



Tel: 02088639718
China Works, 100 Black Prince Road, London,
London, SE1 7SJ
lettings@mayfords.com

EASTERN QUAY APARTMENTS, E16

£2,350 PCM

- Kitchen-Diner
- En-suite
- Washing Machine
- Balcony With Lovely River Views
- Gas Central Heating
- Concierge Service
- Large Open Plane Reception Room
- Fully Fitted Kitchen
- Fully Tiled Bathroom
- Lift
- Excellent Transport Links To London
- Secure Gated parking



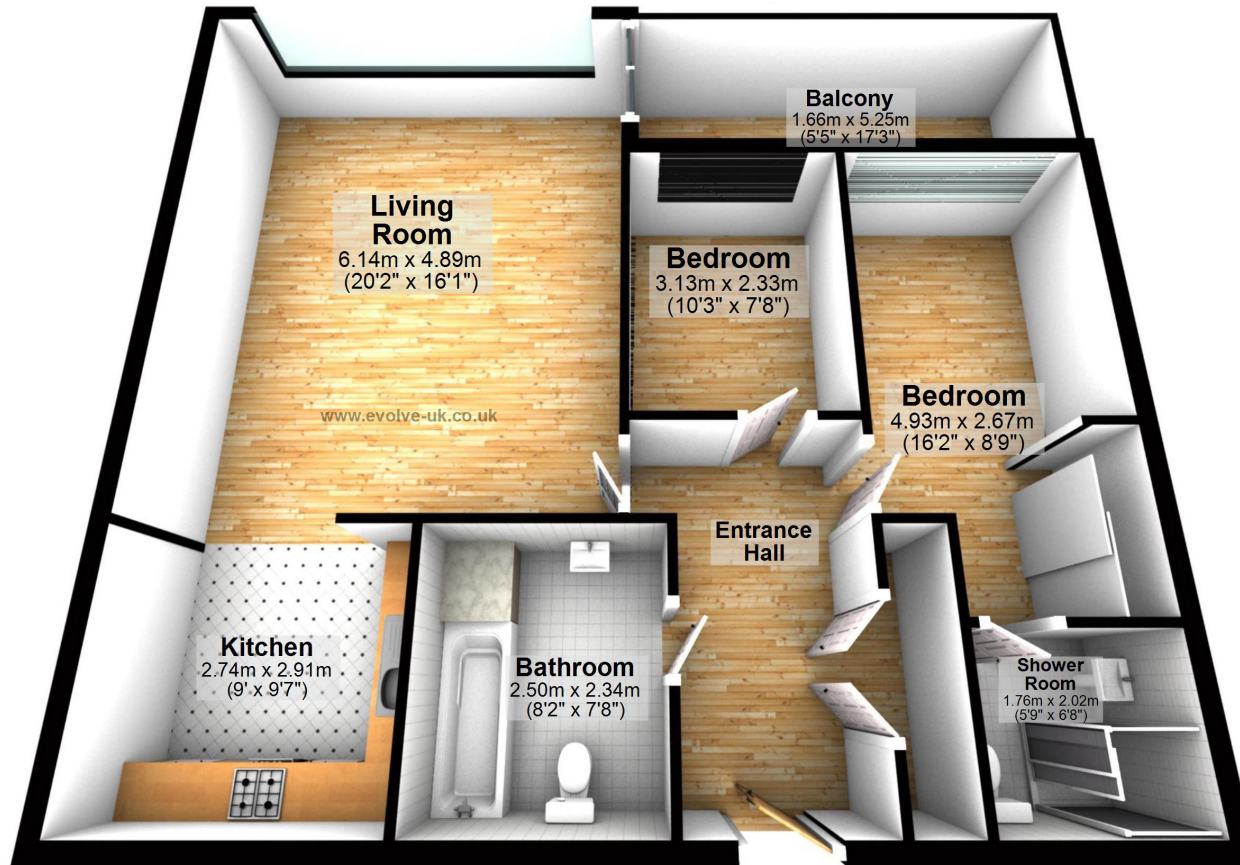


A lovely two-bedroom two-bathroom apartment located in the popular Eastern Quay development in Silvertown. The property has stunning views over the Royal docks towards the Excel Centre. This property offers a spacious living room with a fully fitted open-plan kitchen, laminate flooring throughout, and access to a good-sized balcony with great views. The property also offers two good size double bedrooms, the master bedroom comes with an en-suite bathroom and built-in wardrobes. There is also a family bathroom and good size storage. It is close to local shops, London City Airport, and the Elizabeth Line.

Disclaimer: The condition presented in pictures may not be representative as the property was tenanted.







Total floor area 80.0 sq. meters (861.2 sq. feet)

This floor plan is for illustrative purposes only.

Floor areas (including total floor area) openings are approximate.

Plan produced for Mayford Estate Agents by

www.evolve-uk.co.uk

Energy performance certificate (EPC)

Flat 8 Eastern Quay Apartments 25, Rayleigh Road LONDON E16 1AX	Energy rating <h1>B</h1>	Valid until: 9 February 2029 <hr/> Certificate number: 8021-6522-5600-3601-9902
--	-----------------------------	--

Property type

Mid-floor flat

Total floor area

78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	System built, as built, insulated (assumed)	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 20% of fixed outlets	Poor
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 92 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces 6 tonnes of CO₂

This property produces 1.2 tonnes of CO₂

This property's potential production 1.1 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£40	£44

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£375
--	------

Potential saving if you complete every step in order	£44
--	-----

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
-----------------	-----------------------

Space heating	1342 kWh per year
---------------	-------------------

Water heating	2049 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Mohammad Mahdi
Telephone	07341227634
Email	mahdidasht@gmail.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID206190
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	9 February 2019
Date of certificate	10 February 2019
Type of assessment	RdSAP
