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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th August 2025



COMPASS HOUSE, 11, RAINE STREET, LONDON, E1W

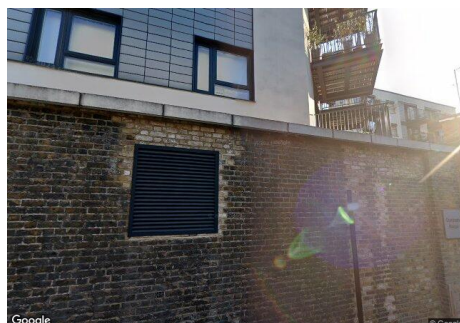
Ewemove Wapping and Bow

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

020 3866 7070

adrian.johnston@ewemove.com

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



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	505 ft ² / 47 m ²
Plot Area:	0.77 acres
Council Tax :	Band D
Annual Estimate:	£1,755
Title Number:	AGL231891



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

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	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)

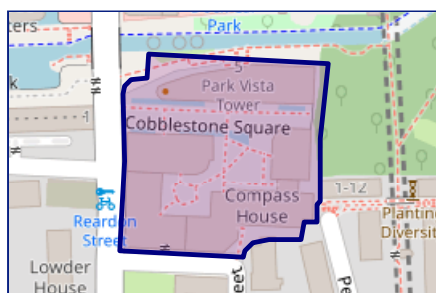


Satellite/Fibre TV Availability:



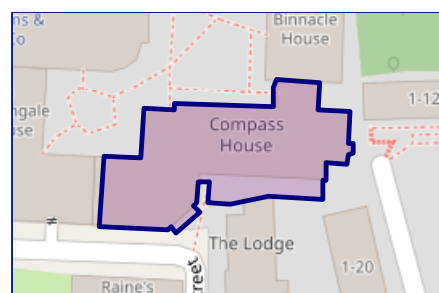
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



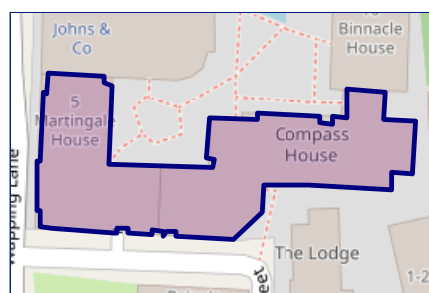
EGL474403

Leasehold Title Plans



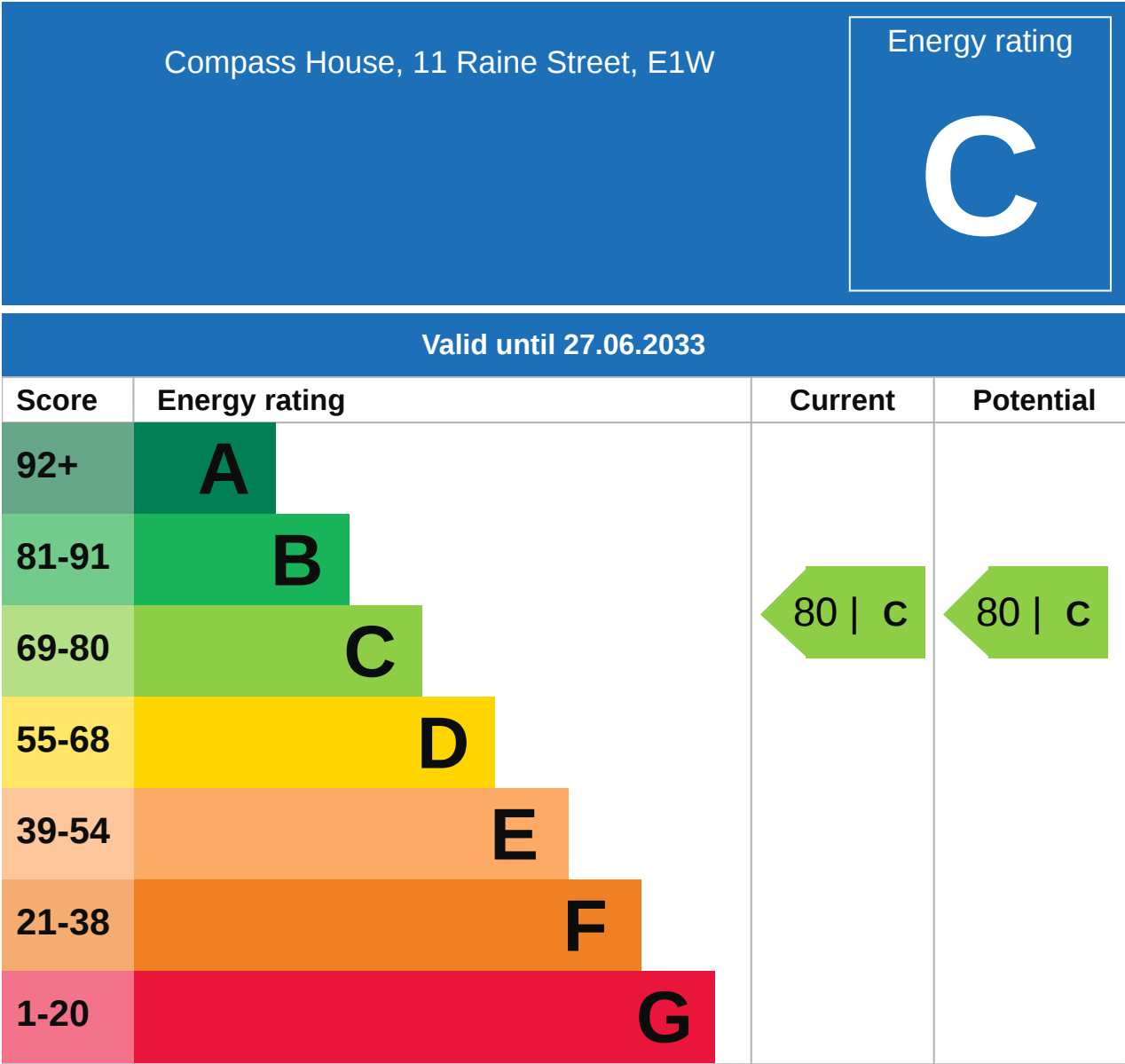
AGL231891

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



Additional EPC Data

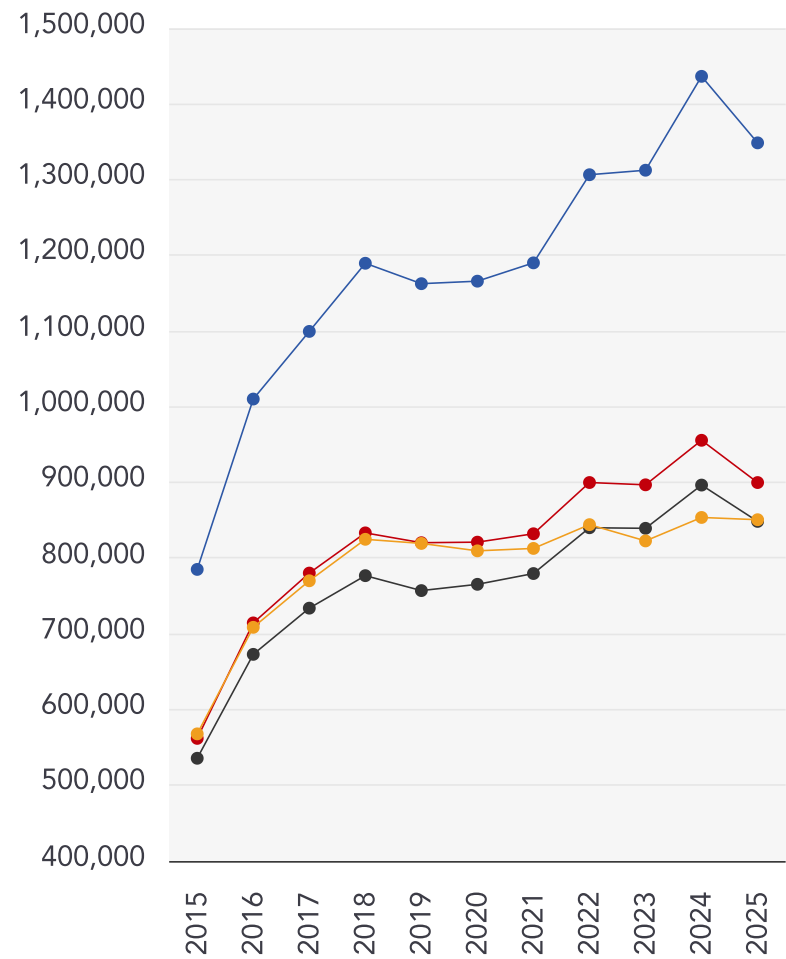
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	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

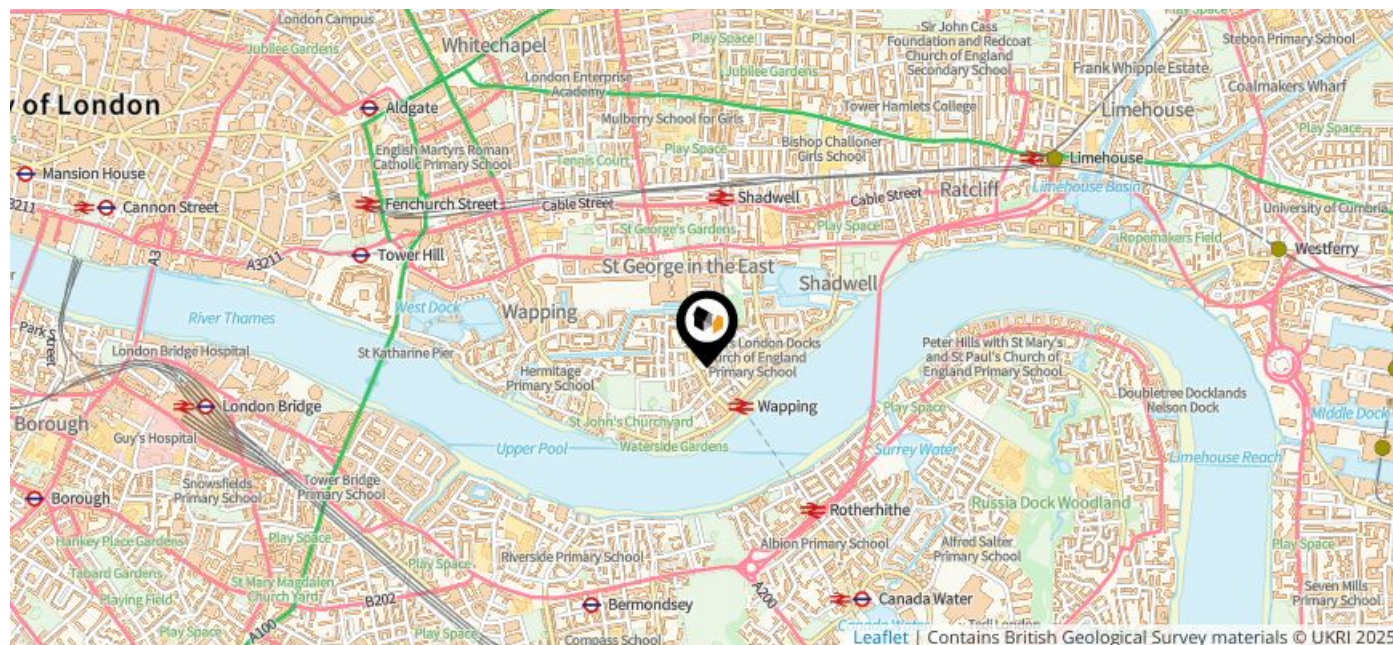
+49.81%

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.

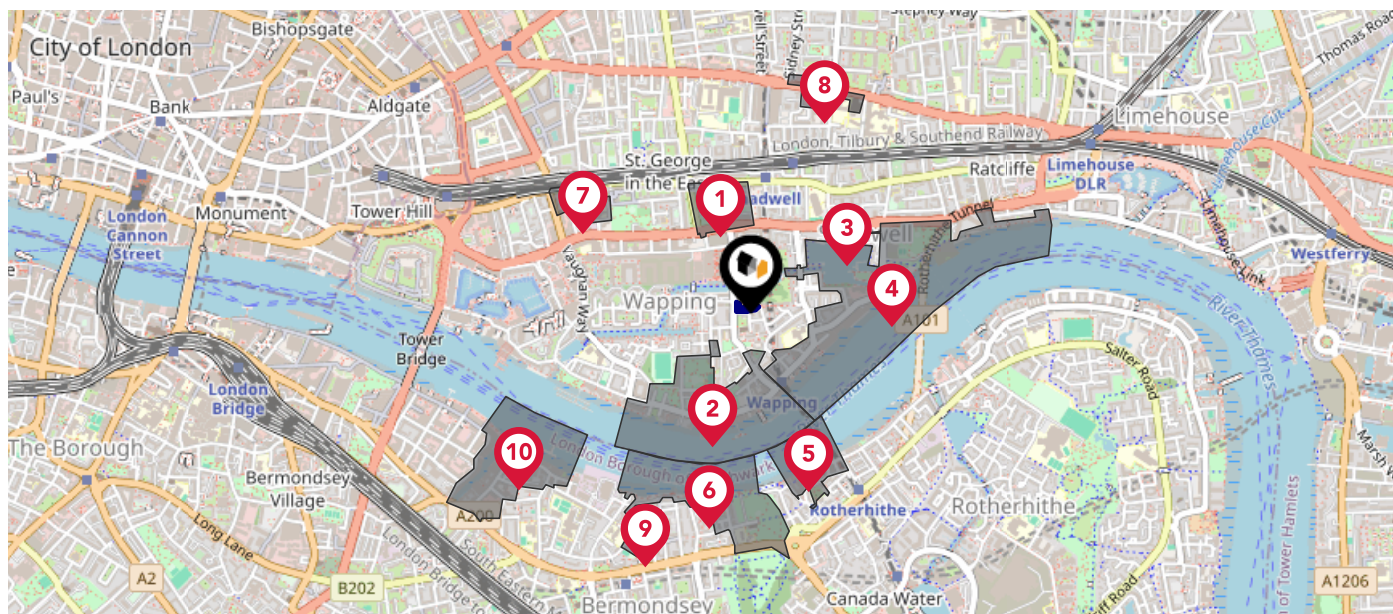
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

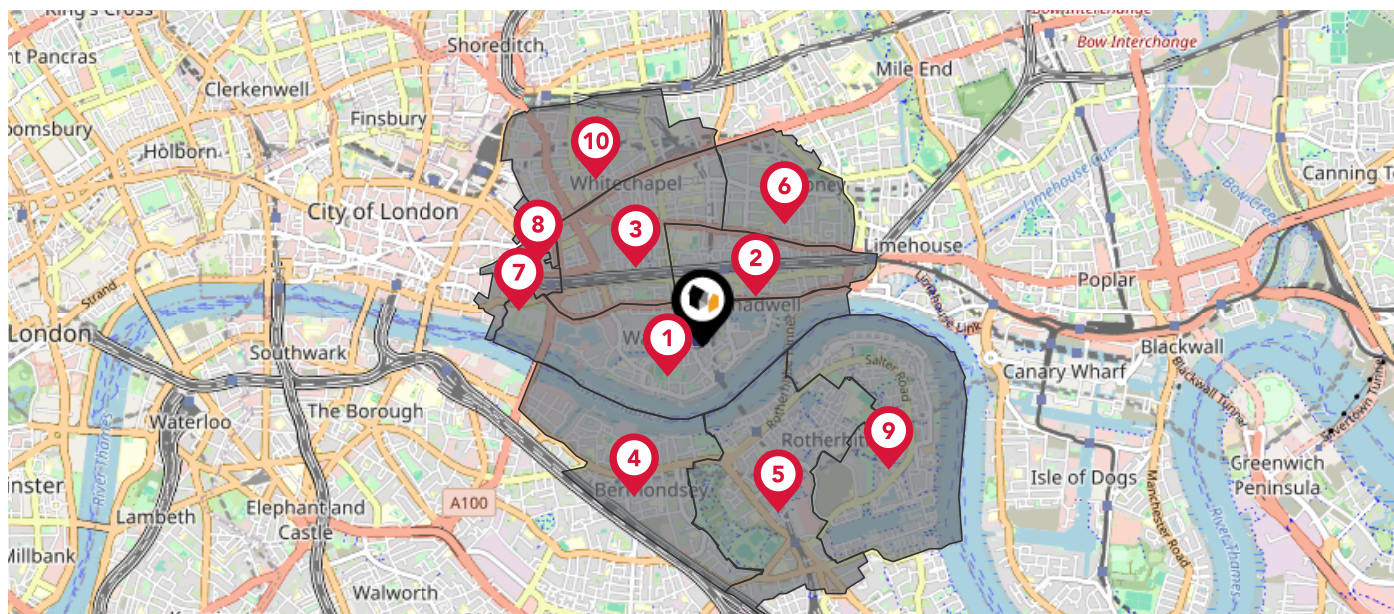
- 1 St George in the East
- 2 Wapping Pierhead
- 3 St Paul's Church
- 4 Wapping Wall
- 5 St Mary's Rotherhithe
- 6 Edward III's Rotherhithe
- 7 Wiltons Music Hall
- 8 Commercial Road
- 9 Wilson Grove
- 10 St Saviour's Dock

Maps

Council Wards



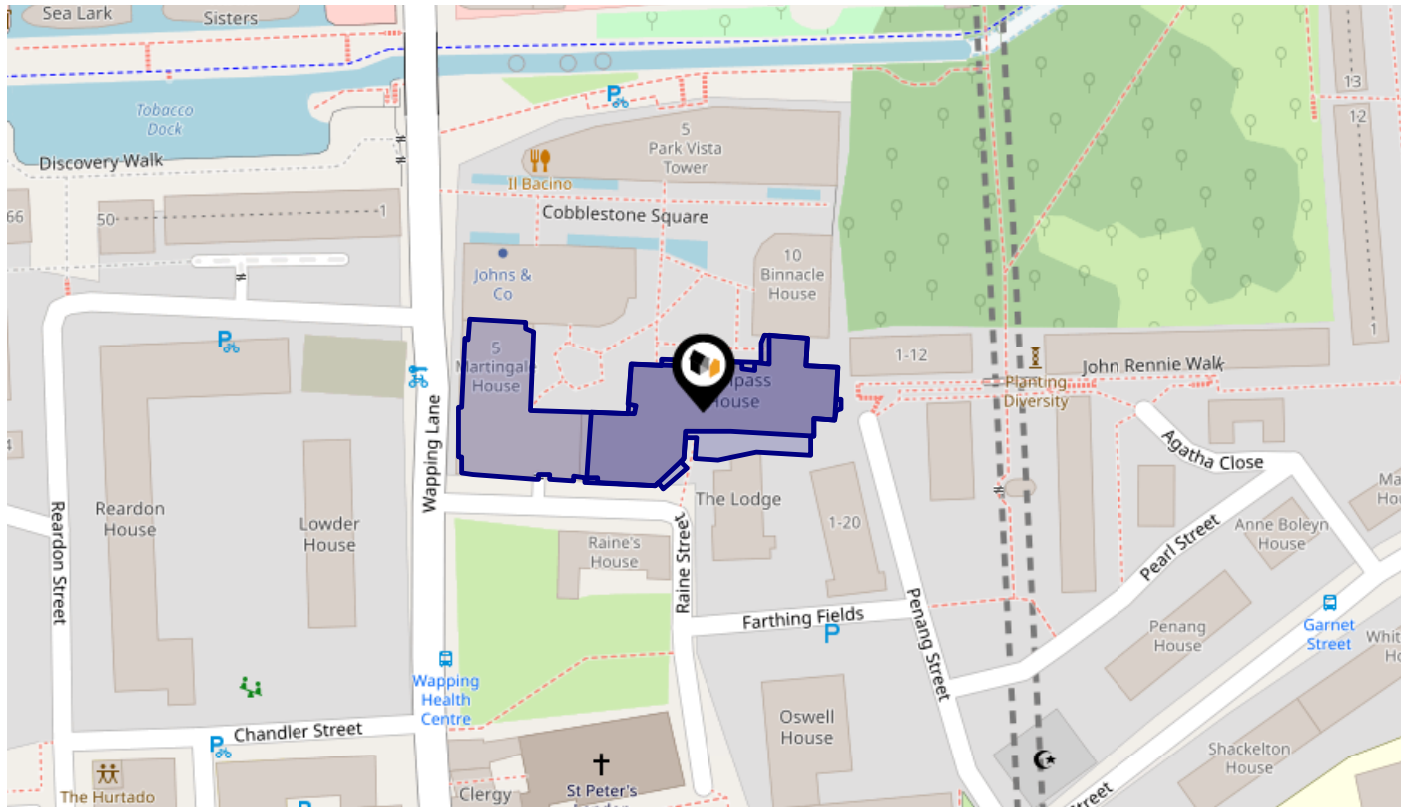
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

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:

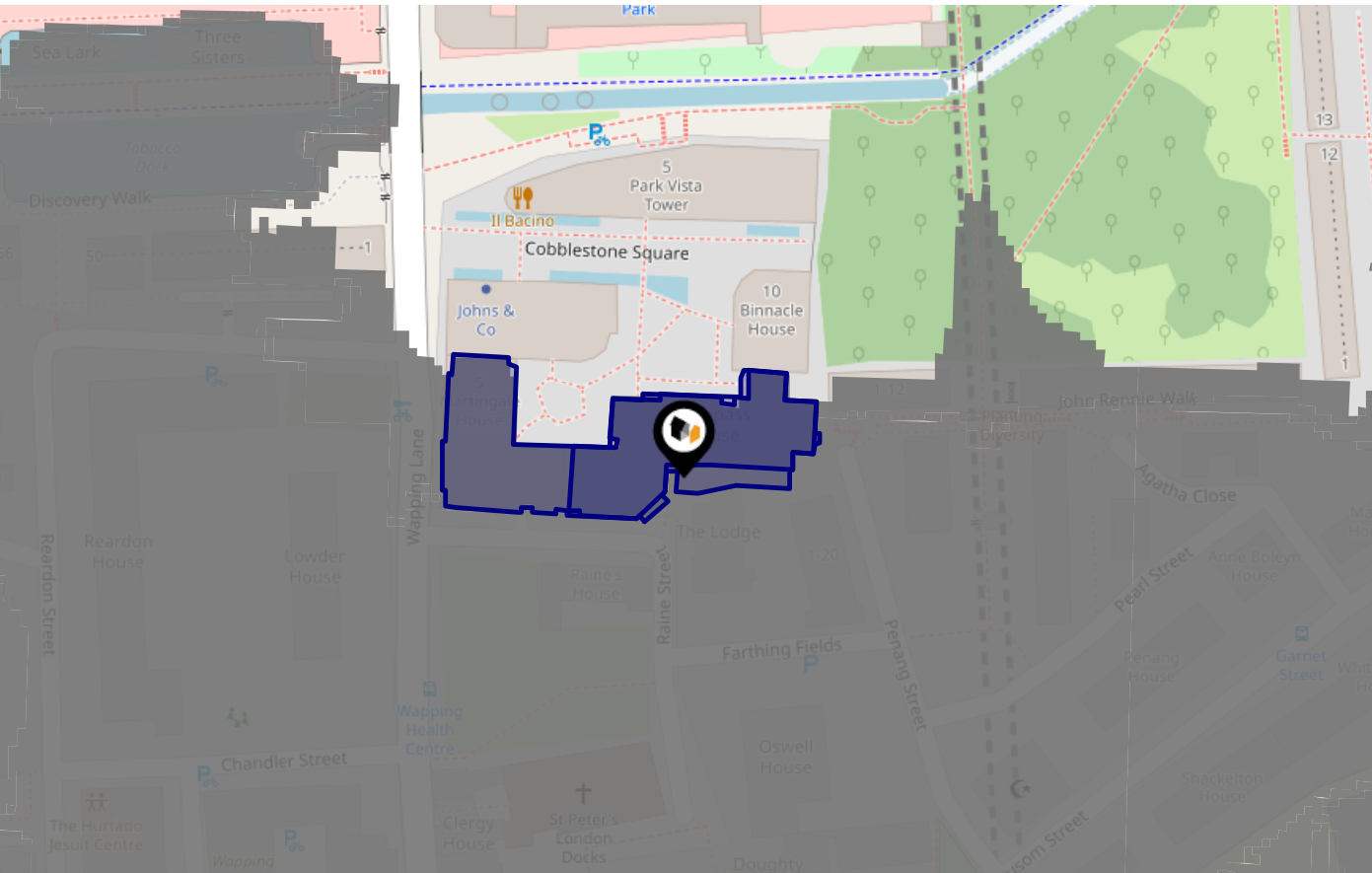
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

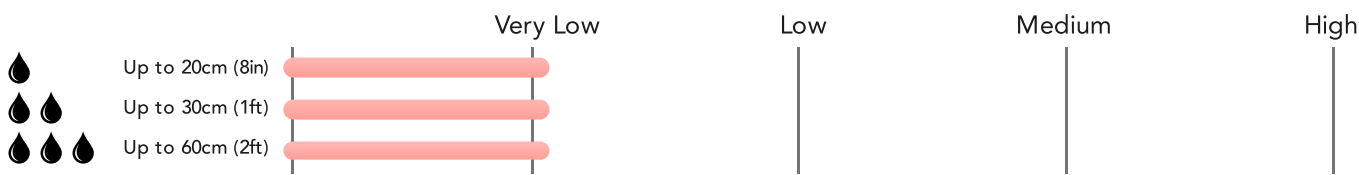


Risk Rating: Very Low

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:

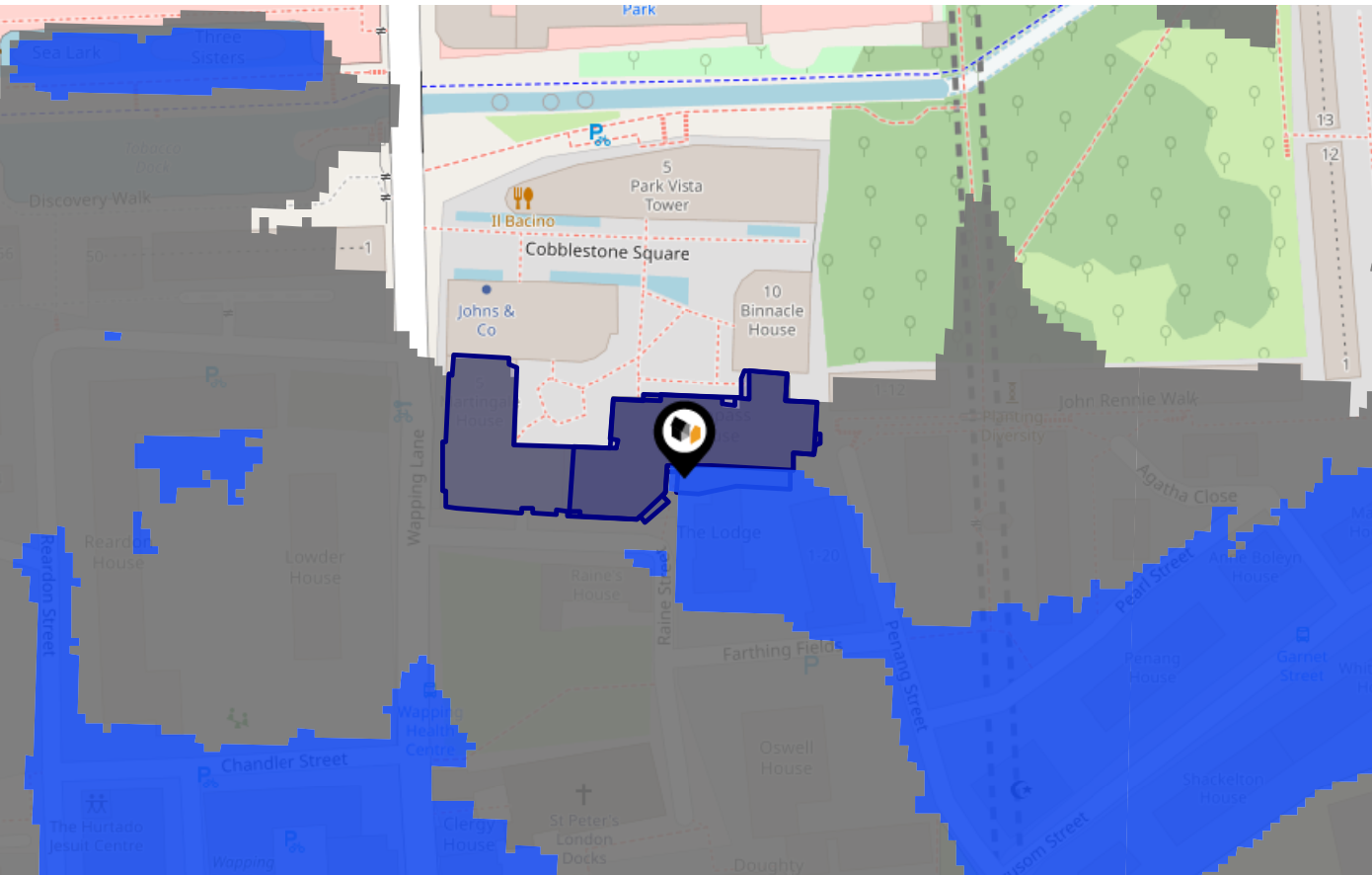


Flood Risk

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.

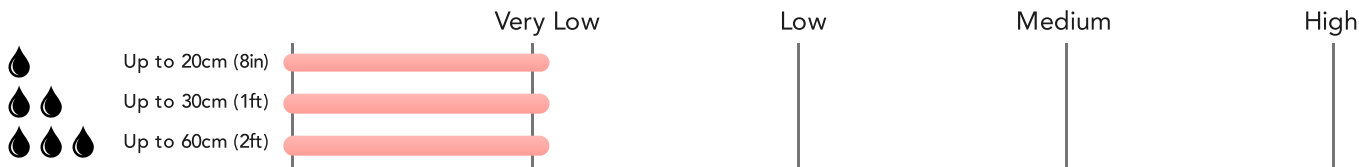


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Chance of flooding to the following depths at this property:

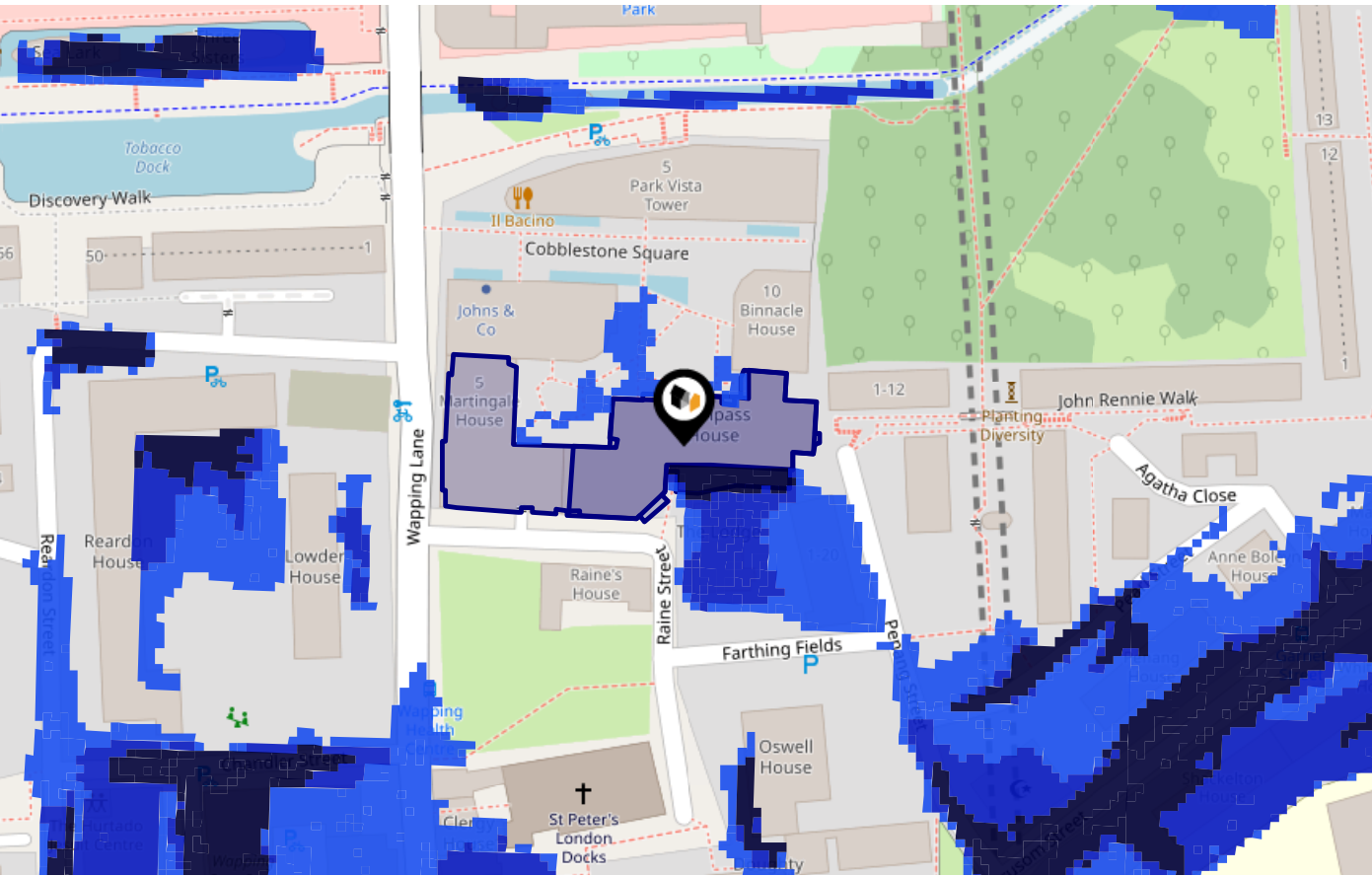


Flood Risk

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.

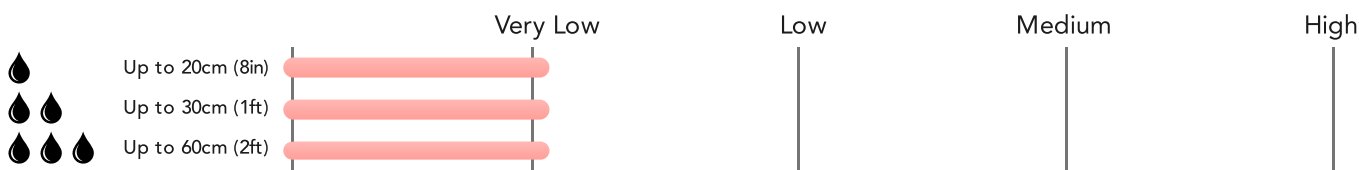


Risk Rating: Very low

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:

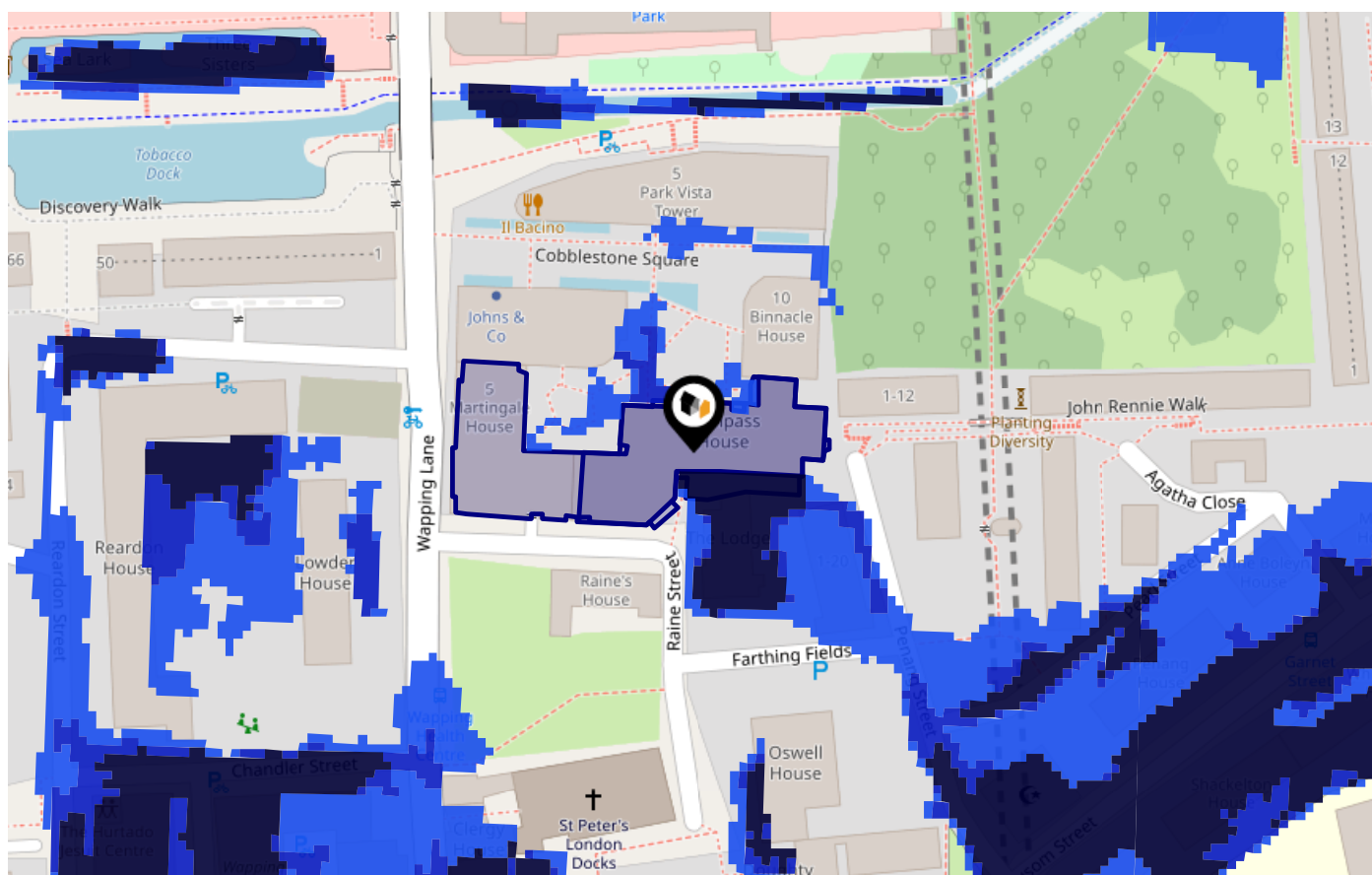


Flood Risk

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.

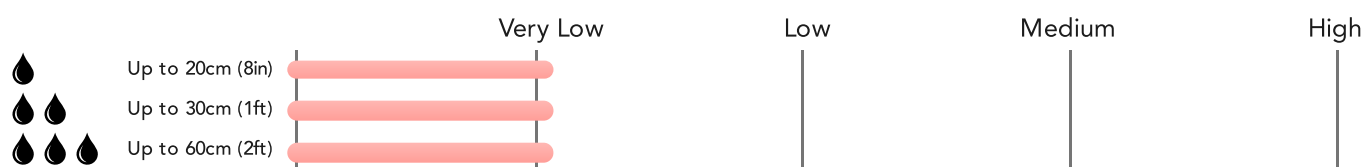


Risk Rating: Very low

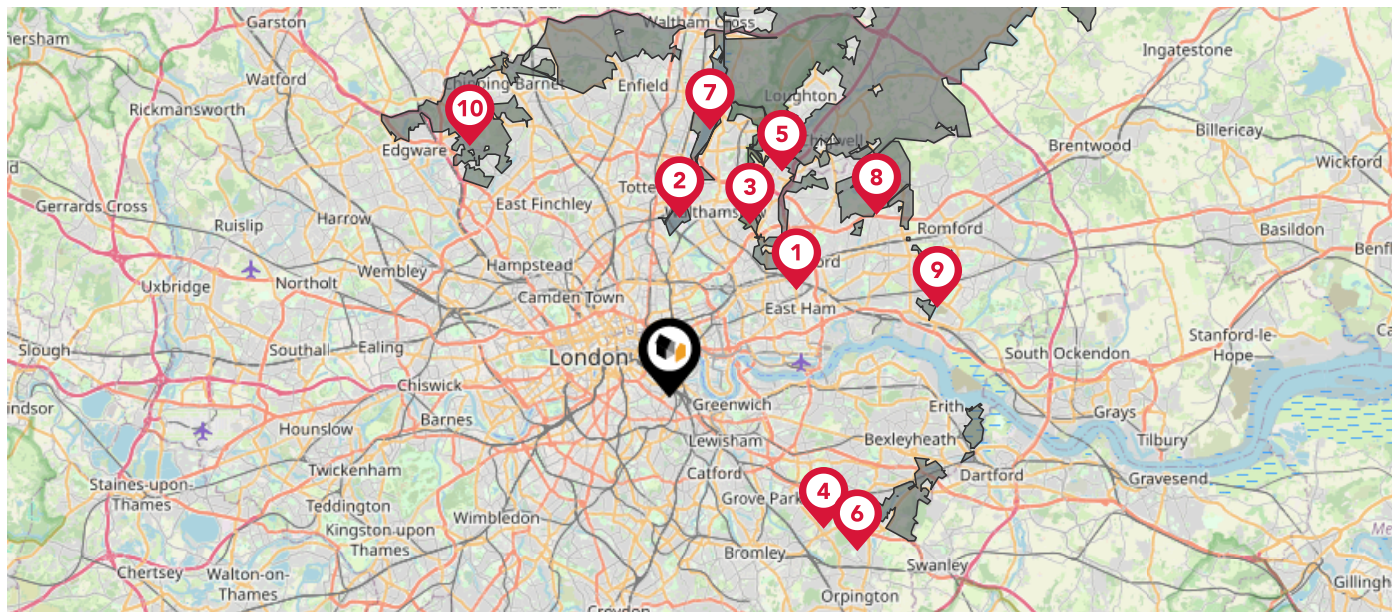
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.











Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

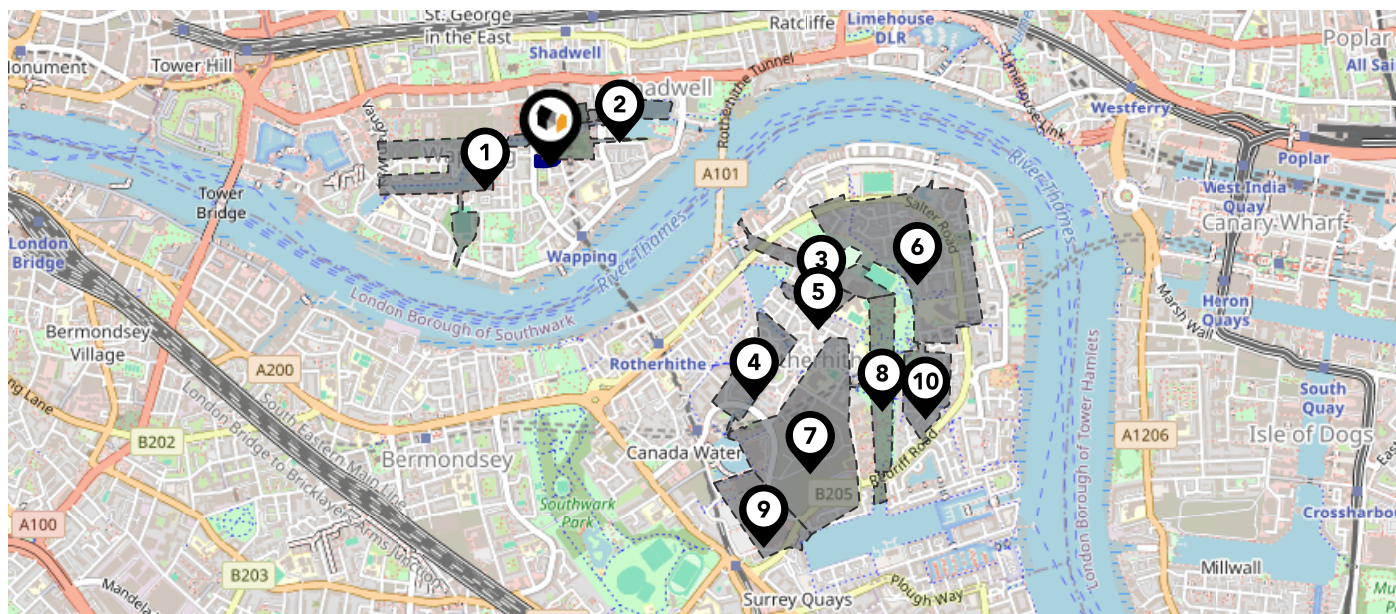
-  London Green Belt - Newham
-  London Green Belt - Haringey
-  London Green Belt - Waltham Forest
-  London Green Belt - Greenwich
-  London Green Belt - Epping Forest
-  London Green Belt - Bexley
-  London Green Belt - Enfield
-  London Green Belt - Redbridge
-  London Green Belt - Barking and Dagenham
-  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

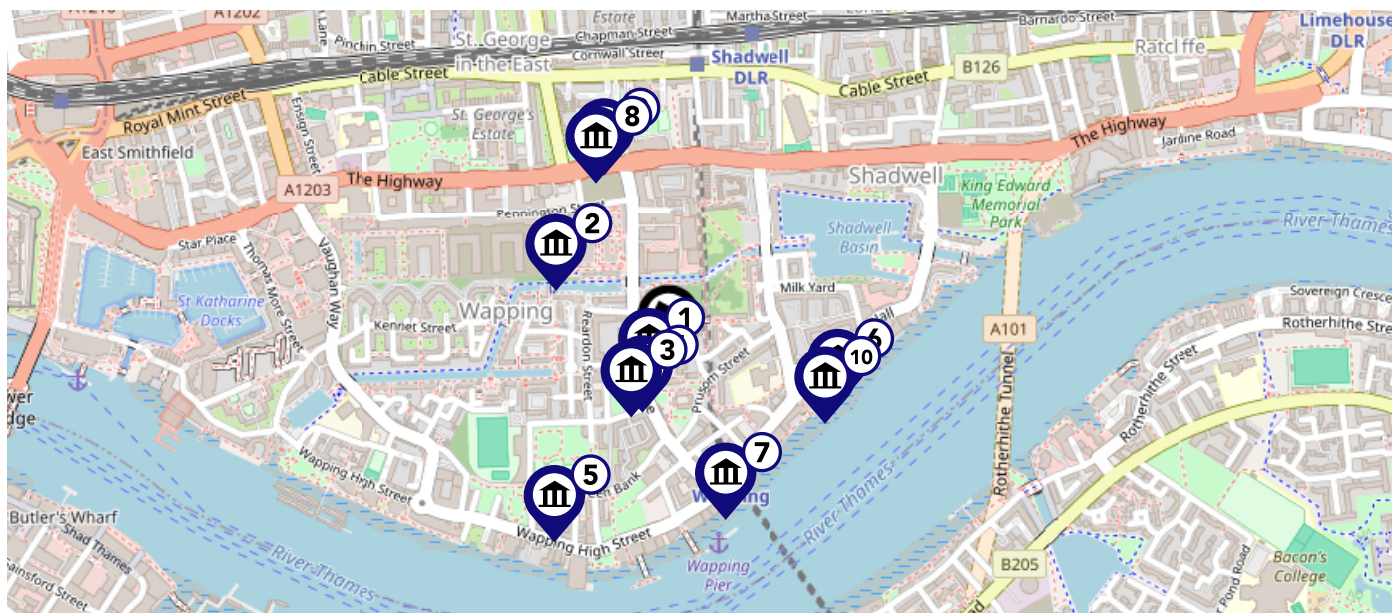
1	Wapping Basin-St. George in the East, Tower Hamlets, London	Historic Landfill
2	Shadwell Basin-Eastern Dock, E1, London	Historic Landfill
3	Island Dock-Rotherhithe, Bermondsey, London	Historic Landfill
4	Albion Dock-Rotherhithe, Bermondsey, London	Historic Landfill
5	Stave Dock-Rotherhithe, Bermondsey,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











Maps

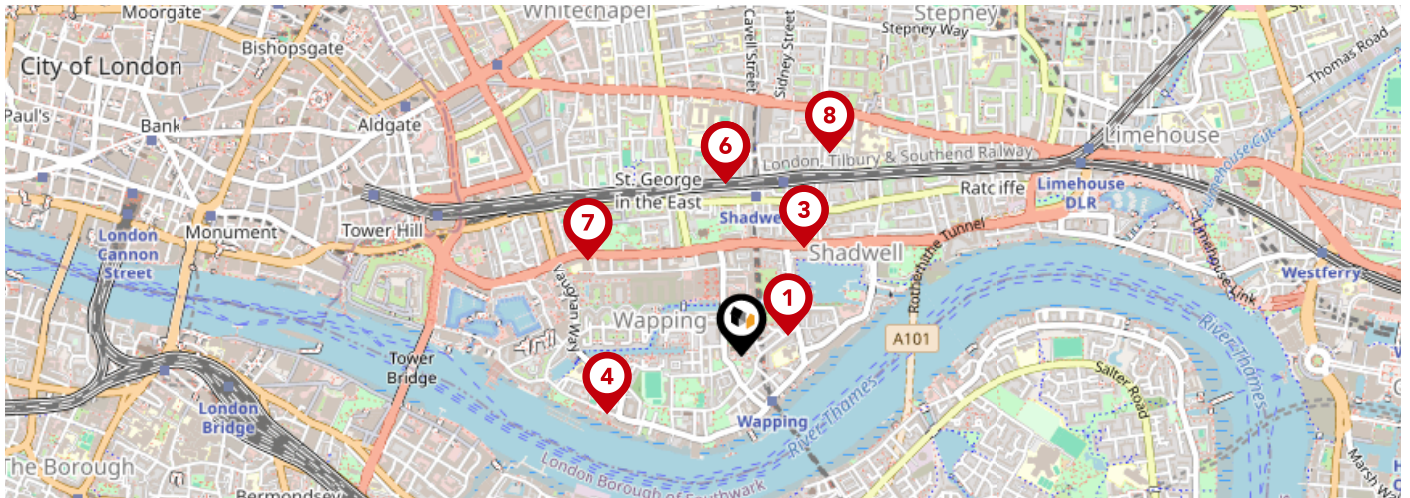
Listed Buildings



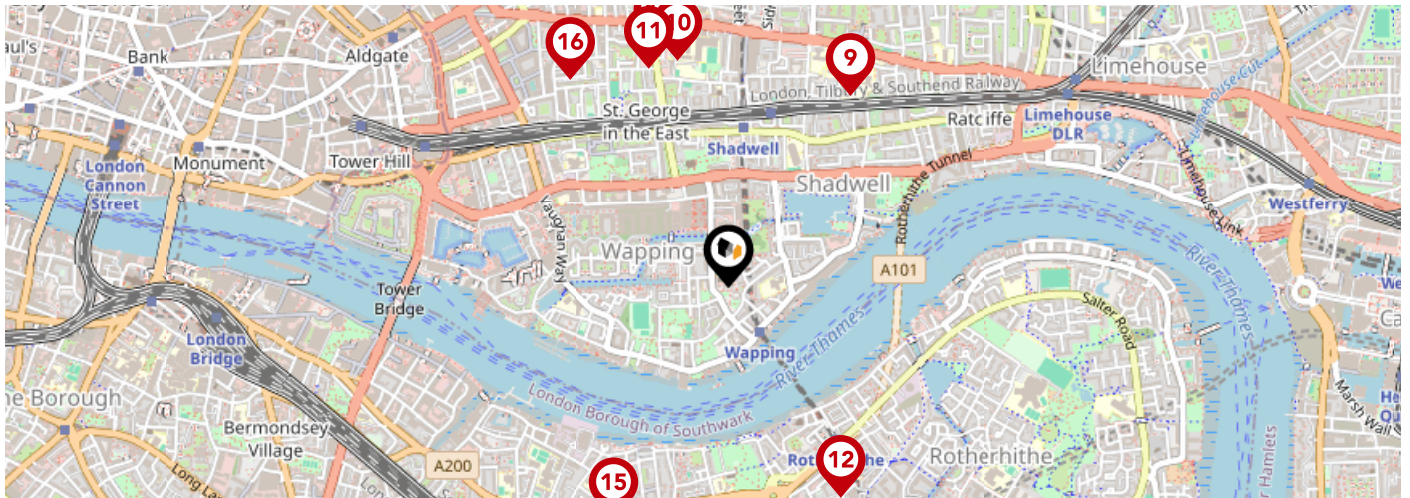
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











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

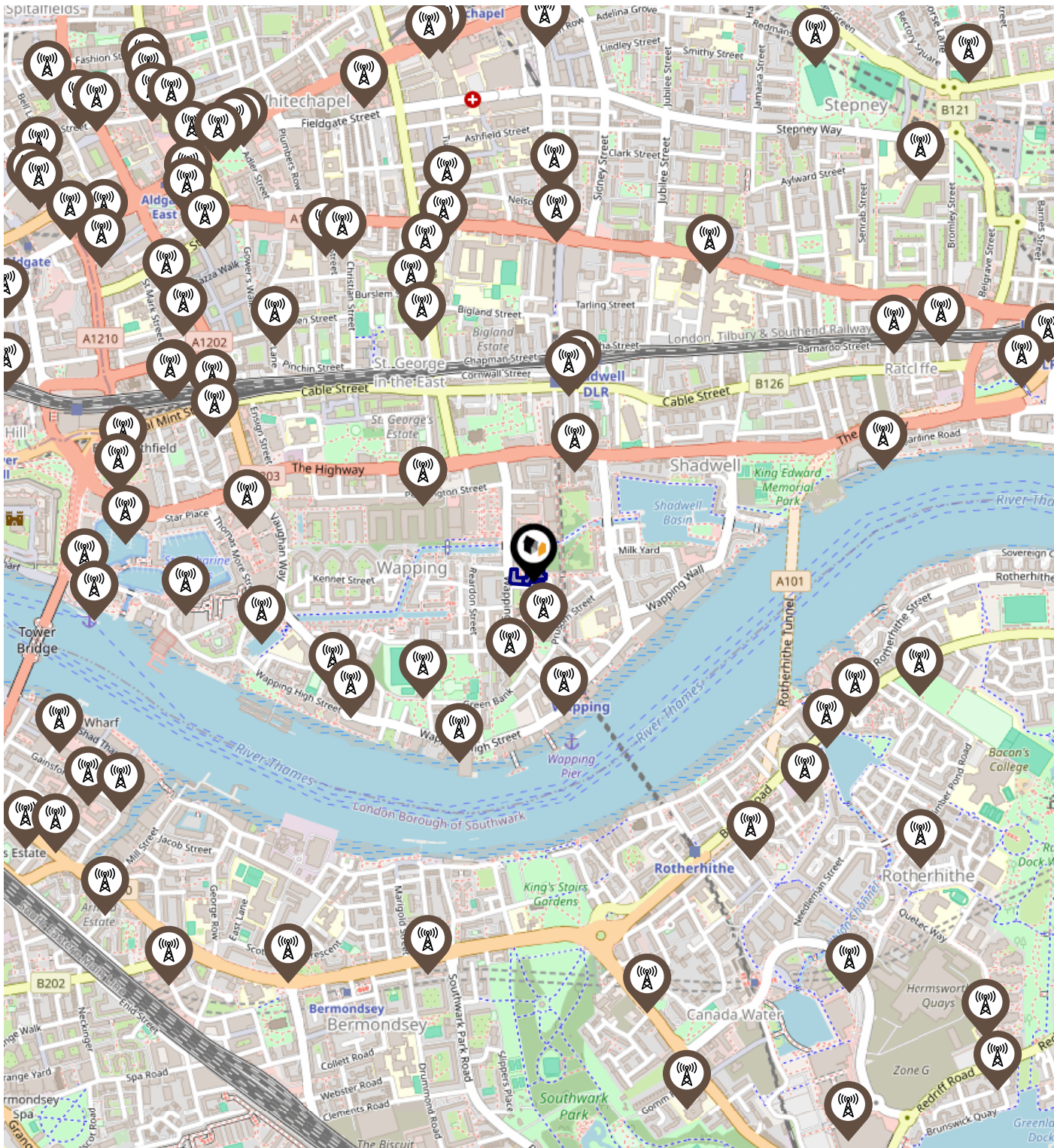


		Nursery	Primary	Secondary	College	Private
1	St Peter's London Docks CofE Primary School Ofsted Rating: Outstanding Pupils: 228 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Blue Gate Fields Junior School Ofsted Rating: Good Pupils: 350 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Blue Gate Fields Infants' School Ofsted Rating: Good Pupils: 329 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hermitage Primary School Ofsted Rating: Requires improvement Pupils: 286 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bigland Green Primary School Ofsted Rating: Outstanding Pupils: 479 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Jamiatul Ummah School Ofsted Rating: Good Pupils: 189 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Paul's Whitechapel Church of England Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary and St Michael Primary School Ofsted Rating: Good Pupils: 416 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Bishop Challoner Catholic School Ofsted Rating: Good Pupils: 1243 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mulberry School for Girls Ofsted Rating: Outstanding Pupils: 1663 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Buttercup Primary School Ofsted Rating: Inadequate Pupils: 134 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Albion Primary School Ofsted Rating: Good Pupils: 433 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wapping High School Ofsted Rating: Good Pupils: 335 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Daffodil Preparatory School Ofsted Rating: Not Rated Pupils:0 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Riverside Primary School Ofsted Rating: Good Pupils: 293 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harry Gosling Primary School Ofsted Rating: Good Pupils: 437 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

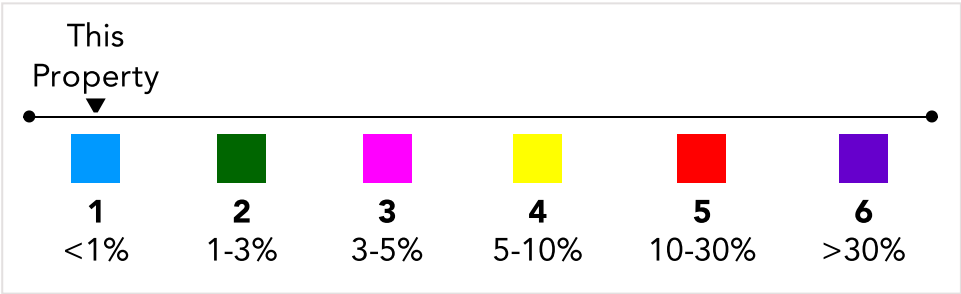
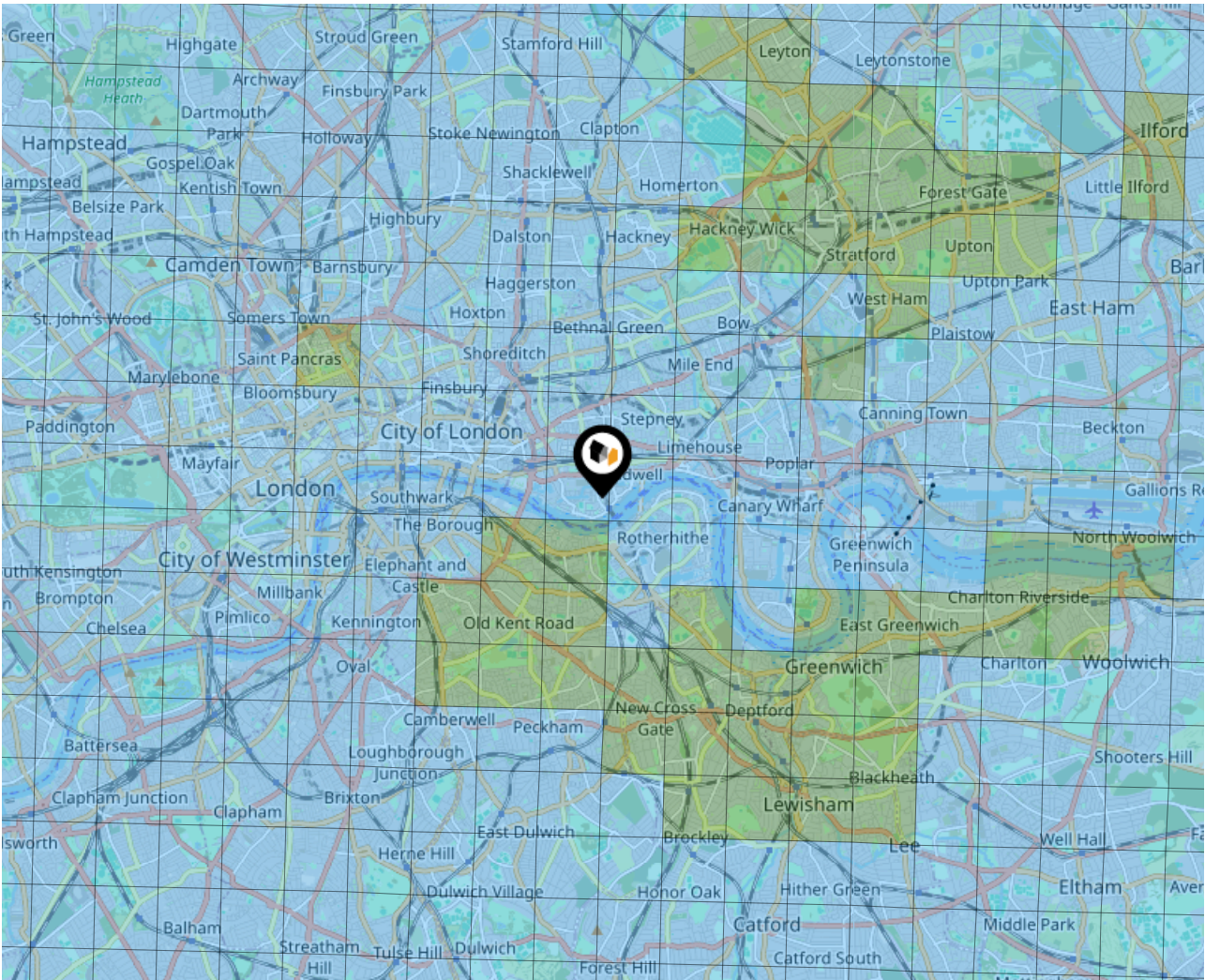


Key:

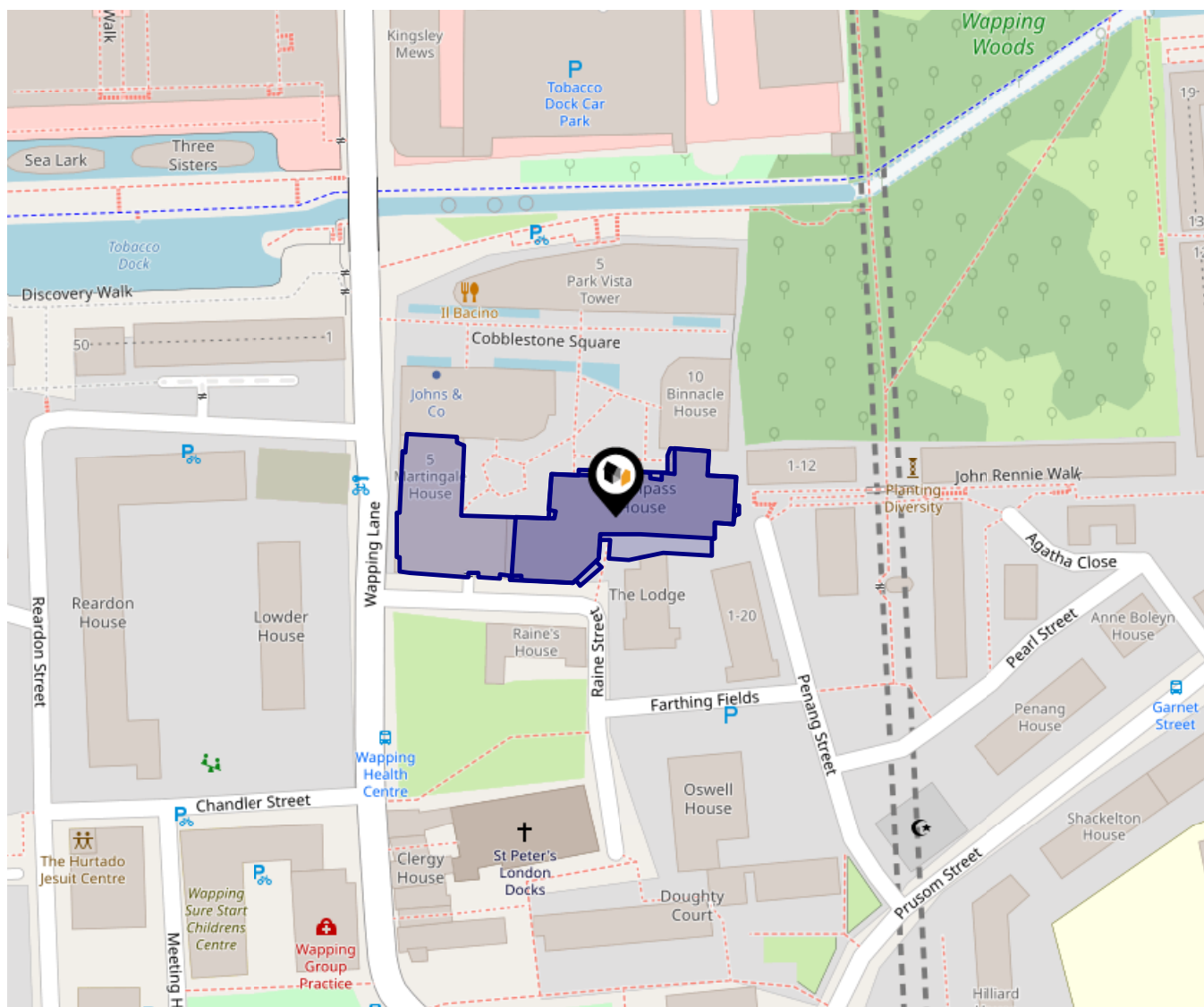
-  Power Pylons
-  Communication Masts

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



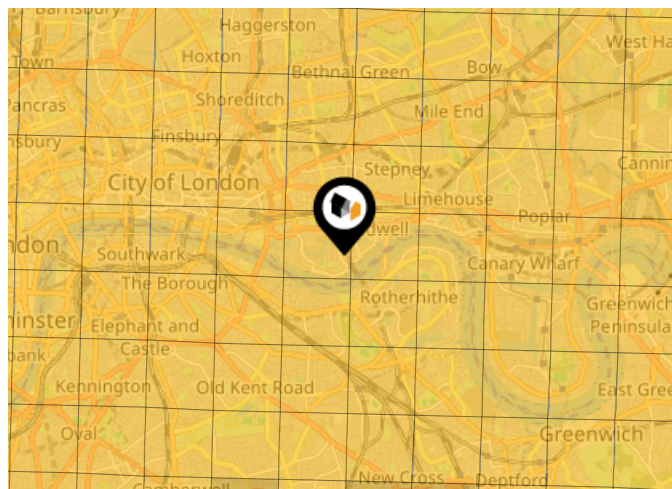
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

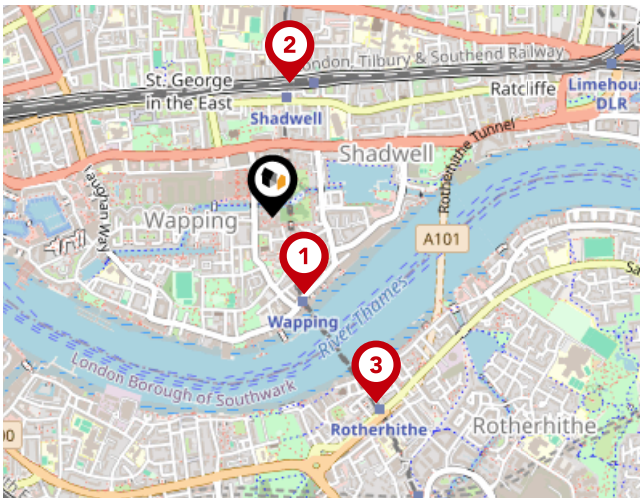
Carbon Content:	NONE	Soil Texture:	PEATY CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



Primary Classifications (Most Common Clay Types)

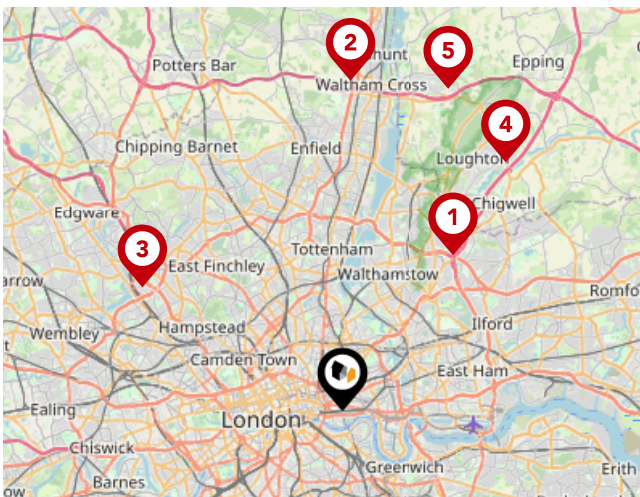
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



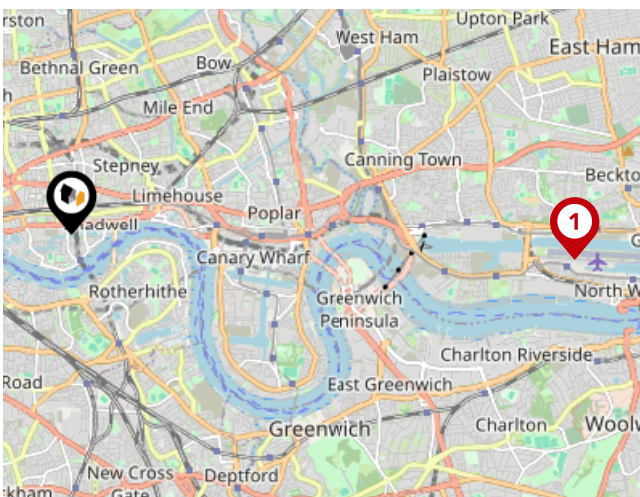
National Rail Stations

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

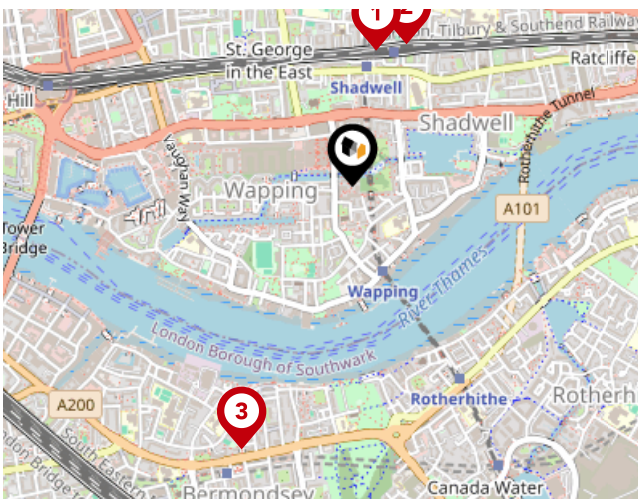
Pin	Name	Distance
1	Silvertown	4.65 miles
2	Leaves Green	12.67 miles
3	Heathrow Airport Terminal 4	17.12 miles
4	Heathrow Airport	17.17 miles

Area Transport (Local)



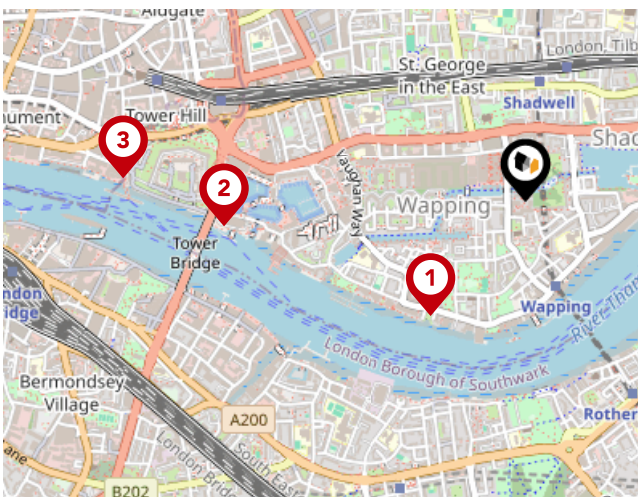
Bus Stops/Stations

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

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!



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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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Ewemove Wapping and Bow

1303 Park Vista Tower, wapping, London,

E1W 3BA

020 3866 7070

adrian.johnston@ewemove.com

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



