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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th May 2026



WINDMILL HOUSE, 146, WESTFERRY ROAD, LONDON, E14

Ewemove Wapping and Bow

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





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.65 acres		
Year Built :	2003-2006		
Council Tax :	Band D		
Annual Estimate:	£1,838		
Title Number:	EGL428206		

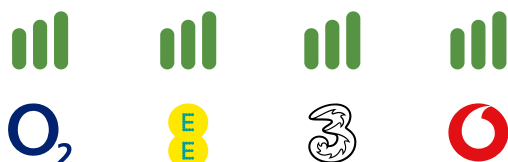
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	5000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans



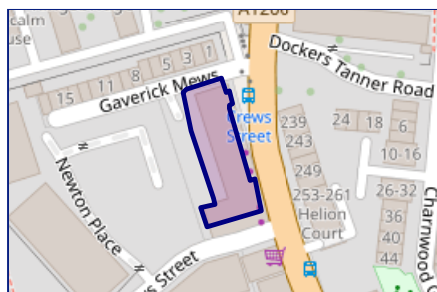
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



EGL458364

Leasehold Title Plans



EGL428206

Start Date:	28/06/2001
End Date:	29/09/2999
Lease Term:	999 years from 29 September 2000
Term Remaining:	974 years



EGL440241

Start Date:	25/03/2002
End Date:	01/04/2126
Lease Term:	125 years from 1 April 2001
Term Remaining:	99 years

Property EPC - Certificate



WINDMILL HOUSE, 146 WESTFERRY ROAD, E14

Energy rating

B

Valid until 15.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	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:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	65 m ²

Market Sold in Street



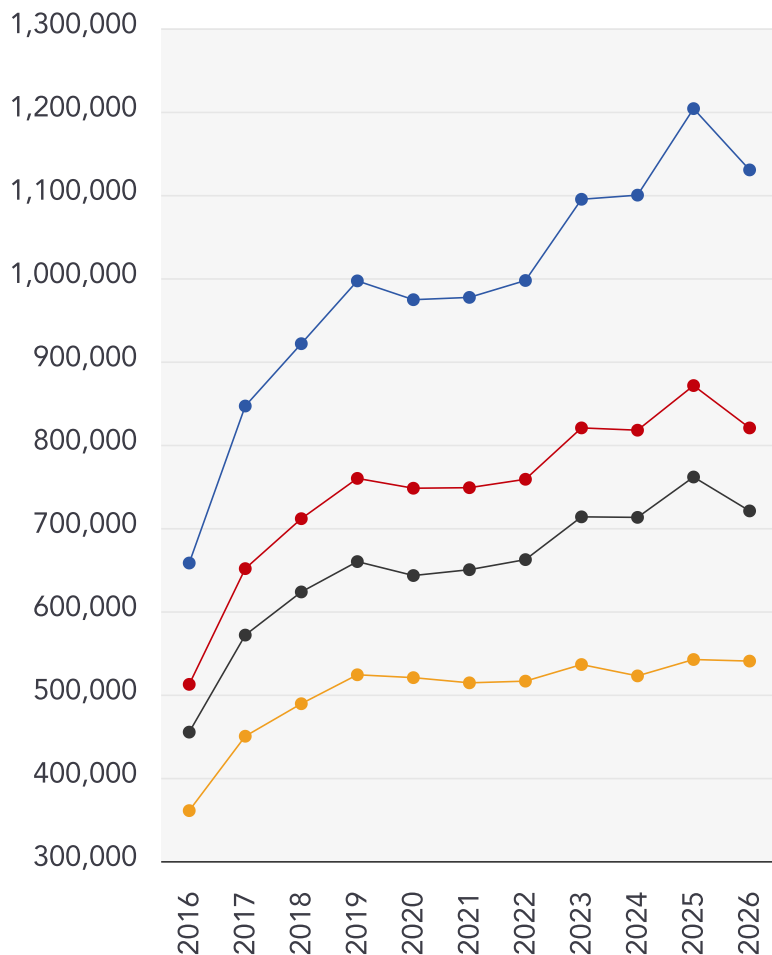
Flat 43, Windmill House, 146, Westferry Road, London, E14 3ED					other House
Last Sold Date:	12/08/2025	06/06/2016	25/11/2010	17/03/2005	
Last Sold Price:	£440,000	£375,000	£258,000	£202,500	
Flat 36, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	15/07/2025	03/05/2007	26/11/2004		
Last Sold Price:	£357,500	£247,500	£197,500		
Flat 56, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	24/02/2025	31/05/2016	22/02/2007		
Last Sold Price:	£425,000	£460,000	£295,000		
Flat 48, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	27/09/2024				
Last Sold Price:	£361,000				
Flat 40, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	08/01/2024	27/09/2019	23/02/2018		
Last Sold Price:	£300,000	£126,800	£146,000		
Flat 11, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	19/05/2023				
Last Sold Price:	£370,000				
Flat 45, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	24/11/2021				
Last Sold Price:	£420,000				
Flat 3, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	26/03/2021	10/06/2016			
Last Sold Price:	£174,000	£177,000			
Flat 38, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	24/02/2021	16/01/2015	21/06/2004		
Last Sold Price:	£340,000	£335,000	£195,000		
Flat 1, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	11/12/2020	28/09/2001			
Last Sold Price:	£272,500	£51,200			
Flat 30, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	30/09/2020	19/10/2007			
Last Sold Price:	£455,000	£342,000			
Flat 12, Windmill House, 146, Westferry Road, London, E14 3ED					Flat-maisonette House
Last Sold Date:	21/05/2019				
Last Sold Price:	£305,000				

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



10 Year History of Average House Prices by Property Type in E14



Detached

+71.76%

Semi-Detached

+60.13%

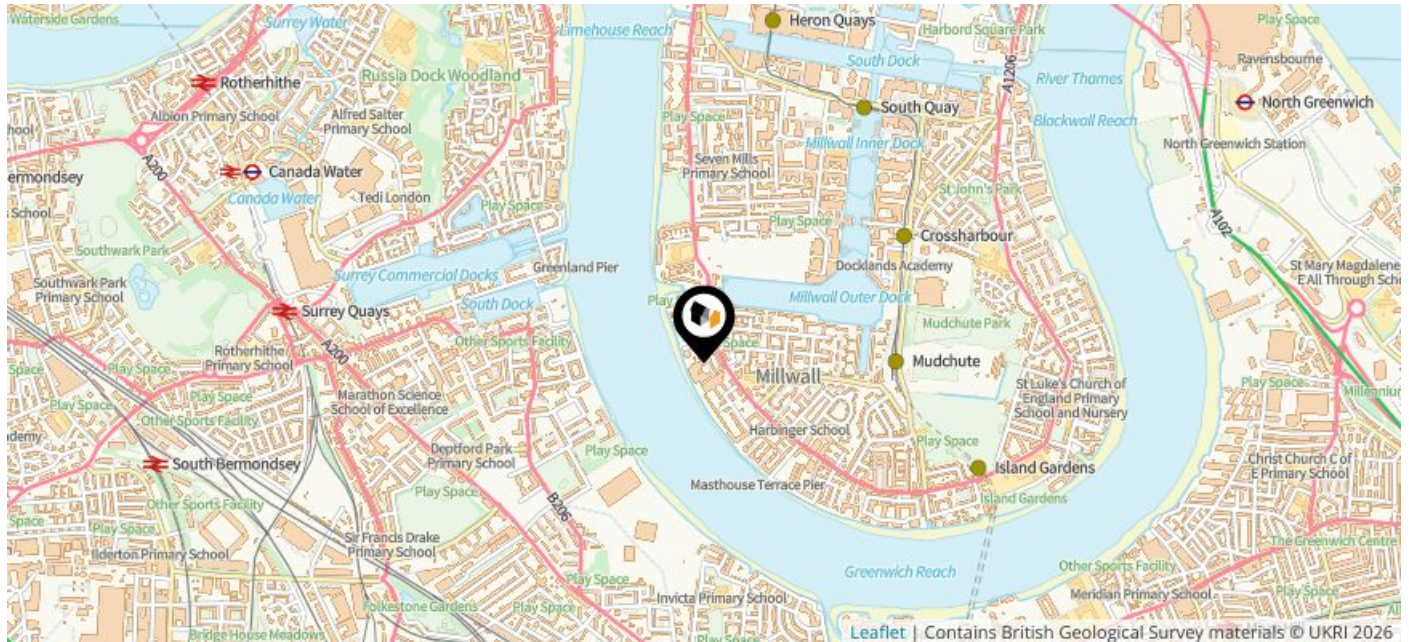
Terraced

+58.41%

Flat

+49.81%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

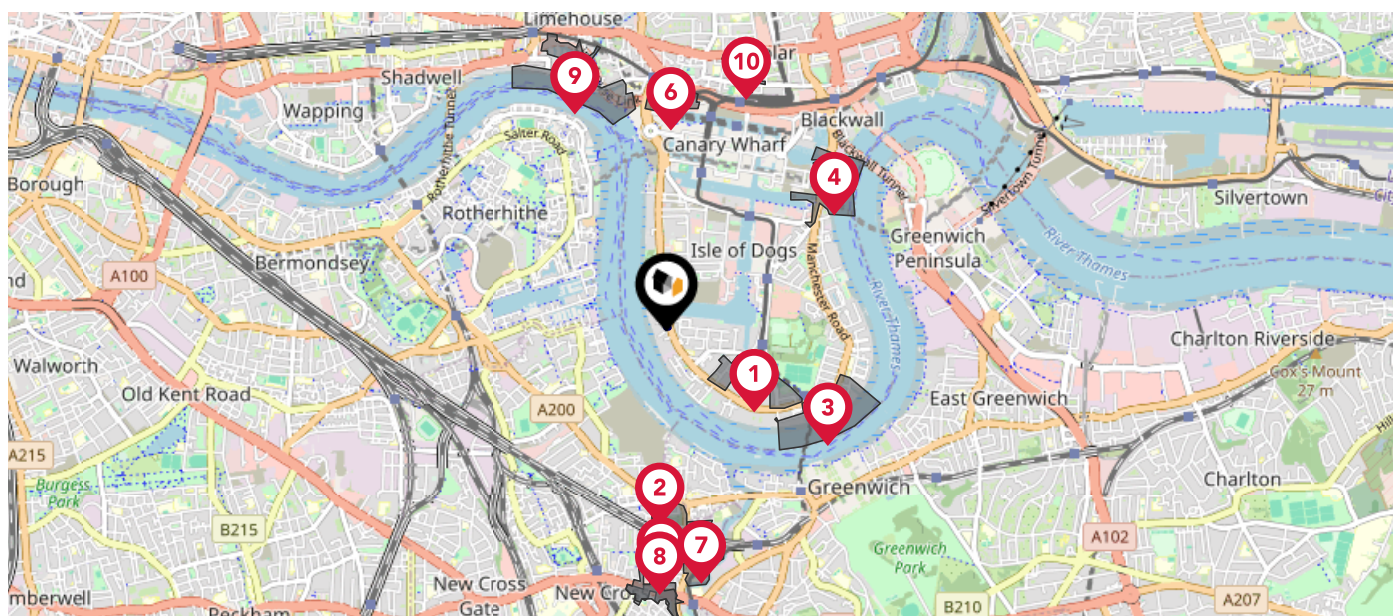
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

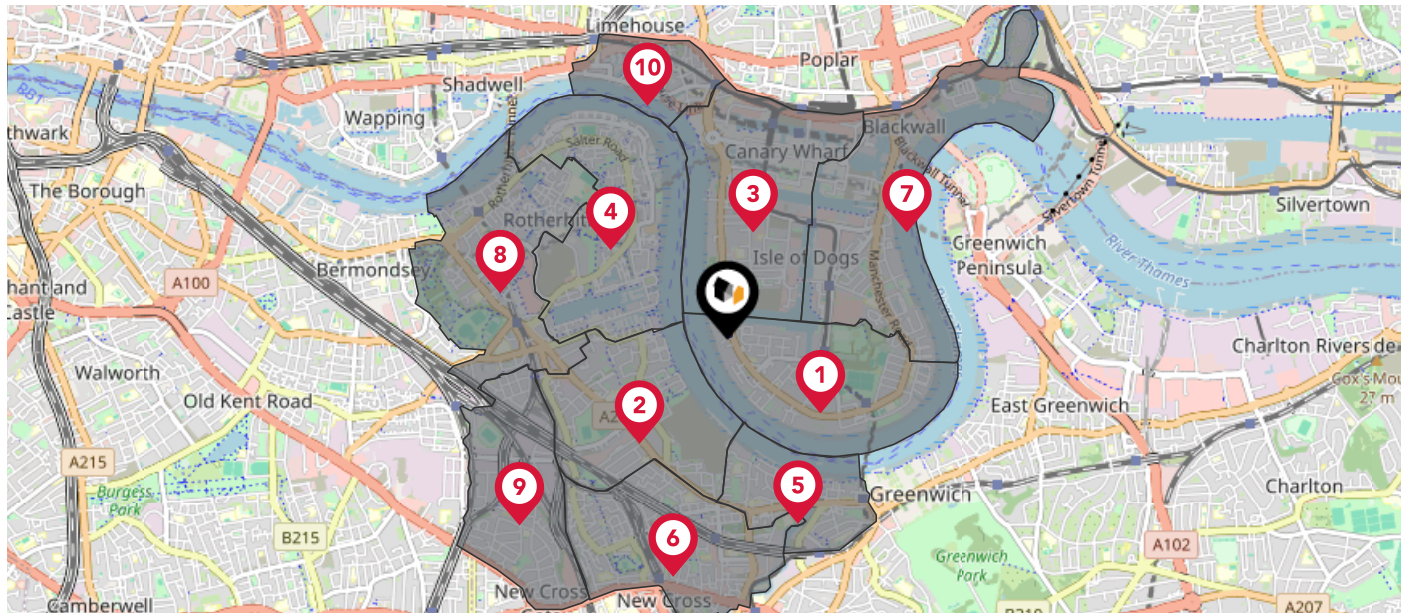
-  1 Chapel House
-  2 DEPTFORD HIGH STREET CONSERVATION AREA
-  3 Island Gardens
-  4 Coldharbour
-  5 Deptford High Street & St Pauls Church
-  6 West India Dock
-  7 Deptford Creekside
-  8 area-unknown
-  9 Narrow Street
-  10 St Matthias' Church

Maps











Council Wards



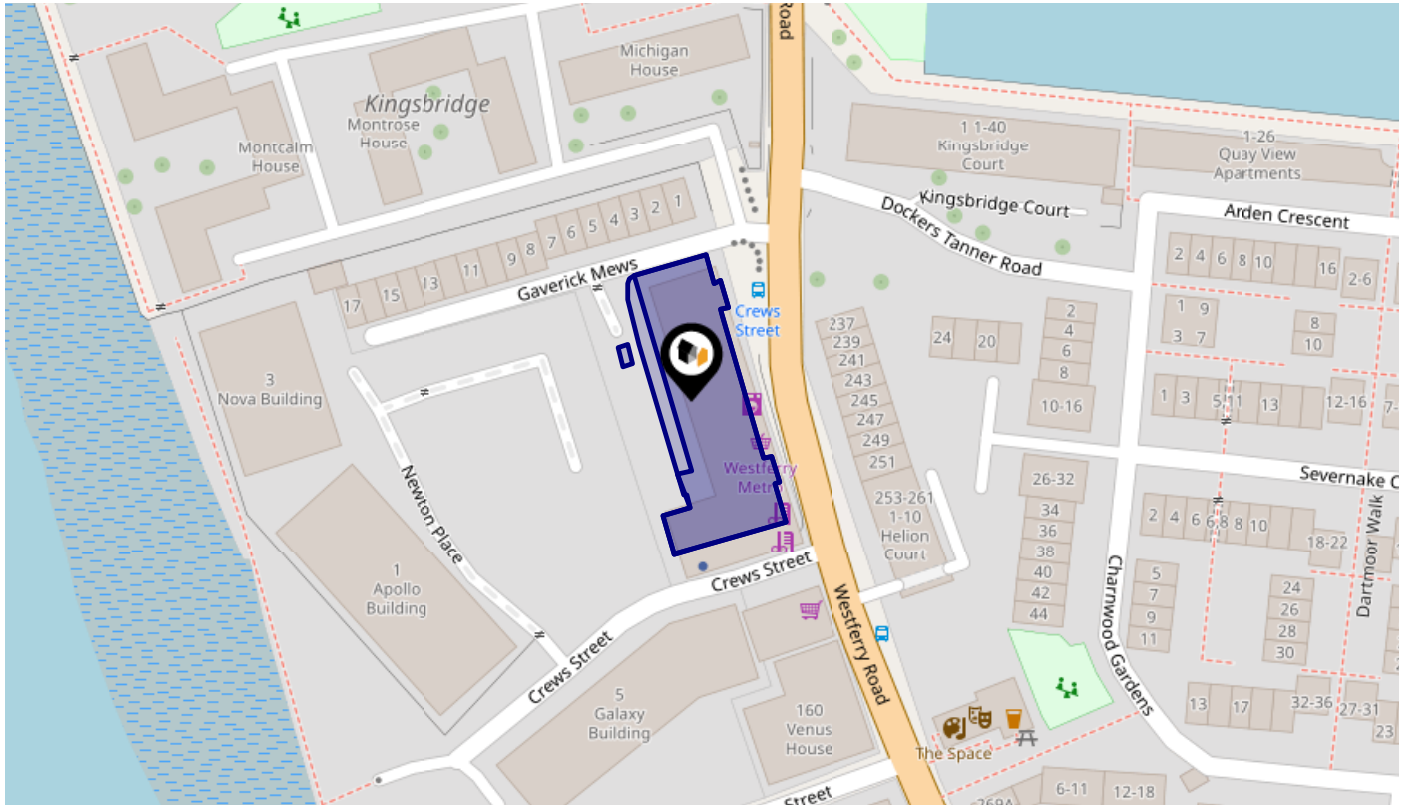
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Island Gardens Ward
-  2 Evelyn Ward
-  3 Canary Wharf Ward
-  4 Surrey Docks Ward
-  5 Greenwich Creekside Ward
-  6 Deptford Ward
-  7 Blackwall & Cubitt Town Ward
-  8 Rotherhithe Ward
-  9 New Cross Gate Ward
-  10 Limehouse 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:

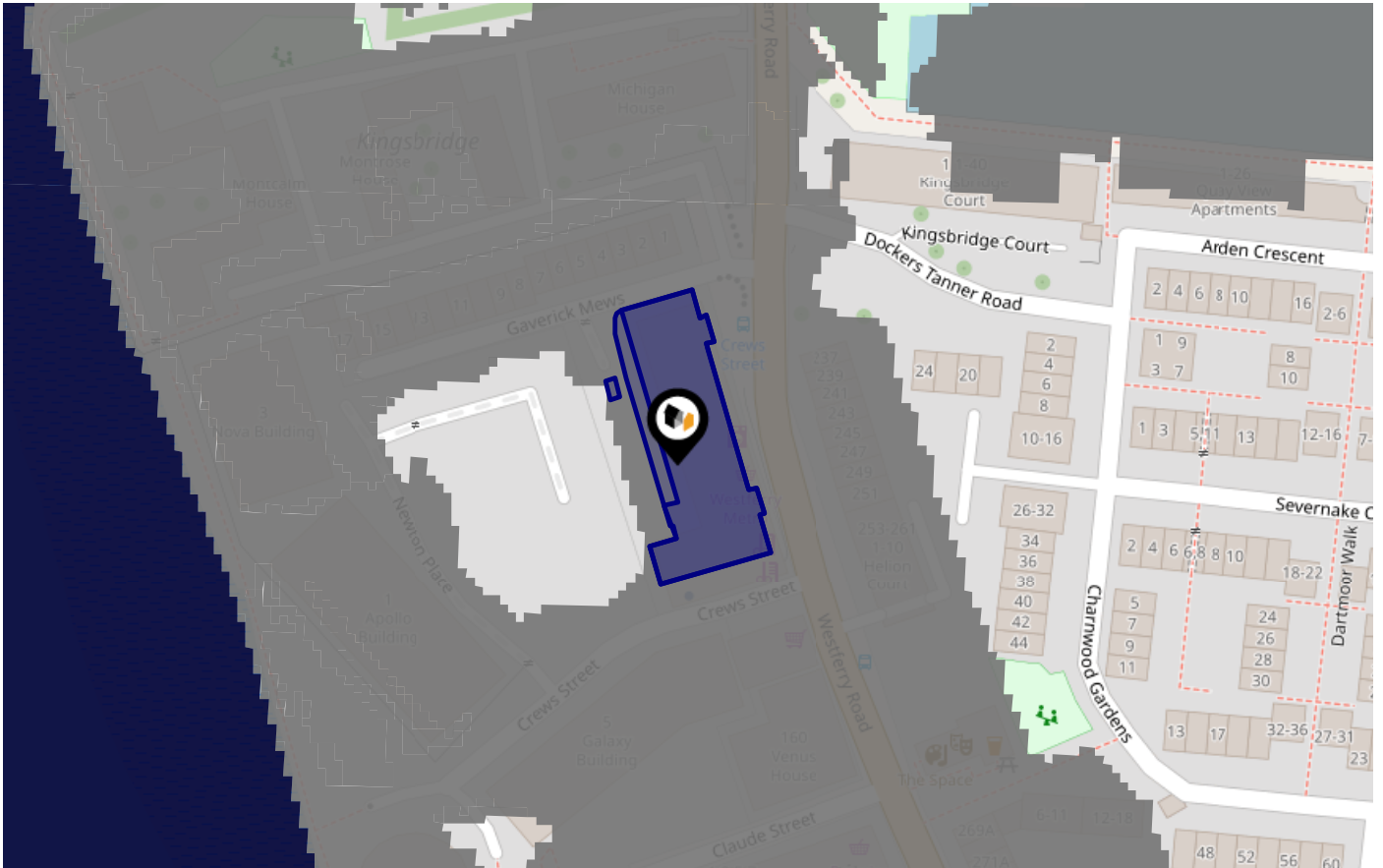
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.



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:

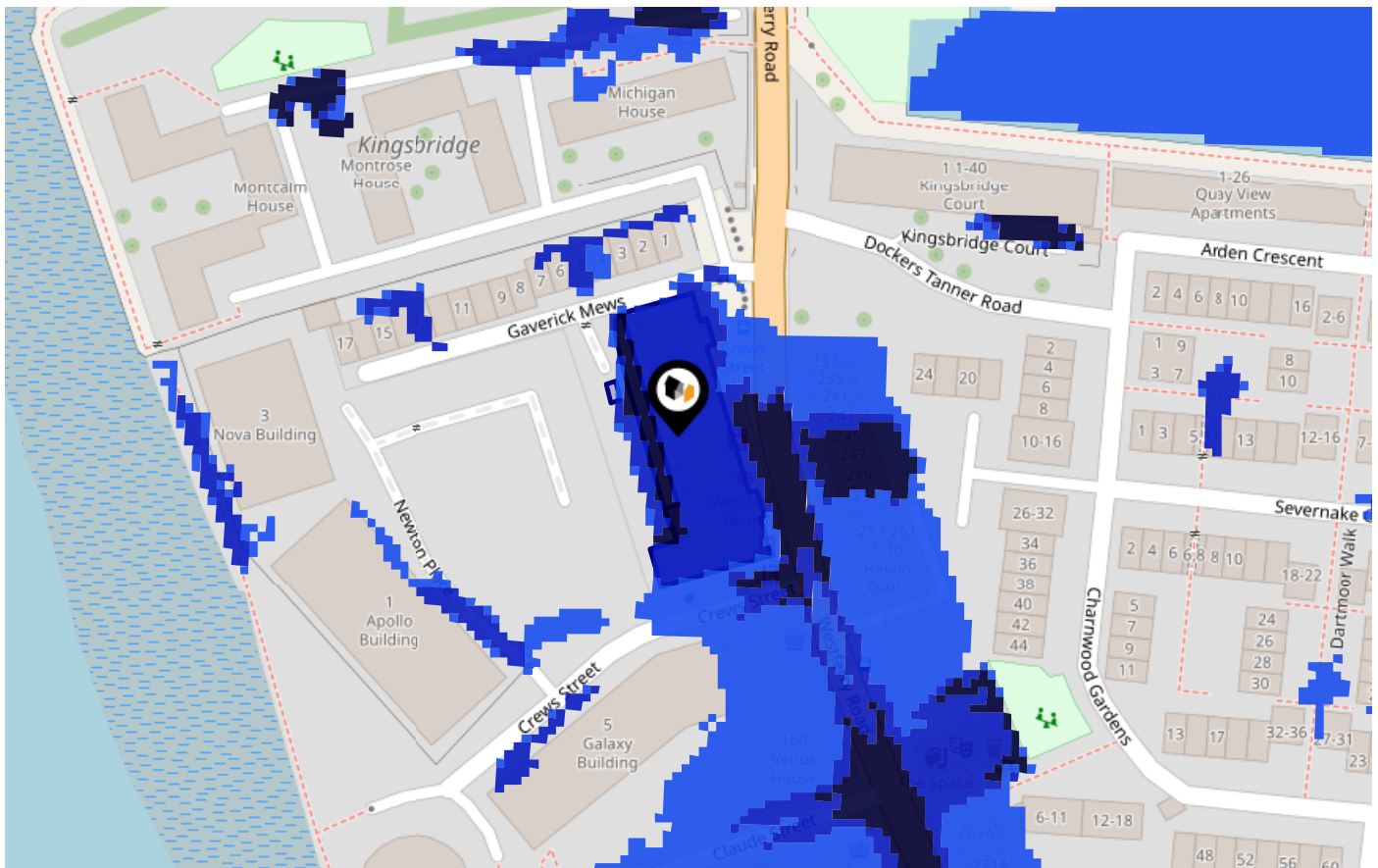


Flood Risk

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: Medium

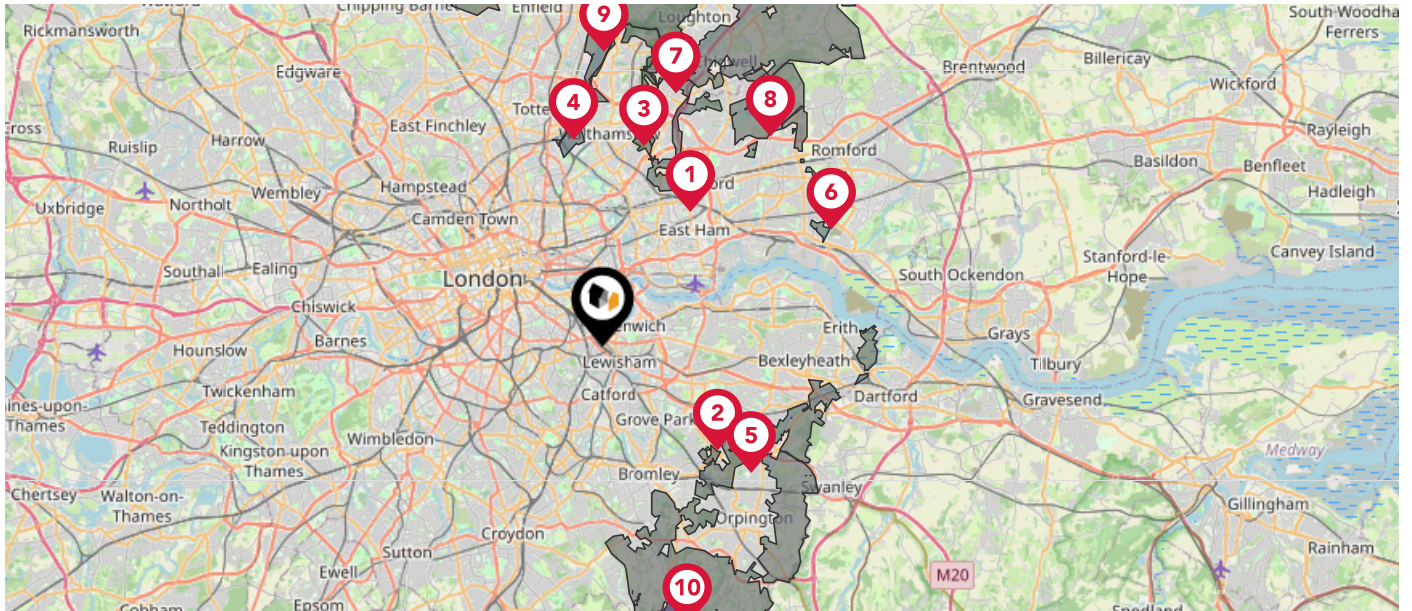
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

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

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	Millwall Outer Dock Entrance-Millwall	Historic Landfill
2	Norway Dock-Rotherhithe, Bermondsey, London	Historic Landfill
3	Rainsborough Avenue-Deptford	Historic Landfill
4	Lady Dock-Rotherhithe, Bermondsey, London	Historic Landfill
5	Western Dock-Poplar, Tower Hamlets, London	Historic Landfill
6	Russia Dock-Rotherhithe, Bermondsey, London	Historic Landfill
7	Old Canal Filling-Lewisham, London	Historic Landfill
8	Quebec Dock-Rotherhithe, Bermondsey, London	Historic Landfill
9	Canada Dock-Rotherhithe, Bermondsey, London	Historic Landfill
10	Lavender Dock-Rotherhithe, Bermondsey, London	Historic Landfill

Maps

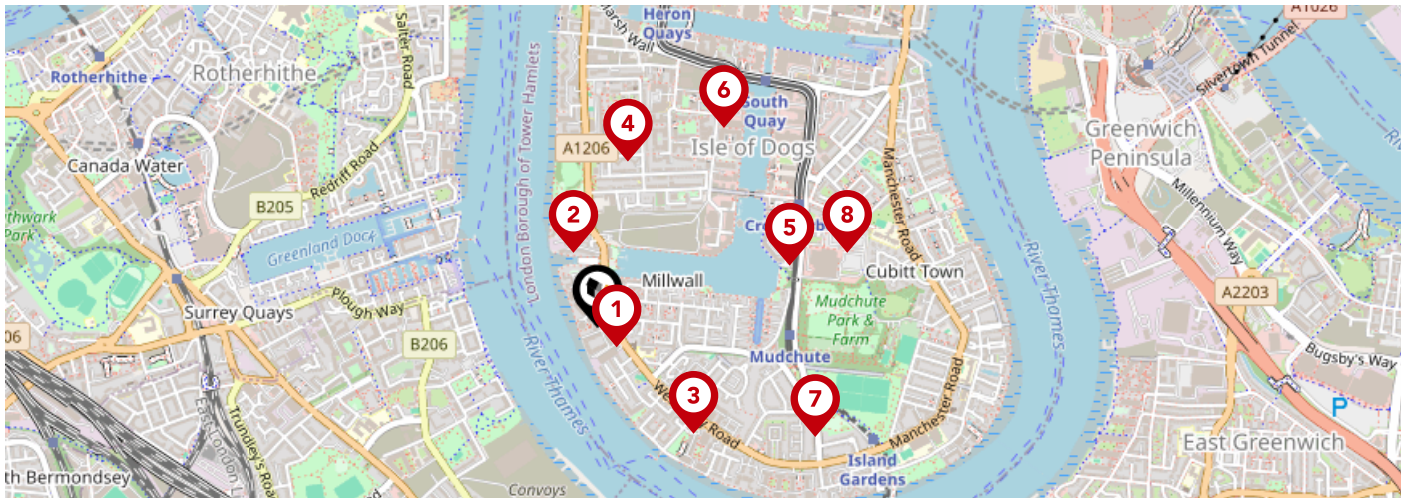
Listed Buildings

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



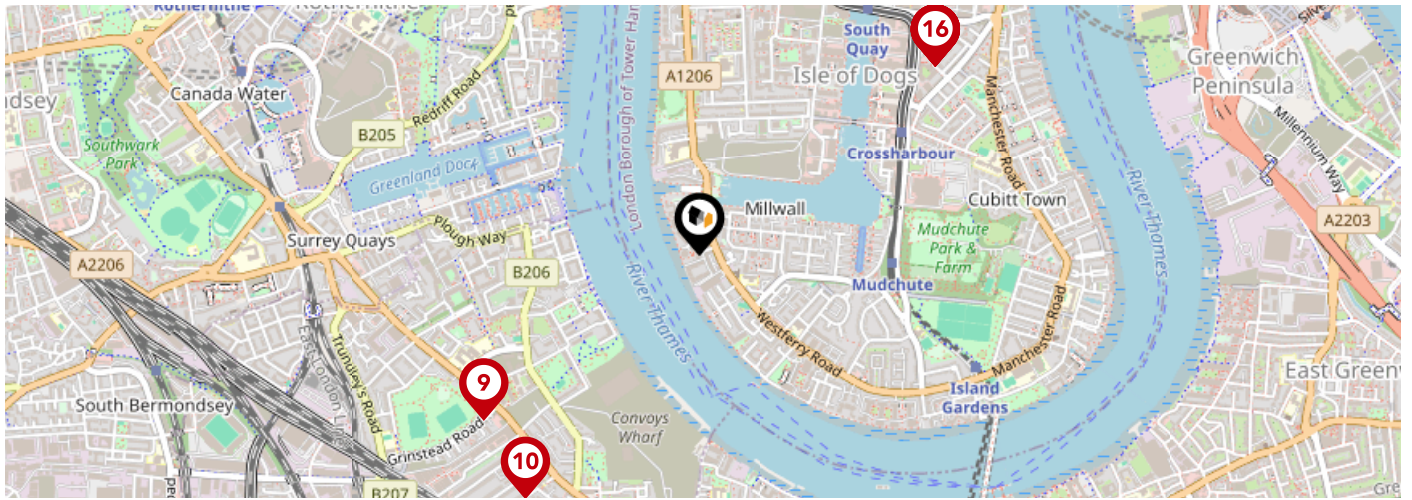
Listed Buildings in the local district	Grade	Distance
 1065817 - Formerly St Pauls Presbyterian Church, Now Part Of Herbert Brown Lenox Limited Industrial Premises	Grade II	0.1 miles
 1080778 - Parish Boundary Stone	Grade II	0.3 miles
 1358475 - River Stairs (on Axis Between 2 Foreshore Blocks)	Grade II	0.3 miles
 1416598 - River Wall To Former Naval Victualling Yard, Deptford	Grade II	0.3 miles
 1192505 - Foreshore	Grade II	0.3 miles
 1262106 - Parish Boundary Stone, Wall And Pier	Grade II	0.3 miles
 1385909 - South Lock, Hydraulic Capstans And Mooring Posts	Grade II	0.3 miles
 1080016 - Club Boathouse And Pmises Foreshore	Grade II	0.3 miles
 1242620 - Burrell's Wharf,the 3 Works Ranges West Of The Main Entrance Yard Including South West Corner Chimney Stack	Grade II	0.4 miles
 1096069 - Former Millwall Ironworks Building	Grade II	0.4 miles

Area Schools



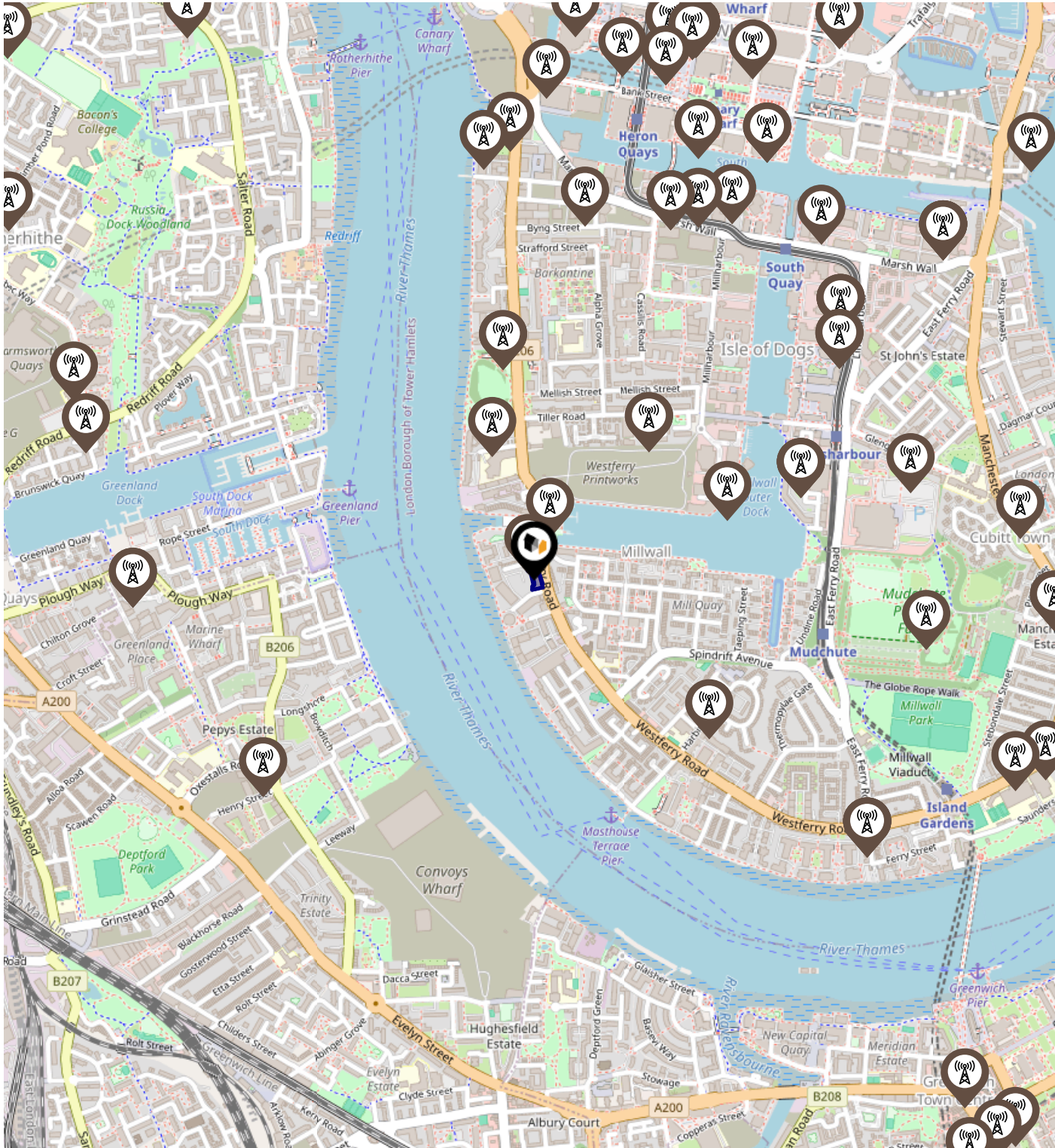
		Nursery	Primary	Secondary	College	Private
1	St Edmund's Catholic School Ofsted Rating: Good Pupils: 214 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Arnhem Wharf Primary School Ofsted Rating: Good Pupils: 554 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Harbinger Primary School Ofsted Rating: Good Pupils: 275 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Seven Mills Primary School Ofsted Rating: Good Pupils: 228 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Canary Wharf College Crossharbour Ofsted Rating: Requires improvement Pupils: 484 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	River House Montessori School Ofsted Rating: Inadequate Pupils: 126 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Canary Wharf College, East Ferry Ofsted Rating: Good Pupils: 337 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cubitt Town Primary School Ofsted Rating: Good Pupils: 684 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
9	Deptford Park Primary School Ofsted Rating: Good Pupils: 273 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Clyde Nursery School. Ofsted Rating: Good Pupils: 74 Distance:0.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Ecole Yenzi Ofsted Rating: Not Rated Pupils:0 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	OSA School Ofsted Rating: Not Rated Pupils:0 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Tabangao School Ofsted Rating: Not Rated Pupils:0 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Panaga School Ofsted Rating: Not Rated Pupils:0 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Al Kafilah Damascus Shell School Ofsted Rating: Not Rated Pupils:0 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Rumukoroshe School Ofsted Rating: Not Rated Pupils:0 Distance:0.69	<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

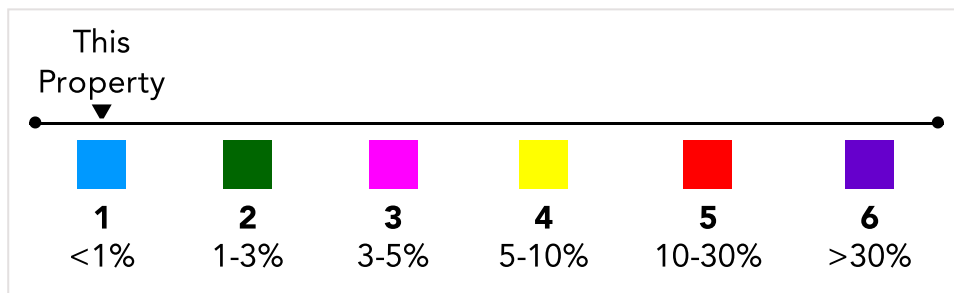
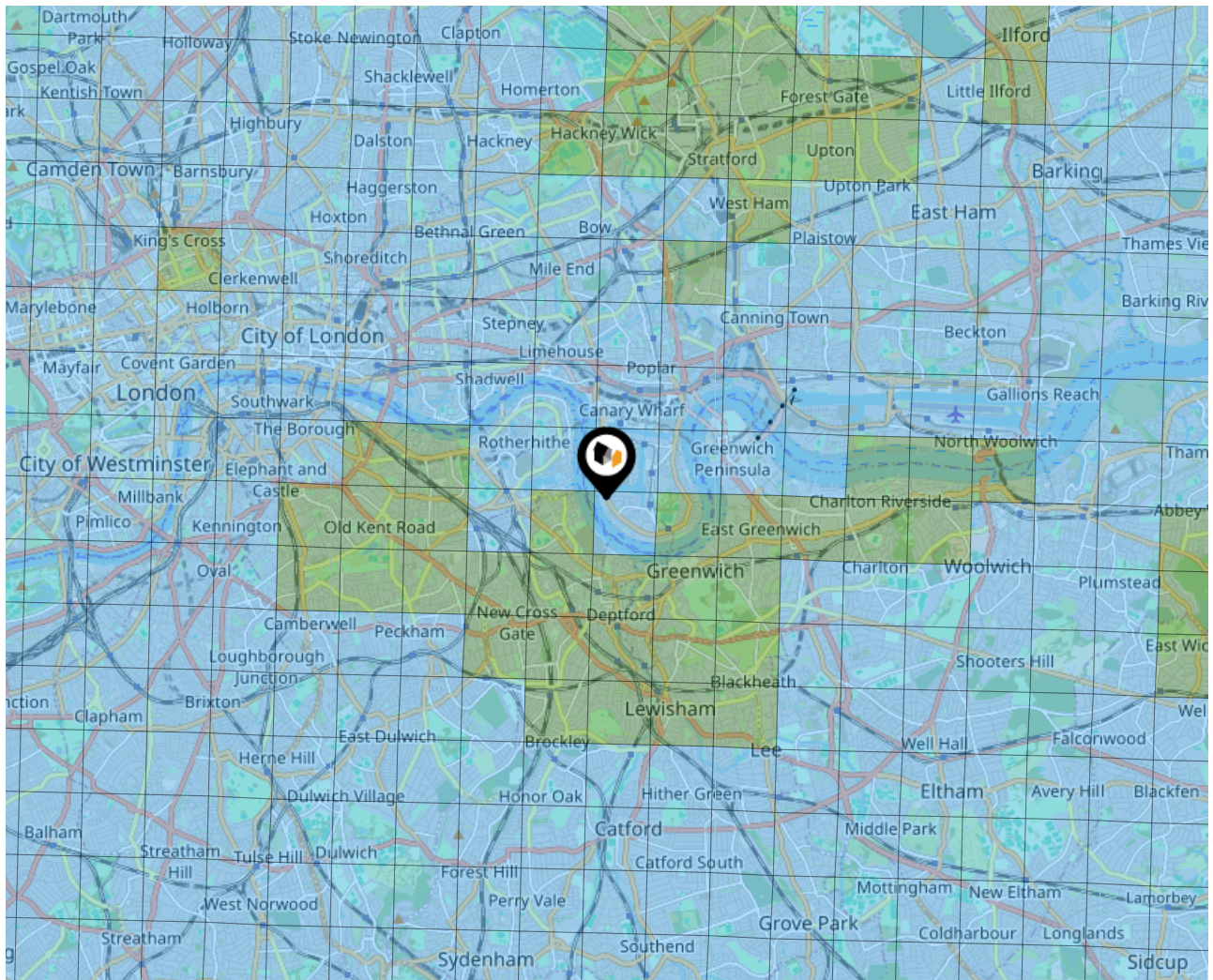
Environment

Radon Gas

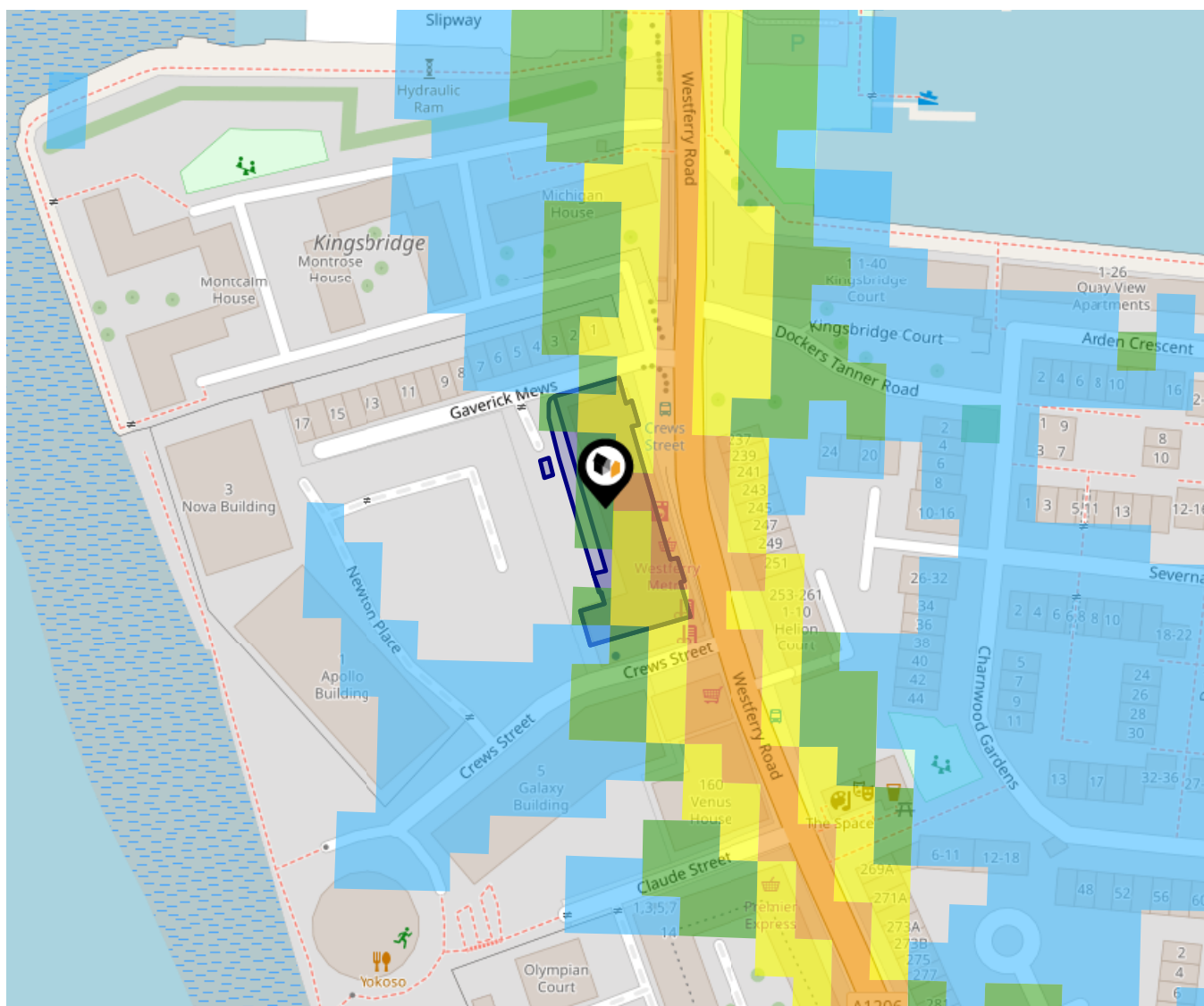


What is Radon?

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

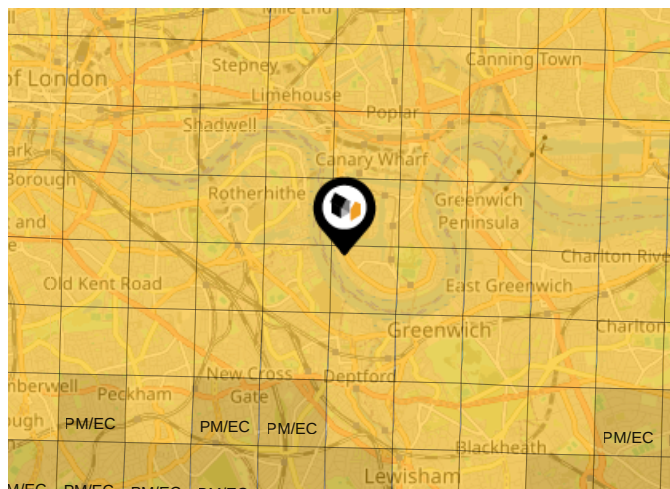


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

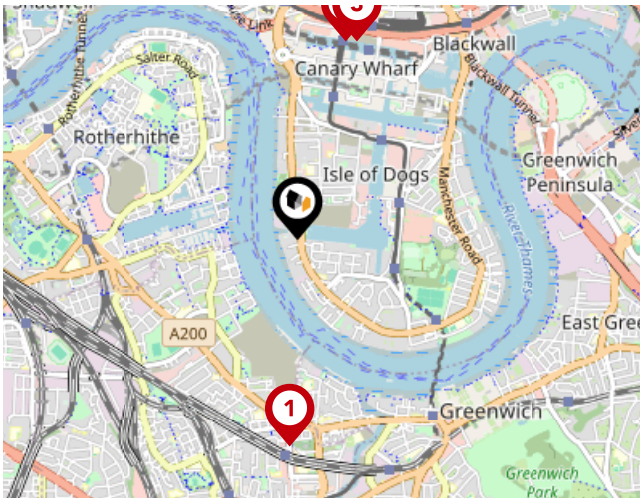
Carbon Content:	NONE	Soil Texture:	PEATY CLAY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



Primary Classifications (Most Common Clay Types)

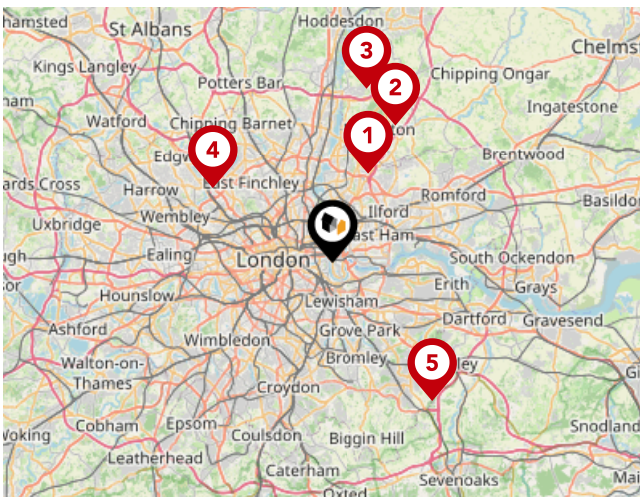
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



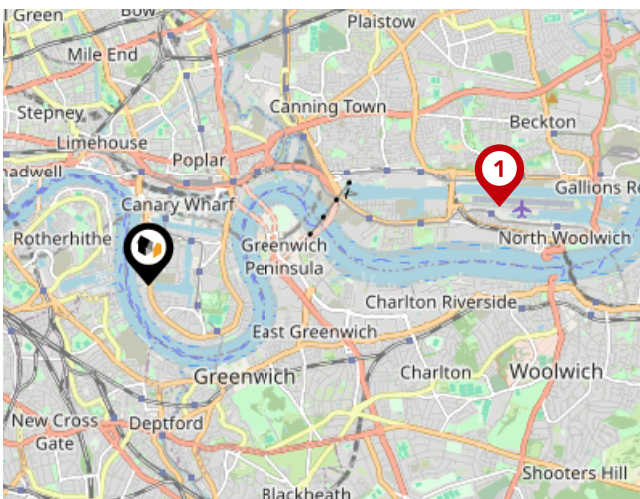
National Rail Stations

Pin	Name	Distance
1	Deptford	0.96 miles
2	Canary Wharf Rail Station	0.94 miles
3	Canary Wharf Rail Station	0.95 miles



Trunk Roads/Motorways

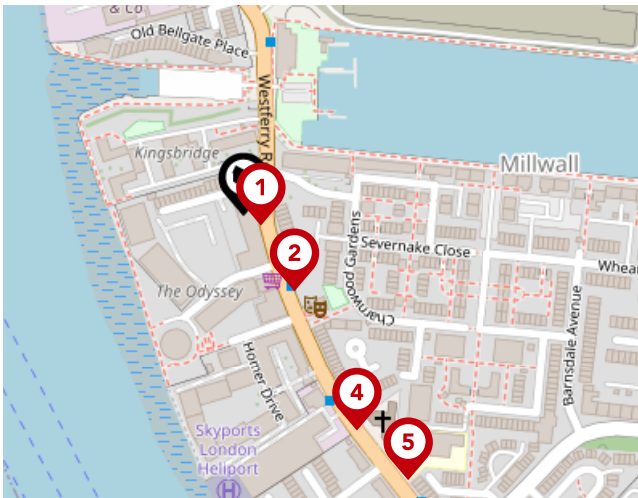
Pin	Name	Distance
1	M11 J4	7.2 miles
2	M11 J5	11.15 miles
3	M25 J26	13.09 miles
4	M1 J1	10.4 miles
5	M25 J4	12.59 miles



Airports/Helipads

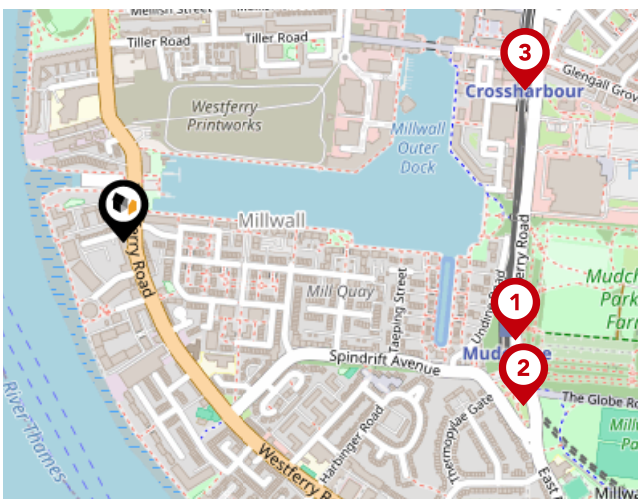
Pin	Name	Distance
1	Silvertown	3.32 miles
2	Leaves Green	11.36 miles
3	Heathrow Airport Terminal 4	18.35 miles
4	Heathrow Airport	18.47 miles

Area Transport (Local)



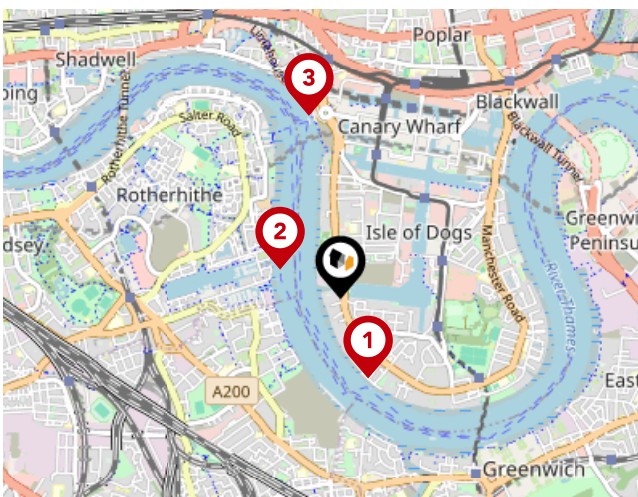
Bus Stops/Stations

Pin	Name	Distance
1	Crews Street	0.01 miles
2	Crews Street / The Space Theatre	0.05 miles
3	Arnhem Wharf Primary School	0.12 miles
4	St Edmund's School	0.14 miles
5	St Edmund's School	0.18 miles



Local Connections

Pin	Name	Distance
1	Mudchute	0.47 miles
2	Mudchute DLR Station	0.5 miles
3	Crossharbour	0.5 miles



Ferry Terminals

Pin	Name	Distance
1	Masthouse Terrace Pier	0.39 miles
2	Greenland Surrey Quays Pier	0.31 miles
3	Canary Wharf Pier	0.86 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

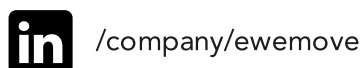
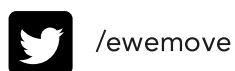
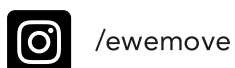
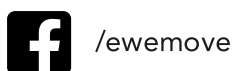


Excellent communication and information at all times from Adrian. Many thanks.

Testimonial 4



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



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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