

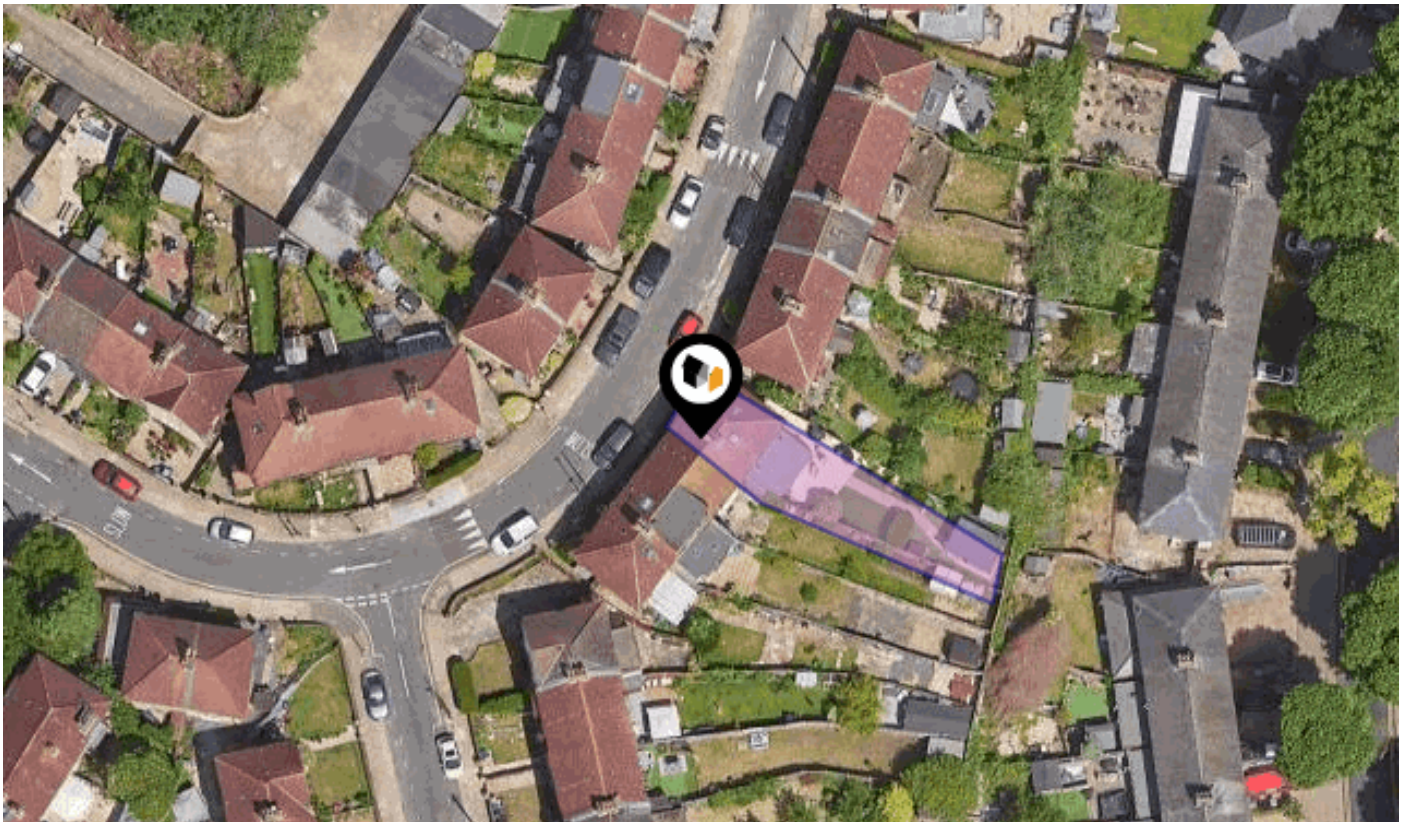


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



HESPERUS CRESCENT, LONDON, E14

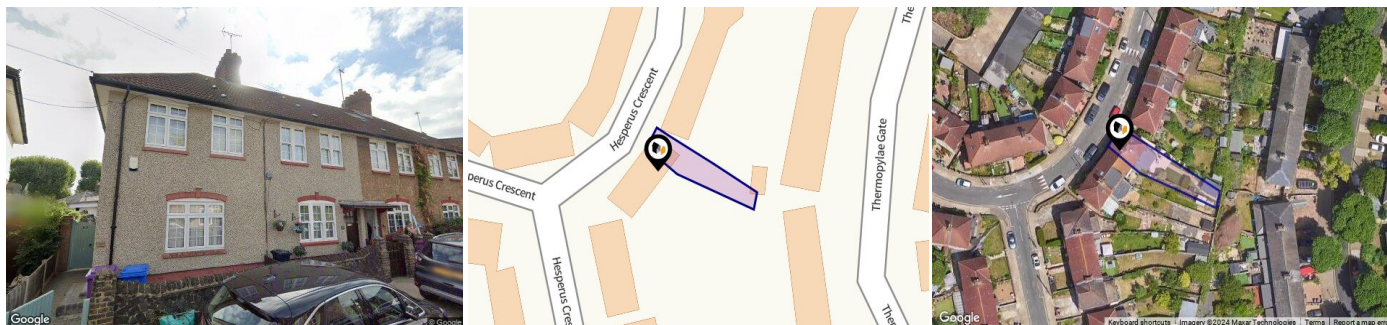
iad UK

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Property

| | | | |
|-------------------------|---|------------------------------------|----------|
| Type: | Flat / Maisonette | Last Sold £/ft²: | £718 |
| Bedrooms: | 2 | Tenure: | Freehold |
| Floor Area: | 753 ft ² / 70 m ² | | |
| Plot Area: | 0.04 acres | | |
| Year Built : | 1930-1949 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £1,676 | | |
| Title Number: | EGL354551 | | |
| UPRN: | 6058767 | | |

Local Area

| | |
|---------------------------|---------------|
| Local Authority: | Tower hamlets |
| Conservation Area: | Chapel House |
| Flood Risk: | |
| • Rivers & Seas | Very Low |
| • Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 3 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *61, Hesperus Crescent, London, E14 3AB*

| |
|--|
| Reference - PA/21/00773/NC |
| Decision: Decided |
| Date: 20th April 2021 |
| Description: Proposed single-storey rear extension. |
| Reference - PA/20/02724/NC |
| Decision: Appeal lodged |
| Date: 07th January 2021 |
| Description: Erection of a single storey rear extension and a loft conversion, incorporating a rear dormer window and a front rooflight. |

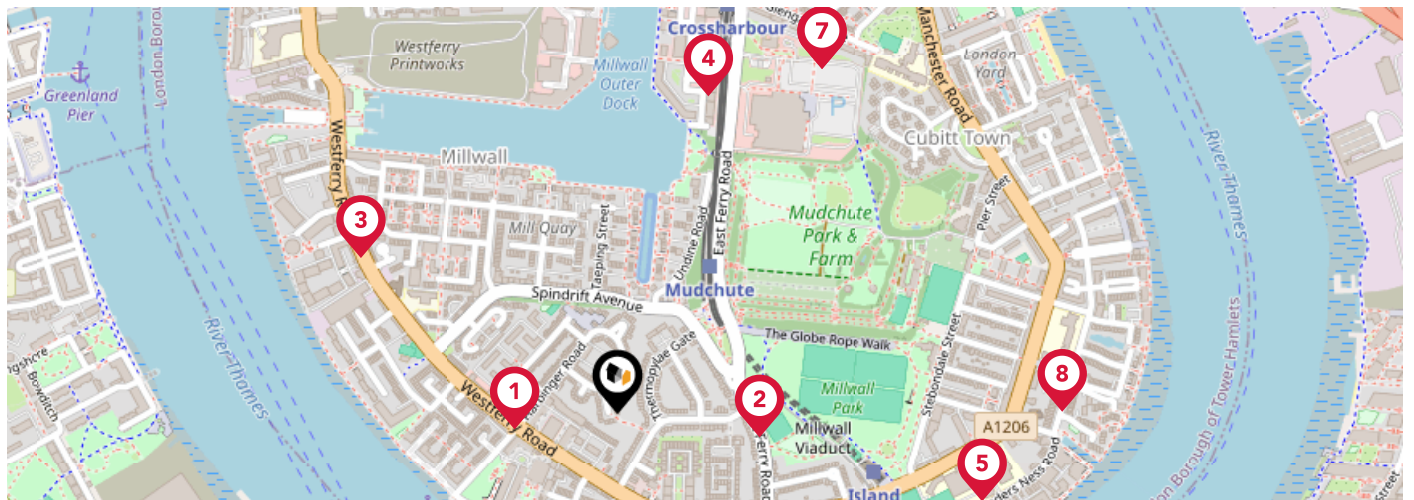
| | |
|-----|---|
| E14 | Energy rating D |
|-----|---|

Valid until 23.01.2034

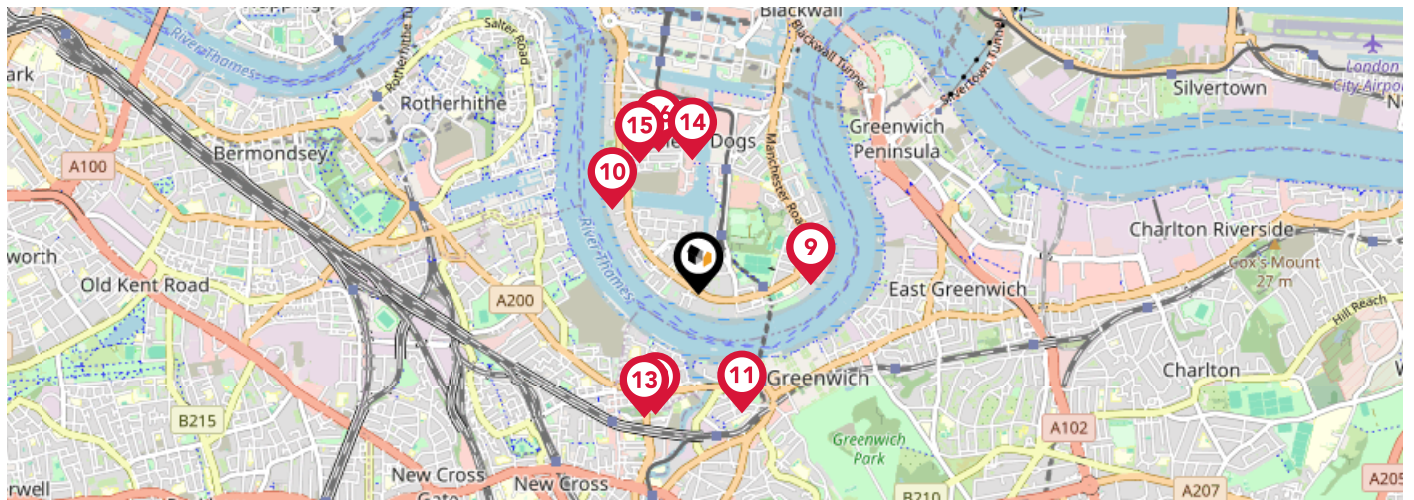
| Score | Energy rating | Current | Potential |
|-------|---------------|--|--|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Not defined |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| 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 78% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 70 m ² |



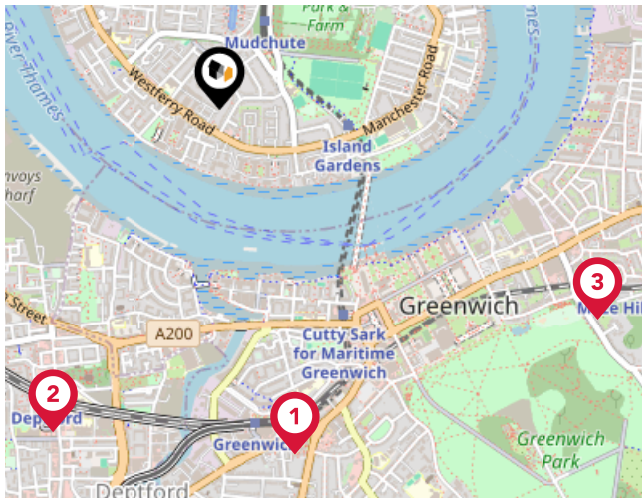
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Harbinger Primary School Ofsted Rating: Requires Improvement Pupils: 305 Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Canary Wharf College, East Ferry Ofsted Rating: Outstanding Pupils: 284 Distance:0.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Edmund's Catholic School Ofsted Rating: Good Pupils: 223 Distance:0.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Canary Wharf College 3 Ofsted Rating: Good Pupils: 242 Distance:0.38 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | George Green's School Ofsted Rating: Good Pupils: 1208 Distance:0.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cubitt Town Junior School Ofsted Rating: Good Pupils: 354 Distance:0.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Cubitt Town Infants' School Ofsted Rating: Requires improvement Pupils: 359 Distance:0.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Canary Wharf College, Glenworth Ofsted Rating: Outstanding Pupils: 265 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | Nursery | Primary | Secondary | College | Private |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 St Luke's Church of England Primary School Ofsted Rating: Good Pupils: 436 Distance:0.52</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Arnhem Wharf Primary School Ofsted Rating: Good Pupils: 611 Distance:0.56</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 St Alfege with St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 226 Distance:0.58</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Bellerbys College London Ofsted Rating: Not Rated Pupils: 245 Distance:0.59</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Rachel McMillan Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 171 Distance:0.62</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 River House Montessori School Ofsted Rating: Good Pupils: 282 Distance:0.63</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Seven Mills Primary School Ofsted Rating: Good Pupils: 238 Distance:0.66</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 South Quay College Ofsted Rating: Outstanding Pupils: 52 Distance:0.69</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

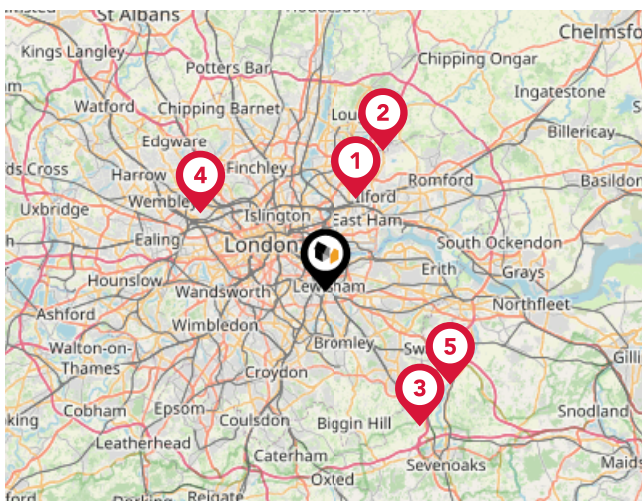
Area

Transport (National)



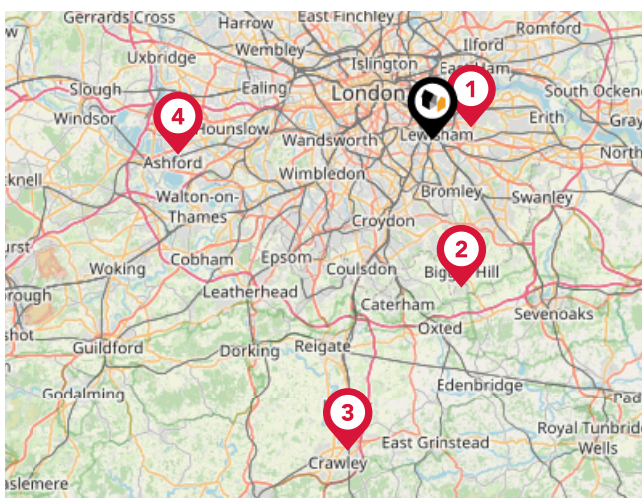
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Greenwich Rail Station | 0.81 miles |
| 2 | Deptford Rail Station | 0.84 miles |
| 3 | Maze Hill Rail Station | 1 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M11 J4 | 7.29 miles |
| 2 | M11 J5 | 11.22 miles |
| 3 | M25 J4 | 12.21 miles |
| 4 | M1 J1 | 10.81 miles |
| 5 | M25 J3 | 11.51 miles |

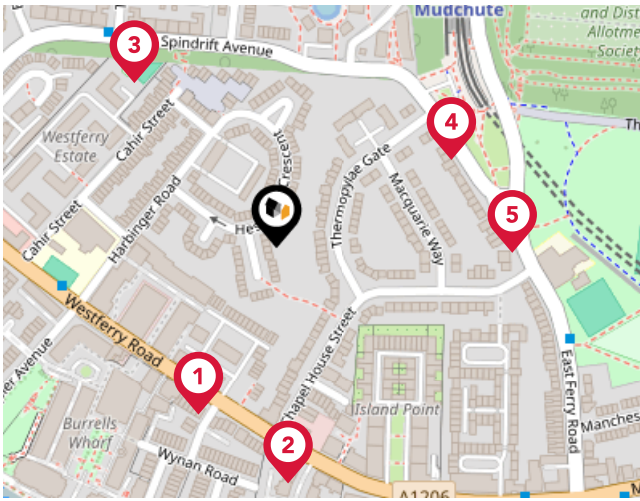


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | London City Airport | 3.06 miles |
| 2 | Biggin Hill Airport | 11.07 miles |
| 3 | London Gatwick Airport | 23.87 miles |
| 4 | London Heathrow Airport | 18.79 miles |

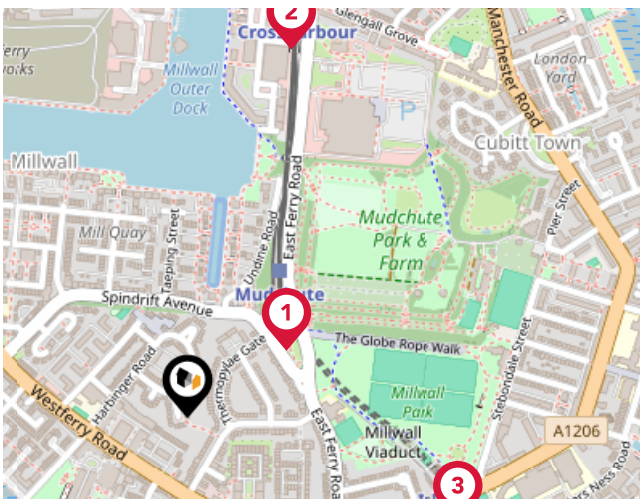
Area

Transport (Local)



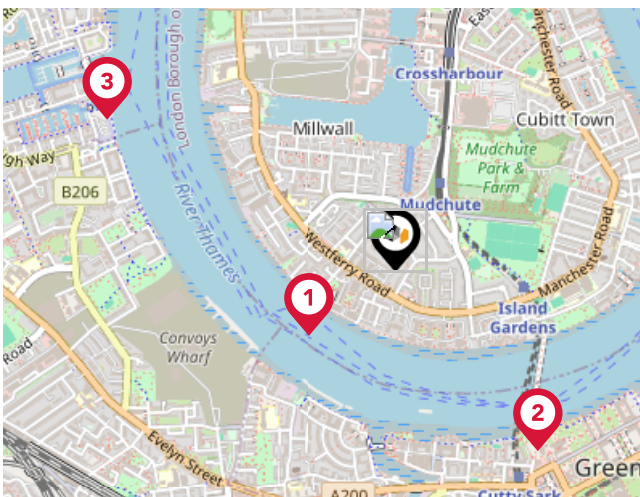
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------------------|------------|
| 1 | Maconochies Road | 0.11 miles |
| 2 | Langbourne Place | 0.14 miles |
| 3 | Telegraph Place | 0.13 miles |
| 4 | Mudchute | 0.11 miles |
| 5 | Mudchute Station Spindrift Ave | 0.14 miles |



Local Connections

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Mudchute DLR Station | 0.14 miles |
| 2 | Crossharbour DLR Station | 0.44 miles |
| 3 | Island Gardens DLR Station | 0.33 miles |



Ferry Terminals

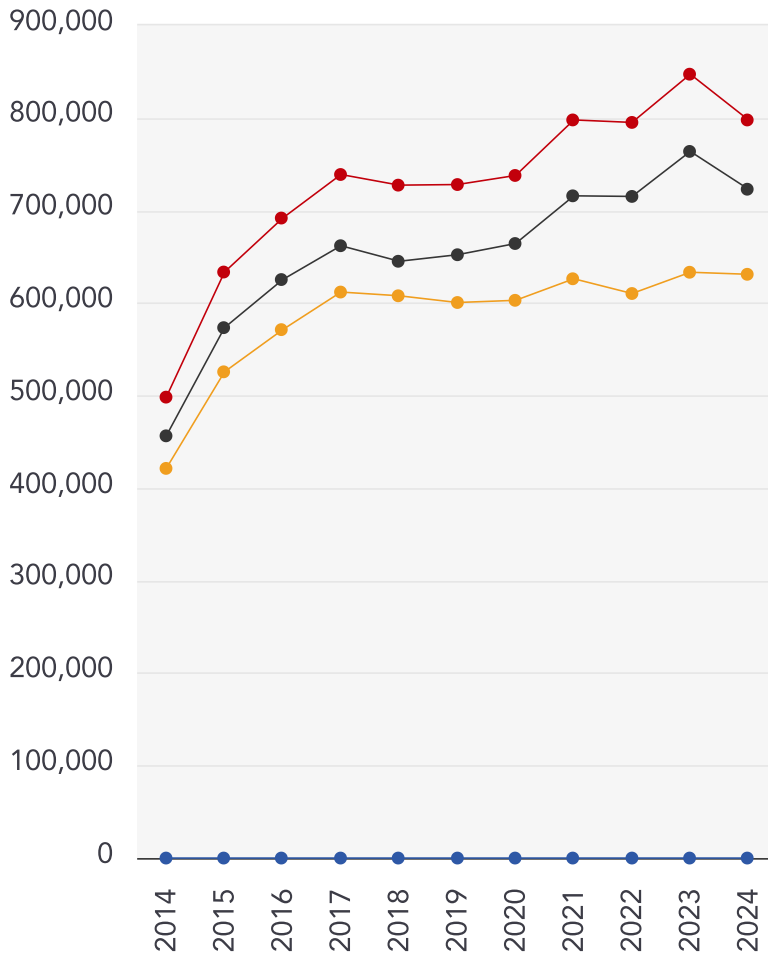
| Pin | Name | Distance |
|-----|--------------------------------|------------|
| 1 | Masthouse Terrace Pier | 0.24 miles |
| 2 | Greenwich Pier | 0.53 miles |
| 3 | Greenland Surrey Quays Pier | 0.75 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in E14



Semi-Detached

+60.13%

Terraced

+58.41%

Flat

+49.81%

Detached

+71.76%



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With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

Testimonial 1



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

Testimonial 3



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

Testimonial 4



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!

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