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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th August 2025



COMPASS HOUSE, 11, RAINES STREET, LONDON, E1W

Ewemove Wapping and Bow

1303 Park Vista Tower, wapping, London, E1W 3BA

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www.ewemove.com/estate-agents/wappingbow/



Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	23/08/2012
Floor Area:	505 ft ² / 47 m ²	End Date:	14/08/2111
Plot Area:	0.77 acres	Lease Term:	99 years from 14 August 2012
Council Tax :	Band D	Term Remaining:	86 years
Annual Estimate:	£1,755		
Title Number:	AGL231891		

Local Area

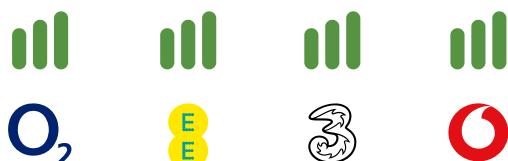
Local Authority:	Tower hamlets
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

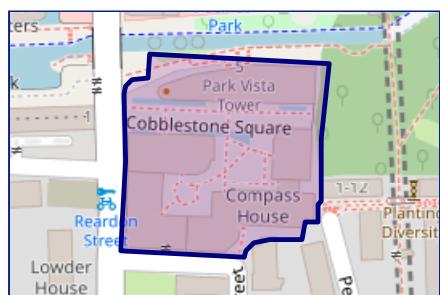


Property Multiple Title Plans



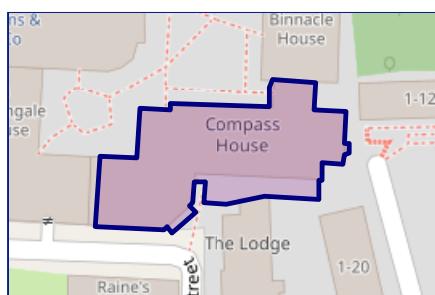
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



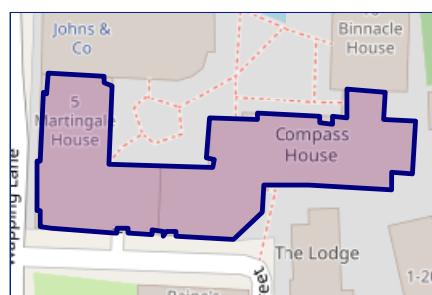
EGL474403

Leasehold Title Plans



AGL231891

Start Date: 18/04/2011
End Date: 19/04/2136
Lease Term: 125 years from 19 April 2011
Term Remaining: 110 years



AGL269493

Start Date: 23/08/2012
End Date: 14/08/2111
Lease Term: 99 years from 14 August 2012
Term Remaining: 86 years

Property EPC - Certificate



Compass House, 11 Raine Street, E1W

Energy rating

C

Valid until 27.06.2033

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

Property EPC - Additional Data



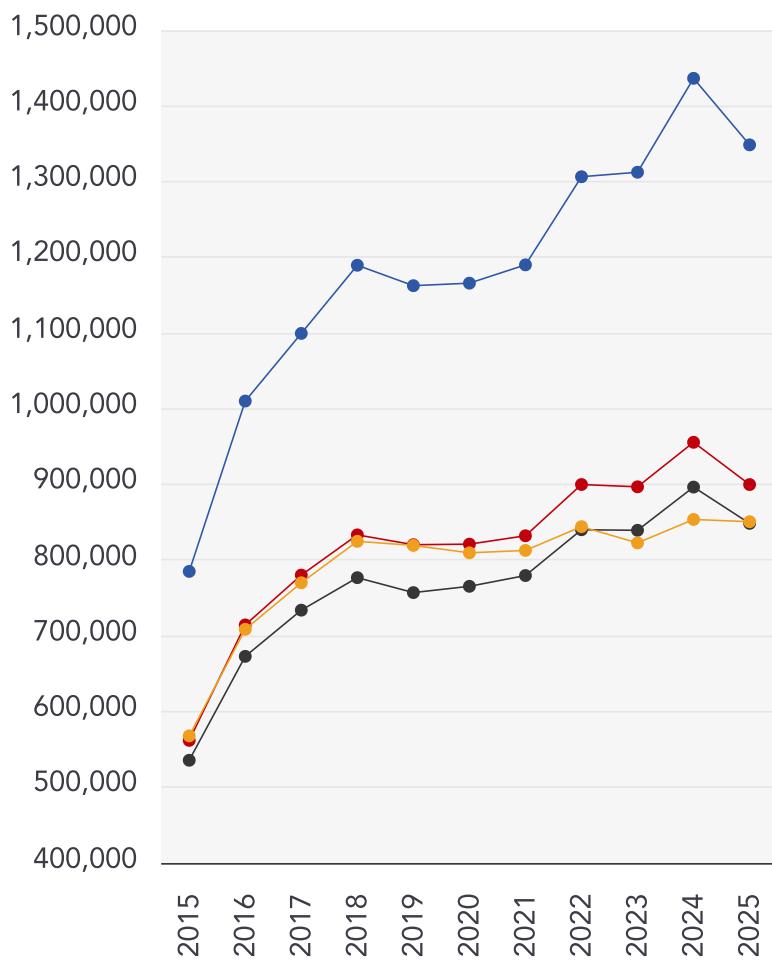
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Mechanical, extract only
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	(another dwelling above)
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	47 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in E1W



Detached

+71.76%

Semi-Detached

+60.13%

Flat

+49.81%

Terraced

+58.41%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

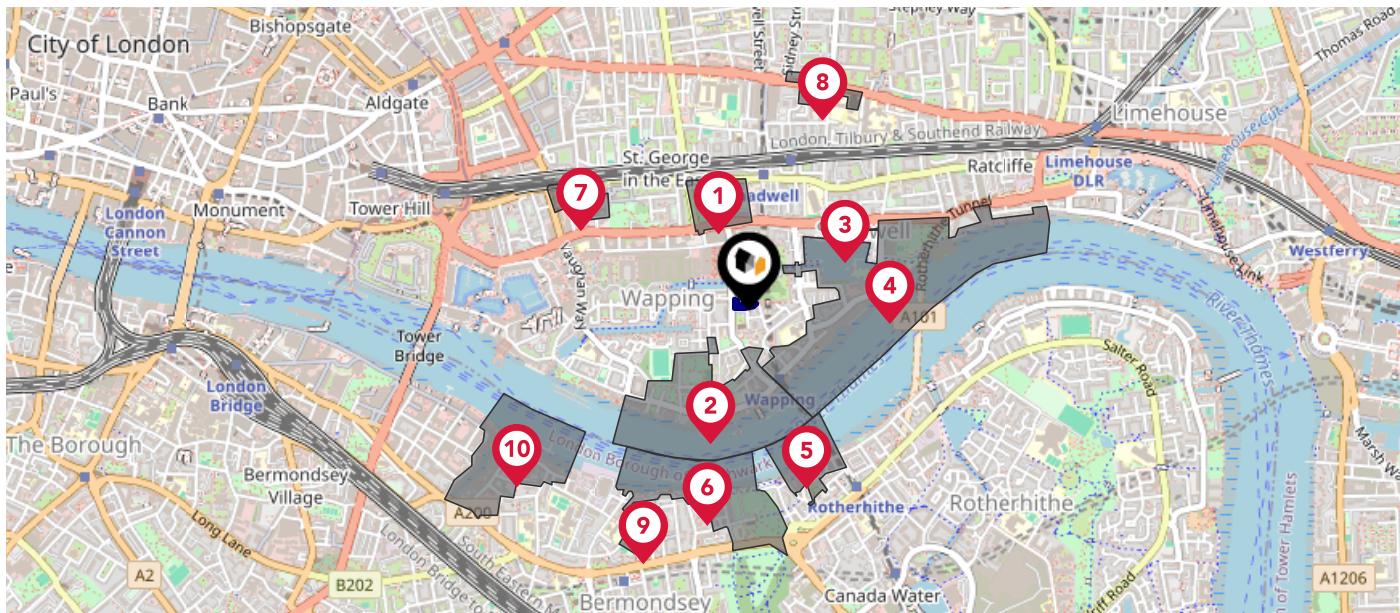
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



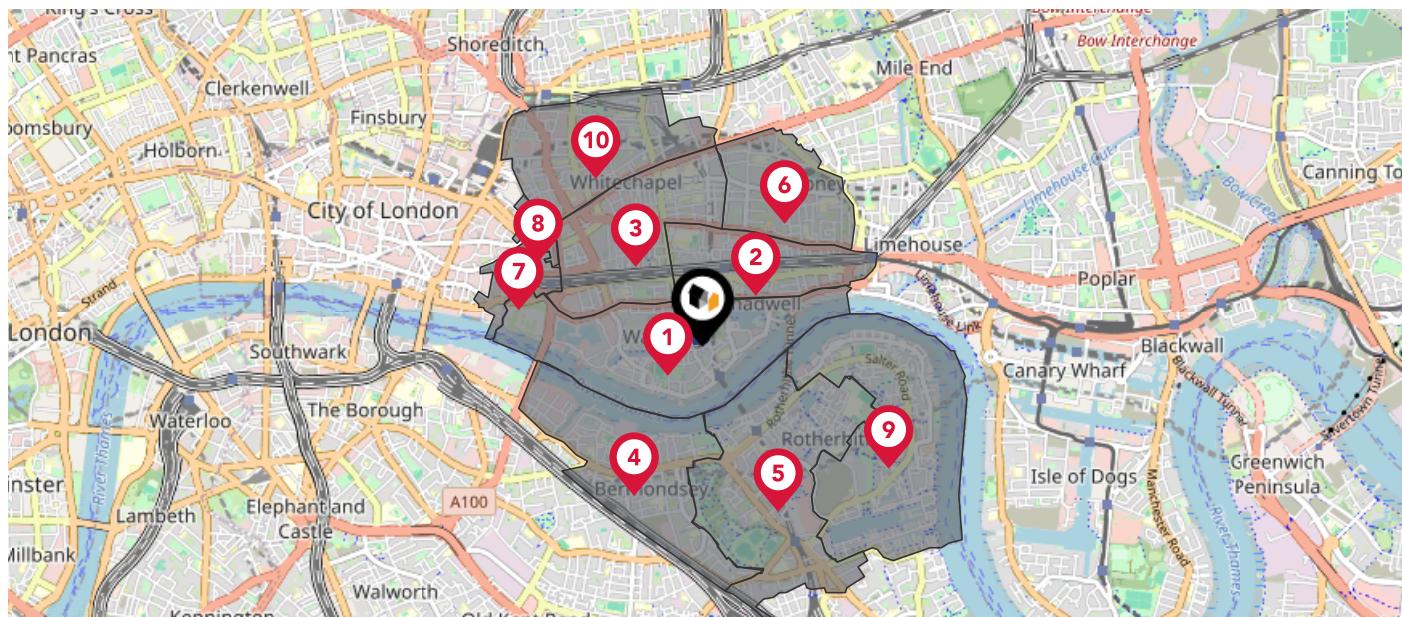
Nearby Conservation Areas

-  1 St George in the East
-  2 Wapping Pierhead
-  3 St Paul's Church
-  4 Wapping Wall
-  5 St Mary's Rotherhithe
-  6 Edward III's Rotherhithe
-  7 Wilton's Music Hall
-  8 Commercial Road
-  9 Wilson Grove
-  10 St Saviour's Dock

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



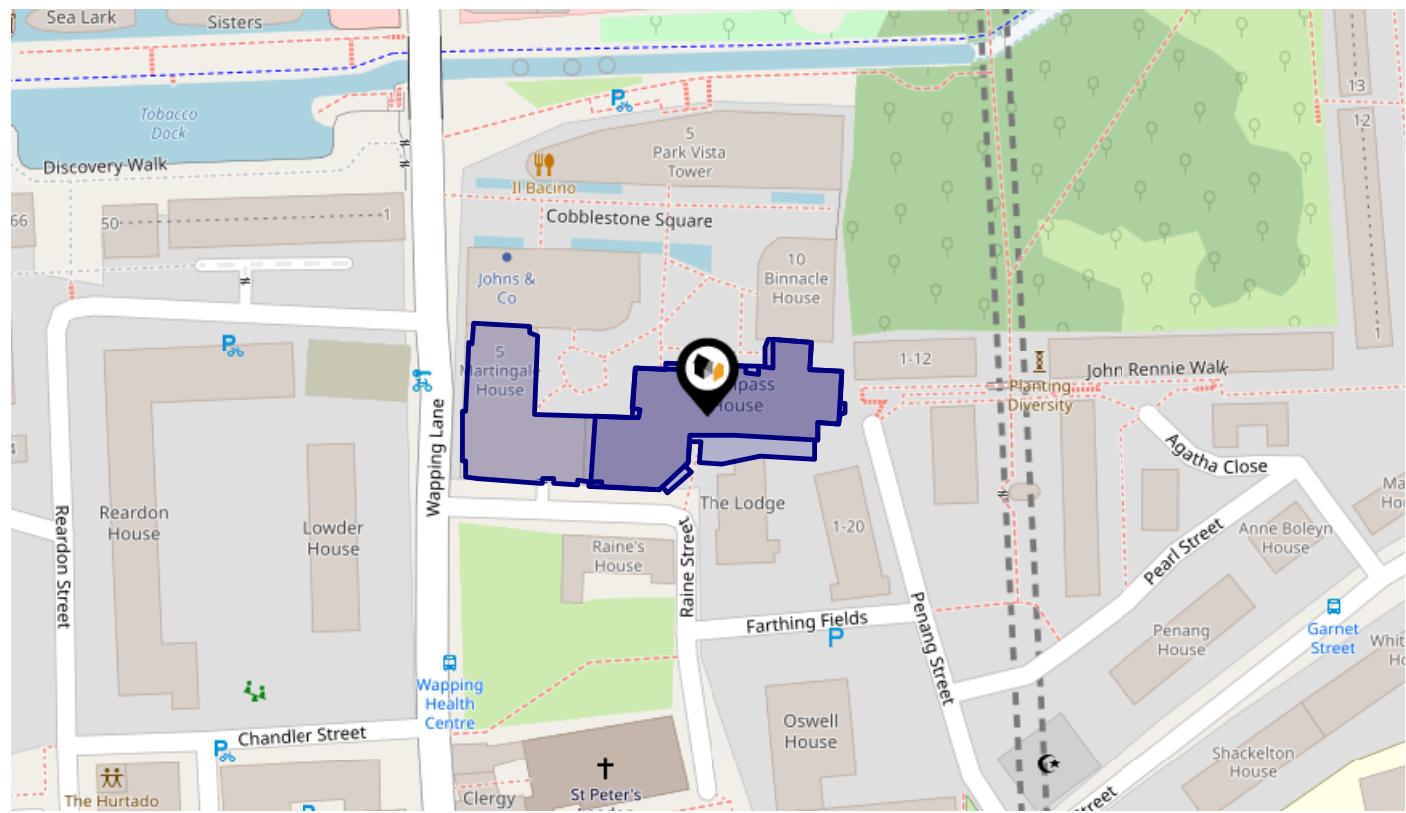
Nearby Council Wards

-  1 St. Katharine's & Wapping Ward
-  2 Shadwell Ward
-  3 Whitechapel Ward
-  4 North Bermondsey Ward
-  5 Rotherhithe Ward
-  6 Stepney Green Ward
-  7 Tower Ward
-  8 Portsoken Ward
-  9 Surrey Docks Ward
-  10 Spitalfields & Banglatown Ward

Maps

Rail Noise

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.

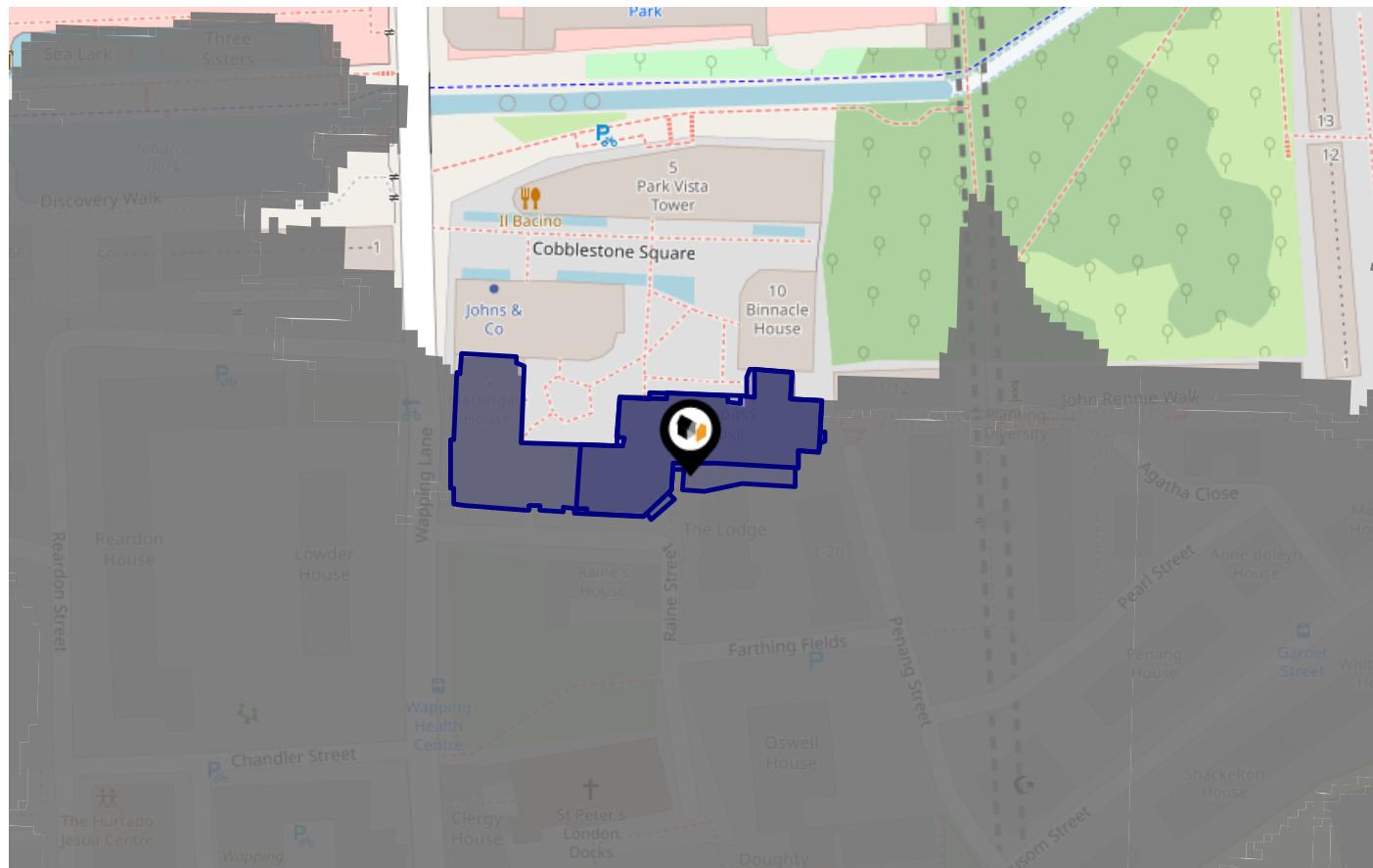
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

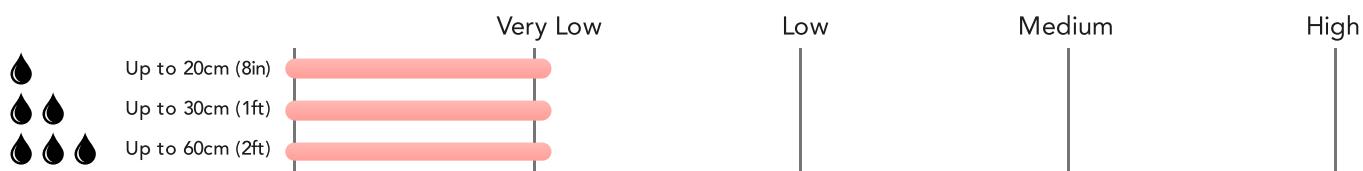


Risk Rating: Very Low

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.

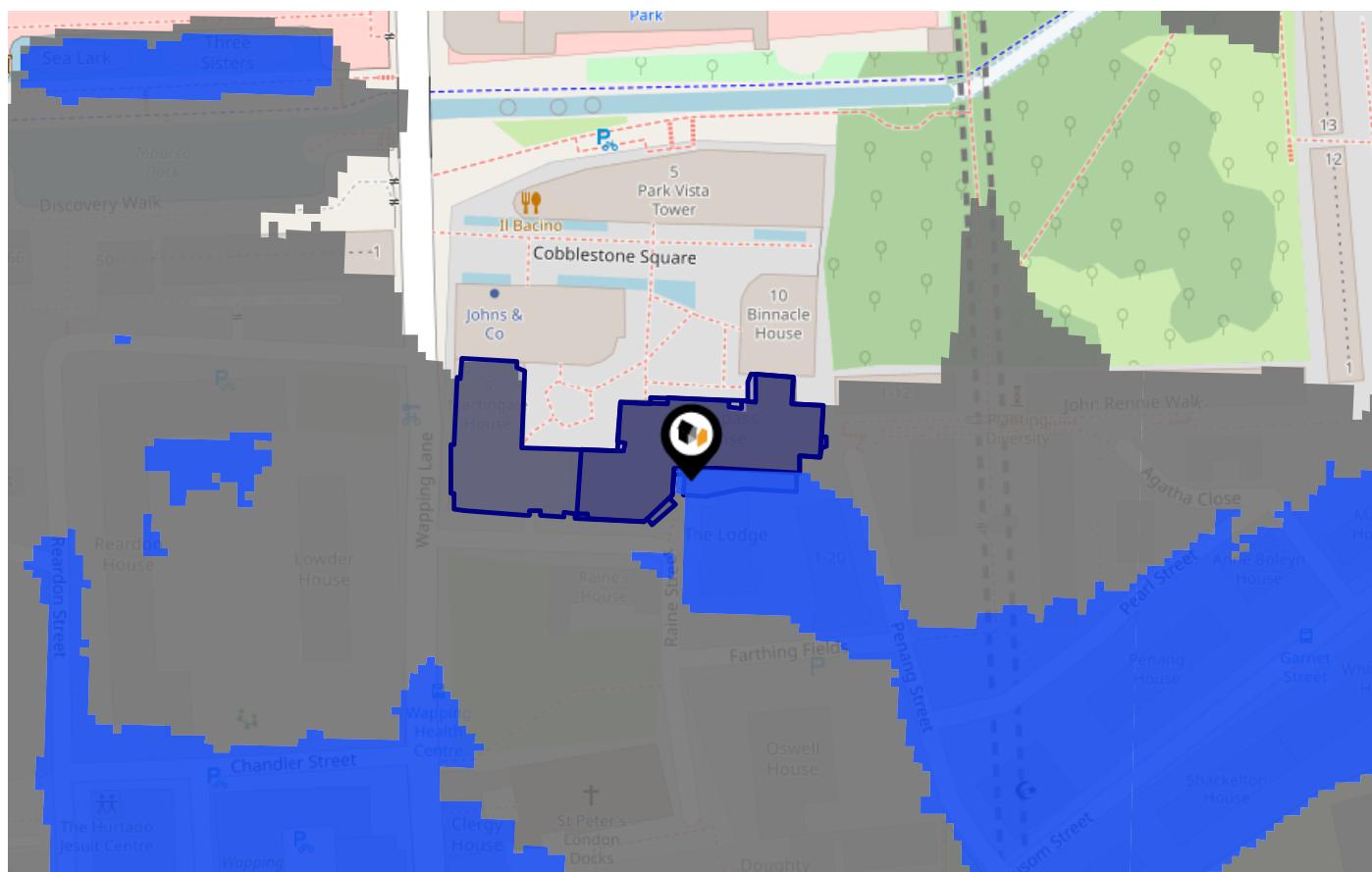
Chance of flooding to the following depths at this property:



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.

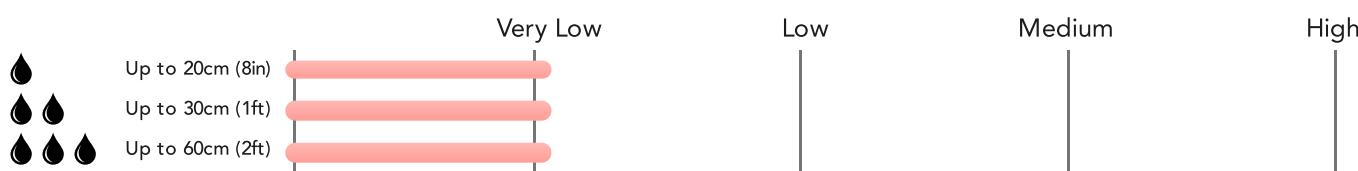


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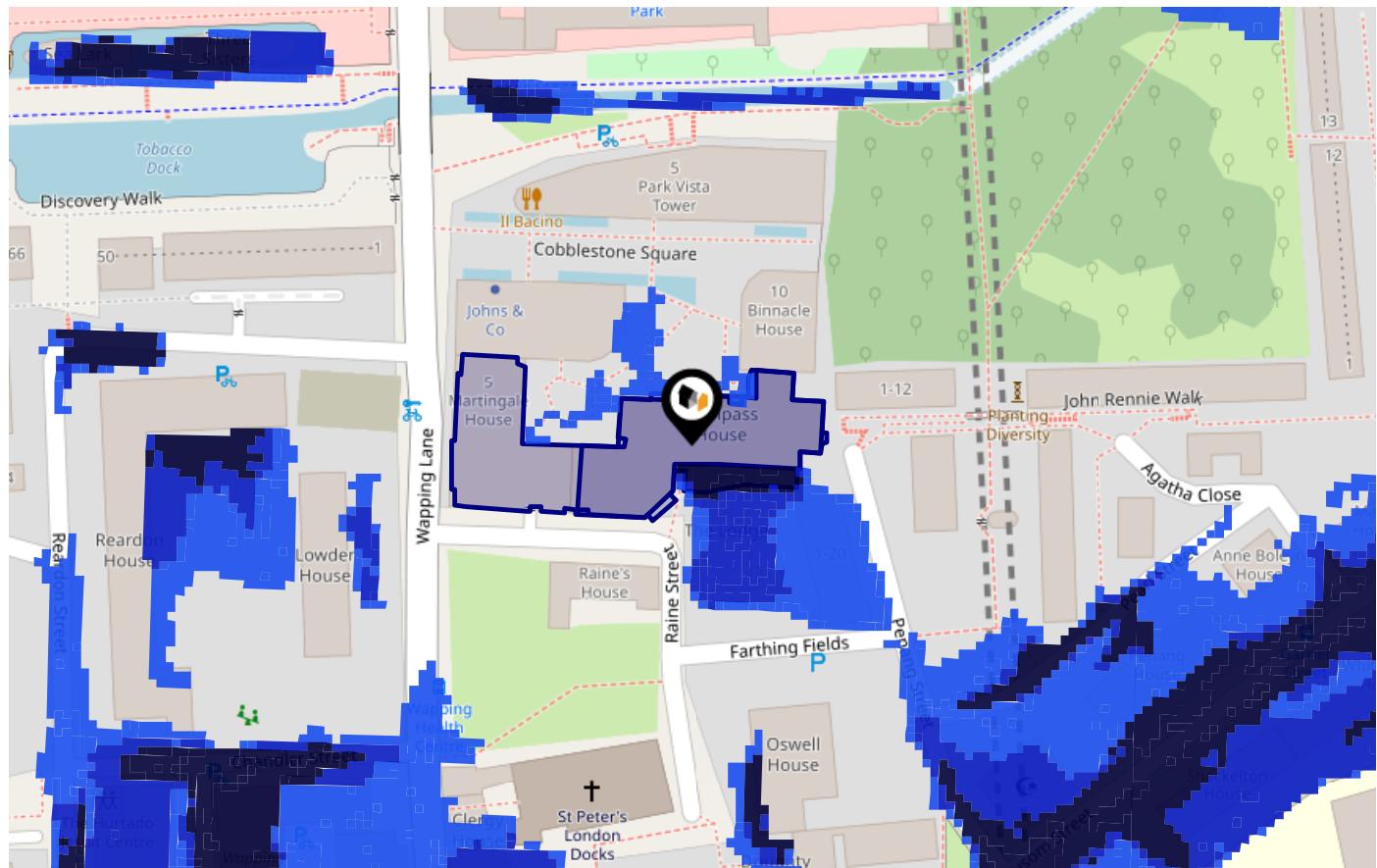
Chance of flooding to the following depths at this property:



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.

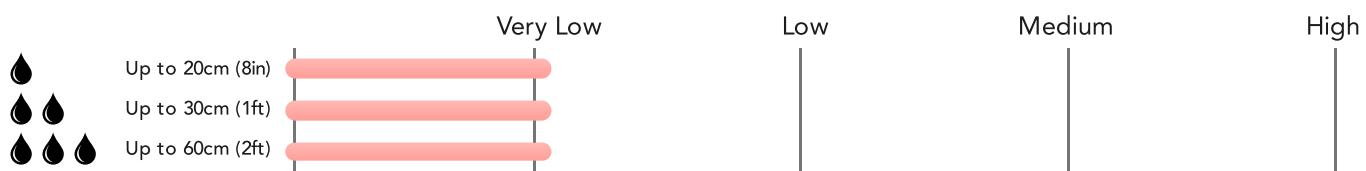


Risk Rating: Very low

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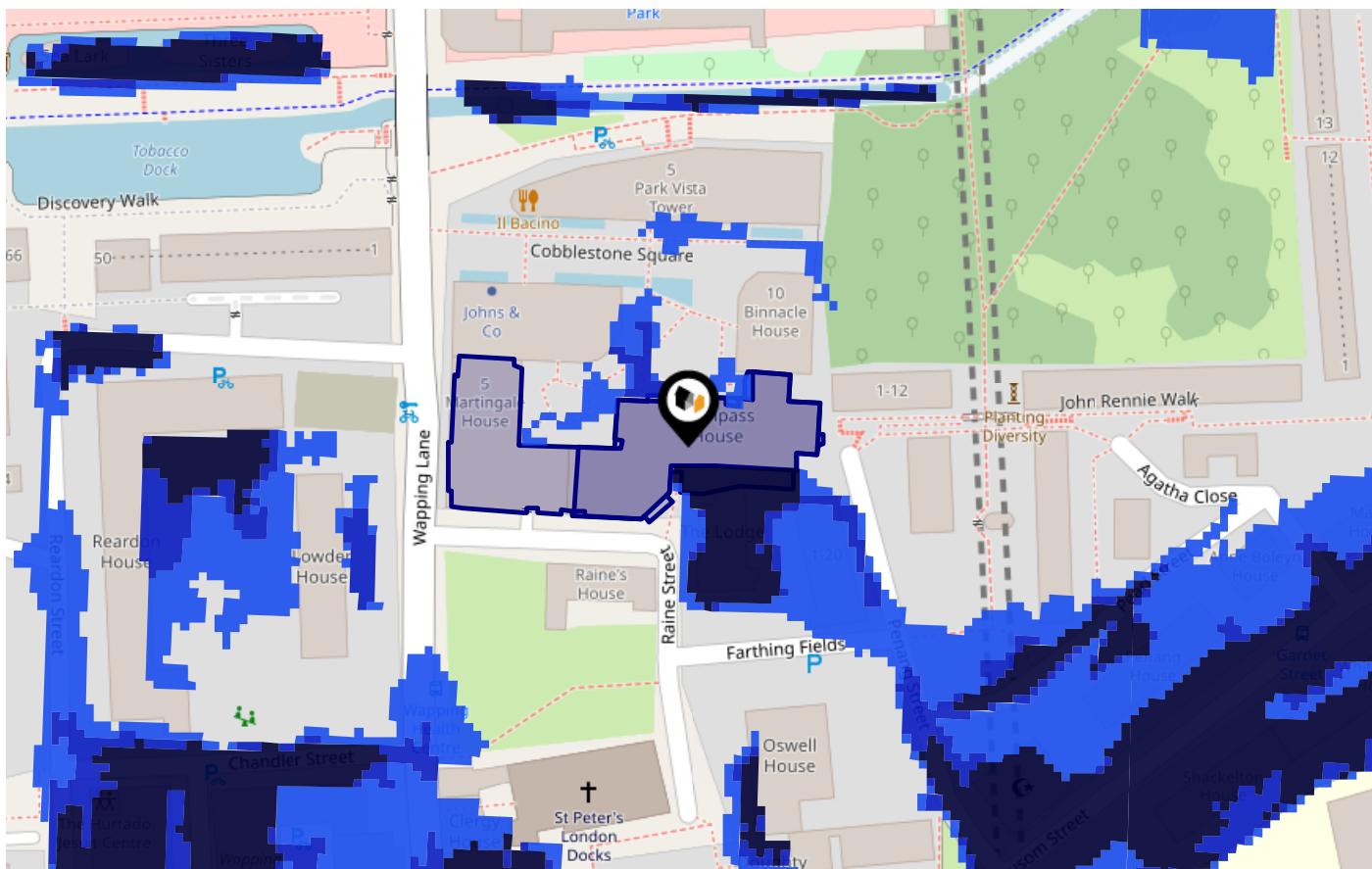
Chance of flooding to the following depths at this property:



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.

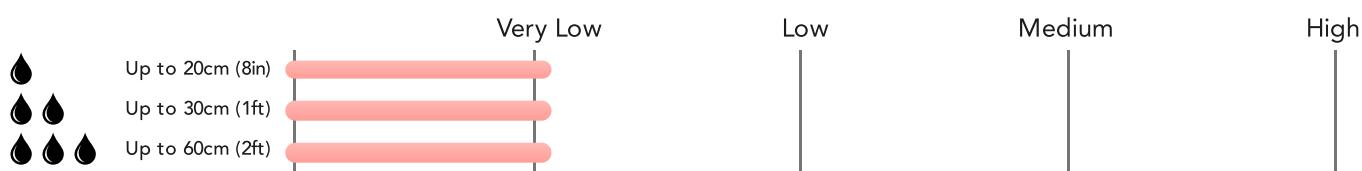


Risk Rating: Very low

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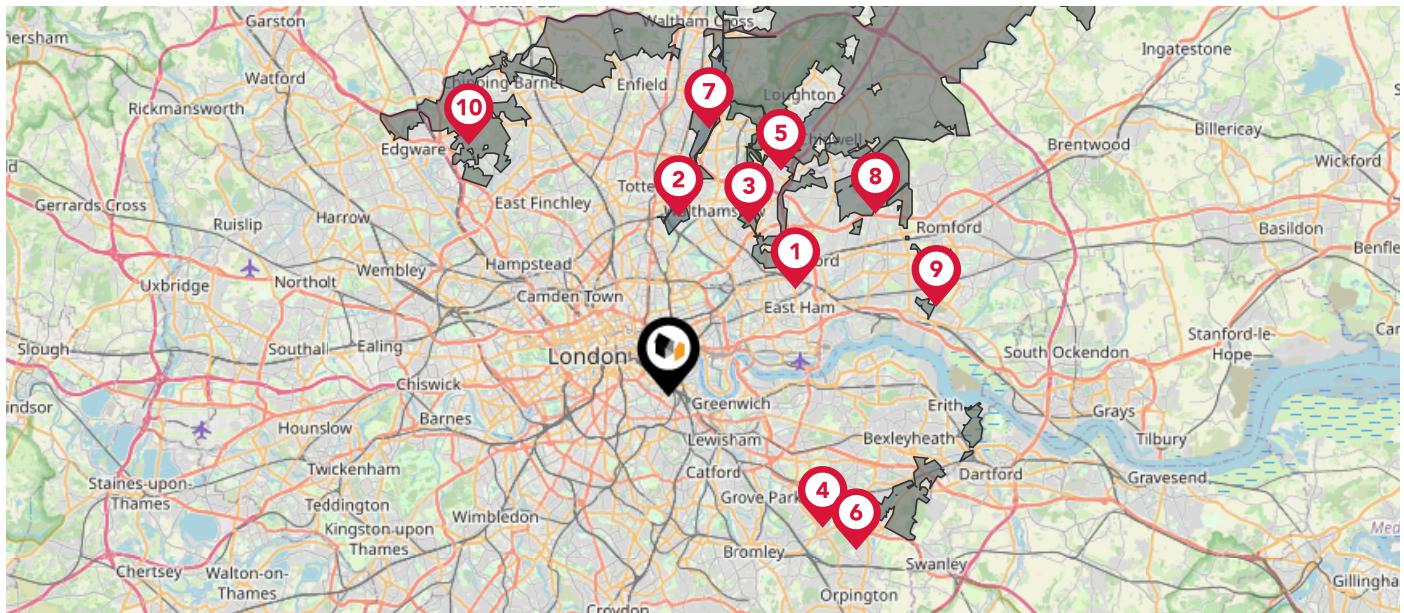
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



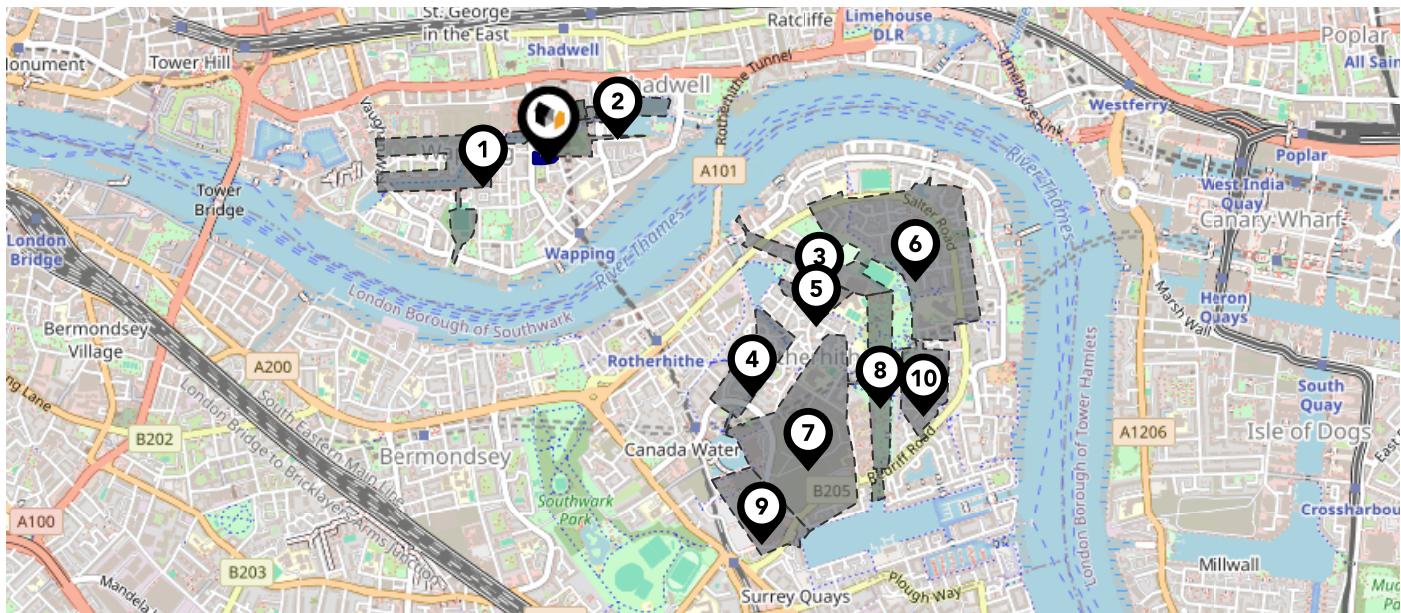
Nearby Green Belt Land

-  1 London Green Belt - Newham
-  2 London Green Belt - Haringey
-  3 London Green Belt - Waltham Forest
-  4 London Green Belt - Greenwich
-  5 London Green Belt - Epping Forest
-  6 London Green Belt - Bexley
-  7 London Green Belt - Enfield
-  8 London Green Belt - Redbridge
-  9 London Green Belt - Barking and Dagenham
-  10 London Green Belt - Barnet

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.



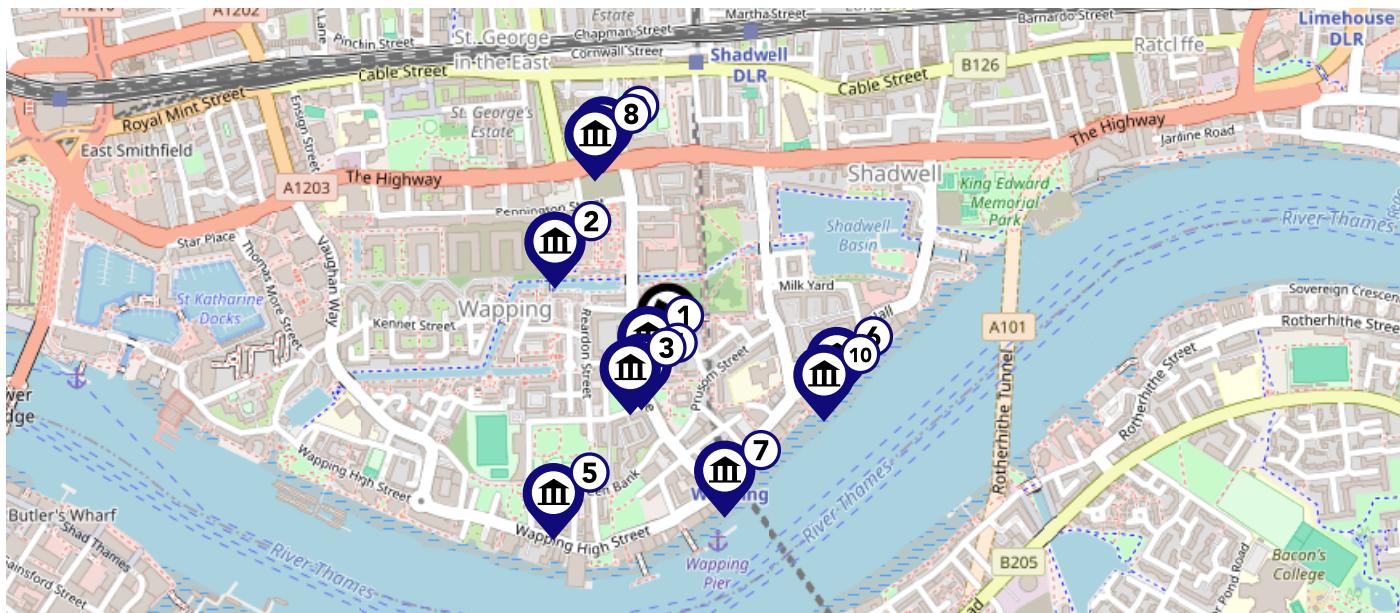
Nearby Landfill Sites

 1	Wapping Basin-St. George in the East, Tower Hamlets, London	Historic Landfill	<input type="checkbox"/>
 2	Shadwell Basin-Eastern Dock, E1, London	Historic Landfill	<input type="checkbox"/>
 3	Island Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
 4	Albion Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
 5	Stave Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
 6	Lavender Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
 7	Quebec Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
 8	Russia Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
 9	Canada Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>
 10	Lady Dock-Rotherhithe, Bermondsey, London	Historic Landfill	<input type="checkbox"/>

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
 1260423 - Raine's House	Grade II	0.0 miles
 1065827 - A Warehouse (skin Floor) Including Vaults Extending Under Wapping Lane	Grade I	0.1 miles
 1357486 - Clergy House Of St Peter's Church	Grade II	0.1 miles
 1065844 - Church Of St Peter	Grade I	0.1 miles
 1357816 - Church Of St Patrick (roman Catholic)	Grade II	0.2 miles
 1242455 - Jubilee Wharf	Grade II	0.2 miles
 1065802 - Wapping Underground Station (brunel's Tunnel Entrance And The Stairways From Platform To Street Only)	Grade II	0.2 miles
 1119790 - Monument To A Wyllie In South West Corner Of St Georges Gardens	Grade II	0.2 miles
 1254382 - St George's Gardens Raine Memorial	Grade II	0.2 miles
 1255338 - New Crane Wharf	Grade II	0.2 miles

Area Schools



Nursery Primary Secondary College Private



St Peter's London Docks CofE Primary School

Ofsted Rating: Outstanding | Pupils: 228 | Distance:0.12



Blue Gate Fields Junior School

Ofsted Rating: Good | Pupils: 350 | Distance:0.29



Blue Gate Fields Infants' School

Ofsted Rating: Good | Pupils: 329 | Distance:0.29



Hermitage Primary School

Ofsted Rating: Requires improvement | Pupils: 286 | Distance:0.33



Bigland Green Primary School

Ofsted Rating: Outstanding | Pupils: 479 | Distance:0.4



Jamiatul Ummah School

Ofsted Rating: Good | Pupils: 189 | Distance:0.4



St Paul's Whitechapel Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 216 | Distance:0.42



St Mary and St Michael Primary School

Ofsted Rating: Good | Pupils: 416 | Distance:0.51



Area Schools



Nursery Primary Secondary College Private



Bishop Challoner Catholic School

Ofsted Rating: Good | Pupils: 1243 | Distance: 0.53



Mulberry School for Girls

Ofsted Rating: Outstanding | Pupils: 1663 | Distance: 0.54



Buttercup Primary School

Ofsted Rating: Inadequate | Pupils: 134 | Distance: 0.54



Albion Primary School

Ofsted Rating: Good | Pupils: 433 | Distance: 0.55



Wapping High School

Ofsted Rating: Good | Pupils: 335 | Distance: 0.58



Daffodil Preparatory School

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 0.58



Riverside Primary School

Ofsted Rating: Good | Pupils: 293 | Distance: 0.6

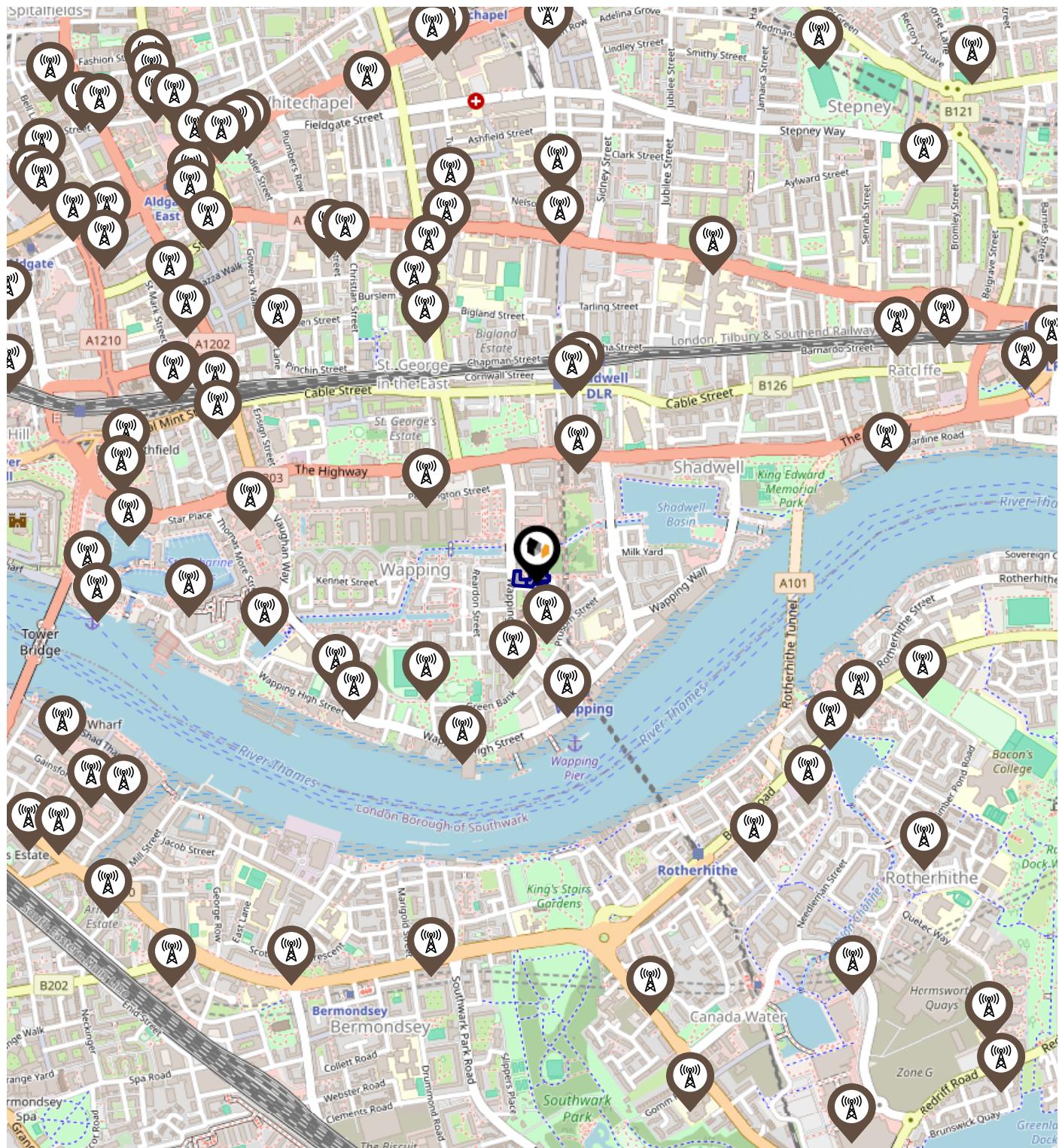


Harry Gosling Primary School

Ofsted Rating: Good | Pupils: 437 | Distance: 0.61



Local Area Masts & Pylons



Key:

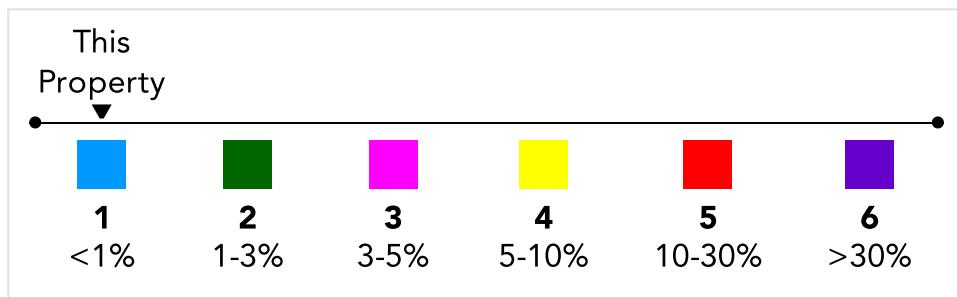
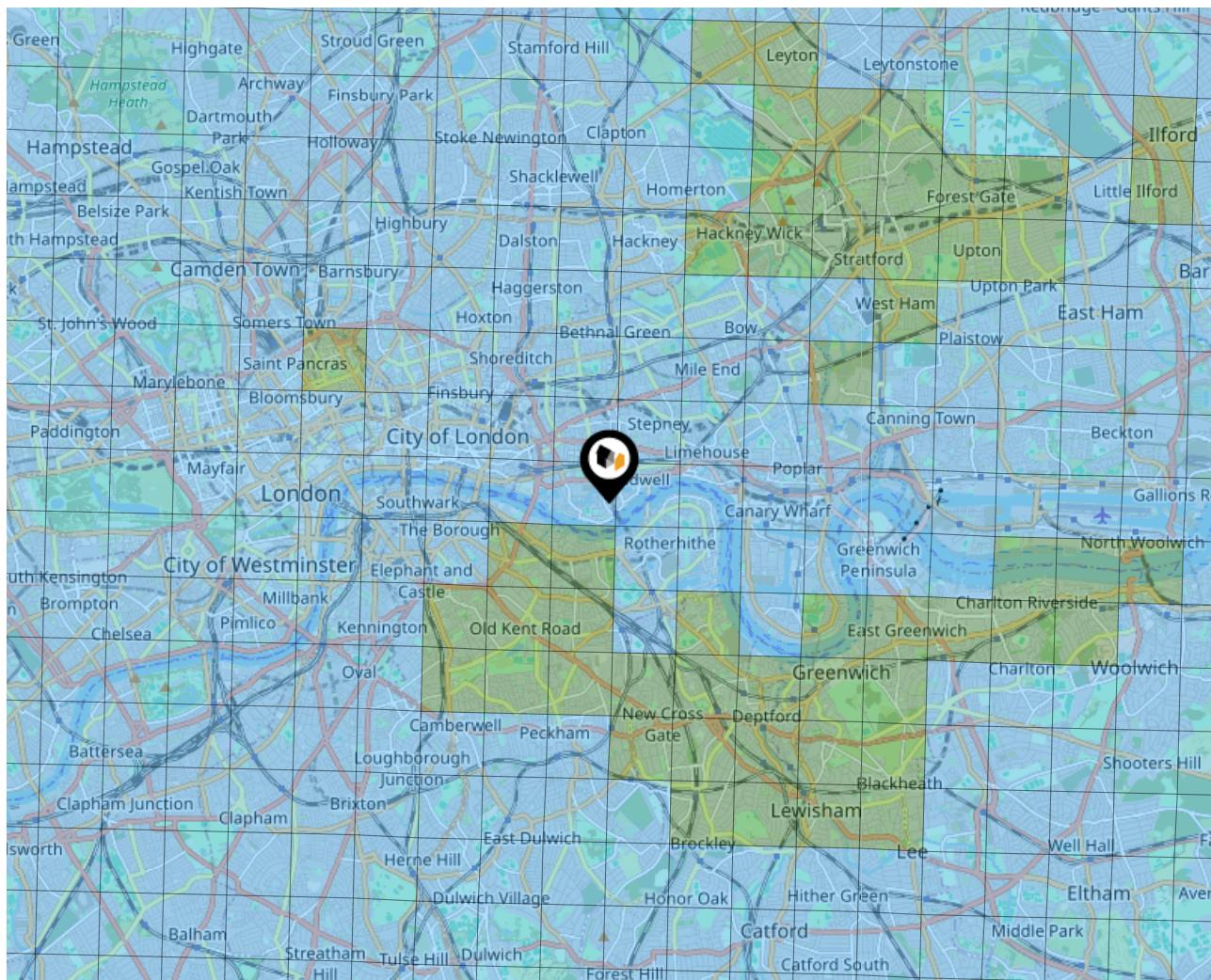
-  Power Pylons
-  Communication Masts

Environment

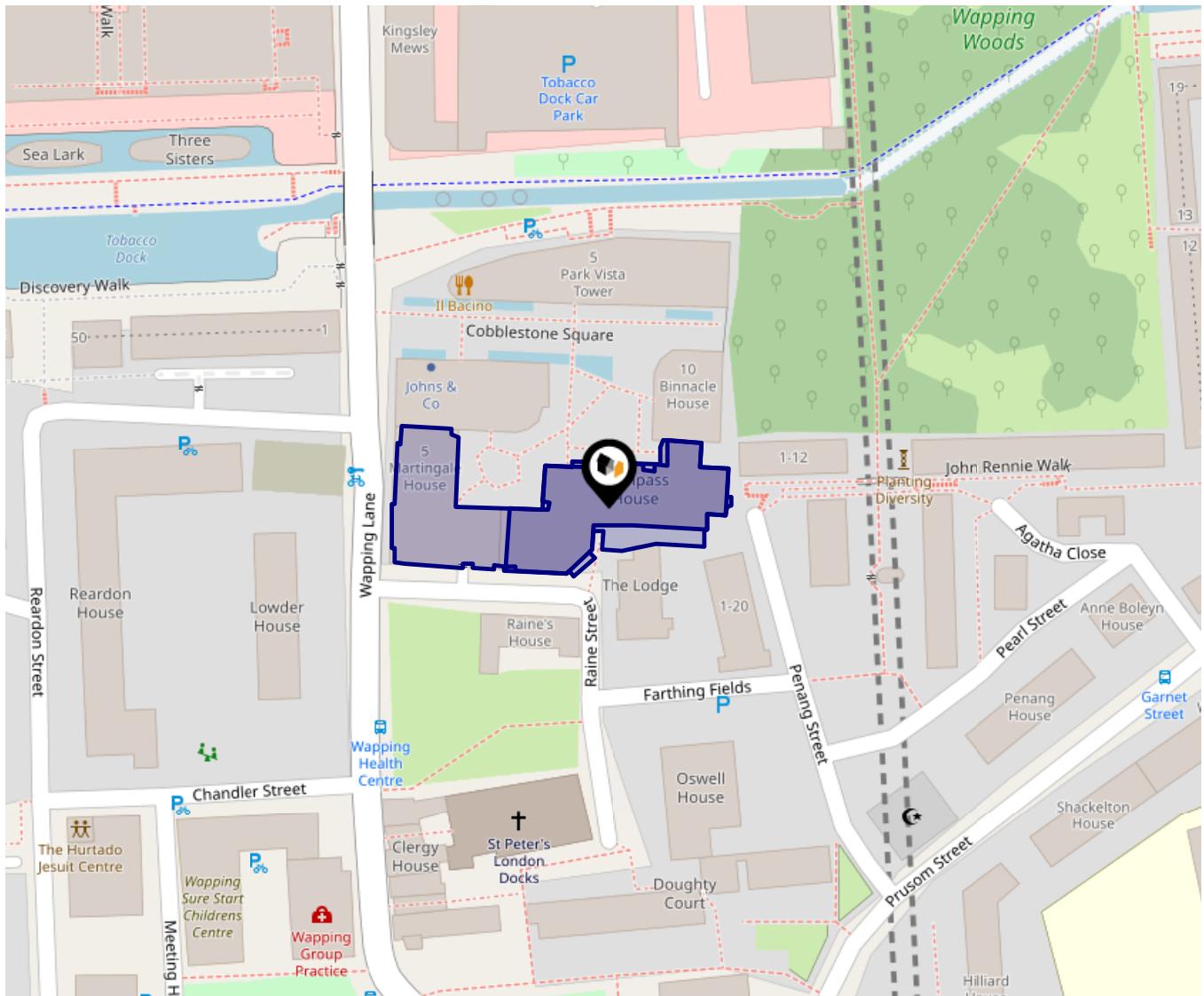
Radon Gas

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:

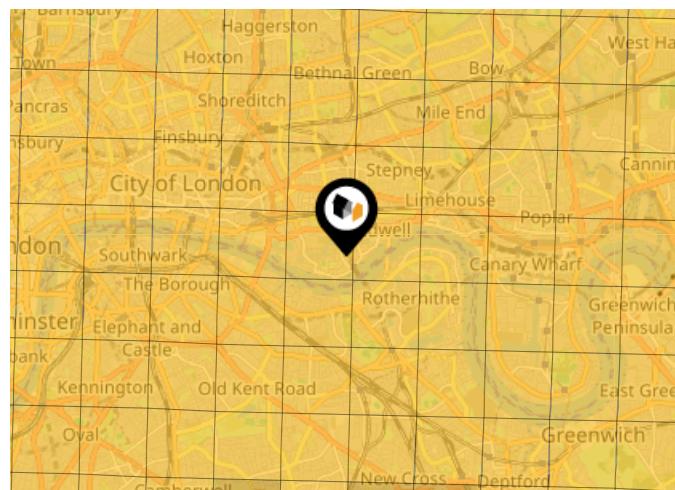
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay



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

Carbon Content: NONE **Soil Texture:** PEATY CLAY
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: HEAVY



Primary Classifications (Most Common Clay Types)

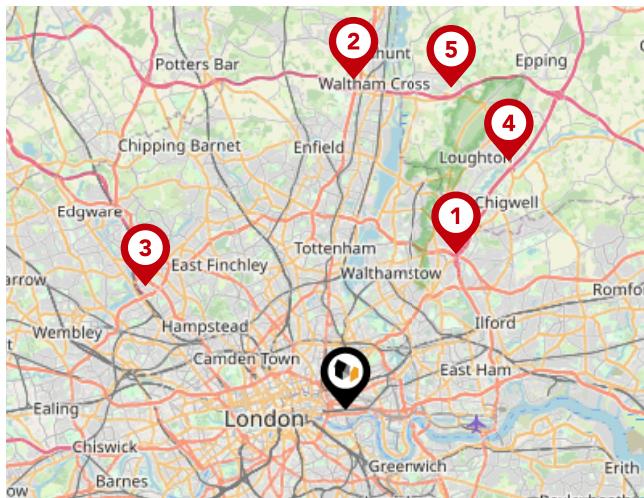
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Wapping Station	0.19 miles
2	Shadwell Rail Station	0.31 miles
3	Rotherhithe Station	0.49 miles



Trunk Roads/Motorways

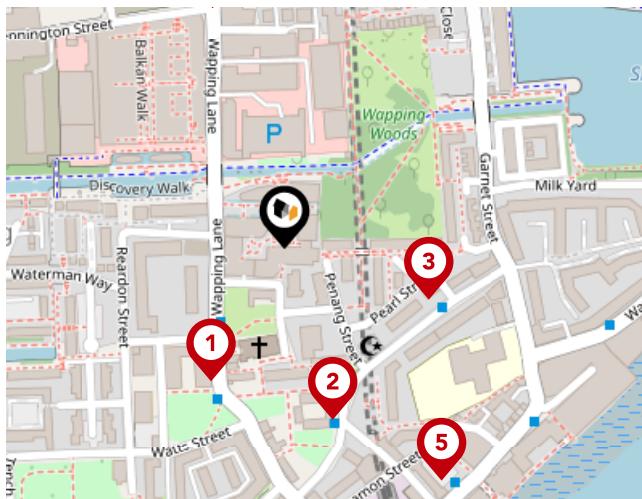
Pin	Name	Distance
1	M11 J4	7.01 miles
2	M25 J25	12.2 miles
3	M1 J1	8.7 miles
4	M11 J5	10.97 miles
5	M25 J26	12.49 miles



Airports/Helipads

Pin	Name	Distance
1	Silvertown	4.65 miles
2	Leaves Green	12.67 miles
3	Heathrow Airport Terminal 4	17.12 miles
4	Heathrow Airport	17.17 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wapping Health Centre	0.09 miles
2	Clegg Street (E1)	0.1 miles
3	Garnet Street	0.09 miles
4	Tobacco Dock	0.14 miles
5	Wapping Station	0.16 miles



Local Connections

Pin	Name	Distance
1	Shadwell DLR	0.32 miles
2	Shadwell DLR	0.35 miles
3	Bermondsey Station	0.66 miles



Ferry Terminals

Pin	Name	Distance
1	Wapping Pier	0.34 miles
2	Tower Bridge Quay	0.7 miles
3	Tower Pier	0.93 miles

Ewemove Wapping and Bow

About Us



Ewemove Wapping and Bow

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 Staines, 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.

Ewemove Wapping and Bow Testimonials



Testimonial 1



Adrian's service is everything you can hope for in an estate agent. Quick and clear communication in setting up viewings, vast experience in the area, and a willingness to share all helpful details. He accompanied us to the nearest supermarket and school, and even sent links to relevant information about upcoming changes to policies - you feel you can trust him right away. It was a pleasure to meet him!

Testimonial 2



Adrian is one of the most competent, personable, and extremely professional realtors that I have worked with. He goes "above and beyond" and is always quick to respond. I would highly recommend him to all for their real estate needs.

Testimonial 3

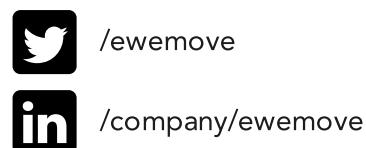
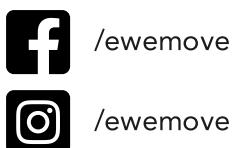


Excellent communication and information at all times from Adrian. Many thanks.

Testimonial 4



Adrian was fantastic - knows the market exceptionally well (being a long-time resident himself) and helped me find my dream flat. Thanks!



Ewemove Wapping and Bow 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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