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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02<sup>nd</sup> September 2024



**CERAM COURT, 10, SEVEN SEA GARDENS, LONDON, E3**

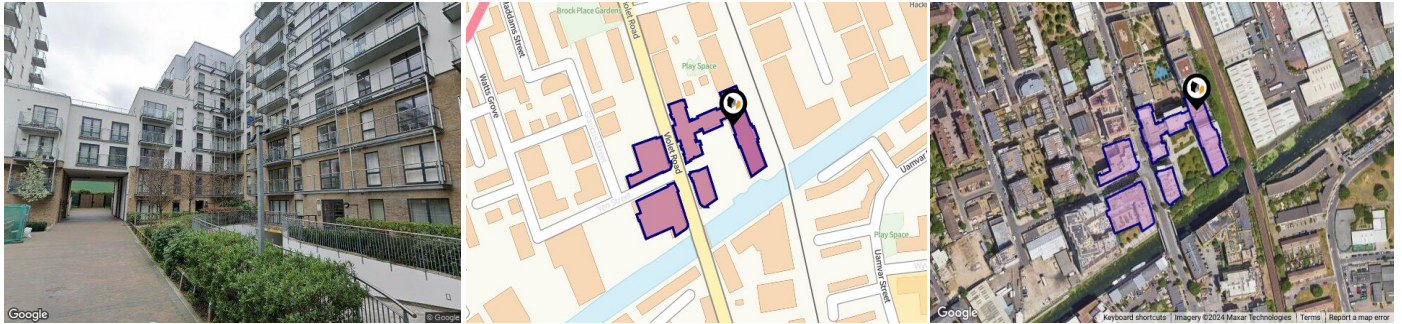
## iad UK

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### Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	16/06/2014
<b>Floor Area:</b>	893 ft <sup>2</sup> / 83 m <sup>2</sup>	<b>End Date:</b>	17/06/3013
<b>Plot Area:</b>	3.3 acres	<b>Lease Term:</b>	999 years from 17 June 2014
<b>Year Built :</b>	2012	<b>Term Remaining:</b>	989 years
<b>Title Number:</b>	AGL321522		

### Local Area

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

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

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

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

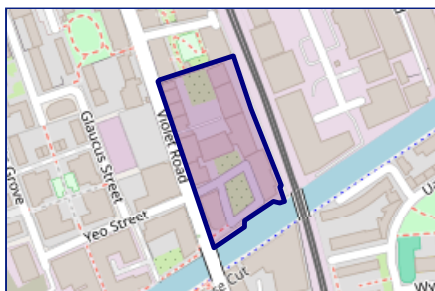


#### Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

### Freehold Title Plan



**EGL566817**

### Leasehold Title Plans



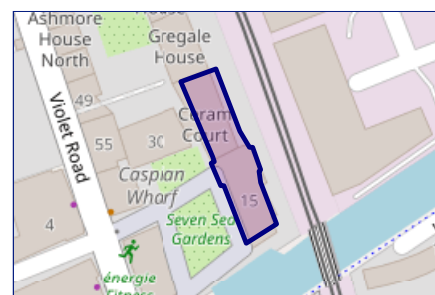
**AGL321522**

Start Date: 25/10/2012  
End Date: 01/01/3008  
Lease Term: 999 years from and including 1 January 2009  
Term Remaining: 983 years



**AGL321305**

Start Date: 29/05/2014  
End Date: 30/05/3013  
Lease Term: 999 years from and including 30 May 2014  
Term Remaining: 989 years



**AGL269900**

Start Date: 16/06/2014  
End Date: 17/06/3013  
Lease Term: 999 years from 17 June 2014  
Term Remaining: 989 years

Energy rating

# B

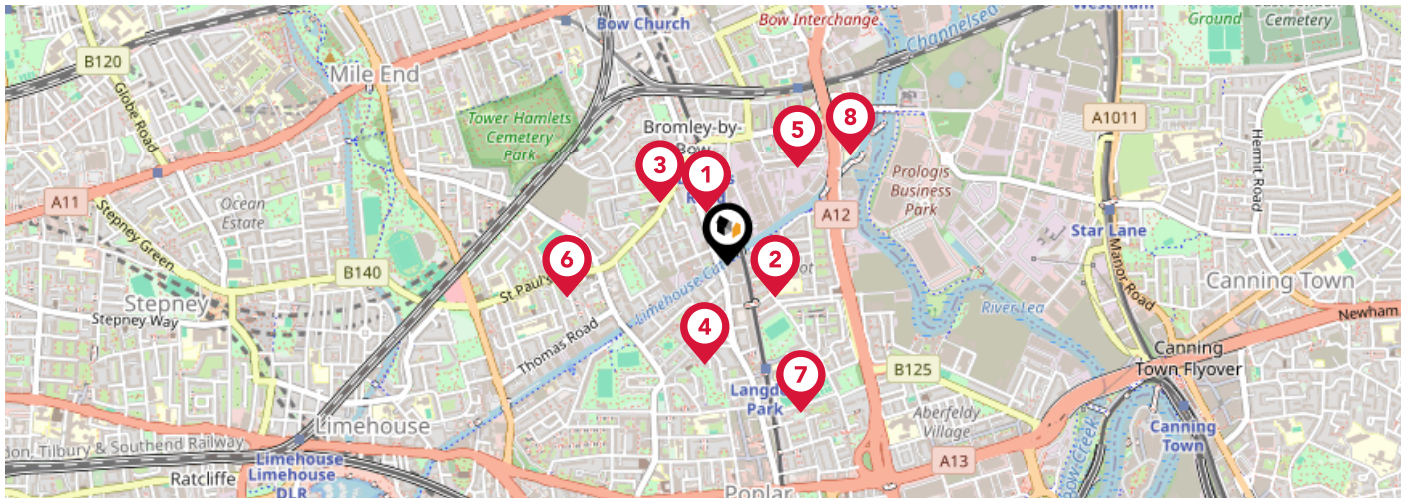
Valid until 13.07.2034

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

### Additional EPC Data

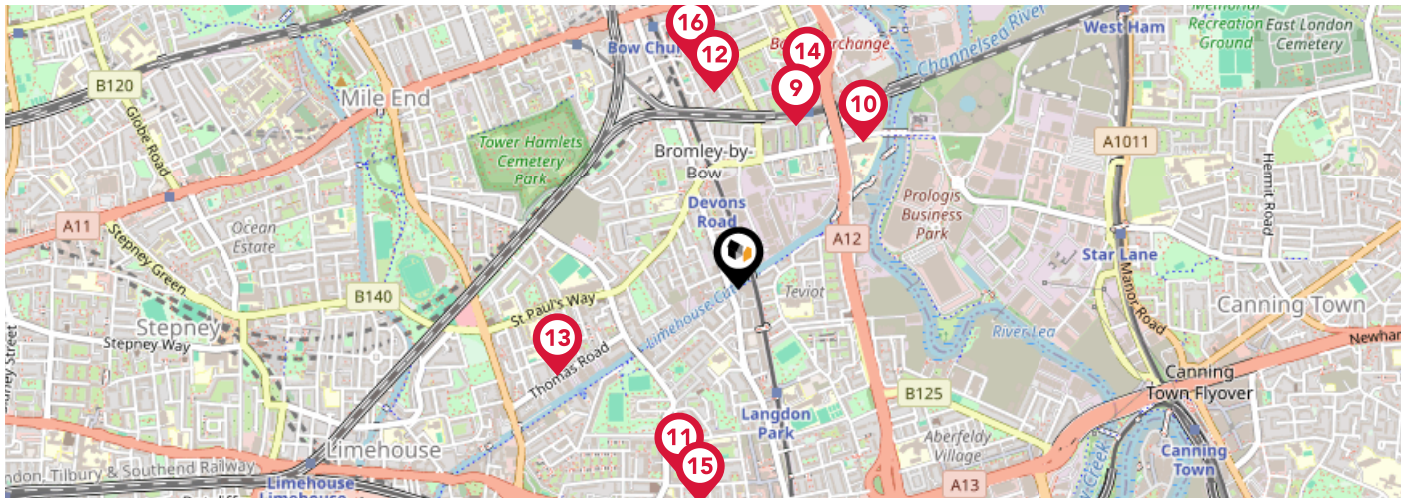
<b>Property Type:</b>	Top-floor flat
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	System built as built insulated (assumed)
<b>Walls Energy:</b>	Very good
<b>Roof:</b>	Flat insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Community scheme
<b>Main Heating Controls:</b>	Charging system linked to use of community heating programmer and at least two room thermostats
<b>Hot Water System:</b>	Community scheme
<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>	83 m <sup>2</sup>













	Nursery	Primary	Secondary	College	Private
<b>Onelab College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Manorfield Primary School</b> Ofsted Rating: Outstanding   Pupils: 689   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Clara Grant Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Saviour's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 231   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Marner Primary School</b> Ofsted Rating: Good   Pupils: 653   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Paul's Way Trust School</b> Ofsted Rating: Good   Pupils: 1877   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Langdon Park Community School</b> Ofsted Rating: Good   Pupils: 1076   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bow School</b> Ofsted Rating: Good   Pupils: 1267   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

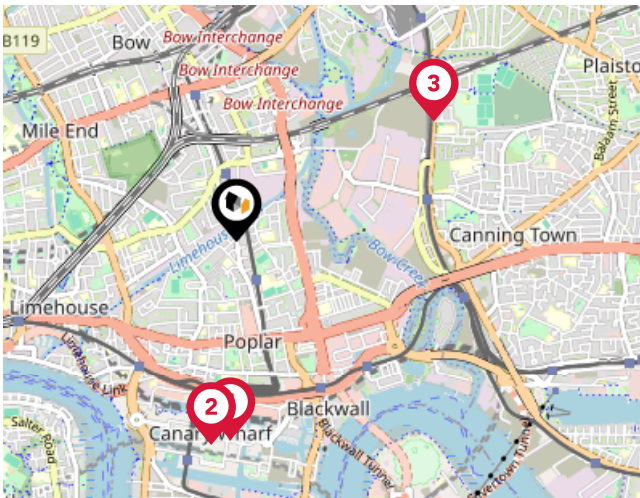


		Nursery	Primary	Secondary	College	Private
	<b>Ian Mikardo School</b> Ofsted Rating: Good   Pupils: 49   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>East London Arts &amp; Music</b> Ofsted Rating: Outstanding   Pupils: 300   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lansbury Lawrence Primary School</b> Ofsted Rating: Outstanding   Pupils: 447   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Childrens House Nursery School</b> Ofsted Rating: Outstanding   Pupils: 138   Distance:0.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stebon Primary School</b> Ofsted Rating: Outstanding   Pupils: 691   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Palace Primary School</b> Ofsted Rating: Good   Pupils: 399   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bygrove Primary School</b> Ofsted Rating: Outstanding   Pupils: 245   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Agnes RC Primary School</b> Ofsted Rating: Outstanding   Pupils: 205   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



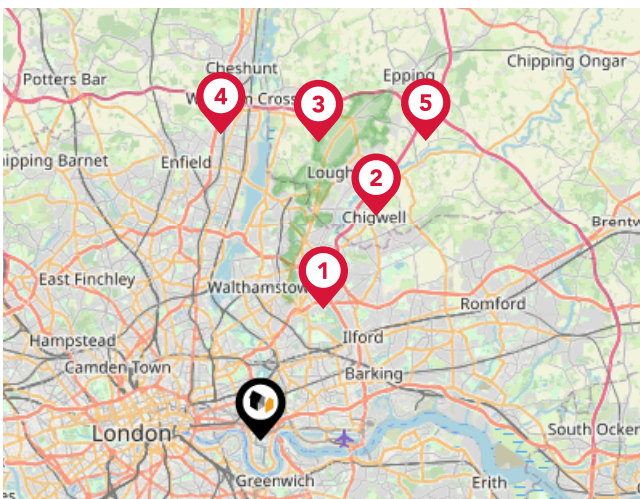
# Area

## Transport (National)



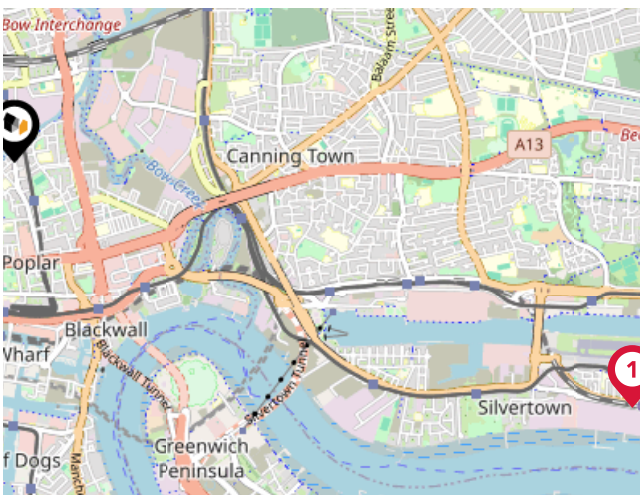
### National Rail Stations

Pin	Name	Distance
1	Canary Wharf Rail Station	0.91 miles
2	Canary Wharf	0.94 miles
3	West Ham Rail Station	1.07 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	5.34 miles
2	M11 J5	9.3 miles
3	M25 J26	11.19 miles
4	M25 J25	11.4 miles
5	M25 J27	12.6 miles



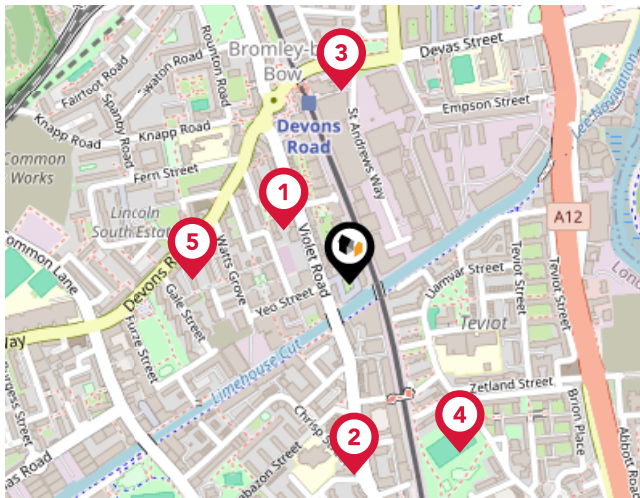
### Airports/Helipads

Pin	Name	Distance
1	Silvertown	3.07 miles
2	Leaves Green	13.11 miles
3	Heathrow Airport Terminal 4	19.04 miles
4	Heathrow Airport	19.06 miles



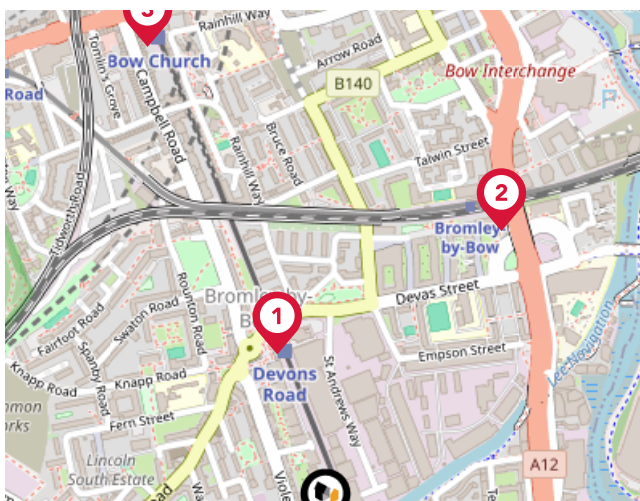
# Area

## Transport (Local)



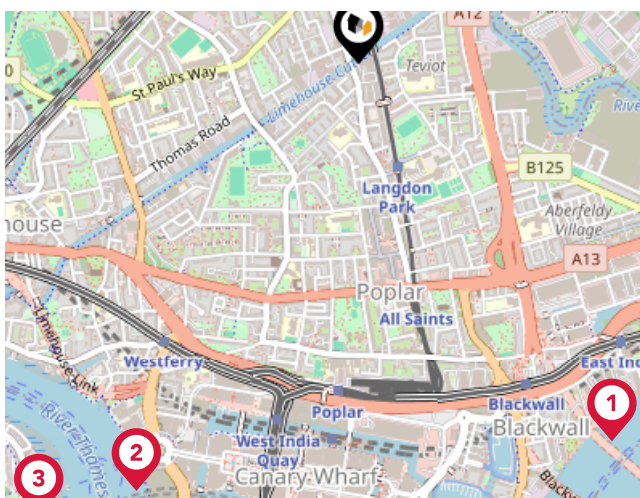
### Bus Stops/Stations

Pin	Name	Distance
1	Cranwell Close	0.1 miles
2	Fawe Street	0.22 miles
3	Devons Road Station	0.22 miles
4	Teviot Estate	0.23 miles
5	Watts Grove	0.18 miles



### Local Connections

Pin	Name	Distance
1	Devons Road DLR Station	0.21 miles
2	Bromley-By-Bow Underground Station	0.4 miles
3	Bow Church DLR Station	0.6 miles



### Ferry Terminals

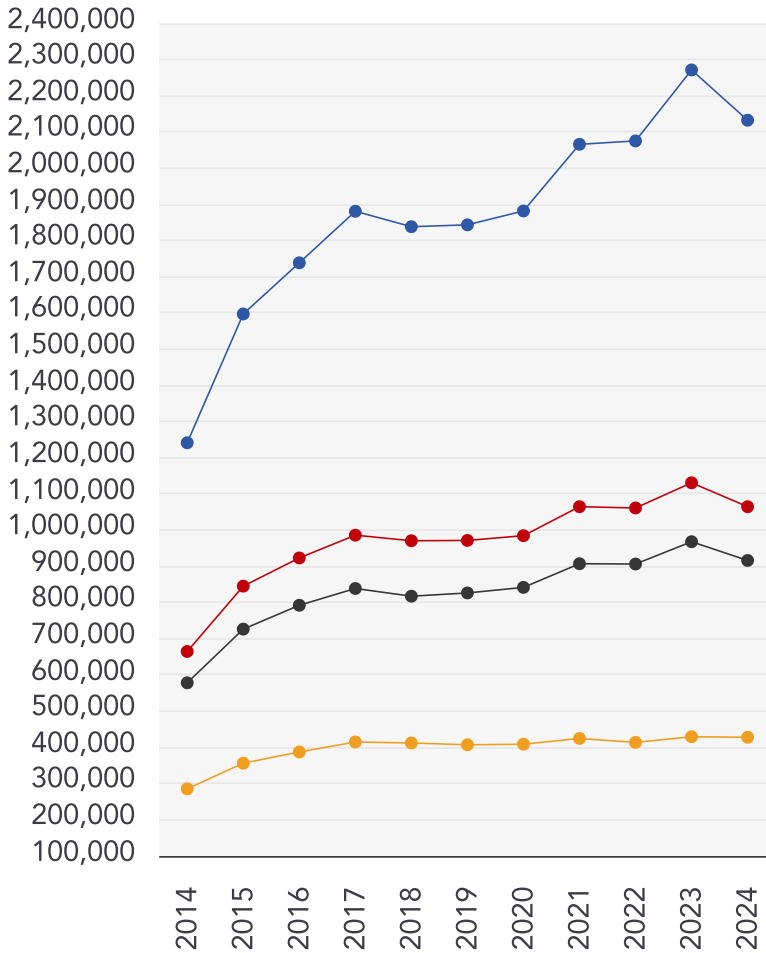
Pin	Name	Distance
1	East India Pier	1.05 miles
2	Canary Wharf Pier	1.11 miles
3	Doubletree Docklands Nelson Dock Pier	1.28 miles

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in E3



Detached

**+71.76%**

Semi-Detached

**+60.13%**

Terraced

**+58.41%**

Flat

**+49.81%**



## **iad UK**

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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.



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**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.

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**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.

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**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.

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**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!

# iad UK

## Data Quality

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