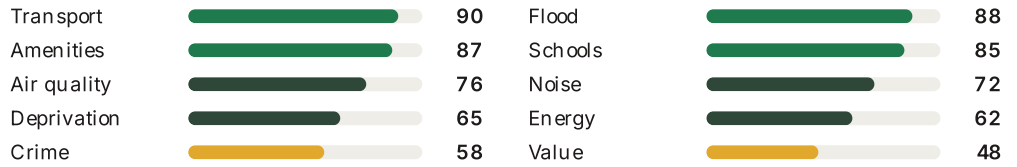
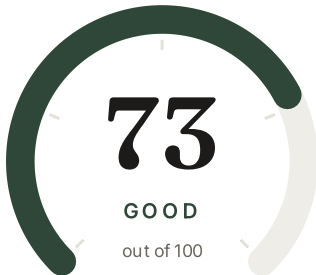


# 37 Chesterfield Grove

Terraced house · SE22 8RP · Southwark

A solid, well-rounded home — strongest on transport and flood, with value and crime the things to check before you offer.



Weighted across 10 dimensions · 100% of our data inputs available · confidence high.

## HOME CONFIDENCE SCORE

<b>ESTIMATED VALUE</b> £1,050,000	<b>EPC</b> Band D	<b>COUNCIL TAX</b> Band E	<b>TENURE</b> Freehold
<b>FLOOR AREA</b> 140 m <sup>2</sup>	<b>BEDROOMS (EST.)</b> 3	<b>NEAREST STATION</b> 8 min walk	<b>FLOOD RISK</b> Very low

## STRENGTHS

- **Transport — Excellent transport.** East Dulwich station is an 8-minute walk, with frequent buses along Lordship Lane.
- **Amenities — Very walkable.** Around 52 everyday amenities sit within a 15-minute walk.
- **Schools — Strong schools.** Six of the eight nearest schools are Good or Outstanding, three of them Outstanding.
- **Flood risk — Very low.** Outside the mapped river and sea flood zones; surface-water risk is low.
- **Income & deprivation — Less deprived.** The neighbourhood sits in decile 7 of 10 nationally.

## THINGS TO CHECK

- **Value — Slight premium.** This pocket trades about 6% above the wider area — pay for something real.
- **Energy — EPC D.** A solid-wall Victorian band D — higher running costs, with headroom to reach C.
- **Crime — Moderate crime.** About 47 recorded crimes a month within 400 m, though the trend is falling.

37 Chesterfield Grove is a freehold three-bedroom Victorian mid-terrace of about 140 m<sup>2</sup> on a quiet East Dulwich side street, estimated at £1,050,000 and scoring 73 / 100 — Good overall. The strengths are location and area: doorstep rail, gigabit full-fibre, several highly rated schools within reach, and a very low flood risk. The watch-items are running costs — a solid-wall EPC band D — a slight local pricing premium, and a moderate, though falling, level of recorded crime typical of inner-suburban London. Nothing in the environmental, ground or planning picture raises a red flag.

# Contents

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21	Demographics (Census 2021)	22	Politics & governance
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## This property at a glance

Estimated value	<b>£1,050,000</b>	EPC	<b>Band D</b>
Council tax	<b>Band E</b>	Floor area	<b>140 m<sup>2</sup></b>
Tenure	<b>Freehold</b>	Bedrooms (est.)	<b>3</b>

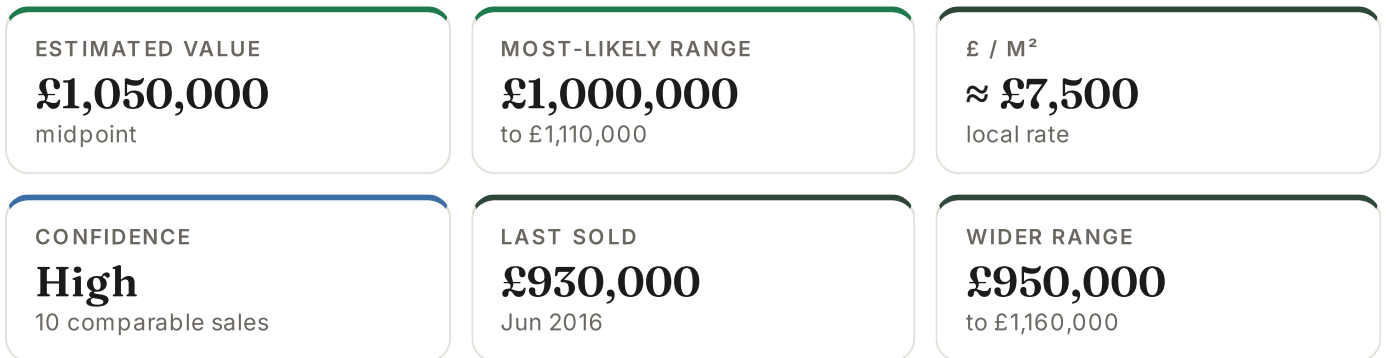


Location of 37 Chesterfield Grove · © MapTiler · © OpenStreetMap contributors

This report covers every theme Housometer analyses — value and comparable sales, energy and running costs, council tax, tenure and ownership, planning, flood and ground risk, crime, noise, air and odour, schools, transport, amenities, broadband, demographics, deprivation and politics — from official open data.

## Value & sold prices

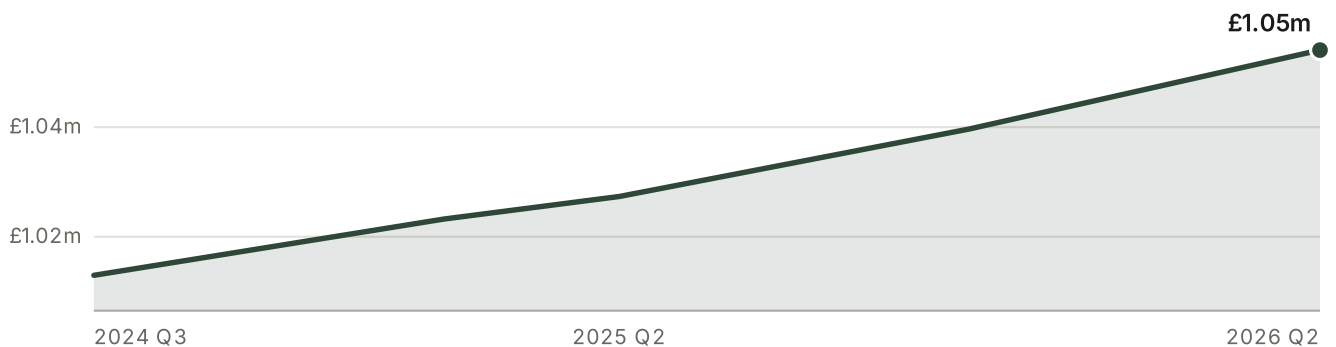
The sales evidence points clearly to a value around £1,050,000, most likely between £1,000,000 and £1,110,000. That works out at roughly £7,500 per square metre — this pocket trades at a 6% premium to the wider area. Local prices have edged up, +11.4% over the last five years. It last changed hands for £930,000 in Jun 2016.



### Where the estimate sits in its range



### Local sold-price trend



Median sold prices for the immediate area, by period. 1-year: +2.1% · 5-year: +11.4% · 10-year: +38.2%

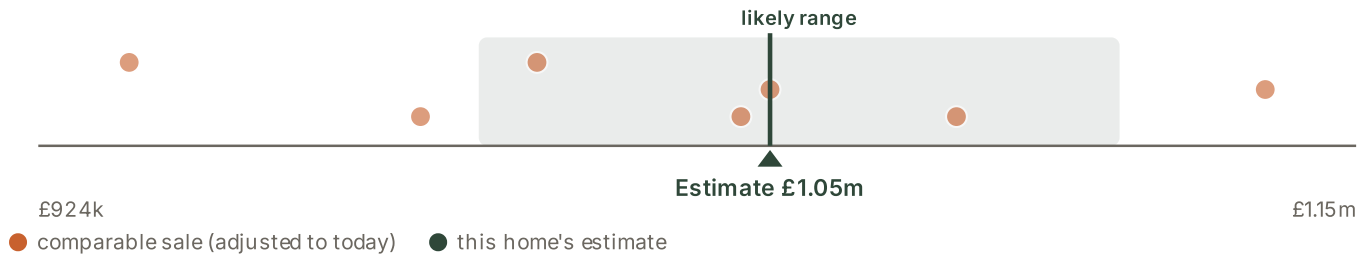
#### THE READ

The estimate draws on 10 comparable sales in the surrounding area, giving high confidence. This pocket trades 6% above the wider area.

Source: HM Land Registry Price Paid Data & the Housometer comparable model.

# Value & sold prices — the evidence

## Comparable sales on one price scale



## Comparable sales nearby

Address	Type	Sold	Dist.	Area	Sold £	Adj. £
41 Chesterfield Grove	Terraced	Apr 2025	40 m	138 m <sup>2</sup>	£1,035,000	≈ £1,045,000
27 Chesterfield Grove	Terraced	Dec 2023	55 m	141 m <sup>2</sup>	£995,000	≈ £1,050,000
8 Chesterfield Grove	Terraced	Jun 2024	70 m	132 m <sup>2</sup>	£980,000	≈ £1,010,000
12 Ondine Road	Terraced	Nov 2024	220 m	145 m <sup>2</sup>	£1,060,000	≈ £1,082,000
55 Ashbourne Grove	Terraced	Jan 2025	300 m	150 m <sup>2</sup>	£1,120,000	≈ £1,135,000
3 Elsie Road	Terraced	Sept 2024	350 m	126 m <sup>2</sup>	£915,000	≈ £940,000
19 Tintagel Crescent	Terraced	Jun 2025	480 m	134 m <sup>2</sup>	£985,000	≈ £990,000

## This property's sale history

Date	Sold price	Indexed to today
Jun 2016	£930,000	≈ £1,080,000
Mar 2007	£585,000	≈ £985,000
Aug 1999	£255,000	≈ £940,000

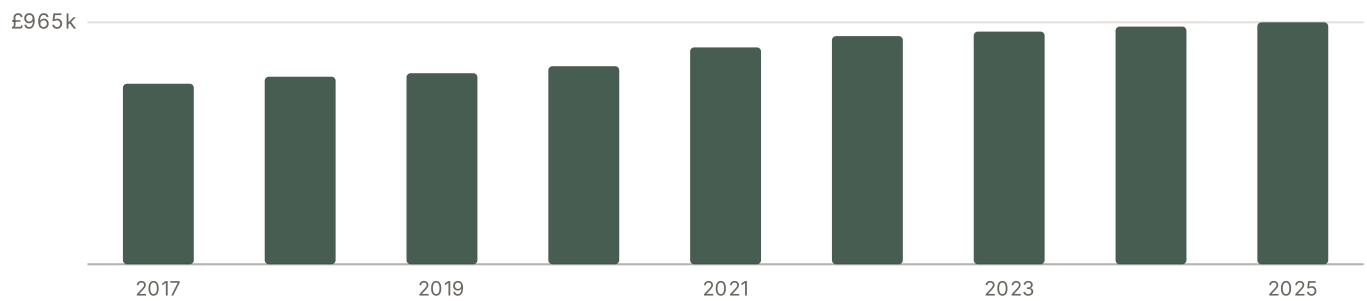
Source: HM Land Registry Price Paid Data & the Housometer comparable model. Adjusted prices index each sale to today.

## Value — the wider market

### Median price & £/m<sup>2</sup> by property type — postcode sector

Type	Median sold	£/m <sup>2</sup>	Typical area	Sales
Terraced	£1,050,000	£7,500	140 m <sup>2</sup>	34
Flat / maisonette	£525,000	£8,200	64 m <sup>2</sup>	58
Semi-detached	£1,240,000	£7,100	175 m <sup>2</sup>	9
Detached	£1,650,000	£6,900	240 m <sup>2</sup>	3

### SE22 district — sold prices by year



### Price context — widening areas

Sector SE22 8	£1,020,000
District SE22	£962,000
Sector vs district	+6%
Southwark avg (HPI)	£565,000

### Trend summary

1-year	+2.1%
5-year	+11.4%
10-year	+38.2%
HPI 5-yr change	+12.5%

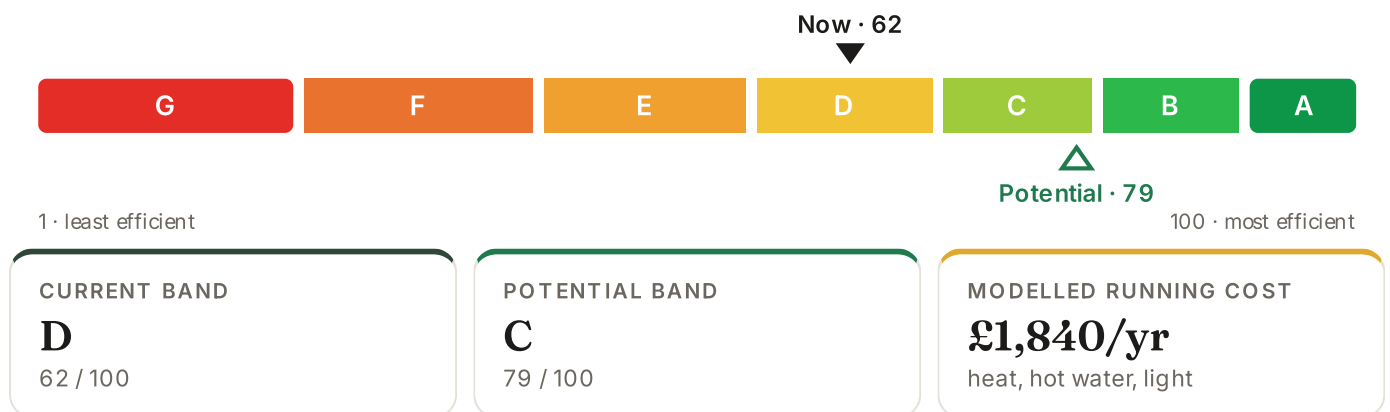
Sector → district → local authority: each row is a wider lens, so the figures read differently from the tailored estimate.

Source: HM Land Registry Price Paid Data & UK House Price Index.

# Energy & EPC

This is a fairly average home to run — EPC band D (62/100) across 140 m<sup>2</sup> of mid-terrace house. Heating, hot water and lighting come to about £1,840 a year on the certificate's model — a middling running cost for a home of this size. The assessor reckons band C is achievable — a 17-point gain with the measures listed below, which would trim the bills. Successive certificates also show the home has changed over time — see the timeline below.

## Efficiency today vs potential



## Property snapshot

<p>FLOOR AREA</p> <p><b>140 m<sup>2</sup></b></p> <p>EPC-measured</p>	<p>DWELLING TYPE</p> <p><b>Mid-terrace house</b></p>	<p>BUILT FORM</p> <p><b>Mid-terrace</b></p>
<p>AGE BAND</p> <p><b>1900–1929</b></p>	<p>GLAZING</p> <p><b>Fully double glazed</b></p>	<p>CO<sub>2</sub> EMISSIONS</p> <p><b>4 t/yr</b></p>

## Element-by-element

Element	Description	Efficiency
Walls	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 250mm loft insulation	Good
Windows	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Hot water	From main system	Good
Floor	Suspended, no insulation (assumed)	—
Lighting	Low energy lighting in 80% of fixed outlets	Good

Source: EPC Register / MHCLG · assessed Sept 2021 · certificate 8912-6021-7089-2470-9012.





## Energy — costs, improvements & history

### Estimated annual running costs

Cost	Per year
Heating	£1,400/yr
Hot water	£280/yr
Lighting	£160/yr
<b>Total</b>	<b>£1,840/yr</b>

### Recommended improvements

Measure	Typical cost	Annual saving
Internal or external solid wall insulation	£4,000–£14,000	£210/yr
Suspended floor insulation	£800–£1,200	£55/yr
Solar water heating	£4,000–£6,000	£45/yr
Solar photovoltaic panels, 2.5 kWp	£3,500–£5,500	£320/yr

### How this home has changed

Derived by comparing successive EPC certificates for this address — the clearest public signal of an extension, conversion or fabric upgrade.

**Sept 2021** Floor area grew from 126 m<sup>2</sup> to 140 m<sup>2</sup> — consistent with a rear or loft extension

**Sept 2021** EPC improved from band E to band D — likely new glazing and heating upgrades

### EPC certificates on record

Assessed	Band	Floor area
Sept 2021	D	140 m <sup>2</sup>
May 2011	E	126 m <sup>2</sup>

#### THE READ

With the recommended measures this home could reach band C, trimming its running costs. Weigh the upfront cost against any conservation constraints before budgeting for the work.

Source: EPC Register / MHCLG. Size changes derived from successive certificates (floor area can vary with re-measurement).

# Council tax

This property is banded E for council tax. That means about £2,604 a year to London Borough of Southwark — roughly £217 a month before any discounts. The band D charge has risen 16% over the last 5 years, a fair guide to where bills are heading.

BAND

# E

ANNUAL CHARGE

£2,604

2026/27

MONTHLY

≈ £217

over 12 months

AUTHORITY

London Borough of Southwark

5-YR RISE (BAND D)

+16%

## All bands — London Borough of Southwark, 2026/27

Band	Annual charge	Monthly
A	£1,420	£118
B	£1,657	£138
C	£1,893	£158
D	£2,130	£178
E ◀ this home	£2,604	£217
F	£3,077	£256
G	£3,550	£296
H	£4,260	£355

## Band D charge over time



### THE READ

Council tax is a fixed annual cost — build it into the monthly budget from day one. Single-occupant and other discounts may apply.

Source: Valuation Office Agency & the local authority's published rates.

## Tenure, ownership & title

This home is held freehold — you would own the building and the land outright, with no lease running down and no ground rent or service charge. Nothing in the corporate or overseas ownership registers matches this title, so it is most likely privately owned.

TENURE		OWNER TYPE	
<b>Freehold</b>		<b>Private individual</b>	
Tenure	<b>Freehold</b>	Registered owner type	<b>Private individual</b>
Overseas owner	<b>No</b>	Company / corporate owner	<b>No</b>
Ground rent	<b>Not applicable (freehold)</b>	Service charge	<b>Not applicable (freehold)</b>

### THE READ

Held freehold — the cleanest form of ownership, with no leasehold complications.

Source: HM Land Registry registered title & the Overseas Entities / Companies registers.

## Property history & timeline

The building dates from 1900–1929, going by its EPC construction band. It has changed hands 3 times since records began, from £255,000 in 1999 to £930,000 in 2016. Successive EPCs record 2 material changes to the home — extensions, conversions or fabric upgrades show up here before anywhere else.

### Dated timeline

Sept 2021	●	Floor area grew from 126 m <sup>2</sup> to 140 m <sup>2</sup> — consistent with a rear or loft extension
Sept 2021	●	EPC improved from band E to band D — likely new glazing and heating upgrades
Sept 2021	●	EPC assessed — band D, 140 m <sup>2</sup>
Jun 2016	●	Sold for £930,000
May 2011	●	EPC assessed — band E, 126 m <sup>2</sup>
Mar 2007	●	Sold for £585,000
Aug 1999	●	Sold for £255,000
EPC construction age band	●	Built 1900–1929

● Recorded sale ● Derived change ● EPC assessment ● Build era

Source: HM Land Registry Price Paid Data & the EPC Register (successive certificates).



## Planning at this property

This property is in a conservation area — expect tighter control over alterations and extensions. 1 planning application has been made at this address, 1 granted — a useful guide to what the council will allow here. Nearby, the authority has decided 64 applications with a fairly typical 82% approval rate; 5 are still pending.

### Designations at this address

Conservation area	<b>Yes — Lordship Lane / Dulwich fringe</b>	Listed building	<b>No</b>
Article 4 direction	<b>No</b>	Green Belt	<b>No</b>

### Applications at this address

Ref	Date	Description	Decision
21/AP/2140	May 2021	Erection of a single-storey rear extension and loft conversion with rear dormer	<b>Granted</b>

Source: The local authority planning register (via PlanIt), [planning.data.gov.uk](https://planning.data.gov.uk) designations & Historic England.



## Development nearby

### Nearby applications

Ref	Date	Description	Decision
23/AP/0781	Mar 2023	Replacement timber sash windows to front elevation (conservation area consent)	Granted
22/AP/3355	Sept 2022	Single-storey rear extension at the neighbouring property	Granted
24/AP/0192	Jan 2024	Outbuilding in rear garden for use as a home office	Refused

LA APPROVAL RATE

**82%**

of decided apps nearby

DECIDED NEARBY

**64**

PENDING NEARBY

**5**

### Larger schemes nearby

**Redevelopment of a former depot to 48 residential units**

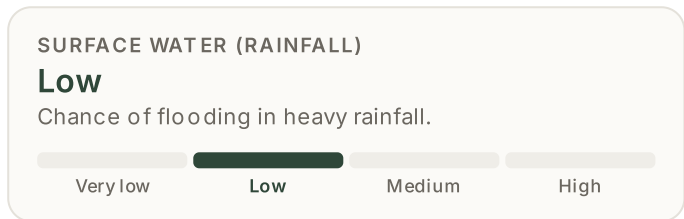
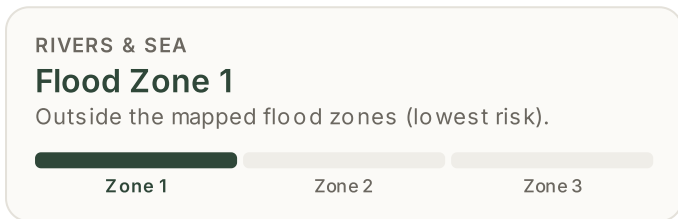
Nov 2023 · Granted

*Source: The local authority planning register (via PlanIt).*

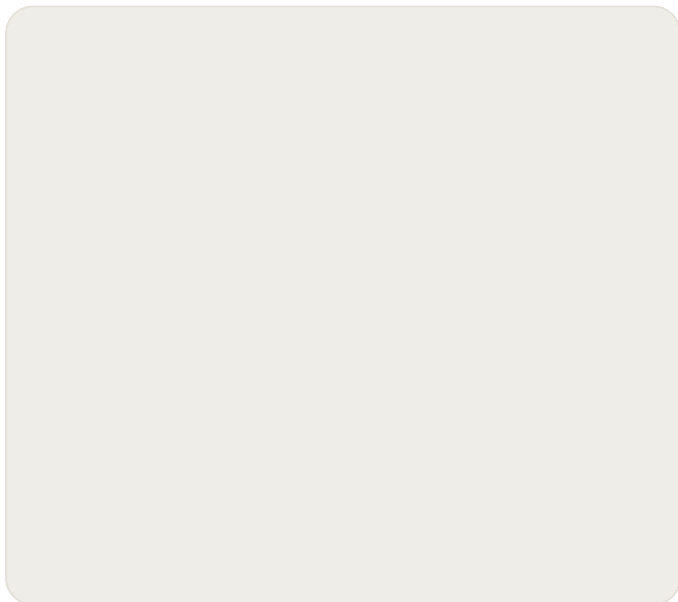
# Flood risk

**Some flood risk to check**

The property is outside the mapped river and sea flood zones — the lowest-risk category for the biggest flood driver. Surface-water risk from heavy rainfall is low. The nearest watercourse, the River Peck, is about 600 m away.

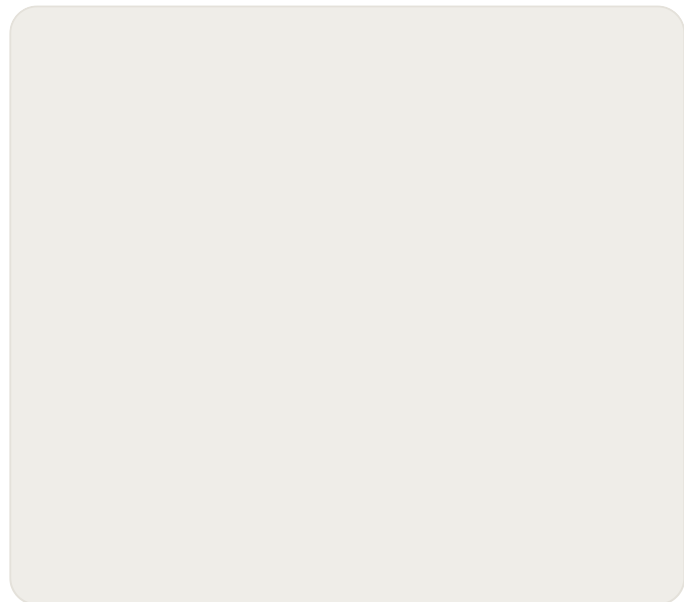


Rivers & sea (Flood Zones 2 & 3)



EA Flood Map for Planning — flood zones 2 & 3, shaded blue · © MapTiler · © OpenStreetMap contributors

Surface water (rainfall)



EA Risk of Flooding from Surface Water (rainfall) · © MapTiler · © OpenStreetMap contributors

**LIVE FLOOD WARNINGS**

None in force in this area at the time of writing.

Source: Environment Agency Flood Map for Planning (rivers & sea), Risk of Flooding from Surface Water & real-time flood monitoring. Crown copyright, OGL v3.0.

## Ground, mining & radon

The address is outside any coalfield, so coal-mining legacy is a non-issue here. Radon potential is lowest band (0–1%) — an estimated below 1% of homes here exceed the action level, which is reassuring. 1 historic landfill site is recorded within a kilometre, the nearest about 700 m away — raise it with your surveyor.

<p><b>COAL MINING</b> <b>None</b> Outside any coalfield</p>	<p><b>NON-COAL MINING HAZARD</b> <b>None recorded</b></p>	<p><b>RADON POTENTIAL</b> <b>Lowest band (0–1%)</b> below 1% of homes est. above 200 Bq/m<sup>3</sup></p>
<p><b>COASTAL EROSION</b> <b>Not susceptible</b></p>	<p><b>HISTORIC LANDFILL (1 KM)</b> <b>1</b> Nearest ≈ 700 m</p>	

### Detail

Bedrock	<b>London Clay Formation</b>	Superficial deposits	<b>None mapped</b>
Shrink–swell potential	<b>Medium (clay)</b>	Compressible ground	<b>Very low</b>
Radon class	<b>Lowest band (0–1%)</b>	Coalfield	<b>Outside any coalfield</b>
Nearest landfill	<b>≈ 700 m E, closed pre-1980</b>	Ground workings / cavities	<b>None recorded</b>

#### THE READ

Nothing here changes the standard advice. A homebuyer survey should always check for active cracking and assess large trees close to the foundations.

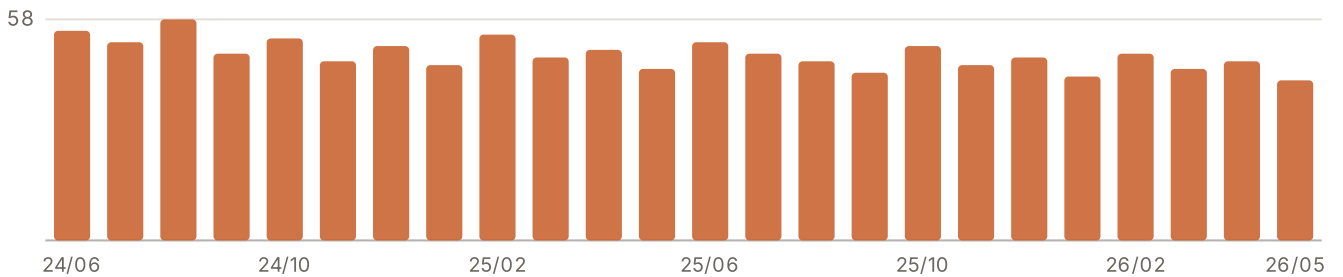
Source: The Coal Authority (Mining Remediation Authority), British Geological Survey (mining hazard & coastal susceptibility), UKHSA/BGS radon potential & Environment Agency historic landfill.

# Crime & safety

Police recorded 1,180 crimes within about 400 m of the door over the last 24 months — roughly 49 a month, which reads as a busier patch. Violence and sexual offences leads the mix at 29%, followed by anti-social behaviour — much the same pattern as most urban areas. The direction of travel is encouraging: incidents are down about 6% versus the earlier part of the period. On the roads, 48 collisions were recorded nearby over 5 years, 7 involving death or serious injury.

<p>RECORDED CRIMES</p> <p><b>1,180</b></p> <p>24 months, within 400 m</p>	<p>TREND</p> <p>↓ <b>falling</b></p> <p>6% vs earlier period</p>	<p>MOST COMMON</p> <p><b>Violence and sexual offences</b></p> <p>342 of 1180</p>
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## Month by month — the last 24 months



## Full category breakdown

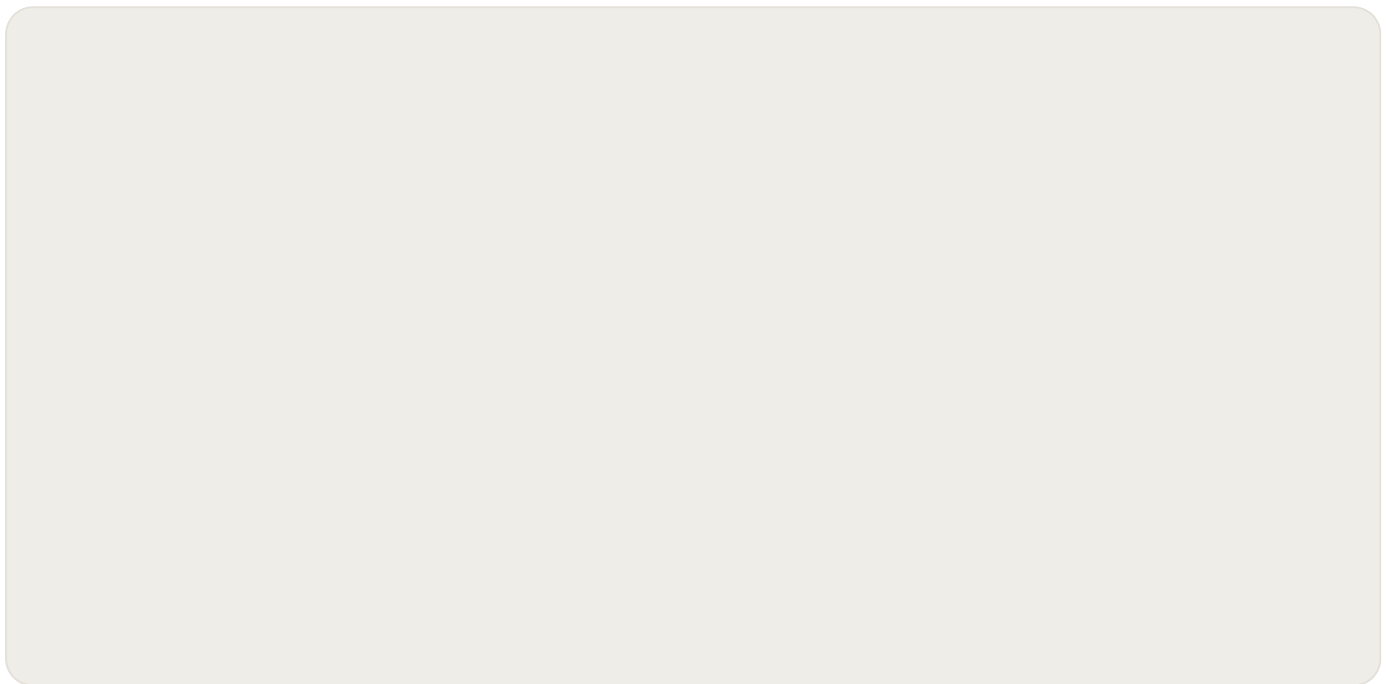
Category	Count	Share
Violence and sexual offences	342	29%
Anti-social behaviour	236	20%
Vehicle crime	142	12%
Other theft	118	10%
Burglary	94	8%
Shoplifting	83	7%
Criminal damage and arson	71	6%
Public order	59	5%
Drugs	35	3%
<b>Total</b>	<b>1,180</b>	<b>100%</b>

### THE READ

Violence and sexual offences is the most common category here, as across most areas. Recorded crime is falling compared with the earlier part of the period.



# Crime context & road safety

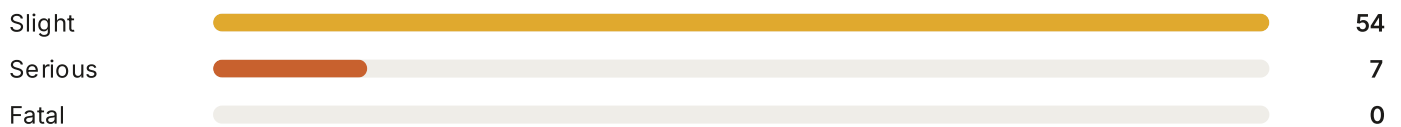


Reported-crime density (heatmap) within ~400 m — property pin and 400 m ring shown · Police.uk · © MapTiler · © OpenStreetMap contributors

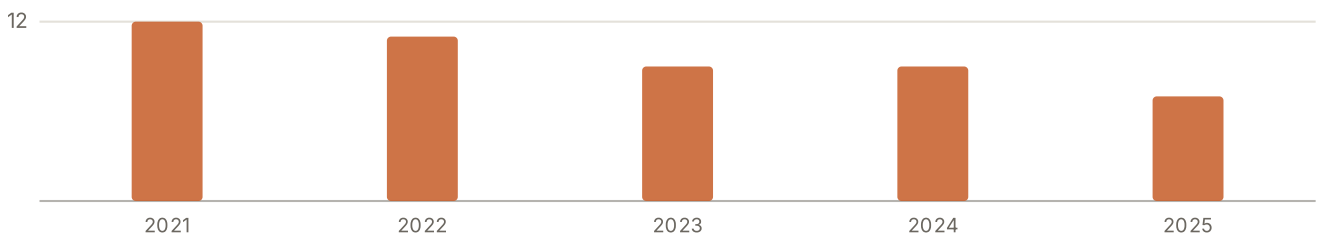
Recorded crime within 400 m has gone from about **52 incidents a month** to around **47 a month** — a fall of about 6%.

## Road safety — collisions nearby

<p>TOTAL COLLISIONS</p> <p><b>48</b></p> <p>over 5 years</p>	<p>CASUALTIES</p> <p><b>61</b></p> <p>all severities</p>	<p>KILLED OR SERIOUSLY INJURED</p> <p><b>7</b></p>
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## Collisions by year



### THE READ

No fatal collisions in the period recorded. Serious casualties tend to cluster on busier through-roads rather than quiet residential streets.

Source: DfT STATS19 road safety data.

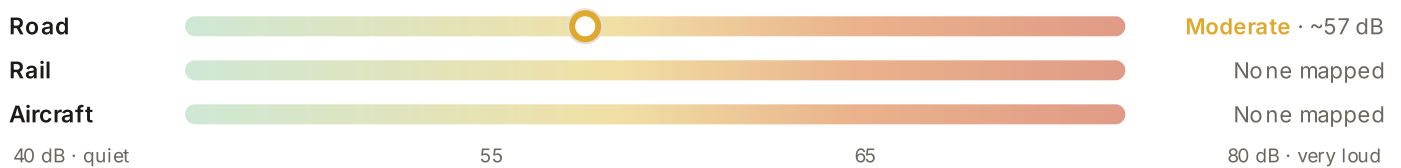


# Noise

The dominant mapped source here is road noise, at around 57 dB Lden — moderate on the official scale. At night it eases to about 52 dB, low enough that sleep is unlikely to suffer. Manageable for the area, but worth a listen from the rooms that face the source.

<b>ROAD NOISE (LDEN)</b> <b>Moderate</b> ~57 dB · DEFRA	<b>RAIL NOISE (LDEN)</b> <b>None mapped</b> none mapped here	<b>AIRCRAFT NOISE (LDEN)</b> <b>None mapped</b> none mapped here
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## Where this property sits on the noise scale



## Day-evening-night vs night-time

Source	Lden (day-eve-night)	Lnight (night)
Road	55–59 dB	50–54 dB
Rail	—	—
Aircraft	—	—

## What the levels mean

Level	Lden	Typical effect
Quiet	below 55 dB	Little to no impact; background residential calm.
Moderate	55–59 dB	Noticeable; the WHO road-noise guideline (53 dB) is around here.
Raised	60–64 dB	Regular intrusion; worth checking which rooms face the source.
High	65–69 dB	Persistent annoyance; secondary/acoustic glazing helps.
Very high	70 dB+	Significant; can affect sleep and outdoor amenity.

### THE READ

Mapped noise peaks at about 57 dB Lden. Manageable, but check the rooms that face the source.

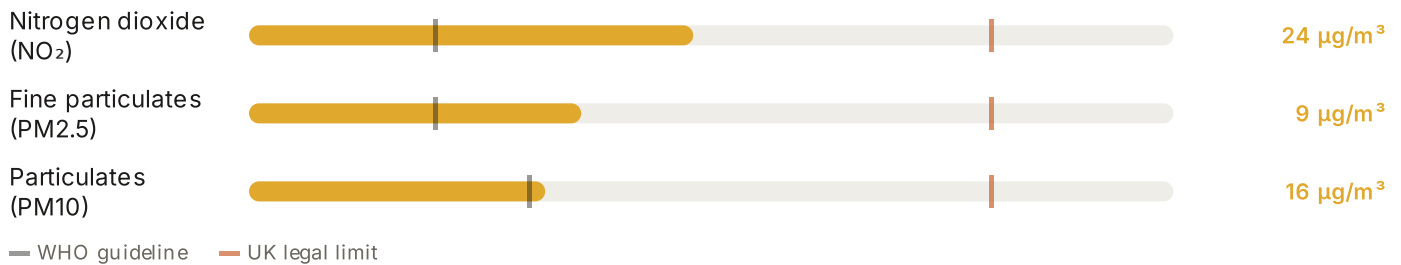
Source: DEFRA strategic noise mapping for England (END Lden/Lnight) — road, rail and aircraft. Official data only; where DEFRA maps nothing, no value is shown.

# Air quality

Nitrogen dioxide sits at about 24 µg/m<sup>3</sup> — inside the UK limit of 40 but well above the WHO guideline of 10, typical of streets with steady traffic. Fine particulates (PM2.5) are around 9 µg/m<sup>3</sup> — above the strict WHO guideline of 5 but low by urban standards. Coarser PM10 sits at 16 µg/m<sup>3</sup> against a UK limit of 40. These are modelled annual background levels, not kerbside spikes — a tree-lined side street and a bus corridor can differ within the same square.



## Versus health guidelines



## The figures

Pollutant	Here	WHO guide	UK limit
Nitrogen dioxide (NO <sub>2</sub> )	24 µg/m <sup>3</sup>	10	40
Fine particulates (PM2.5)	9 µg/m <sup>3</sup>	5	20
Particulates (PM10)	16 µg/m <sup>3</sup>	15	40

### THE READ

NO<sub>2</sub> of 24 µg/m<sup>3</sup> is within the 40 µg/m<sup>3</sup> UK legal limit, though above the stricter WHO guideline of 10.

Source: DEFRA UK-AIR 1 km background concentration maps. Values are modelled annual-mean background levels, not kerbside readings.



## Odour & nuisance sources

Nothing on the map suggests a smell problem: no sewage works, landfill, waste site, large farmyard or heavy industry is recorded within two kilometres of this property. Odour complaints usually trace back to exactly those sources, so a clean sweep here is a genuinely good sign.

SOURCES WITHIN 2 KM

**0**

mapped land uses

### THE READ

No sewage works, landfill, waste-transfer, farmyard or heavy-industrial land is mapped within 2 km.

*Source: OpenStreetMap land use & facilities (sewage/wastewater, waste, landfill, agricultural and industrial sites) within 2 km.*

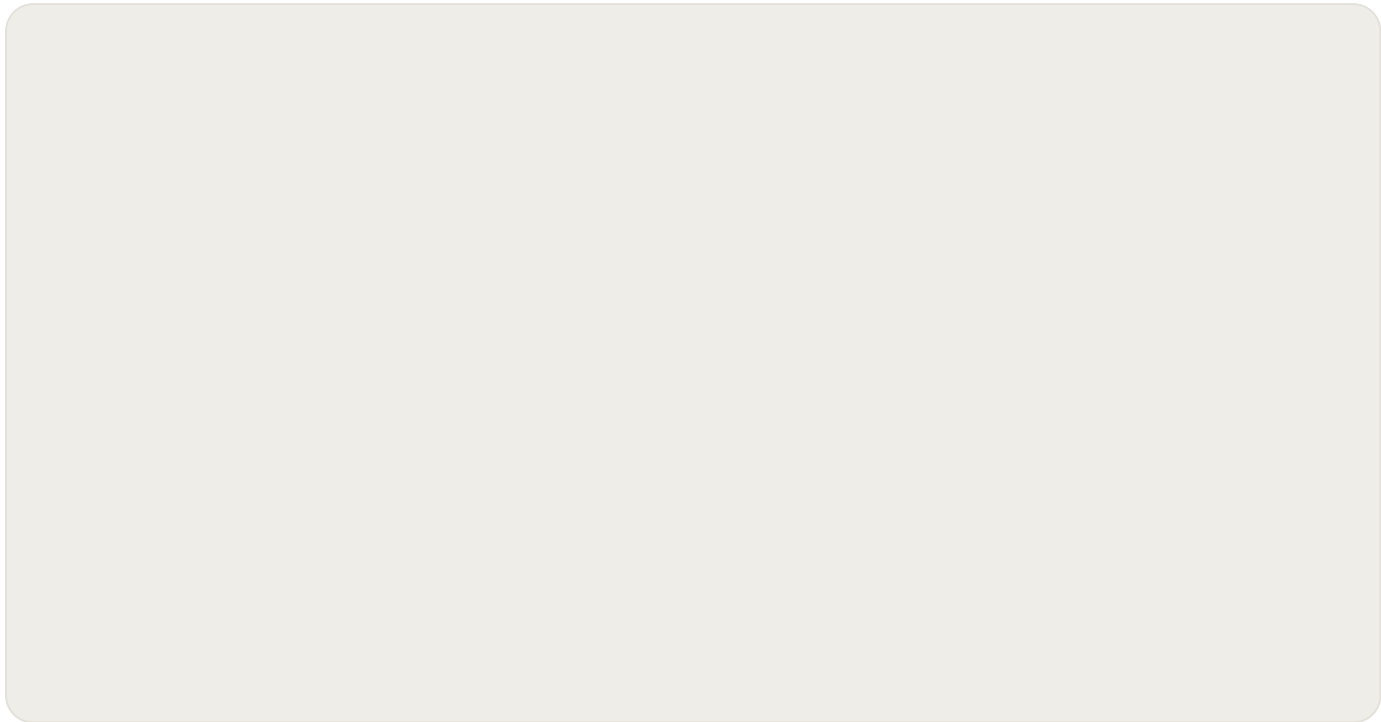
# Schools

8 schools sit within range of this address — with 4 primary, 3 secondary, 1 early-years options nearby. 6 carry a Good or Outstanding Ofsted judgement, so there is choice, though it pays to check catchments carefully. The nearest is Little Acorns Day Nursery, about 240 m away and rated Good. Distance is not admission — always confirm the current catchment and oversubscription criteria with the school or council.

<p>GOOD OR BETTER</p> <p><b>6 of 8</b></p> <p>nearest schools</p>	<p>OUTSTANDING</p> <p><b>3</b></p> <p>of those nearby</p>	<p>NEAREST</p> <p><b>240 m</b></p> <p>Little Acorns Day Nursery</p>
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## Nearest schools at a glance

School	Phase	Type	Distance	Ofsted
Little Acorns Day Nursery	Nursery	Private day nursery	240 m	Good
Goodrich Primary School	Primary	Community school	300 m	Outstanding
St John's & St Clement's CofE Primary	Primary	Voluntary aided school	520 m	Requires improvement
Heber Primary School	Primary	Community school	640 m	Outstanding
The Charter School East Dulwich	Secondary & sixth form	Academy	750 m	Good
Dulwich Hamlet Junior School	Primary (junior)	Community school	900 m	Good
Harris Academy East Dulwich	Secondary	Academy	1.1 km	Requires improvement
Kingsdale Foundation School	Secondary & sixth form	Foundation school	1.9 km	Outstanding



Nearest schools (Ofsted / DfE) · © MapTiler · © OpenStreetMap contributors

Primary  Secondary  Nursery / early years  Independent (fee-paying)

*Source: Department for Education & Ofsted.*



## Schools — primary

### Goodrich Primary School

**Outstanding**

300 m · Primary · Community school · ages 3–11 · inspected Feb 2023

Pupils: **618** · **98% full**    KS2 expected (RWM): **79%**    Reading prog.: **+2.4**    FSM: **14%**

### Heber Primary School

**Outstanding**

640 m · Primary · Community school · ages 4–11 · inspected Nov 2022

Pupils: **452** · **96% full**    KS2 expected (RWM): **82%**    Reading prog.: **+3.1**    FSM: **11%**

### St John's & St Clement's CofE Primary

**Requires improvement**

520 m · Primary · Voluntary aided school · ages 4–11 · inspected Mar 2024

Pupils: **438** · **91% full**    KS2 expected (RWM): **61%**    Reading prog.: **-0.8**    FSM: **22%**

### Dulwich Hamlet Junior School

**Good**

900 m · Primary (junior) · Community school · ages 7–11 · inspected Jun 2023

Pupils: **476** · **99% full**    KS2 expected (RWM): **74%**    Reading prog.: **+1.2**    FSM: **12%**

Source: Department for Education performance tables & Ofsted (state schools); independent-school details are as published on the register.



## Schools — secondary

### The Charter School East Dulwich

**Good**

750 m · Secondary &amp; sixth form · Academy · ages 11–18 · inspected May 2023

Pupils: **1180** · **97% full**    Progress 8: **+0.4**    Attainment 8: **52.1**    FSM: **24%**

### Harris Academy East Dulwich

**Requires improvement**

1.1 km · Secondary · Academy · ages 11–16 · inspected Jan 2024

Pupils: **902** · **94% full**    Progress 8: **-0.1**    Attainment 8: **46.2**    FSM: **31%**

### Kingsdale Foundation School **Top 500 · #470**

**Outstanding**

1.9 km · Secondary &amp; sixth form · Foundation school · ages 11–18 · inspected Sept 2022

Pupils: **1748** · **100% full**    Progress 8: **+0.6**    Attainment 8: **55.8**    FSM: **28%**

Source: Department for Education performance tables & Ofsted (state schools); independent-school details are as published on the register.

## Schools — early years

### Little Acorns Day Nursery

Good

240 m · Nursery · Private day nursery · ages 0–4 · inspected Oct 2023

Pupils: **58** · **92% full**    Setting: **Early years (EYFS)**

*Source: Department for Education performance tables & Ofsted (state schools); independent-school details are as published on the register.*

## Transport & connectivity

The nearest station is East Dulwich (national rail) — a 8-minute walk, genuinely doorstep transport. 3 stations sit within range in total, carrying 2 lines or services, which keeps options open when one line is down. Buses are close too — the nearest stop is 120 m away, with routes P13, 40, 176, 185, 484 nearby.

### Nearest stations

Station	Mode	Lines	Walk	Distance
<b>East Dulwich</b>	National Rail	Southern (to London Bridge)	8 min	650 m
<b>Peckham Rye</b>	National Rail / Overground	Southern, Thameslink, Overground	18 min	1.4 km
<b>North Dulwich</b>	National Rail	Southern (to London Bridge)	19 min	1.5 km

### Nearest bus stops

Lordship Lane / Chesterfield Grove	<b>120 m</b>
Goodrich Road	<b>260 m</b>
Routes nearby: P13, 40, 176, 185, 484	

### At a glance

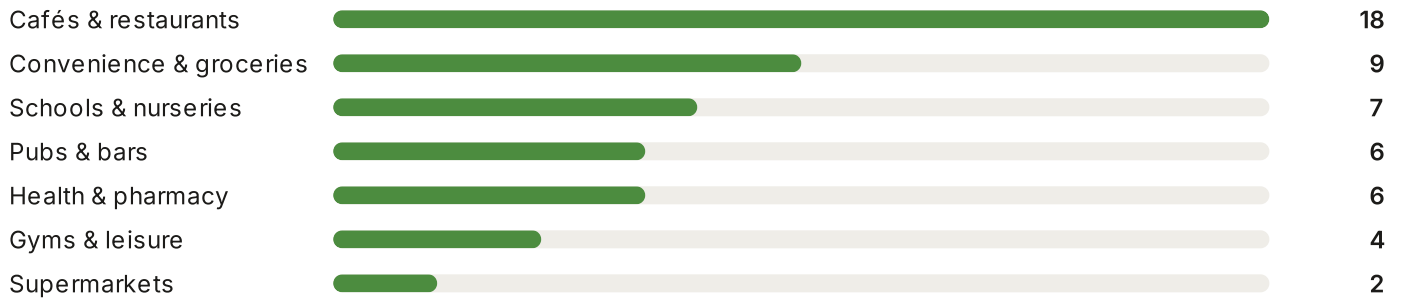
Nearest station	<b>East Dulwich · 8 min walk</b>
Mode	<b>National Rail</b>
Lines / services nearby	<b>2</b>

Source: National Rail / OpenStreetMap, TfL where applicable & Ordnance Survey walking network.

## Amenities & green space

Day to day, this address is genuinely well served: 52 everyday amenities sit within a 15-minute walk. The strongest category is cafés & restaurants (18 mapped), with the nearest about 140 m away. For green space, Goose Green is about 520 m from the door (2 ha), one of 3 parks and green spaces within reach.

### Amenities within a 15-minute walk



### Nearest of each

Cafés & restaurants	140 m · Blue Brick Café
Pubs & bars	210 m · The Palmerston
Convenience & groceries	180 m · Sainsbury's Local
Supermarkets	520 m · M&S Foodhall
Health & pharmacy	430 m · The Gardens Surgery
Gyms & leisure	610 m · PureGym Dulwich
Schools & nurseries	300 m · Goodrich Primary

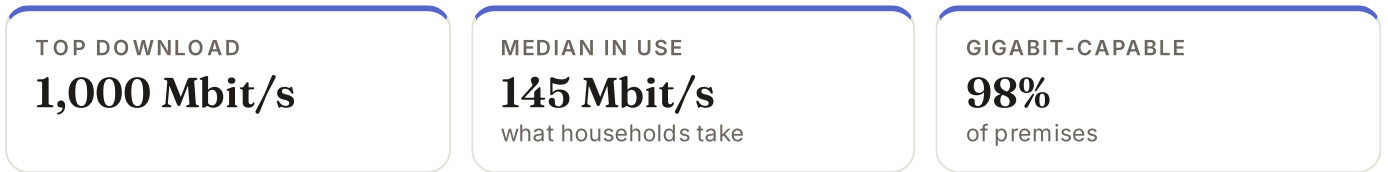
### Parks & green space

Park	Type	Dist.
Goose Green	Public green · 2 ha	520 m
Peckham Rye Park & Common	Public park · 44 ha	700 m
Dulwich Park	Public park · 29 ha	1.3 km

Source: Ordnance Survey Points of Interest, OS Open Greenspace, NHS ODS & OpenStreetMap.

# Broadband

Broadband is a non-issue here: speeds up to 1,000 Mbit/s are available at the address. Gigabit-capable connections reach 98% of premises in this postcode, and full fibre 72%. The median household here actually takes about 145 Mbit/s — what people buy, not just what is possible.



## Availability by technology



## The figures

Gigabit-capable	98%	Full fibre available	72%
Ultrafast available	99%	Superfast available	100%
Top download speed	1,000 Mbit/s	Median download in use	145 Mbit/s

### THE READ

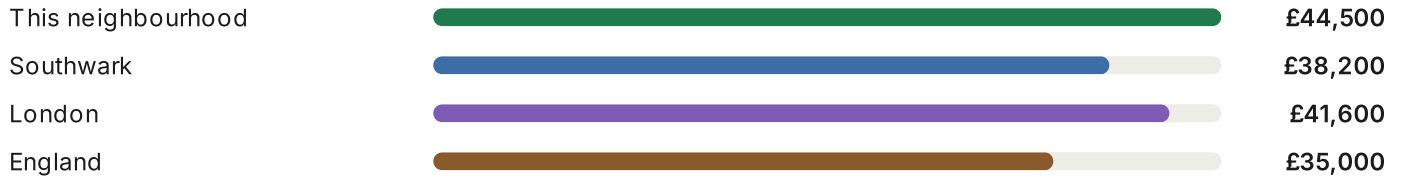
Gigabit broadband reaches 98% of nearby premises. Top available speed is around 1,000 Mbit/s.

Source: Ofcom Connected Nations broadband coverage.

# Income & deprivation

On the English Indices of Deprivation the neighbourhood ranks in decile 7 of 10 — comfortably in the less-deprived half. Estimated household income locally is around £44,500, well above the national average. Across the domains, employment reads strongest (decile 8) while barriers to housing is the weakest (decile 2).

## Median household income



<p>OVERALL IMD DECILE</p> <p><b>7 / 10</b></p> <p>less deprived</p>	<p>NATIONAL RANK</p> <p><b>20,450</b></p> <p>of 32,844 areas</p>	<p>LOCAL INCOME</p> <p><b>£44,500</b></p>
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## Deprivation by domain — decile bars (10 = least deprived)

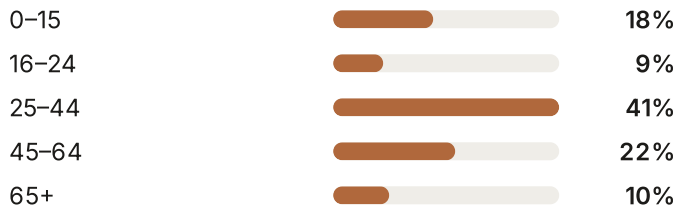


Source: ONS small-area income estimates & the English Indices of Deprivation.

## Demographics (Census 2021)

The most common tenure in this neighbourhood is owned with mortgage (34% of households), which sets the tone of a street more than most statistics. On age, the largest group is 0–15 at 18%. 58% of adults report degree or above as their highest qualification. All figures are from the 2021 Census for the immediate neighbourhood (Southwark 034C), not the whole town.

### Age profile



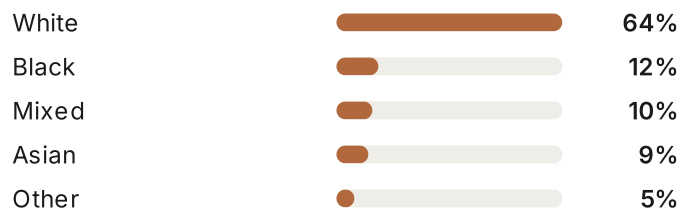
### Household composition



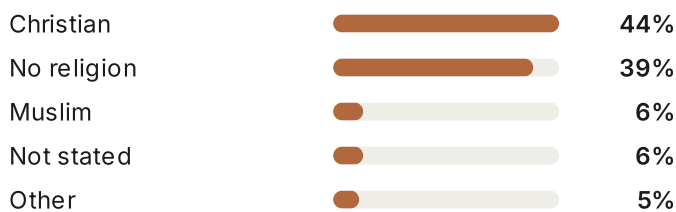
### Tenure mix



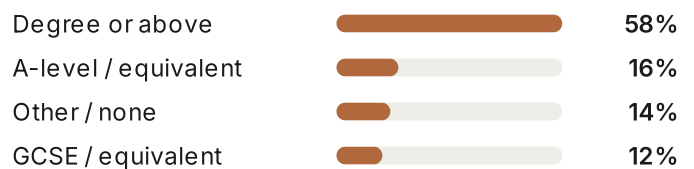
### Ethnic group



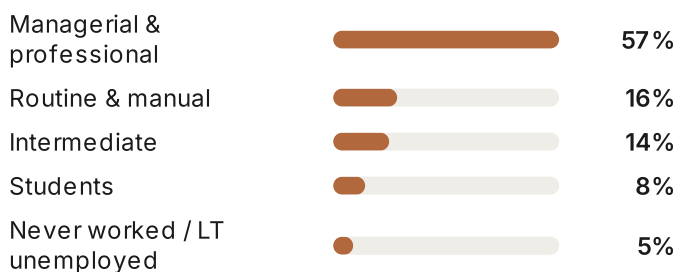
### Religion



### Highest qualification



### Occupation (NS-SeC)



Source: ONS Census 2021 (LSOA-level).

 **Politics & governance**

This address falls in the Dulwich and West Norwood constituency, represented by Helen Hayes (Labour) on a 38% majority. Local services are run by London Borough of Southwark, currently under Labour control. Politically the area reads as strongly labour. Council control matters practically: it shapes council tax rises, planning appetite and service levels.

LOCAL AUTHORITY  
**London Borough of Southwark**  
 council

POLITICAL CONTROL  
**Labour**

CONSTITUENCY  
**Dulwich and West Norwood**  
 Westminster

MP  
**Helen Hayes**  
 Labour

**Representation**

Ward	<b>Goose Green</b>	Council control	<b>Labour majority</b>
MP since	<b>2015</b>	2024 result	<b>Labour hold</b>

Source: The local authority, UK Parliament (2024 general election) & postcodes.io.



## Your viewing checklist

A tailored, tick-as-you-go list drawn from this report — what to ask the agent, check on the visit, investigate further and do before you offer. Print it and take it with you.

### Ask the agent

- PROPERTY PRIORITY**  
**Ask which efficiency improvements have already been done (EPC D → C achievable).**  
A solid-wall band D leaves headroom; modelled energy runs at about £1,840/yr. Check the certificate's recommendations against what the seller has actioned.
- VALUE**  
**Ask what justifies the local premium — this pocket trades about 6% above the wider area.**  
A clear premium can be condition, position or school catchment — or it can be froth. Make sure you're paying for something real.
- VALUE**  
**Ask what's changed since it last sold for £930,000 in Jun 2016.**  
Over ~10 years prices and the property will both have moved; the gap to today's asking price should make sense against local growth and any refurbishment.
- STREET**  
**Ask what alterations would need consent — this sits within a conservation area.**  
Conservation-area controls restrict windows, extensions, cladding and satellite dishes — ask the agent and council what's recently been refused locally.
- GENERAL**  
**Ask why the owners are selling and how long it's been on the market.**  
Motivation and time-on-market shape your negotiating room.

### Check on the visit

- PROPERTY**  
**Look closely for damp, cracking, dated wiring and the state of the roof.**  
The records date this home to 1900–1929 — budget for a full RICS Level 3 survey and ask about rewiring, re-roofing, damp-proofing and solid-wall insulation history.
- STREET**  
**Visit after dark and ask a couple of neighbours how safe the street feels.**  
About 47 crimes a month are recorded within ~400 m — check door/window locks, any alarm, and street lighting on the walk back from the station.
- GENERAL**  
**Run the taps, flush, check water pressure, and look/smell for damp.**  
Five minutes of basic checks catches the most common expensive problems.

### Investigate further

- RISKS**  
**Note the low surface-water risk and check how the street drains in a downpour.**  
Rivers-and-sea risk is very low, but surface water is Low rather than Very low — a rainy-day look at gulleys and the road is a cheap sanity check.
- RISKS**  
**Check the address on UKradon (free) — the area is in the lowest radon band.**  
Radon potential here is below 1%, so no measures are expected, but the free check settles it for peace of mind.
- AREA**  
**If schools matter, confirm the exact catchment with the council and visit at drop-off.**  
Catchments and admission distances shift year to year — even though six of eight Good/Outstanding schools are mapped nearby, the nearest isn't guaranteed to be the one you'd get.



AREA

**Read the plans for the approved 48-unit depot redevelopment nearby.**

Big schemes bring years of construction traffic and can change light, parking and outlook — look up the application before you fall for the view.

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## Your viewing checklist (continued)

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### Before you offer

- GENERAL **PRIORITY**  
**Book a RICS building survey once your offer is accepted.**  
This report is the first screen, not a substitute — a surveyor inspects the actual fabric of the home.

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- VALUE  
**Line up a mortgage Decision in Principle and compare the £/m<sup>2</sup> to recent nearby sales.**  
Knowing your budget and the local ~£7,500/m<sup>2</sup> rate puts you in a stronger position to negotiate.

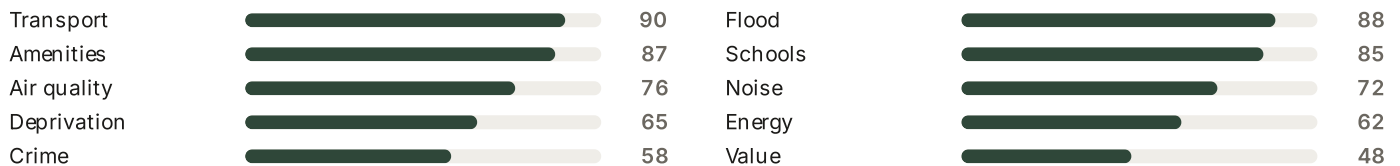
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*Source: Generated from this property's analysis. A prompt list to make the most of a viewing — not a substitute for a professional survey, legal advice or formal searches.*

## Methodology & sources

How this report is built. The Home Confidence Score is a weighted blend of category sub-scores, each derived from authoritative open data and normalised to a 0–100 scale. Per-request timeouts bound every dataset; anything that couldn't be loaded is declared in its section and on the executive summary rather than silently omitted.

### Home Confidence Score — categories used



### Data sources

Source	What it powers
HM Land Registry	Sold prices, price-paid history, comparables, indexing, ownership
Valuation Office Agency (VOA)	Council tax bands and valuation lists
EPC Register / MHCLG	Energy ratings, floor area, heating, improvements, property changes
Environment Agency	Flood zones & warnings, surface-water risk, historic landfill
The Coal Authority	Coal-mining legacy and coalfield boundaries
British Geological Survey	Non-coal mining hazard, coastal-erosion susceptibility
UKHSA / BGS	Radon potential (indicative atlas)
Police.uk / Home Office	Street-level recorded crime by category, month and trend
DfT STATS19	Road collisions, severity and casualties
Ofsted / DfE	School ratings, performance, admissions, pupil data
DEFRA	Background air quality and strategic noise mapping
Ofcom	Broadband speeds, full-fibre and gigabit coverage
Office for National Statistics (ONS)	Census 2021, income and deprivation indices
planning.data.gov.uk / PlanIt	Planning applications, decisions and designations
Historic England	Listed buildings and conservation areas
OpenStreetMap	Amenities, transport detail and odour-source land use

Most datasets are published under the **Open Government Licence v3.0**; Royal Mail / Ordnance Survey address data is used under licence. **Guidance only** — figures are estimates and indicative. Always confirm material facts with a solicitor and a qualified surveyor before committing to a purchase.

Source: Generated 2 July 2026 for England & Wales.