

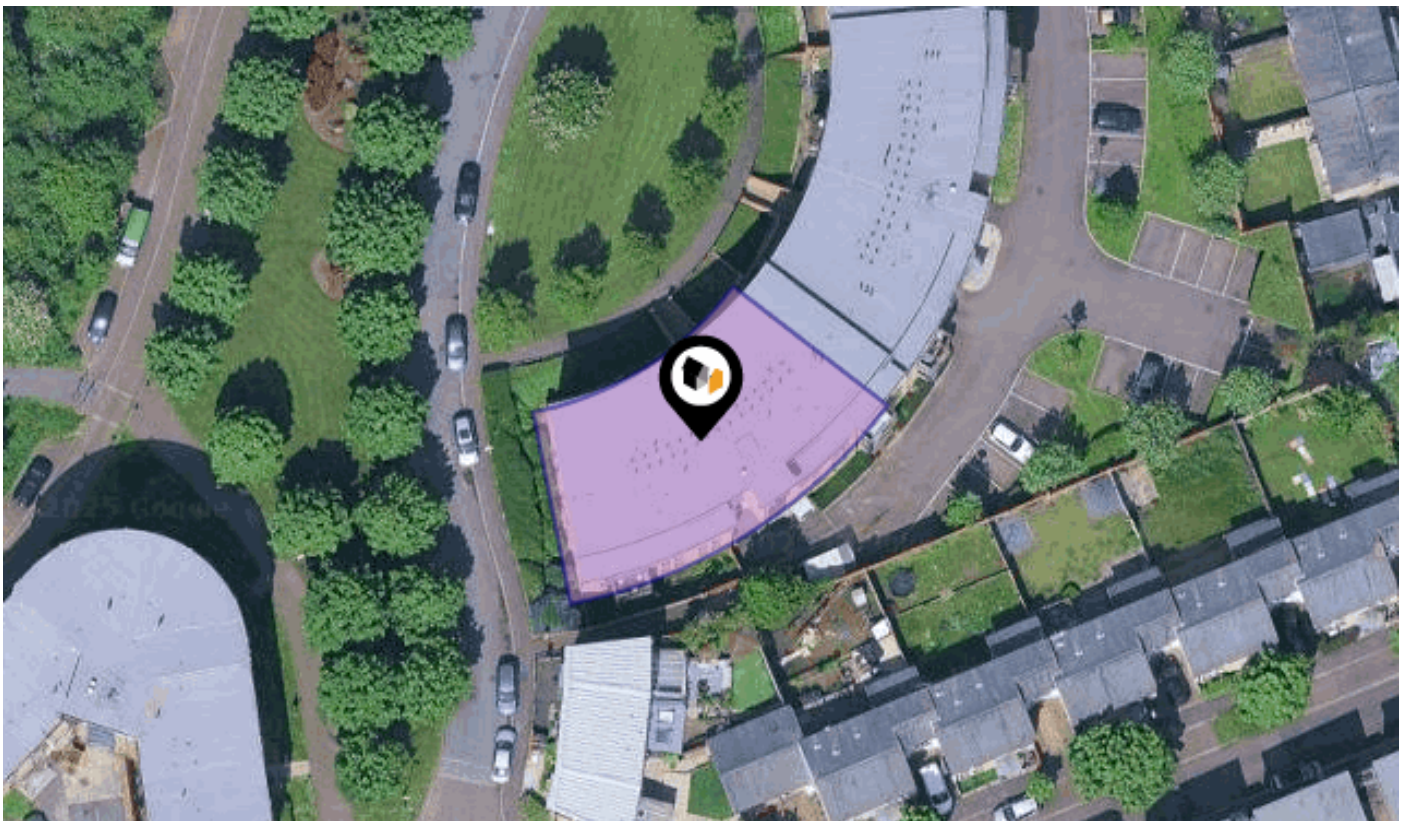


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 16th May 2025



WATERSTONE WAY, GREENHITHE, DA9

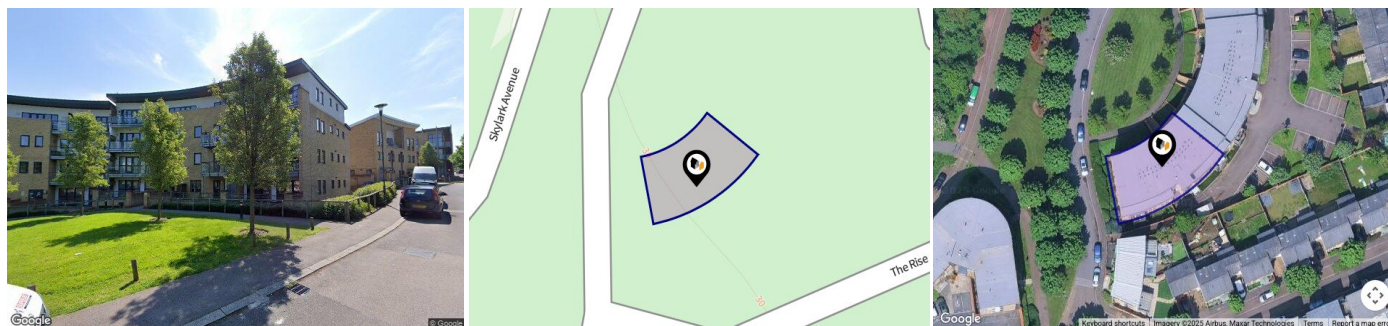
EweMove

113 Broadway Bexleyheath Kent DA6 7JH

020 3953 8023

robert.bearsby@ewemove.com

www.ewemove.com



Property




Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 688 ft² / 64 m²
Plot Area: 0.11 acres
Year Built : 2008
Council Tax : Band D
Annual Estimate: £2,281
Title Number: K946929

Tenure: Leasehold
Start Date: 28/09/2008
End Date: 01/01/2256
Lease Term: 250 years from 1 January 2006
Term Remaining: 230 years

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

17	95	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

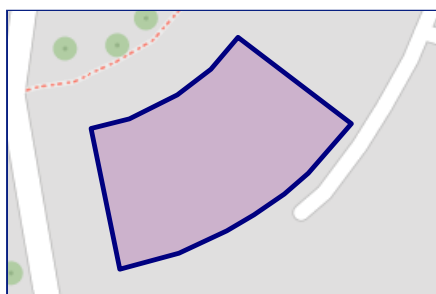


Freehold Title Plan



K954239

Leasehold Title Plan



K946929

Start Date: 28/09/2008
End Date: 01/01/2256
Lease Term: 250 years from 1 January 2006
Term Remaining: 230 years

Property EPC - Certificate

Redwing Crescent, Waterstone Way, DA9

Energy rating

C

Valid until 14.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

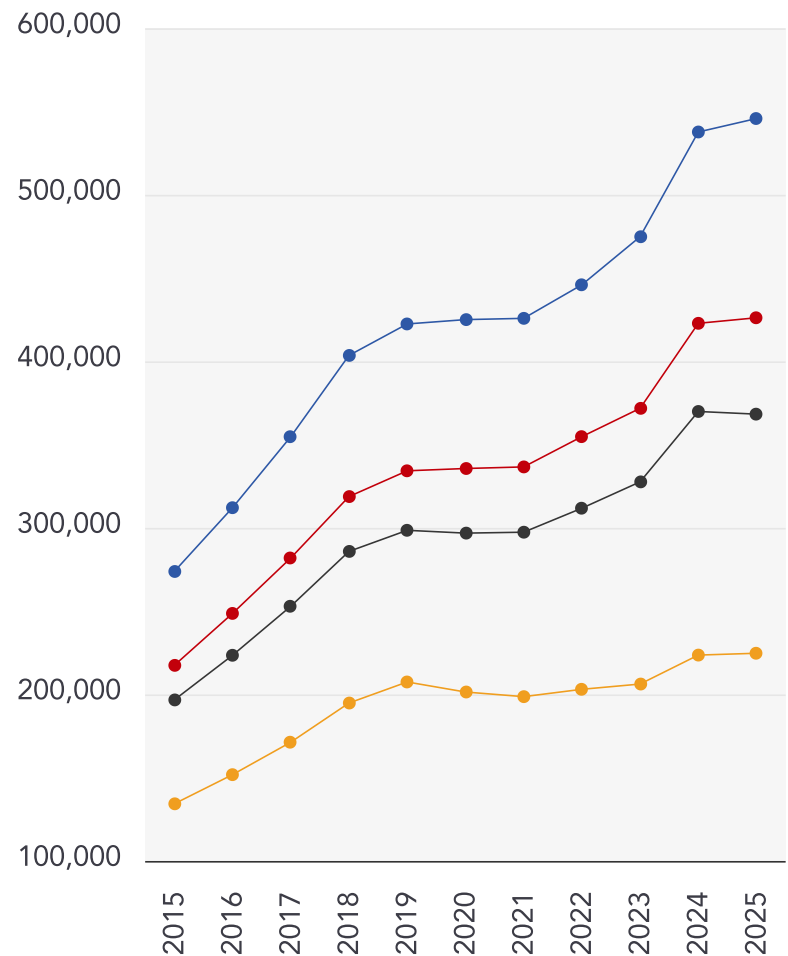
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	64 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in DA9



Detached

+99.32%

Semi-Detached

+95.98%

Terraced

+87.23%

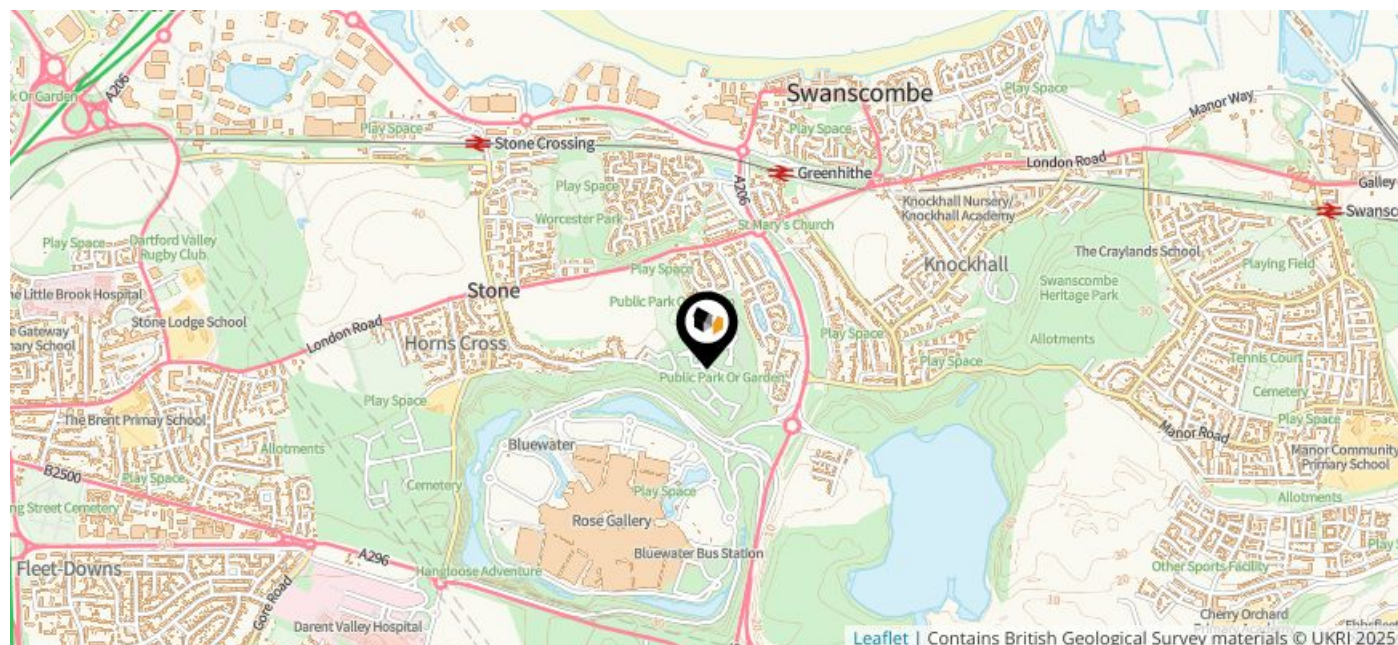
Flat

+67.3%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

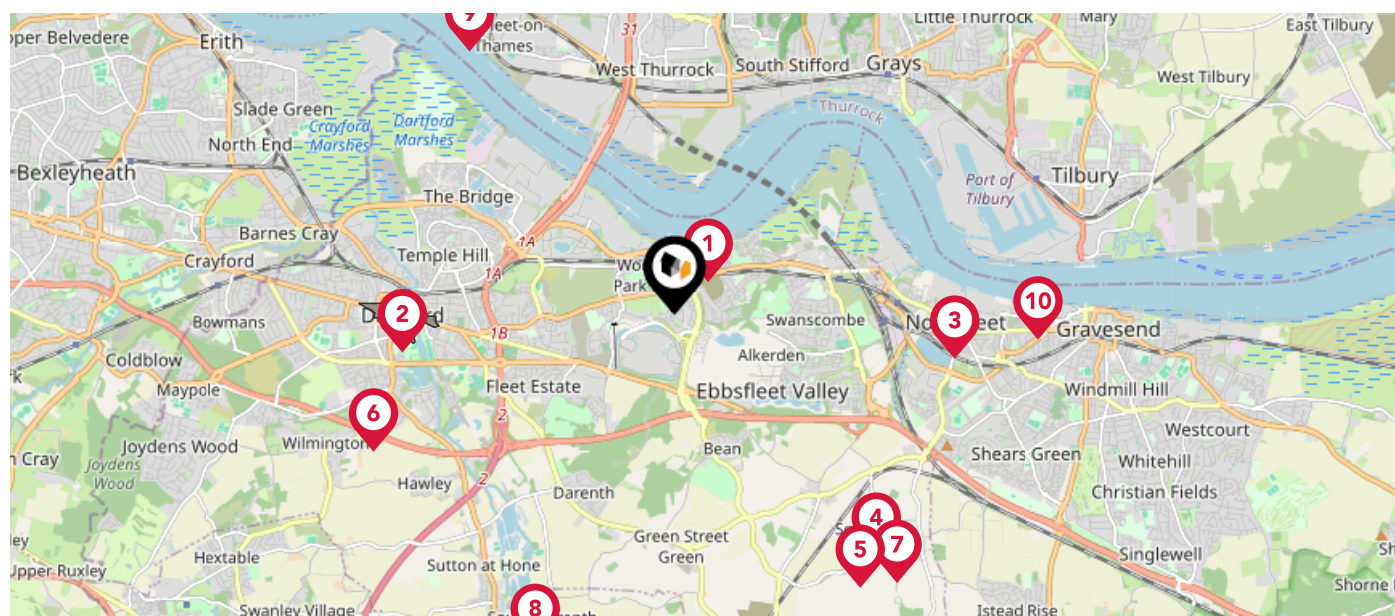
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



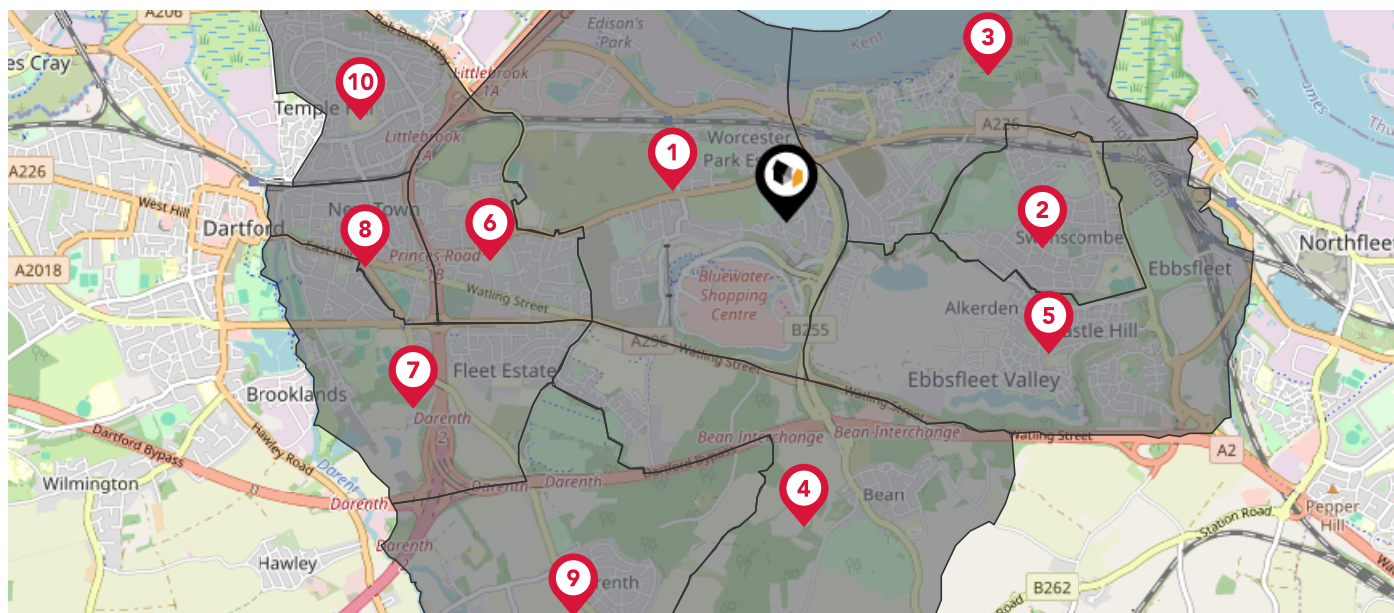
Nearby Conservation Areas

- | | |
|----|------------------------------|
| 1 | Greenhithe |
| 2 | Dartford Town Centre |
| 3 | The Hill, Northfleet |
| 4 | Southfleet |
| 5 | Hook Green |
| 6 | Church Hill, Wilmington |
| 7 | Red Street |
| 8 | South Darenth |
| 9 | Purfleet |
| 10 | Lansdowne Square, Northfleet |

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

Stone Castle Ward

2

Swanscombe Ward

3

Greenhithe & Knockhall Ward

4

Bean & Village Park Ward

5

Ebbsfleet Ward

6

Stone House Ward

7

Brent Ward

8

Newtown Ward

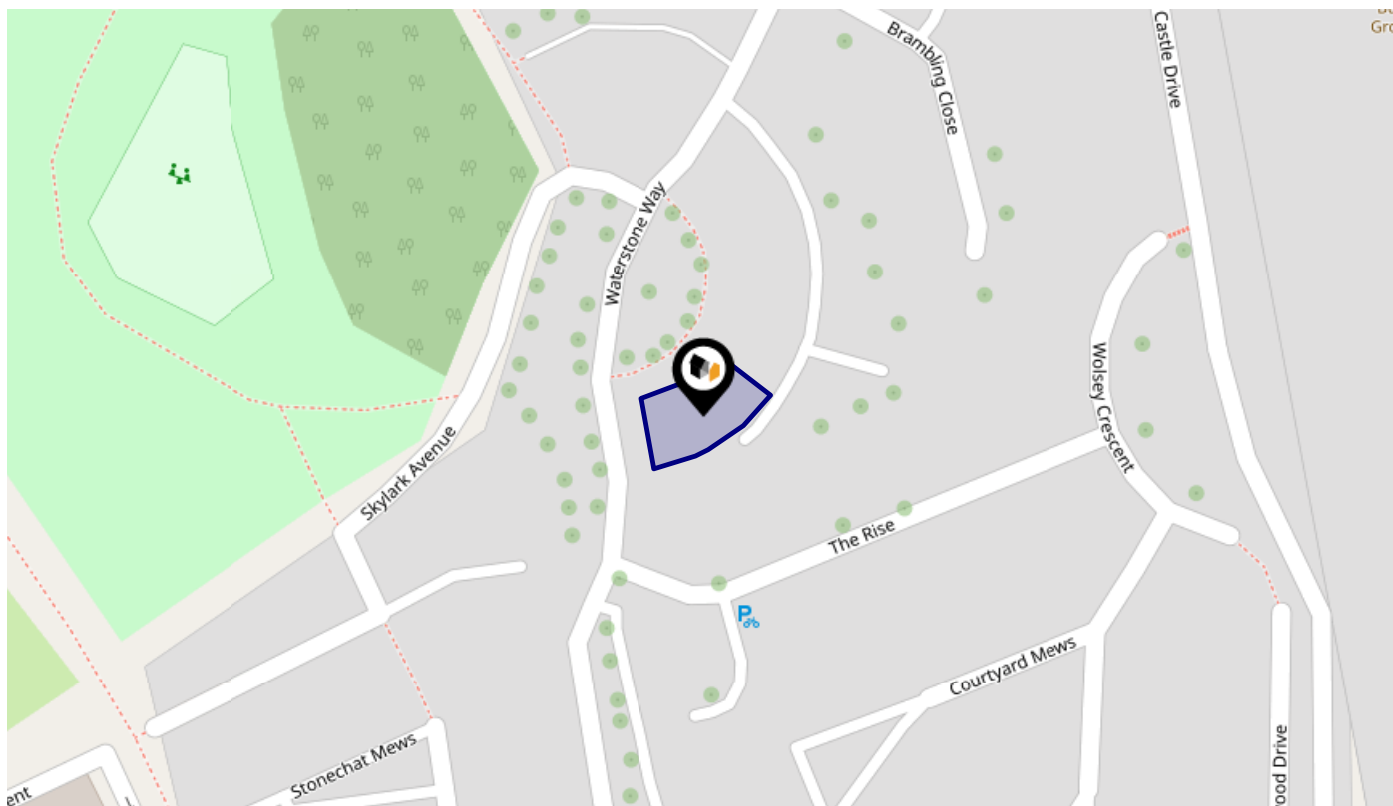
9

Darenth Ward

10

Temple Hill 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.

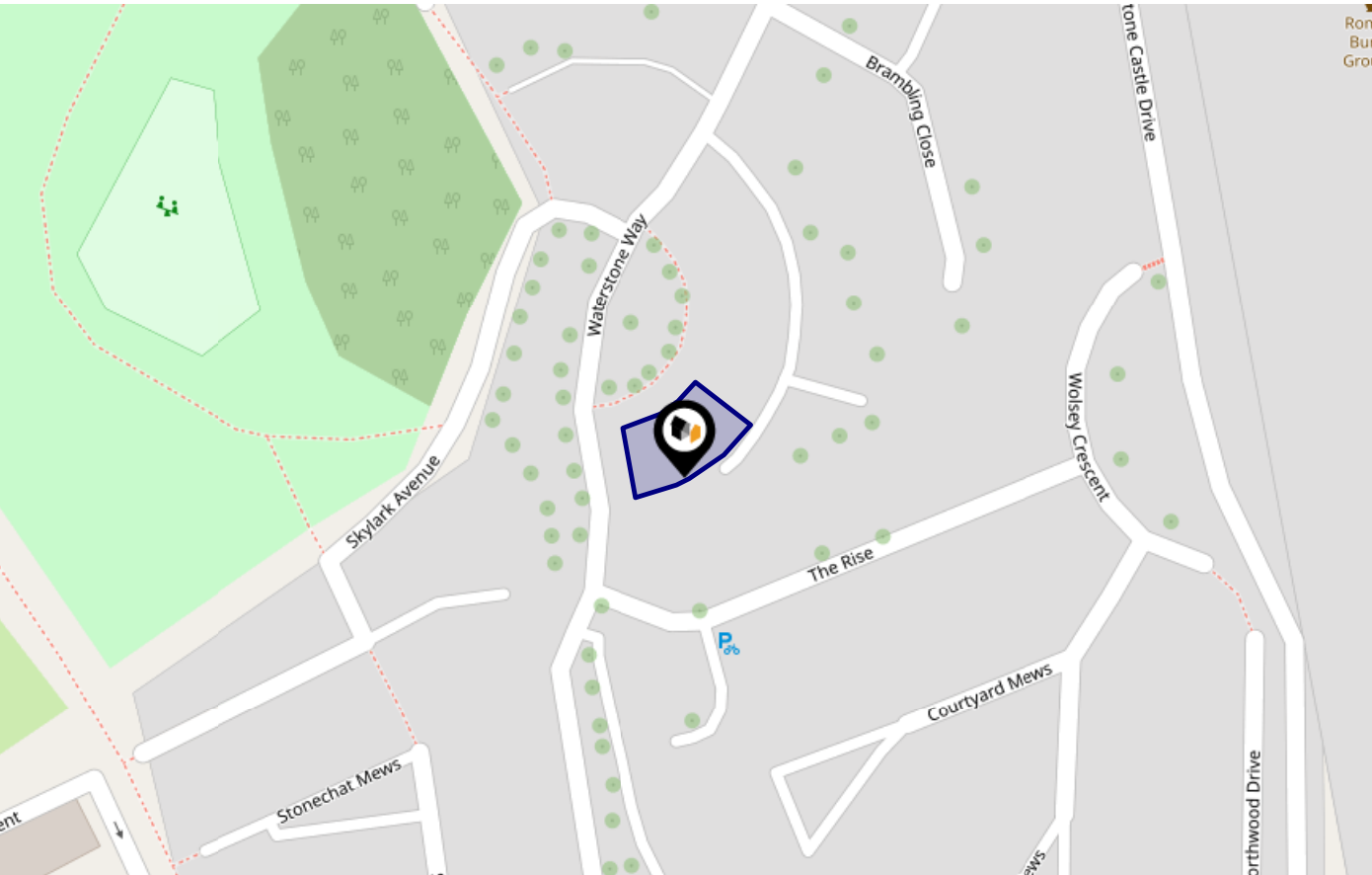
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

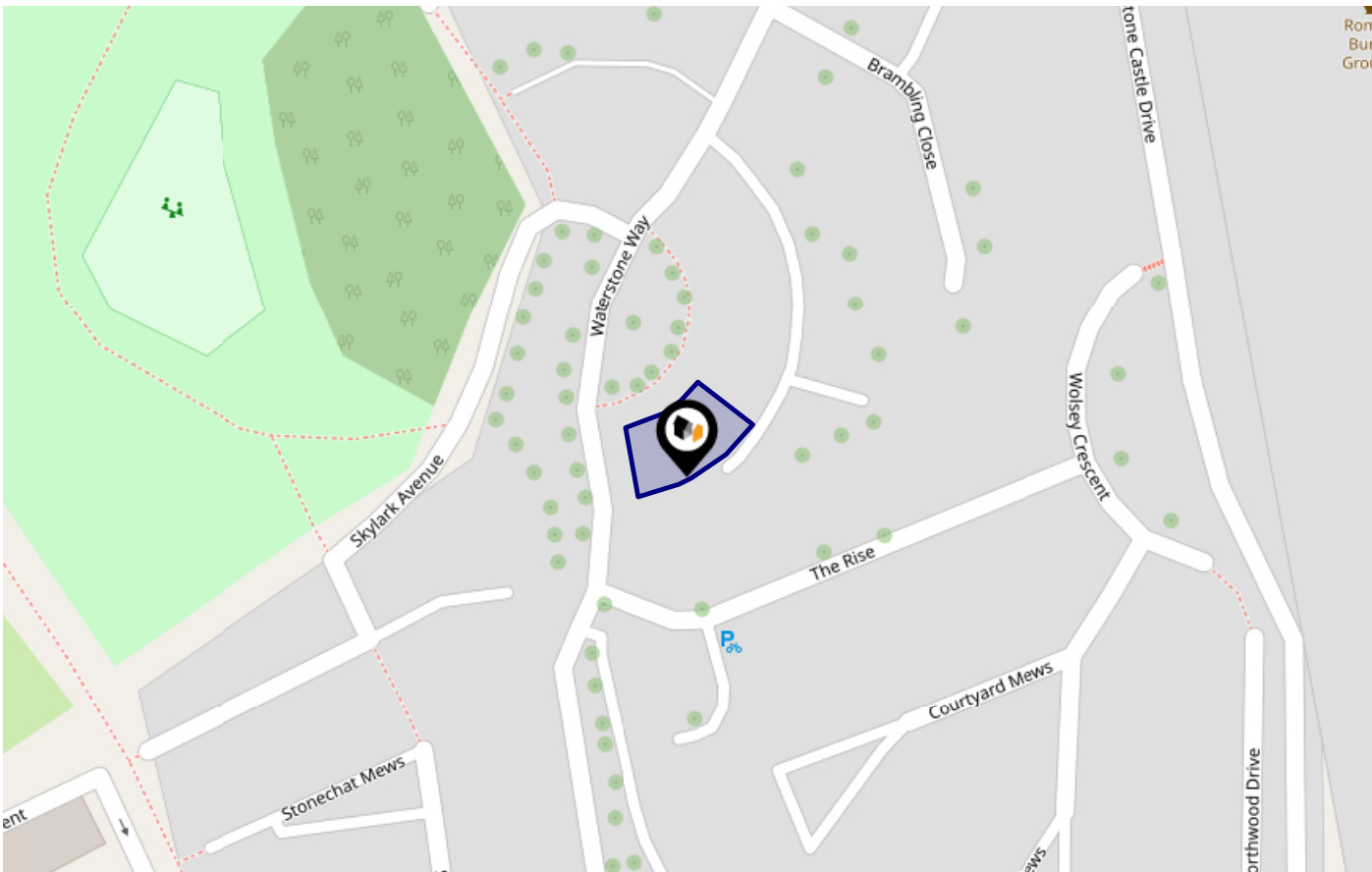
Chance of flooding to the following depths at this property:



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.

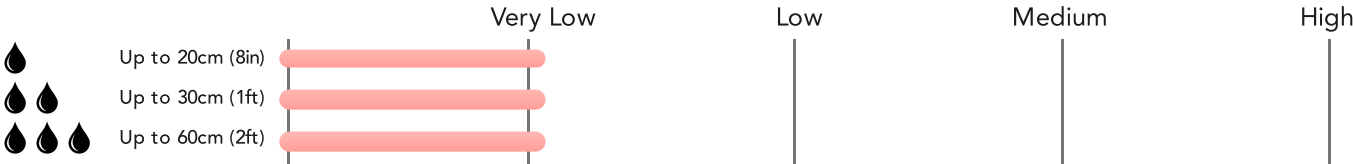


Risk Rating: Very low

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.
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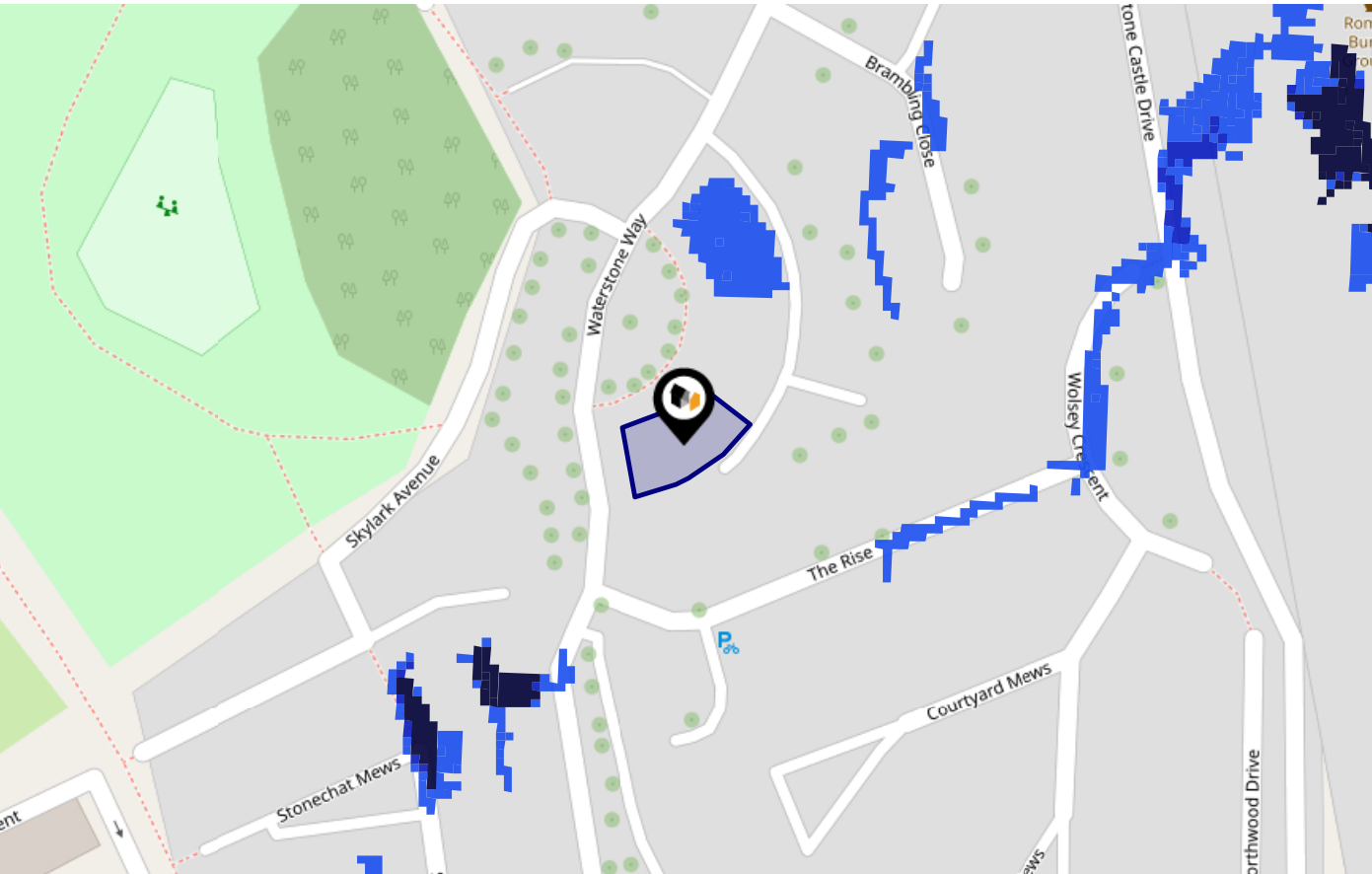
Chance of flooding to the following depths at this property:



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 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

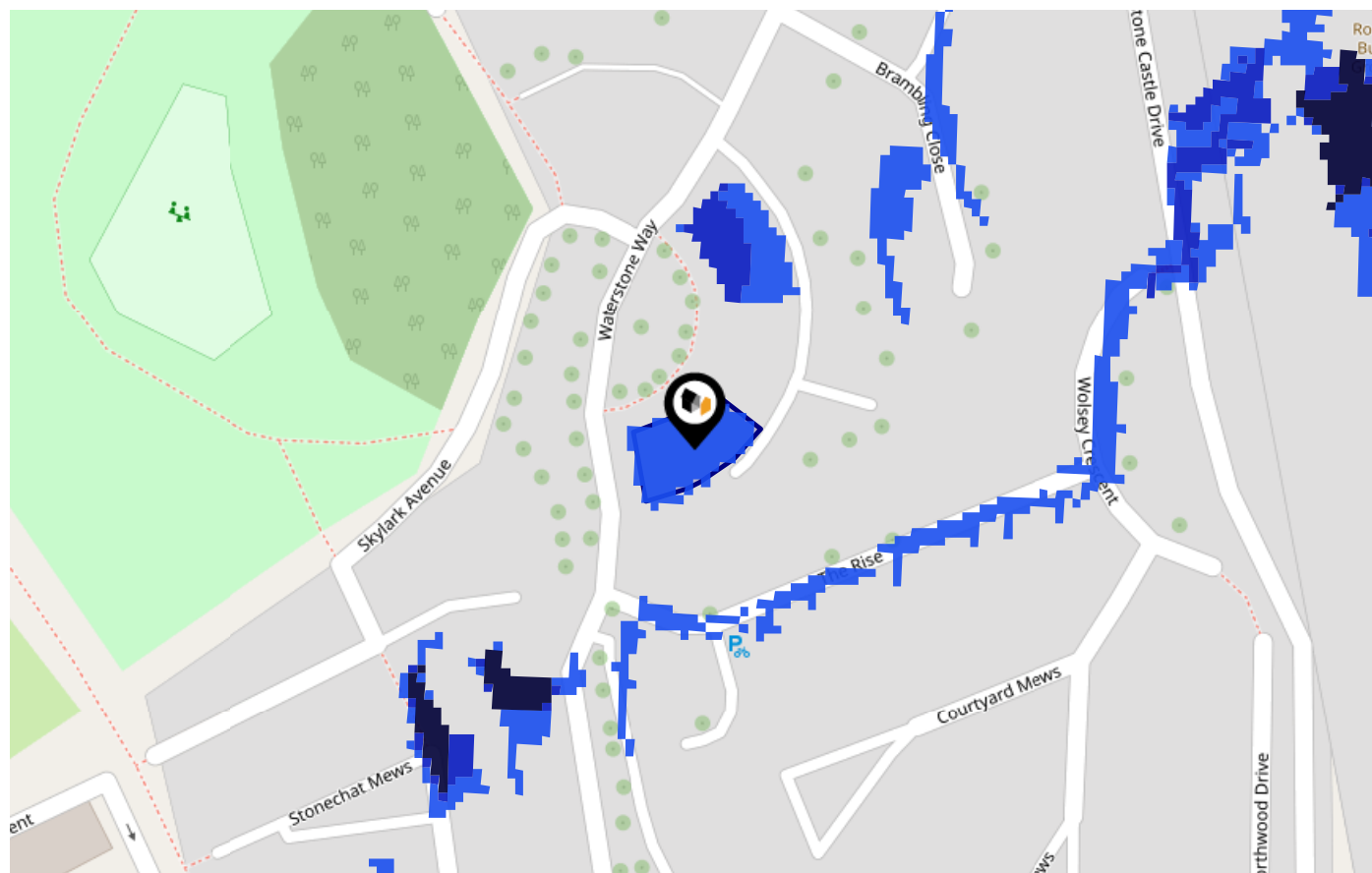
Chance of flooding to the following depths at this property:



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: 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.
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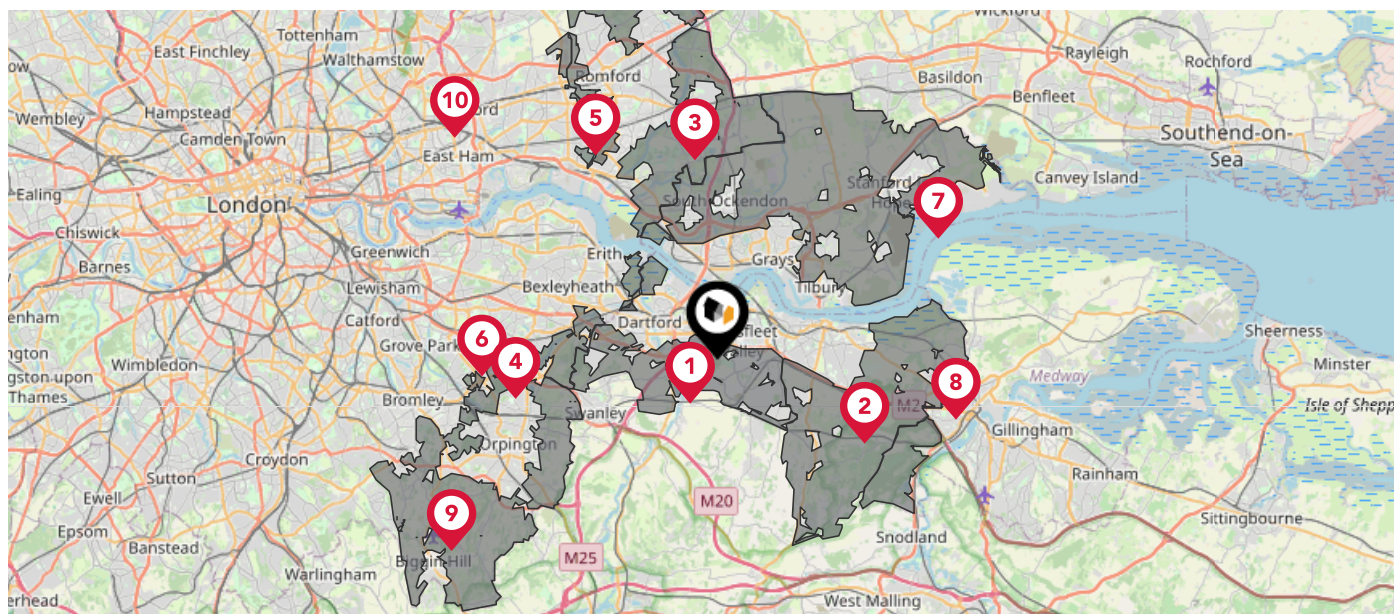
Chance of flooding to the following depths at this property:













Maps

Green Belt

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



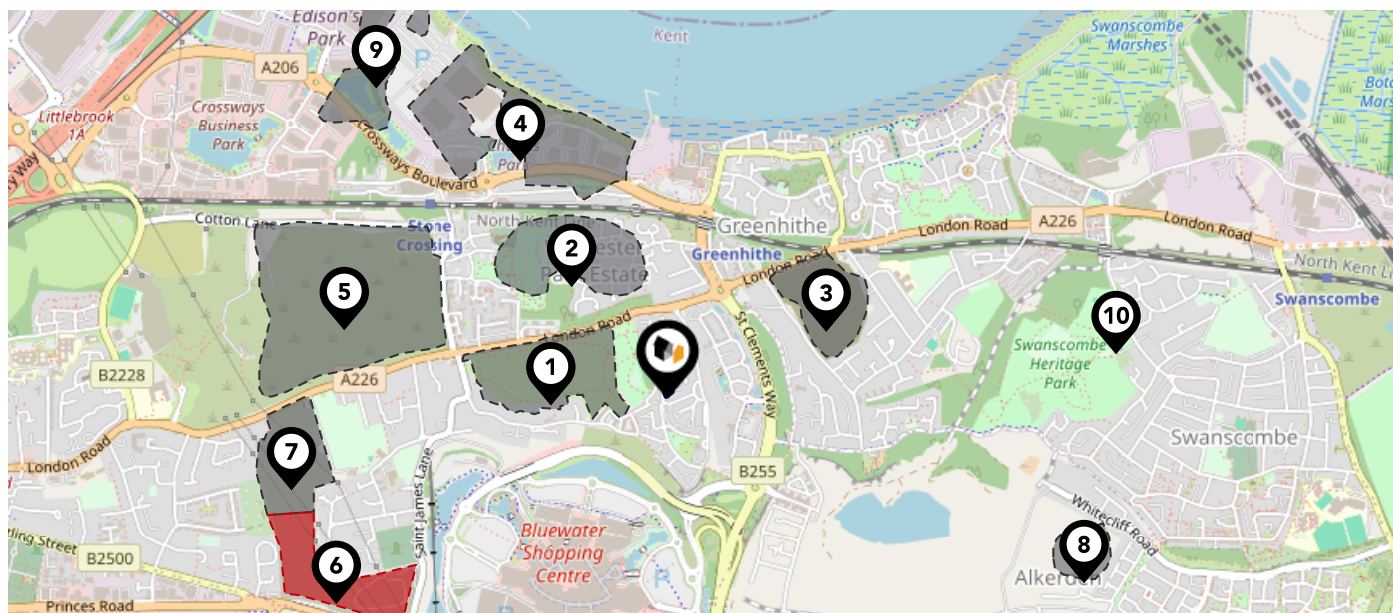
Nearby Green Belt Land

-  London Green Belt - Dartford
-  London Green Belt - Gravesham
-  London Green Belt - Havering
-  London Green Belt - Bexley
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Greenwich
-  London Green Belt - Thurrock
-  London Green Belt - Medway
-  London Green Belt - Bromley
-  London Green Belt - Newham

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











	Stone 9a 1976-London Road, Stone, Kent	Historic Landfill 
	Church Path Pit-Stone, Kent	Historic Landfill 
	Knockhall Chase-Swale, Kent	Historic Landfill 
	Stone Marshes-Stone, Kent	Historic Landfill 
	Stone Pit No.1-Stone, Kent	Historic Landfill 
	EA/EPR/BS6726IL/S011	Active Landfill 
	Stone Pit 2 Inert Landfill-St James Lane,Stone,Dartford,Kent	Historic Landfill 
	Alkerden Lane-Swale, Kent	Historic Landfill 
	Stone Marshes-Stone, Kent	Historic Landfill 
	Craylands Lane-Swanscombe, Kent	Historic Landfill 

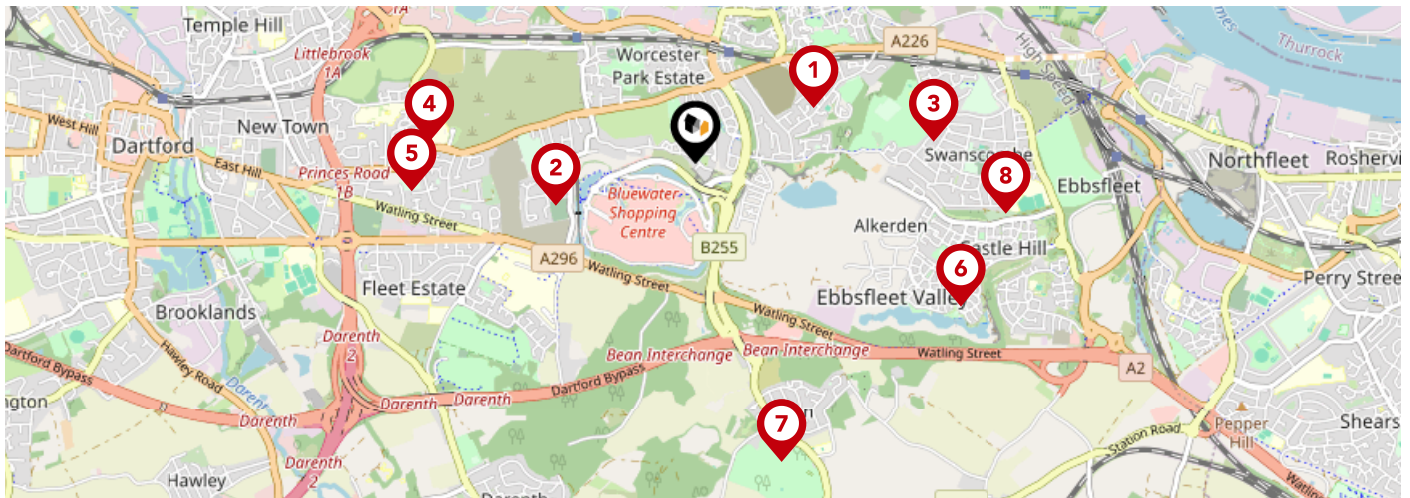
Maps









Listed Buildings

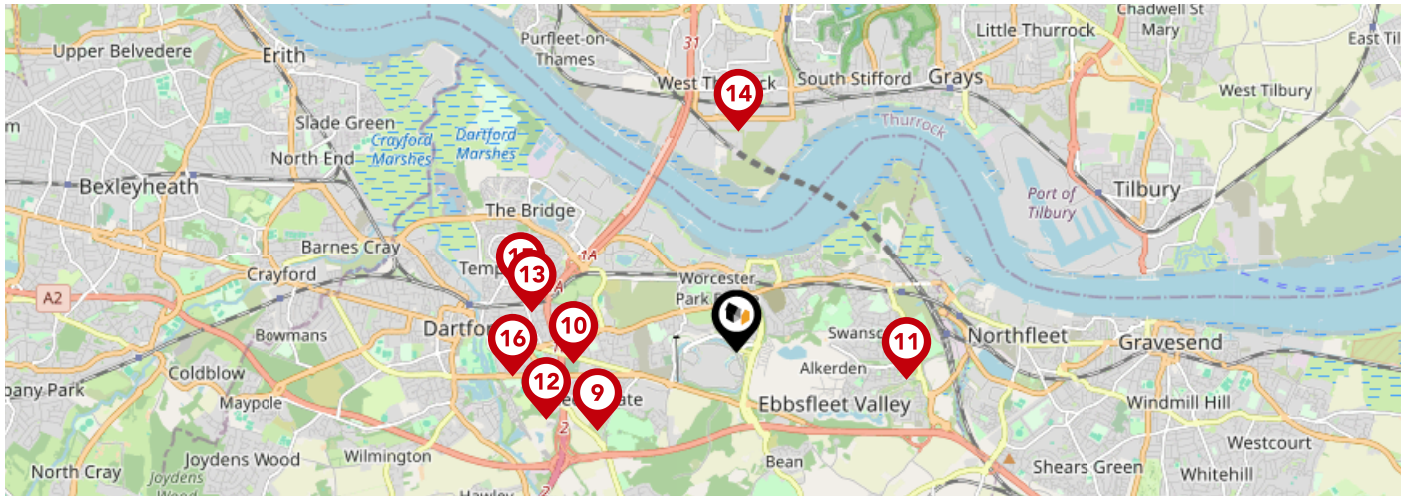
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1099902 - Stone Castle	Grade II	0.1 miles
	1085787 - Church Of St Mary	Grade II	0.3 miles
	1336476 - Lodge To Ingress Abbey	Grade II	0.5 miles
	1101504 - Milestone Situated At Junction With Knockhall Chase	Grade II	0.5 miles
	1085810 - Church Of St Mary	Grade I	0.5 miles
	1085783 - The Woodlands	Grade II	0.5 miles
	1085785 - Sir John Franklin	Grade II	0.6 miles
	1362088 - The Cave Of The Seven Heads In The Grounds Of Ingress Abbey At Tq 5898 7508	Grade II	0.6 miles
	1347920 - 28-34, High Street	Grade II	0.6 miles
	1362092 - Flint Cave In The Grounds Of Ingress Abbey At Tq 5898 5904	Grade II	0.6 miles



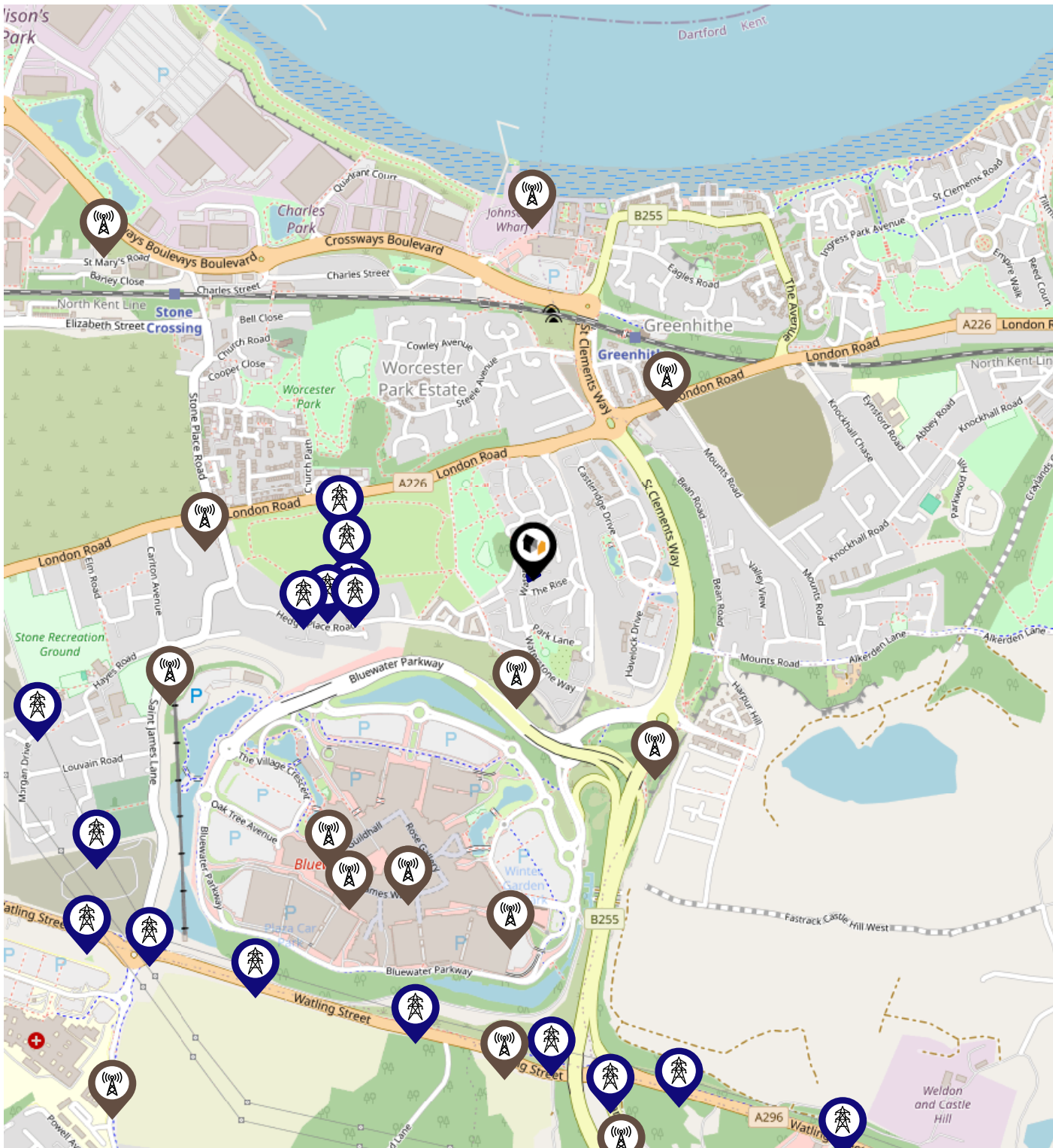
		Nursery	Primary	Secondary	College	Private
	Knockhall Primary School Ofsted Rating: Requires improvement Pupils: 424 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stone St Mary's CofE Primary School Ofsted Rating: Good Pupils: 642 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Craylands School Ofsted Rating: Good Pupils: 421 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stone Lodge School Ofsted Rating: Good Pupils: 933 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Brent Primary School Ofsted Rating: Outstanding Pupils: 642 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Orchard Primary Academy Ofsted Rating: Outstanding Pupils: 452 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bean Primary School Ofsted Rating: Good Pupils: 205 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Community Primary School Ofsted Rating: Good Pupils: 674 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Fleetdown Primary Academy Ofsted Rating: Outstanding Pupils: 637 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Gateway Primary Academy Ofsted Rating: Good Pupils: 210 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ebbsfleet Academy Ofsted Rating: Good Pupils: 826 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Leigh Academy Ofsted Rating: Good Pupils: 1332 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anselm's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Thurrock Academy Ofsted Rating: Good Pupils: 458 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Temple Hill Primary Academy Ofsted Rating: Good Pupils: 866 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dartford Primary Academy Ofsted Rating: Good Pupils: 662 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

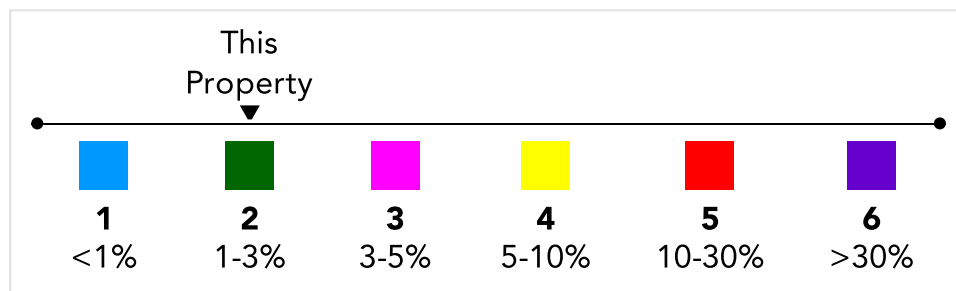
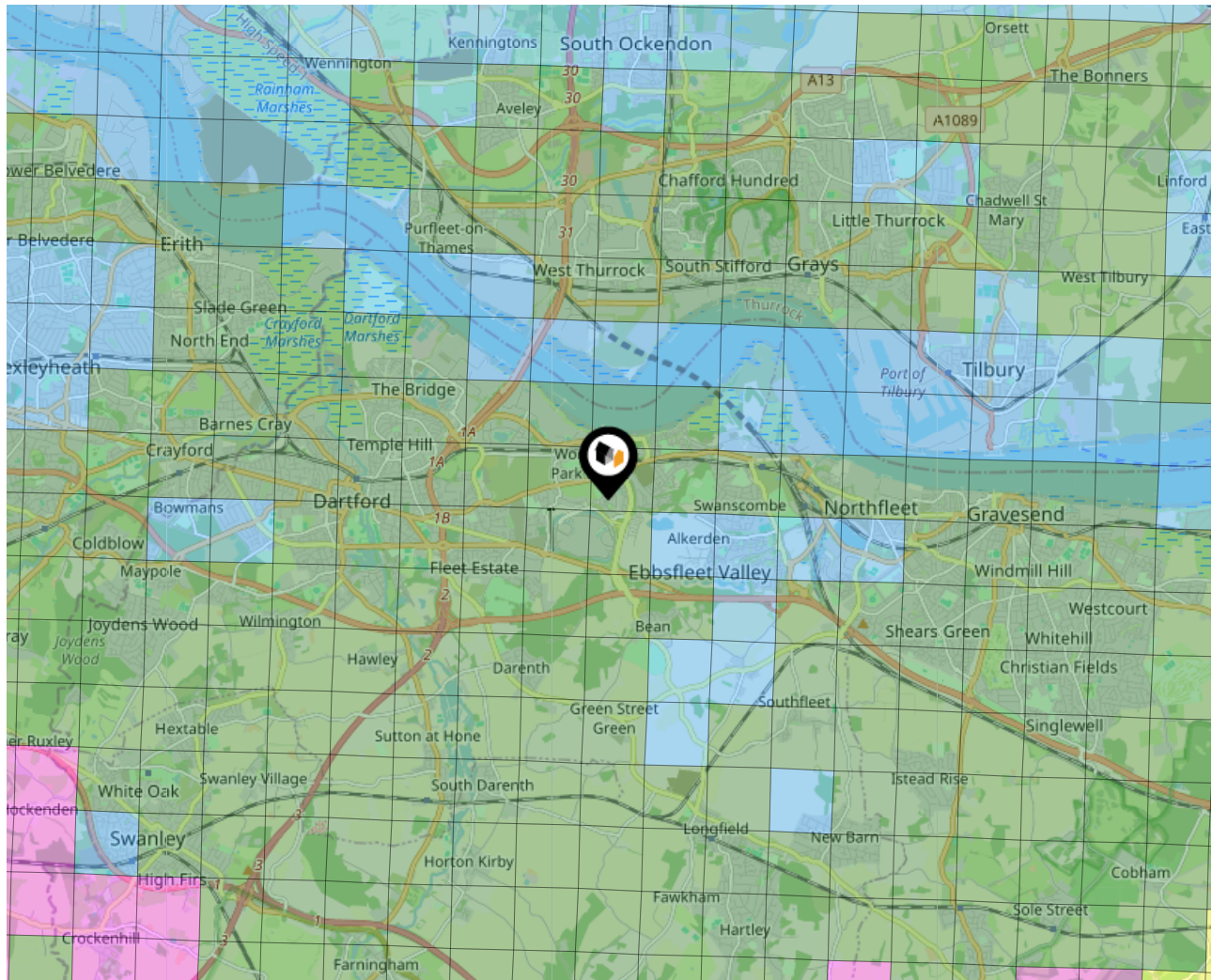


Key:

-  Power Pylons
-  Communication Masts

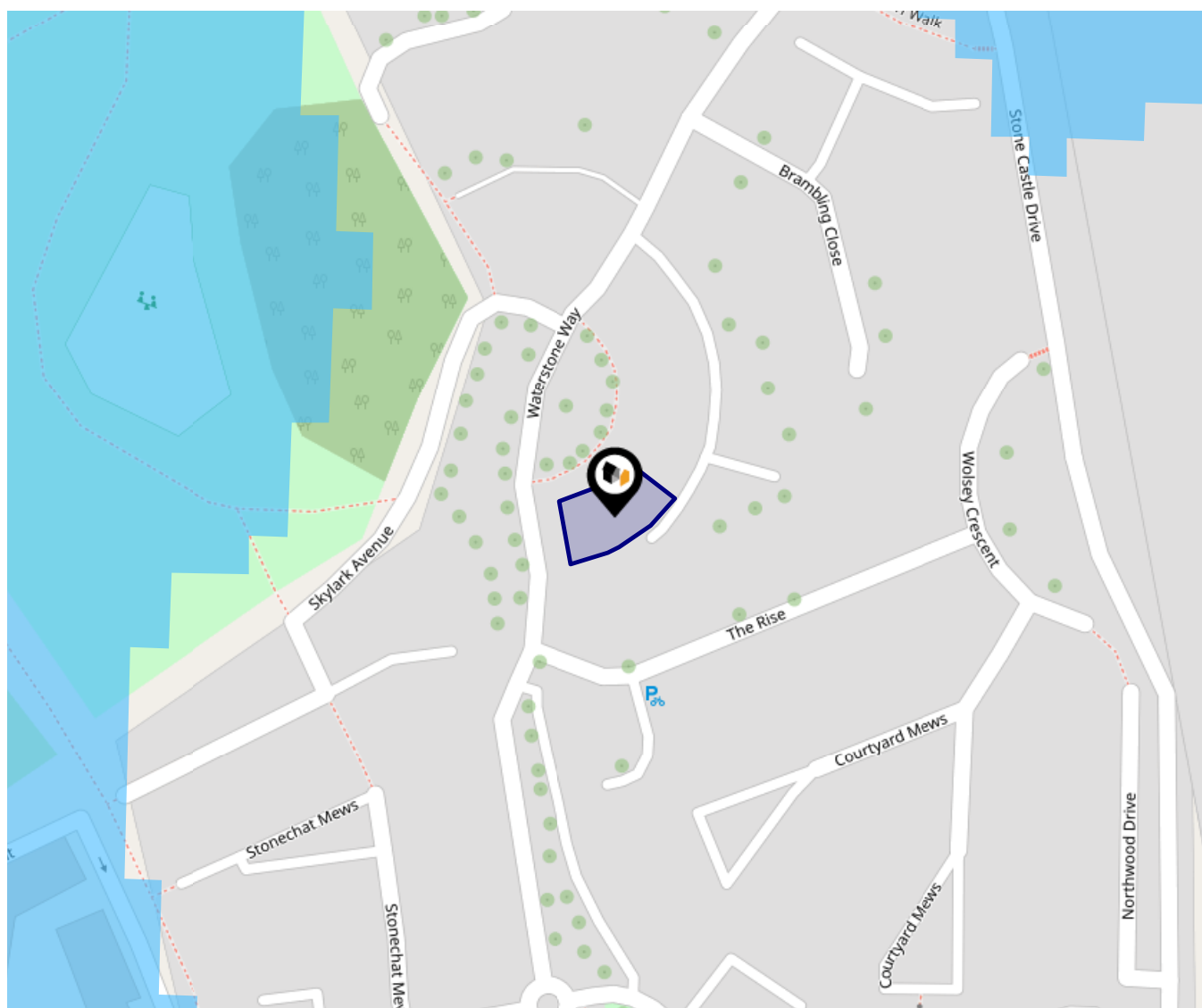
What is Radon?

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



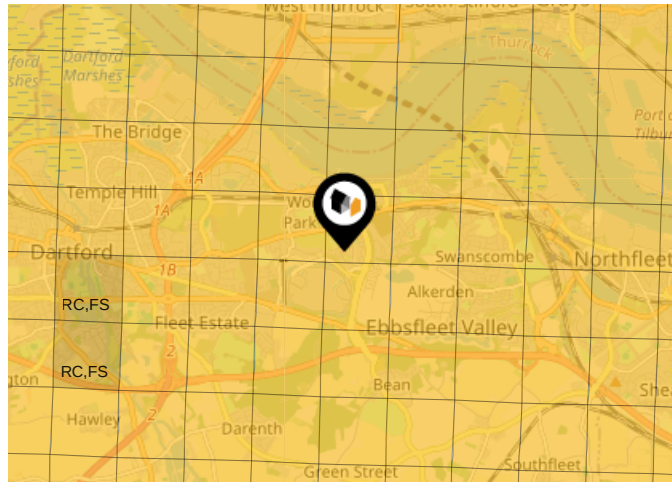
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	SAND TO LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

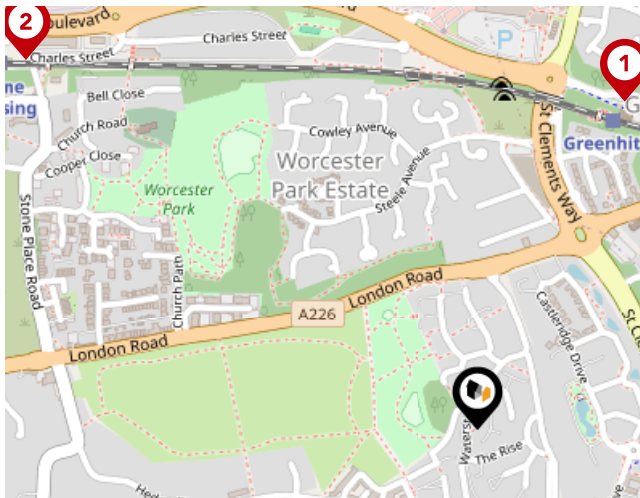


Primary Classifications (Most Common Clay Types)

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

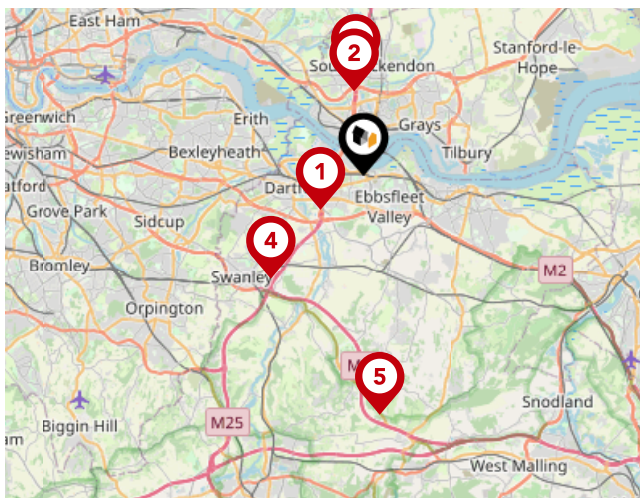
Area

Transport (National)



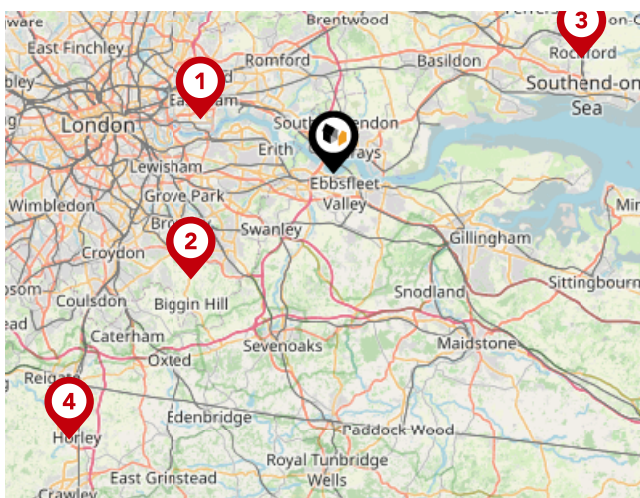
National Rail Stations

Pin	Name	Distance
1	Greenhithe for Bluewater Rail Station	0.41 miles
2	Stone Crossing Rail Station	0.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J2	2.04 miles
2	M25 J31	3.16 miles
3	M25 J30	3.71 miles
4	M25 J3	5.11 miles
5	M20 J2	8.86 miles

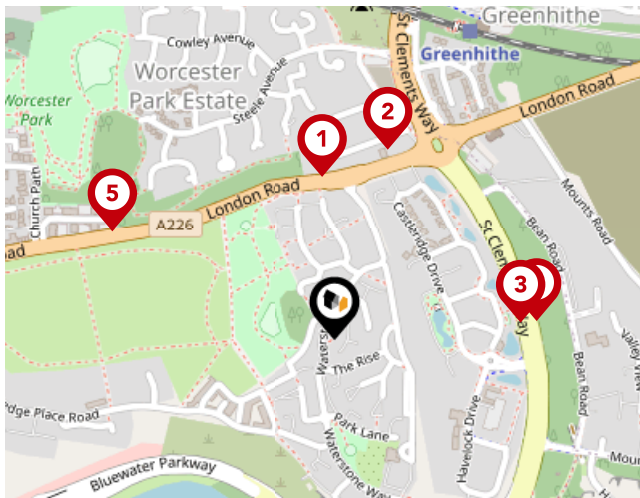


Airports/Helipads

Pin	Name	Distance
1	Silvertown	10.54 miles
2	Leaves Green	13.06 miles
3	Southend-on-Sea	20.31 miles
4	Gatwick Airport	27.78 miles

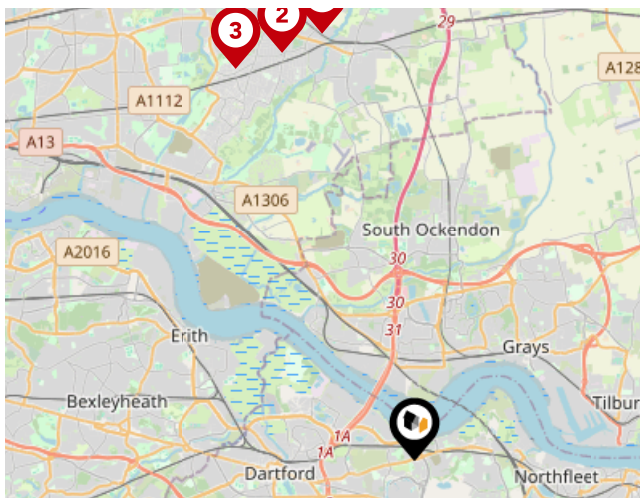
Area

Transport (Local)



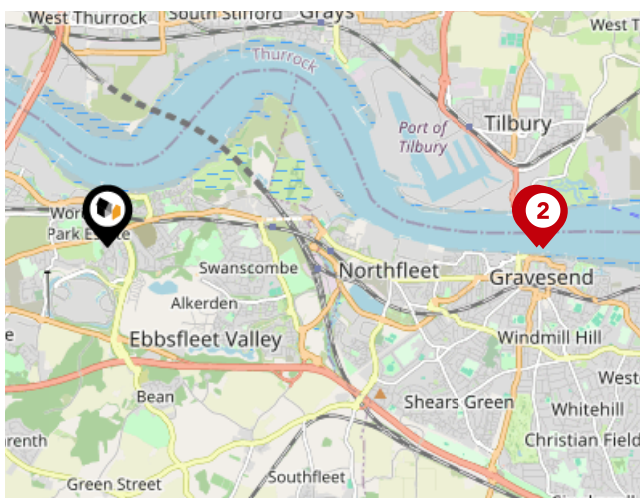
Bus Stops/Stations

Pin	Name	Distance
1	Waterstone Park	0.19 miles
2	Waterstone Park	0.23 miles
3	St Clements Lakes	0.22 miles
4	St Clements Lakes	0.23 miles
5	Winston Close	0.29 miles



Local Connections

Pin	Name	Distance
1	Upminster Bridge Underground Station	8.06 miles
2	Hornchurch Underground Station	7.92 miles
3	Elm Park Underground Station	7.97 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	3.97 miles
2	Town Pier	4.03 miles
3	Barking Riverside Pier	8.48 miles



EweMove

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 Bexleyheath, 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.

Testimonial 1



I contacted EweMove with a view to selling my late mother's property and could not have been happier with the meeting I had. Clinton was great, very friendly, very knowledgeable and totally sympathetic to my situation. I did not feel under any pressure at all. EweMove's ethos is definitely customer first and I would recommend anyone contemplating selling a property to contact them.

Testimonial 2



I have just purchased my first house via EweMove and Nicoleta who was the agent has been brilliant from showing us around the property to supporting with the buying process. Even when we went to collect the keys and she wasn't around her colleague was very friendly. Would highly recommend my overall experience with EweMove Bexley

Testimonial 3

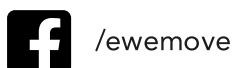


I can't speak highly enough of Kevin. He has a non-pushy, but effective approach. I found the service he and his team provided, from instruction to completion of sale, reliable and effective. I very much recommend EweMove.

Testimonial 4



Both Nicoleta and Clint were fantastic throughout the whole process. Kept me in the loop at all times and were always on hand to offer me advice. Really happy with the service and the outcome. It also helps that they are both really lovely people!



EweMove

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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