

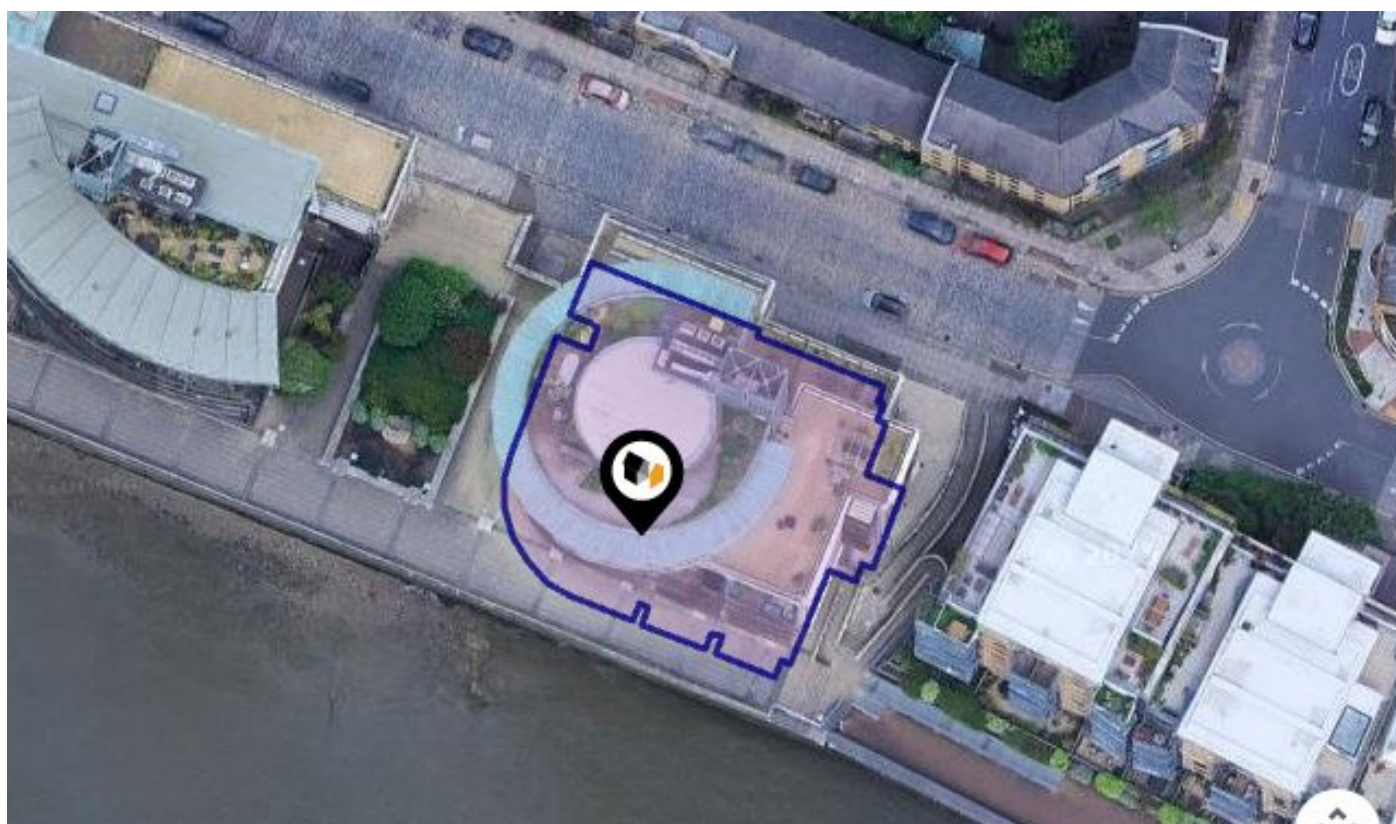


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th June 2025



**CINNABAR WHARF EAST, 28, WAPPING HIGH STREET,
LONDON, E1W**

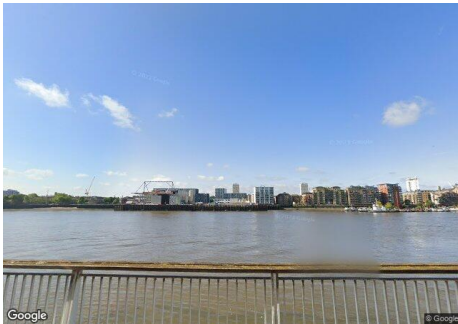
Ewemove Wapping and Bow

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

020 3866 7070

adrian.johnston@ewemove.com


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










Property

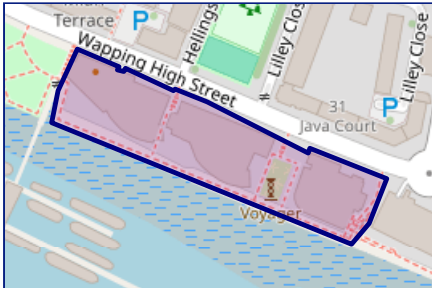
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	27/02/2001
Floor Area:	753 ft ² / 70 m ²	End Date:	01/01/2999
Plot Area:	0.19 acres	Lease Term:	999 years from 1 January 2000
Year Built :	2001	Term Remaining:	974 years
Council Tax :	Band F		
Annual Estimate:	£2,534		
Title Number:	EGL422142		

Local Area

Local Authority:	Tower hamlets	Estimated Broadband Speeds
Conservation Area:	No	(Standard - Superfast - Ultrafast)
Flood Risk:		1000
<ul style="list-style-type: none">Rivers & SeasSurface Water	<ul style="list-style-type: none">Very LowHigh	mb/s
		

Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	
 O ₂	
 EE	
 3	
 O	

Freehold Title Plan



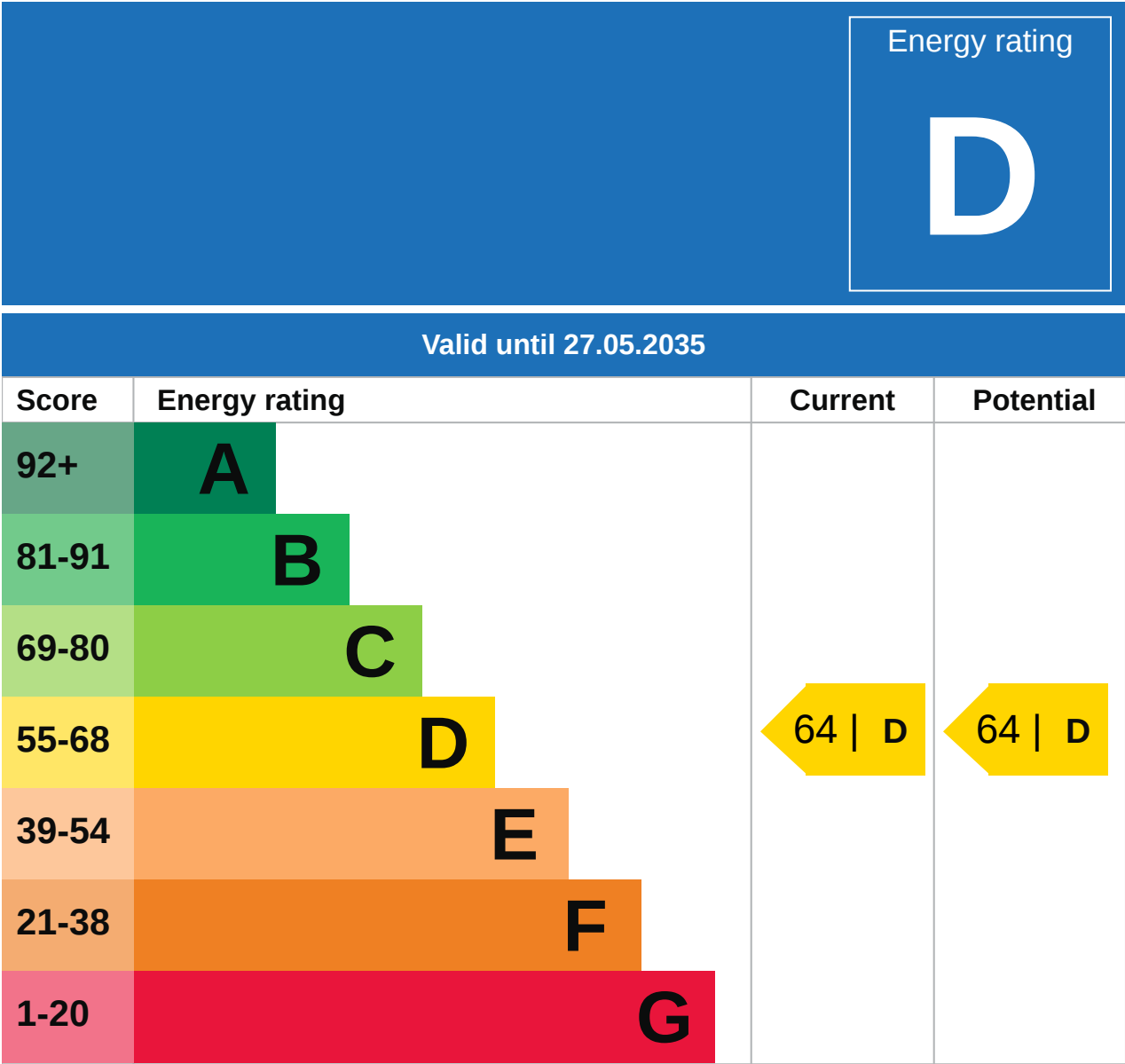
NGL418855

Leasehold Title Plan



EGL422142

Start Date:	27/02/2001
End Date:	01/01/2999
Lease Term:	999 years from 1 January 2000
Term Remaining:	974 years



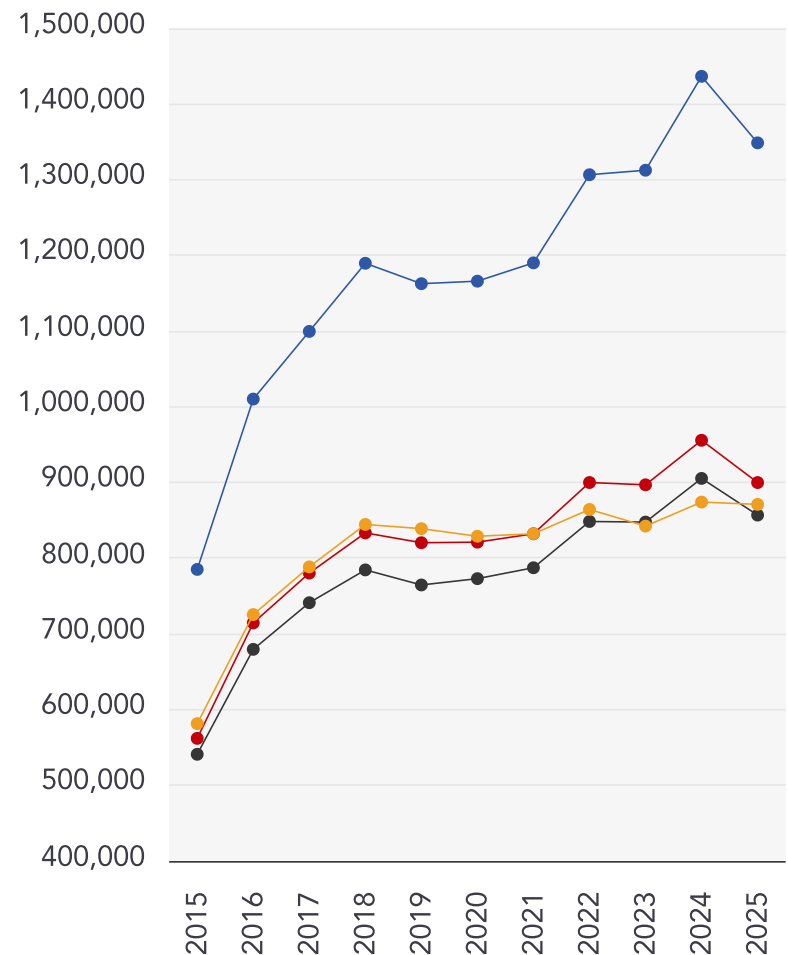
Additional EPC Data

Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	System built, as built, insulated (assumed)
Walls Energy:	System built, as built, insulated (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Warm air, Electricaire
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Electric immersion, standard tariff
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	70 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in E1W



Detached

+71.76%

Semi-Detached

+60.13%

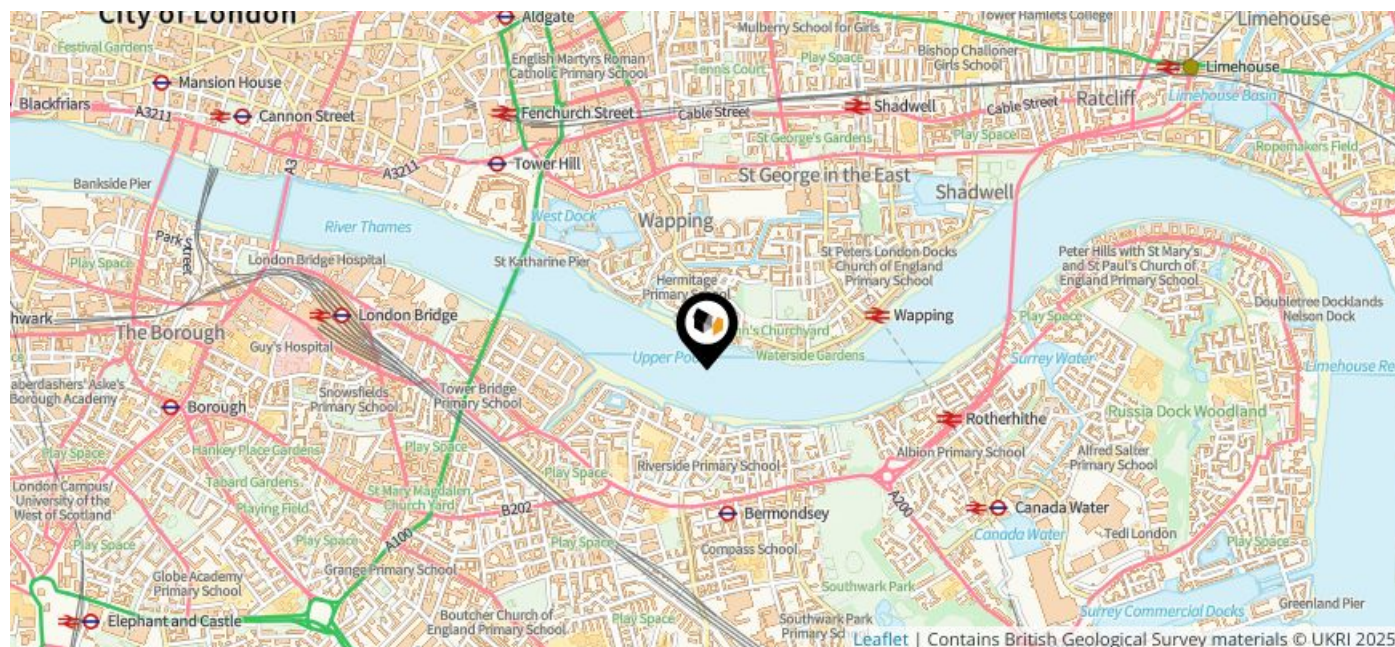
Flat

+49.81%

Terraced

+58.41%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

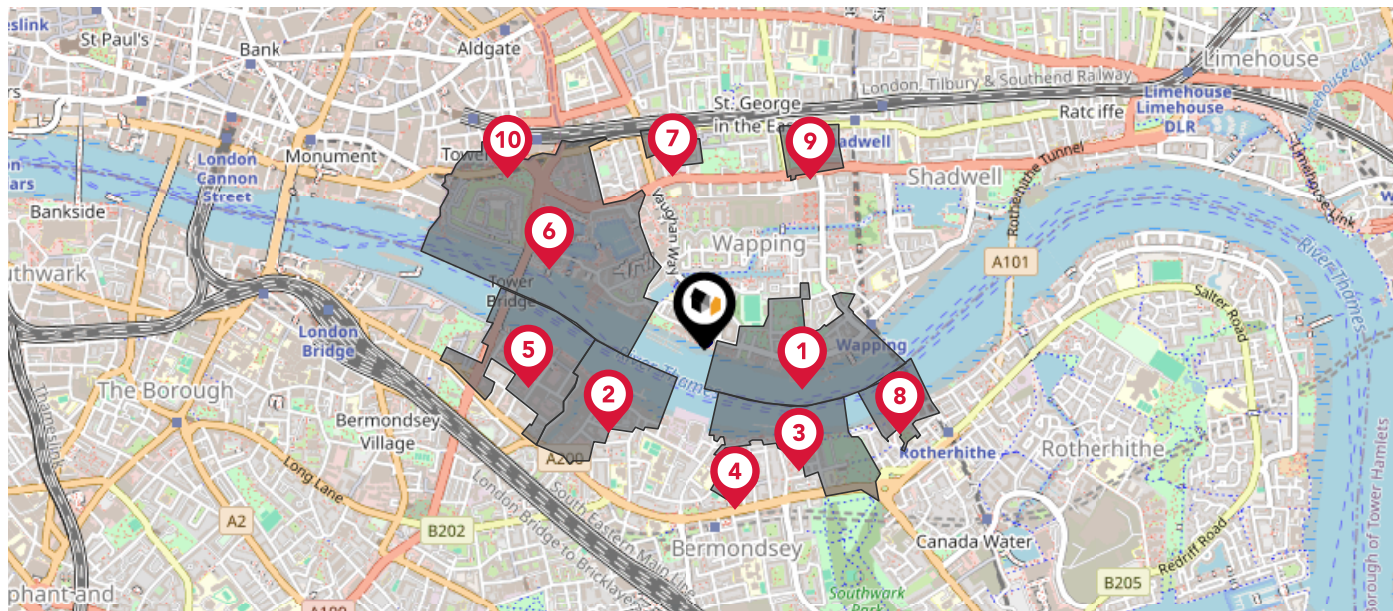
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

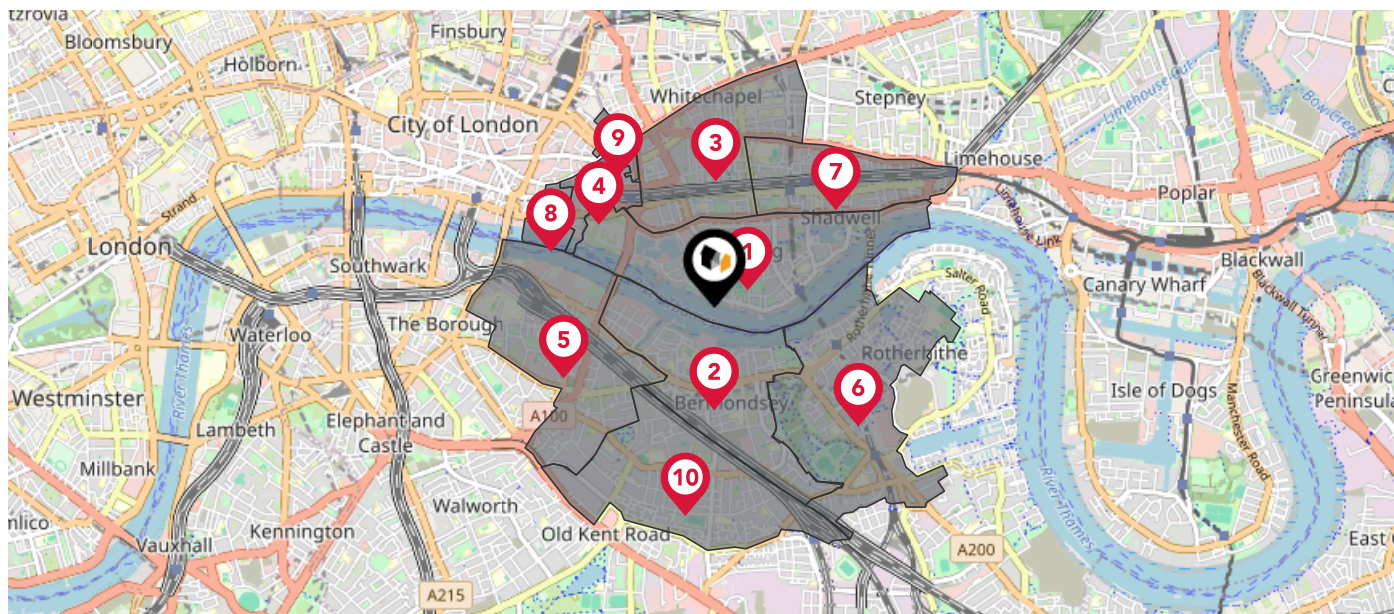
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  1 Wapping Pierhead
-  2 St Saviour's Dock
-  3 Edward III's Rotherhithe
-  4 Wilson Grove
-  5 Tower Bridge
-  6 The Tower
-  7 Wiltons Music Hall
-  8 St Mary's Rotherhithe
-  9 St George in the East
-  10 Crescent

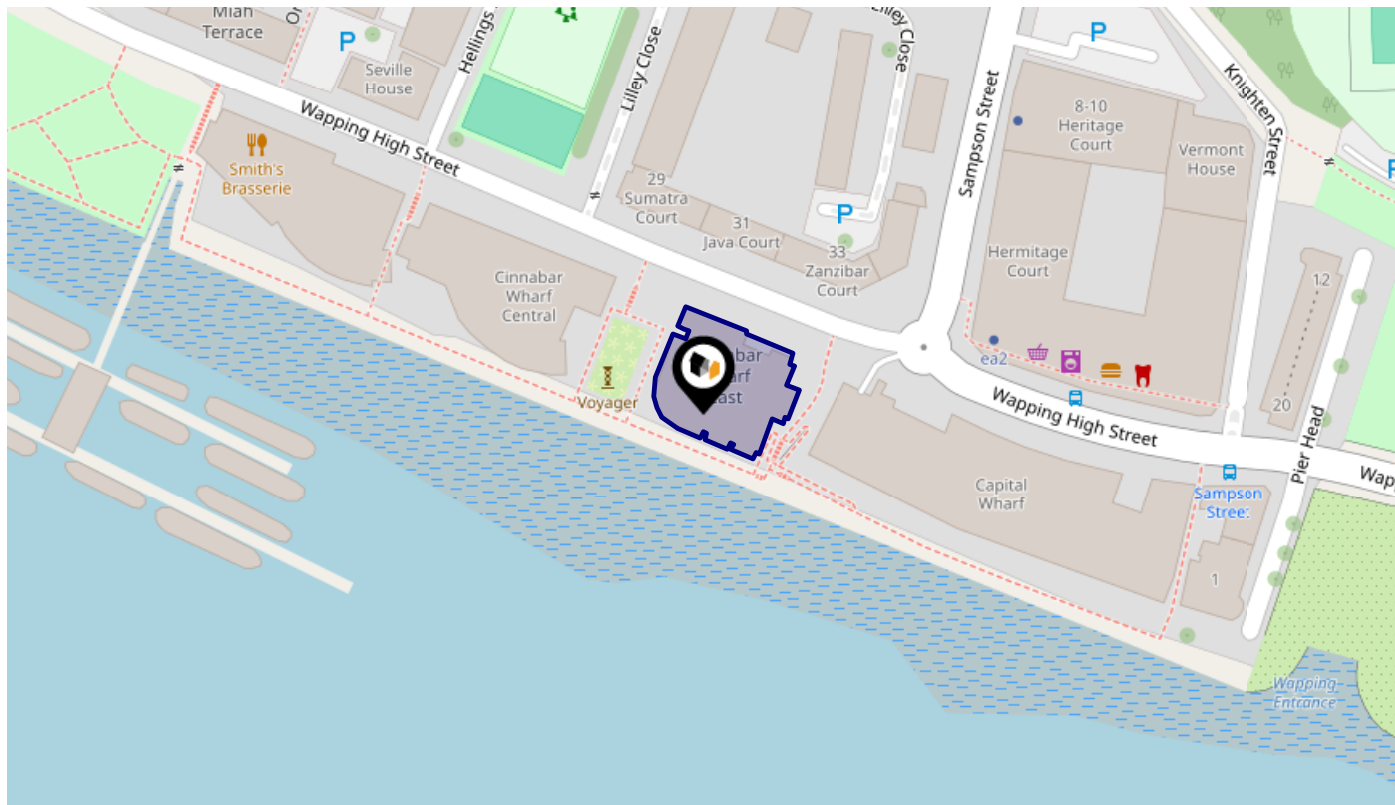
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  St. Katharine's & Wapping Ward
-  North Bermondsey Ward
-  Whitechapel Ward
-  Tower Ward
-  London Bridge & West Bermondsey Ward
-  Rotherhithe Ward
-  Shadwell Ward
-  Billingsgate Ward
-  Portsoken Ward
-  South Bermondsey Ward

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	■

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.

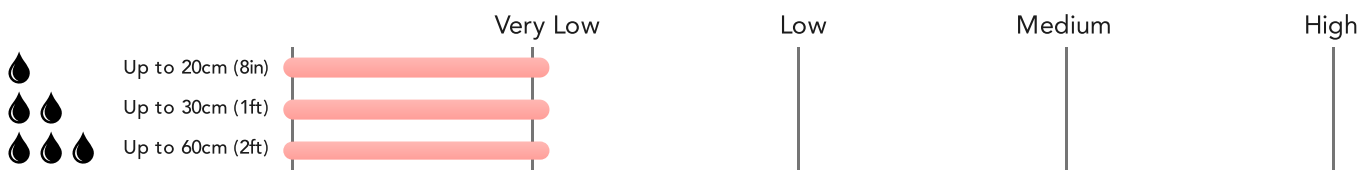


Risk Rating: Very Low

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.

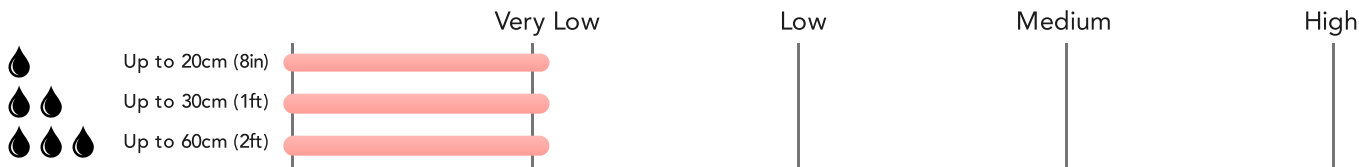


Risk Rating: Very Low

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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:

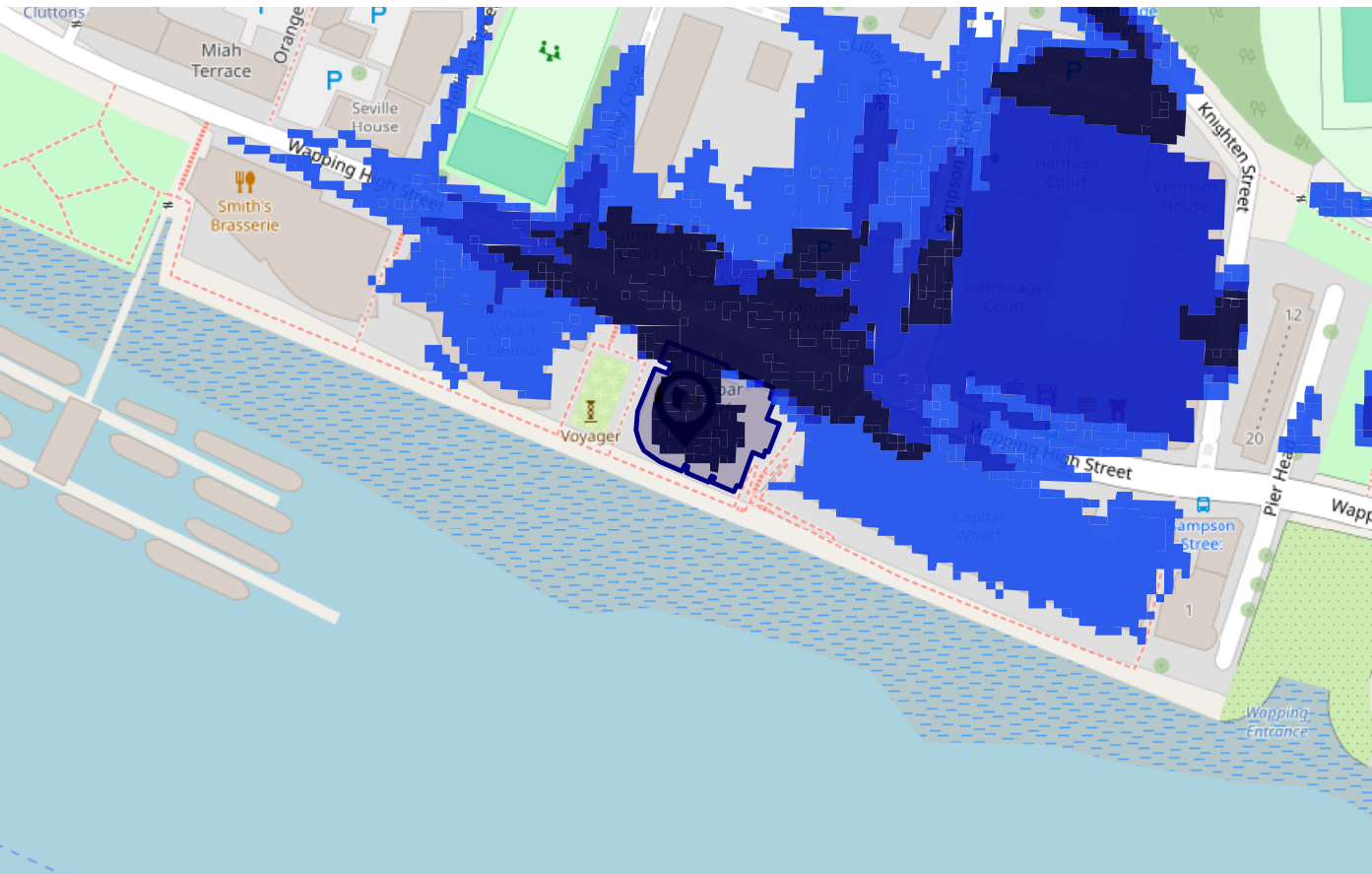


Flood Risk

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.

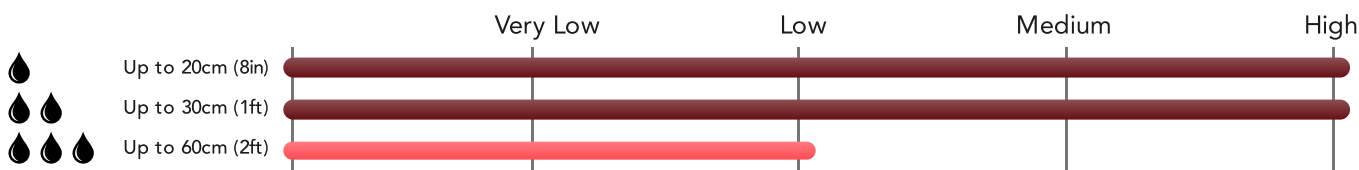


Risk Rating: High

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:

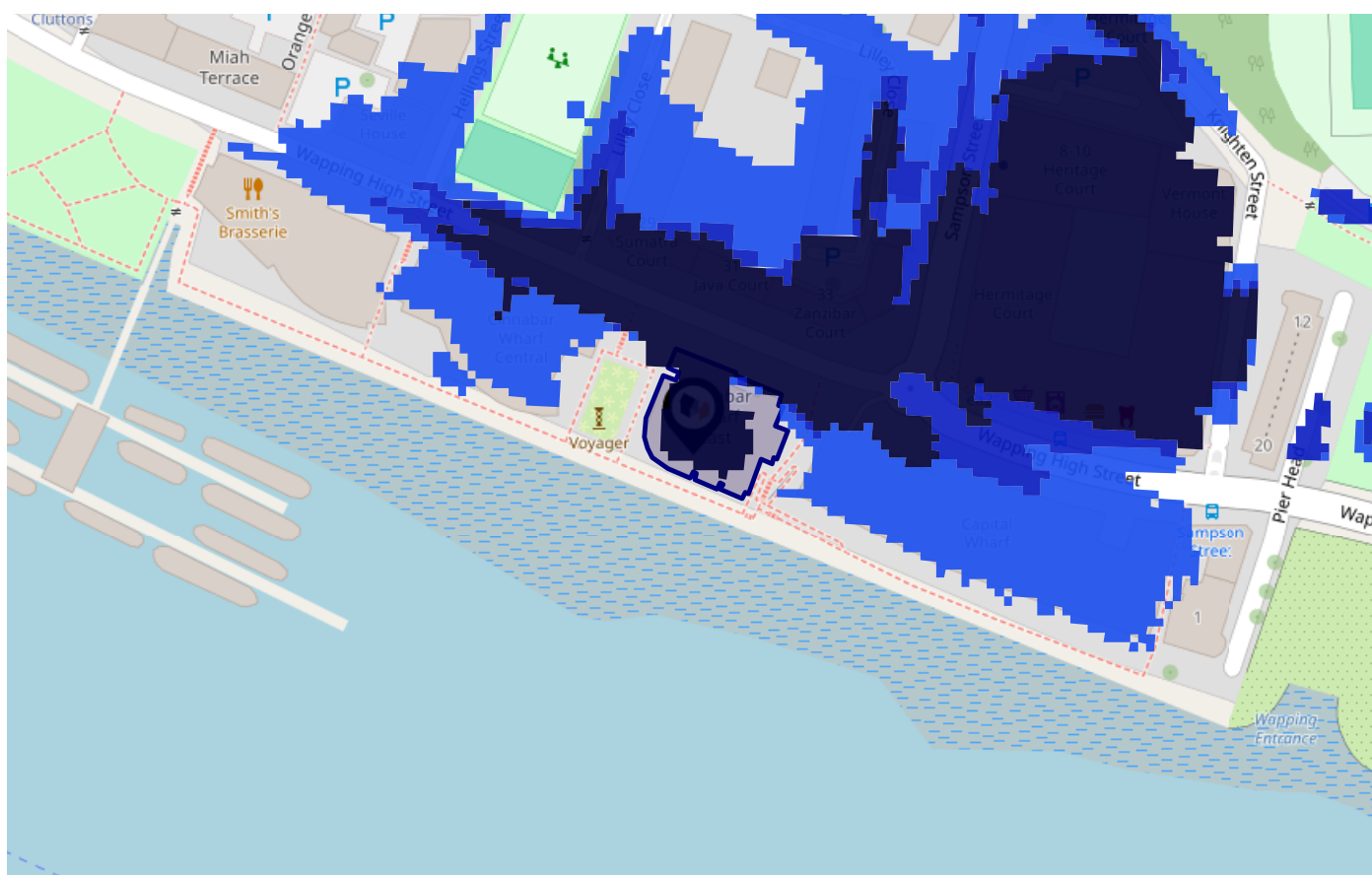


Flood Risk

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.

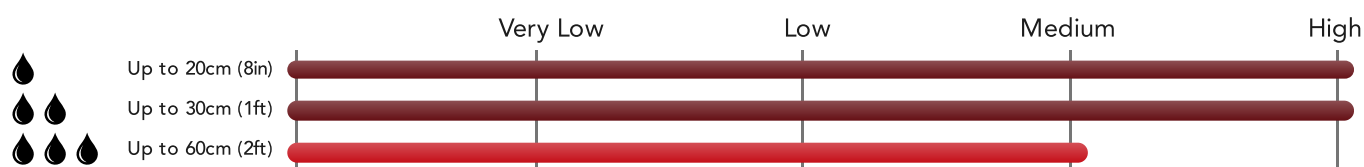


Risk Rating: High

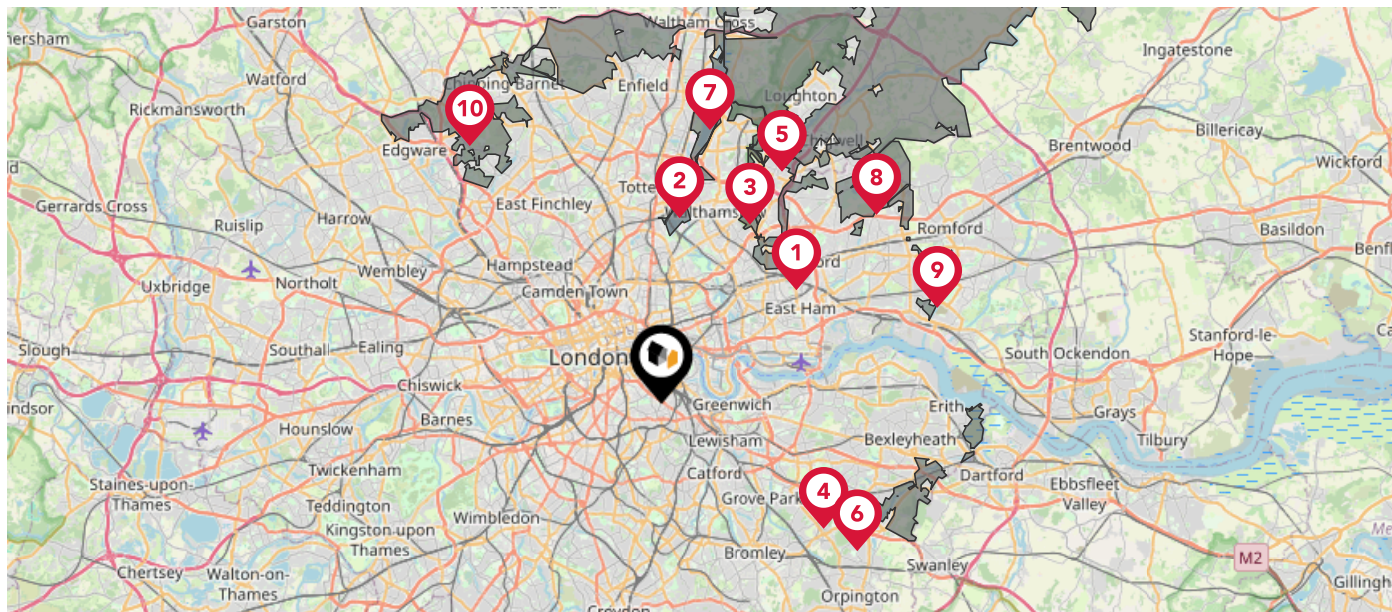
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Chance of flooding to the following depths at this property:



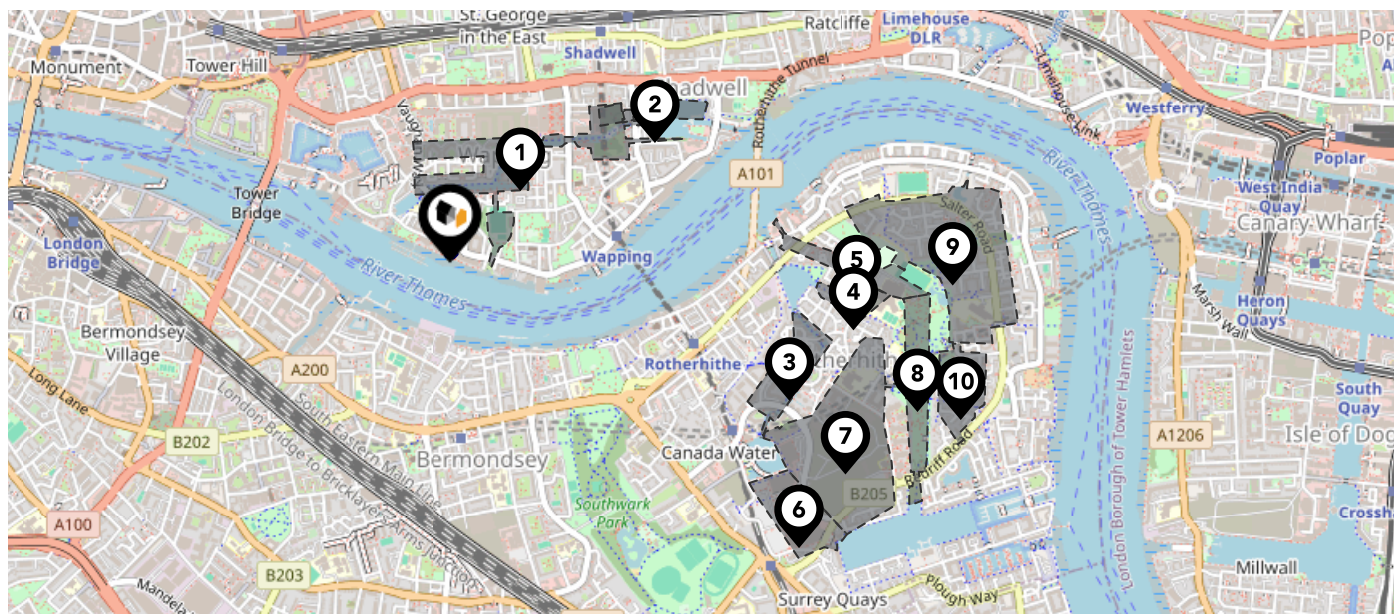
This map displays nearby areas that have been designated as Green Belt...



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

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.













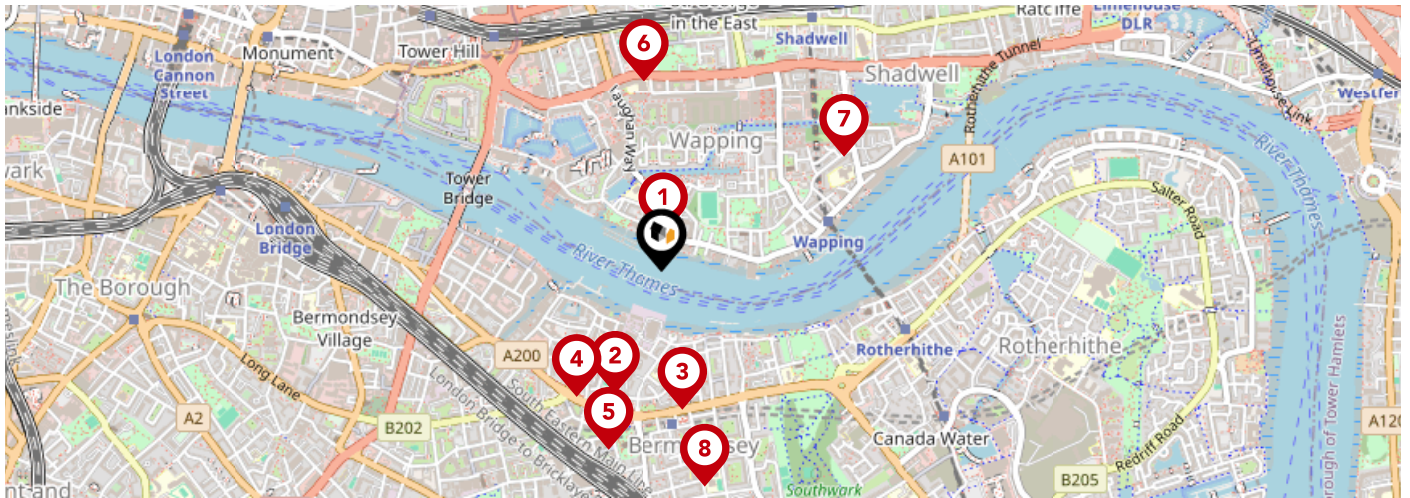
Nearby Landfill Sites

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

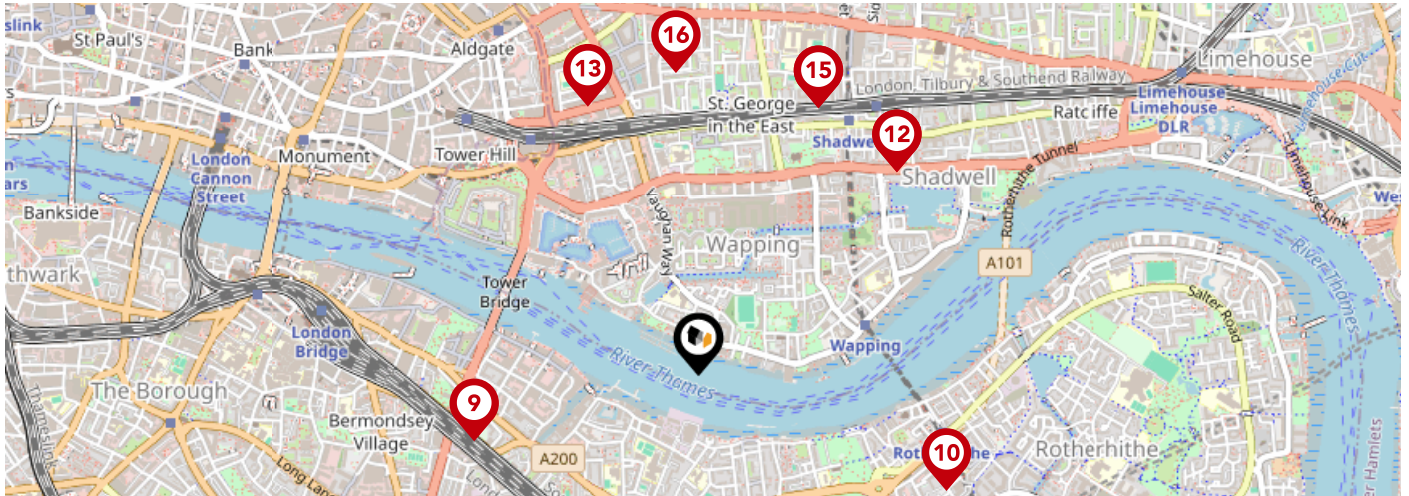
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1065811 - Iron Railings (including Lamp Brackets) To 1 To 10 Wapping Pier Head And On Both Sides Of Former Swing Bridge To Wapping Basin	Grade II	0.1 miles
	1270357 - 12-14 Wapping Pier Head	Grade II	0.1 miles
	1260055 - Four Bollards (one Outside 4, Wapping Pier Head, Three On Opposite Side Of Wapping High Street Flanking The Entrance To Hermitage Wall)	Grade II	0.1 miles
	1065806 - Oliver's Wharf	Grade II	0.1 miles
	1260059 - 1-4 Wapping Pier Head	Grade II	0.1 miles
	1065804 - Town Of Ramsgate Public House	Grade II	0.1 miles
	1065812 - 4 1/2, Wapping Pier Head E1 (see Details For Further Address Information)	Grade II	0.1 miles
	1357539 - 11 Wapping High Street And Area Railings	Grade II	0.1 miles
	1065803 - Wapping Old Stairs (stairs And Flagged Passage From Wapping High Street)	Grade II	0.1 miles
	1065813 - 5-10, Wapping Pier Head	Grade II	0.1 miles

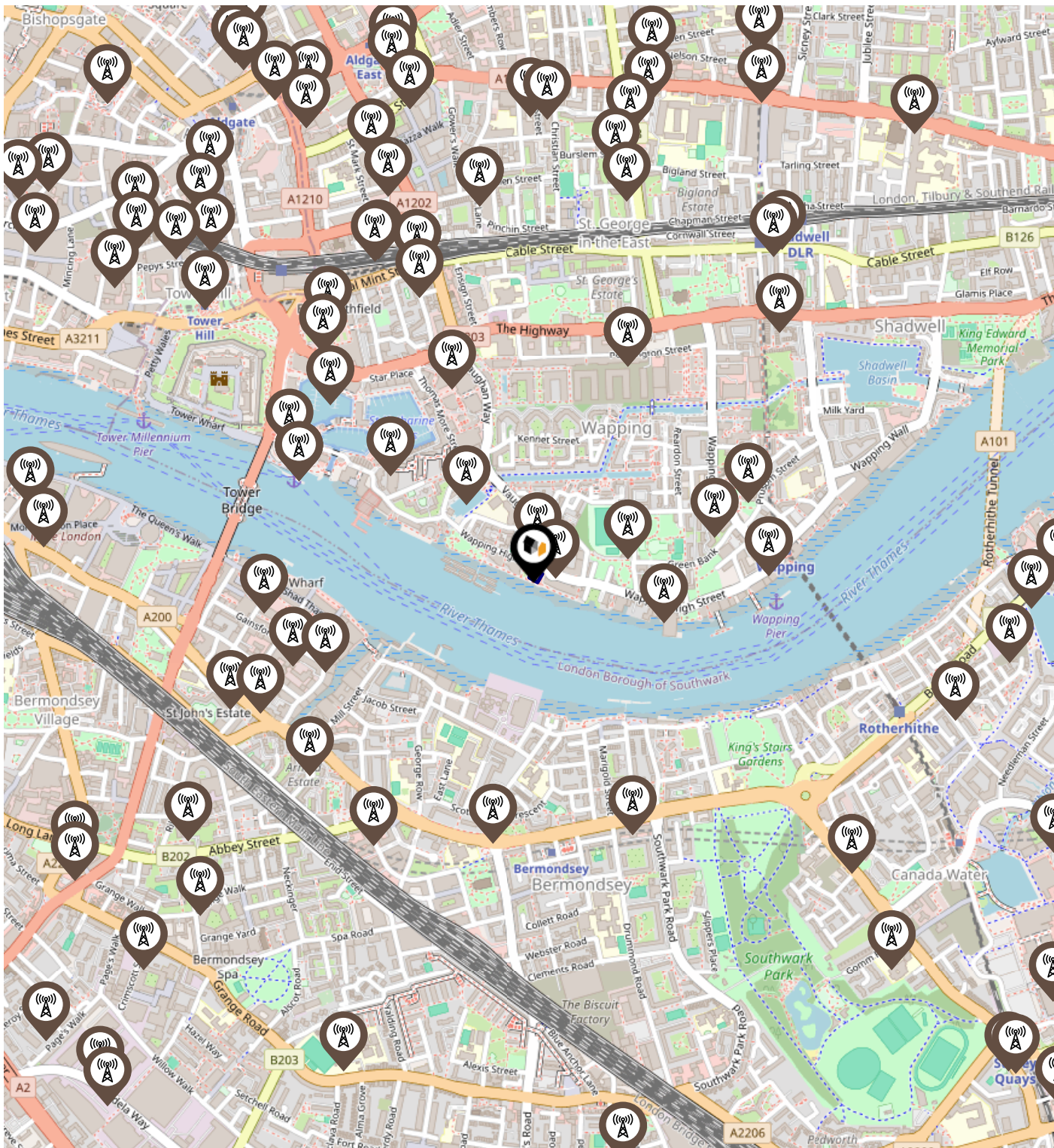


		Nursery	Primary	Secondary	College	Private
1	Hermitage Primary School Ofsted Rating: Requires improvement Pupils: 286 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Michael's Catholic College Ofsted Rating: Outstanding Pupils: 927 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Riverside Primary School Ofsted Rating: Good Pupils: 293 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 324 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St James' Church of England Primary School Ofsted Rating: Good Pupils: 407 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Paul's Whitechapel Church of England Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Peter's London Docks CofE Primary School Ofsted Rating: Outstanding Pupils: 228 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Charter School Bermondsey Ofsted Rating: Good Pupils: 440 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Tower Bridge Primary School Ofsted Rating: Good Pupils: 187 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Albion Primary School Ofsted Rating: Good Pupils: 433 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Gate Fields Junior School Ofsted Rating: Good Pupils: 350 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Gate Fields Infants' School Ofsted Rating: Good Pupils: 329 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	English Martyrs Roman Catholic Primary School Ofsted Rating: Good Pupils: 180 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bigland Green Primary School Ofsted Rating: Outstanding Pupils: 479 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jamiatul Ummah School Ofsted Rating: Good Pupils: 189 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harry Gosling Primary School Ofsted Rating: Good Pupils: 437 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

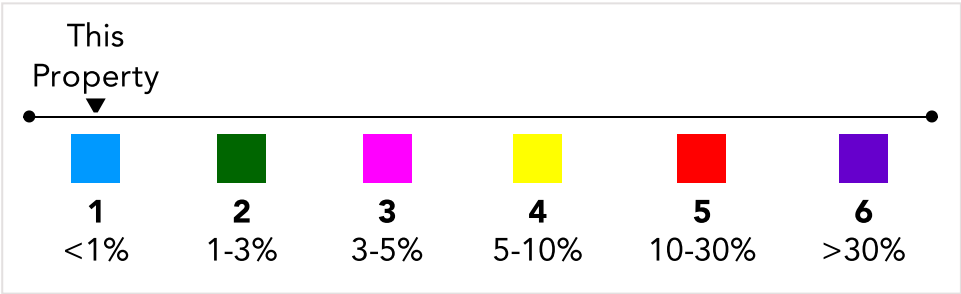
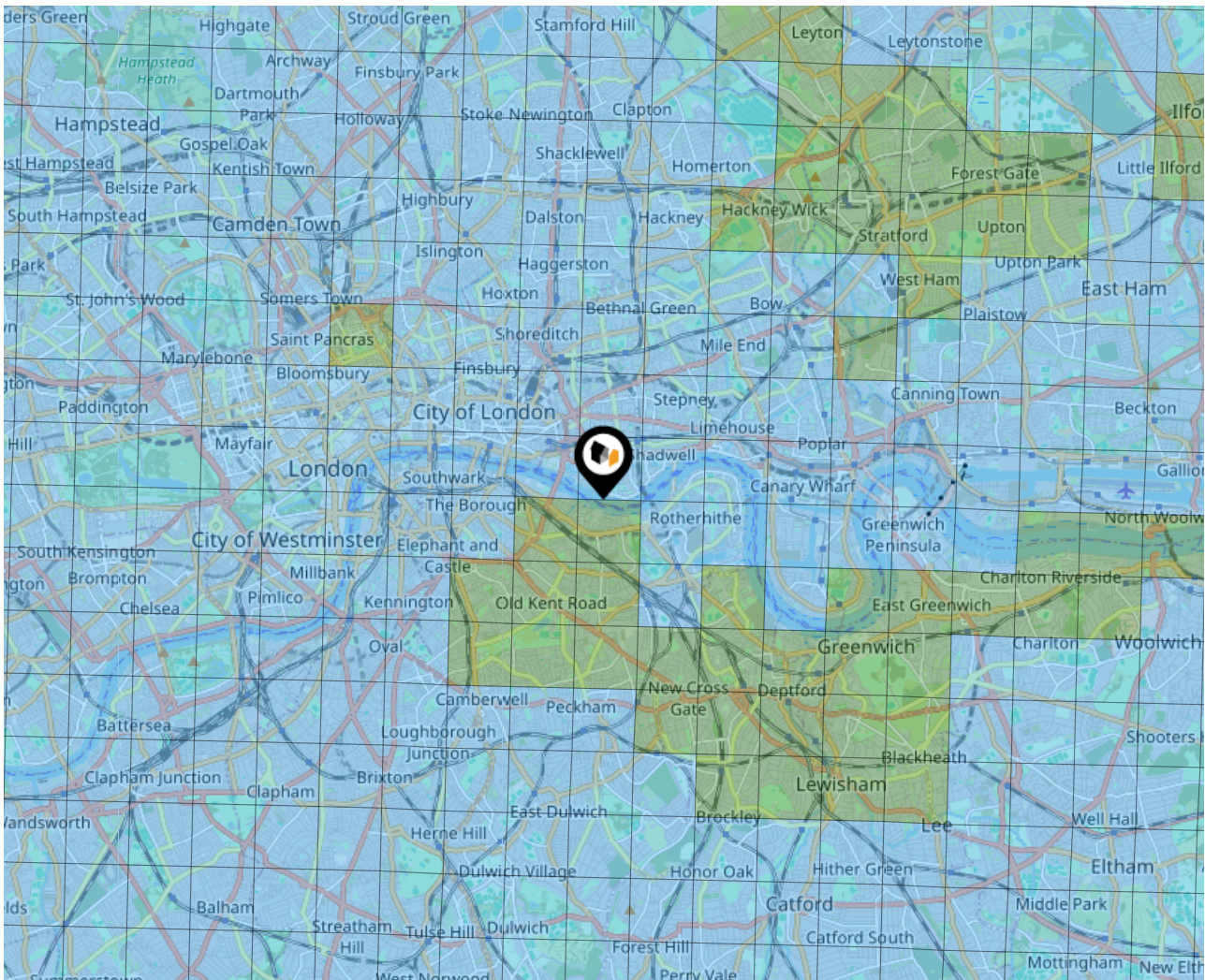


Key:

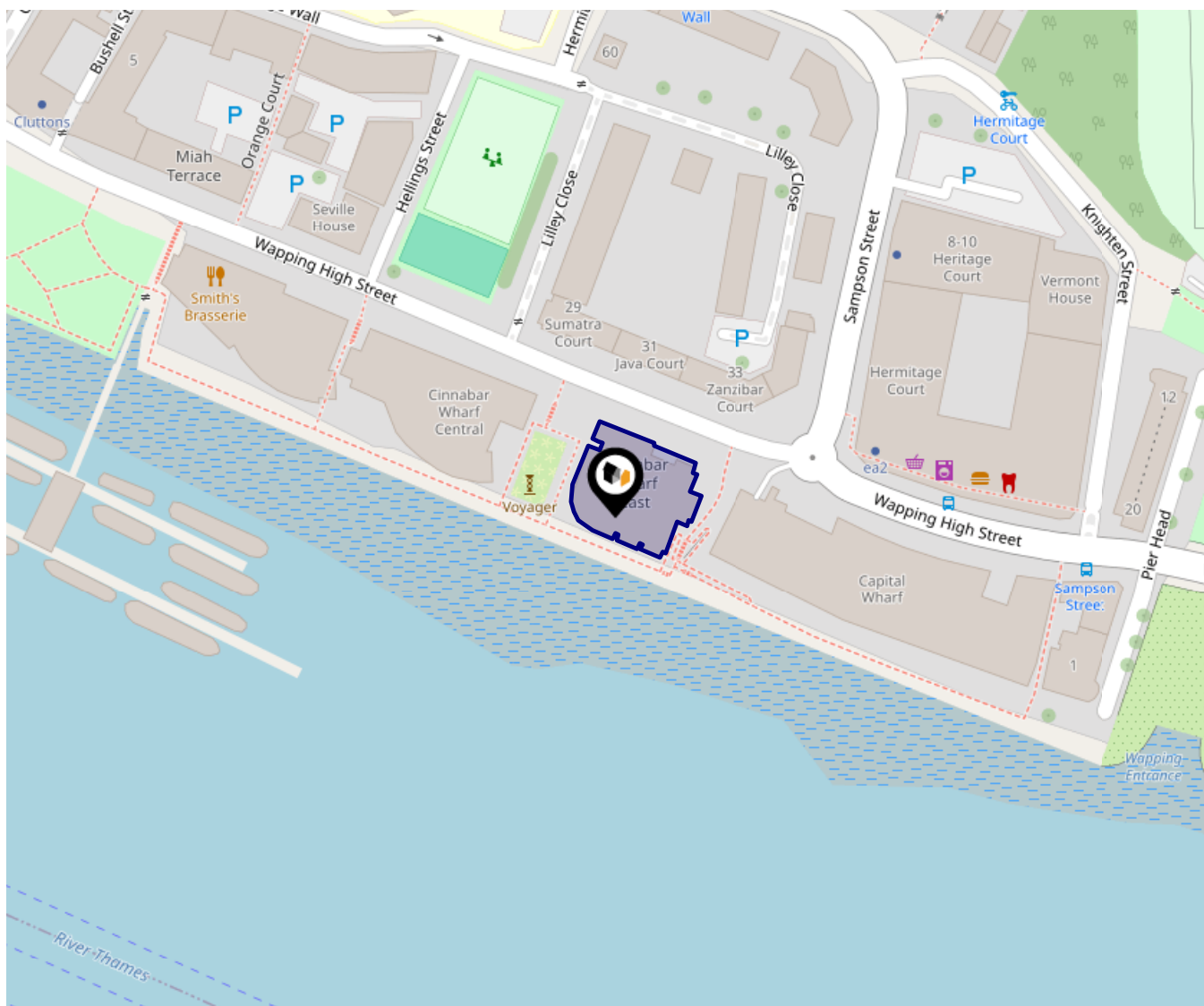
-  Power Pylons
-  Communication Masts

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

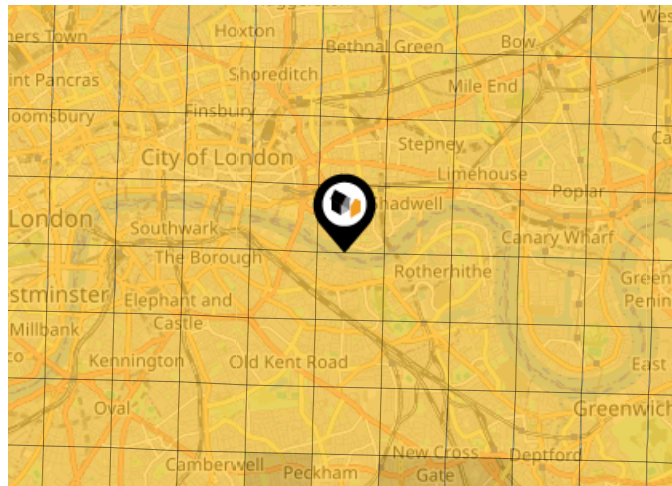


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

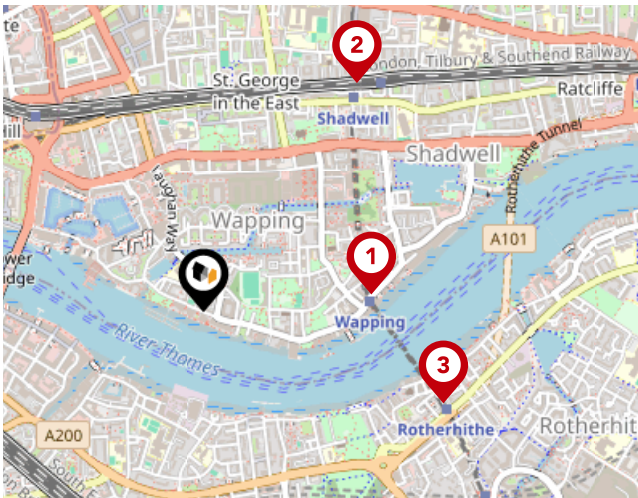
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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



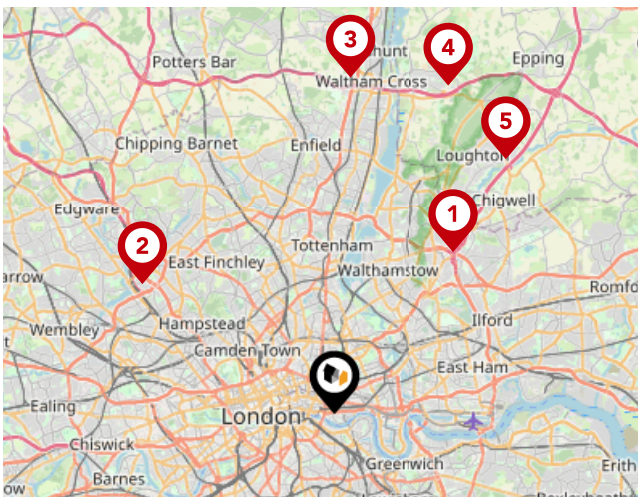
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area Transport (National)



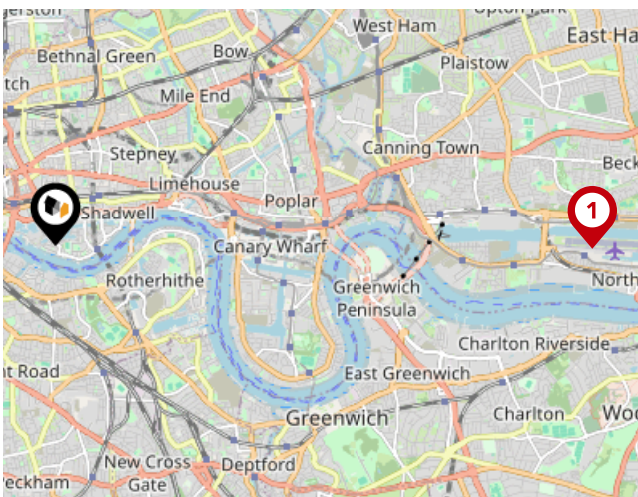
National Rail Stations

Pin	Name	Distance
	Wapping Station	0.39 miles
	Shadwell Rail Station	0.64 miles
	Rotherhithe Station	0.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J4	7.37 miles
	M1 J1	8.55 miles
	M25 J25	12.42 miles
	M25 J26	12.79 miles
	M11 J5	11.32 miles



Airports/Helipads

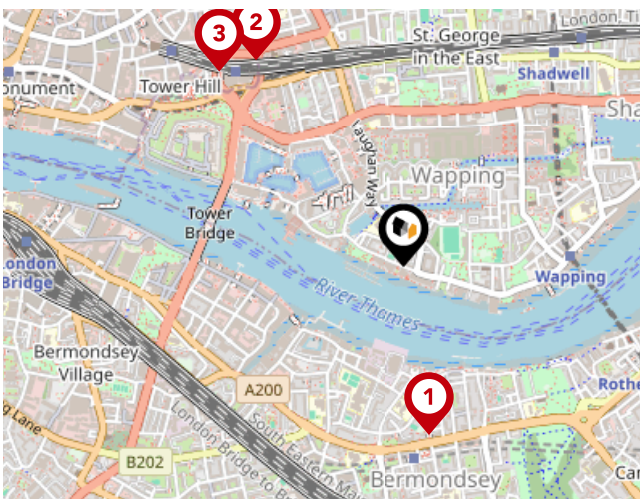
Pin	Name	Distance
	Silvertown	4.95 miles
	Leaves Green	12.57 miles
	Heathrow Airport Terminal 4	16.77 miles
	Heathrow Airport	16.83 miles

Area Transport (Local)



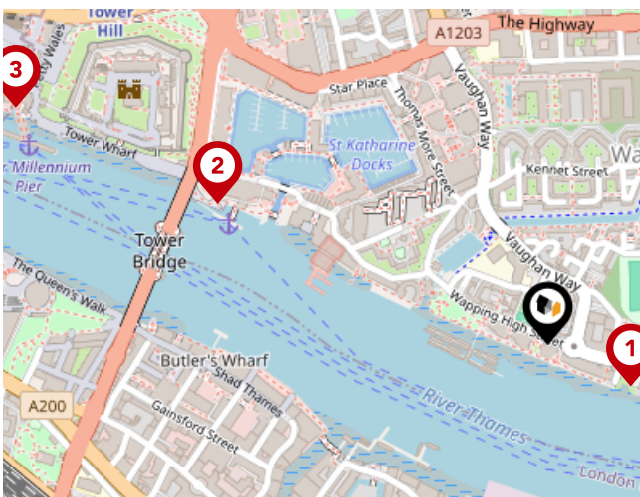
Bus Stops/Stations

Pin	Name	Distance
	Sampson Street	0.06 miles
	Hermitage Wall	0.1 miles
	Sampson Street	0.07 miles
	Stockholm Way	0.17 miles
	Dundee Street	0.19 miles



Local Connections

Pin	Name	Distance
	Bermondsey Station	0.4 miles
	Tower Gateway	0.58 miles
	Tower Gateway	0.62 miles



Ferry Terminals

Pin	Name	Distance
	Wapping Pier	0.11 miles
	Tower Bridge Quay	0.41 miles
	Tower Pier	0.67 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.

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

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.



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