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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 09<sup>th</sup> June 2025**



**SAPPHIRE COURT, 1, ENSIGN STREET, LONDON, E1**

**Price Estimate :** £500,000

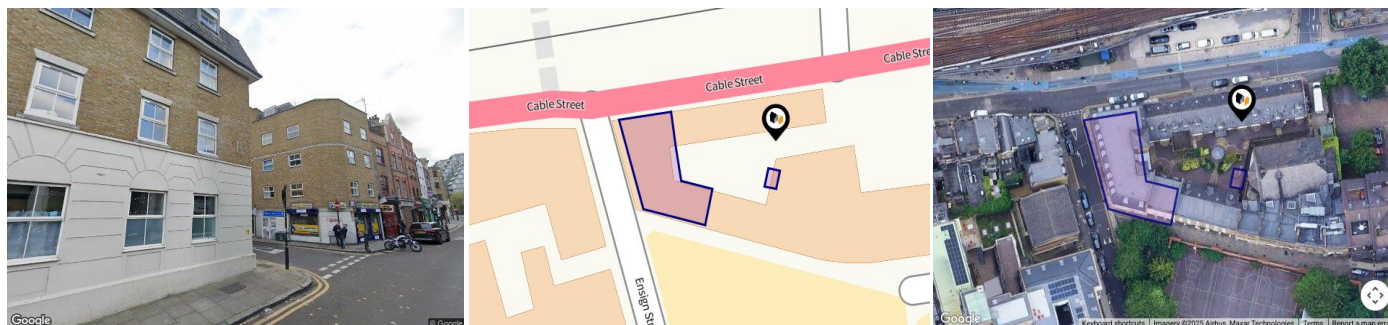
## **Ewemove Wapping and Bow**

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

020 3866 7070

adrian.johnston@ewemove.com

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





## Property

<b>Type:</b>	Flat / Maisonette	<b>Price Estimate:</b>	£500,000
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>	<b>Start Date:</b>	17/06/1999
<b>Plot Area:</b>	0.09 acres	<b>End Date:</b>	24/07/2997
<b>Year Built :</b>	1999	<b>Lease Term:</b>	999 years from 24.7.1998
<b>Council Tax :</b>	Band F	<b>Term Remaining:</b>	972 years
<b>Annual Estimate:</b>	£2,534		
<b>Title Number:</b>	EGL394253		

## Local Area

<b>Local Authority:</b>	Tower hamlets
<b>Conservation Area:</b>	Wiltons Music Hall
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

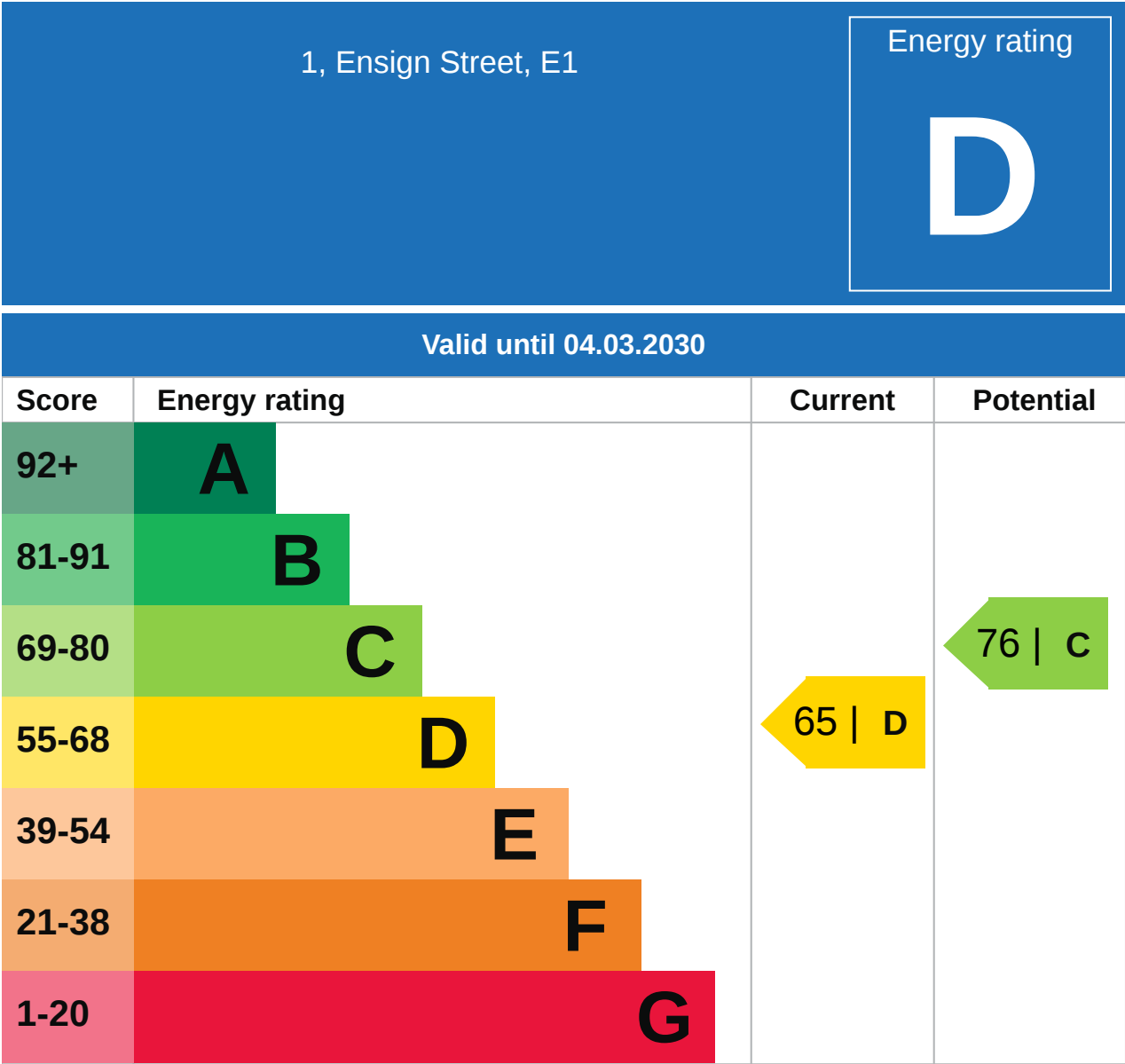
<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:





## Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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>	(another dwelling below)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

## Flat 10, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	02/02/2024	08/12/2005	27/11/2003	28/07/1998
Last Sold Price:	£470,000	£275,000	£245,000	£159,995

## Flat 8, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	18/02/2022	20/11/2009	01/09/2006	24/07/1998
Last Sold Price:	£475,000	£300,000	£315,000	£155,000

## Flat 19, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	31/07/2020	01/09/1998
Last Sold Price:	£485,000	£169,995

## Flat 27, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	19/07/2019	06/03/2014	19/10/2012	18/12/1998
Last Sold Price:	£645,000	£695,000	£547,000	£210,000

## Flat 30, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	13/05/2019	16/06/2014	26/02/1999
Last Sold Price:	£530,000	£535,000	£160,000

## Flat 3, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	22/05/2018	03/04/2007	20/09/2004	03/12/1998
Last Sold Price:	£800,000	£465,000	£325,000	£225,000

## Flat 22, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	29/03/2016	18/06/1999
Last Sold Price:	£750,000	£155,000

## Flat 1, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	27/11/2015	29/06/1998
Last Sold Price:	£435,000	£116,995

## Flat 21, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	29/07/2014	30/04/2002
Last Sold Price:	£470,000	£235,000

## Flat 18, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	30/05/2014	10/08/2007	30/05/2006	14/11/2003	24/05/2002	30/06/2000
Last Sold Price:	£470,500	£336,000	£335,000	£233,000	£249,000	£175,000

## Flat 14, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	31/01/2014	22/03/2002	18/05/2001	20/08/1998
Last Sold Price:	£420,000	£235,000	£213,500	£165,995

## Flat 15, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	29/06/2012	31/08/2007	06/11/2003	14/01/2000	30/10/1998
Last Sold Price:	£630,000	£425,000	£295,000	£230,000	£217,500

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

## Flat 6, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	07/06/2012	01/10/2000	09/10/1998
Last Sold Price:	£330,000	£155,000	£130,000

## Flat 29, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	21/12/2007	04/11/1998
Last Sold Price:	£370,000	£170,000

## Flat 5, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	15/12/2006	02/08/2002	31/07/1998
Last Sold Price:	£304,000	£245,000	£145,000

## Flat 9, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	14/07/2006	31/07/1998
Last Sold Price:	£230,000	£112,995

## Flat 28, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	12/01/2006	07/01/2000
Last Sold Price:	£300,000	£210,000

## Flat 16, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	19/08/2005	27/08/1998
Last Sold Price:	£260,000	£159,995

## Flat 26, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	30/07/2004	28/05/1998
Last Sold Price:	£195,000	£115,995

## Flat 4, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	19/12/2002	10/09/2000	26/02/1999
Last Sold Price:	£149,625	£232,000	£195,000

## Flat 2, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	14/04/2000	06/08/1999	30/06/1998
Last Sold Price:	£144,000	£120,000	£114,995

## Flat 25, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	08/09/1999	28/05/1998
Last Sold Price:	£133,500	£113,995

## Flat 23, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	19/08/1999	26/06/1998
Last Sold Price:	£126,000	£112,995

## Flat 7, Sapphire Court, 1, Ensign Street, London, E1 8JQ

Last Sold Date:	01/10/1998
Last Sold Price:	£109,995

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



**Flat 20, Sapphire Court, 1, Ensign Street, London, E1 8JQ**

Last Sold Date: 01/10/1998  
Last Sold Price: £158,995

**Flat 11, Sapphire Court, 1, Ensign Street, London, E1 8JQ**

Last Sold Date: 11/09/1998  
Last Sold Price: £162,995

**Flat 17, Sapphire Court, 1, Ensign Street, London, E1 8JQ**

Last Sold Date: 11/09/1998  
Last Sold Price: £165,995

**Flat 12, Sapphire Court, 1, Ensign Street, London, E1 8JQ**

Last Sold Date: 01/09/1998  
Last Sold Price: £152,000

**Flat 24, Sapphire Court, 1, Ensign Street, London, E1 8JQ**

Last Sold Date: 26/06/1998  
Last Sold Price: £113,995

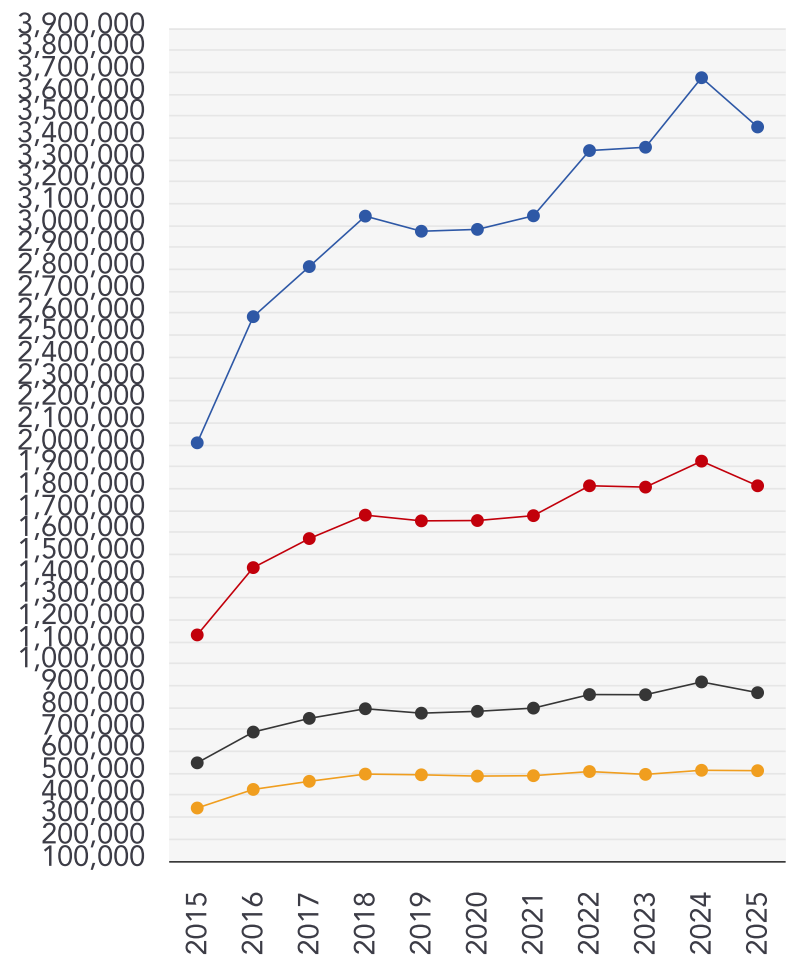
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in E1



Detached

**+71.76%**

Semi-Detached

**+60.13%**

Terraced

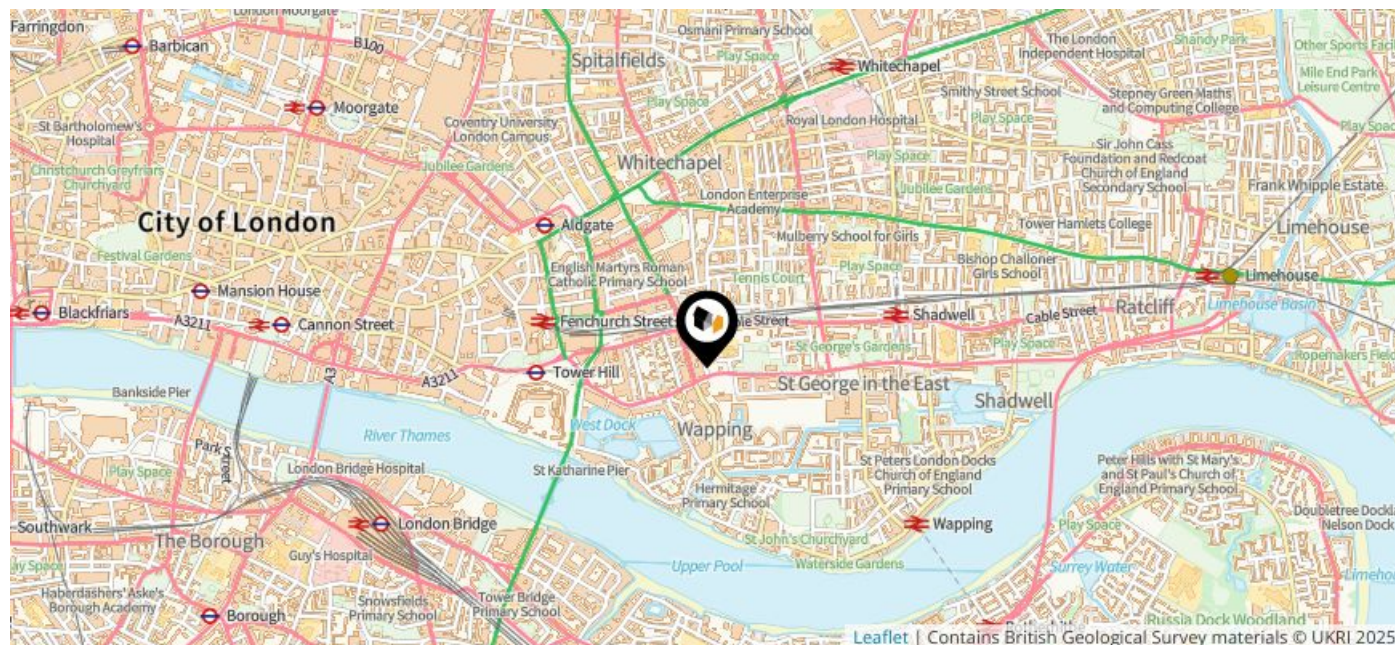
**+58.41%**

Flat

**+49.81%**



This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

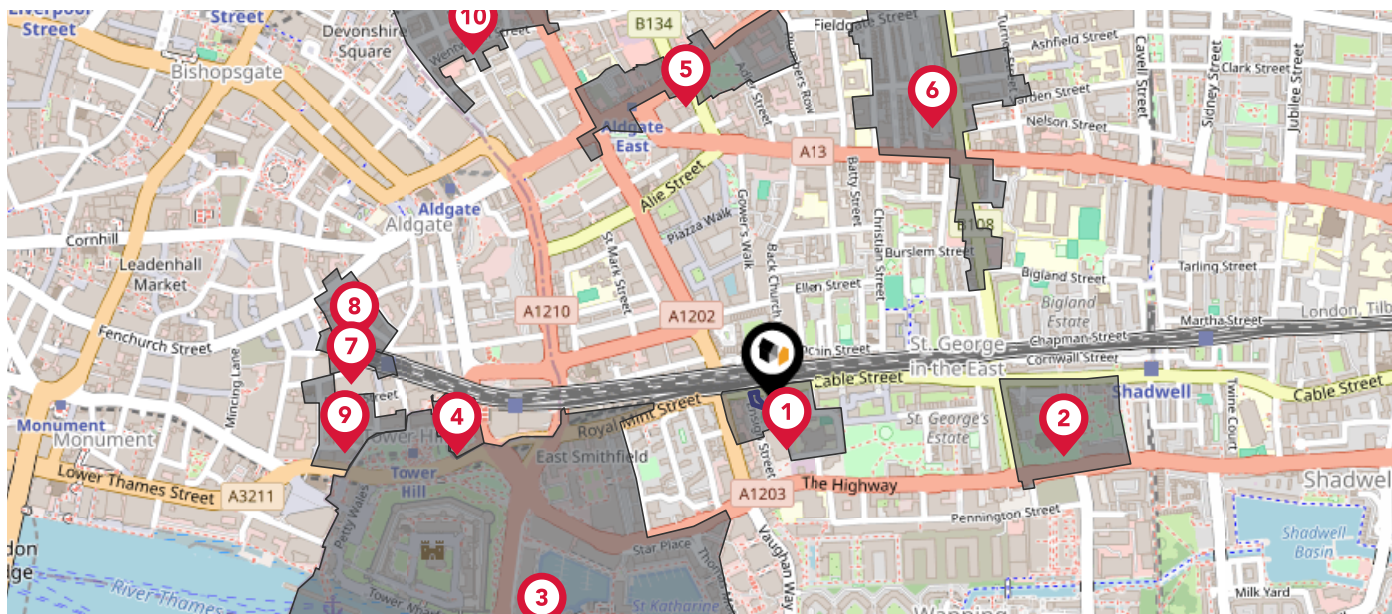
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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 Wiltons Music Hall
- 2 St George in the East
- 3 The Tower
- 4 Crescent
- 5 Whitechapel High Street
- 6 Myrdle Street
- 7 Fenchurch Street Station
- 8 Lloyd's Avenue
- 9 Trinity Square
- 10 Wentworth Street

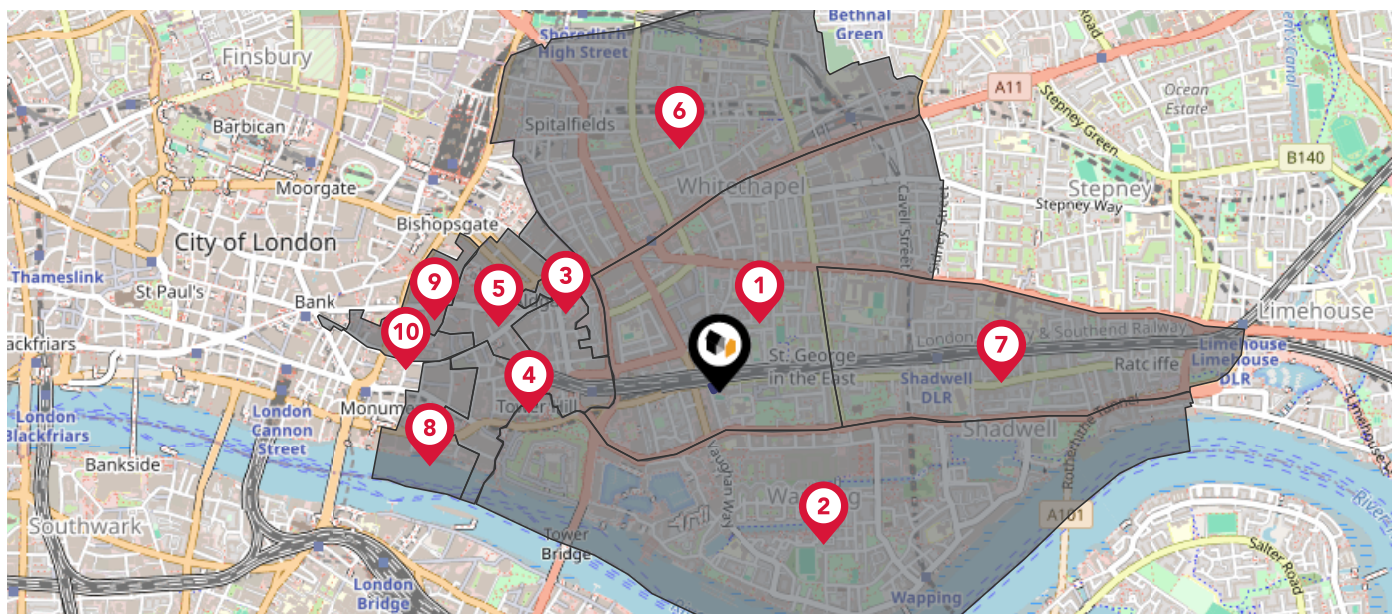


# Maps

## 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



Whitechapel Ward



St. Katharine's & Wapping Ward



Portsoken Ward



Tower Ward



Aldgate Ward



Spitalfields & Banglatown Ward



Shadwell Ward



Billingsgate Ward



Lime Street Ward

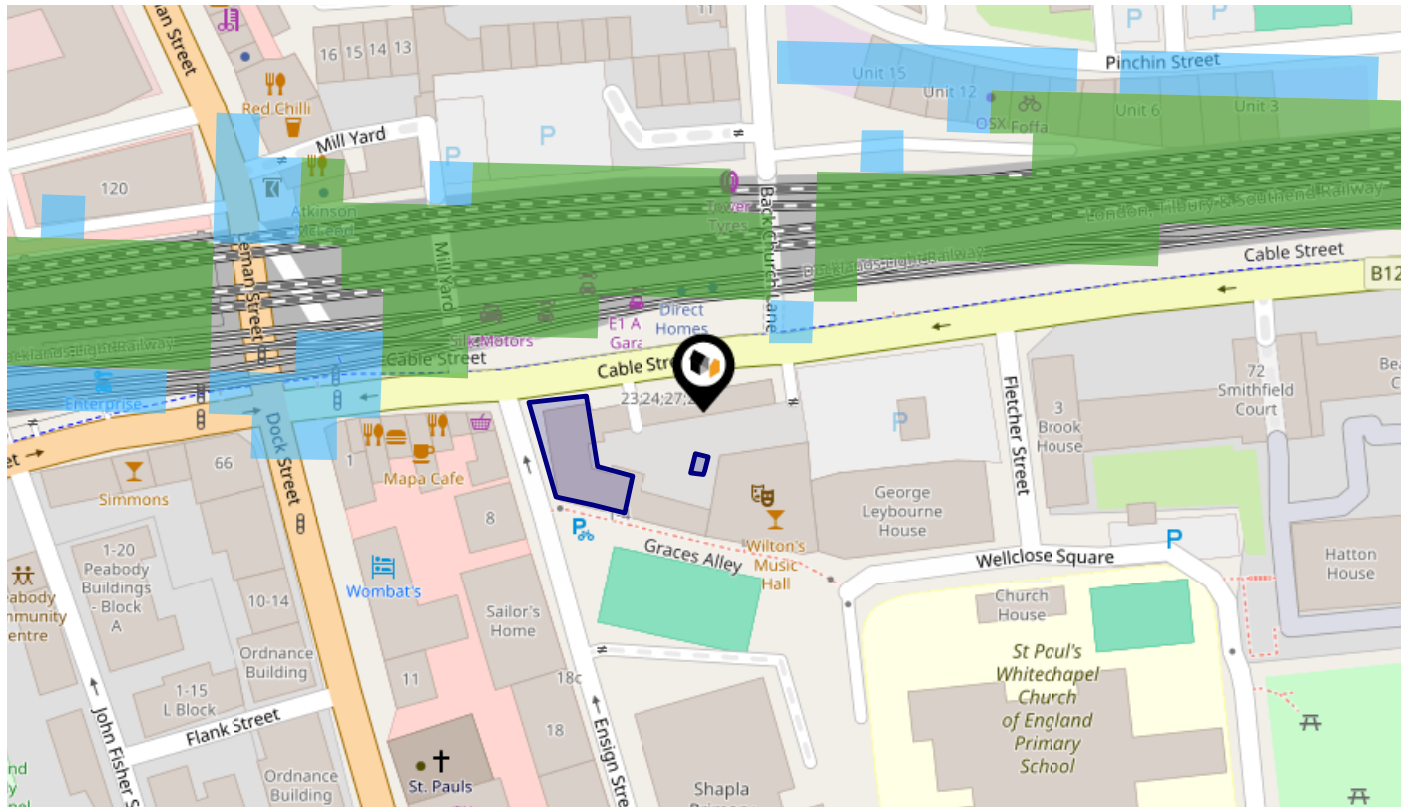


Langbourn Ward

# 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:

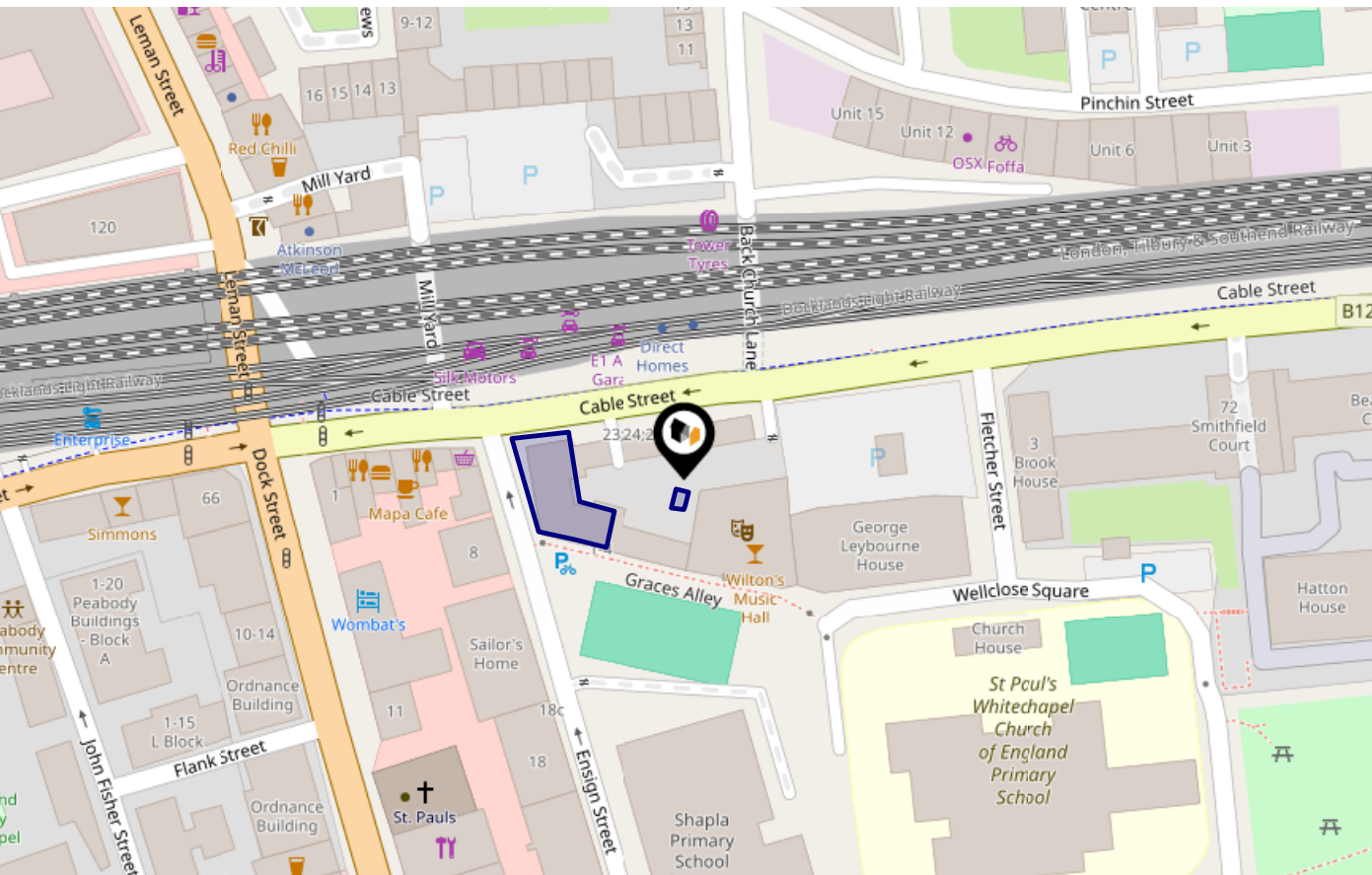
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

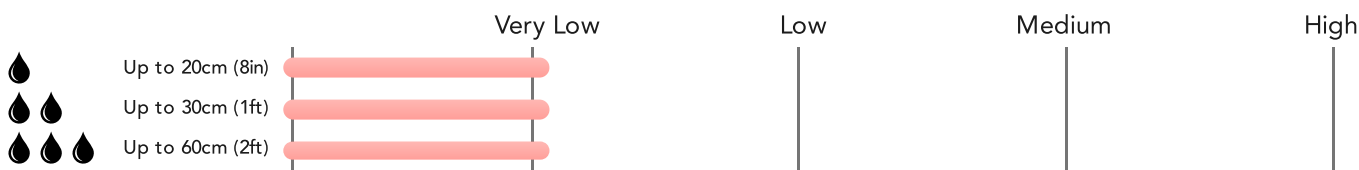


**Risk Rating: Very low**

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:



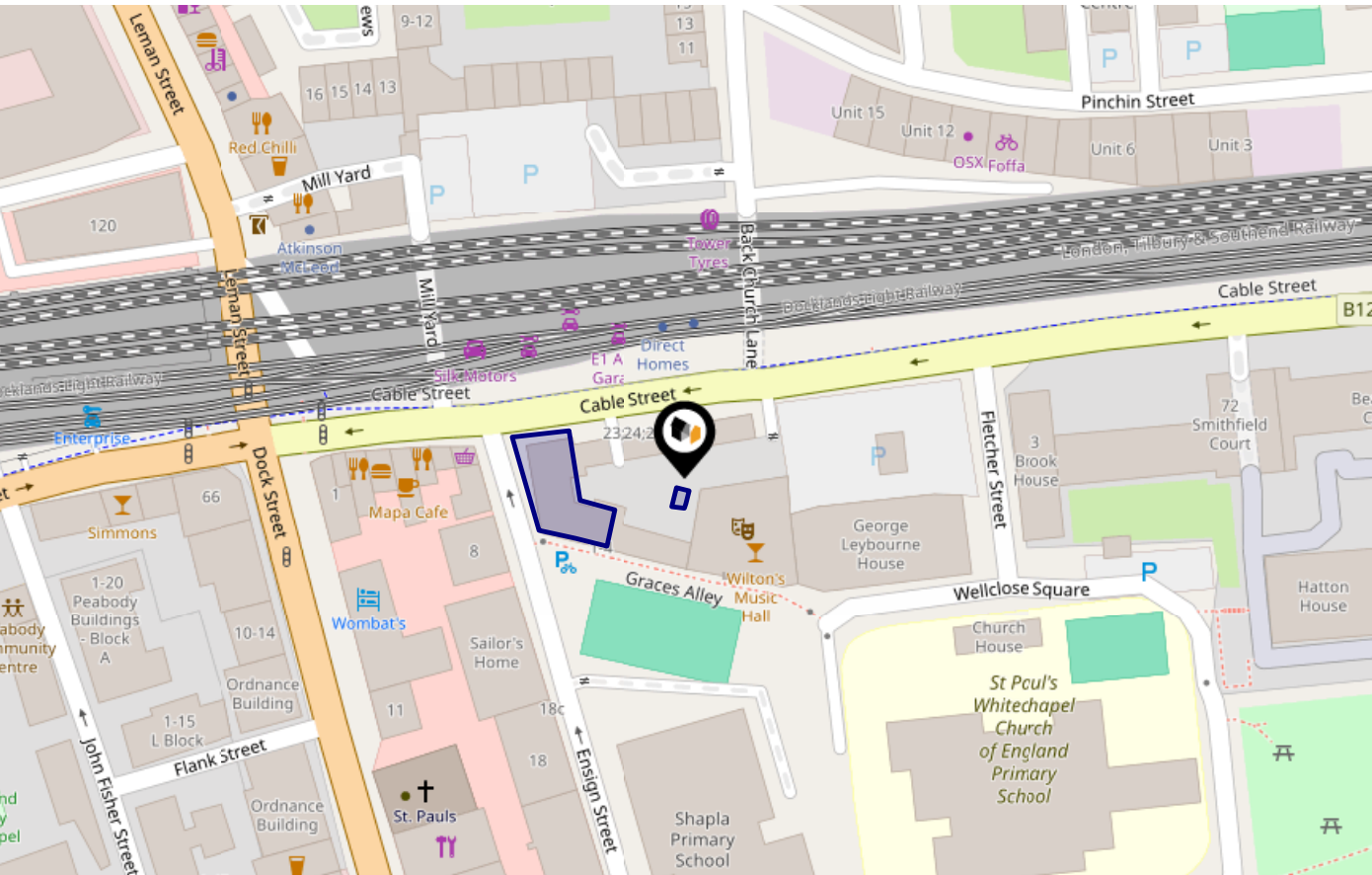


# Flood Risk

## 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.

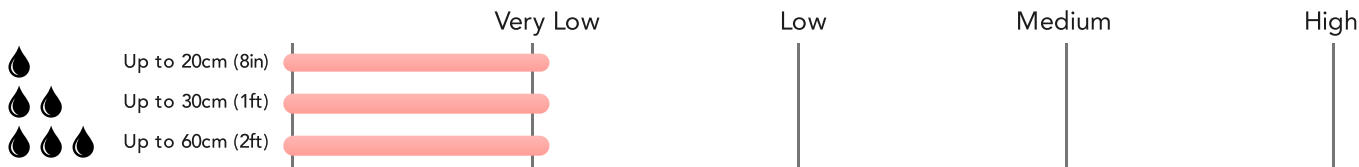


**Risk Rating: Very low**

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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- 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:

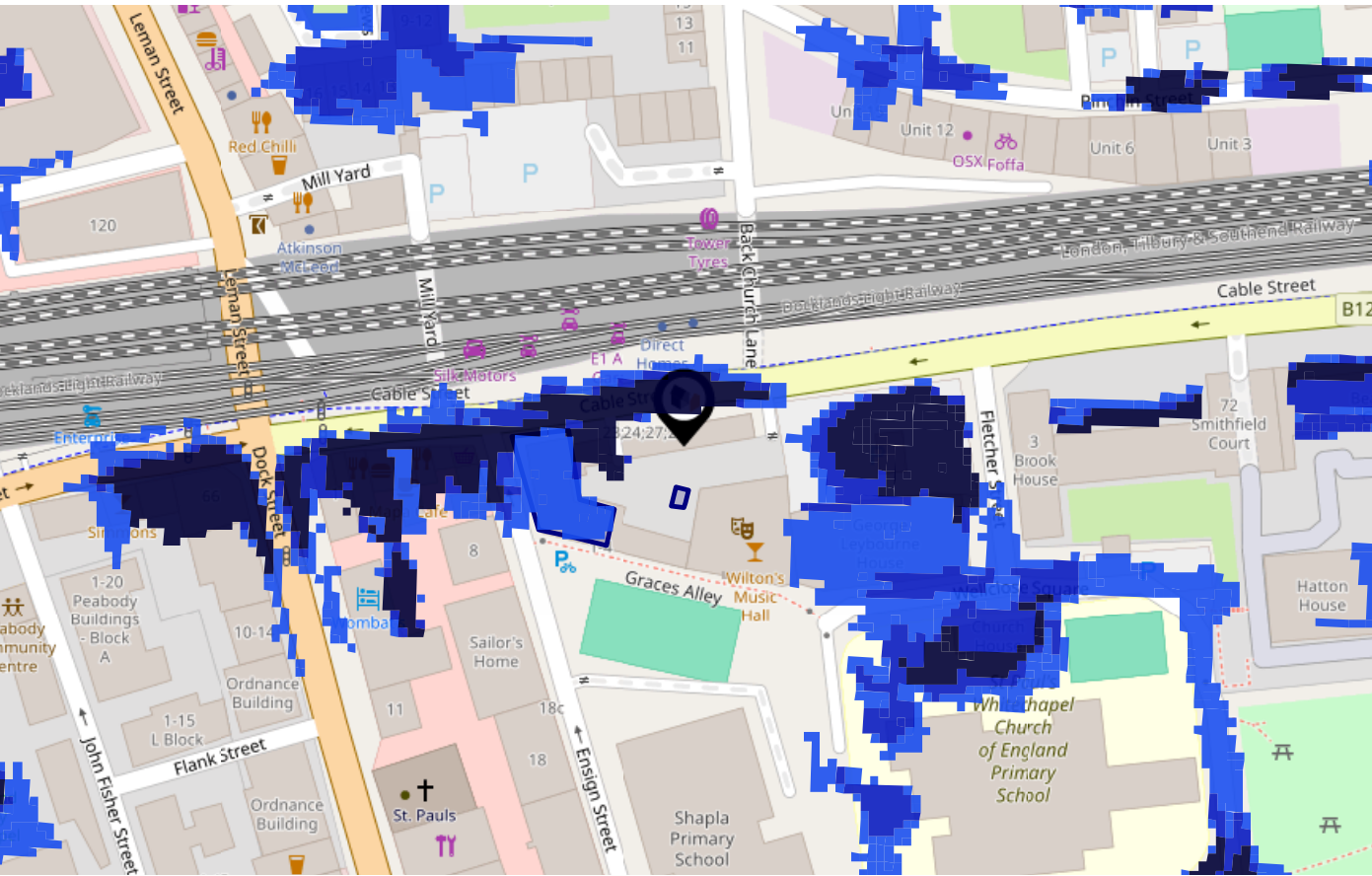


# Flood Risk

## Surface Water - 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.

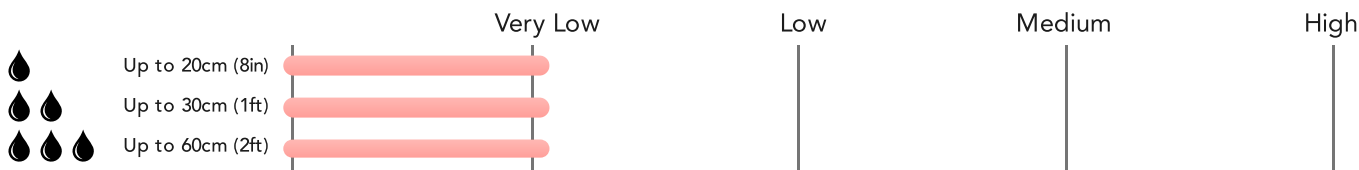


**Risk Rating: Very low**

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.
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- 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:



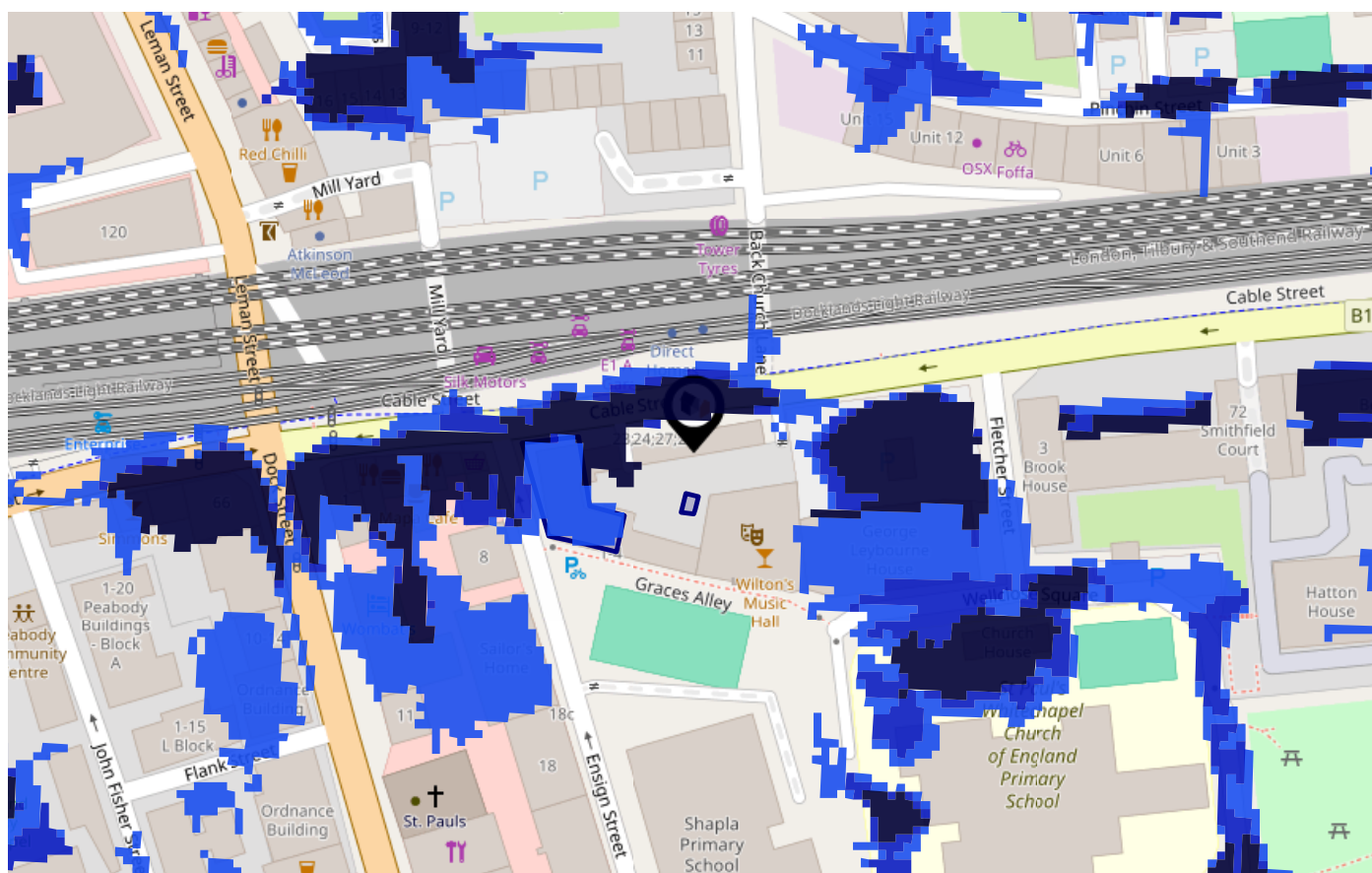


# Flood Risk

## 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.

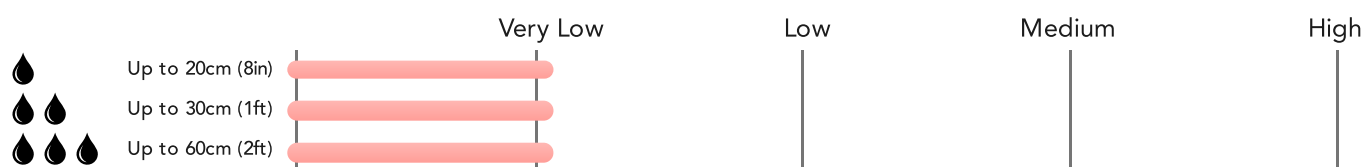


**Risk Rating: Very low**

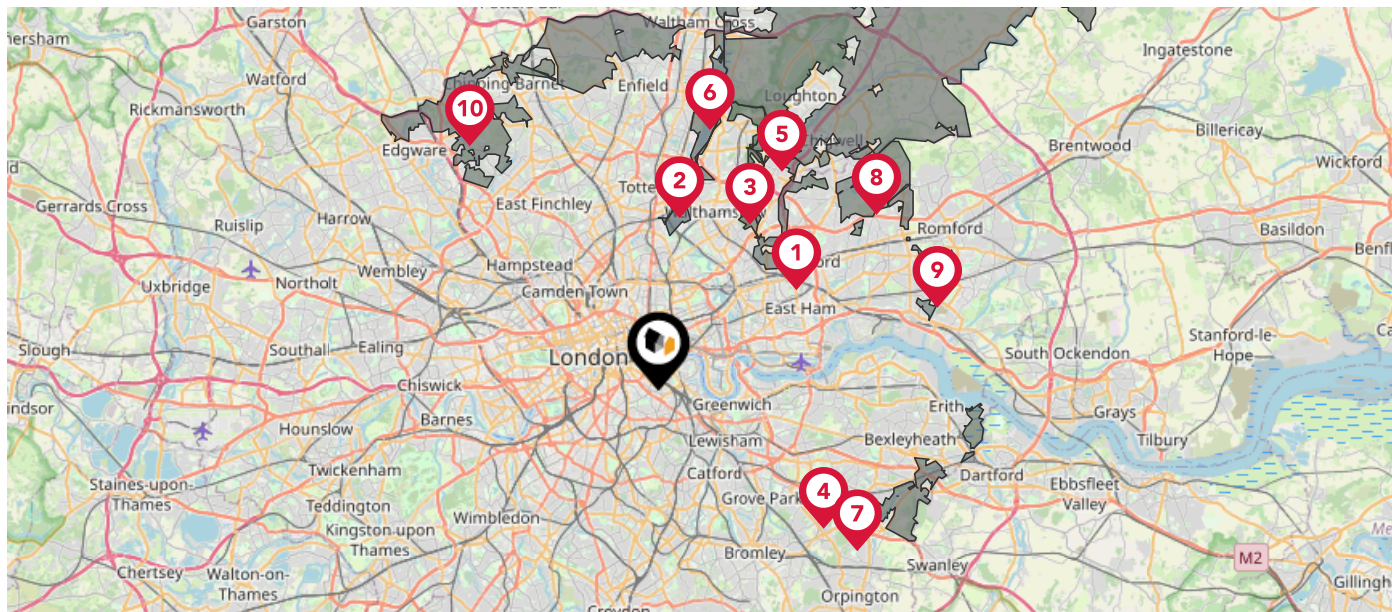
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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 - Enfield
-  London Green Belt - Bexley
-  London Green Belt - Redbridge
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Barnet

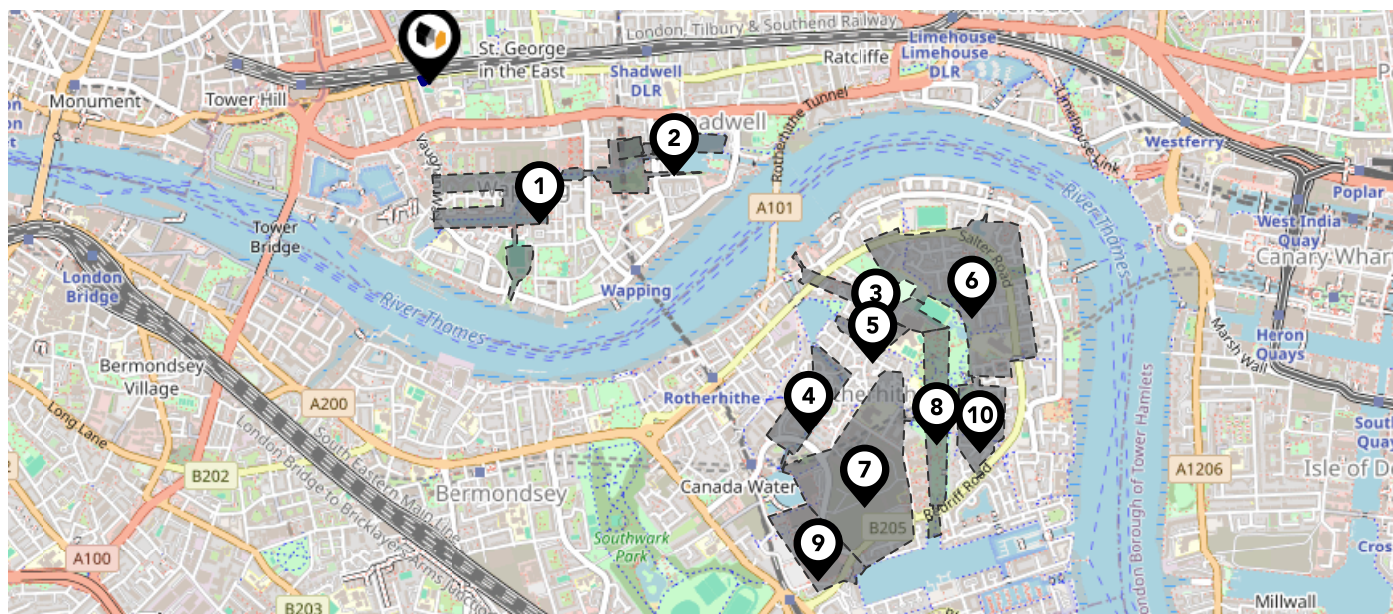


# Maps

## Landfill Sites



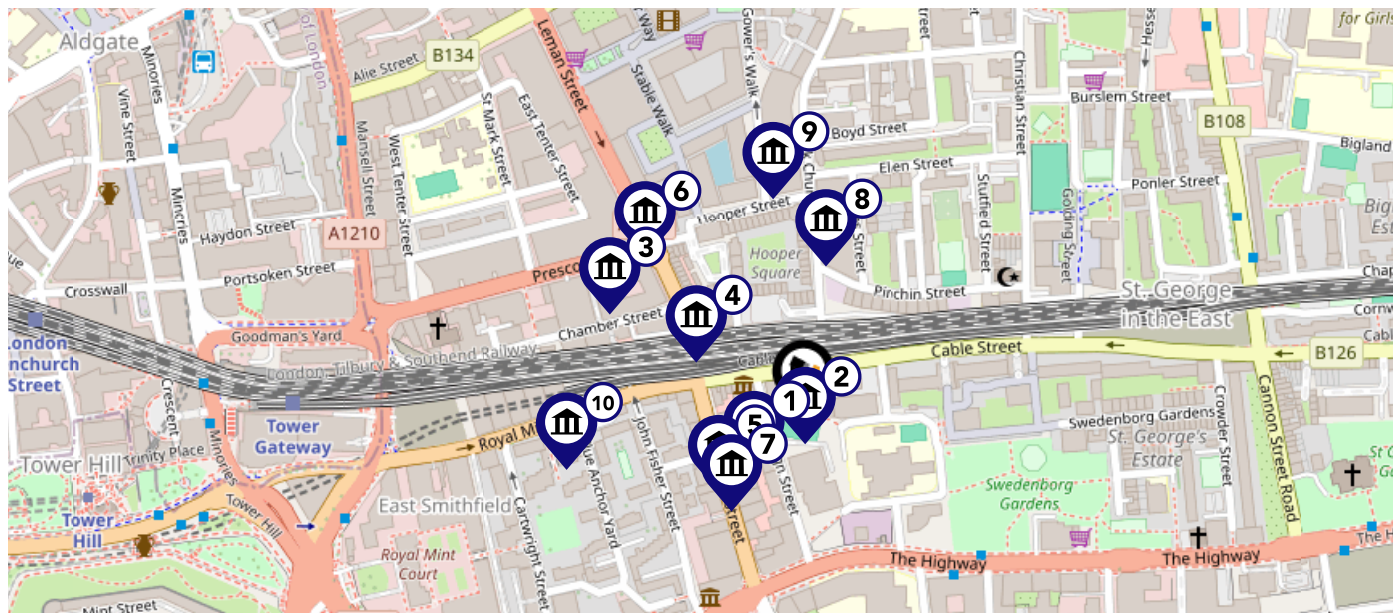
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













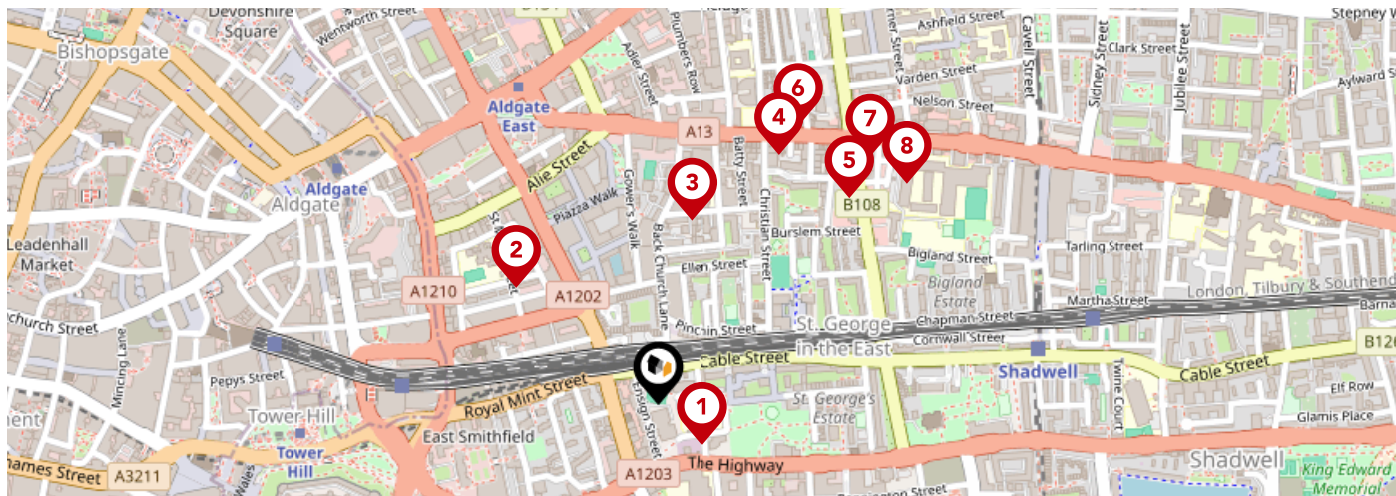
### Nearby Landfill Sites

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

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

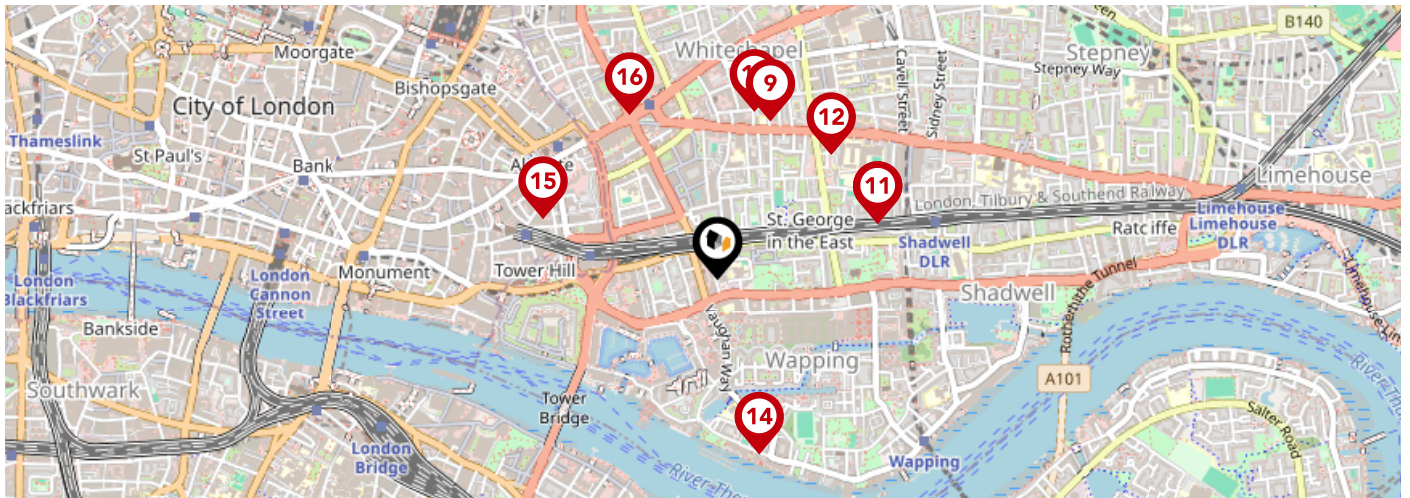










Listed Buildings in the local district	Grade	Distance
 1357534 - Group Of Bollards On Pavement Edge In Front Of Site Of Former Brunswick Theatre From North Corner Of Sailor's Home Southwards To Control Doorway Of D T Merchant Marine Office	Grade II	0.0 miles
 1065173 - Wilton's Music Hall	Grade II	0.0 miles
 1065738 - Number 1 Prescott Street And Attached Wall And Railings	Grade II	0.1 miles
 1241038 - 141, Lemn Street E1	Grade II	0.1 miles
 1357797 - St Paul's Vicarage And Area Railings, 11 Dock Street	Grade II	0.1 miles
 1357544 - Offices For The Cooperative Wholesale Society	Grade II	0.1 miles
 1356656 - St Pauls Church (church Of England)	Grade II	0.1 miles
 1065185 - Wool House	Grade II	0.1 miles
 1357764 - New Loom House	Grade II	0.1 miles
 1357536 - The Crown And Seven Stars Public House	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Paul's Whitechapel Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 216   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>English Martyrs Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Harry Gosling Primary School</b> Ofsted Rating: Good   Pupils: 437   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>London Enterprise Academy</b> Ofsted Rating: Requires improvement   Pupils: 485   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Buttercup Primary School</b> Ofsted Rating: Inadequate   Pupils: 134   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Madani Secondary Girls' School</b> Ofsted Rating: Good   Pupils: 264   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Daffodil Preparatory School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Mulberry School for Girls</b> Ofsted Rating: Outstanding   Pupils: 1663   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Kobi Nazrul Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bigland Green Primary School</b> Ofsted Rating: Outstanding   Pupils: 479   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Jamiatul Ummah School</b> Ofsted Rating: Good   Pupils: 189   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wapping High School</b> Ofsted Rating: Good   Pupils: 335   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Date Palm Primary</b> Ofsted Rating: Good   Pupils: 254   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hermitage Primary School</b> Ofsted Rating: Requires improvement   Pupils: 286   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>David Game College</b> Ofsted Rating: Not Rated   Pupils: 354   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mulberry Canon Barnett Primary Academy</b> Ofsted Rating: Good   Pupils: 193   Distance:0.43	<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



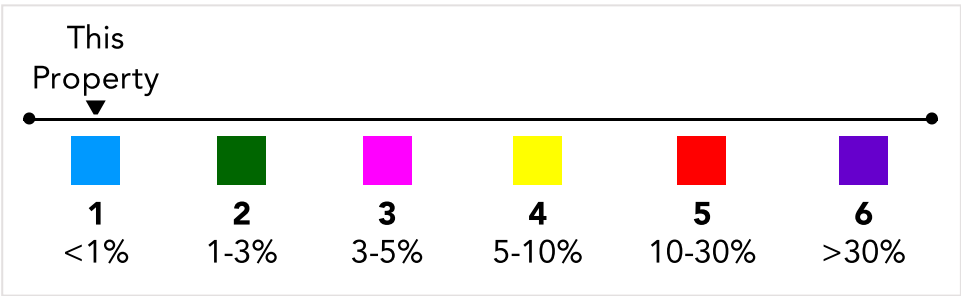
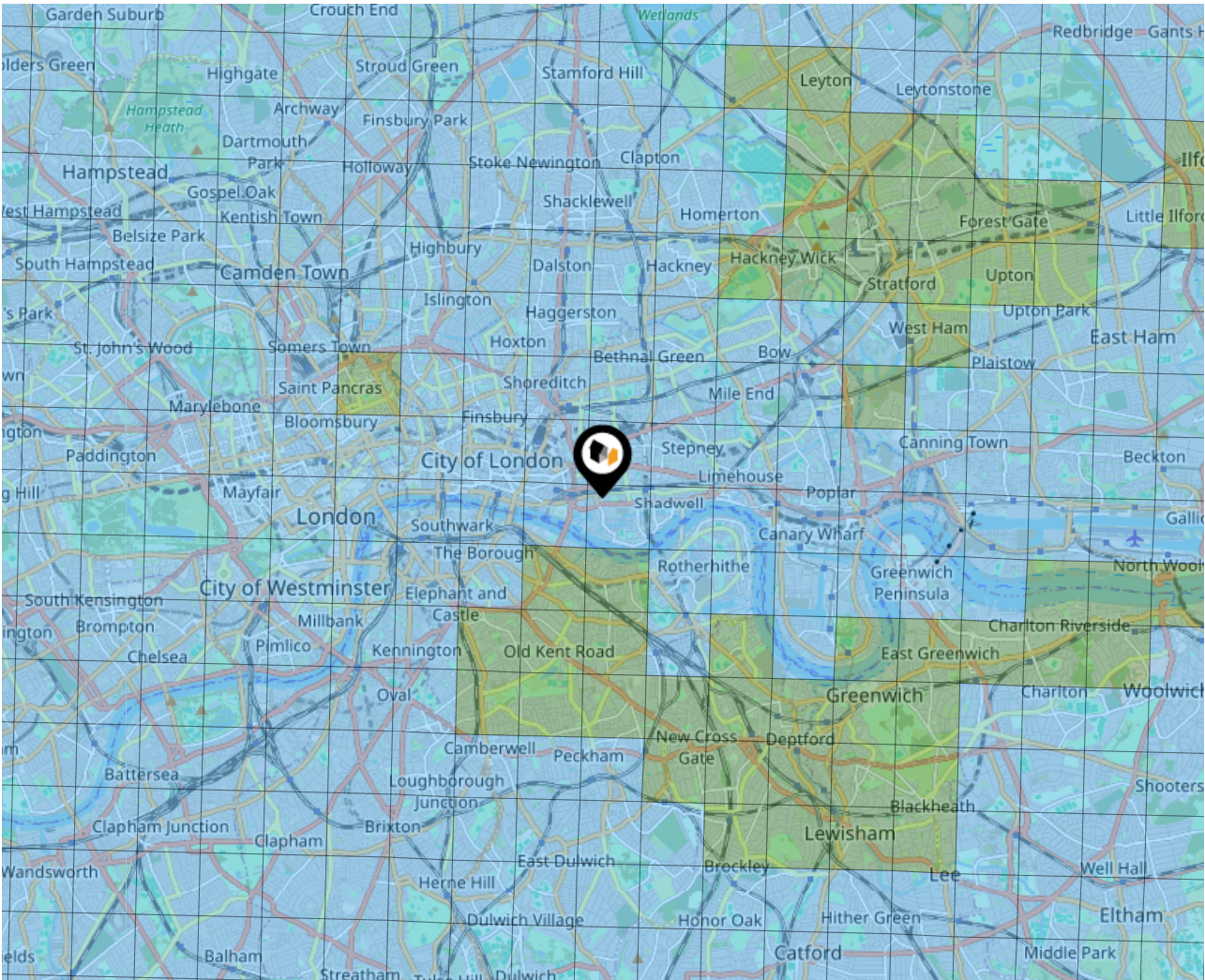
# Environment

## Radon Gas

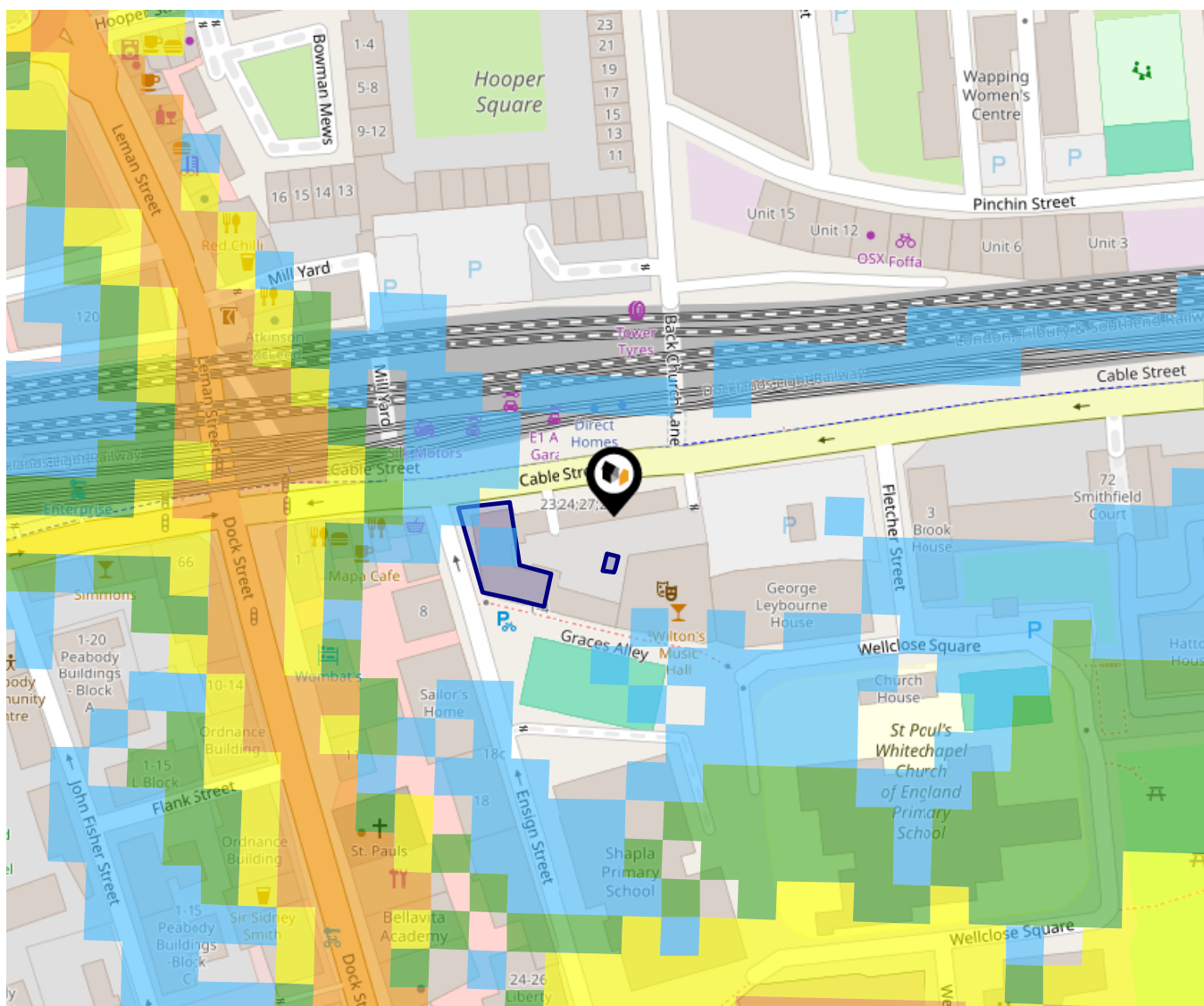


### What is Radon?

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



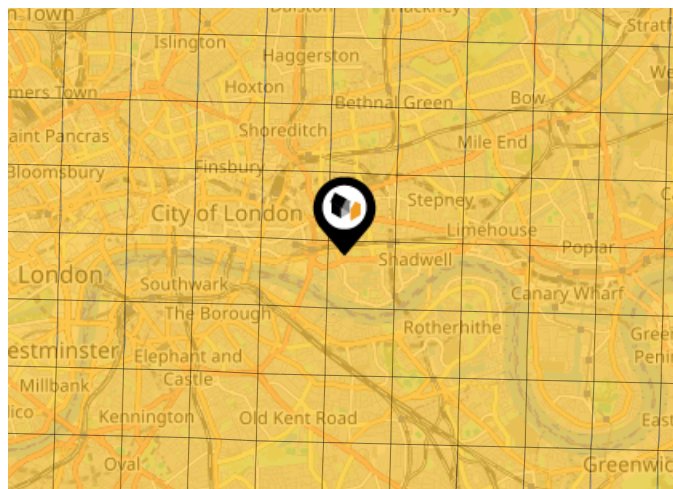
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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



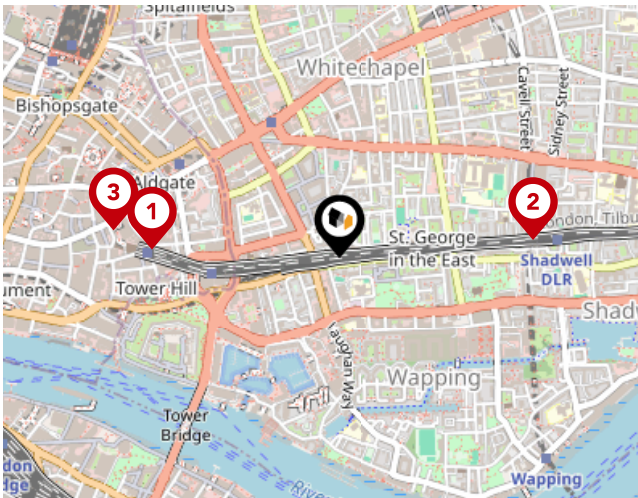
## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



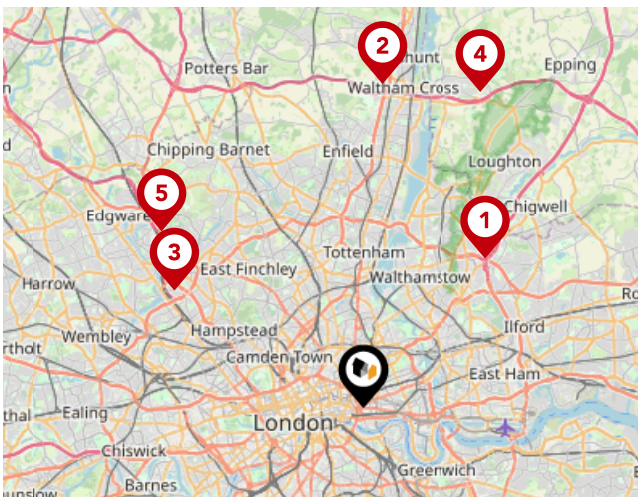
# Area

## Transport (National)



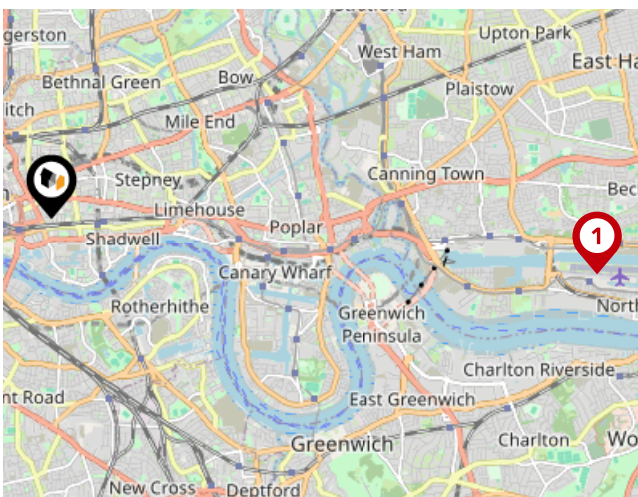
### National Rail Stations

Pin	Name	Distance
1	Fenchurch Street Station	0.43 miles
2	Shadwell Rail Station	0.45 miles
3	Fenchurch Street Station	0.53 miles



### Trunk Roads/Motorways

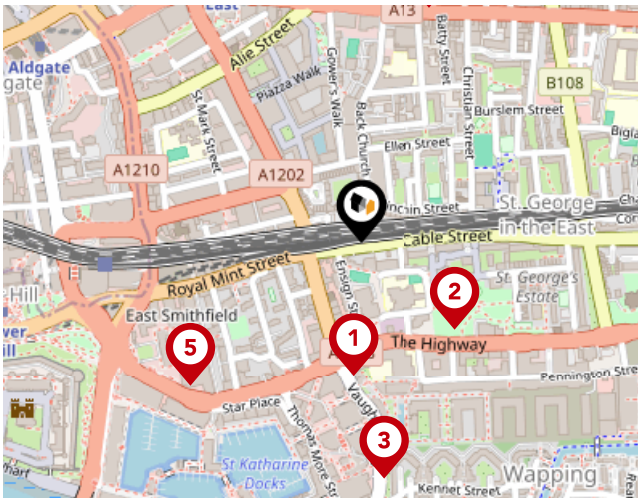
Pin	Name	Distance
1	M11 J4	7.04 miles
2	M25 J25	11.94 miles
3	M1 J1	8.21 miles
4	M25 J26	12.37 miles
5	M1 J2	9.88 miles



### Airports/Helipads

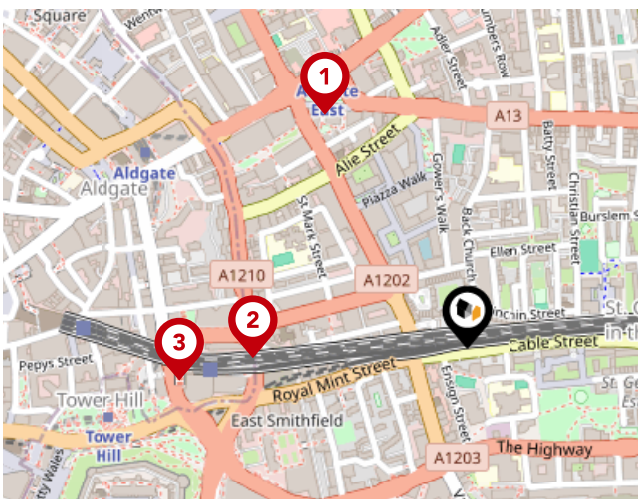
Pin	Name	Distance
1	Silvertown	5.07 miles
2	Leaves Green	13.06 miles
3	Heathrow Airport Terminal 4	16.77 miles
4	Heathrow Airport	16.8 miles

# Area Transport (Local)



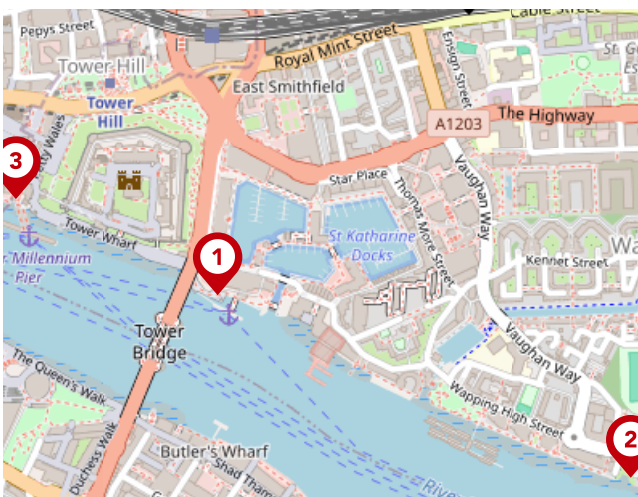
## Bus Stops/Stations

Pin	Name	Distance
1	The Highway (E1)	0.15 miles
2	Wellclose Street	0.15 miles
3	Nesham Street	0.27 miles
4	Henriques Street	0.28 miles
5	St Katherine Dock	0.26 miles



## Local Connections

Pin	Name	Distance
1	Aldgate East	0.32 miles
2	Tower Gateway	0.25 miles
3	Tower Gateway	0.33 miles



## Ferry Terminals

Pin	Name	Distance
1	Tower Bridge Quay	0.43 miles
2	Wapping Pier	0.57 miles
3	Tower Pier	0.56 miles



## Ewemove Wapping and Bow

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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

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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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## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Ewemove Wapping and Bow and therefore no warranties can be given as to their good working order.

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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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