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Property Intelligence Report

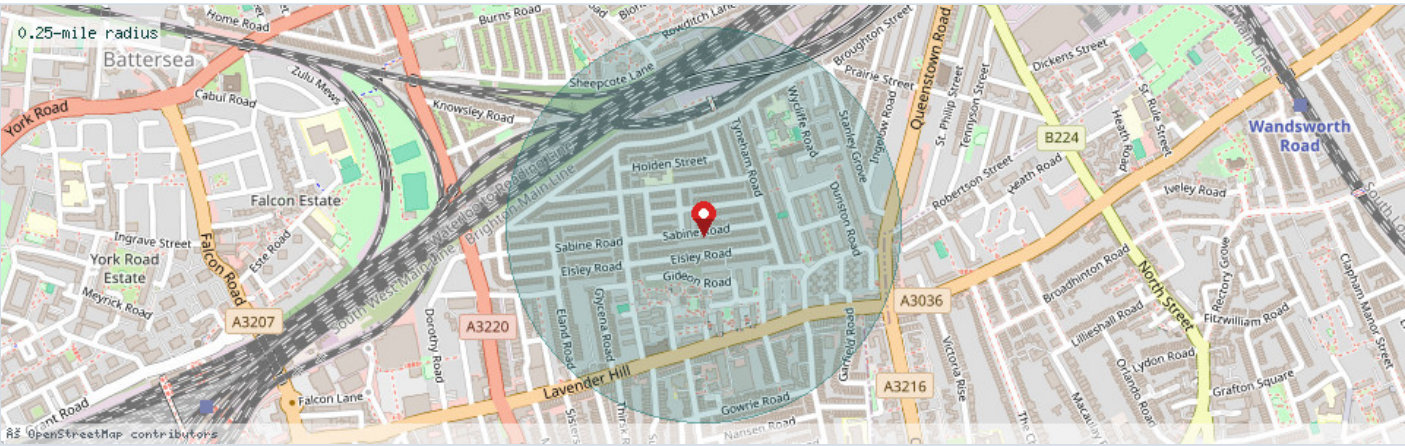
Sold prices, EPC, heritage, flood, ground risk, crime, schools, transport, shops, ownership, broadband, mobile, council tax and running costs — in one printable pack.



Scan for the static online report
<https://homebuyerreport.co.uk/reports/view/3776923b-ed80-443c-bd56-f3fd32bf3475>
Same figures as this PDF — frozen at generation. Ideal for brochures and For Sale boards.

SUBJECT ADDRESS	46 Sabine Road, SW11 5LW
POSTCODE	SW11 5LW
PROPERTY TYPE	Mid-terrace house
REPORT ID	019fd58e-14d0-704b-ab0a-d2240ae504f8
GENERATED	06 September 2026 at 11:41
LOCAL AUTHORITY	Wandsworth

Property location map



Subject property pin with indicative 0.25-mile radius. © OpenStreetMap contributors.

LAST SOLD PRICE £975,000 12 Jun 2026	COUNCIL TAX BAND E Wandsworth	EPC RATING D Potential C	FLOOD RISK Medium Worst of river/sea & surface
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Section 1 — HM Land Registry Sales & Valuation Analytics

Registered residential transactions from HM Land Registry Price Paid Data (England & Wales, from 1995).

Historical sales — target property

TRANSACTIONS	AVERAGE	FIRST RECORDED	LATEST SALE
3	£860,000	15 Aug 2014	£975,000

DATE	TYPE	TENURE	PRICE	ADDRESS
15 Aug 2014	Semi-detached	Freehold	£630,000	46 SABINE ROAD
11 Aug 2017	Semi-detached	Freehold	£975,000	46 SABINE ROAD
12 Jun 2026	Semi-detached	Freehold	£975,000	46 SABINE ROAD

0.25-mile radius comparables (50 closest)

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
46 SABINE ROAD SW11 5LW	0.00	Semi-detached	Freehold	£975,000	12 Jun 2026
11 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£905,000	29 Apr 2026
64 SABINE ROAD SW11 5LW	0.00	Terraced	Freehold	£640,000	18 Nov 2025
165 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£800,000	14 Nov 2025
133 SABINE ROAD SW11 5LU	0.00	Terraced	Freehold	£875,000	29 Aug 2025
75 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£995,000	26 Jul 2024
3A SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£868,000	07 Dec 2023
27 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£855,000	23 Jun 2023
58 SABINE ROAD SW11 5LW	0.00	Terraced	Freehold	£650,000	30 Nov 2022
74 SABINE ROAD SW11 5LW	0.00	Terraced	Freehold	£811,000	21 Nov 2022
129 SABINE ROAD SW11 5LU	0.00	Semi-detached	Freehold	£1,040,000	10 Aug 2022
18 SABINE ROAD SW11 5LW	0.00	Terraced	Freehold	£927,500	04 Aug 2022
147 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£845,000	22 Mar 2022
161 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£990,000	28 Aug 2021
95 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£975,000	28 Jun 2021
73 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£831,200	20 May 2021
33 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£865,000	07 Apr 2021
137 SABINE ROAD SW11 5LU	0.00	Terraced	Freehold	£937,236	14 Jan 2021
113 SABINE ROAD SW11 5LU	0.00	Terraced	Freehold	£930,000	30 Apr 2020
149 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£797,000	08 Jan 2020
75 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£725,000	20 Dec 2019
143 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£770,000	08 Nov 2019
29 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£811,775	15 Aug 2019
3A SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£767,000	22 Jun 2019
43 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£700,000	14 Jun 2019
121 SABINE ROAD SW11 5LU	0.00	Terraced	Freehold	£800,000	25 Jun 2018
80 SABINE ROAD SW11 5LU	0.00	Terraced	Freehold	£767,000	05 Dec 2017
139 SABINE ROAD SW11 5LU	0.00	Terraced	Freehold	£840,000	27 Oct 2017
46 SABINE ROAD SW11 5LW	0.00	Semi-detached	Freehold	£975,000	11 Aug 2017
18 SABINE ROAD SW11 5LW	0.00	Terraced	Freehold	£820,000	05 Jun 2017
110 SABINE ROAD SW11 5LU	0.00	Terraced	Freehold	£820,000	21 Dec 2016
33 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£885,000	31 Mar 2016

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
120 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£840,000	08 Jan 2016
11 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£875,000	20 Oct 2015
95 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£940,000	05 Aug 2015
110 SABINE ROAD SW11 5LU	0.00	Terraced	Freehold	£840,000	01 Jul 2015
122 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£830,000	14 May 2015
12 SABINE ROAD SW11 5LW	0.00	Terraced	Freehold	£760,000	01 Apr 2015
19 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£870,000	16 Jan 2015
46 SABINE ROAD SW11 5LW	0.00	Semi-detached	Freehold	£630,000	15 Aug 2014
75 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£942,500	30 May 2014
147 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£772,000	15 Apr 2014
128 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£800,000	07 Mar 2014
113 SABINE ROAD SW11 5LU	0.00	Terraced	Freehold	£789,000	15 Nov 2013
101 SABINE ROAD SW11 5LN	0.00	Terraced	Freehold	£750,000	06 Nov 2013
86 SABINE ROAD SW11 5LU	0.00	Terraced	Freehold	£776,562	01 Nov 2013
12 SABINE ROAD SW11 5LW	0.00	Terraced	Freehold	£620,000	30 Apr 2013
18 SABINE ROAD SW11 5LW	0.00	Terraced	Freehold	£605,000	08 Apr 2013
122 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£610,000	08 Mar 2013
149 SABINE ROAD SW11 5LX	0.00	Terraced	Freehold	£640,000	27 Feb 2013

Maximum 50 closest properties, sorted by distance (miles) ascending.

Area market summary

MEDIAN SOLD PRICE	DETACHED AVG	SEMI-DETACHED AVG	TERRACED AVG	FLAT AVG
£340,500	£289,117	£457,806	£515,883	£321,072

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Section 2 — EPC Energy Efficiency Breakdown

Certificate 7303-3036-4204-0004-8200 · Lodged 30 Apr 2024 · 97 m²

View Official GOV.UK EPC Certificate

Opens the MHCLG Energy Performance Certificate register for this property

Energy rating scale (A-G)

Official EPC bands as shown on GOV.UK certificates. Arrow badges mark this property’s current and potential ratings.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A	—	—
81-91	B	—	—
69-80	C	—	80 C
55-68	D	65 D	—
39-54	E	—	—
21-38	F	—	—
1-20	G	—	—

CURRENT ENERGY RATING	POTENTIAL ENERGY RATING
D · SAP 65	C · SAP 80

ENERGY USE NOW	POTENTIAL USE	PRIMARY HEATING	EST. ANNUAL ENERGY COST
207 kWh/m²/yr	104 kWh/m²/yr	Boiler and radiators, mains gas	£1,494

Walls: Solid brick, as built, no insulation (assumed) · Roof: Pitched, no insulation (assumed)

Recommended energy improvements

#	IMPROVEMENT	INDICATIVE COST	TYPICAL ANNUAL SAVING
1	Solid wall insulation	£4,000 - £14,000	£178
2	Recommended improvement (G)	£350 - £450	£49
3	Draught proofing	£4,000 - £6,000	£63
4	Solar water heating	£3,500 - £5,500	£558

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Section 3 — Heritage & Listed Buildings

Historic England National Heritage List entries within about 500 metres of the property pin.

LISTED BUILDINGS NEARBY		GRADE I	GRADE II*	GRADE II
6		0	2	4

GRADE	NAME	LIST ENTRY	DISTANCE
II	SHAFTESBURY PARK ESTATE	1065489	49 m
II	SHAFTESBURY PARK ESTATE	1065490	204 m
II*	CHURCH OF THE ASCENSION	1065541	271 m
II	2-26, QUEENSTOWN ROAD SW8	1064968	393 m
II	Pair of K2 telephone kiosks to the east of Battersea Arts Centre	1409261	434 m
II*	BATTERSEA ARTS CENTRE (FORMERLY BATTERSEA TOWN HALL)	1184293	439 m

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Section 4 — Council Tax, Local Authority & Running Costs

VOA council tax band

LOCAL AUTHORITY	Wandsworth
COUNCIL TAX BAND	Band E
MATCHED ADDRESS	2 SABINE ROAD, LONDON, SW11 5LW

Annual & monthly cost comparison

FULL ANNUAL & MONTHLY COST £1,256 / yr or £105 / mo Standard charge · Band E · 2026	25% SINGLE OCCUPANCY DISCOUNTED RATE £942 / yr or £79 / mo 25% SINGLE OCCUPANCY DISCOUNT Saves £314 / year vs full rate
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Estimated total monthly running costs

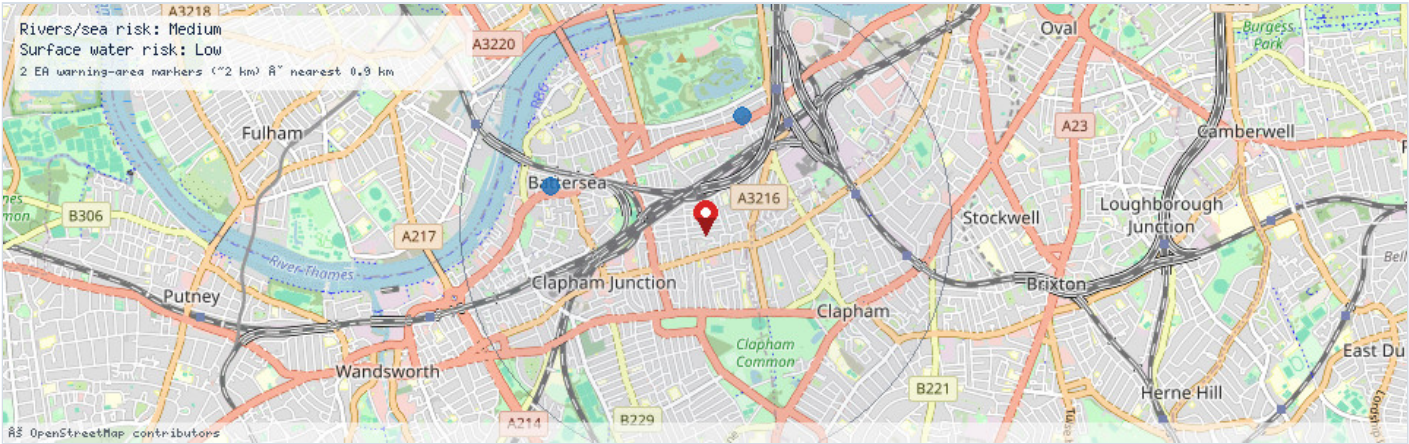
Council tax drops by 25% for single occupants. Utility and insurance figures reflect base household consumption estimates and are not reduced for single occupancy.

COST ITEM	STANDARD	SINGLE OCCUPANT	NOTES
Council tax	£105	£79	VOA band × local Band D
Energy bills (gas + electricity)		£125	From EPC cost fields
Water & sewage		£40	National average estimate
Building / home insurance		£25	Band-adjusted estimate
Estimated monthly total	£294	£268	Indicative only

Confirm your official council tax bill with the local authority. Parish precepts may differ from Band D averages.

Section 5 — Environmental Risk

Flood risk map



Property pin with ~2 km search radius. Blue dots = Environment Agency flood warning area locations nearby (centroids, not flood extents). Risk levels in the legend are derived from those areas and live alerts — not a substitute for the official GOV.UK long-term flood risk map. © OpenStreetMap contributors.

Environment Agency flood risk

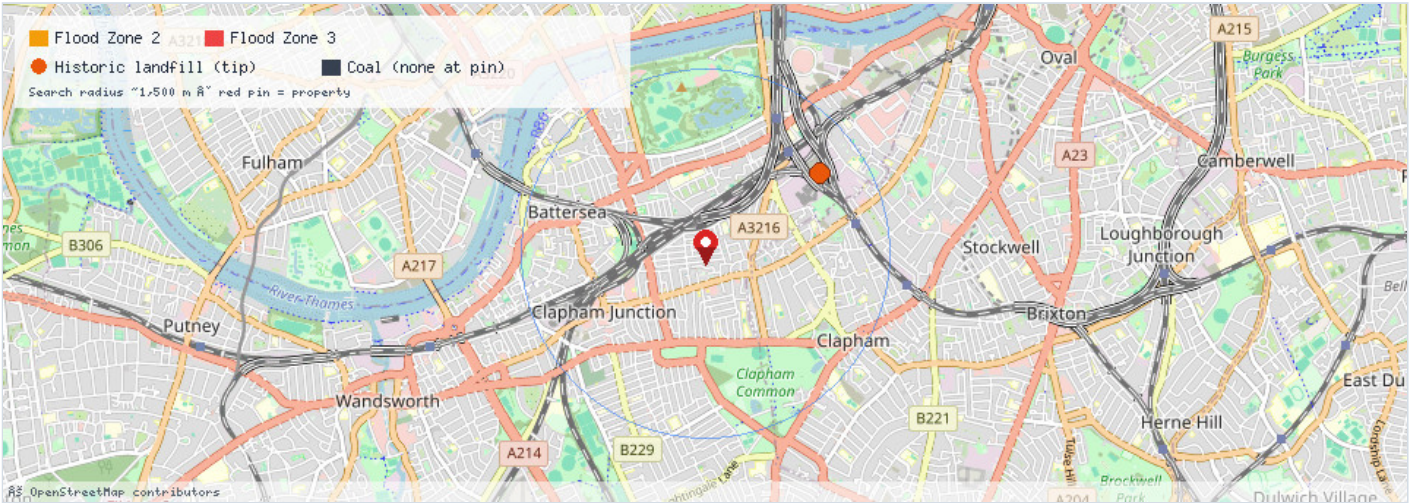
RIVERS & SEA	SURFACE WATER	LIVE ALERTS / AREAS
Medium Rivers and sea: flood alert or flood warning area within ~2 km.	Low Surface water: no nearby flood warning areas or live alerts identified.	0 / 2 alerts / nearby zones

Indicative risk derived from EA flood warning areas and live alerts near the postcode. Confirm on GOV.UK Check long term flood risk for planning decisions.

Ground, mining & environment

Planning flood zones, historic landfill sites and coal mining referral areas near the property pin (~1,500 m).

Planning flood zones come from the Environment Agency Flood Map for Planning and are separate from the flood-warning picture earlier in this section.



Amber = Flood Zone 2 · Red = Flood Zone 3 (Environment Agency Flood Map for Planning extents). Orange dots = historic landfill sites (tips). Grey wash = coal mining reporting / high-risk referral area when the pin sits inside one. Blue ring = search radius (~1,500 m). Red pin = property. ©

OpenStreetMap contributors.

PLANNING FLOOD ZONE Zone 3 High risk	COAL MINING REFERRAL No Not in a reporting area	HISTORIC LANDFILLS NEARBY 1 within search radius
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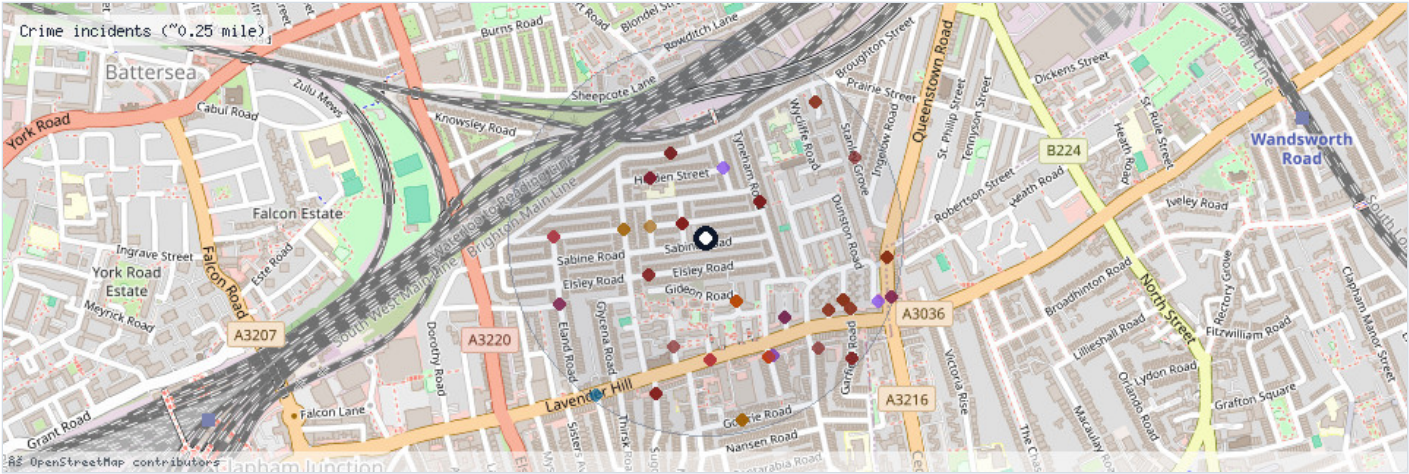
SITE	DISTANCE	FIRST INPUT	LAST INPUT
Linford Street	1.1 km	—	—

Contains Environment Agency and Mining Remediation Authority (Coal Authority) data licensed under the Open Government Licence v3.0. Flood-warning levels above remain separate from planning flood zones.

Section 6 — Neighbourhood Crime (12 months, ~0.25 mile)

Police.uk street-level crimes — coloured dots match the category breakdown below.

Crime map (latest month)



Category breakdown

Latest month · 2026-07 · 81 incidents · coloured bars match the map dots above

Anti-social behaviour		28
Violence and sexual offences		26
Other theft		11
Vehicle crime		7
Burglary		2
Drugs		2
Public order		2
Bicycle theft		1
Possession of weapons		1
Theft from the person		1

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Contains public sector information from data.police.uk. OGL v3.0.

Section 7 — Local Amenities

Nearby schools, public transport and grocery stores for everyday life around the property.

Schools & Ofsted (~2.0 km)

SCHOOL	PHASE	OFSTED	DISTANCE
Shaftesbury Park Primary School	Primary	School remains Good	125 m
John Burns Primary School	Primary	School remains Good	294 m
Belleville Wix Academy	Primary	Good	533 m
Harris Academy Battersea	Secondary	School remains Outstanding	658 m
Chesterton Primary School	Primary	Outstanding	675 m
Macaulay Church of England Primary School	Primary	Good	746 m
Saint John Bosco College	Secondary	School remains Good	1.4 km
South Bank Colleges	16 plus	Not published	1.4 km

Closest schools shown; more may exist within the radius.

Contains DfE and Ofsted public sector information licensed under OGL v3.0

Transport & driving times (~5.0 km)

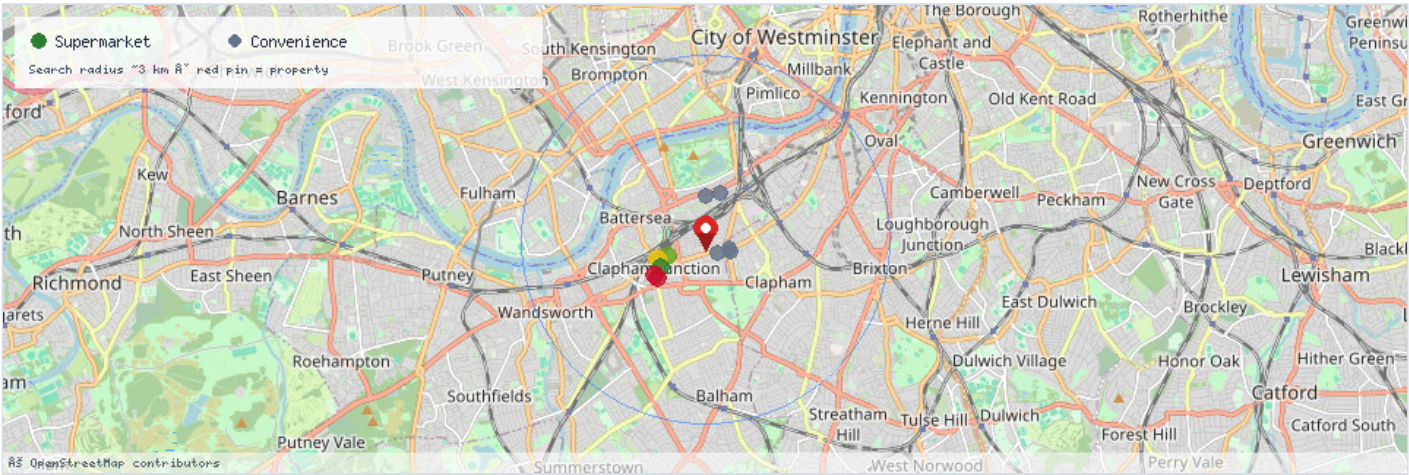
Walk and drive times are network estimates from straight-line distance (not routed journeys).

TYPE	STOP / STATION	DISTANCE	WALK	DRIVE
Rail	Queenstown Road (Battersea) Rail Station · Battersea	1 km	17 min	5 min
Rail	Clapham Junction Rail Station · Clapham Junction	1.1 km	18 min	5 min
Rail	Clapham Junction Rail Station · Clapham Junction	1.1 km	18 min	5 min
Metro / tube	Clapham Common · Clapham Common	1.4 km	23 min	6 min
Metro / tube	Clapham Common Underground Station · Clapham	1.4 km	23 min	6 min
Metro / tube	Clapham Common · Clapham Common	1.4 km	23 min	6 min
Bus	Grayshott Road · Battersea	159 m	3 min	3 min
Bus	Eversleigh Road / Battersea · Battersea	188 m	4 min	3 min
Bus	Shaftesbury Estate / Wickersley Road · Battersea	232 m	4 min	3 min
Bus	Tipthorpe Road · Clapham Junction	242 m	4 min	3 min
Bus	Tipthorpe Road · Clapham Junction	252 m	5 min	3 min

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Supermarket & retail (~3.0 km)

Walk and drive times are network estimates from straight-line distance (not routed journeys).



Green dots = supermarkets · grey dots = convenience stores within the search radius. Larger dots are supermarkets. Red pin = property. © OpenStreetMap contributors.

TYPE	FASCIA / STORE	POSTCODE	DISTANCE	WALK	DRIVE
Supermarket	Asda Superstore · Asda Clapham Junction Superstore	SW11 1JG	668 m	11 min	4 min
Supermarket	Lidl · Lidl Clapham Junction London	SW11 2LG	839 m	14 min	5 min
Supermarket	Whole Foods Market · Whole Foods Market Clapham Junction	SW11 1LN	870 m	15 min	5 min
Supermarket	Marks and Spencer · M&S Clapham	SW11 1QP	1 km	17 min	5 min
Supermarket	Waitrose · Waitrose Clapham Junction	SW11 1PP	1 km	17 min	5 min
Convenience	The Co-operative Food · Co-op Wandsworth - Lavender Hill	SW11 5NQ	282 m	5 min	3 min
Convenience	Sainsburys Local · Sainsburys Wandsworth Road Local	SW8 3SB	416 m	7 min	4 min
Convenience	Tesco Express · Tesco Clapham Wandsworth Express	SW8 3JL	444 m	8 min	4 min
Convenience	Budgens · Budgens Battersea Park	SW11 4LT	716 m	12 min	4 min
Convenience	Tesco Express · Tesco Battersea Park Express	SW11 4LU	806 m	14 min	5 min

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Section 8 — Title & Company Ownership

Title ownership from HM Land Registry OCOD / CCOD open data for this postcode. Not a full title register search — instruct a conveyancer for definitive ownership.

Overseas company ownership (OCOD)

No overseas company ownership titles were found for this postcode in the latest OCOD extract.

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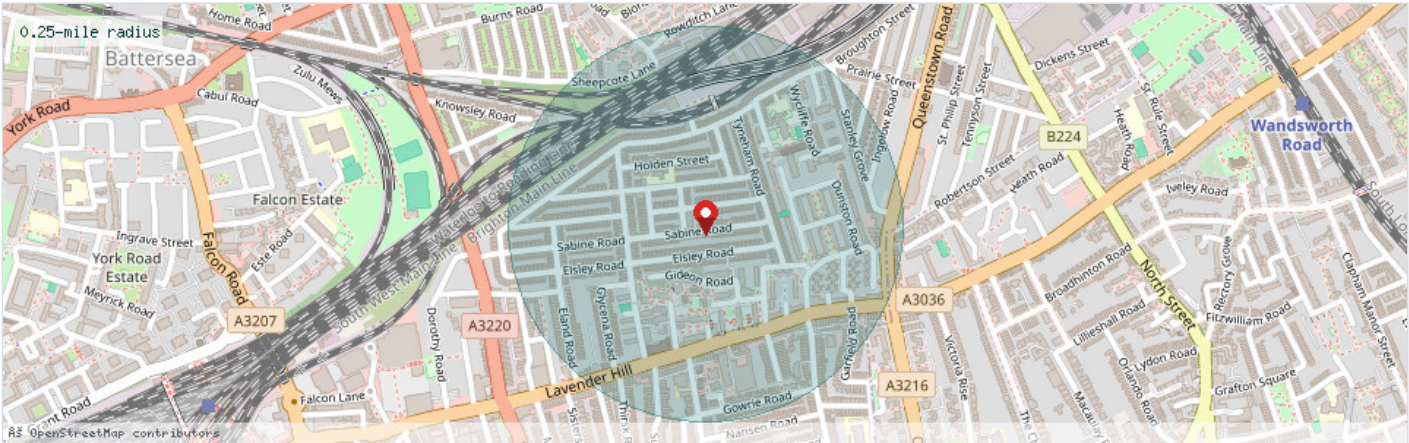
UK company ownership (CCOD)

No UK company ownership titles were found for this postcode in the latest CCOD extract.

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Section 9 — Broadband & Mobile Connectivity

Ofcom predicted coverage for the postcode — not a live speed test or guarantee of service at the premises.



Coverage is predicted for the postcode area around the property pin. © OpenStreetMap contributors.

Fixed broadband (Ofcom)

MAX DOWNLOAD	MAX UPLOAD	MEDIAN DOWNLOAD	PREMISES IN POSTCODE
5000 Mbps	5000 Mbps	5000 Mbps	38

AVAILABILITY	STATUS	TYPICAL DOWNLOAD	PREMISES %
Superfast (30+ Mbps)	Yes	295 Mbps	100%
Ultrafast (300+ Mbps)	Yes	5000 Mbps	100%
Full fibre	Yes	100% gigabit premises	

Mobile coverage (4G / 5G & 2G)

NETWORK	4G / 5G (INDOOR & OUTDOOR)	2G
EE	Good in-home and outdoor	Good (outdoor only)
Three	Good in-home and outdoor	Not published
O2	Good in-home and outdoor	Good in-home and outdoor
Vodafone	Variable in-home, good outdoor	Variable in-home, good outdoor

4G/5G scores are from Ofcom Mobile Checker (blended). 2G scores are from Ofcom Mobile 2G Coverage. Three has no 2G data in this dataset. Same 0-4 outdoor/in-home scale for both.

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Police UK — Contains public sector information from data.police.uk. OGL v3.0.

DfE / Ofsted — Get Information About Schools and Ofsted inspection outcomes. OGL v3.0.

NaPTAN (DfT) — National Public Transport Access Nodes. OGL v3.0.

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