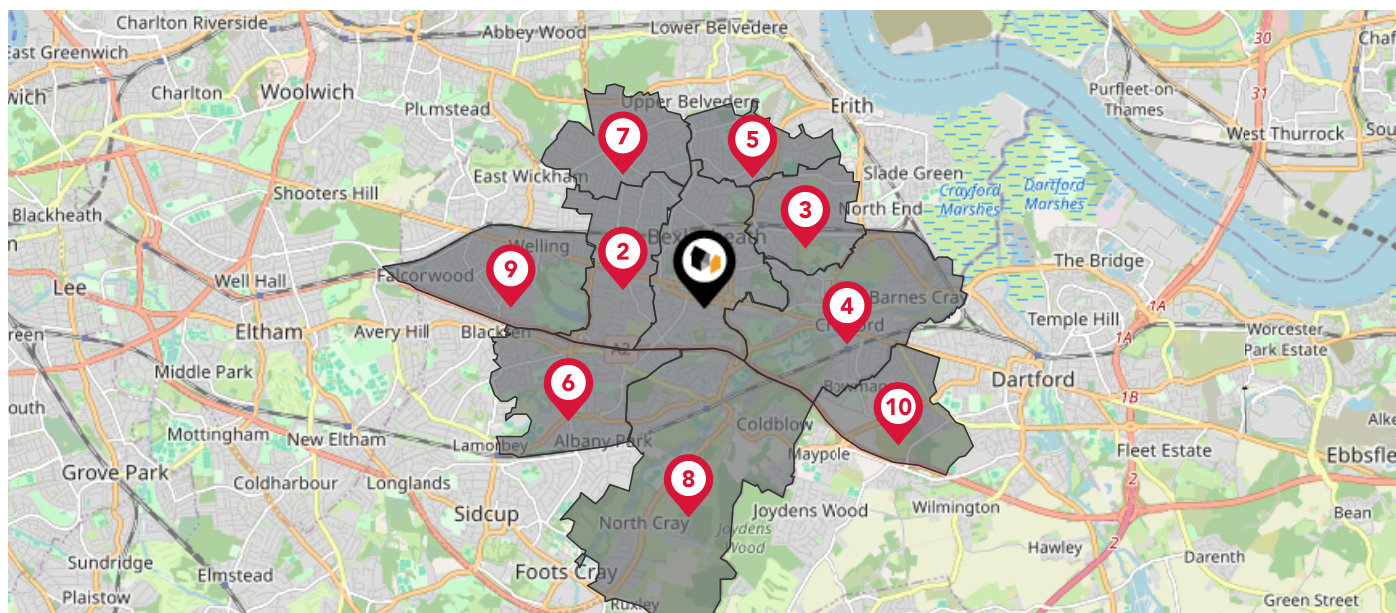
Nearby Conservation Areas

-  Parkhurst
-  Red House Lane
-  Old Bexley
-  Star Hill
-  Iron Mill Lane
-  Brook Street
-  North Cray Village
-  Lesney Park Road
-  Woolwich Road
-  The Oval











Maps

Council Wards

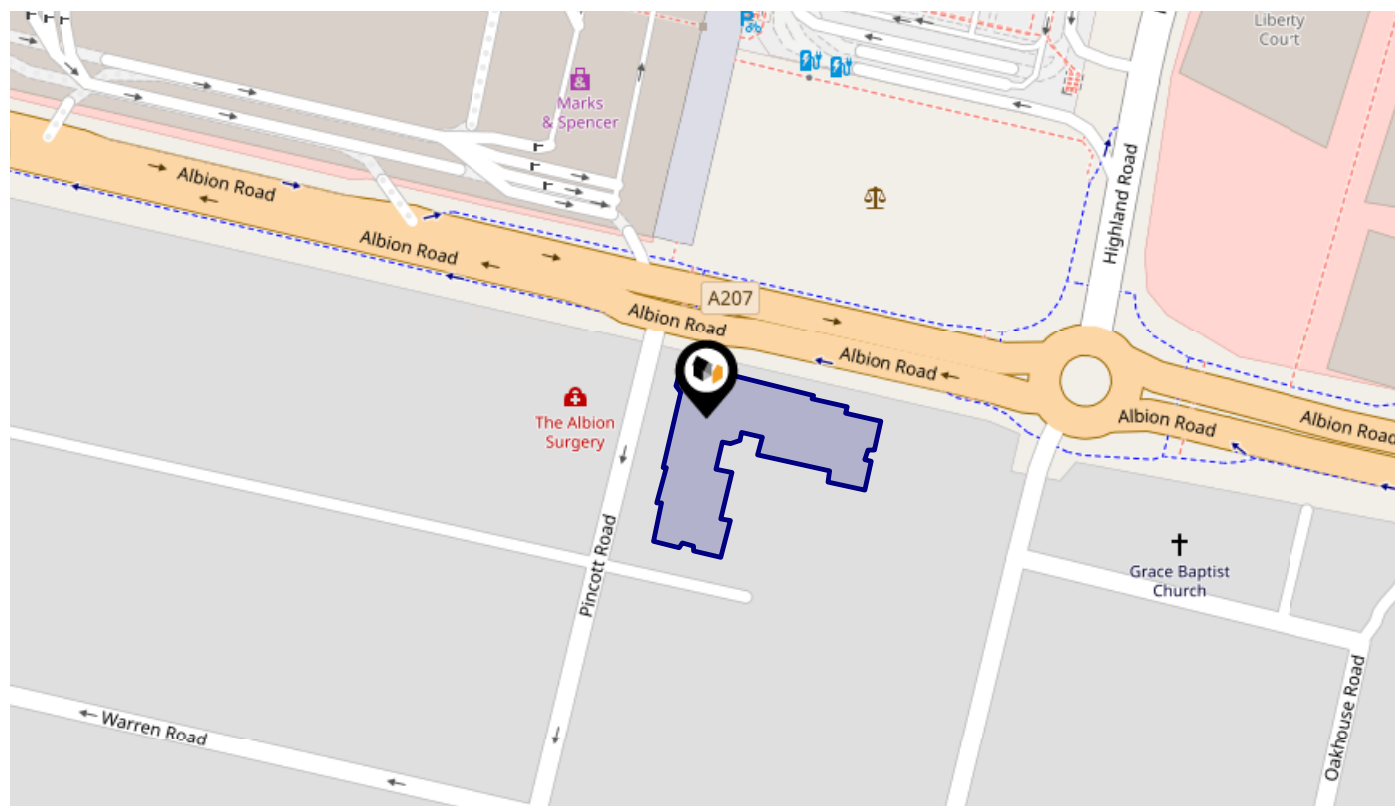
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Bexleyheath Ward
-  Crook Log Ward
-  Barnehurst Ward
-  Crayford Ward
-  Northumberland Heath Ward
-  Blendon & Penhill Ward
-  West Heath Ward
-  St. Mary's & St. James Ward
-  Falconwood & Welling Ward
-  Heath Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

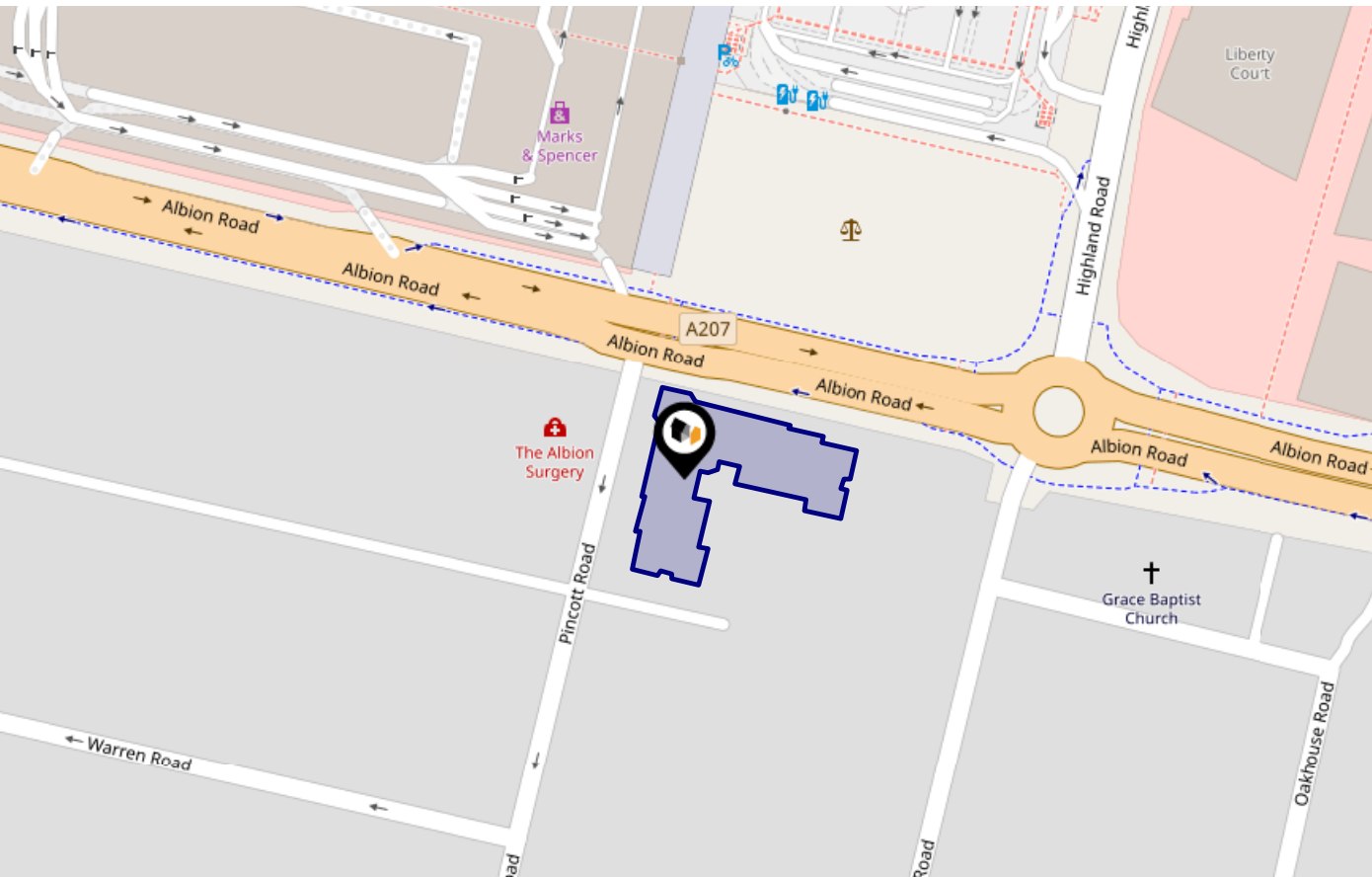
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

- 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

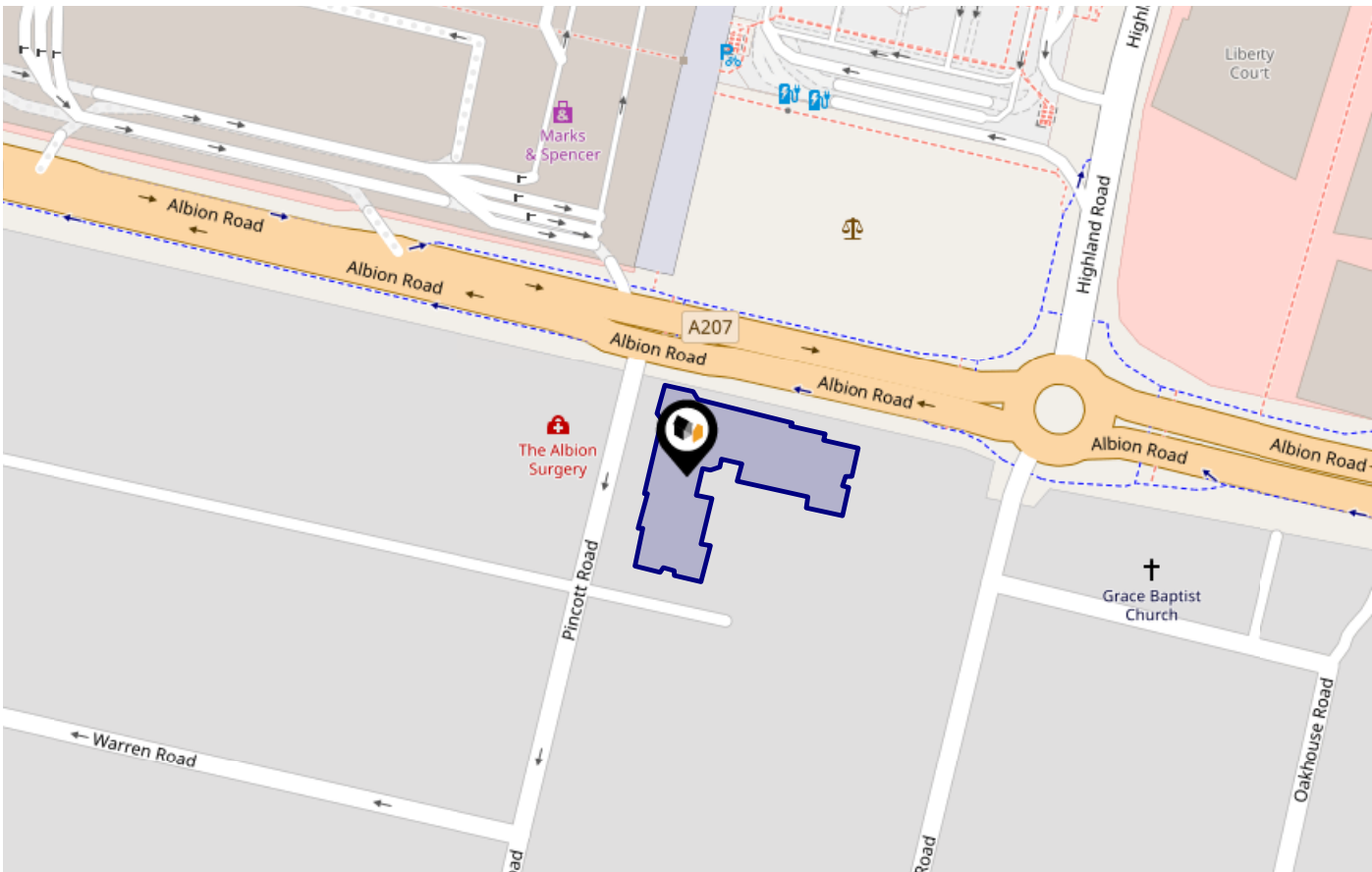
Chance of flooding to the following depths at this property:



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.

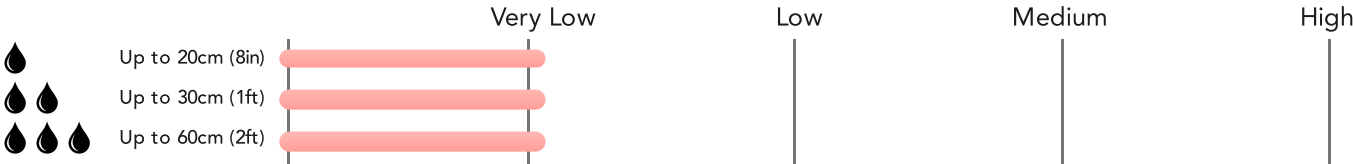


Risk Rating: Very low

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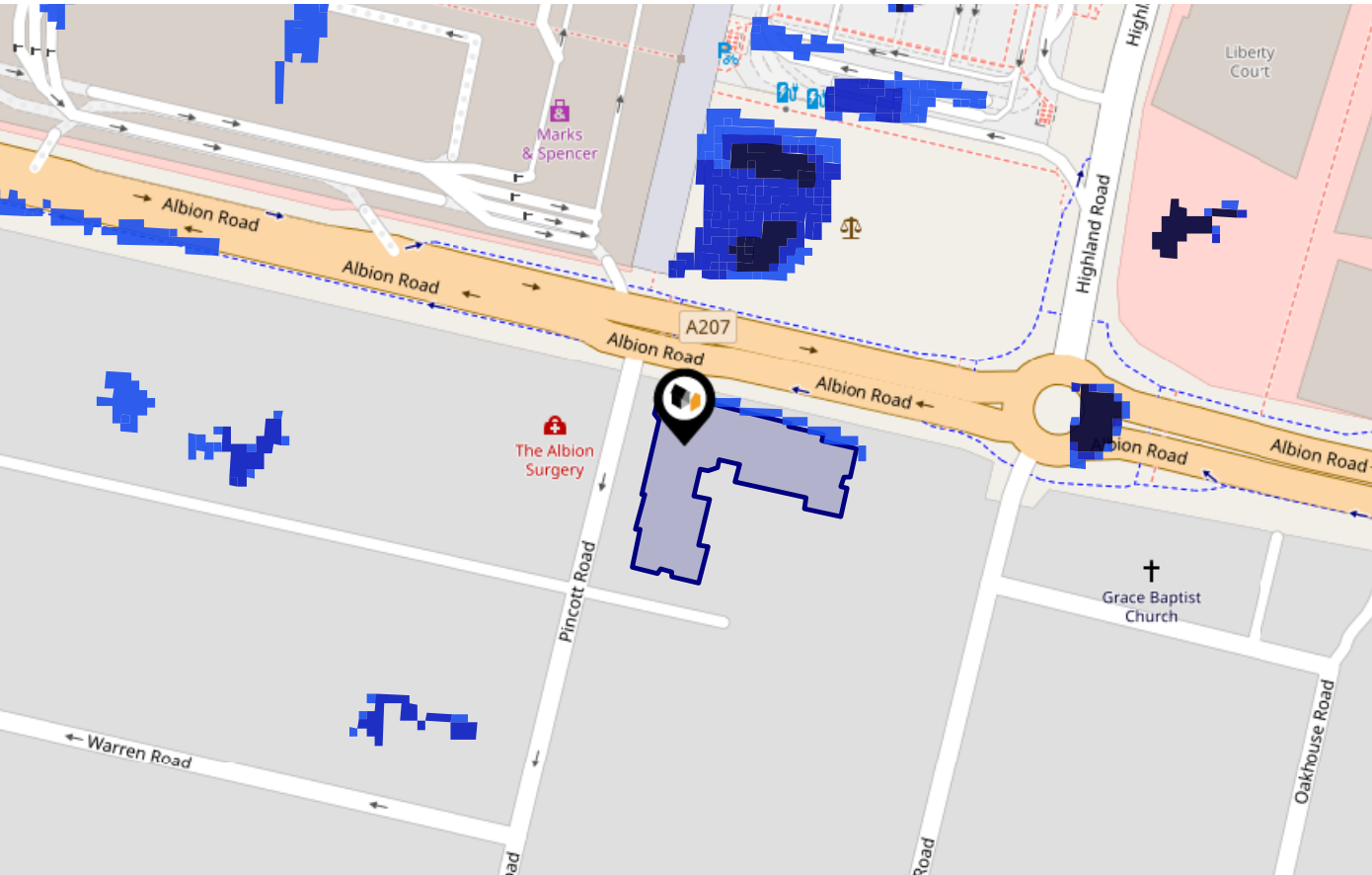
Chance of flooding to the following depths at this property:



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.

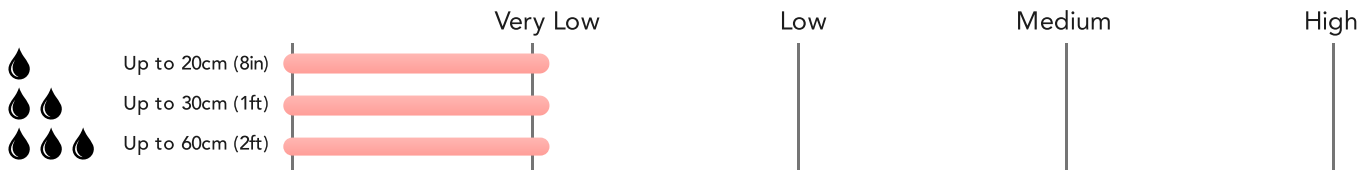


Risk Rating: Very low

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.
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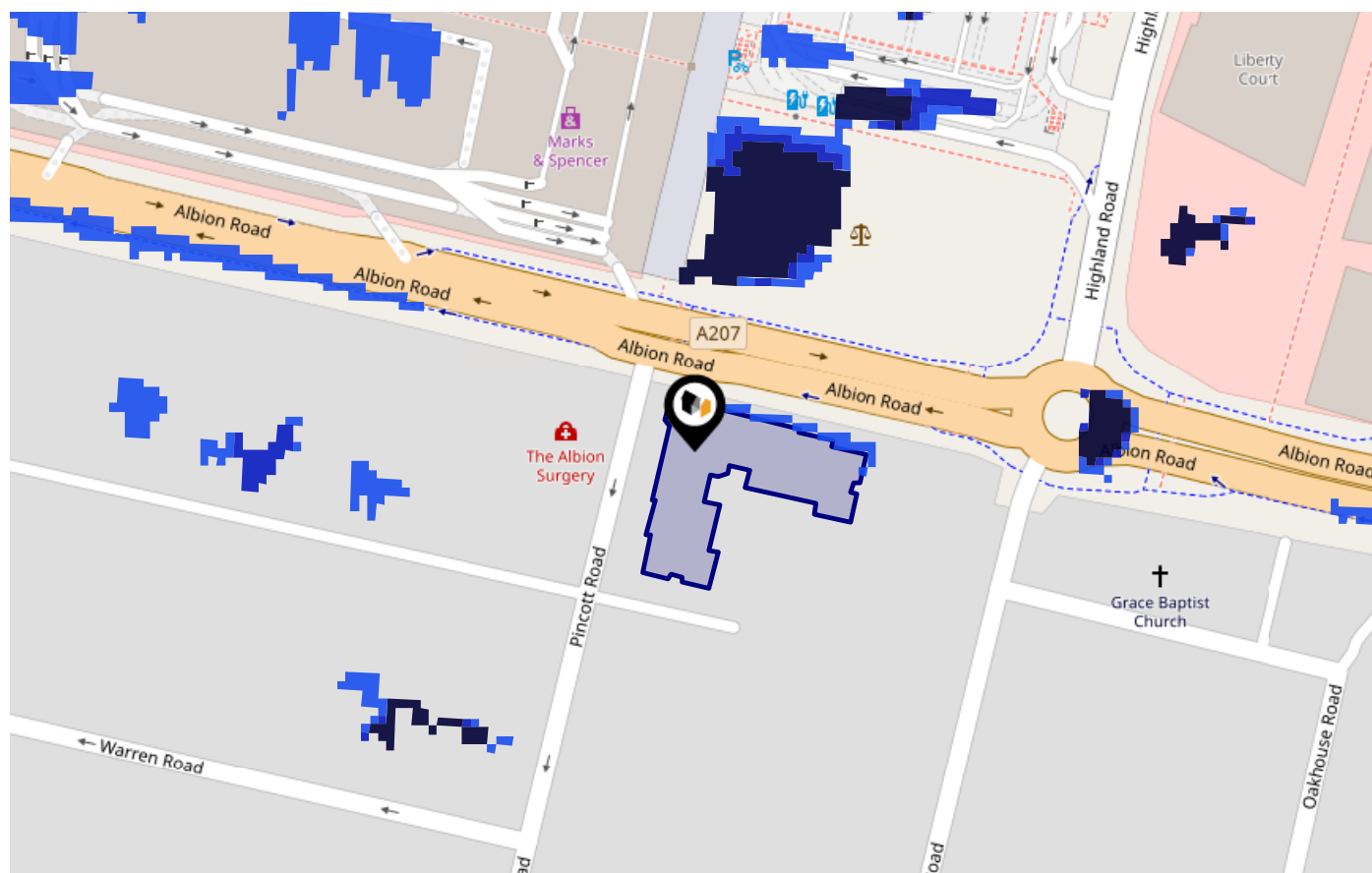
Chance of flooding to the following depths at this property:



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.

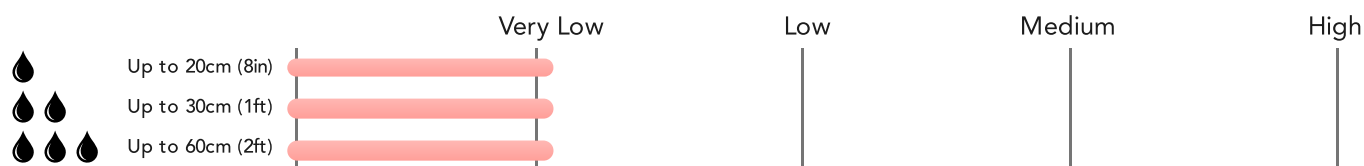


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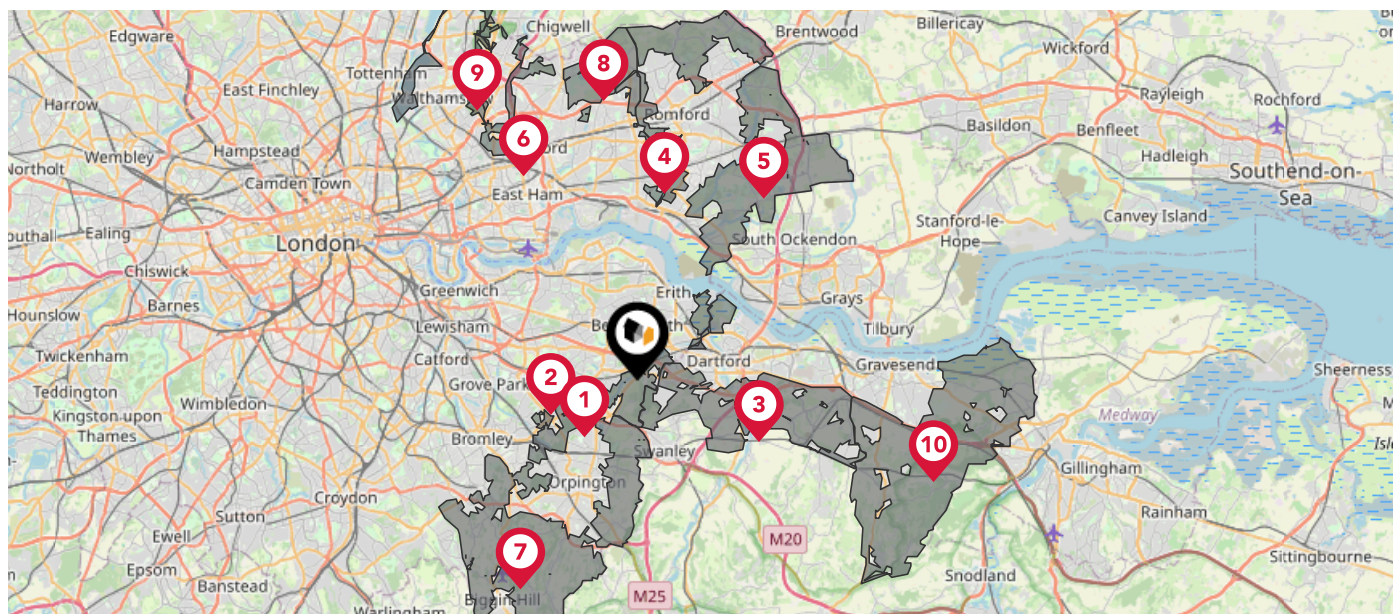
Chance of flooding to the following depths at this property:













Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



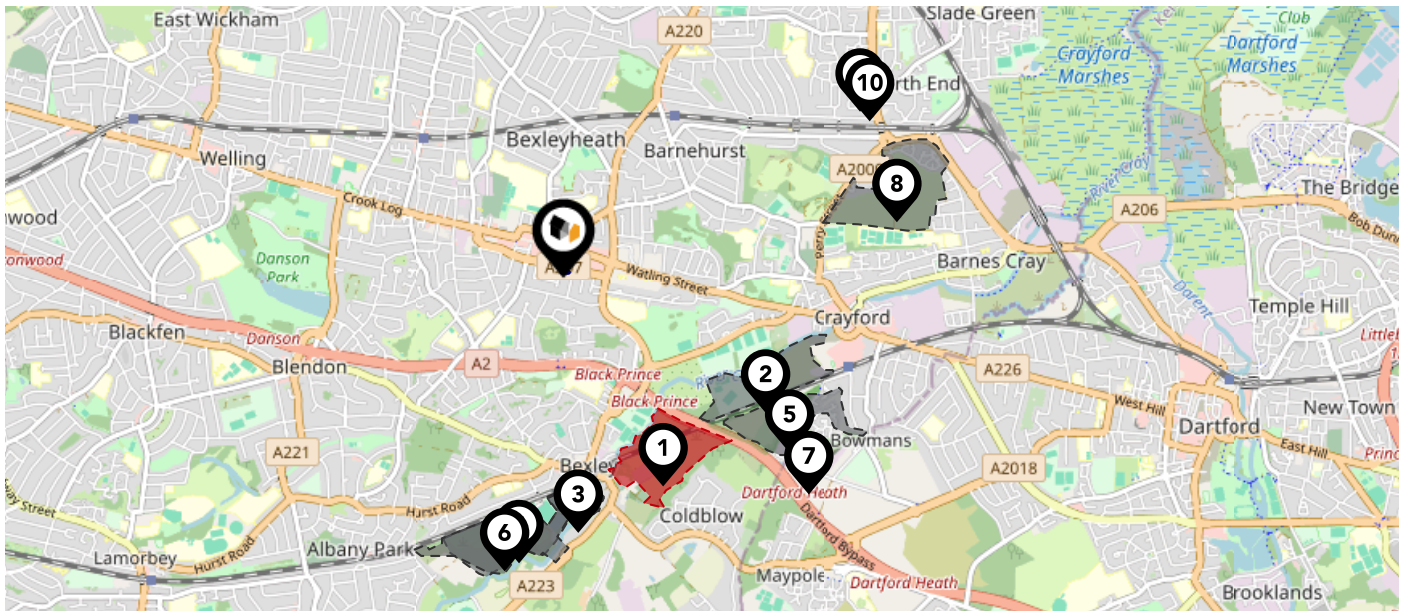
Nearby Green Belt Land

-  London Green Belt - Bexley
-  London Green Belt - Greenwich
-  London Green Belt - Dartford
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Havering
-  London Green Belt - Newham
-  London Green Belt - Bromley
-  London Green Belt - Redbridge
-  London Green Belt - Waltham Forest
-  London Green Belt - Gravesham










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.



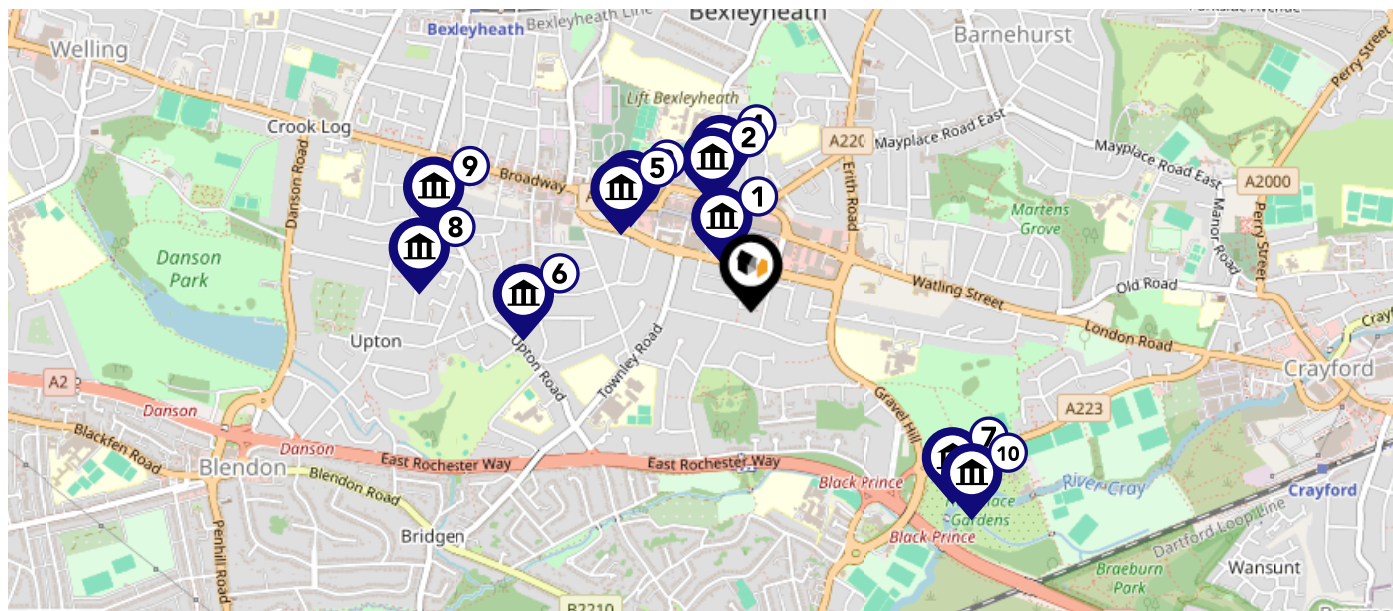
Nearby Landfill Sites











	EA/EPR/BP3694HA/A001	Active Landfill 
	Maxim Road-Maxim Road, Crayford, Kent	Historic Landfill 
	Bexley Backlands-Bexley, Kent	Historic Landfill 
	Mill Meadows-North Cray Road, Bexley, London	Historic Landfill 
	Dougal Gun Club Site-Crayford, Kent	Historic Landfill 
	Upper College Farm-Bexley, Kent	Historic Landfill 
	Old Rochester Way-Dartford, Kent	Historic Landfill 
	Gascoyne Drive-Dartford	Historic Landfill 
	Chesworth Close-North End, Bexley, London	Historic Landfill 
	Wessex Drive-North End, Bexley, London	Historic Landfill 

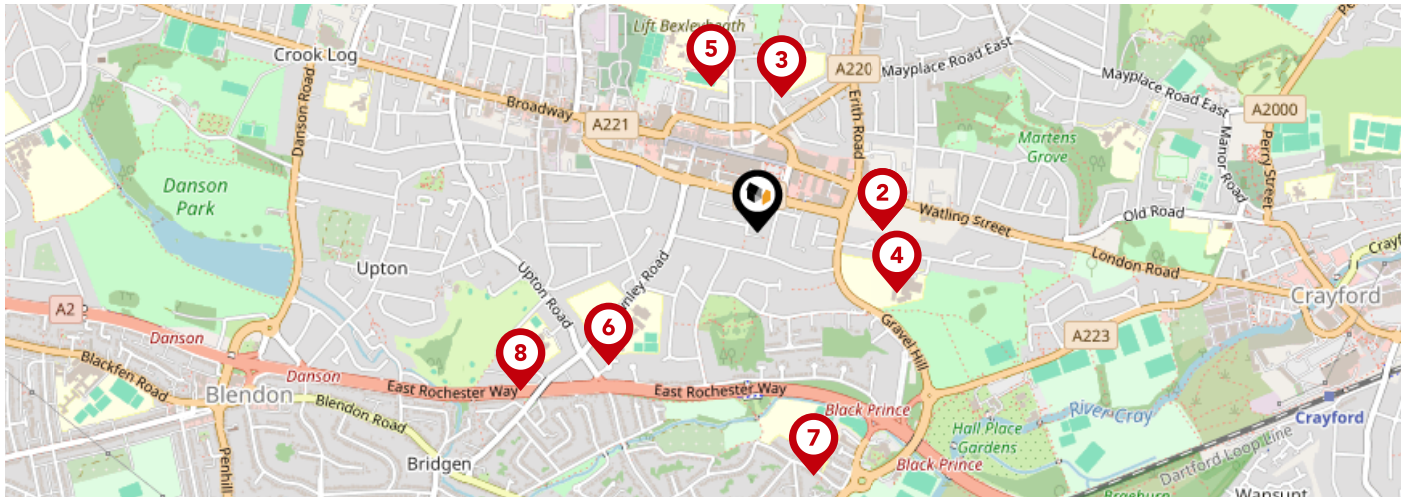
Maps

Listed Buildings

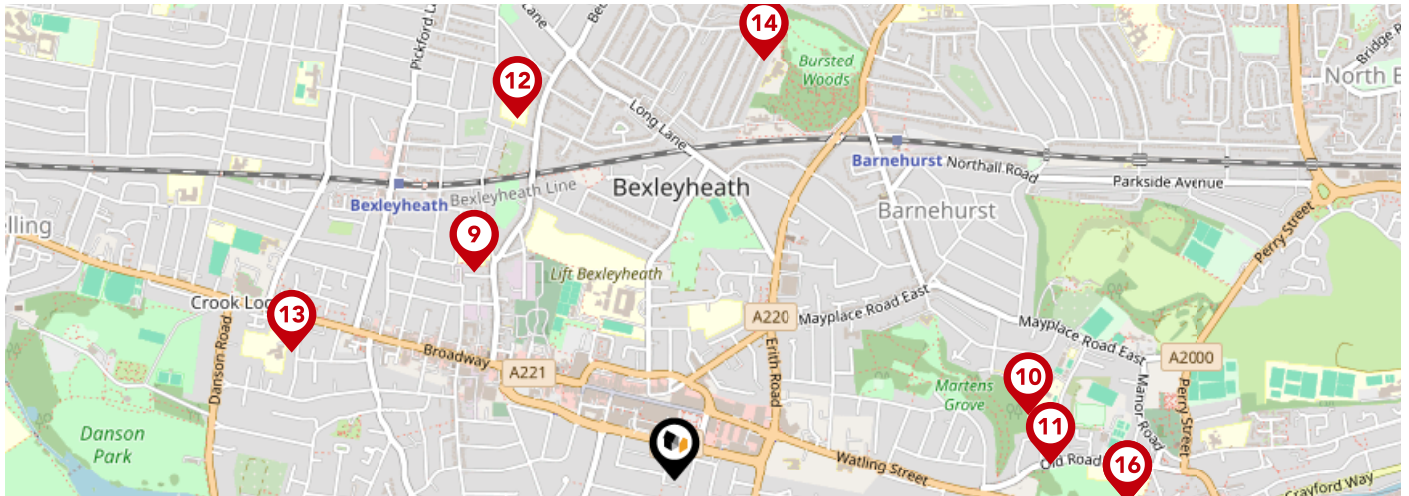
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1064220 - Clock Tower At West Angle Of Market Place	Grade II	0.1 miles
	1294681 - Orchard House	Grade II	0.3 miles
	1064219 - Christ Church Vicarage	Grade II	0.3 miles
	1064209 - Albion Villas	Grade II	0.3 miles
	1359404 - Christ Church Parish Church	Grade II	0.3 miles
	1064231 - Wye Lodge	Grade II	0.5 miles
	1064250 - Garden Wall, Gatepiers And Gates To North And West Of Hall Place	Grade I	0.6 miles
	1359397 - Well Head To South East Of Red House	Grade I	0.7 miles
	1064205 - 8, Upton Road	Grade II	0.7 miles
	1064233 - Granary Approximately 25 Metres South South East Of Hall Place	Grade II	0.7 miles



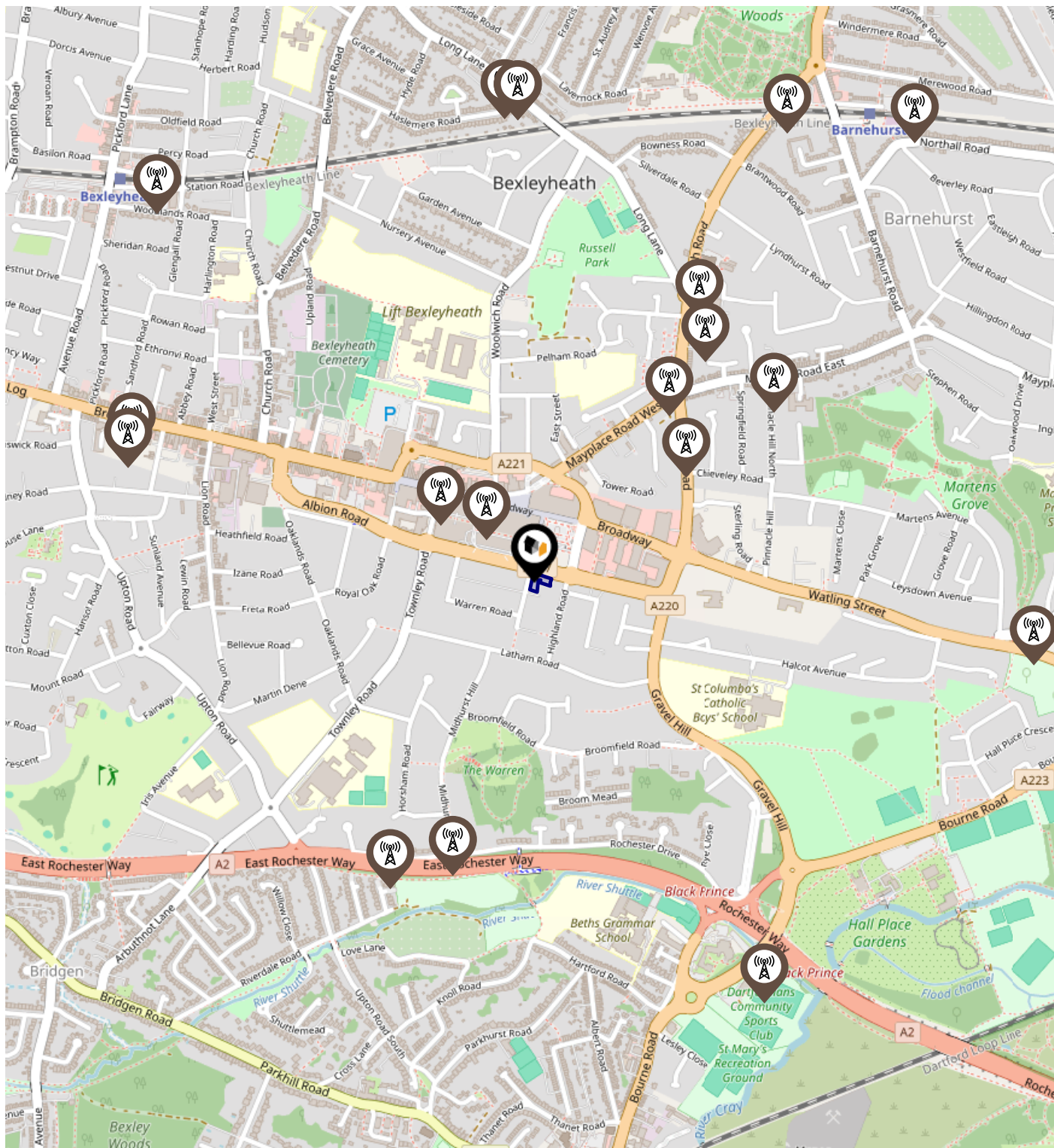
		Nursery	Primary	Secondary	College	Private
1	Gravel Hill Primary School Ofsted Rating: Good Pupils: 432 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Catherine's Catholic School Ofsted Rating: Good Pupils: 1039 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pelham Primary School Ofsted Rating: Good Pupils: 427 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Columba's Catholic Boys' School Ofsted Rating: Good Pupils: 838 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bexleyheath Academy Ofsted Rating: Good Pupils: 1394 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Townley Grammar School Ofsted Rating: Outstanding Pupils: 1602 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beths Grammar School Ofsted Rating: Good Pupils: 1672 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Upton Primary School Ofsted Rating: Outstanding Pupils: 458 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Upland Primary School Ofsted Rating: Good Pupils: 475 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mayplace Primary School Ofsted Rating: Good Pupils: 629 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Endeavour Academy Bexley Ofsted Rating: Good Pupils: 82 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crook Log Primary School Ofsted Rating: Good Pupils: 428 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bursted Wood Primary School Ofsted Rating: Good Pupils: 628 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shenstone School Ofsted Rating: Good Pupils: 191 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

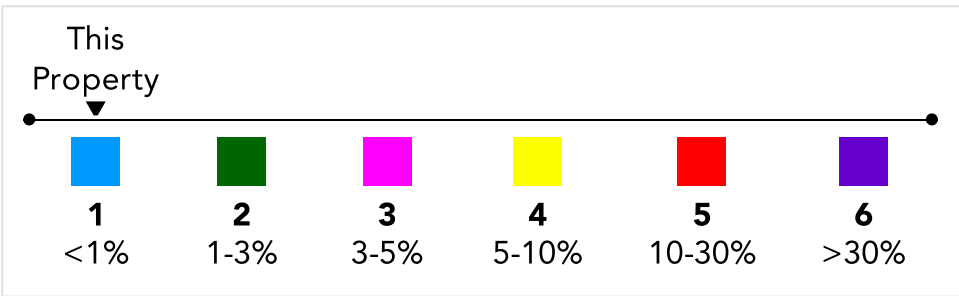
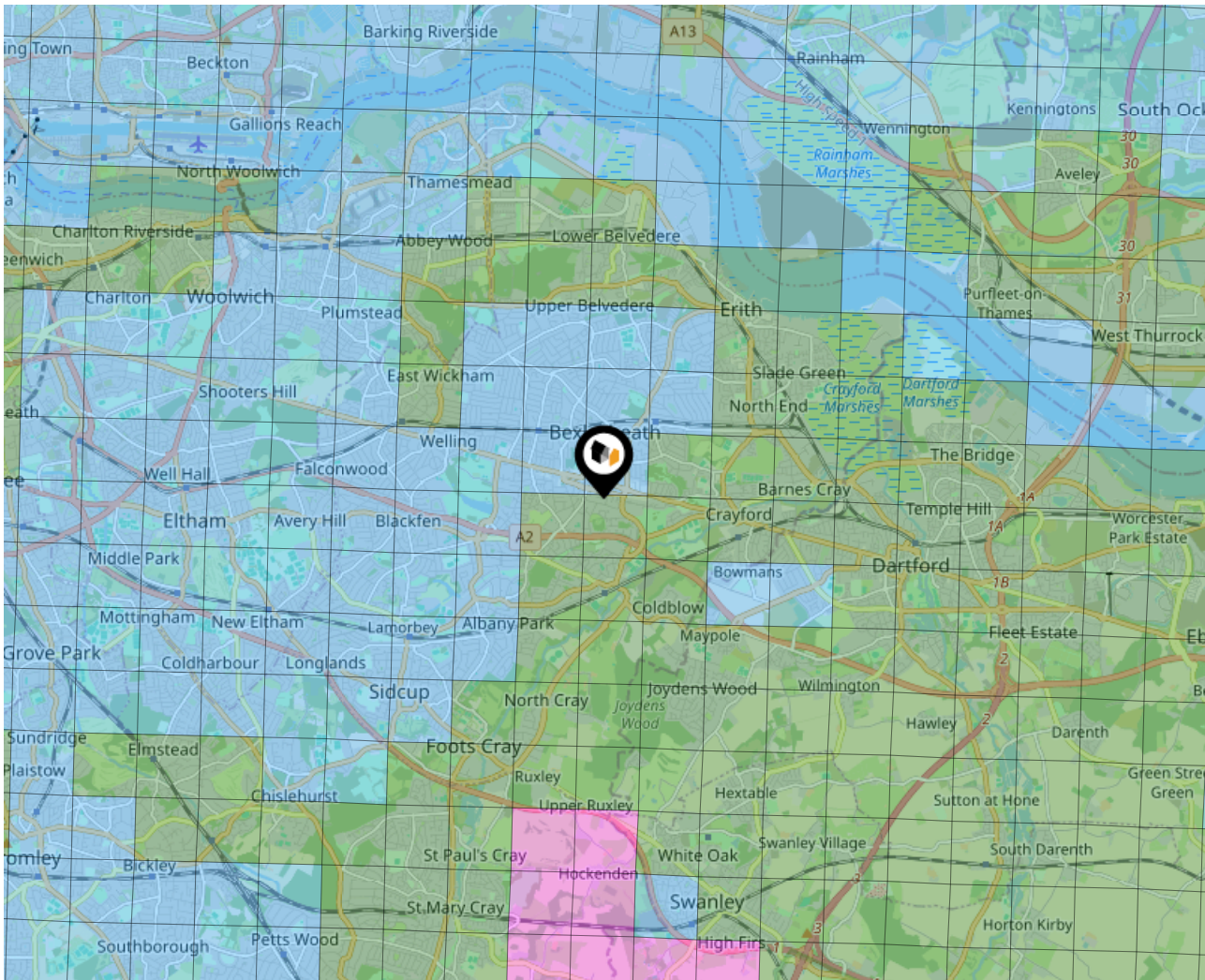


Key:

-  Power Pylons
-  Communication Masts

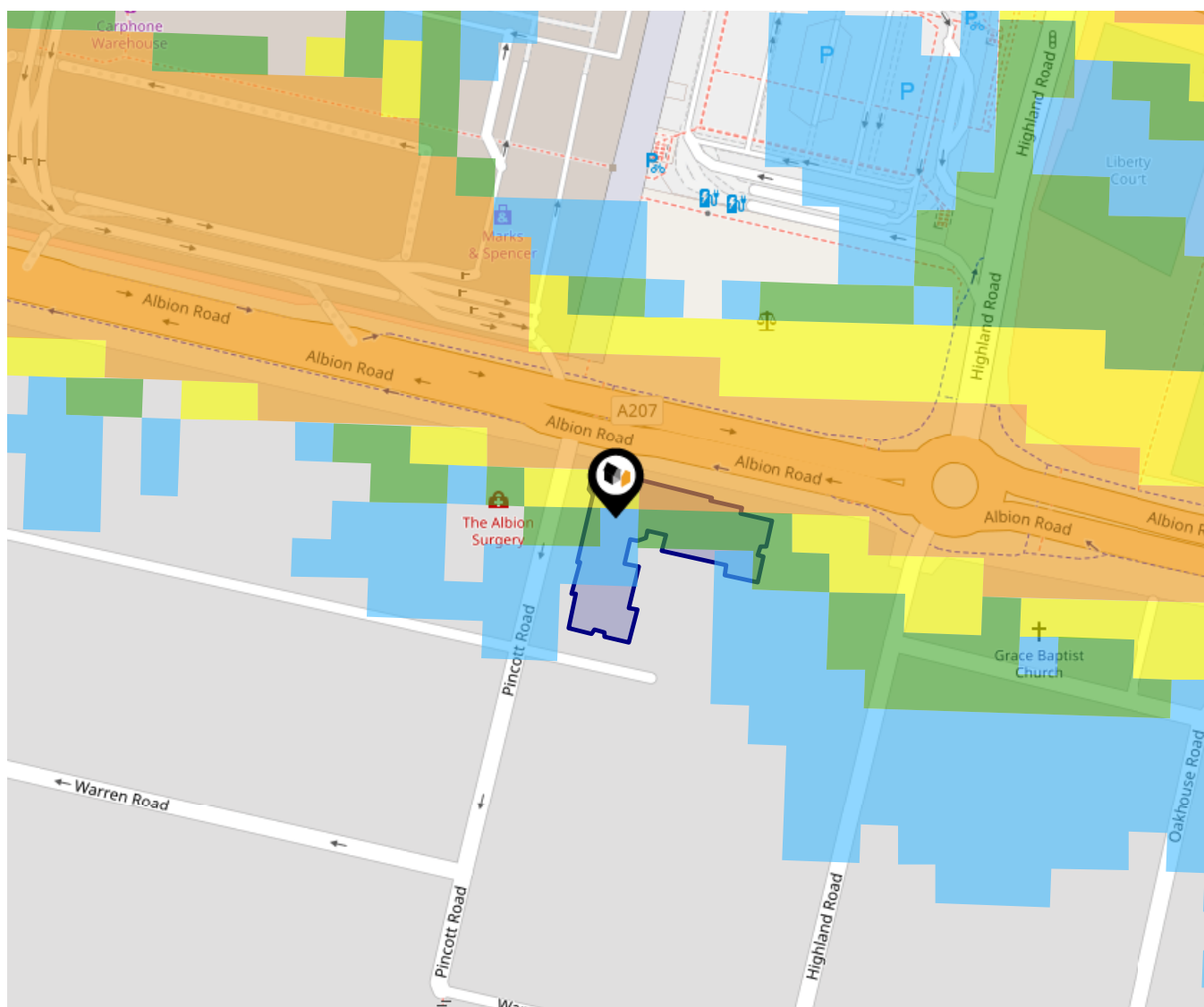
What is Radon?

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).








Local Area

Road Noise



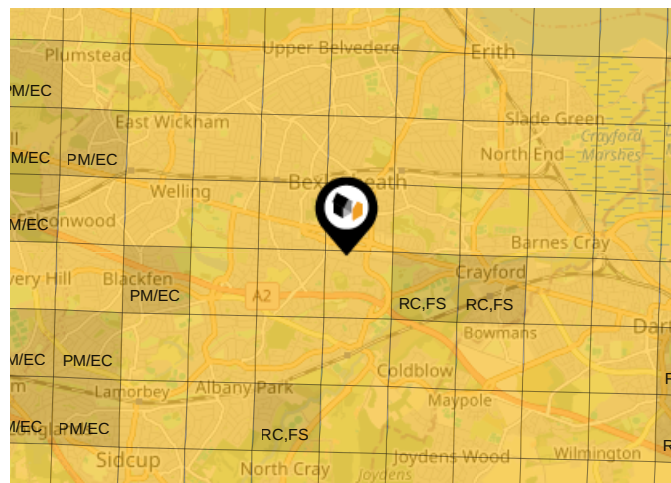
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  75.0+ dB
-  70.0-74.9 dB
-  65.0-69.9 dB
-  60.0-64.9 dB
-  55.0-59.9 dB

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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

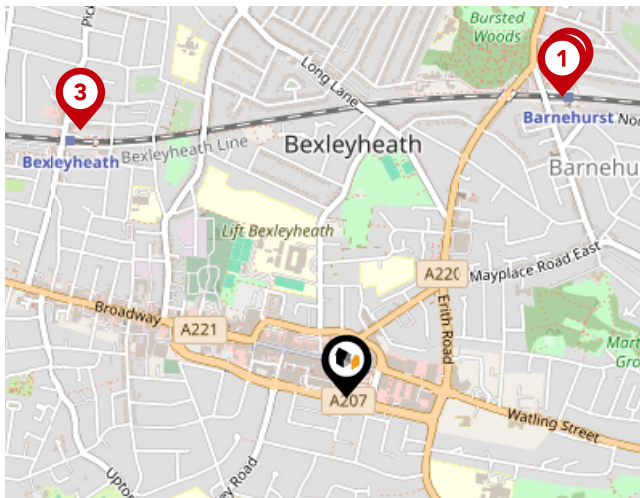


Primary Classifications (Most Common Clay Types)

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

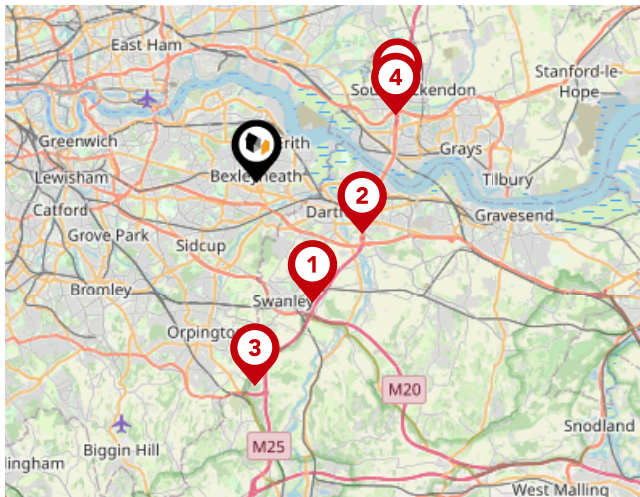
Area

Transport (National)



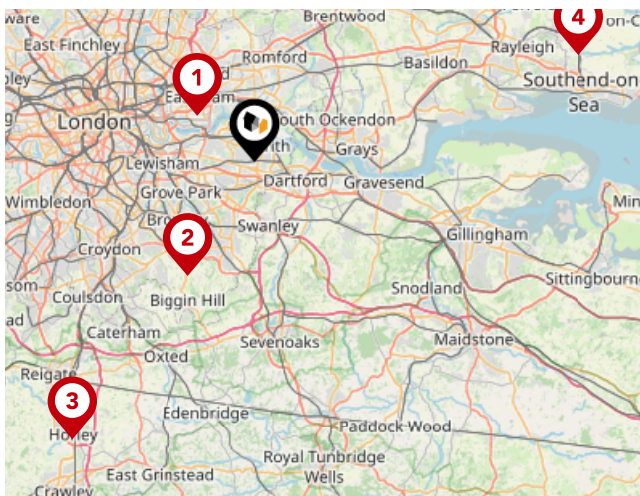
National Rail Stations

Pin	Name	Distance
1	Barnehurst Station	0.86 miles
2	Barnehurst Rail Station	0.88 miles
3	Bexleyheath Station	0.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J3	4.93 miles
2	M25 J2	4.36 miles
3	M25 J4	7.53 miles
4	M25 J31	5.73 miles
5	M25 J30	6.03 miles



Airports/Helipads

Pin	Name	Distance
1	Silvertown	5.39 miles
2	Leaves Green	9.78 miles
3	Gatwick Airport	24.66 miles
4	Southend-on-Sea	25.17 miles

Area

Transport (Local)



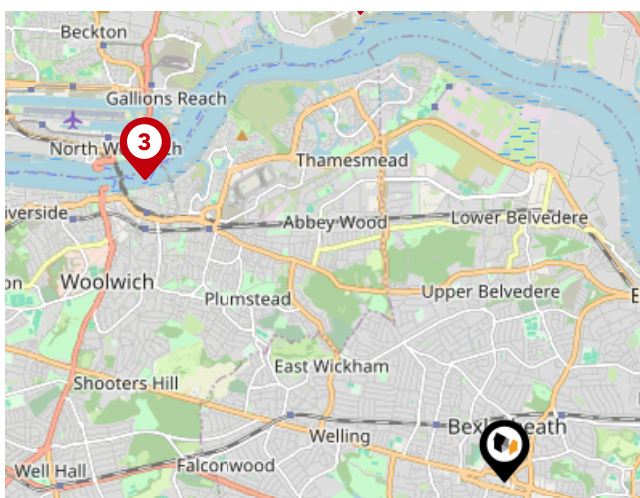
Bus Stops/Stations

Pin	Name	Distance
1	Bexleyheath Clocktower	0.13 miles
2	Mayplace Rd West / Bexleyheath Clock Twr	0.15 miles
3	Bexleyheath / Highland Road	0.15 miles
4	Bexleyheath Library	0.18 miles
5	Bexleyheath Library	0.19 miles



Local Connections

Pin	Name	Distance
1	Woolwich Arsenal DLR Station	4.18 miles
2	Woolwich Arsenal DLR	4.19 miles
3	Woolwich Arsenal DLR	4.23 miles



Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	4.52 miles
2	Woolwich Arsenal Pier	4.35 miles
3	Woolwich Royal Arsenal Pier	4.35 miles



EweMove

If you're interested in putting your property on the market with us, you won't be alone.

Thousands of homeowners have trusted us to sell their properties – you'll see their reviews dotted around the site – and based upon independent seller reviews, we've also got the coveted title of "The UK's Most Trusted Estate Agent".

If you're thinking of selling, we'd be delighted to provide you with a FREE no-obligation valuation of your home so you can start to see how much you could get for your property.

As your local expert Estate Agent in Bexleyheath, we will provide you with an in-depth valuation as well as answer any questions.

Financial Services

No matter what type of mortgage you are looking for The Mortgage Genie team offer free specialist advice 7 days a week. In under 20 minutes, they'll be able to tell you how much you can borrow and with access to over 90 lenders and exclusive rates, they'll make sure you get the most competitive rate available. It's quick and simple and they can also advise about insurance packages.

Testimonial 1



I contacted EweMove with a view to selling my late mother's property and could not have been happier with the meeting I had. Clinton was great, very friendly, very knowledgeable and totally sympathetic to my situation. I did not feel under any pressure at all. EweMove's ethos is definitely customer first and I would recommend anyone contemplating selling a property to contact them.

Testimonial 2



I have just purchased my first house via EweMove and Nicoleta who was the agent has been brilliant from showing us around the property to supporting with the buying process. Even when we went to collect the keys and she wasn't around her colleague was very friendly. Would highly recommend my overall experience with EweMove Bexley

Testimonial 3

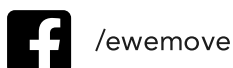


I can't speak highly enough of Kevin. He has a non-pushy, but effective approach. I found the service he and his team provided, from instruction to completion of sale, reliable and effective. I very much recommend EweMove.

Testimonial 4



Both Nicoleta and Clint were fantastic throughout the whole process. Kept me in the loop at all times and were always on hand to offer me advice. Really happy with the service and the outcome. It also helps that they are both really lovely people!



EweMove

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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EweMove

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

robert.bearsby@ewemove.com

www.ewemove.com

