

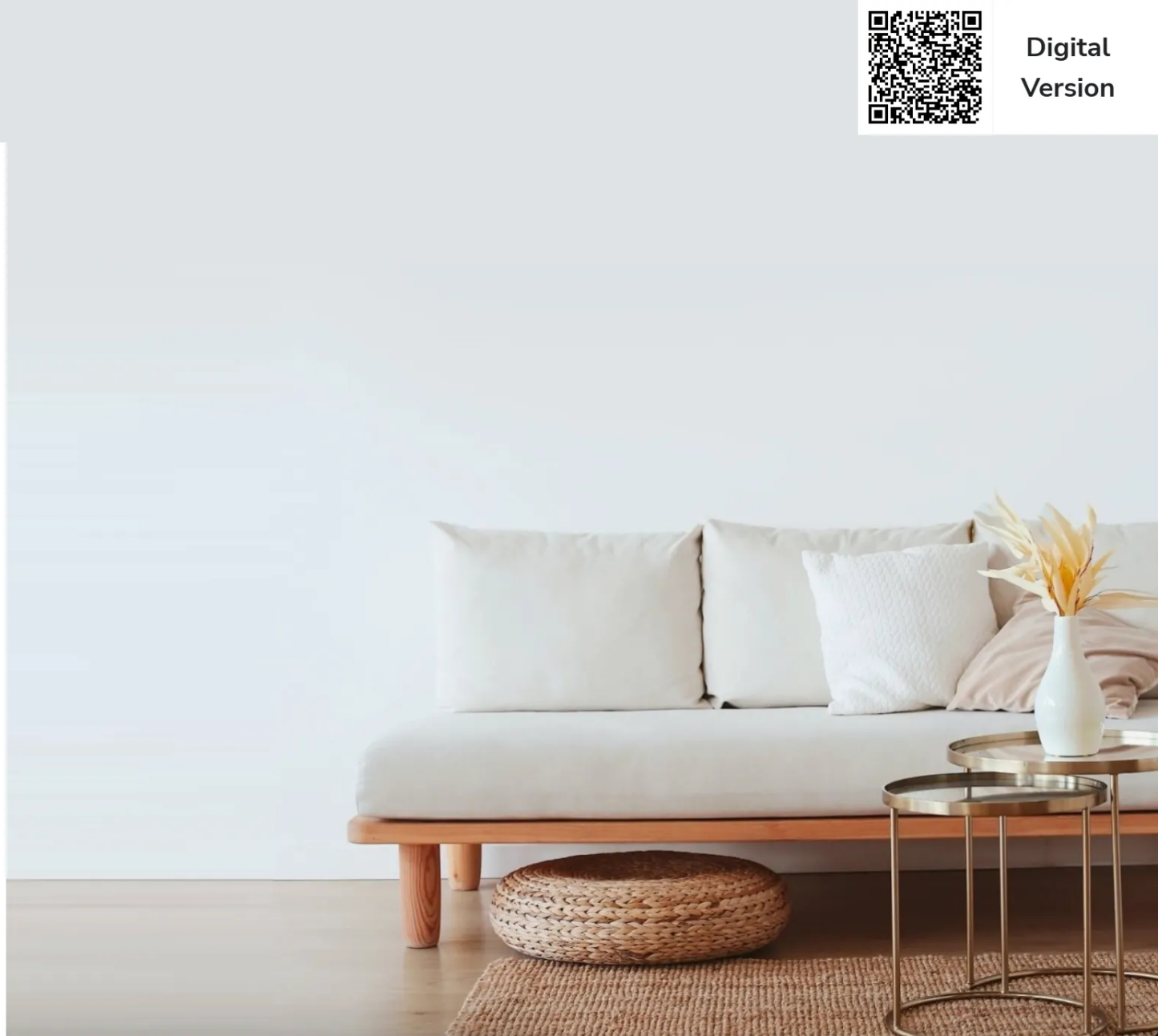


Digital
Version

PROPERTY REPORT

11 Torbay Road,
London,
NW6 7DX

19-Mar-2026



Jorgensen
Turner




Neighbourly Straight Talking. For Twenty Years.

As an estate agent rooted in this part of London, we know every move comes with questions: when to sell, where to buy, how to let, who to trust. That's why we've built our business on candour, sharing the truths that matter, kindly and clearly. It's advice that helps you move forward with confidence, without second-guessing.

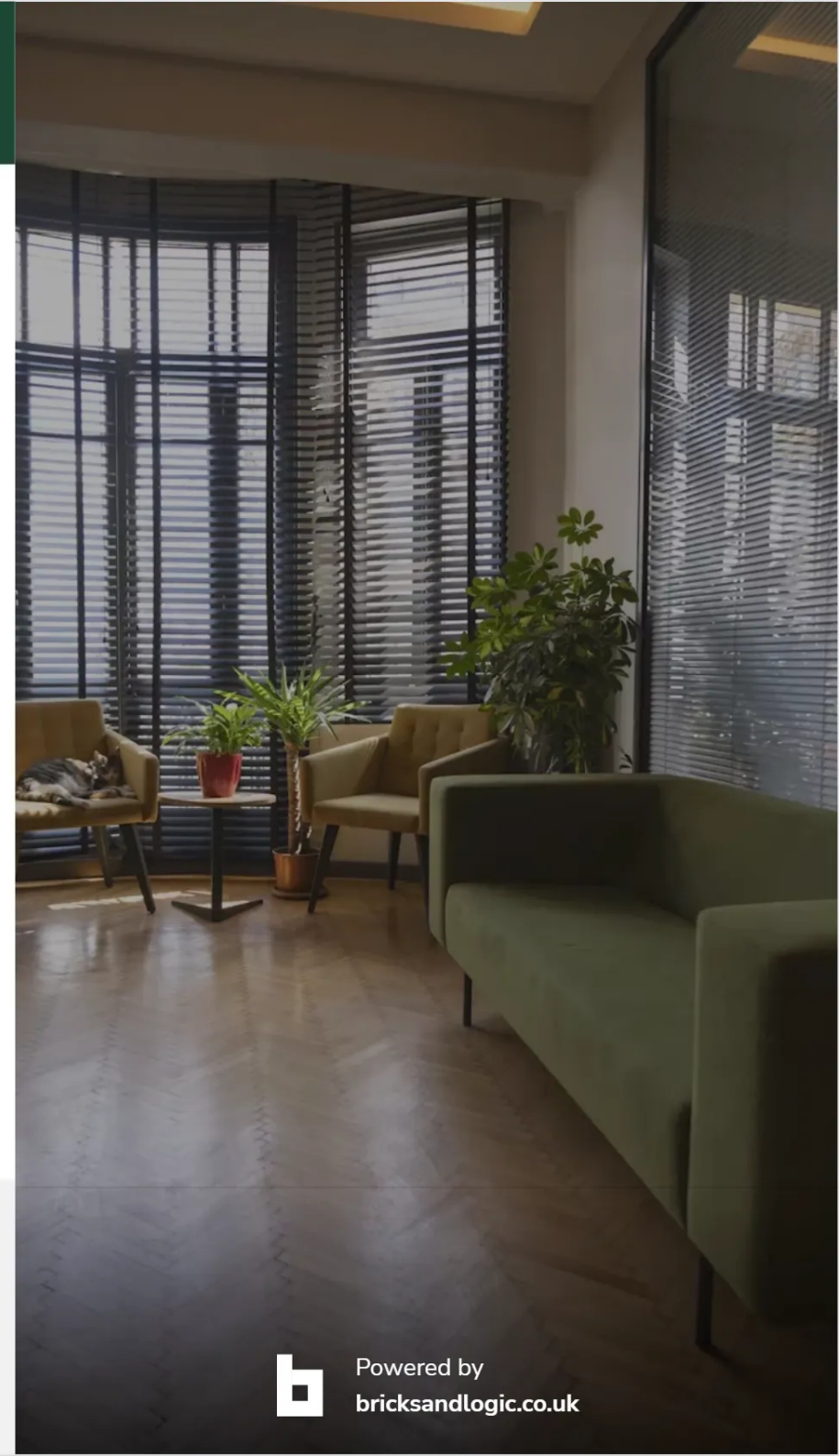
We're warm, grounded and quietly confident. We're here to help. We take the time to truly understand our clients and what matters to them. We look forward to helping you with your next property move

For further information and to meet the team <https://jorgensenturner.com>

 www.jorgensenturner.com

 020 7604 4040

 richardt@jorgensenturner.com



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bricksandlogic.co.uk


About Richard Turner




Fresh out of university, I followed my father into estate agency in South West London. Ten years in independent agencies gave me the grounding to take things further. In 2006, I moved to West London and co-founded Jorgensen Turner with Paul in Shepherds Bush. Soon after, we opened our Queens Park office, which I've led ever since.

The market has changed hugely over the years, but my approach hasn't: honest advice and hard work deliver results. As a business owner, husband and father, I understand the challenges our clients face and enjoy being part of their journeys—whether helping a first-time buyer or supporting a landlord through the rental market.

When the week ends, my perfect escape is loading up the campervan with the family and bikes and heading for the countryside.

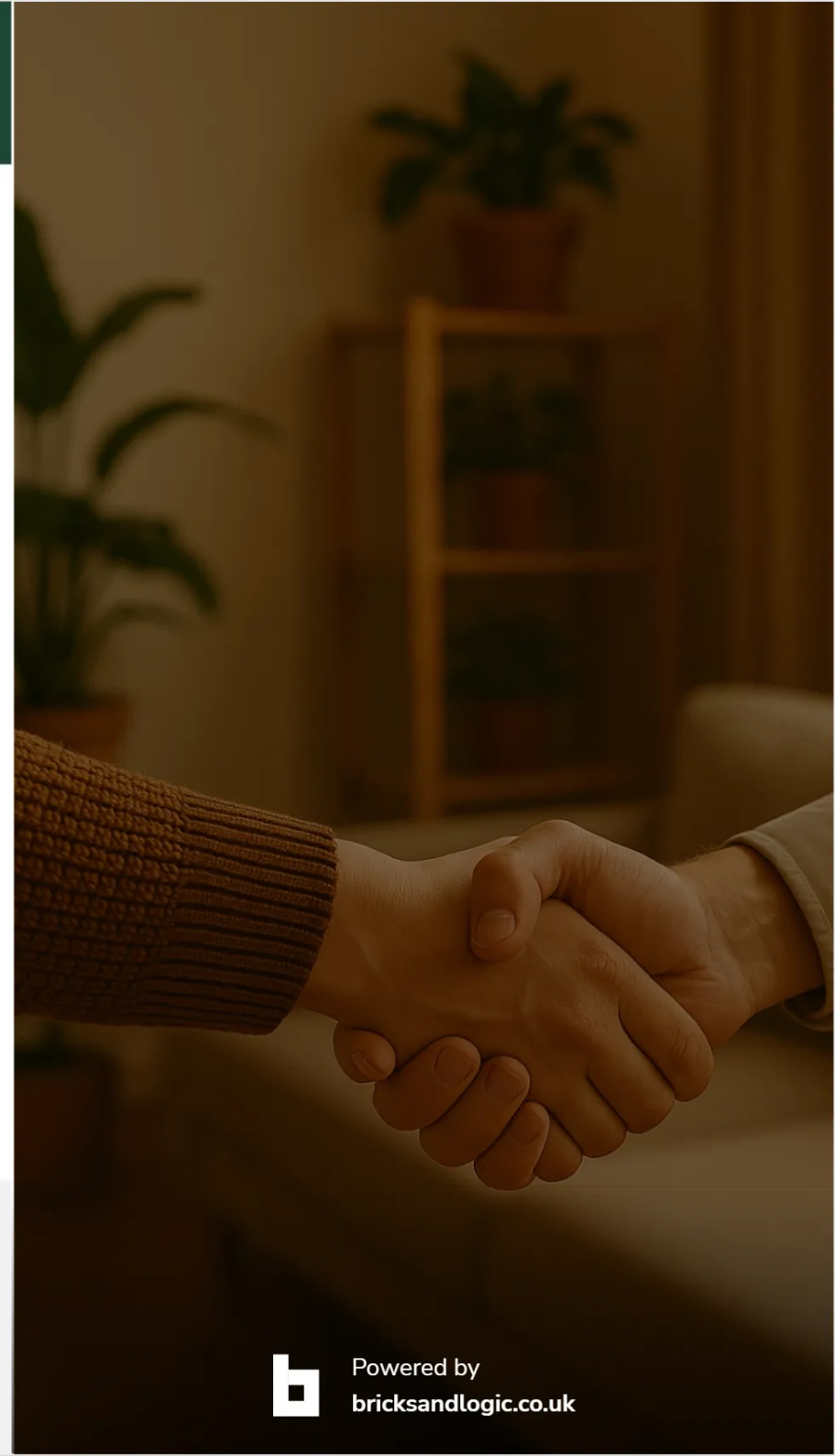
 www.jorgensenturner.com

 020 7604 4040

 richardt@jorgensenturner.com



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I appointed Daniel Mchenry as my agent to sell my flat, he not only showed a more positive approach from another agent, he pitched the property at a
Jeff Tyler



Many thanks to Daniel McHenry, who handled the sale of my flat. He was highly responsive and helpful throughout both transactions, as we had a change of
Xi



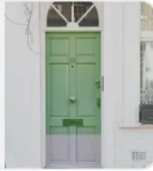
I only have good things to see about the team at Jorgensen Turner! Richard & Co worked tirelessly to ensure my sale went through prior to the Christmas
Dan H



Property Overview



Type
House



House Sub Type
Terraced



Building Era
Period



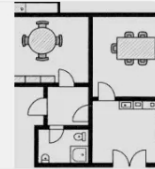
Plot Size
156 m²



Tenure
Freehold



Interior Size
1,314 ft²



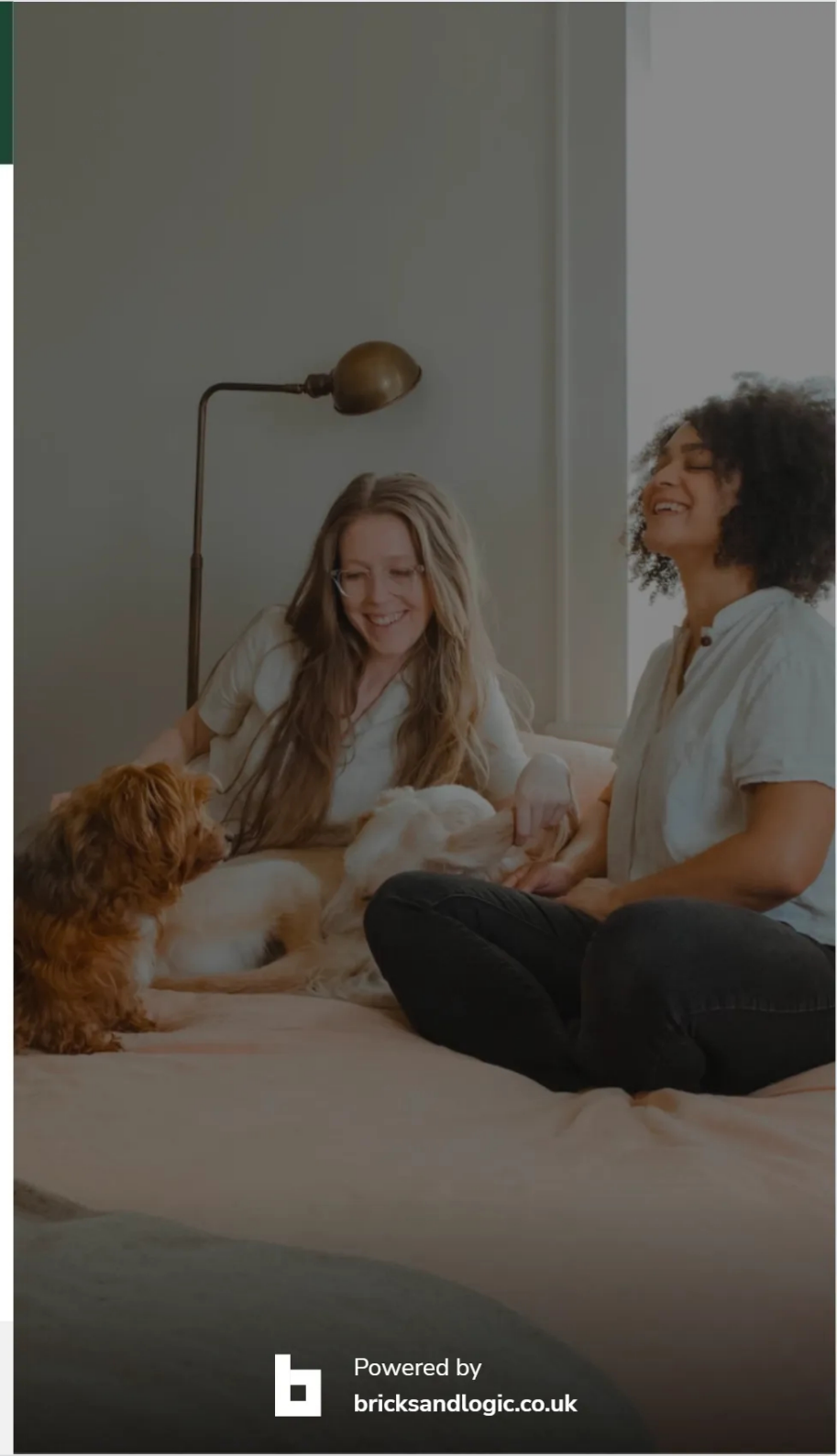
Bedroom Count
3 Beds



Condition
Very Poor



Outside Space(s)
Garden



Ministry of Housing,
Communities and Local
February 2026



HM Land Registry
February 2026



Bricks&Logic
February 2026



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Location & Identifiers



Address

11, Torbay Road, London, NW6 7DX



Postcode

NW6 7DX



UDPRN

17741545



UPRN

202037987



UARN

295017065



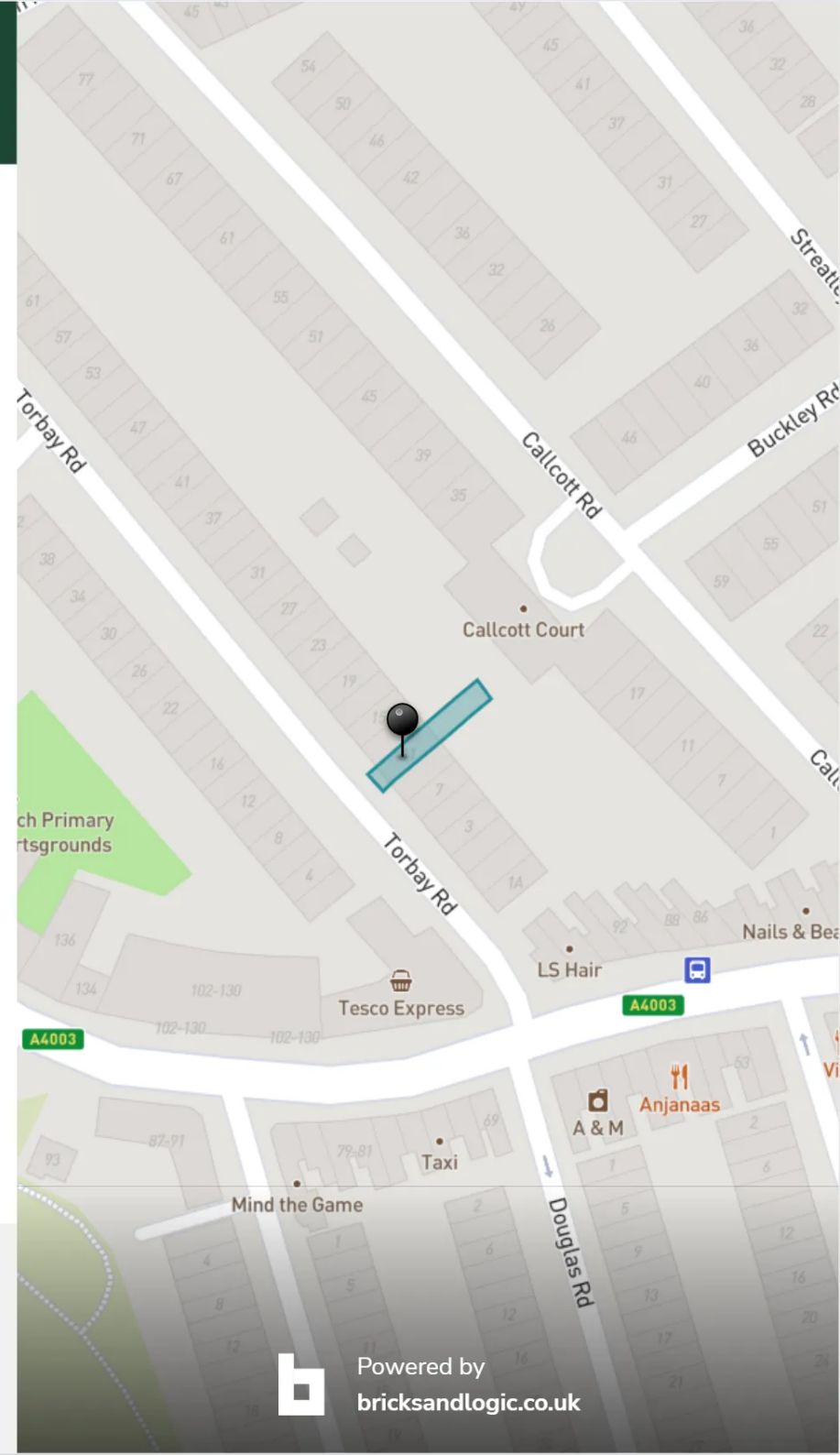
Latitude

51.541326



Longitude

-0.202994



Ministry of Housing,
Communities & Local Gov.
February 2026



Ordnance Survey
February 2026



Royal Mail
February 2026



HM Land Registry
February 2026



The Office of National
Statistics



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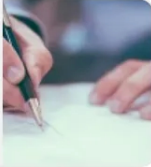
Local Council
Brent



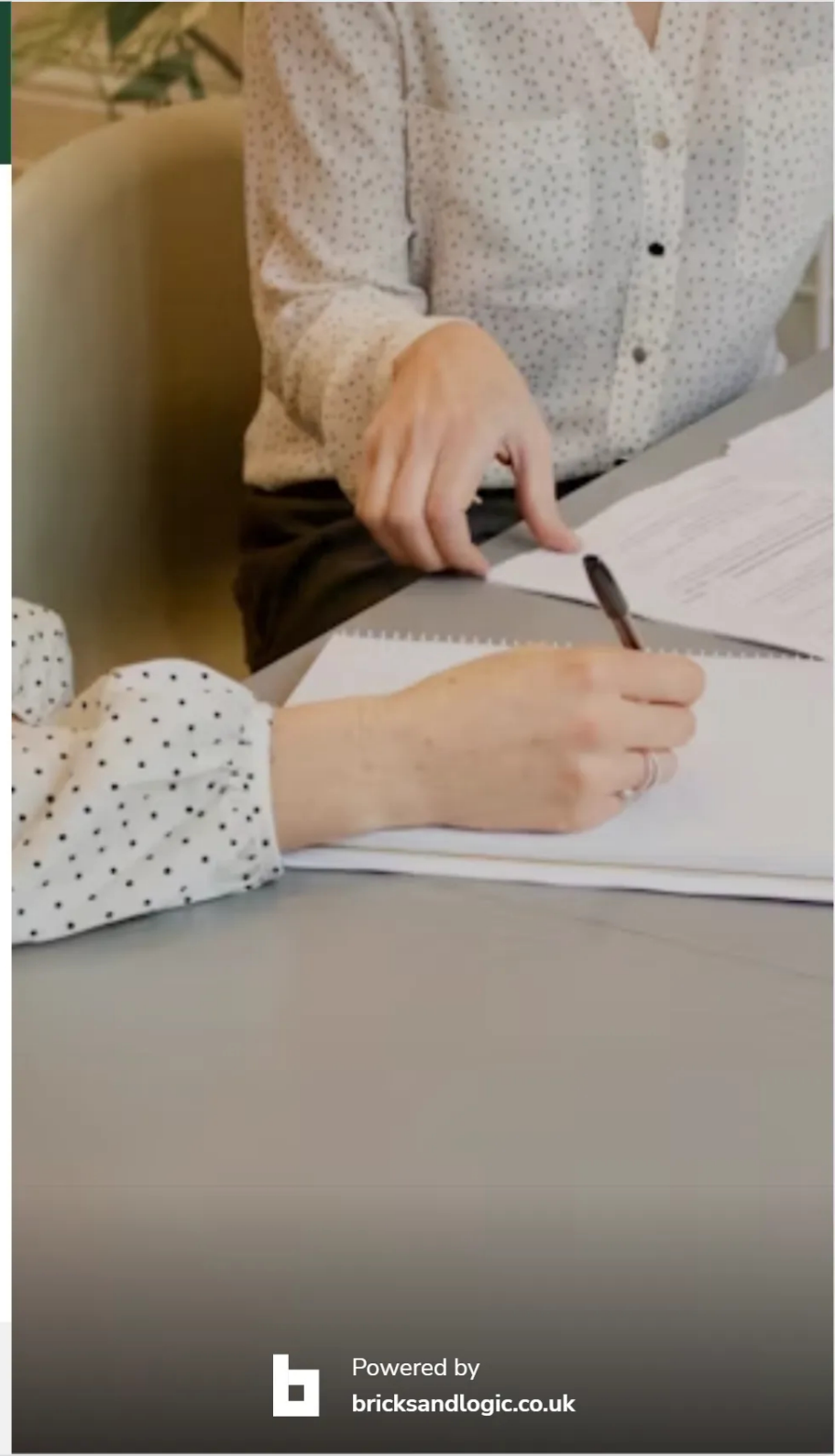
Council Tax
Band D



Tenure
Freehold



Plot Size
156M²



HM Land Registry
February 2026



Royal mail
February 2026



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Plot Comparison



11, Torbay Road, London, NW6 7DX has a plot size of **156 m²**.



1

11A, Torbay Road, London, NW6 7DX

163 m²



2

9, Torbay Road, London, NW6 7DX

162 m²



3

7, Torbay Road, London, NW6 7DX

156 m²



4

15, Torbay Road, London, NW6 7DX

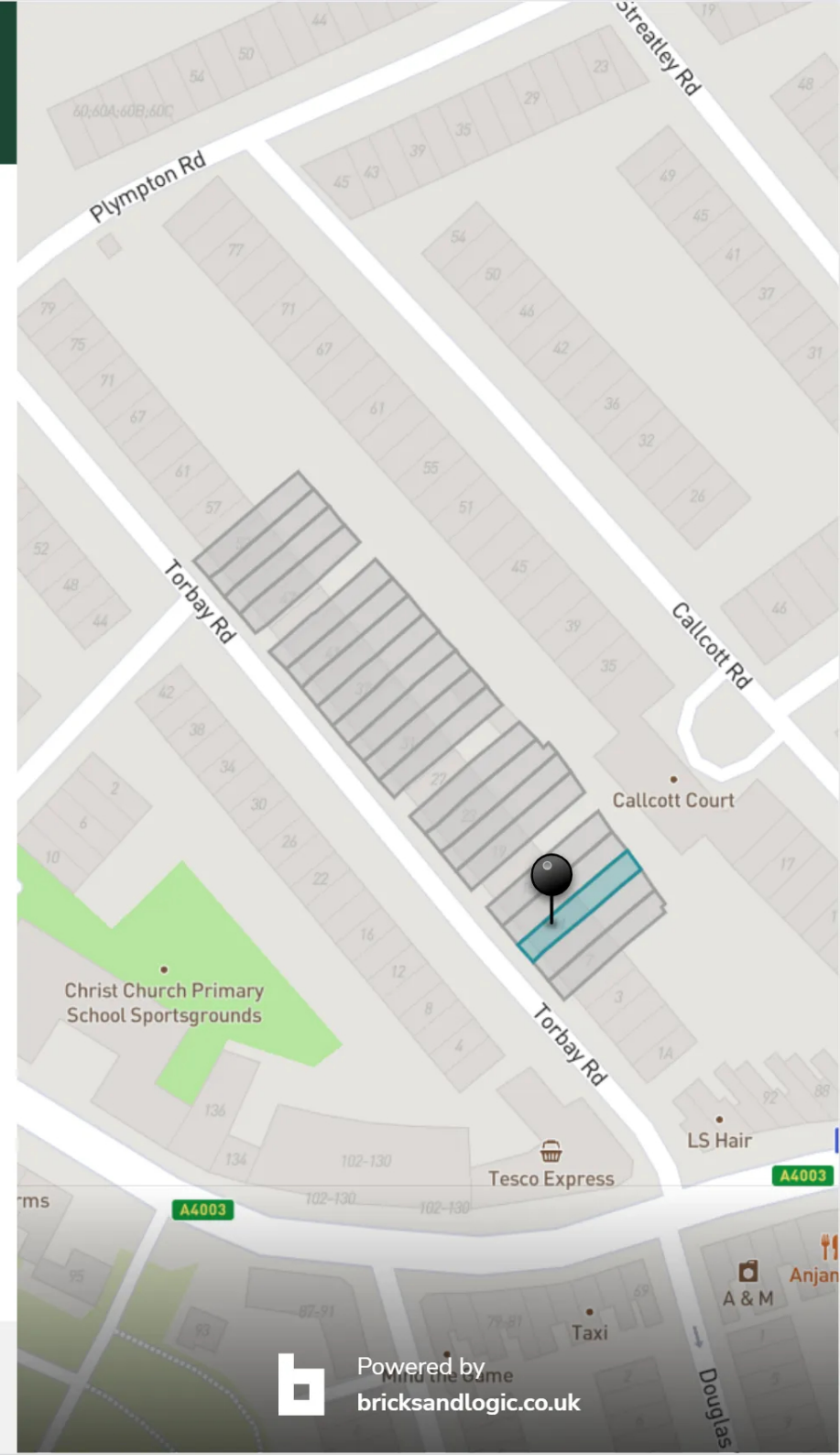
166 m²



5

19, Torbay Road, London, NW6 7DX

172 m²



Ordnance Survey
February 2026



HM Land Registry
February 2026



The Office of National
Statistics



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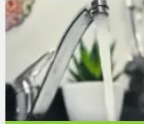
Current Score	37 E	The most common rating in your area	D
Potential Score	81 B		

Heating Type
Boiler and radiators, mains gas



Good

Hot Water
From main system




Good

Roof
Pitched, no insulation



Very Poor

Walls
Solid brick, as built, no insulation (assumed)



Very Poor

Windows
Fully double glazed



Average

Lighting
Low energy lighting in all fixed outlets



Very Good

Energy Efficiency Rating

Very energy efficient – lower running costs



Not energy efficient – higher running costs

Top actions you can take to

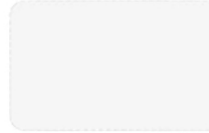
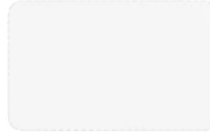


Our Data Sources



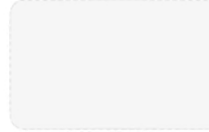
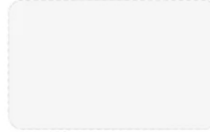
Sales Data

Mar-2025
£1,075,000
Freehold — House

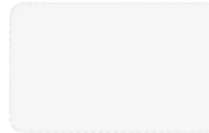
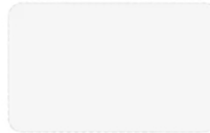
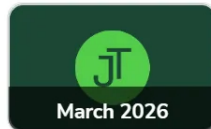


EPC Data

Jun-2017
E — 37
House — 110 m²



Updates

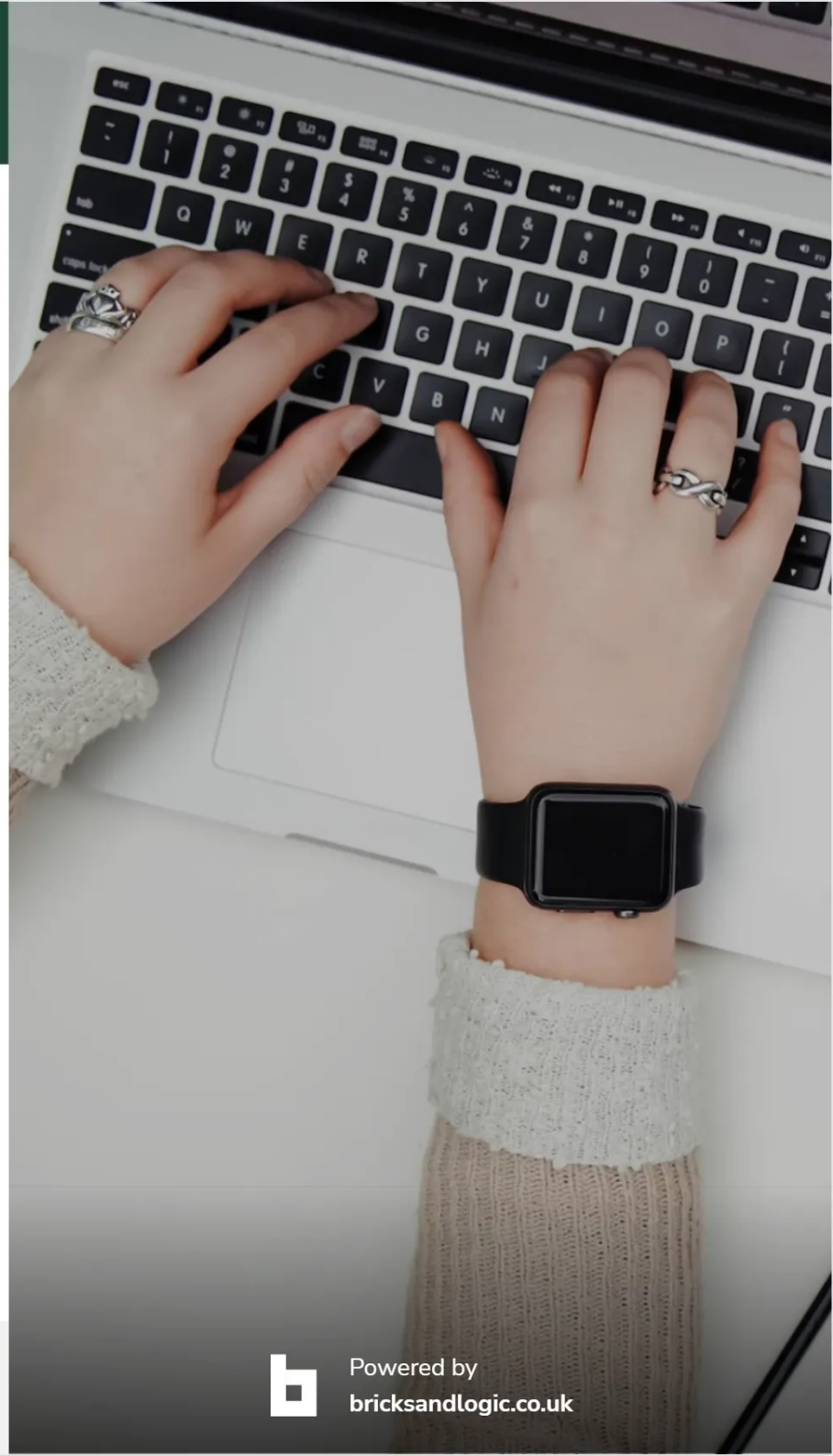


Local data quality: **High**

We assess every location for the amount and consistency of public information available. The local data ranked as 5 out of 5.



Updates are assessments of the property by a Bricks&Logic partner agent.



Ministry of Housing,
Communities and Local Gov.
February 2026



HM Land Registry
February 2026



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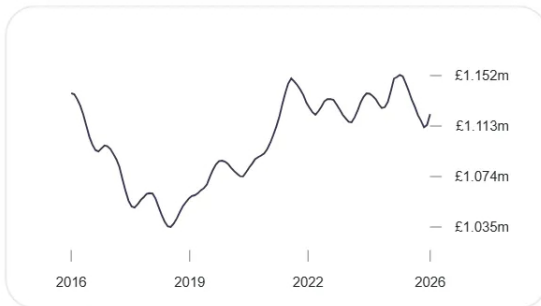
£1,122,232



The general condition of a property will effect it's value. These values assume the property is in **Very Poor Condition**.

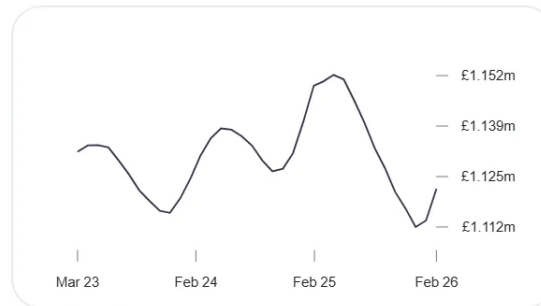
10 Year Change

▼ £16,261



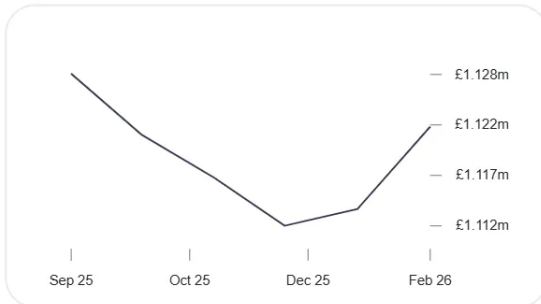
3 Year Change

▼ £9,880



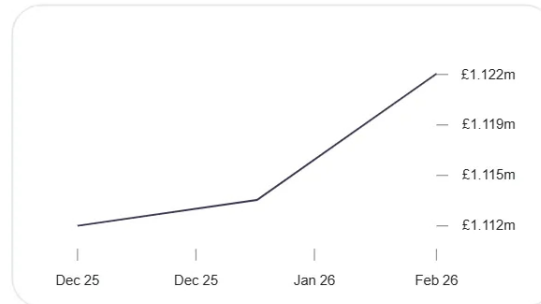
6 Month Change

▼ £5,455



3 Month Change

▲ £10,215





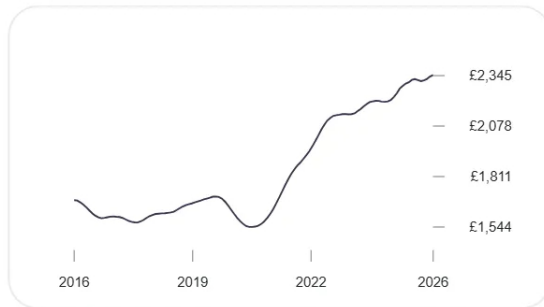
£2,348 pcm



The general condition of a property will effect it's value. These values assume the property is in **Very Poor Condition**.

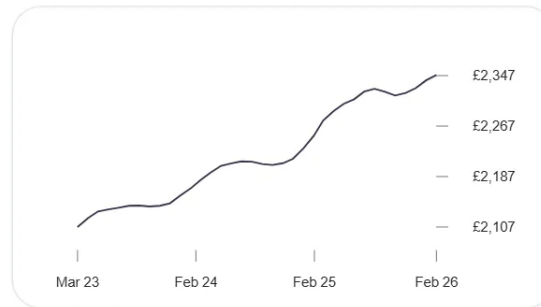
10 Year Change

▲ £663 pcm



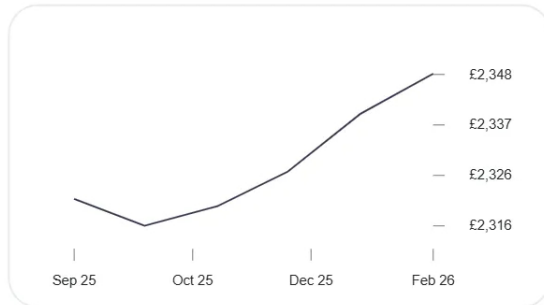
3 Year Change

▲ £241 pcm



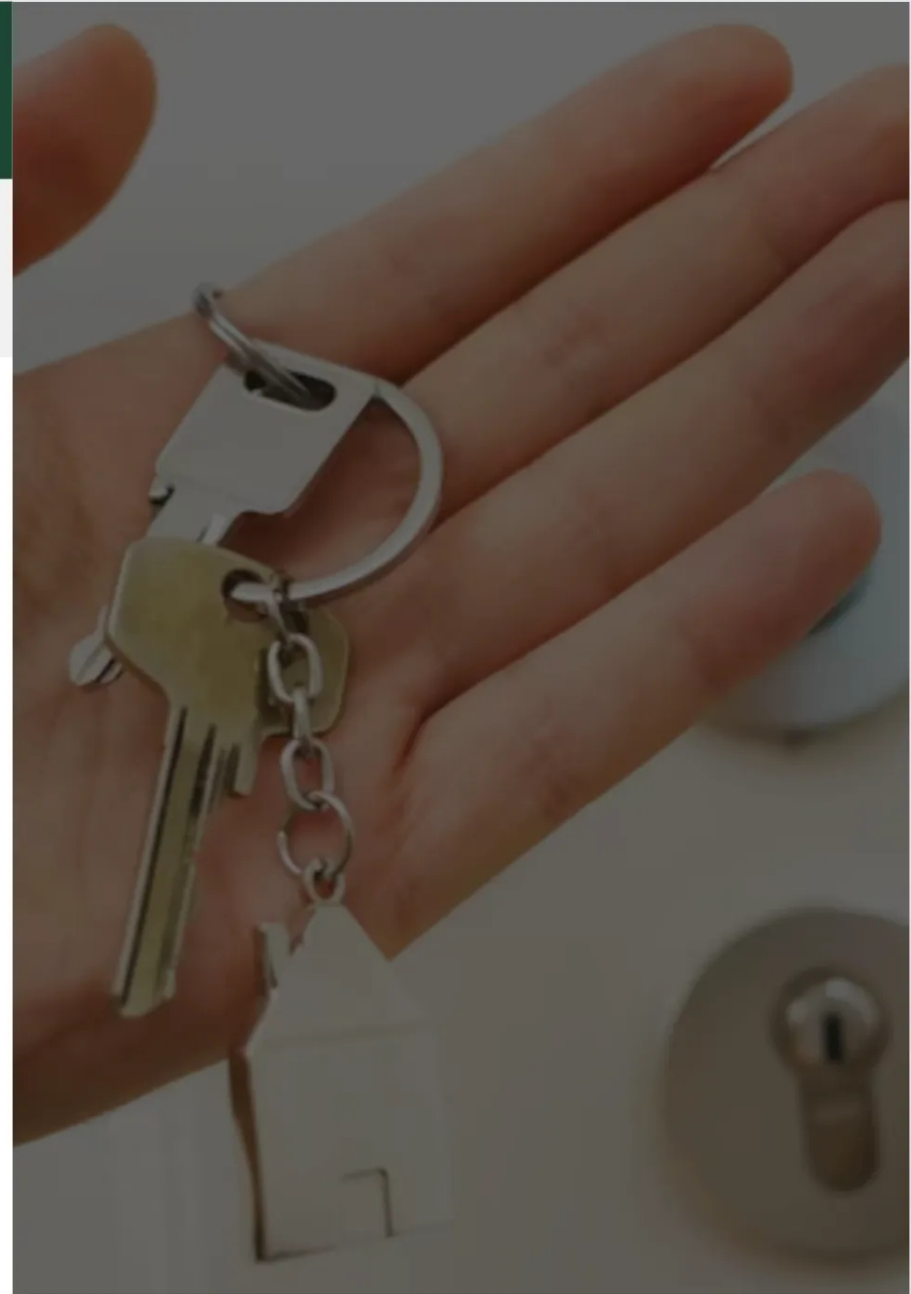
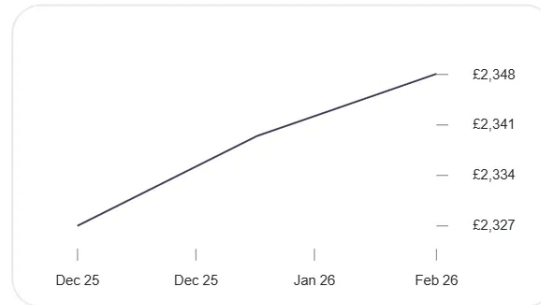
6 Month Change

▲ £27 pcm



3 Month Change

▲ £21 pcm





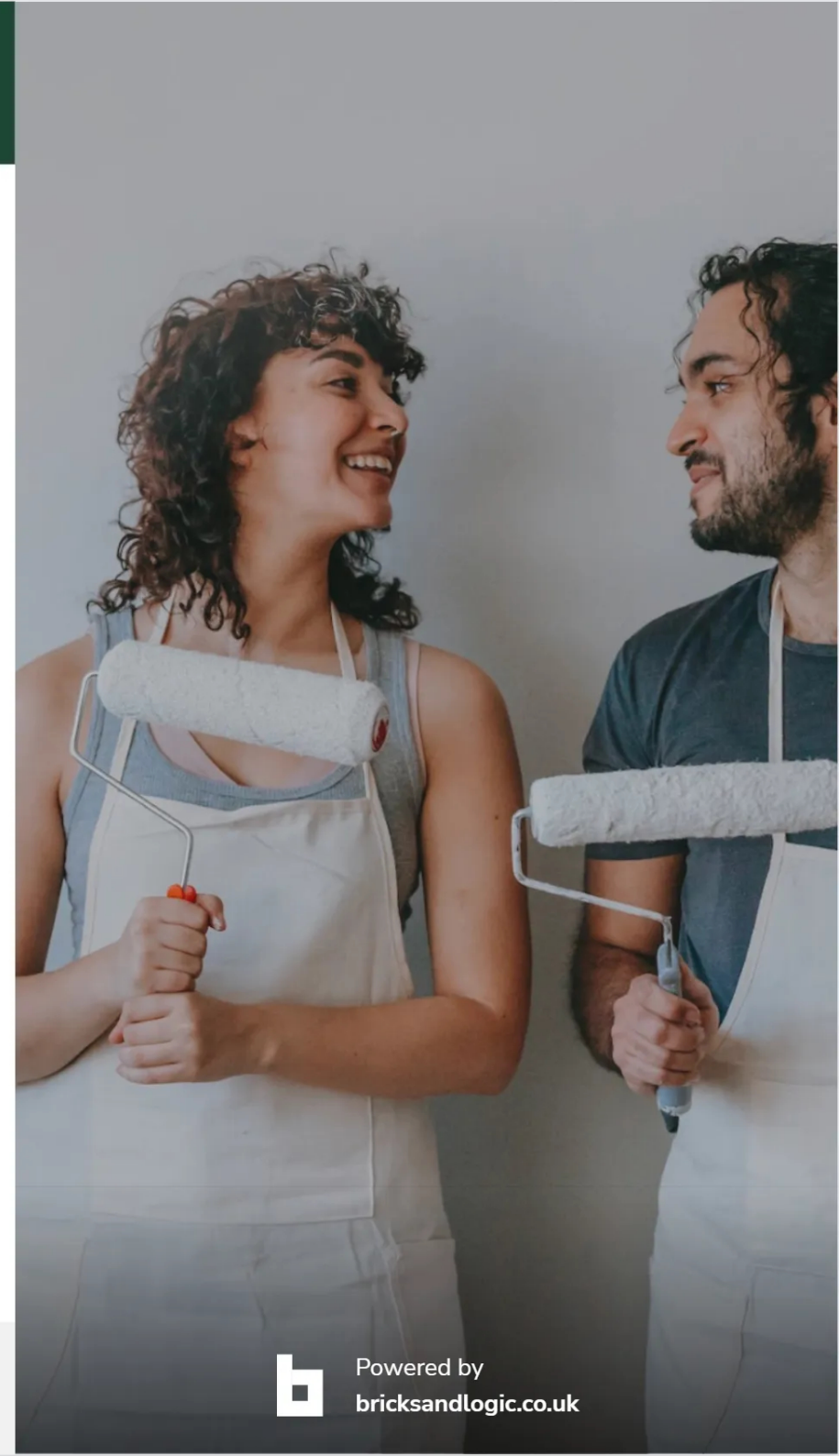
Condition & Value

As New	£1,311,787 <hr style="width: 20%; margin: 5px auto;"/> £2,745 /m	Fixtures, Fittings, Décor, Heating System, Bathrooms, Kitchen are all brand new
Average	£1,238,411 <hr style="width: 20%; margin: 5px auto;"/> £2,591 /m	Some improvements & minor maintenance needed, but nothing urgent
Needs Work	£1,116,118 <hr style="width: 20%; margin: 5px auto;"/> £2,336 /m	Requires extensive refurbishment (Electrics, Heating & possibly Windows and Doors)



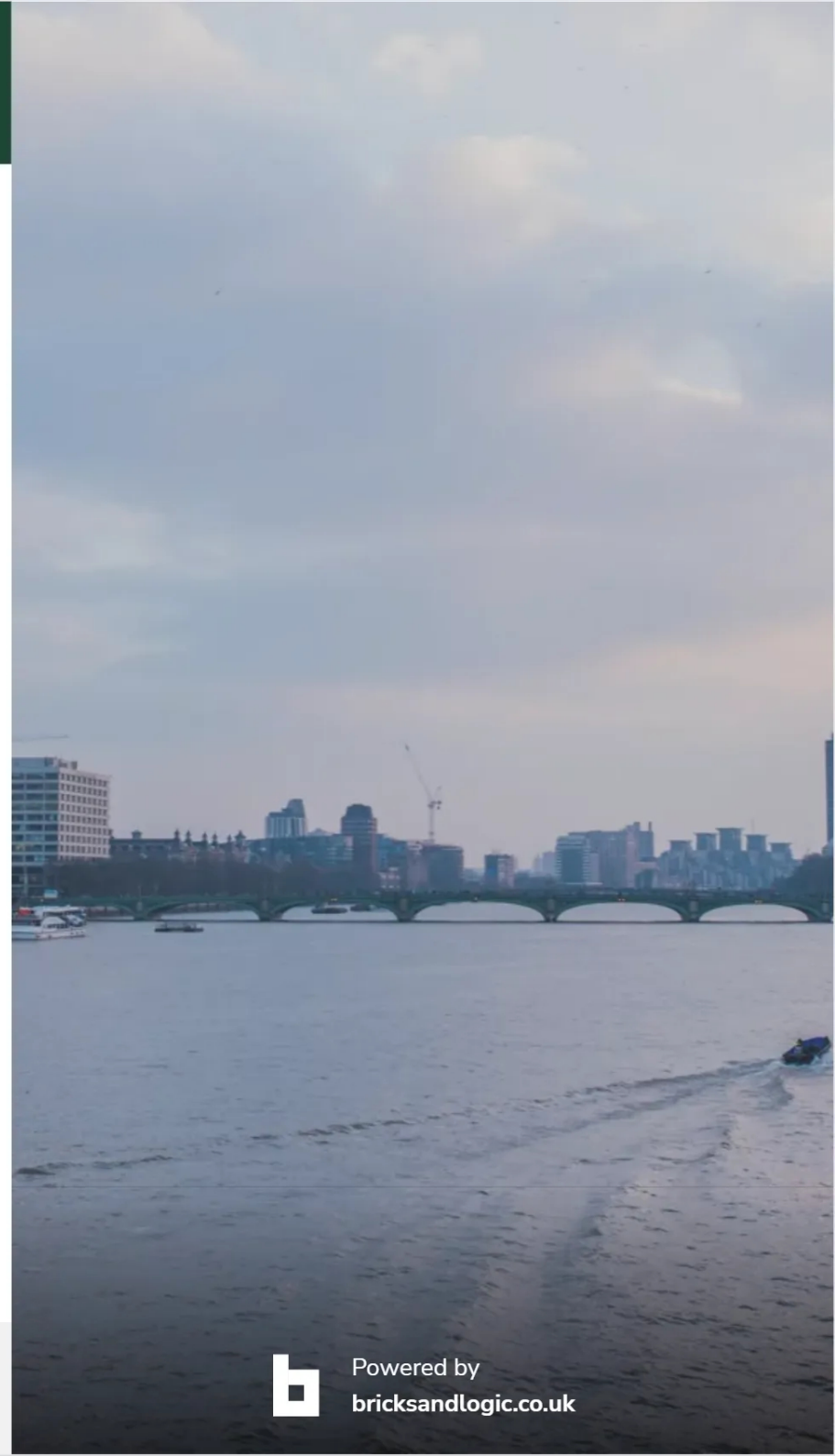
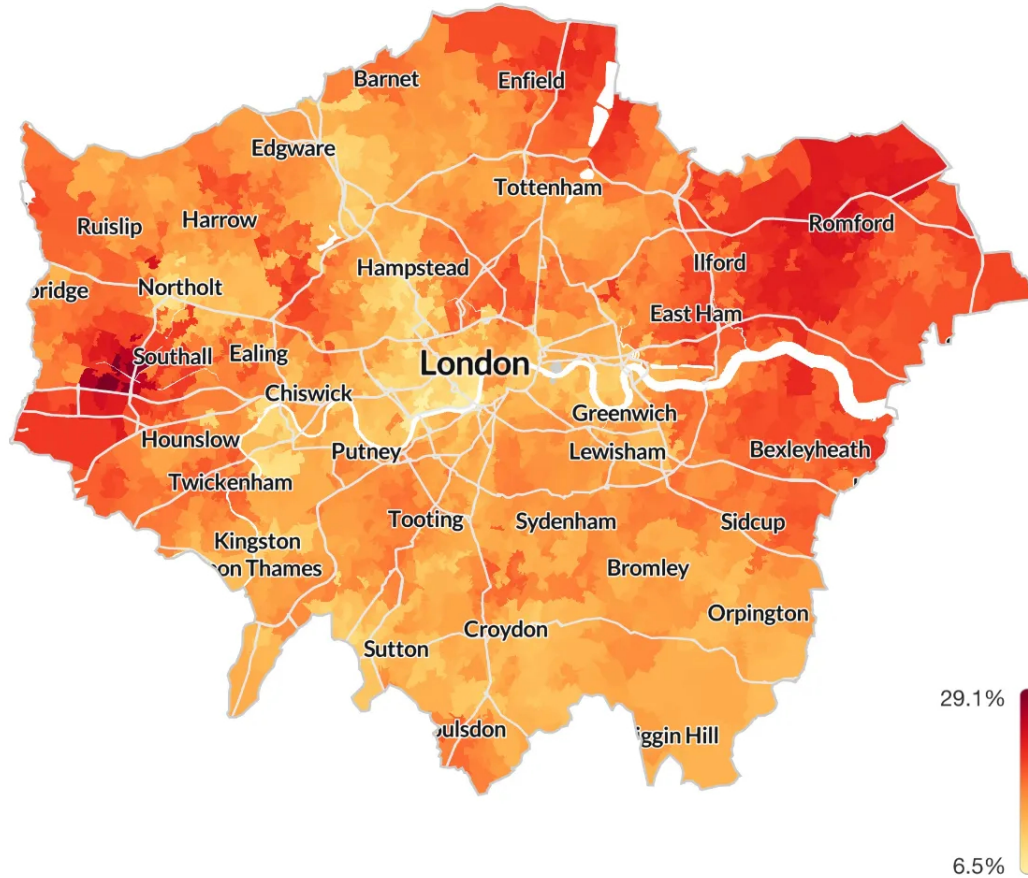
Property value varies based on the overall condition!

In a very good the property may sell for **£1,311,787** or rent for **£2,745pcm**.
 In need of refurbishment, estimates drop to **£1,116,118** and **£2,336pcm**.





▲ 15.8%



Local Sales Comparison

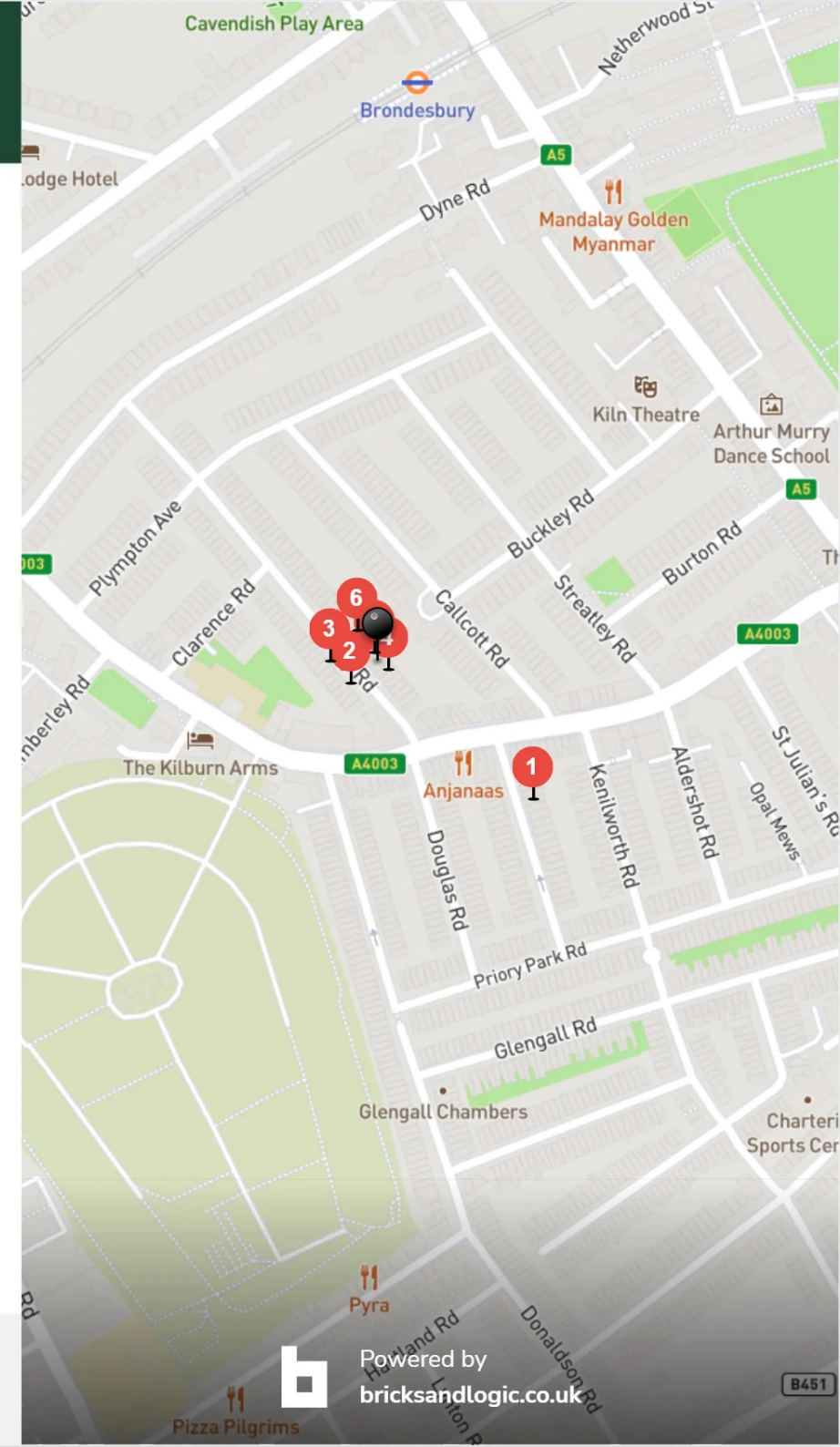


Similar Sold Nearby

1 SOLD £1,160,000 Nov-25 9, Kingsley Road, London, NW6 7RH 4 bed period house	2 SOLD £1,120,000 Feb-25 4, Torbay Road, London, NW6 7DY 4 bed period house	3 SOLD £1,138,000 Jul-24 12, Torbay Road, London, NW6 7DY 4 bed period house
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Other Nearby Sales




4 SOLD £1,335,000 Oct-21 7, Torbay Road, London, NW6 7DX 4 bed period house	5 SOLD £1,050,000 Mar-18 11A, Torbay Road, London, NW6 7DX 4 bed period house	6 SOLD £840,000 Feb-13 21, Torbay Road, London, NW6 7DX 4 bed period house
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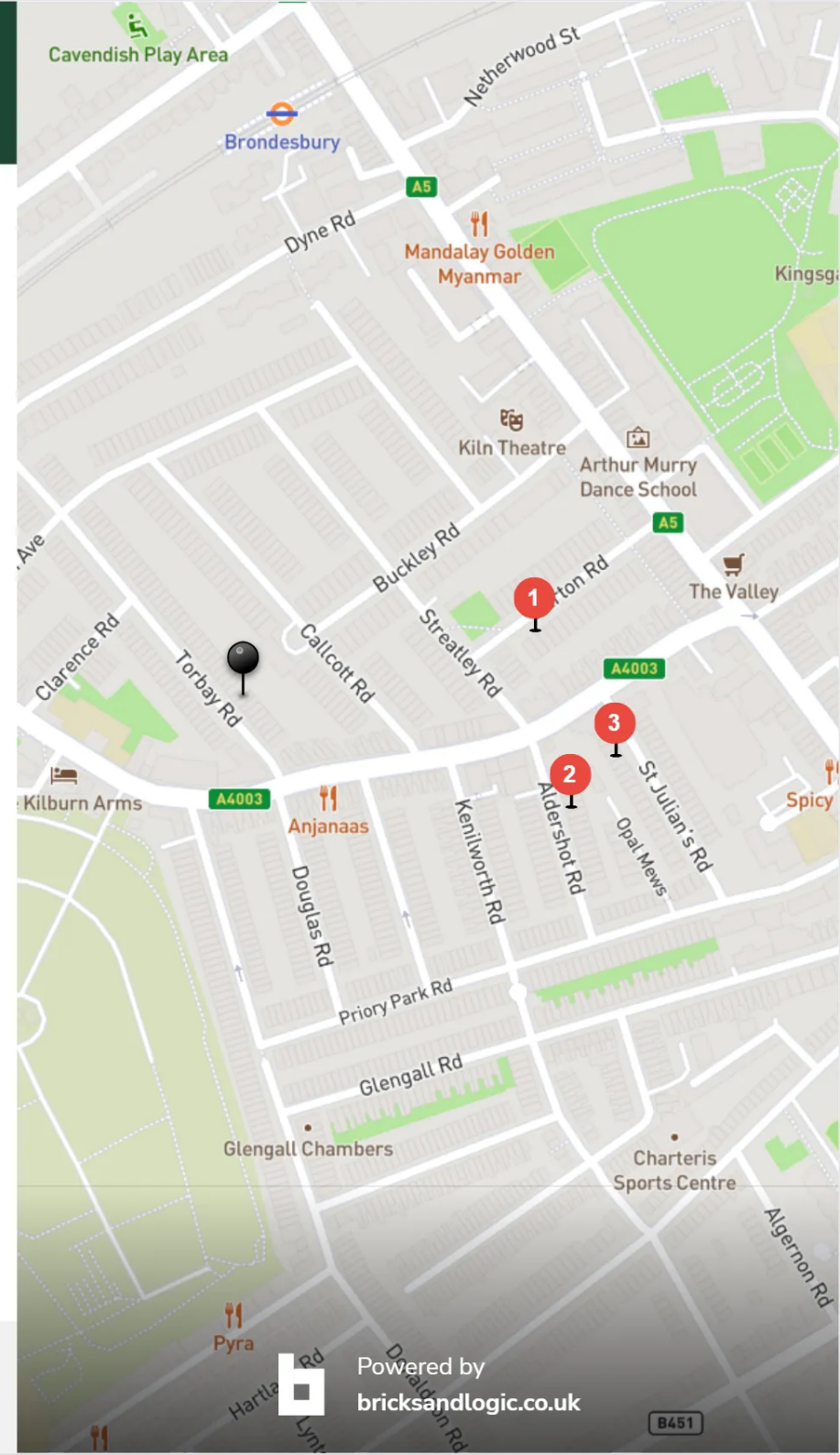


Local Lettings Comparison




Nearby Lets

- 1**

LET BY US | £2,450 | Jan-26
29A , Burton Road, London, NW6 7LL
2 bed period flat
- 2**

LET BY US | £1,750 | Feb-25
Flat A, 11, Aldershot Road, London, NW6 7LD
1 bed period flat
- 3**

LET BY US | £1,750 | Mar-22
Flat B, 29, St. Julians Road, London, NW6 7LB
2 bed period flat



Primary Schools


A



0.1km

Christ Church CofE Primary School


B



0.4km

Islamia Primary School

C




0.4km

Kilburn Grange School

Secondary Schools

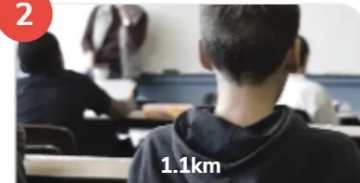
1



1.1km

Queens Park Community School

2



1.1km

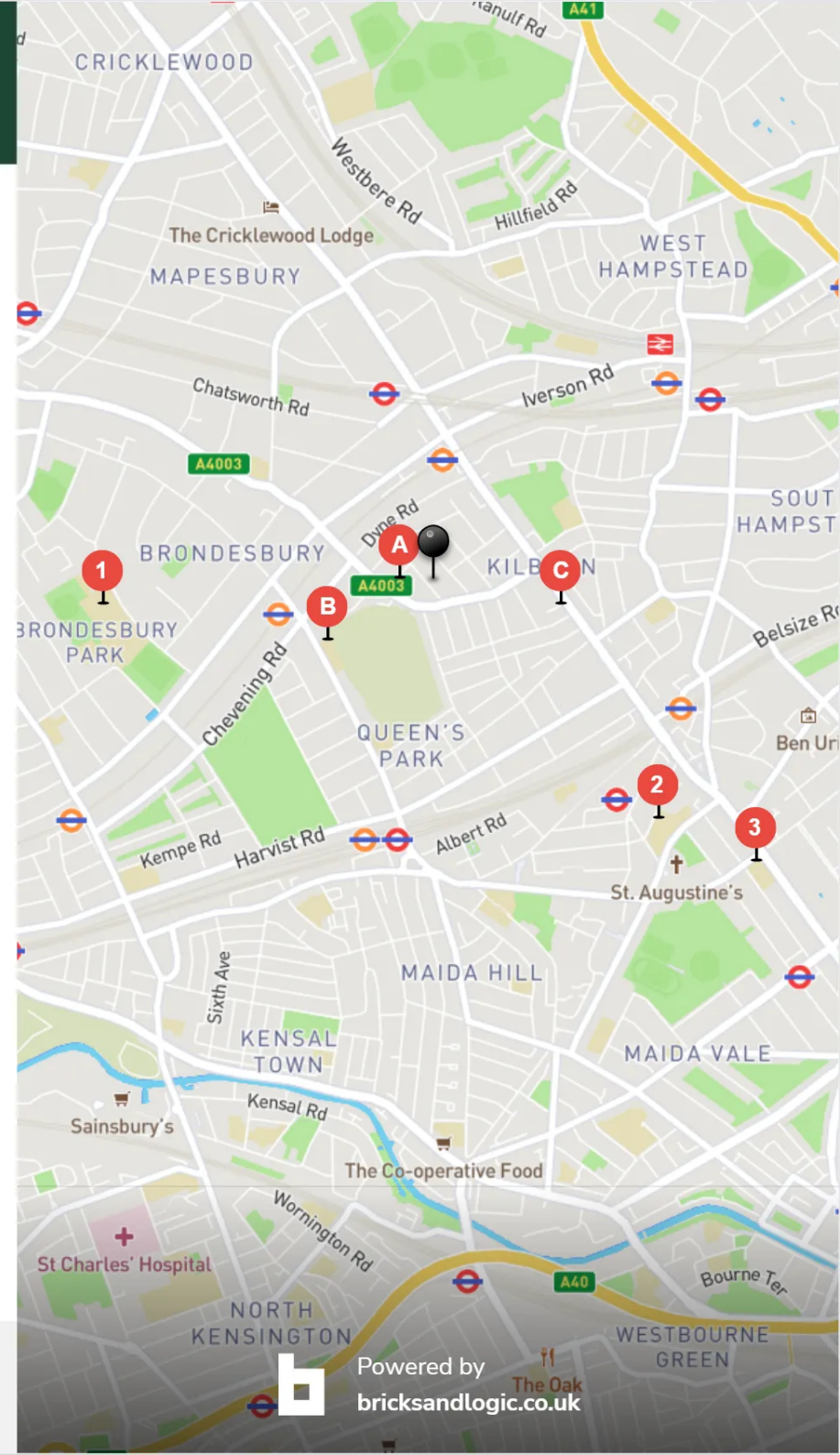
St Augustine's Federated Schools:

3



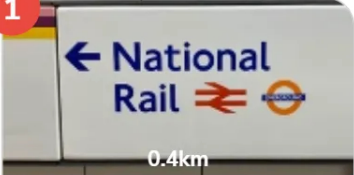

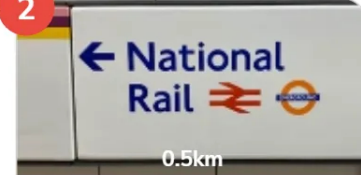



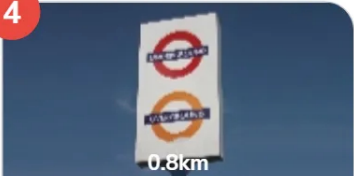

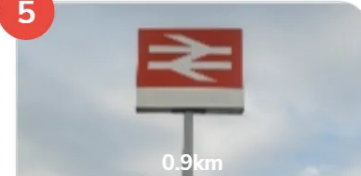

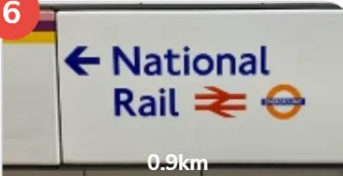

1.4km

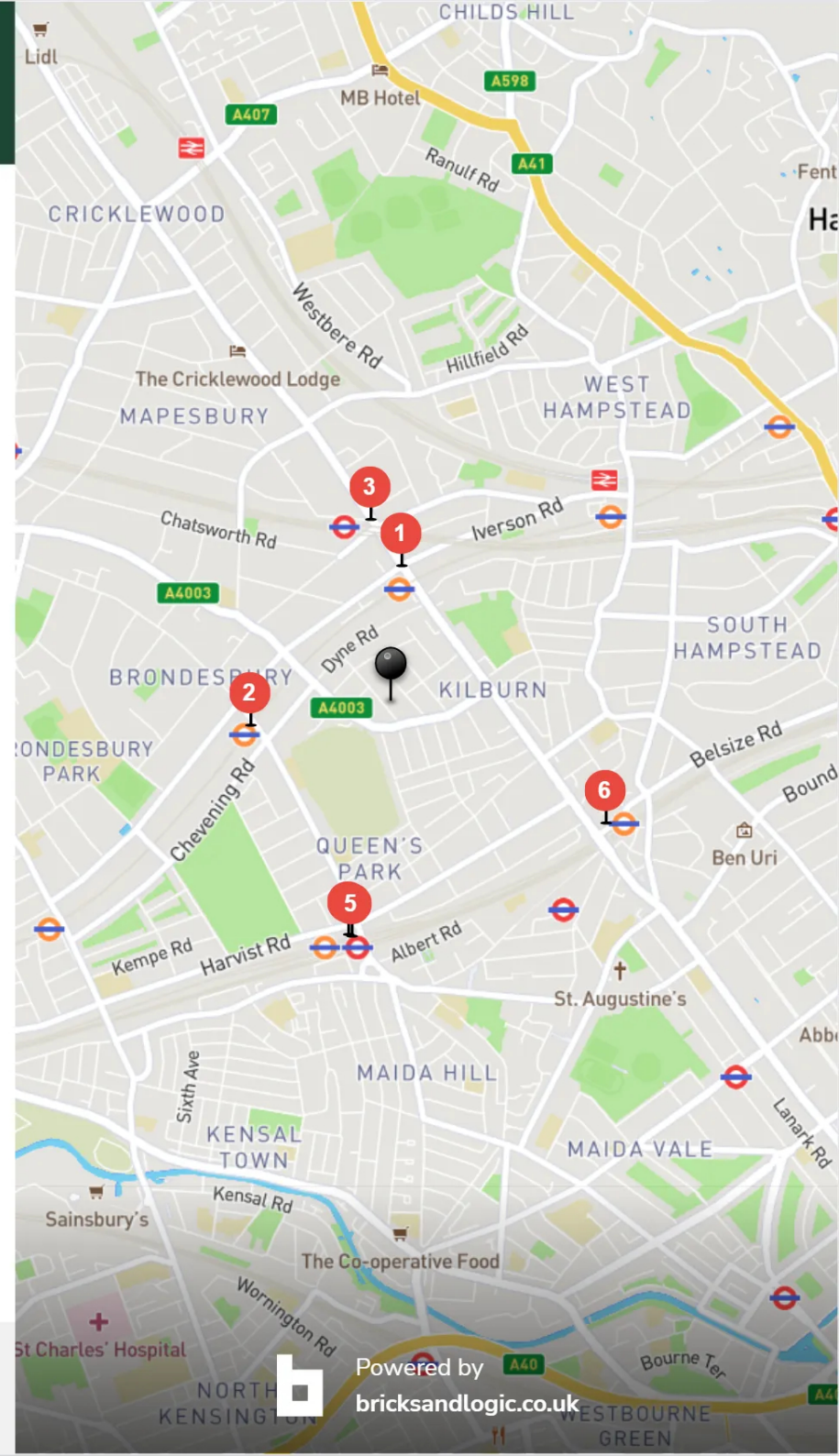
St George's Catholic School



Public Transport Nearby



- 1**  0.4km
Brondesbury

- 2**  0.5km
Brondesbury Park

- 3**  0.6km
Kilburn

- 4**  0.8km
Queen's Park

- 5**  0.9km
Queens Park (London)

- 6**  0.9km
Kilburn High Road




"The 'curb appeal' remains consistently strong for Victorian Family homes in the area and Torbay Road is a well regarded street, due to the proximity to varied transport as well as Salusbury Road, however the house does now require updating and this does need to be reflecting in both the recommended asking price and the expected sale price.

Buyers of this type of property are excited by the opportunity but also anxious at the prospect of hidden costs that may arise during renovation. This can create variability in their 'value point' depending on their appetite for risk. "



Richard Turner
Sales Director & Co-Founde



020 7604 4040



richardt@jorgensenturner.com

Recommended Price

19-Mar-2026

£1,150,000



Reach out with any questions you have using the details below. We will be happy to assist you as soon as possible.



Queen's Park
Richard Turner



020 7604 4040



richardt@jorgensenturner.com



Shepherds Bush
Paul Jorgensen



020 8740 8740



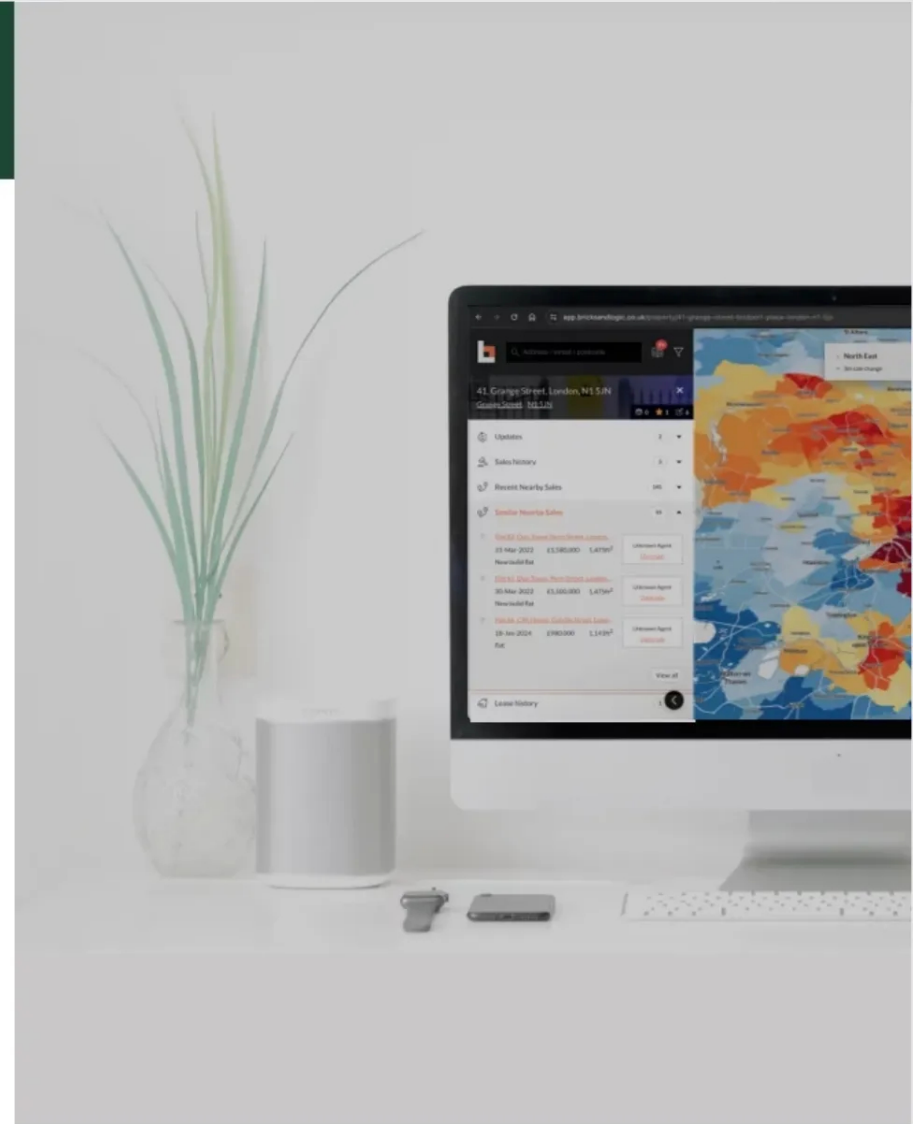
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