KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15ᵗʰ May 2025

BASIN APPROACH, LONDON, E14

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/

street-view-image

Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	09/12/2002
Floor Area:	860 ft^2 / 79 m^2	**End Date:**	24/06/2198
Plot Area:	0.1 acres	**Lease Term:**	200 years (less 3 days) from 24 June 1998
Year Built :	1996-2002		
Council Tax :	Band F	**Term Remaining:**	173 years
Annual Estimate:	£2,534		
Title Number:	EGL458098		

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)

19 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
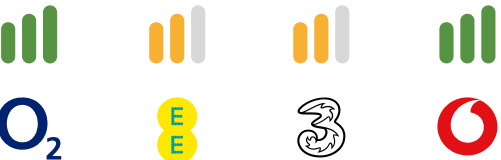
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✖ Virgin media

Freehold Title Plan
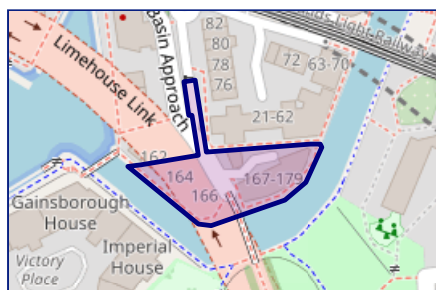
NGL92934

Leasehold Title Plan
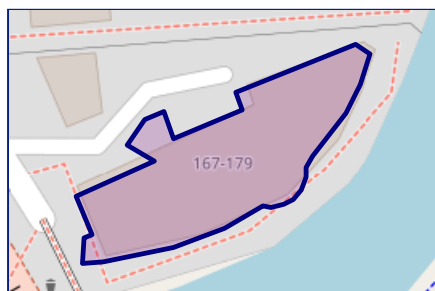
EGL458098

Start Date:	09/12/2002
End Date:	24/06/2198
Lease Term:	200 years (less 3 days) from 24 June 1998
Term Remaining:	173 years

Basin Approach, E14

Energy rating

D

Valid until 02.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 | C
55-68	D	63 | D	
39-54	E		
21-38	F		
1-20	G		

Powered by
sprift
Know any property instantly
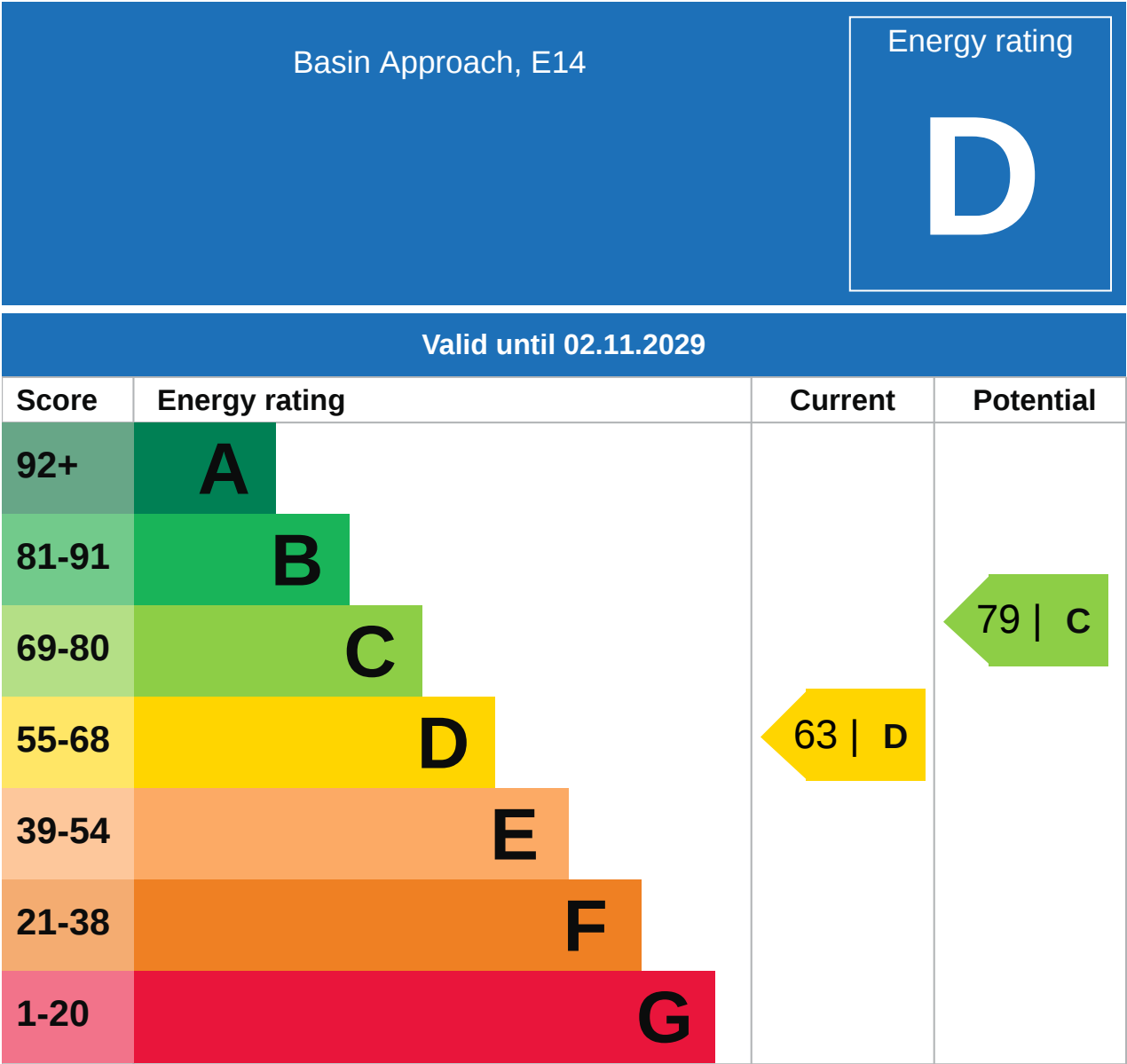
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 15% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	79 m^2

Market
Sold in Street

175, Basin Approach, London, E14 7JS

Last Sold Date:	04/12/2024	19/03/2019	01/07/2006	18/12/2002
Last Sold Price:	£672,500	£640,000	£390,000	£345,000

171, Basin Approach, London, E14 7JS

Last Sold Date:	26/09/2014	21/07/2010
Last Sold Price:	£610,000	£425,000

169, Basin Approach, London, E14 7JS

Last Sold Date:	31/03/2014
Last Sold Price:	£561,500

173, Basin Approach, London, E14 7JS

Last Sold Date:	06/09/2012
Last Sold Price:	£522,500

176, Basin Approach, London, E14 7JS

Last Sold Date:	07/05/2010	22/02/2008	17/12/2002
Last Sold Price:	£835,000	£850,000	£590,000

174, Basin Approach, London, E14 7JS

Last Sold Date:	24/03/2006	11/12/2002
Last Sold Price:	£362,500	£340,000

170, Basin Approach, London, E14 7JS

Last Sold Date:	05/12/2002
Last Sold Price:	£385,000

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

Powered by
4prift
Know any property instantly

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in E14
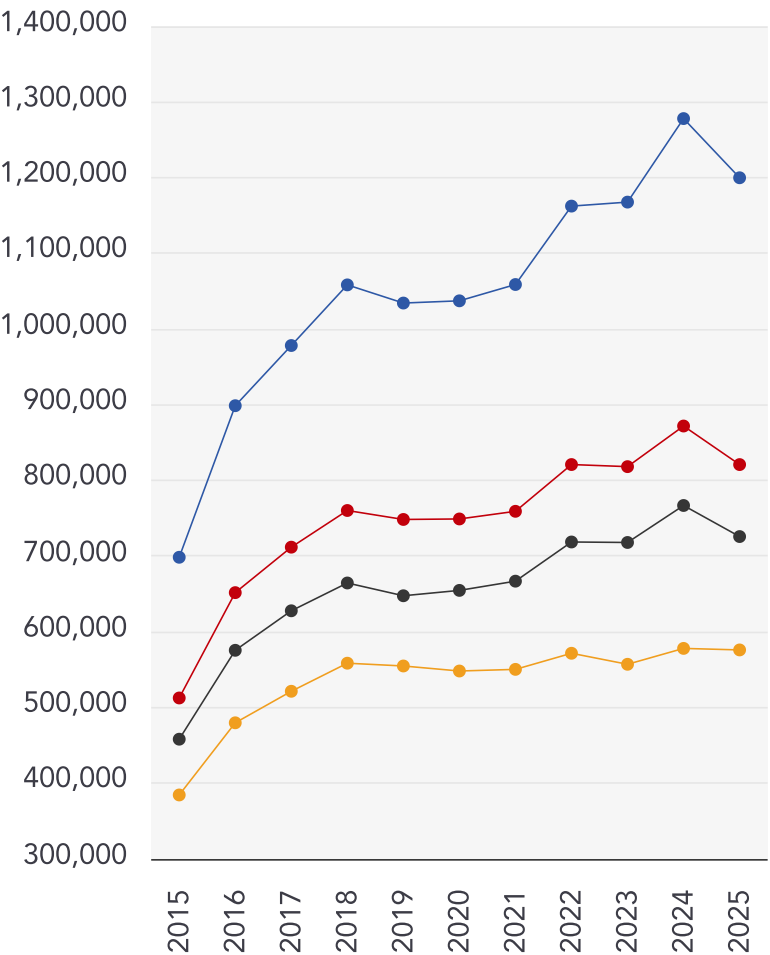
Detached
+71.76%

Semi-Detached
+60.13%

Terraced
+58.41%

Flat
+49.81%

KFB - Key Facts For Buyers

This map displays nearby coal mine entrances and their classifications.
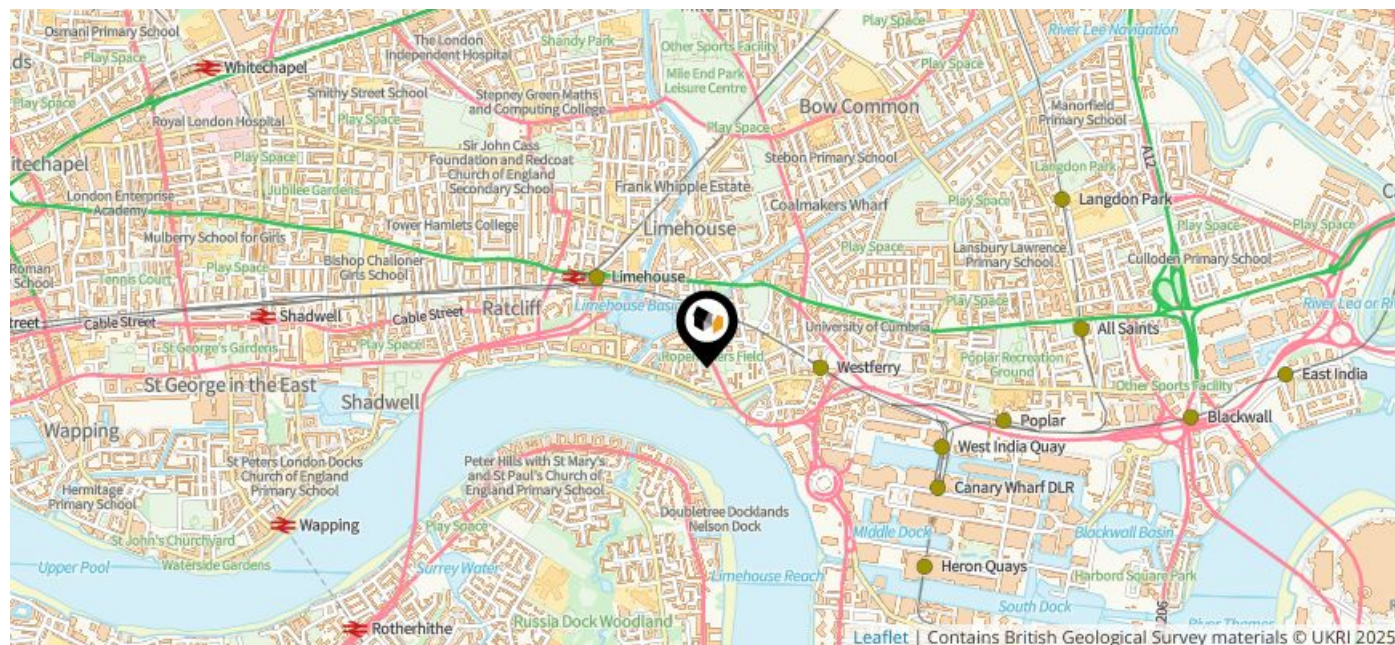
Mine Entry

✕   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.
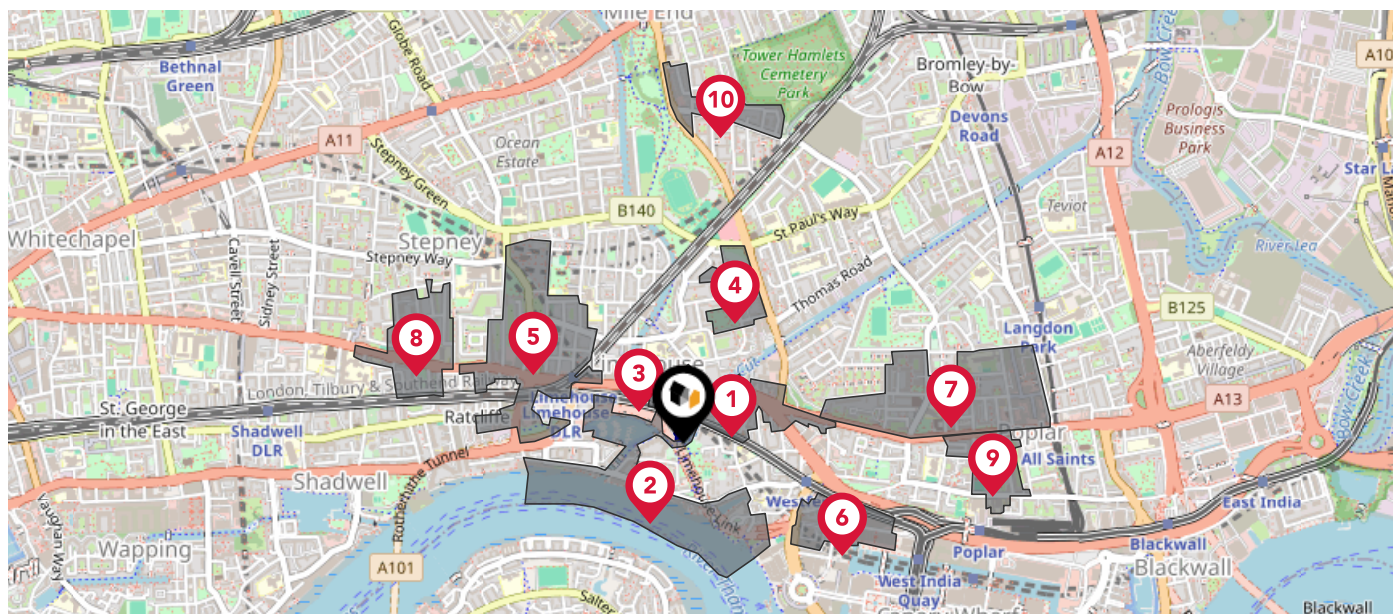
Nearby Conservation Areas

1	St Anne's Church
2	Narrow Street
3	Lowell Street
4	Brickfield Gardens
5	York Square
6	West India Dock
7	Lansbury
8	Albert Gardens
9	St Matthias' Church
10	Ropery Street

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
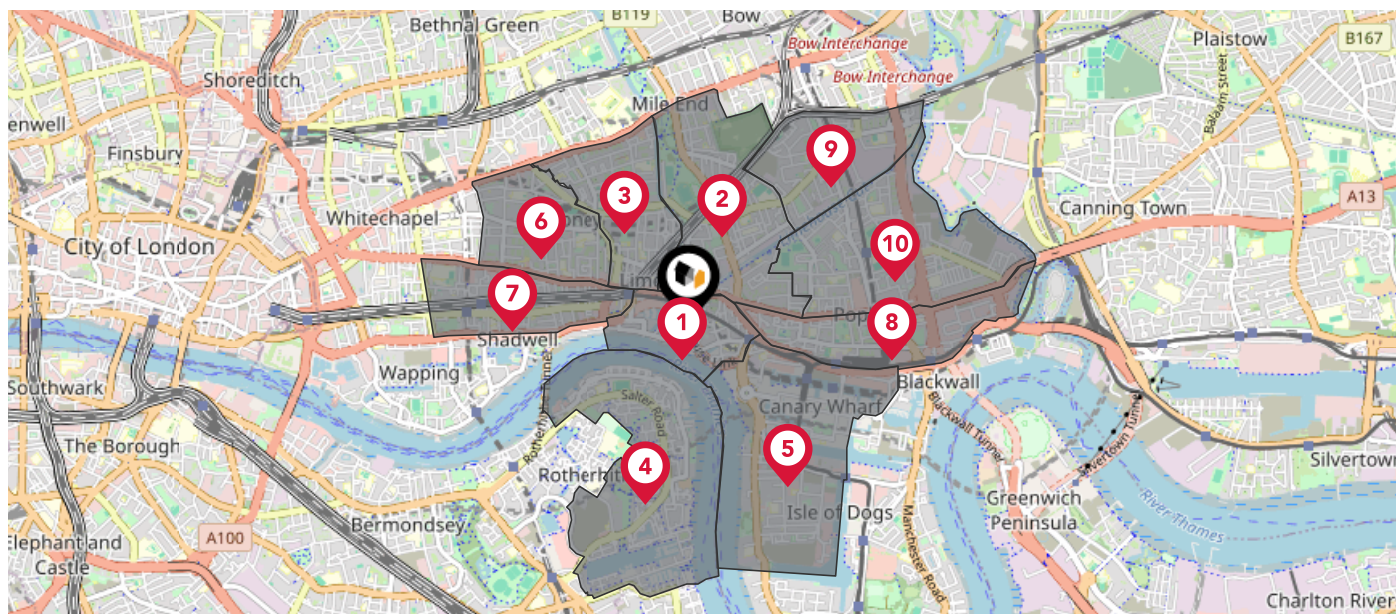
Nearby Council Wards	
1	Limehouse Ward
2	Mile End Ward
3	St. Dunstan's Ward
4	Surrey Docks Ward
5	Canary Wharf Ward
6	Stepney Green Ward
7	Shadwell Ward
8	Poplar Ward
9	Bromley South Ward
10	Lansbury Ward

Powered by
sprift
Know any property instantly

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
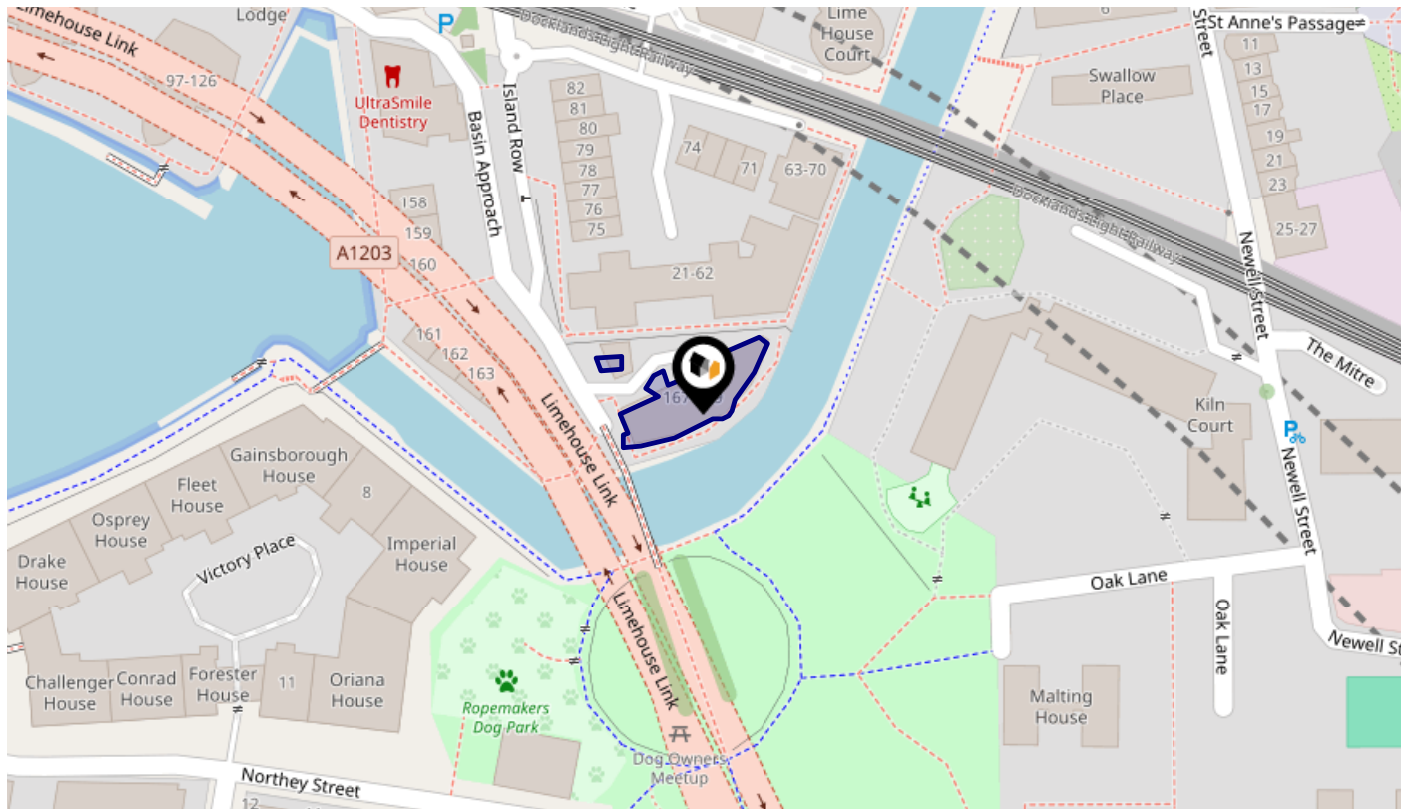
Rail Noise Data

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:

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	🟦

Powered by
prift
Know any property instantly

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.
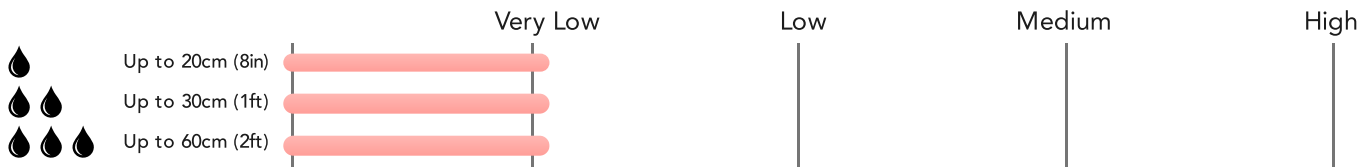

Risk Rating: Very low

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.

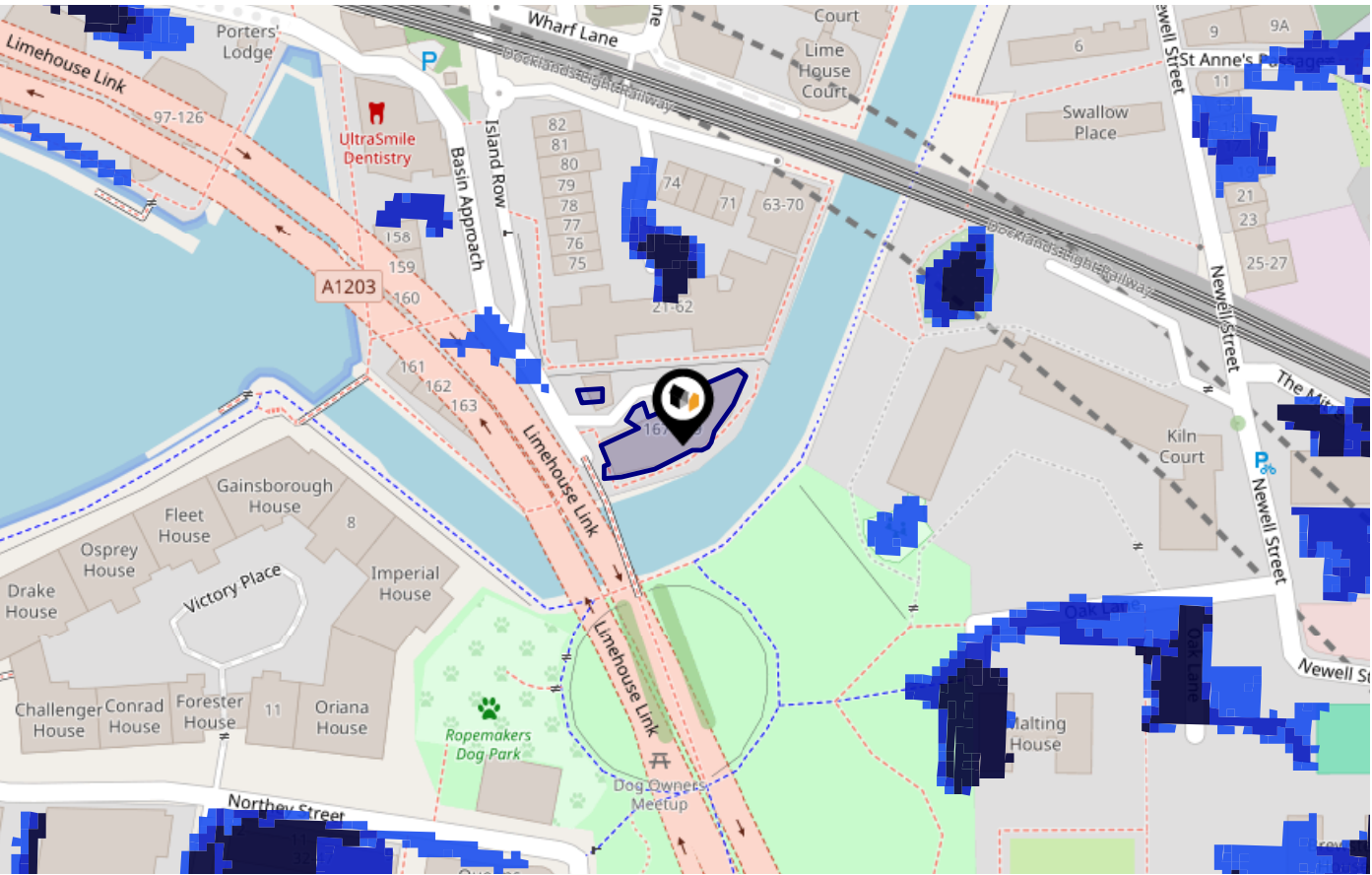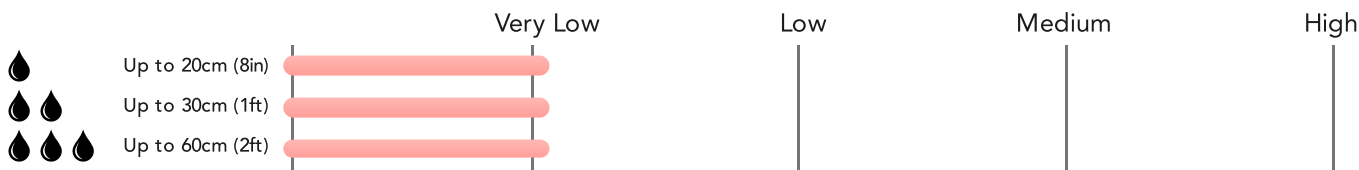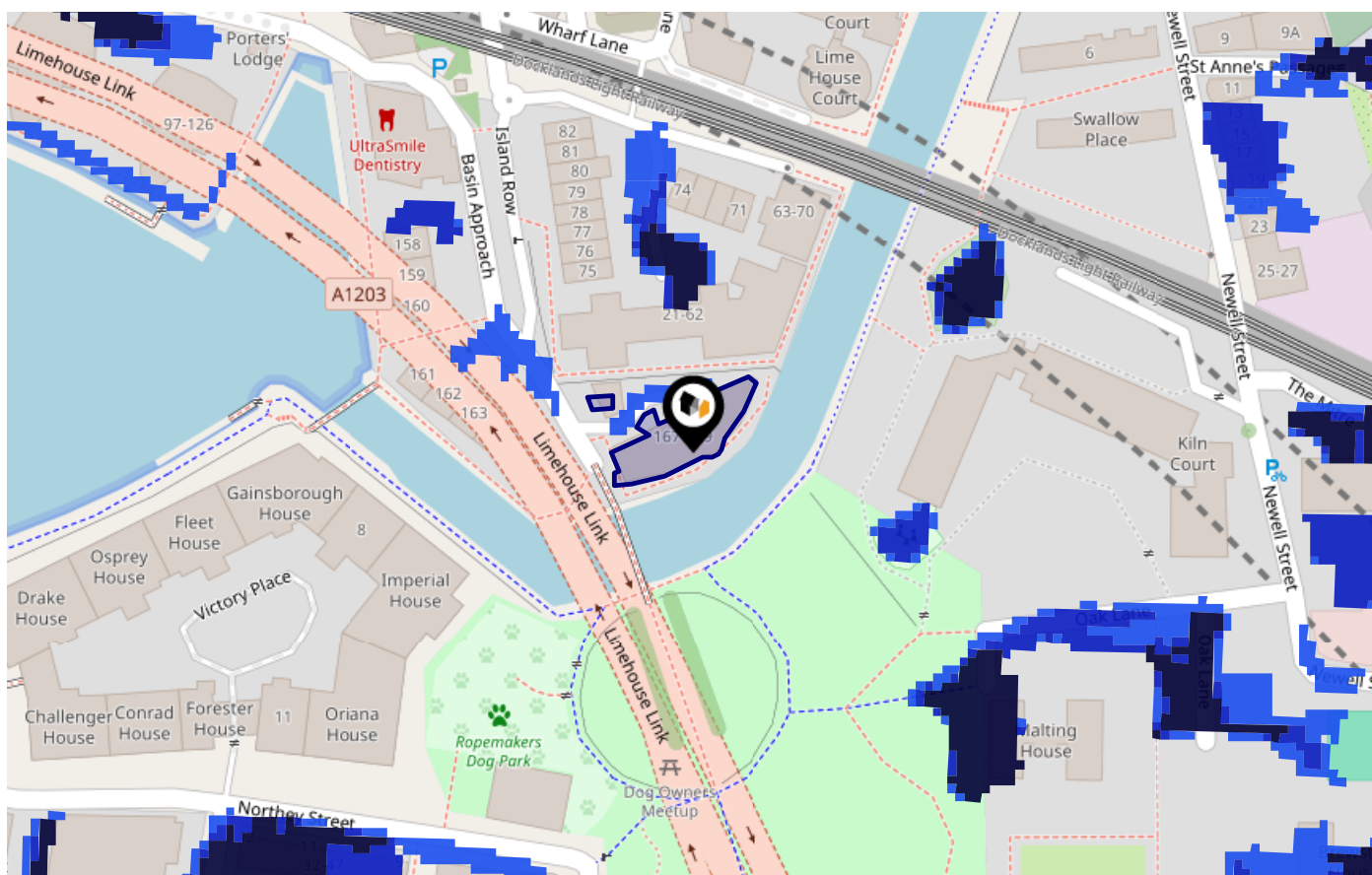Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Powered by sprift
Know any property instantly

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.
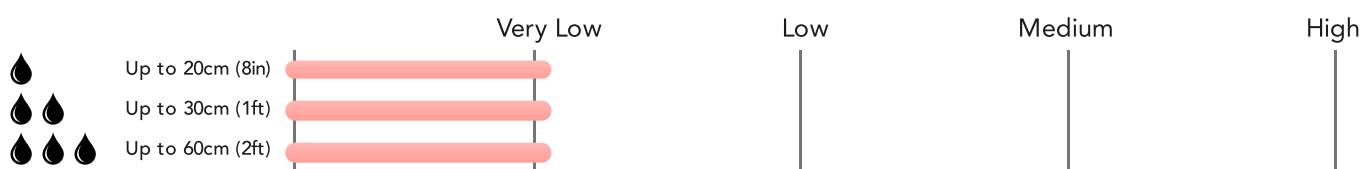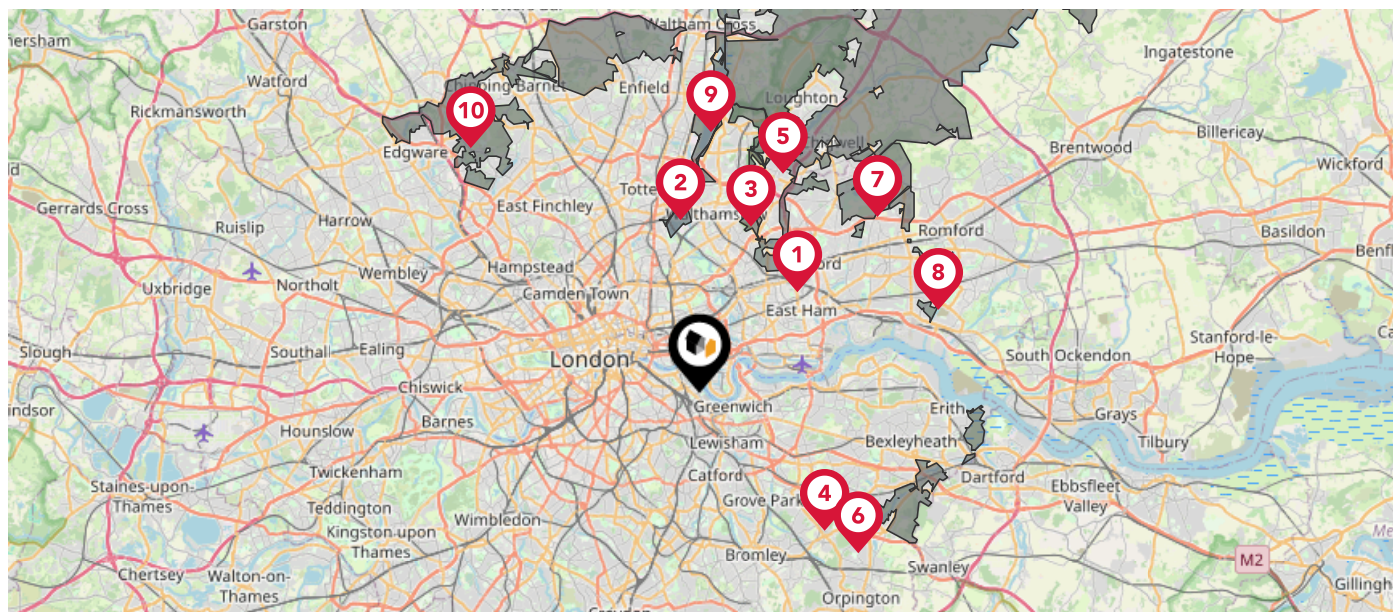

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Powered by
prift
Know any property instantly

Flood Risk
Surface Water - Flood Risk

EweMove
SALES AND LETTINGS

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:

		Very Low	Low	Medium	High
🖤	Up to 20cm (8in)				
🖤🖤	Up to 30cm (1ft)				
🖤🖤🖤	Up to 60cm (2ft)				

Powered by
4prift
Know any property instantly

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

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Powered by
prift
Know any property instantly

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 - Redbridge

8 London Green Belt - Barking and Dagenham

9 London Green Belt - Enfield

10 London Green Belt - Barnet

Powered by
sprift
Know any property instantly

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.
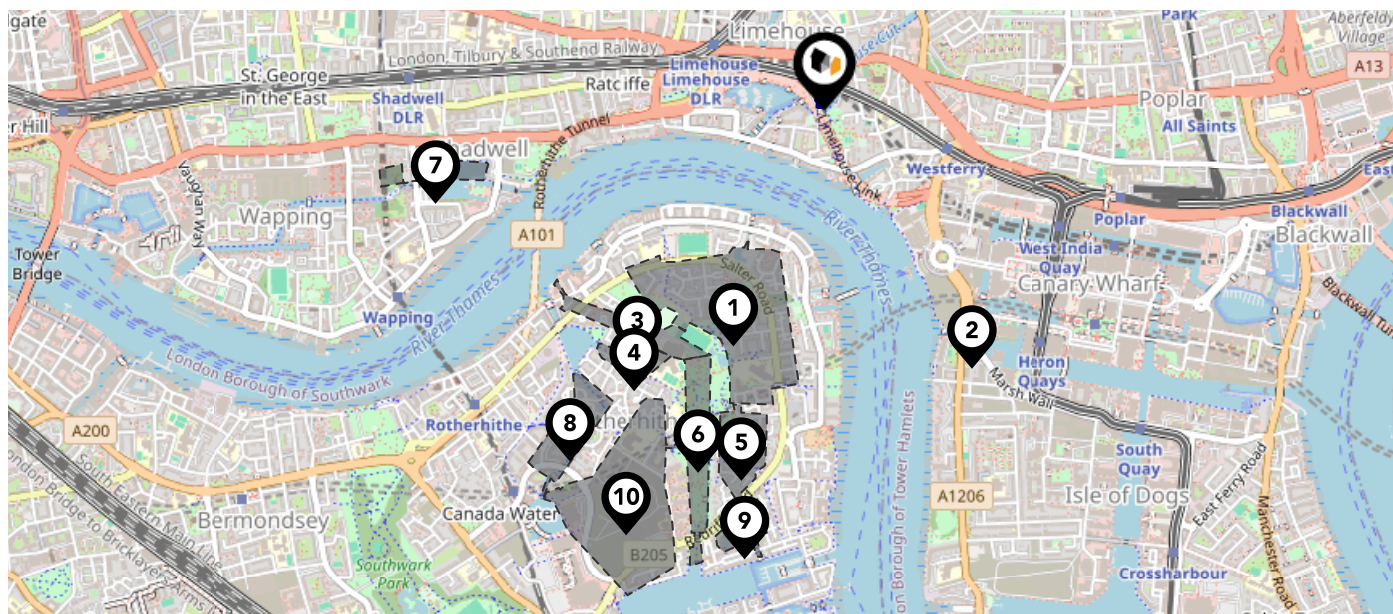
Nearby Landfill Sites		
1	Lavender Dock-Rotherhithe, Bermondsey, London	Historic Landfill
2	Western Dock-Poplar, Tower Hamlets, London	Historic Landfill
3	Island Dock-Rotherhithe, Bermondsey, London	Historic Landfill
4	Stave Dock-Rotherhithe, Bermondsey, London	Historic Landfill
5	Lady Dock-Rotherhithe, Bermondsey, London	Historic Landfill
6	Russia Dock-Rotherhithe, Bermondsey, London	Historic Landfill
7	Shadwell Basin-Eastern Dock, E1, London	Historic Landfill
8	Albion Dock-Rotherhithe, Bermondsey, London	Historic Landfill
9	Norway Dock-Rotherhithe, Bermondsey, London	Historic Landfill
10	Quebec Dock-Rotherhithe, Bermondsey, London	Historic Landfill

Powered by
sprift
Know any property instantly

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
① 1260573 - The Grapes Public House	Grade II	0.1 miles
② 1357808 - Church Of St Annes	Grade I	0.1 miles
③ 1357807 - Limehouse District Library	Grade II	0.1 miles
④ 1241666 - Railway Viaduct To North Of Regents Canal Dock Between And Including Branch Road Bridge And Limehouse Cut Up To Three Colt Street	Grade II	0.1 miles
⑤ 1031537 - Pyramid Monument Approximately 25 Metres North West Of St Annes Limehouse Parish Church	Grade II	0.1 miles
⑥ 1260541 - British Sailors Society	Grade II	0.1 miles
⑦ 1261219 - Gate Piers And Iron Railings At Limehouse District Library	Grade II	0.1 miles
⑧ 1065830 - Limehouse Church Institute	Grade II	0.1 miles
⑨ 1065234 - Garden Wall To Former St Anne's Rectory	Grade II	0.1 miles
⑩ 1065235 - Church Yard Walls, Railings, Gates And Gate Piers At St Anne's Church	Grade II	0.1 miles

Area
Schools
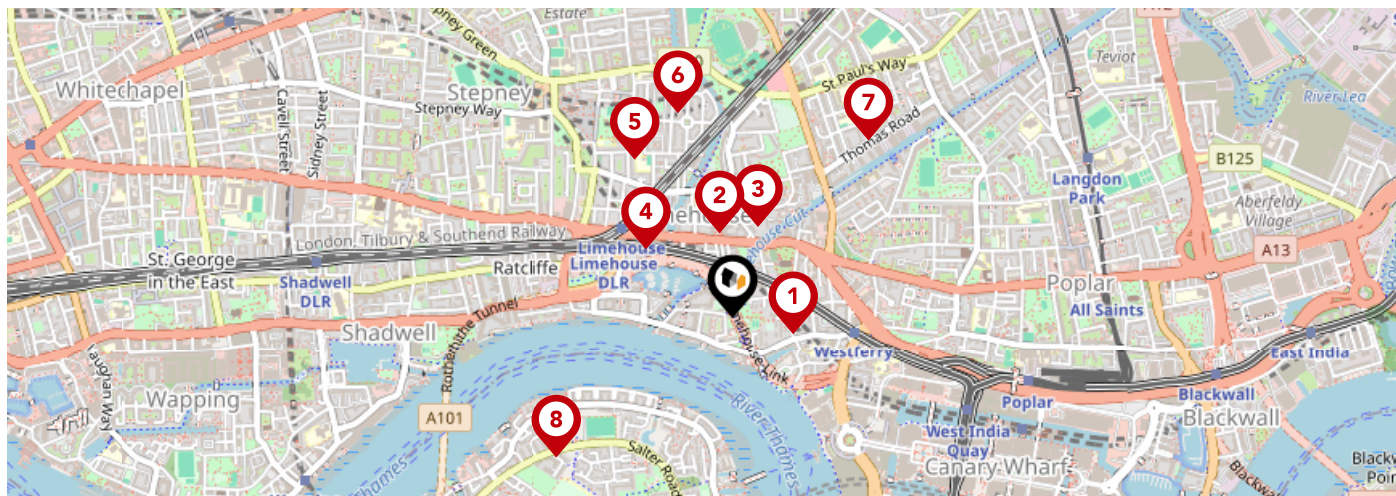
	Nursery	Primary	Secondary	College	Private
1 Cyril Jackson Primary School Ofsted Rating: Outstanding | Pupils: 456 | Distance:0.14	☐	☑	☐	☐	☐
2 Sir William Burrough Primary School Ofsted Rating: Requires improvement | Pupils: 344 | Distance:0.2	☐	☑	☐	☐	☐
3 Stepney Greencoat Church of England Primary School Ofsted Rating: Good | Pupils: 167 | Distance:0.22	☐	☑	☐	☐	☐
4 Stephen Hawking School Ofsted Rating: Outstanding | Pupils: 95 | Distance:0.25	☐	☑	☐	☐	☐
5 Cayley Primary School Ofsted Rating: Good | Pupils: 480 | Distance:0.43	☐	☑	☐	☐	☐
6 Halley Primary School Ofsted Rating: Good | Pupils: 210 | Distance:0.49	☐	☑	☐	☐	☐
7 Stebon Primary School Ofsted Rating: Outstanding | Pupils: 691 | Distance:0.52	☐	☑	☐	☐	☐
8 Peter Hills with St Mary's and St Paul's CofE Primary School Ofsted Rating: Good | Pupils: 130 | Distance:0.52	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**St Paul with St Luke CofE Primary School** Ofsted Rating: Good | Pupils: 199 | Distance:0.52	☐	☑	☐	☐	☐
10	**Mayflower Primary School** Ofsted Rating: Outstanding | Pupils: 404 | Distance:0.55	☐	☑	☐	☐	☐
11	**Our Lady and St Joseph Catholic Primary School** Ofsted Rating: Good | Pupils: 435 | Distance:0.59	☐	☑	☐	☐	☐
12	**Stepney All Saints Church of England Secondary School** Ofsted Rating: Outstanding | Pupils: 1367 | Distance:0.6	☐	☐	☑	☐	☐
13	**Marion Richardson Primary School** Ofsted Rating: Outstanding | Pupils: 468 | Distance:0.61	☐	☑	☐	☐	☐
14	**Lansbury Lawrence Primary School** Ofsted Rating: Outstanding | Pupils: 447 | Distance:0.63	☐	☑	☐	☐	☐
15	**Redriff Primary School** Ofsted Rating: Outstanding | Pupils: 496 | Distance:0.64	☐	☑	☐	☐	☐
16	**St Paul's Way Trust School** Ofsted Rating: Good | Pupils: 1877 | Distance:0.65	☐	☑	☑	☐	☐

Local Area
Masts & Pylons
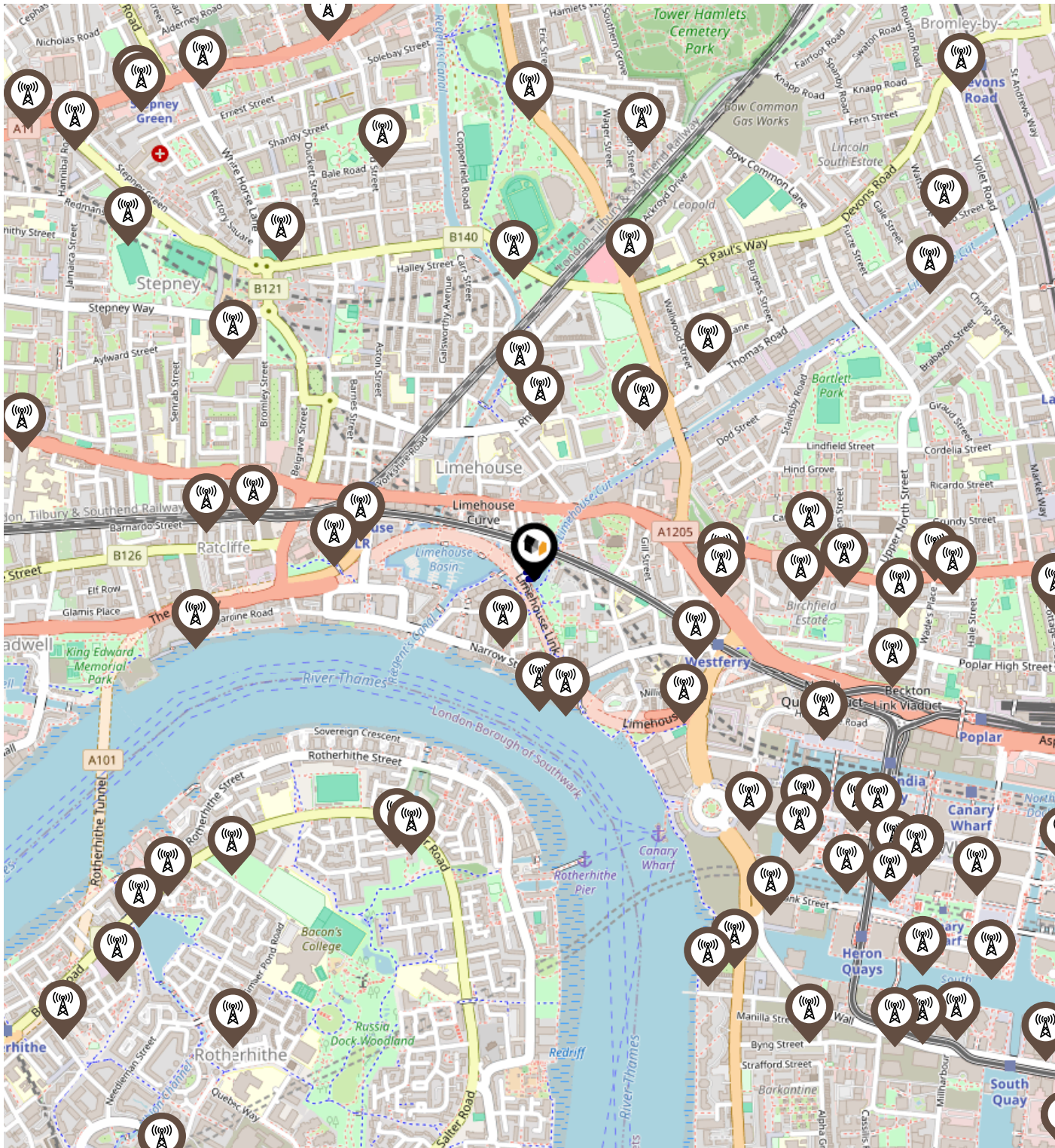
Key:

Power Pylons

Communication Masts

KFB - Key Facts For Buyers

Powered by
sprift
Know any property instantly

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).
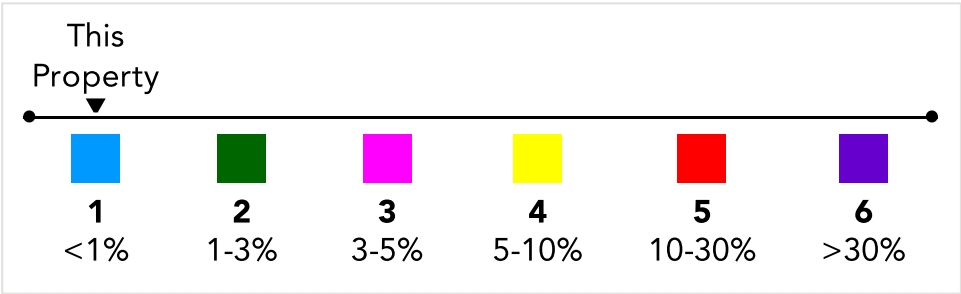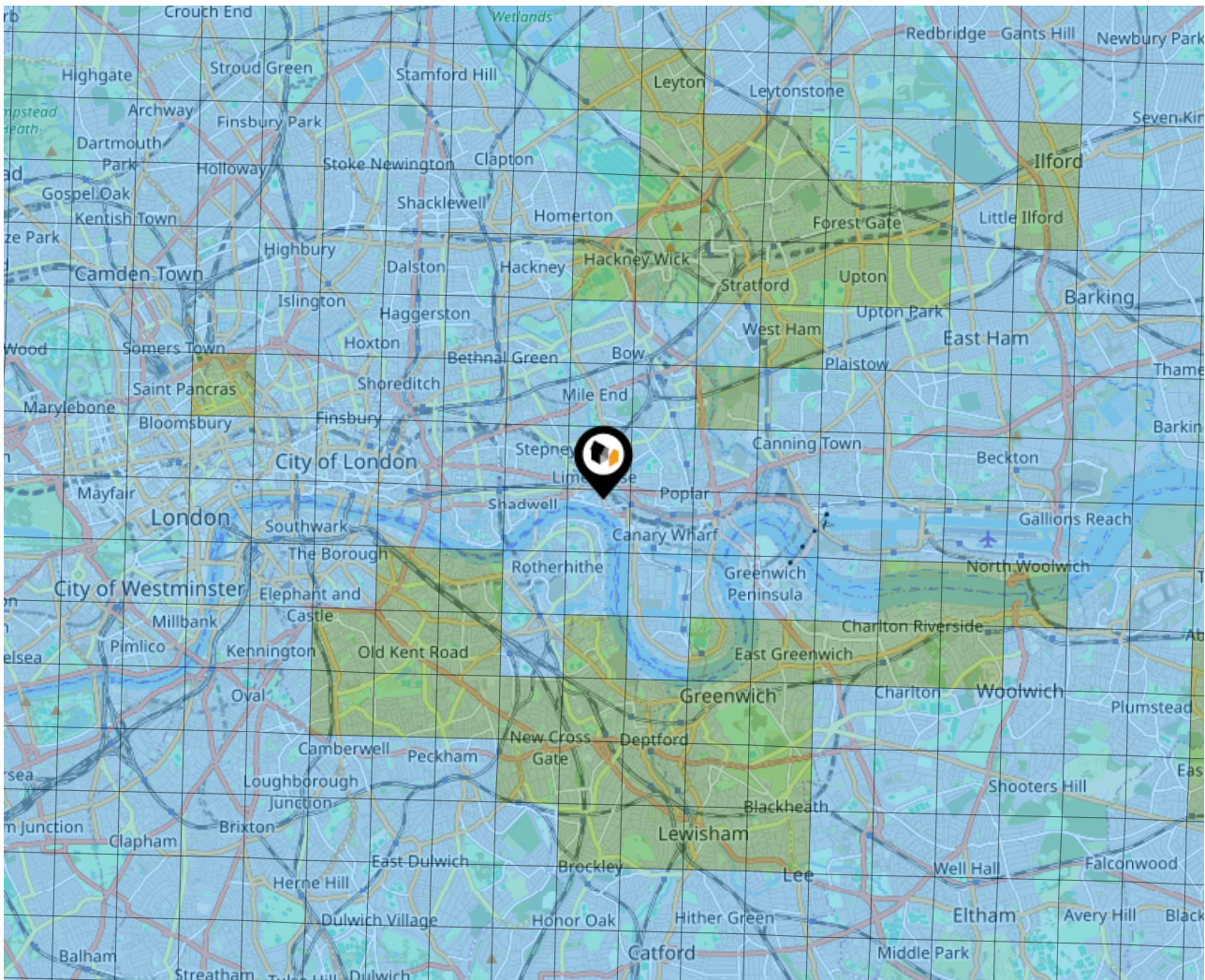
	This Property				
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
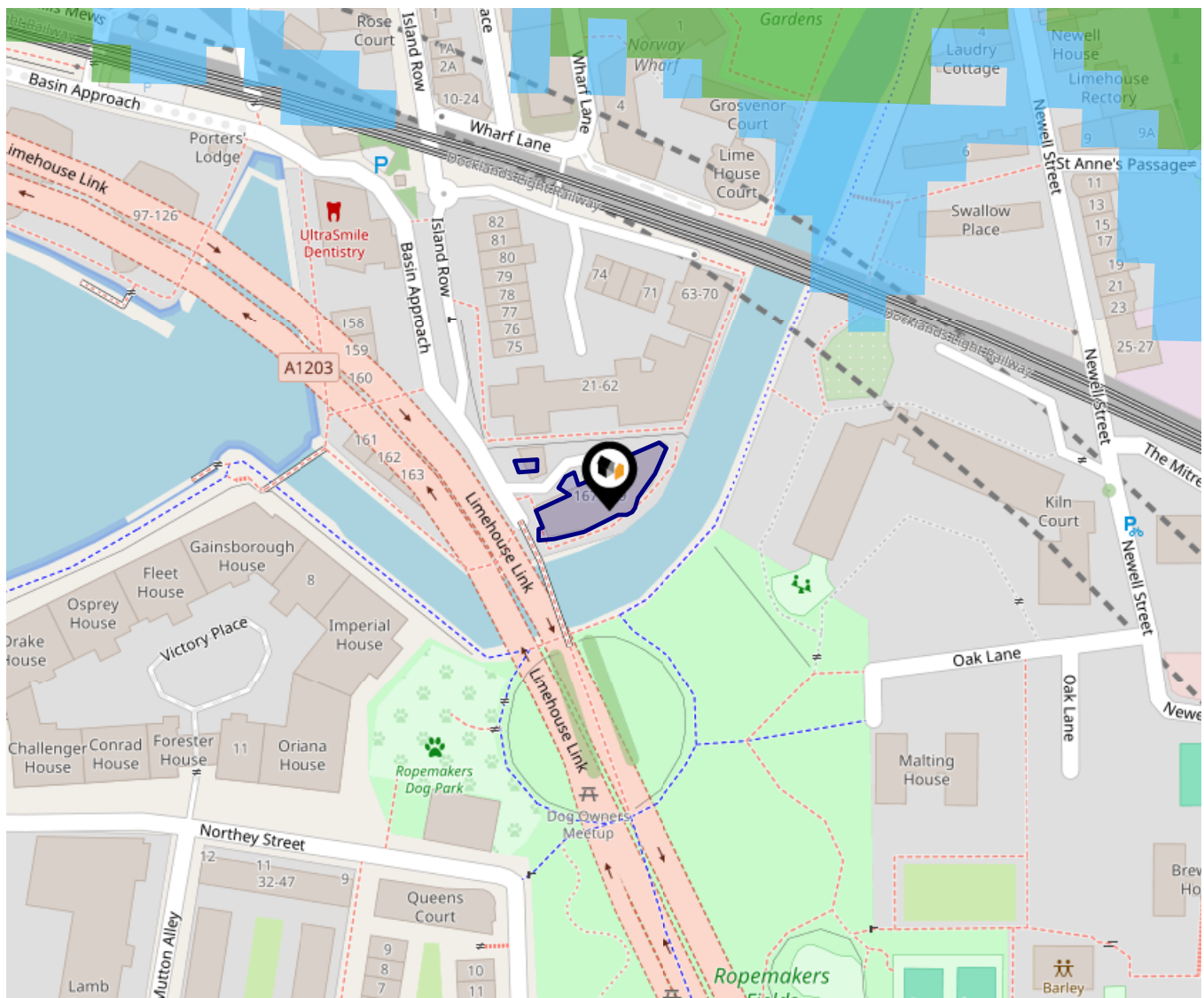
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

Powered by
sprift
Know any property instantly

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		
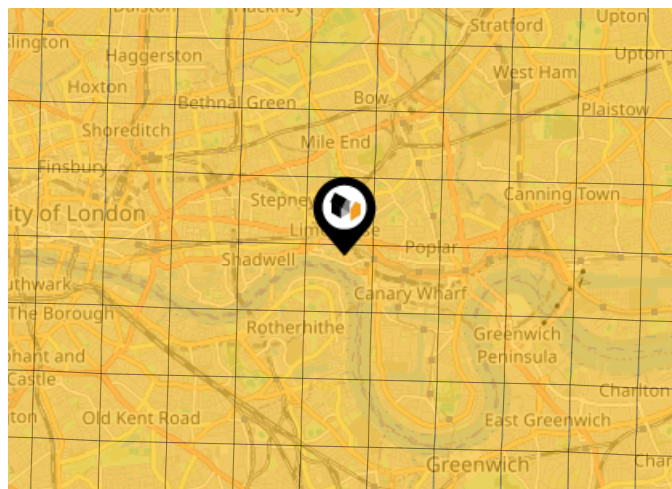
Primary Classifications (Most Common Clay Types)

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
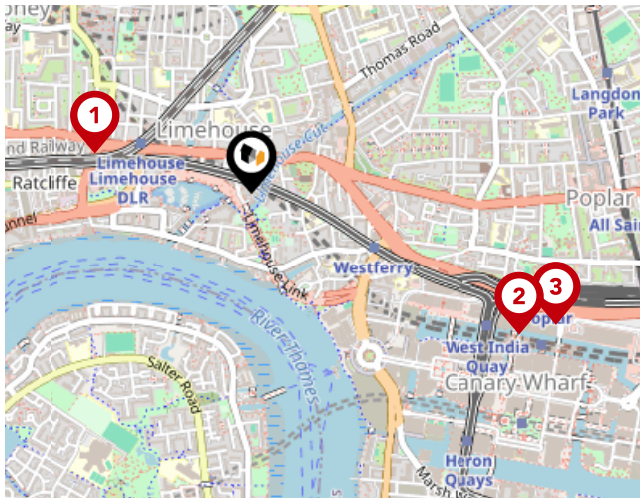
National Rail Stations

Pin	Name	Distance
1	Limehouse Rail Station	0.37 miles
2	Canary Wharf	0.7 miles
3	Canary Wharf Rail Station	0.76 miles
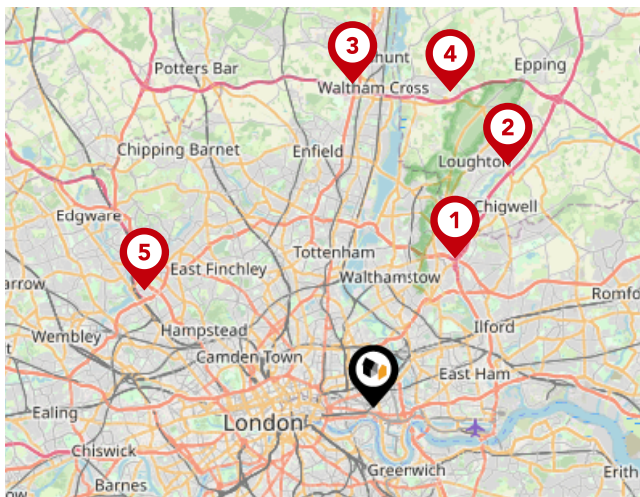
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	6.22 miles
2	M11 J5	10.19 miles
3	M25 J25	11.94 miles
4	M25 J26	11.94 miles
5	M1 J1	9.48 miles
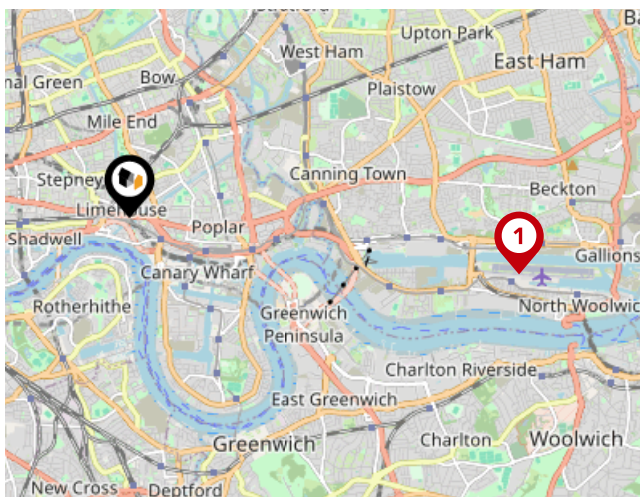
Airports/Helipads

Pin	Name	Distance
1	Silvertown	3.62 miles
2	Leaves Green	12.65 miles
3	Heathrow Airport Terminal 4	18.2 miles
4	Heathrow Airport	18.25 miles

Powered by
sprift
Know any property instantly
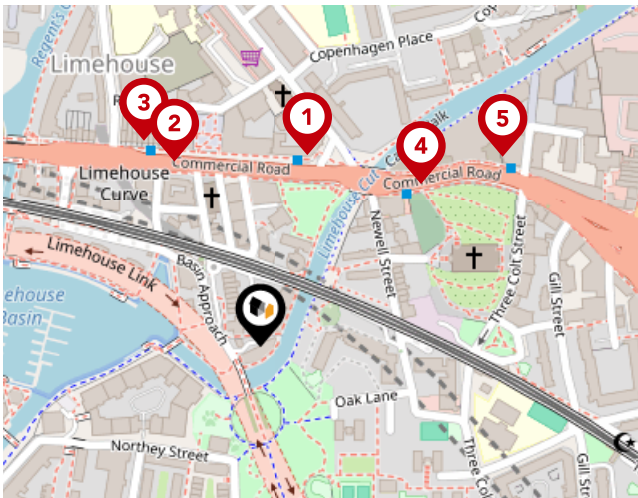
Bus Stops/Stations

Pin	Name	Distance
1	Salmon Lane	0.11 miles
2	Lowell Street	0.12 miles
3	Lowell Street	0.14 miles
4	Limehouse Town Hall	0.13 miles
5	Burdett Road	0.18 miles
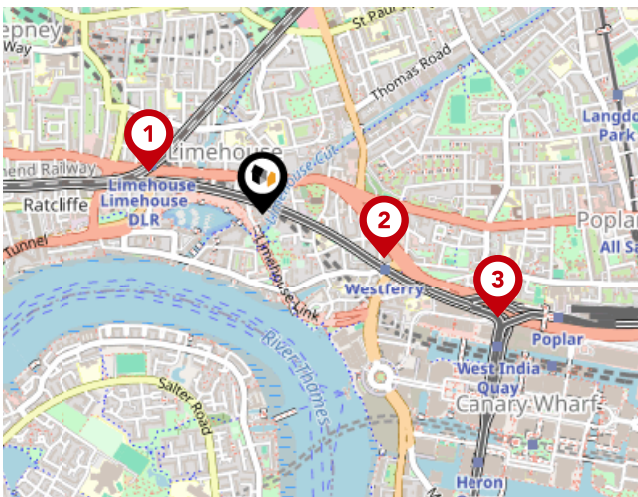
Local Connections

Pin	Name	Distance
1	Limehouse DLR Station	0.28 miles
2	Westferry DLR Station	0.3 miles
3	West India Quay DLR Station	0.59 miles
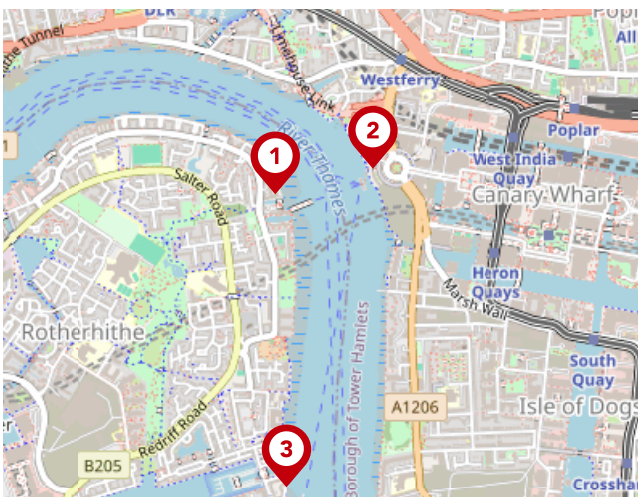
Ferry Terminals

Pin	Name	Distance
1	Doubletree Docklands Nelson Dock Pier	0.44 miles
2	Canary Wharf Pier	0.44 miles
3	Greenland Surrey Quays Pier	1.11 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.

Powered by
prift
Know any property instantly

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		⬛ /ewemove	
⬛ /ewemove		⬛ /company/ewemove	

Powered by **sprift**
Know any property instantly

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.

Powered by

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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/