



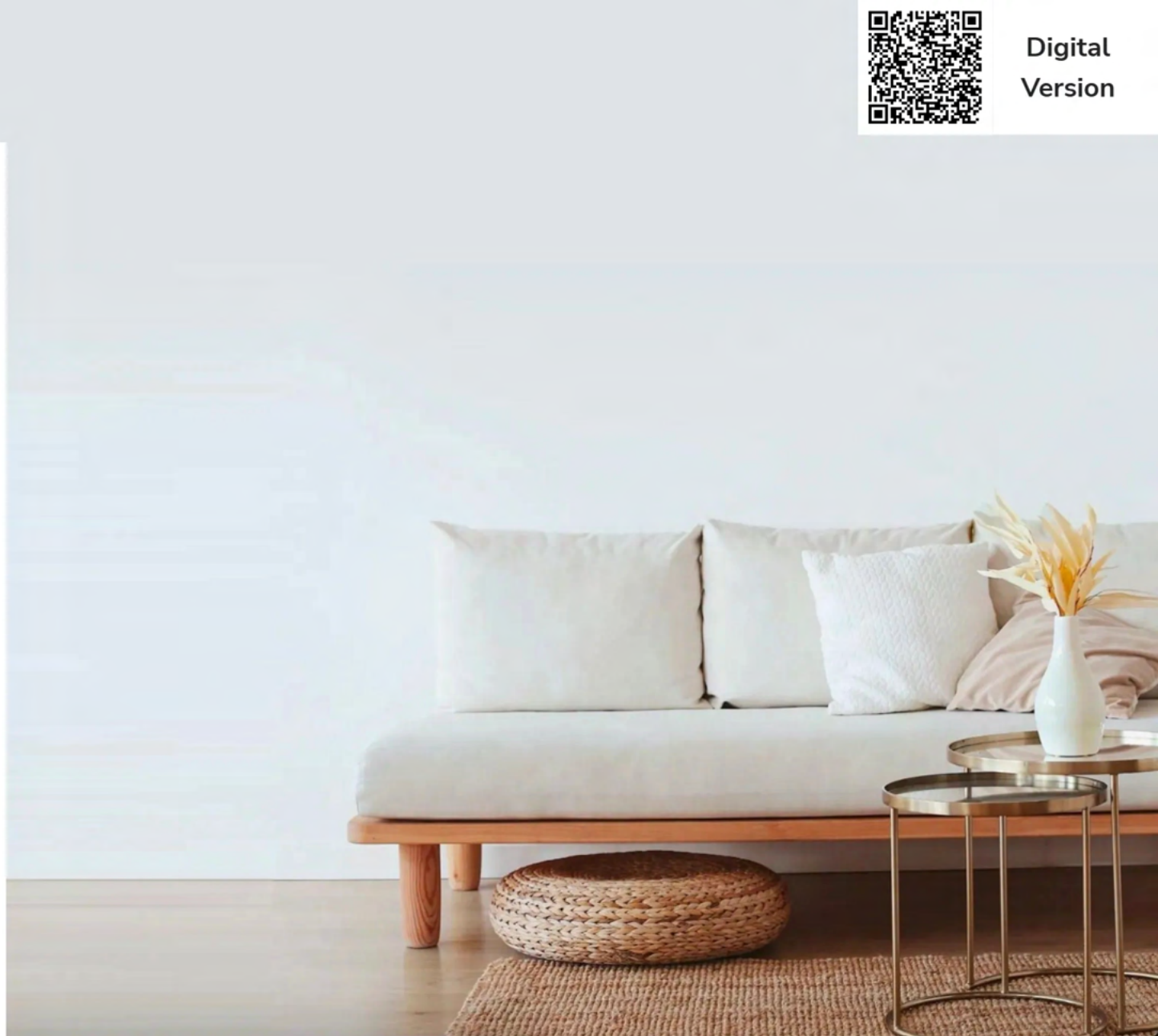
Digital  
Version

# 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>



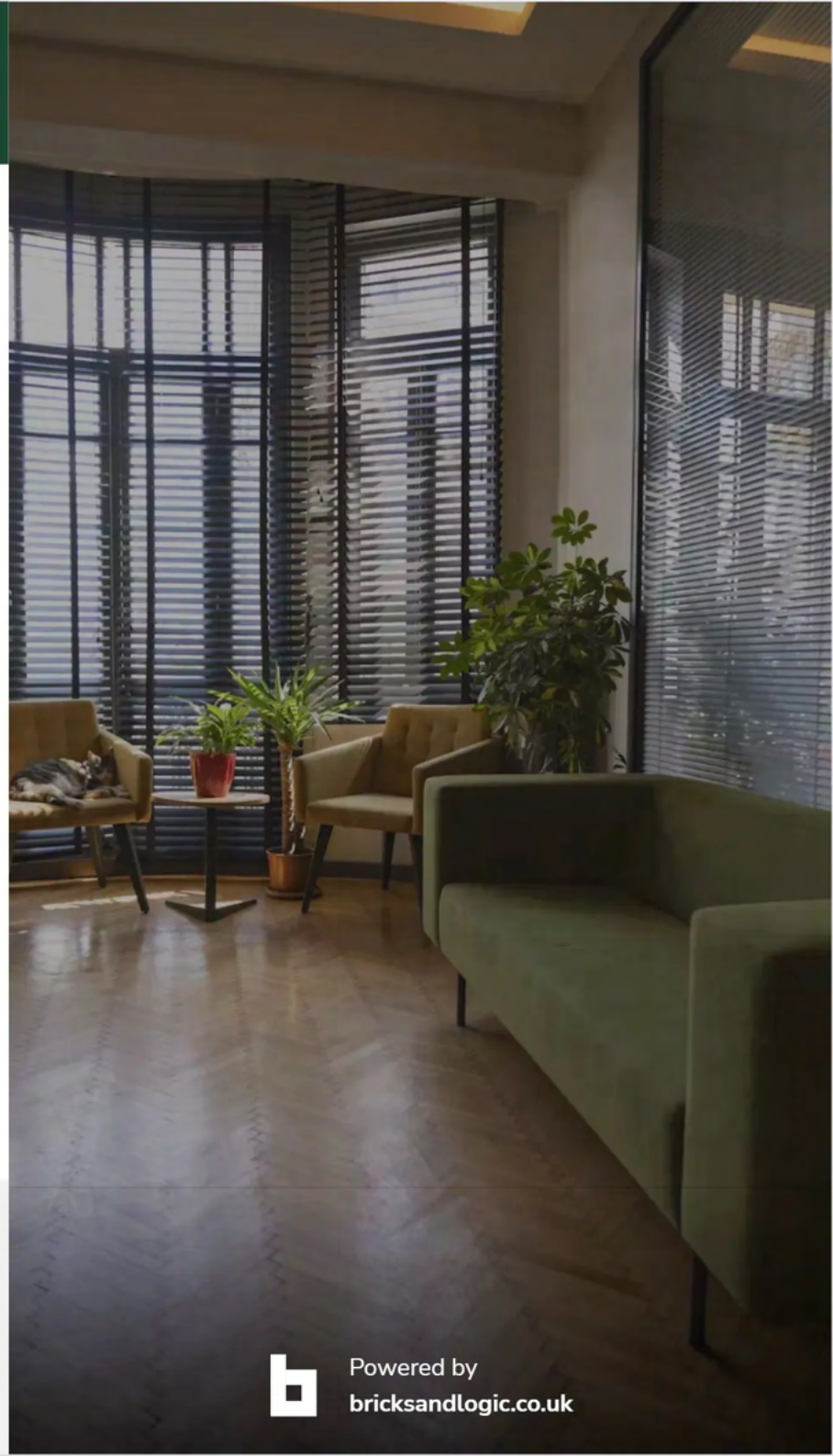
[www.jorgensenturner.com](https://www.jorgensenturner.com)



020 7604 4040



[richardt@jorgensenturner.com](mailto:richardt@jorgensenturner.com)



Powered by  
[bricksandlogic.co.uk](https://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](http://www.jorgensenturner.com)



020 7604 4040



[richardt@jorgensenturner.com](mailto:richardt@jorgensenturner.com)



Powered by  
[bricksandlogic.co.uk](http://bricksandlogic.co.uk)



*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 m<sup>2</sup>



Tenure  
Freehold



Interior Size  
1,314 ft<sup>2</sup>



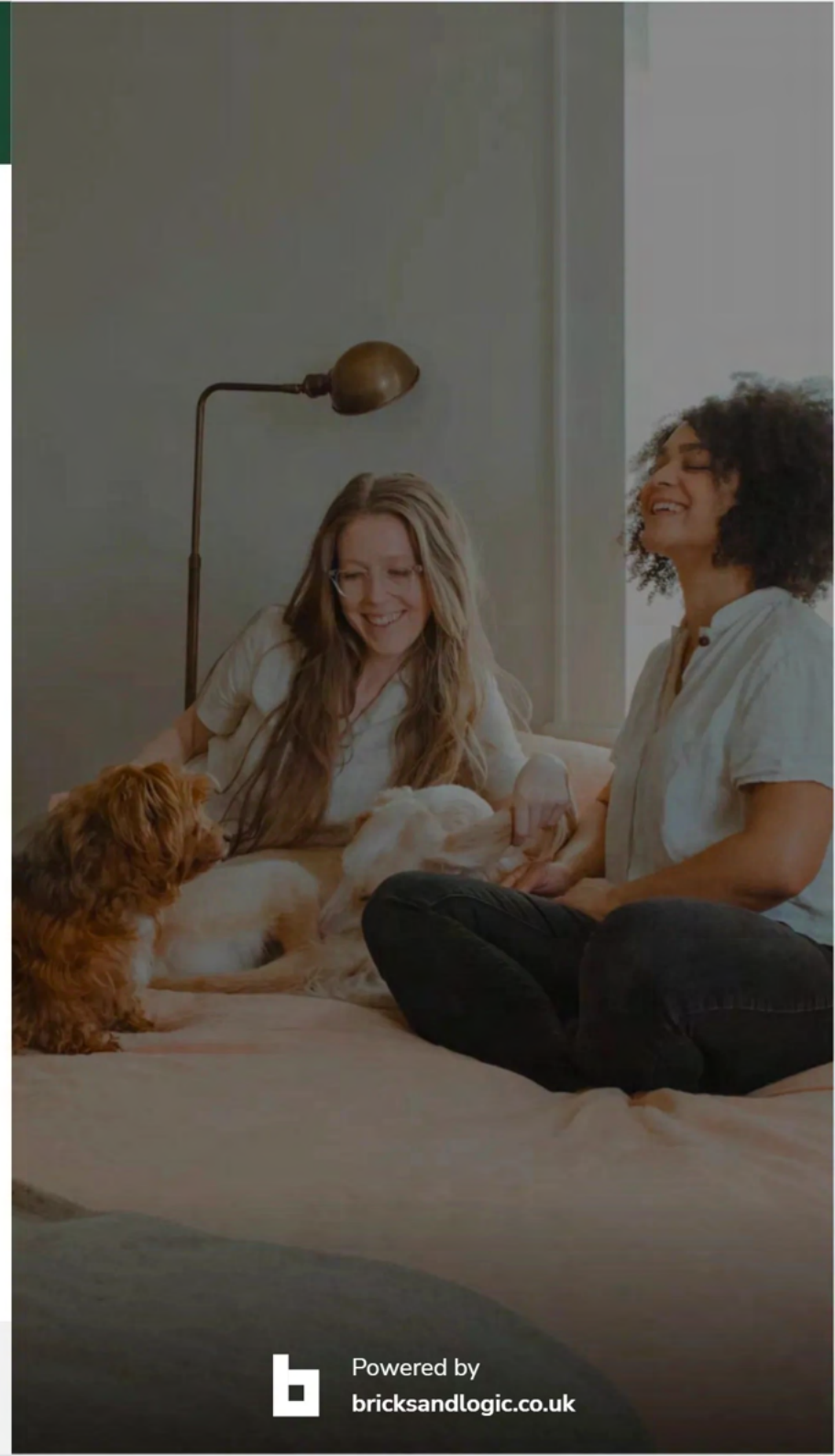
Bedroom Count  
3 Beds



Condition  
Very Poor



Outside Space(s)  
Garden



Ministry of Housing,  
Communities and Local  
February 2026



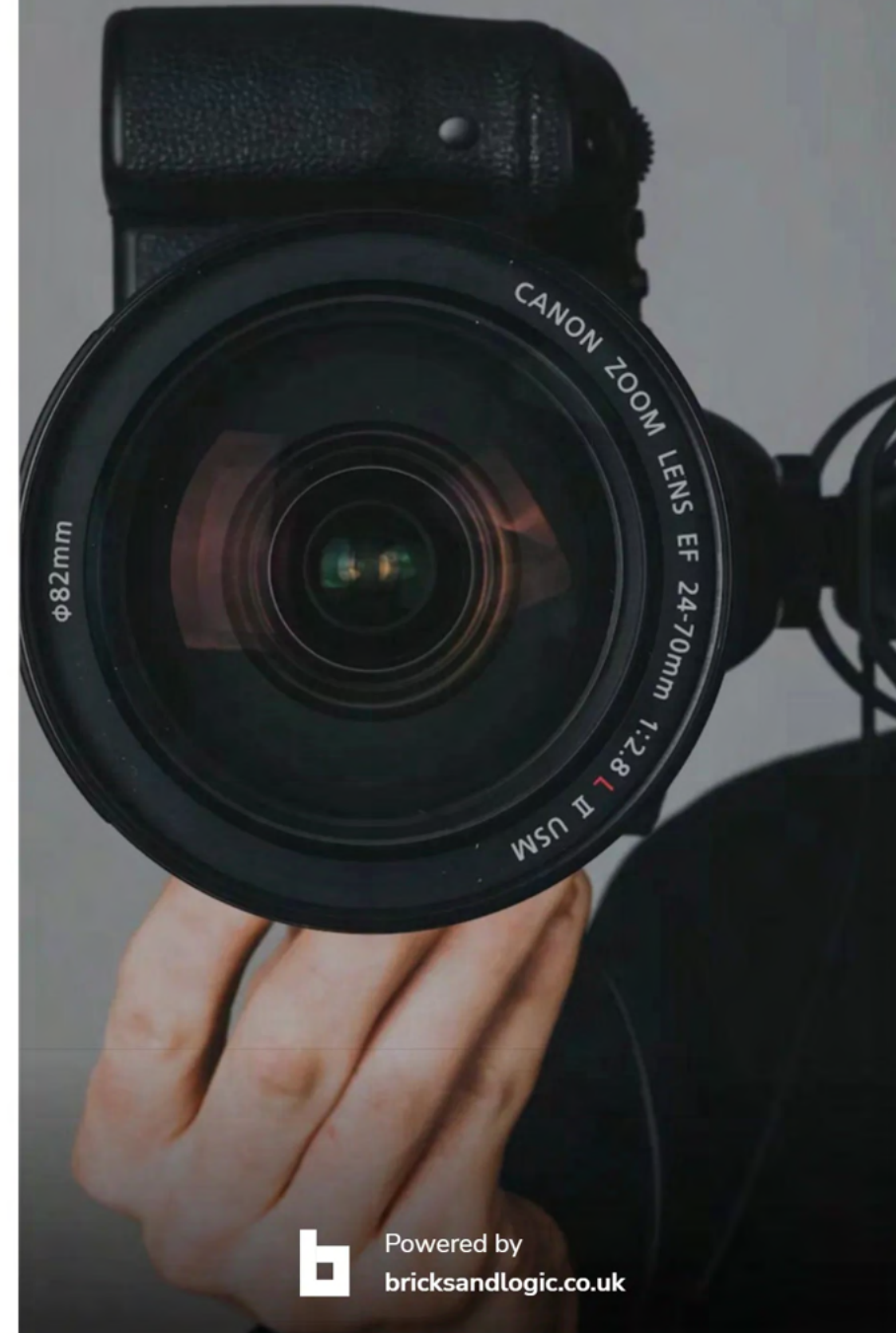
HM Land Registry  
February 2026



Bricks&Logic  
February 2026



Powered by  
[bricksandlogic.co.uk](https://bricksandlogic.co.uk)



# Location & Identifiers



Address

11, Torbay Road, London, NW6 7DX



Postcode

NW6 7DX



UDPRN

17741545



UPRN

202037987



UARN

295017065



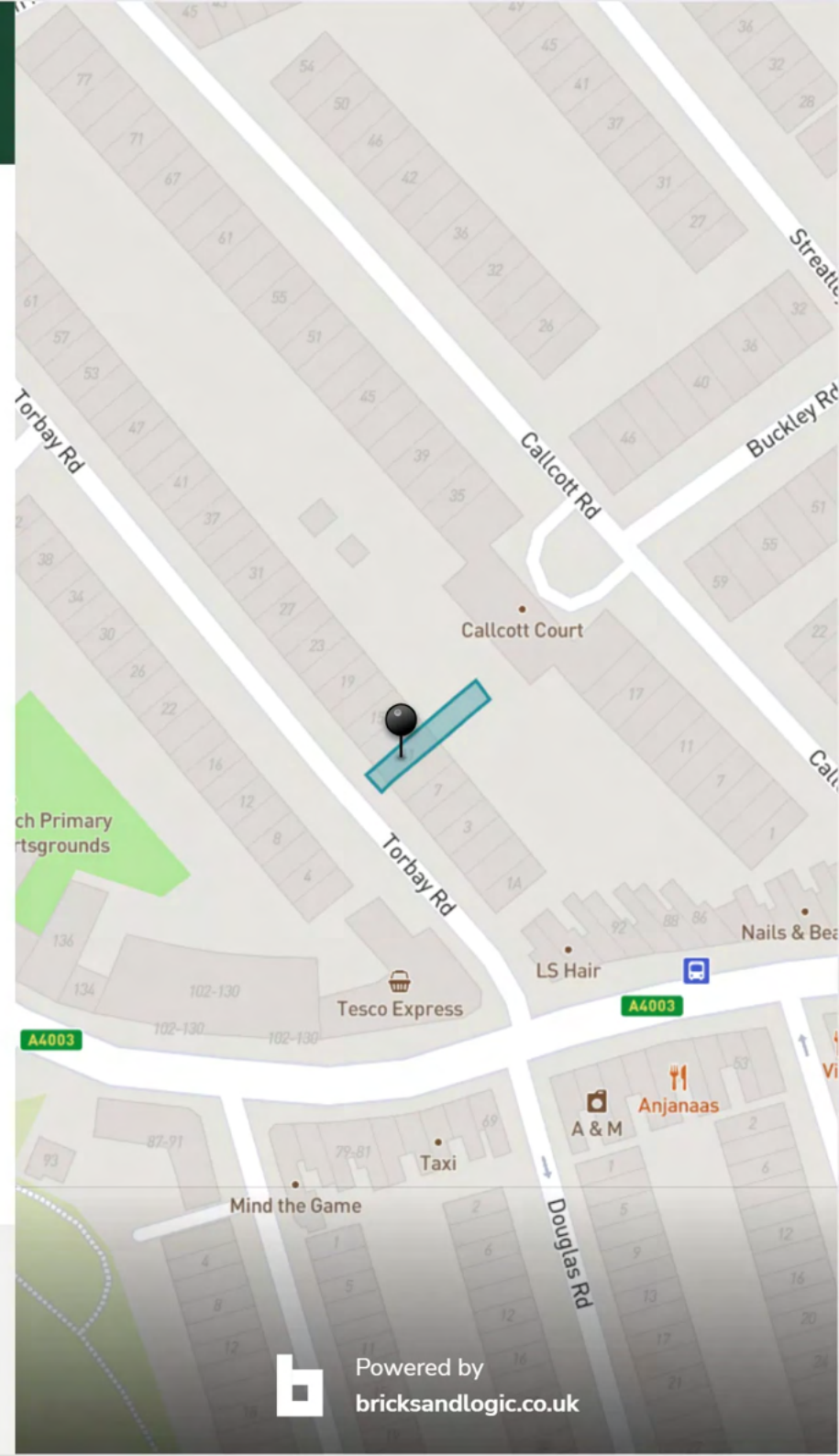
Latitude

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



Powered by  
bricksandlogic.co.uk

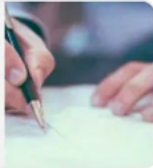
Local Council  
Brent



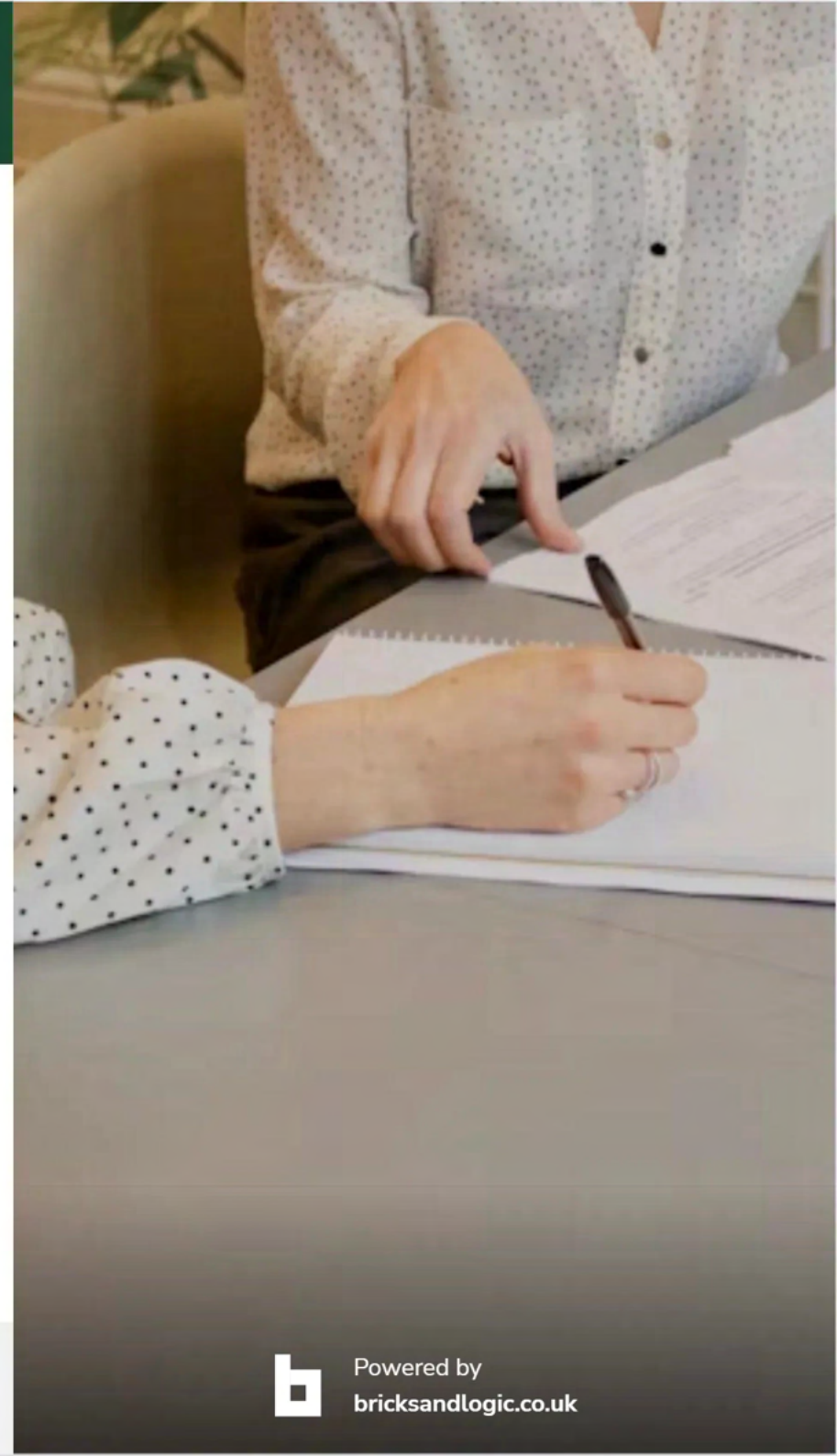
Council Tax  
Band D



Tenure  
Freehold



Plot Size  
156M<sup>2</sup>



# Plot Comparison



11, Torbay Road, London, NW6 7DX has a plot size of **156 m<sup>2</sup>**.



11A, Torbay Road, London, NW6 7DX

**163 m<sup>2</sup>**



9, Torbay Road, London, NW6 7DX

**162 m<sup>2</sup>**



7, Torbay Road, London, NW6 7DX

**156 m<sup>2</sup>**



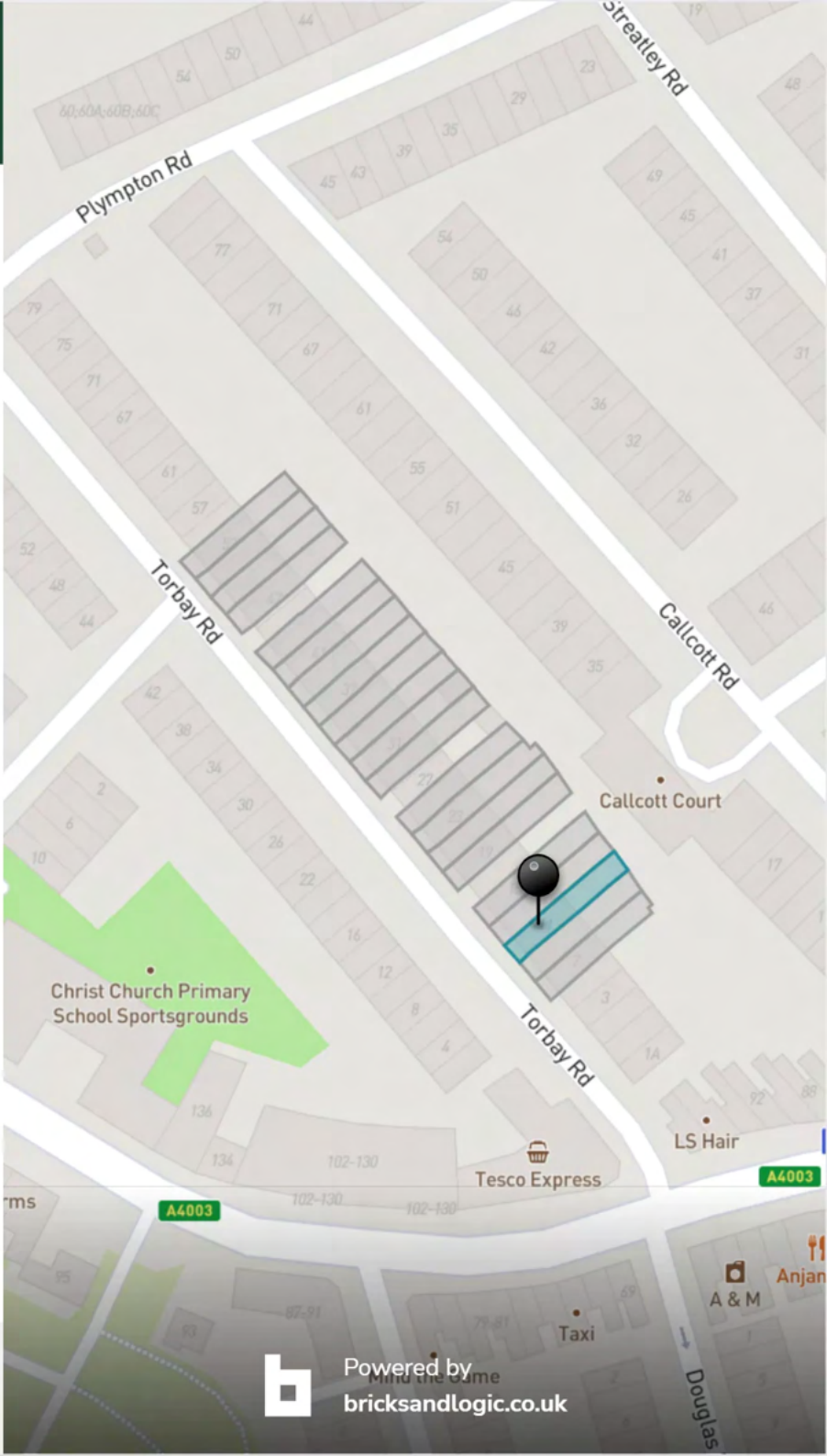
15, Torbay Road, London, NW6 7DX

**166 m<sup>2</sup>**



19, Torbay Road, London, NW6 7DX

**172 m<sup>2</sup>**



Ordnance Survey  
February 2026



HM Land Registry  
February 2026



The Office of National  
Statistics



Powered by  
**bricksandlogic.co.uk**



Current Score

37 **E**

Potential Score

81 **B**

The most common  
rating in your area

**D**

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

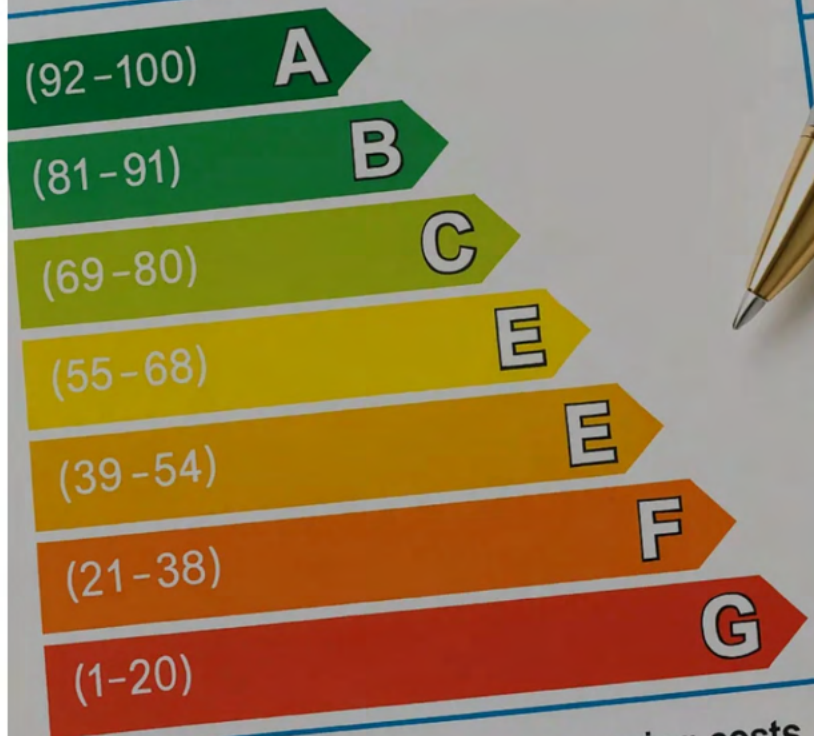
Low energy lighting in all  
fixed outlets



Very Good

## Energy Efficiency Rating

Very energy efficient – lower running costs



Not energy efficient – higher running costs

## Top actions you can take to

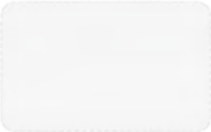
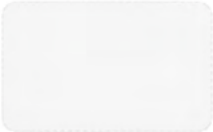


# Our Data Sources



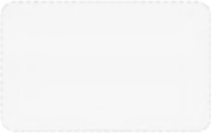
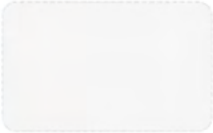
Sales Data

Mar-2025  
**£1,075,000**  
Freehold — House

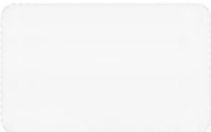
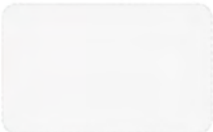
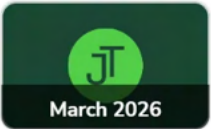


EPC Data

Jun-2017  
**E — 37**  
House — 110 m²



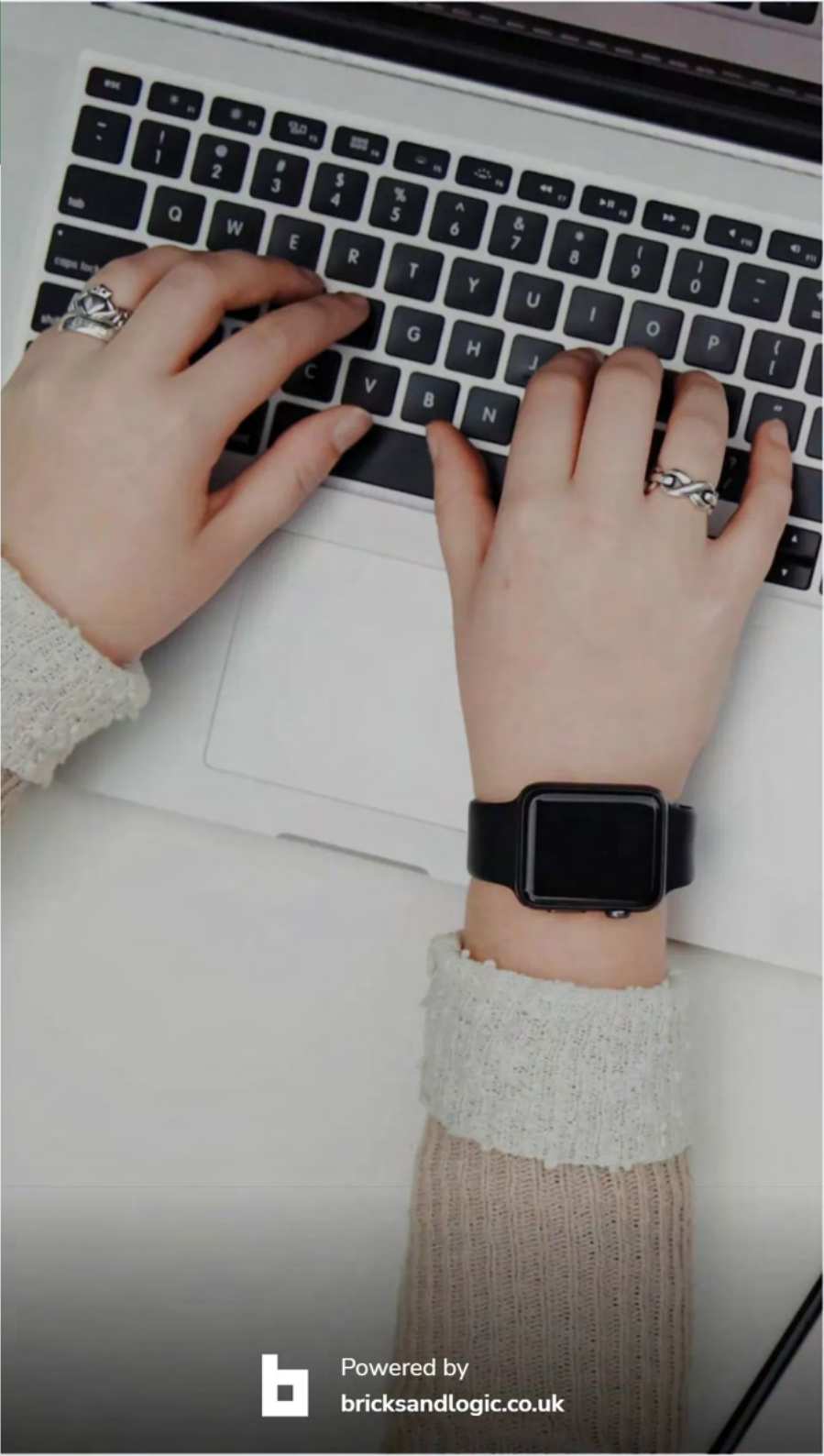
Updates



**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



Powered by  
[bricksandlogic.co.uk](https://bricksandlogic.co.uk)

# Sale Value Estimates



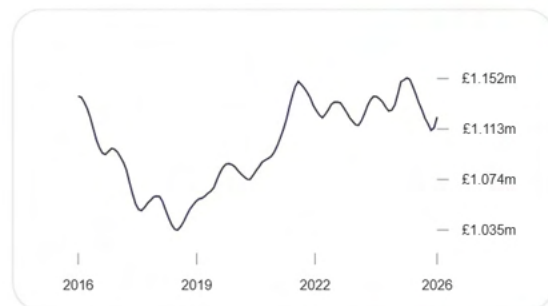
£1,122,232



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

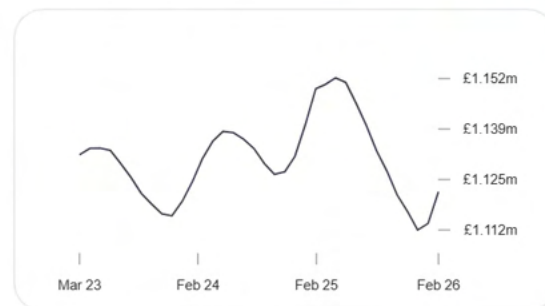
## 10 Year Change

▼ £16,261



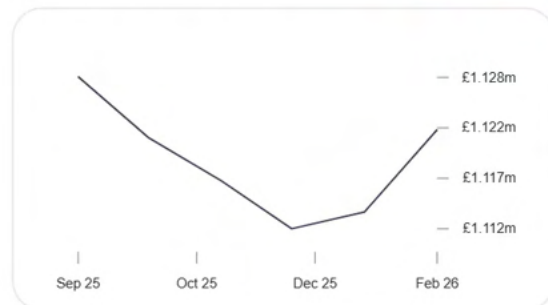
## 3 Year Change

▼ £9,880



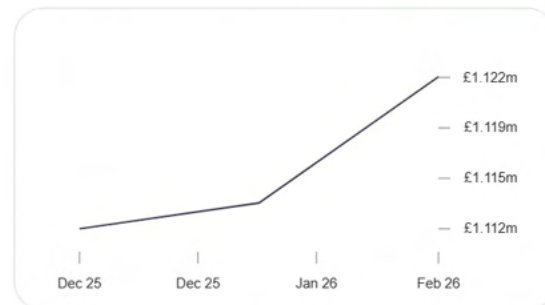
## 6 Month Change

▼ £5,455



## 3 Month Change

▲ £10,215



Bricks&Logic  
February 2026



Powered by  
bricksandlogic.co.uk



£2,348 pcm



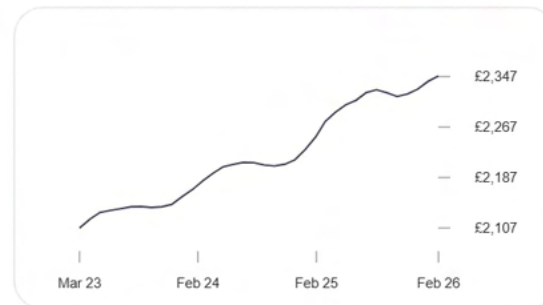
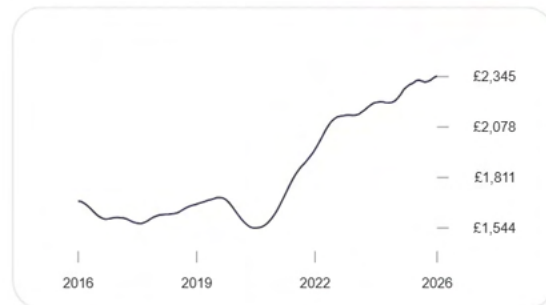
The general condition of a property will effect it's value. These values assume the property is in **Very Poor Condition**.

10 Year Change

▲ £663 pcm

3 Year Change

▲ £241 pcm

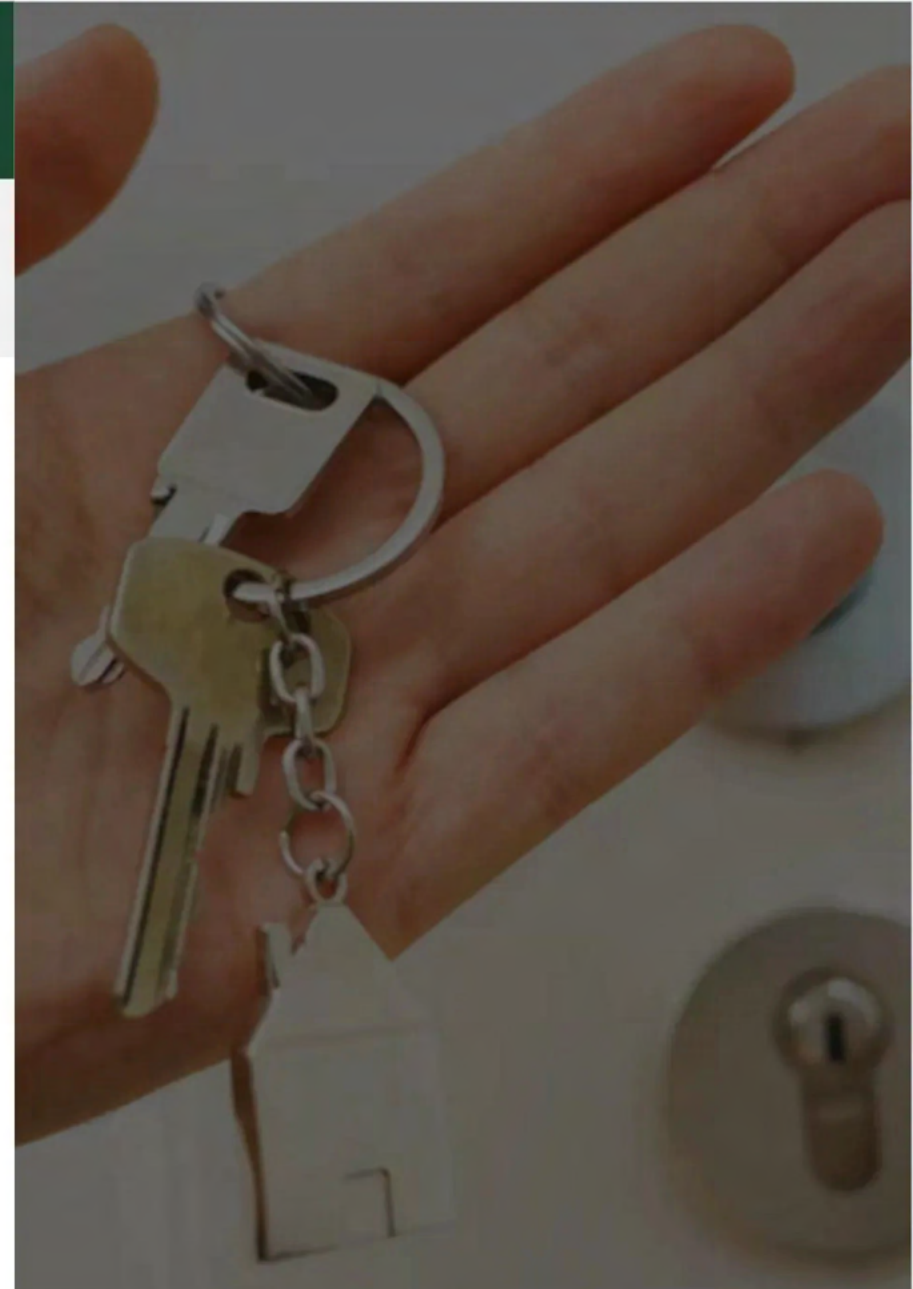
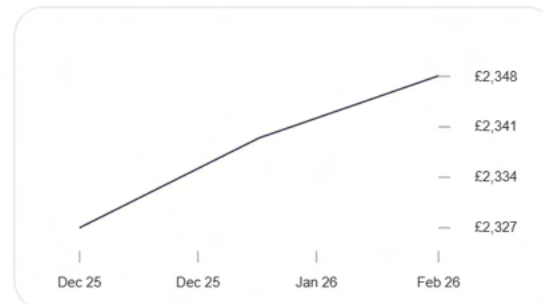
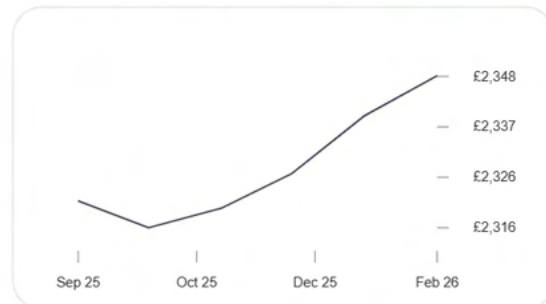


6 Month Change

▲ £27 pcm

3 Month Change

▲ £21 pcm

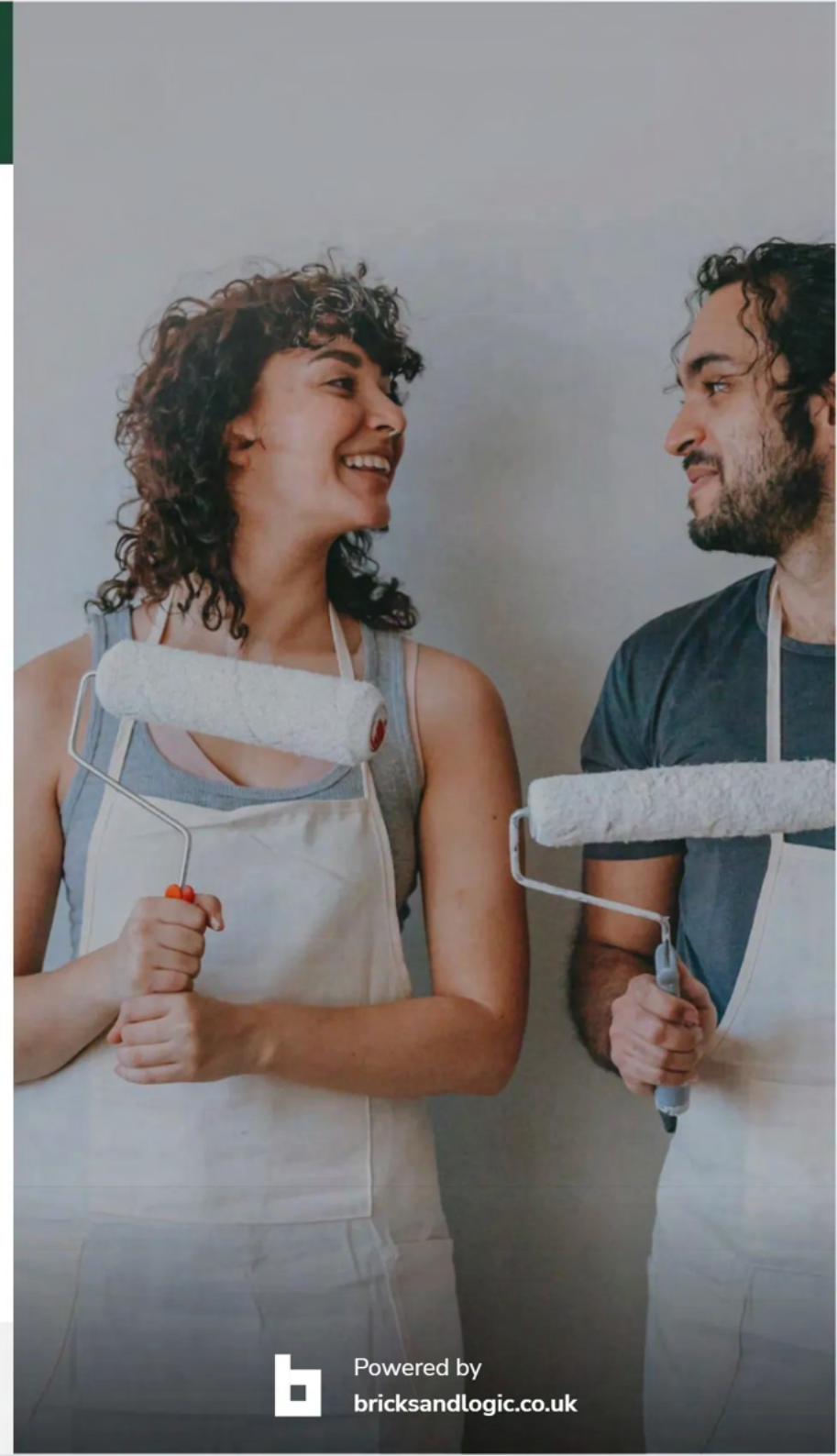


## Condition &amp; Value

|            |                                |                                                                                    |
|------------|--------------------------------|------------------------------------------------------------------------------------|
| As New     | <b>£1,311,787</b><br>£2,745 /m | Fixtures, Fittings, Décor, Heating System, Bathrooms, Kitchen are all brand new    |
| Average    | <b>£1,238,411</b><br>£2,591 /m | Some improvements & minor maintenance needed, but nothing urgent                   |
| Needs Work | <b>£1,116,118</b><br>£2,336 /m | Requires extensive refurbishment (Electrics, Heating & possibly Windows and Doors) |

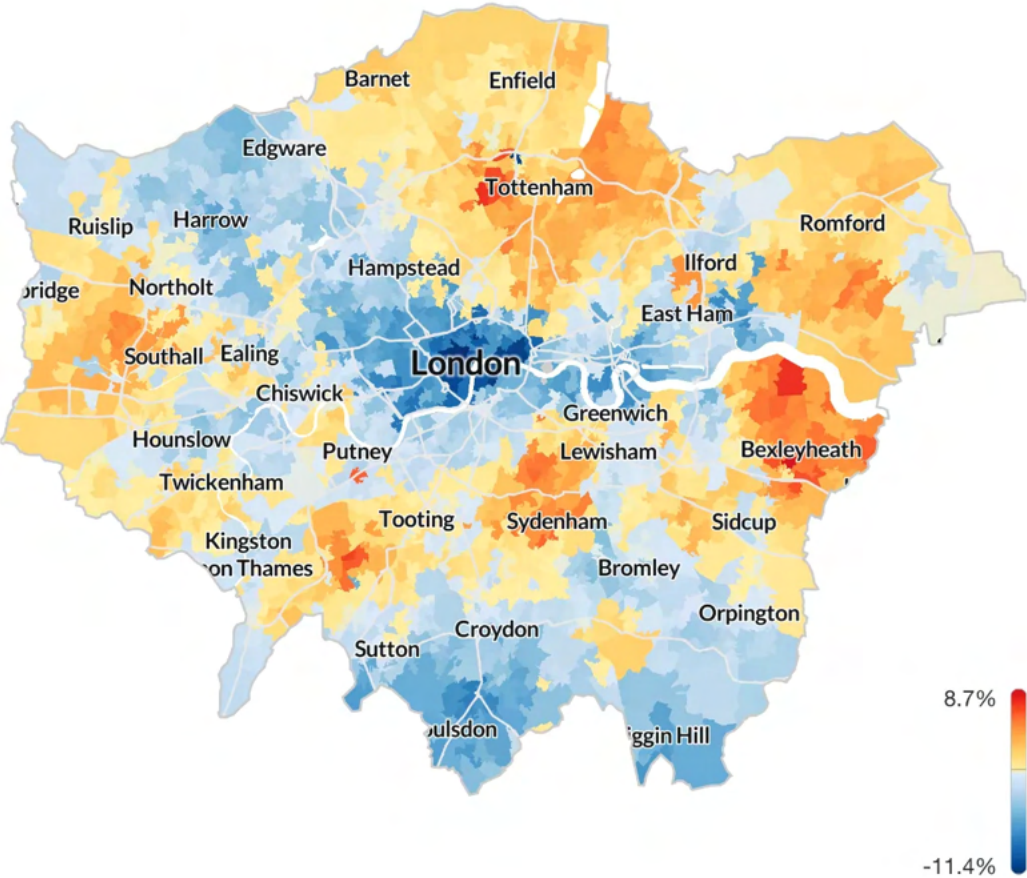
**Property value varies based on the overall condition!**

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**.



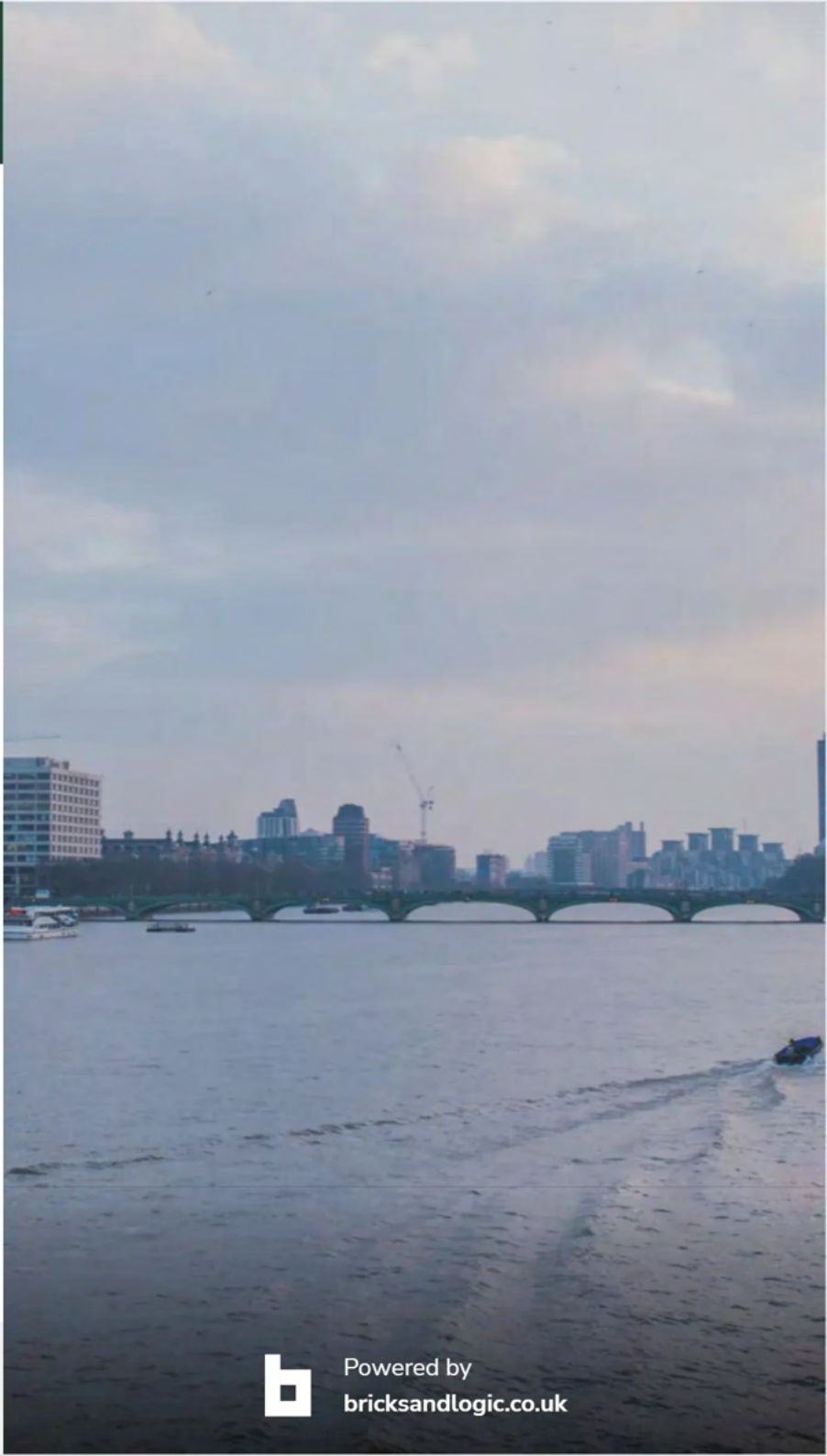
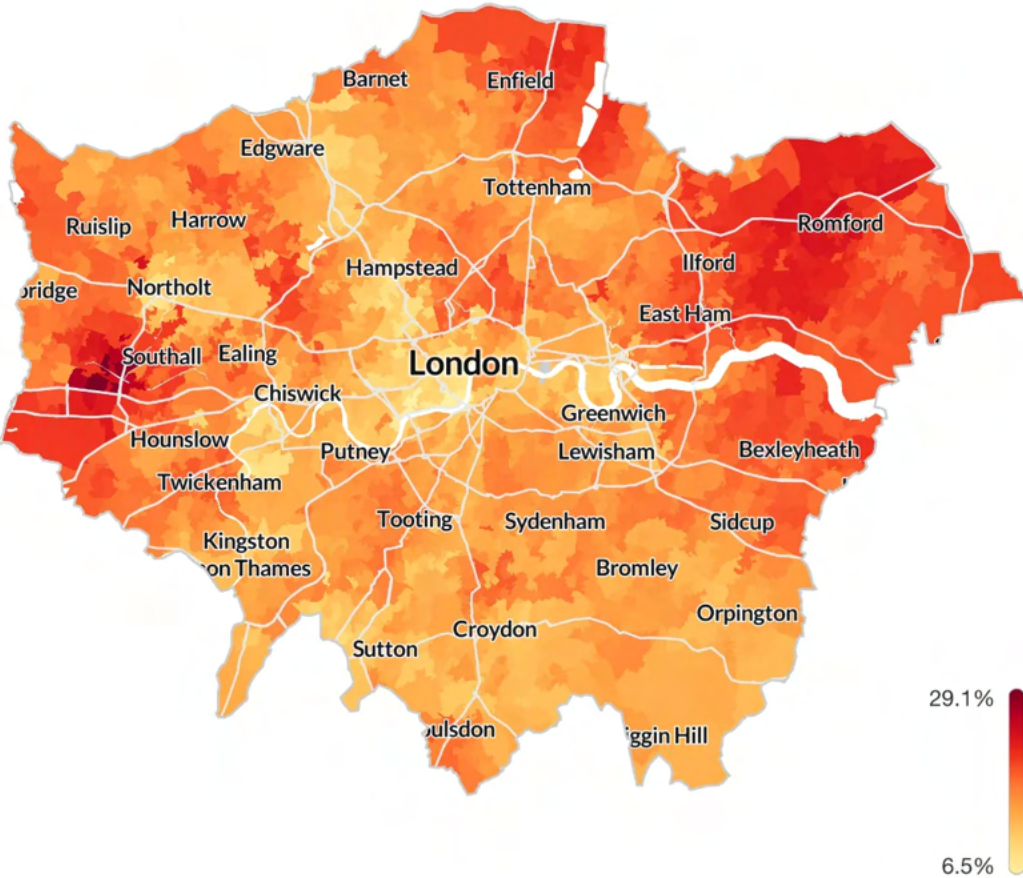


▼ 0.9%

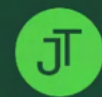




▲ 15.8%



# 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

## Other Nearby Sales

4

**SOLD** | £1,335,000 | Oct-21

7, Torbay Road, London, NW6 7DX  
4 bed period house

5

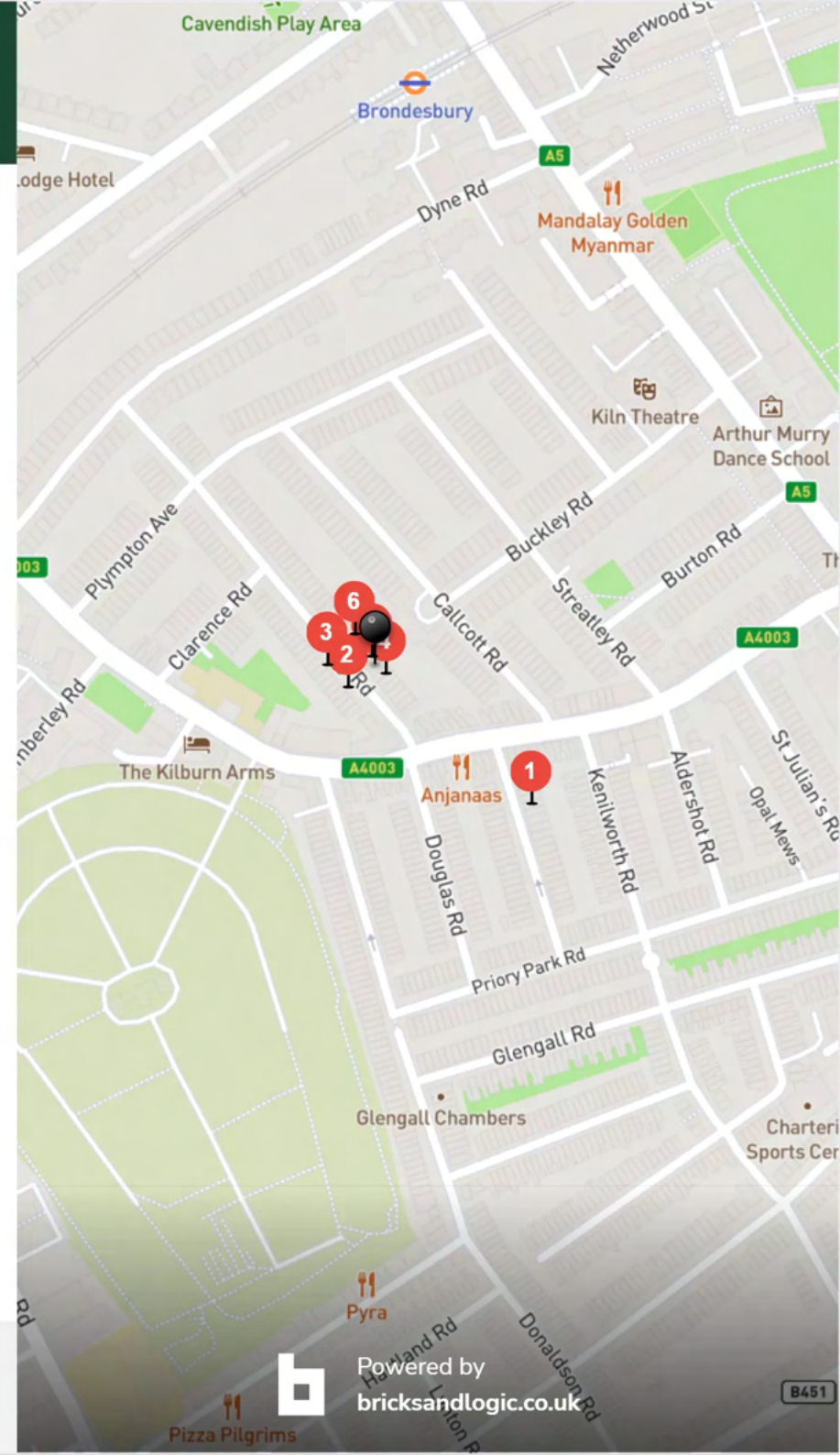
**SOLD** | £1,050,000 | Mar-18

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



HM Land Registry  
February 2026



Powered by  
bricksandlogic.co.uk

B451

# 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



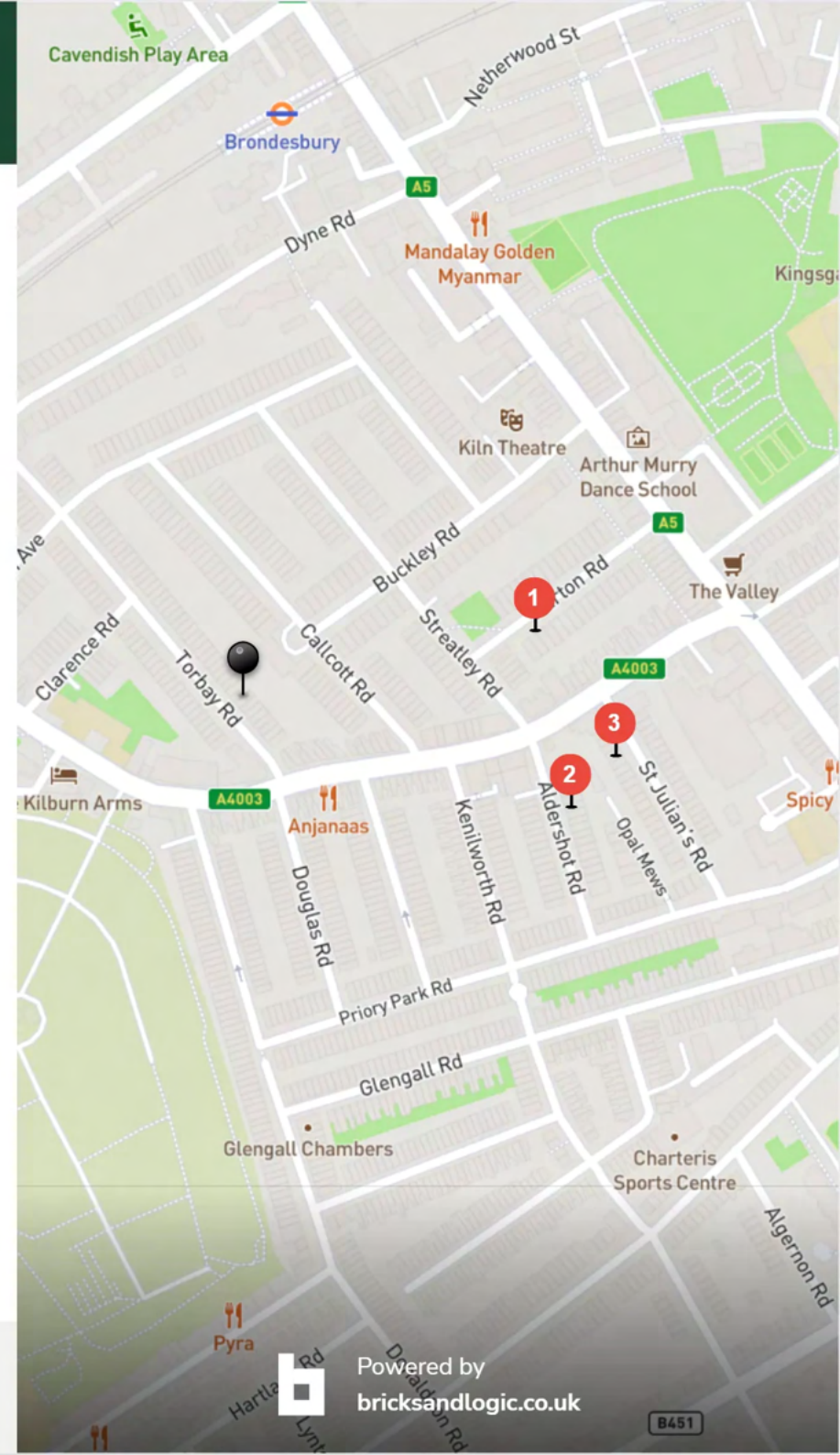
**LET**  
BY US

£1,750

Mar-22

Flat B, 29, St. Julians Road,  
London, NW6 7LB

2 bed period flat



HM Land Registry  
February 2026



Powered by  
bricksandlogic.co.uk

B451

# Schools Nearby



## Primary Schools

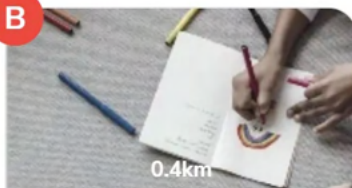
A



0.1km

Christ Church CofE  
Primary School

B



0.4km

Islamia Primary  
School

C



0.4km

Kilburn Grange  
School

## Secondary Schools

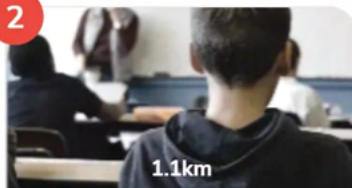
1



1.1km

Queens Park  
Community School

2



1.1km

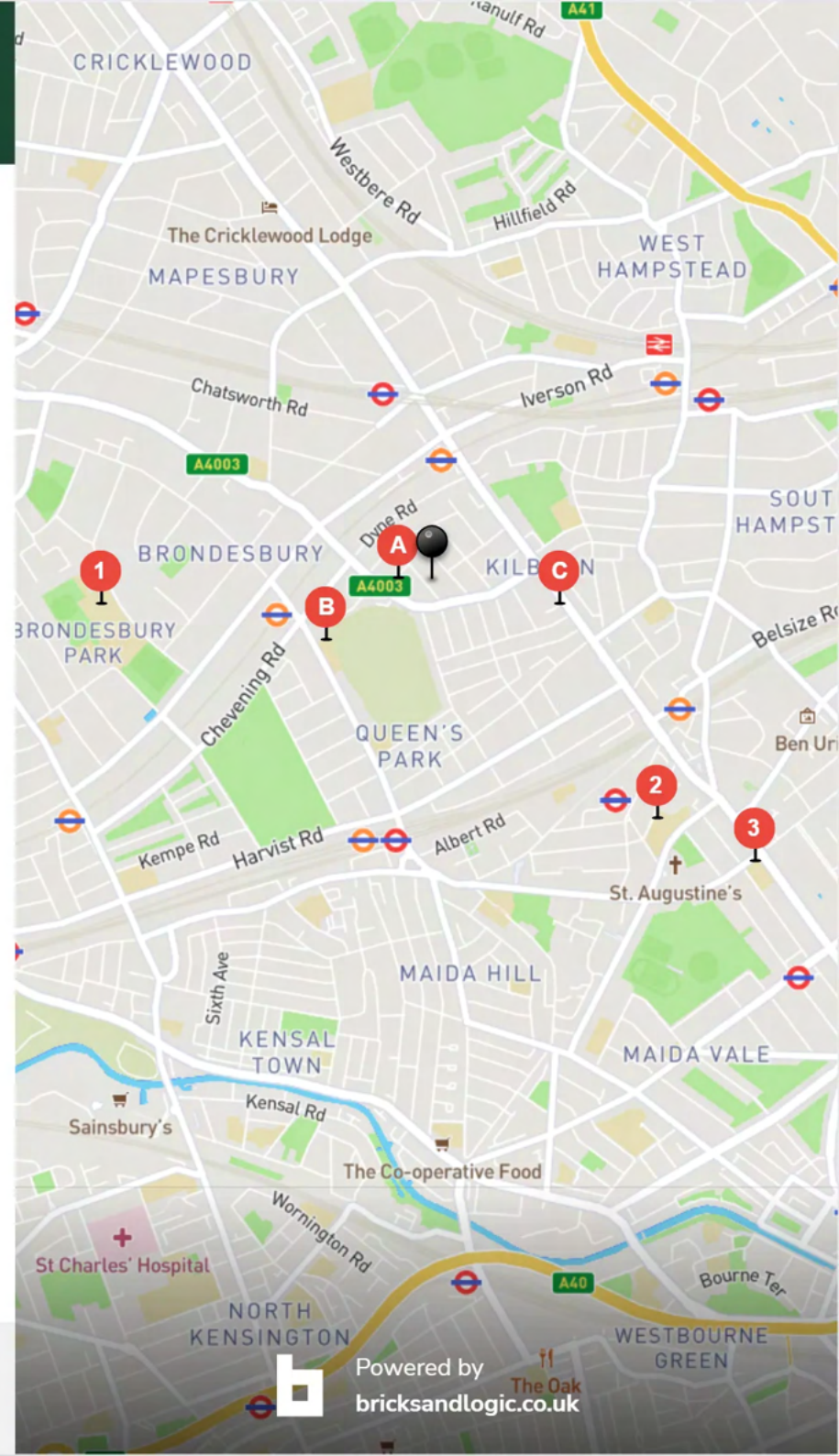
St Augustine's  
Federated Schools:

3



1.4km

St George's Catholic  
School



Ofsted  
2016



Powered by  
The Oak  
bricksandlogic.co.uk

## Public Transport Nearby



1

0.4km

Brondesbury

2

0.5km

Brondesbury Park

3

0.6km

Kilburn

4

0.8km

Queen's Park

5

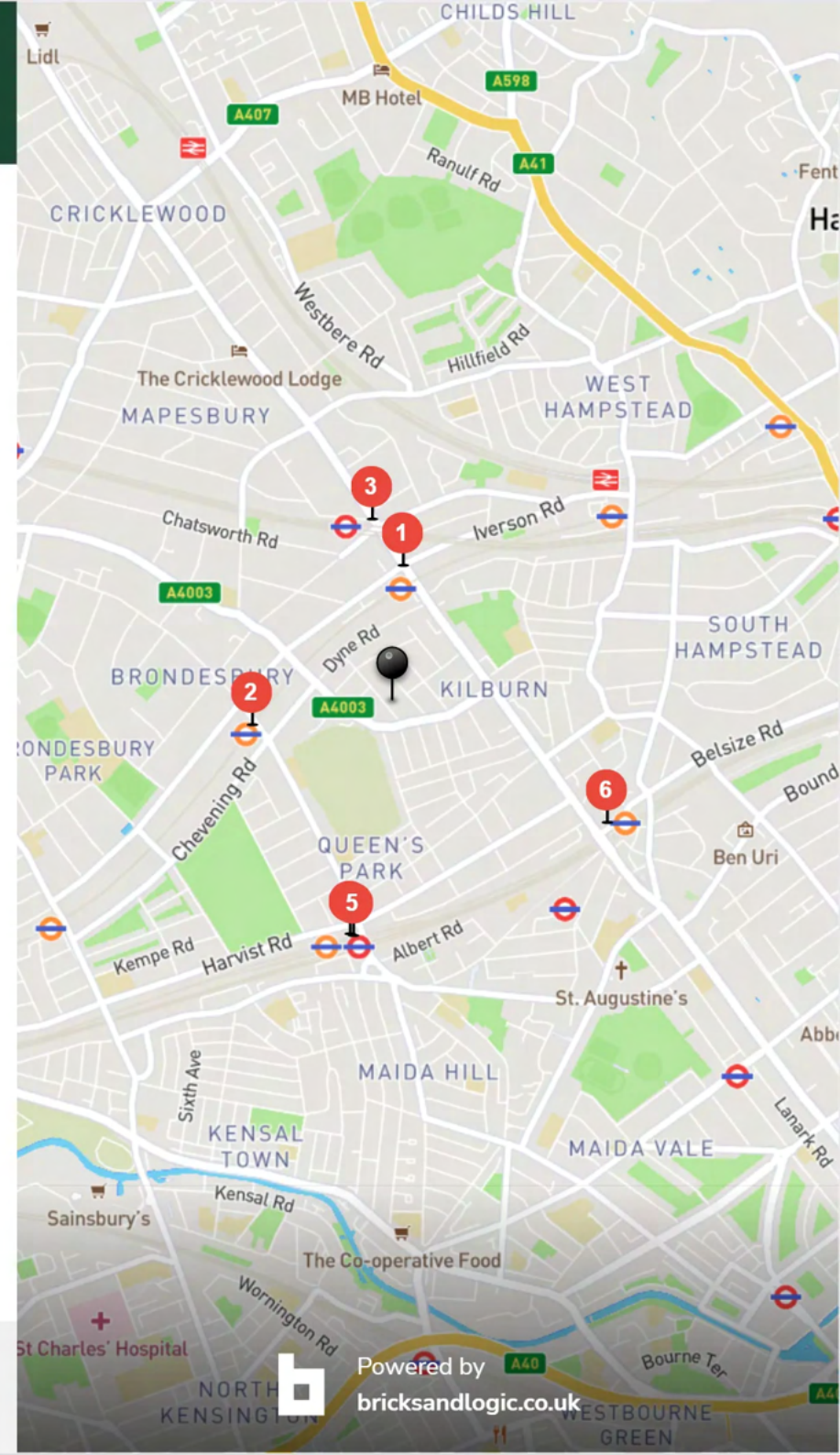
0.9km

Queens Park (London)

6

0.9km

Kilburn High Road



Transport for London  
and National Rail



Powered by  
[bricksandlogic.co.uk](https://bricksandlogic.co.uk)

"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](mailto:richardt@jorgensenturner.com)

**Recommended Price**

19-Mar-2026

**£1,150,000**

## Contact us



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](mailto:richardt@jorgensenturner.com)



**Shepherds Bush**  
Paul Jorgensen



020 8740 8740



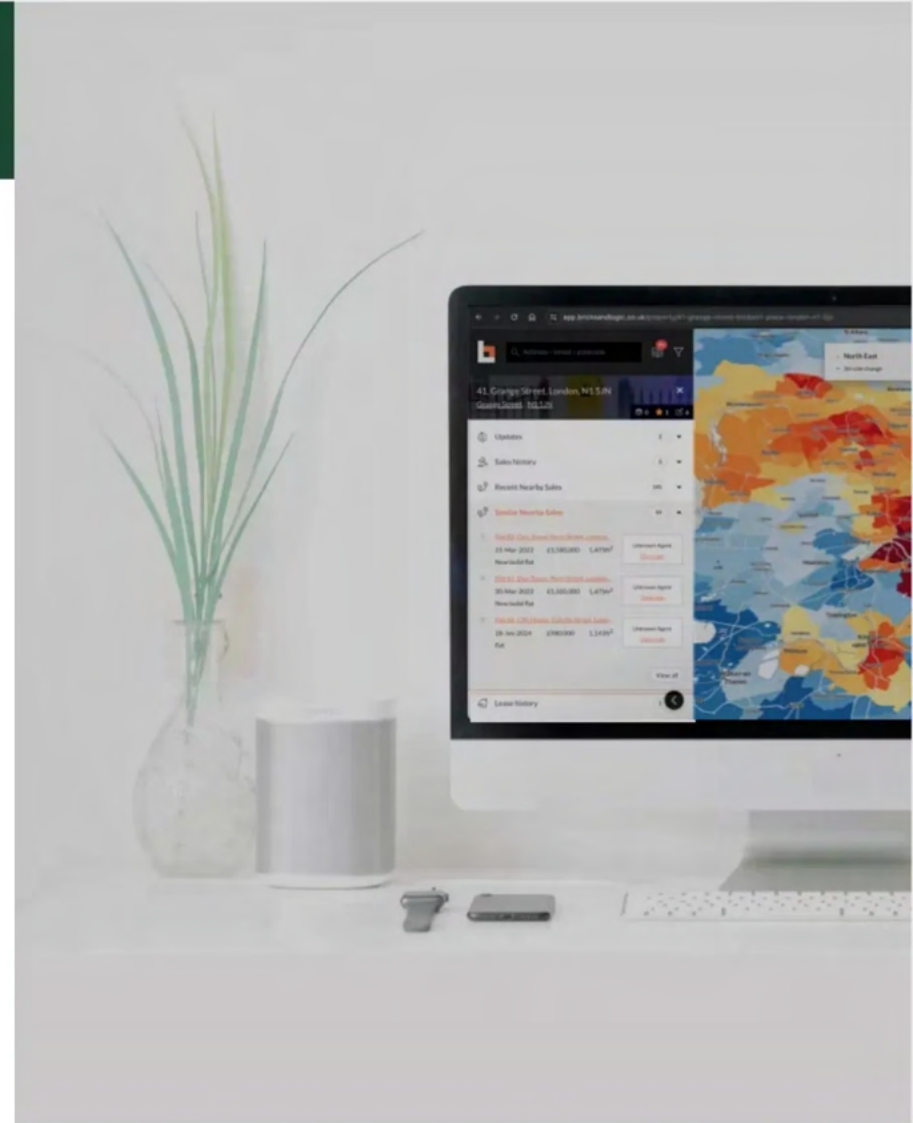
[paulj@jorgensenturner.com](mailto:paulj@jorgensenturner.com)



Get a free Instant  
Valuation now



[www.jorgensenturner.com](http://www.jorgensenturner.com)



Powered by  
**bricksandlogic.co.uk**