

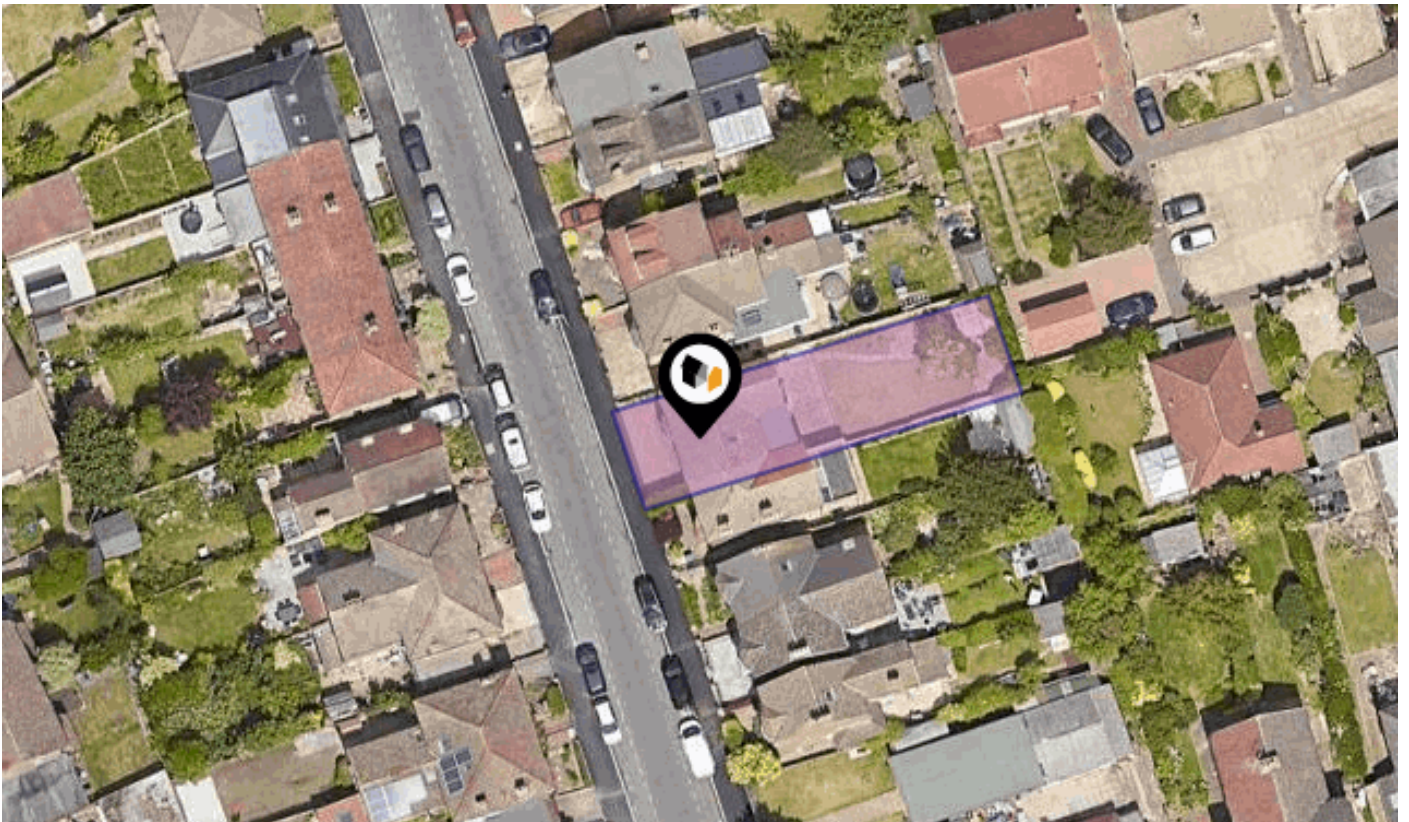


See More Online

# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Saturday 18<sup>th</sup> May 2024**



**PRINCES ROAD, ROMFORD, RM1**

## Griffin

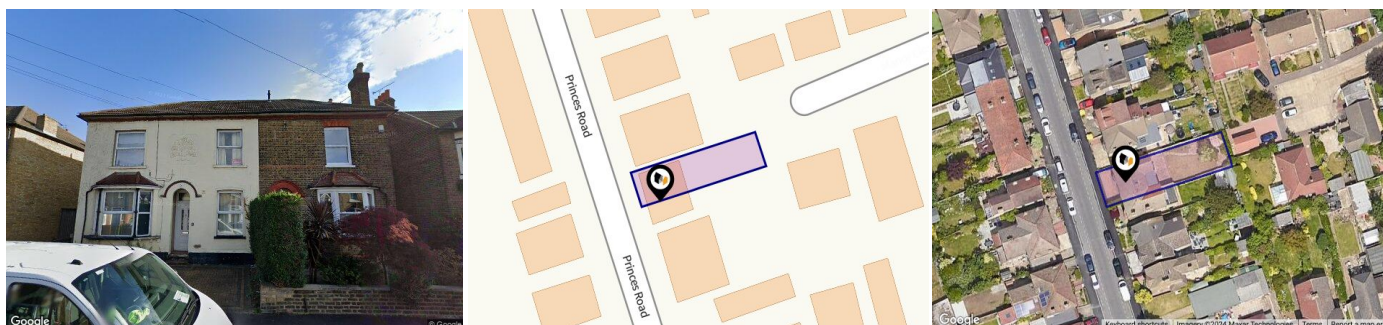
4-6 Queensgate Centre, Orsett Road, Grays, Essex RM17 5DF

01375 397872

toni@griffingroup.co.uk

www.griffingroup.co.uk

# Property Overview



## Property

<b>Type:</b>	HMO Not Further Divided	<b>Last Sold £/ft<sup>2</sup>:</b>	£382
<b>Floor Area:</b>	1,399 ft <sup>2</sup> / 130 m <sup>2</sup>	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,699		
<b>Title Number:</b>	EGL4711		
<b>UPRN:</b>	100021392526		

## Local Area

<b>Local Authority:</b>	Havering
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>85</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Energy rating
RM1

C

Valid until 02.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

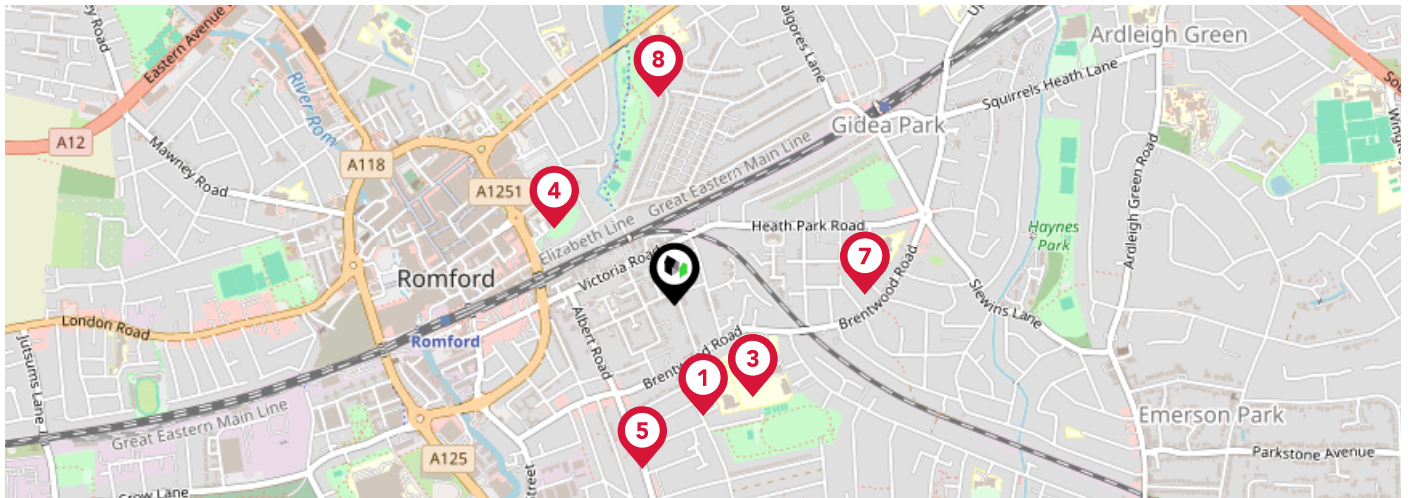
# Property

## EPC - Additional Data

### Additional EPC Data

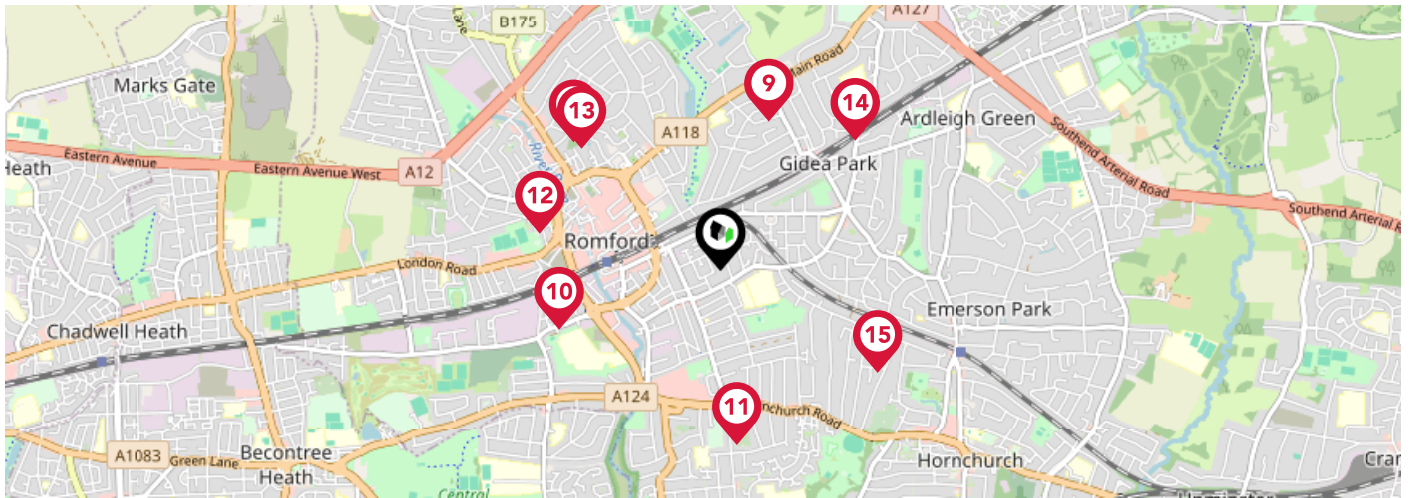
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	130 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hylands Primary School</b> Ofsted Rating: Good   Pupils: 558   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Bridge</b> Ofsted Rating: Good   Pupils: 23   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Frances Bardsley Academy for Girls</b> Ofsted Rating: Good   Pupils: 1354   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bep Academy</b> Ofsted Rating: Good   Pupils: 64   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Raphael Independent School</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Squirrels Heath Junior School</b> Ofsted Rating: Good   Pupils: 360   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Squirrels Heath Infant School</b> Ofsted Rating: Good   Pupils: 248   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Gidea Park Primary School</b> Ofsted Rating: Good   Pupils: 461   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

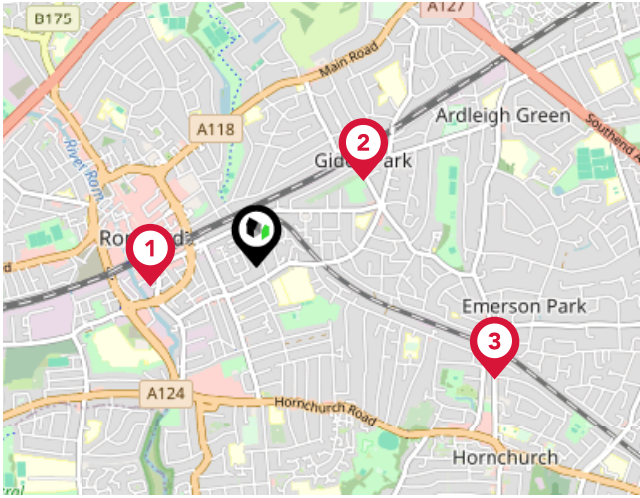
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Gidea Park College</b> Ofsted Rating: Not Rated   Pupils: 133   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Concordia Academy</b> Ofsted Rating: Outstanding   Pupils: 141   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Mawney Foundation School</b> Ofsted Rating: Good   Pupils: 543   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Edward's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Hare Park School</b> Ofsted Rating: Good   Pupils: 166   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Towers Infant School</b> Ofsted Rating: Outstanding   Pupils: 317   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 357   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

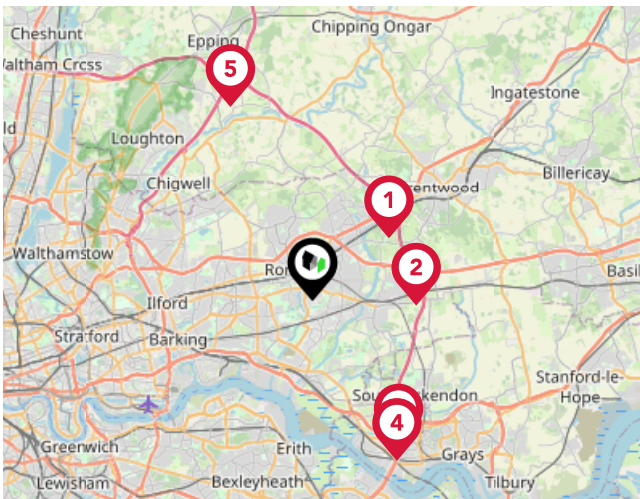
# Area

## Transport (National)



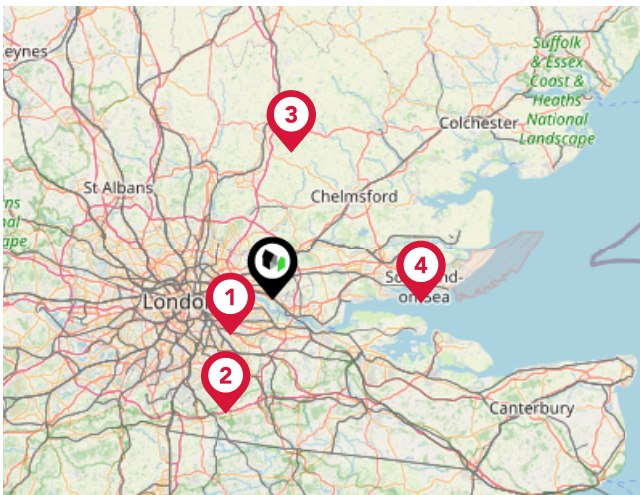
### National Rail Stations

Pin	Name	Distance
1	Romford Rail Station	0.49 miles
2	Gidea Park Rail Station	0.64 miles
3	Emerson Park Rail Station	1.22 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J28	3.68 miles
2	M25 J29	3.88 miles
3	M25 J30	6.24 miles
4	M25 J31	6.71 miles
5	M25 J27	7.74 miles

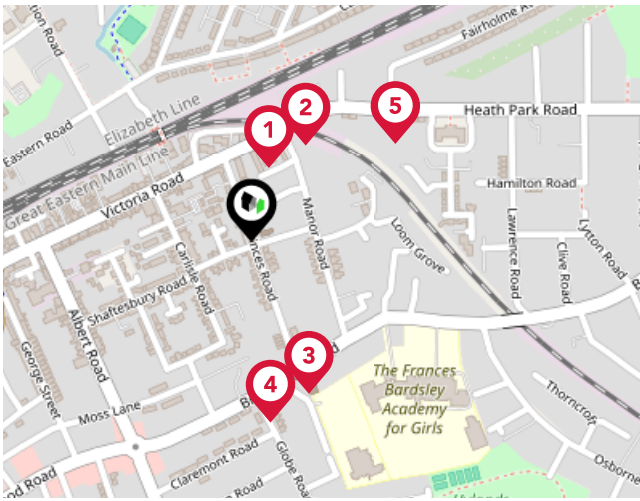


### Airports/Helipads

Pin	Name	Distance
1	London City Airport	8 miles
2	Biggin Hill Airport	18.22 miles
3	London Stansted Airport	21.93 miles
4	London Southend Airport	21.87 miles

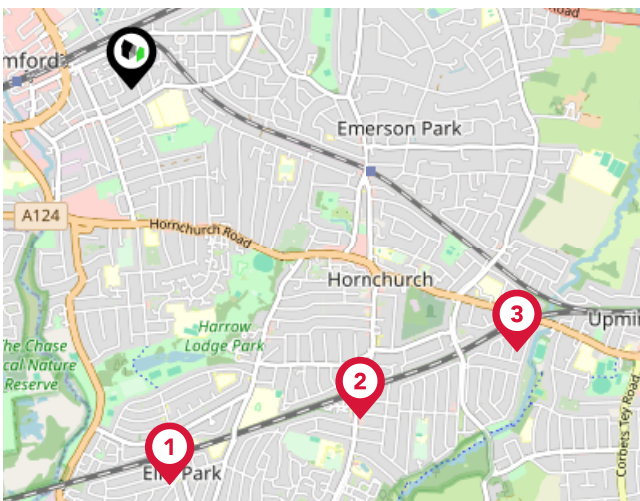
# Area

## Transport (Local)



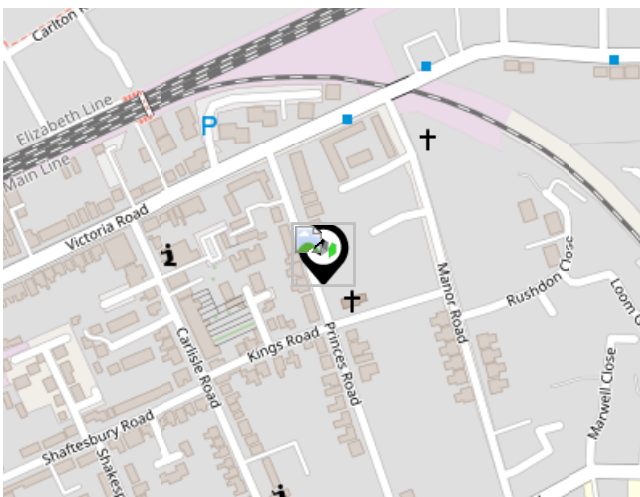
### Bus Stops/Stations

Pin	Name	Distance
1	Manor Road Romford	0.09 miles
2	Manor Road Romford	0.13 miles
3	Princes Road Heath Park	0.19 miles
4	Princes Road Heath Park	0.21 miles
5	Fairholme Avenue	0.2 miles



### Local Connections

Pin	Name	Distance
1	Elm Park Underground Station	1.83 miles
2	Hornchurch Underground Station	1.86 miles
3	Upminster Bridge Underground Station	2.15 miles



### Ferry Terminals

Pin	Name	Distance
1	Woolwich Arsenal Pier	7.73 miles
2	Woolwich Ferry North Pier	7.9 miles





### Griffin

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Griffin are different to other local estate agents in Essex. We conduct our business with a genuine interest in Essex, caring about their local community and getting the best possible price for you.

Griffin have been selling houses locally for over 15 years and have built up an excellent reputation amongst Essex residents.

For those looking to sell their home locally, Griffin offers a free valuation service that allows us to honestly advise sellers on the best price at which to market their home. From there, a dedicated property manager will take care of all viewings and offers to ensure that the process is as stress-free as possible.



### Testimonial 1



Every member of the team I dealt with were amazing (Ellie, Demi, Lorna). Our situation was a tricky one with a lot of emotion so to deal with such lovely humans made our process very positive. Information was shared very promptly which allowed my family and I to focus on the other tricky parts of moving property at short notice. Thank you all so much.

### Testimonial 2



What a breath of fresh air this agency is. Great staff and communication and Alana was always there to help and reply to any advice that we needed. She really did make our experience so much more simple

### Testimonial 3



I'd like to say a big thank you to Robbie. Who helped me and my partner with everything. He was very professional, polite and charismatic. Would definitely recommend Griffin's to friends and Family looking for a home.

### Testimonial 4



Perfect and fully professional service. Abi Taylor is the best real property agent I have ever met in my life. Jane Tolentino is the best mortgage specialist I have ever seen. Great team!



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/griffin.residential.group



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# Griffin

## 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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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



**Griffin**

4-6 Queensgate Centre, Orsett Road,  
Grays, Essex RM17 5DF  
01375 397872  
toni@griffingroup.co.uk  
www.griffingroup.co.uk



Valuation Office  
Agency

