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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th November 2025



11, DENMARK PLACE, LONDON, E3

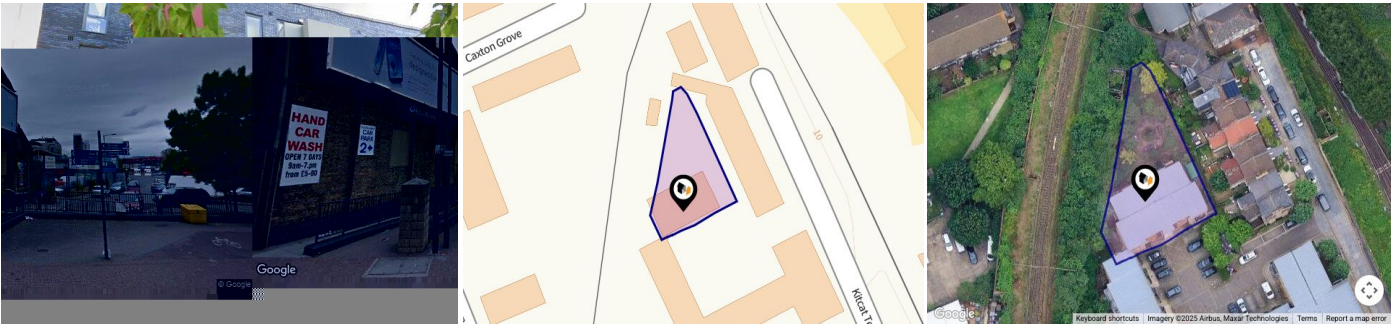
Ewemove Wapping and Bow

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

020 3866 7070

pierce.johnston@ewemove.com

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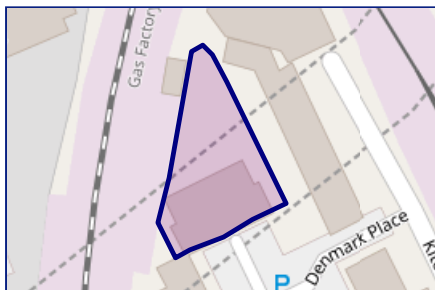
Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	29/06/2003
Floor Area:	613 ft ² / 57 m ²	End Date:	25/03/2128
Plot Area:	0.19 acres	Lease Term:	125 years from 25 March 2003
Council Tax :	Band D	Term Remaining:	102 years
Annual Estimate:	£1,755		
Title Number:	EGL459493		

Local Area

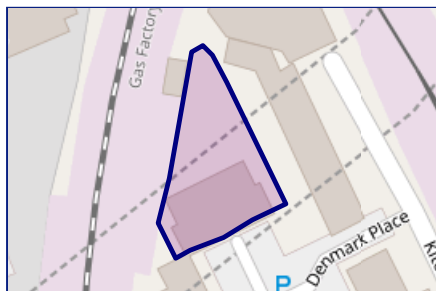
Local Authority:	Tower hamlets	Estimated Broadband Speeds		
Conservation Area:	Fairfield Road	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	136	-
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	
				

Freehold Title Plan



EGL452000

Leasehold Title Plan



EGL459493

Start Date:	29/06/2003
End Date:	25/03/2128
Lease Term:	125 years from 25 March 2003
Term Remaining:	102 years

11 Denmark Place, LONDON, E3		Energy rating C	
Valid until 23.11.2035			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

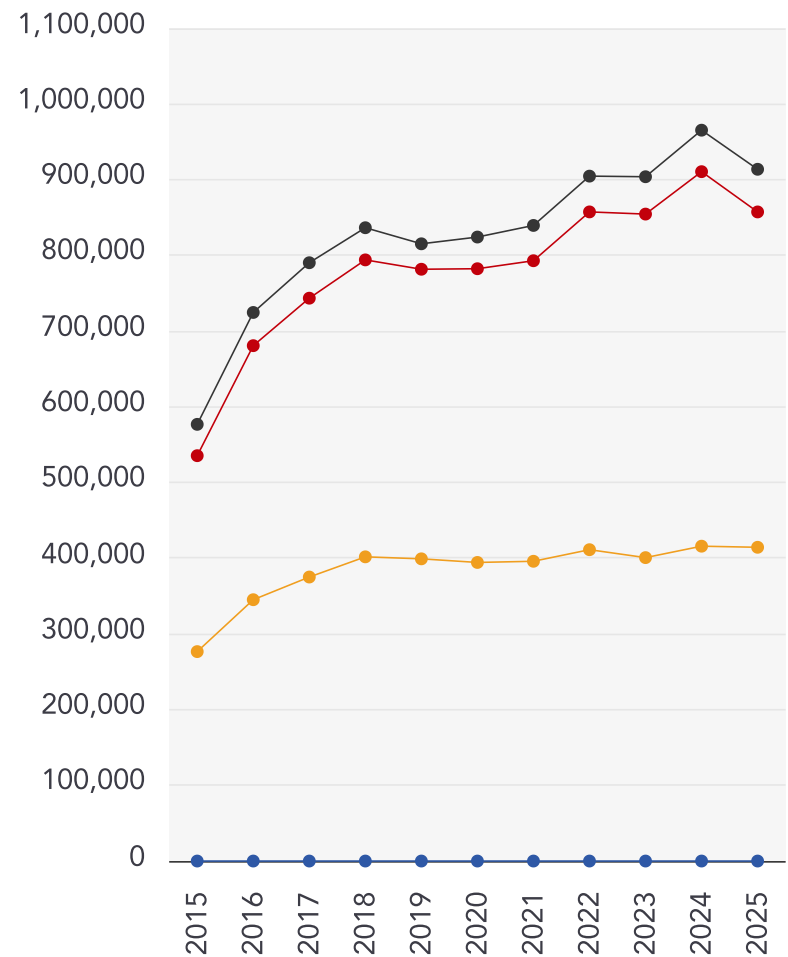
Property Type:	Top-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	57 m ²

Market

House Price Statistics



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



Terraced

+58.41%

Semi-Detached

+60.13%

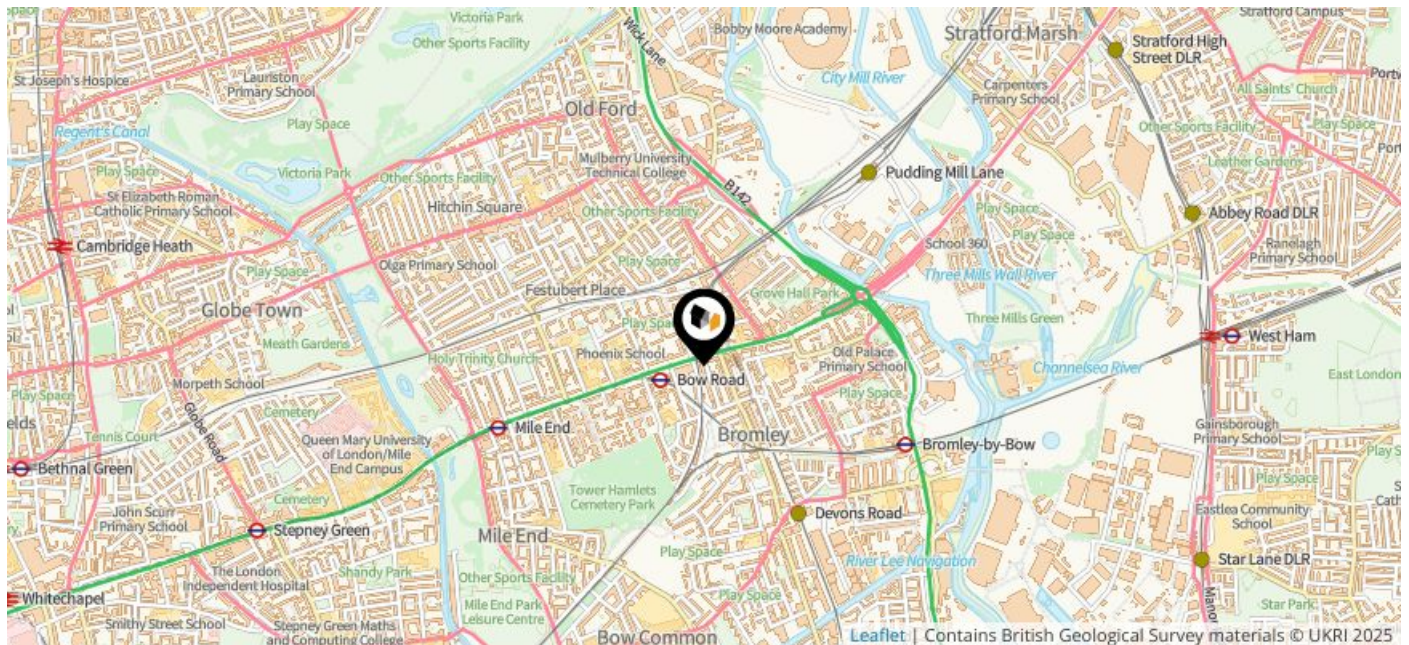
Flat

+49.81%

Detached

+71.76%

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.

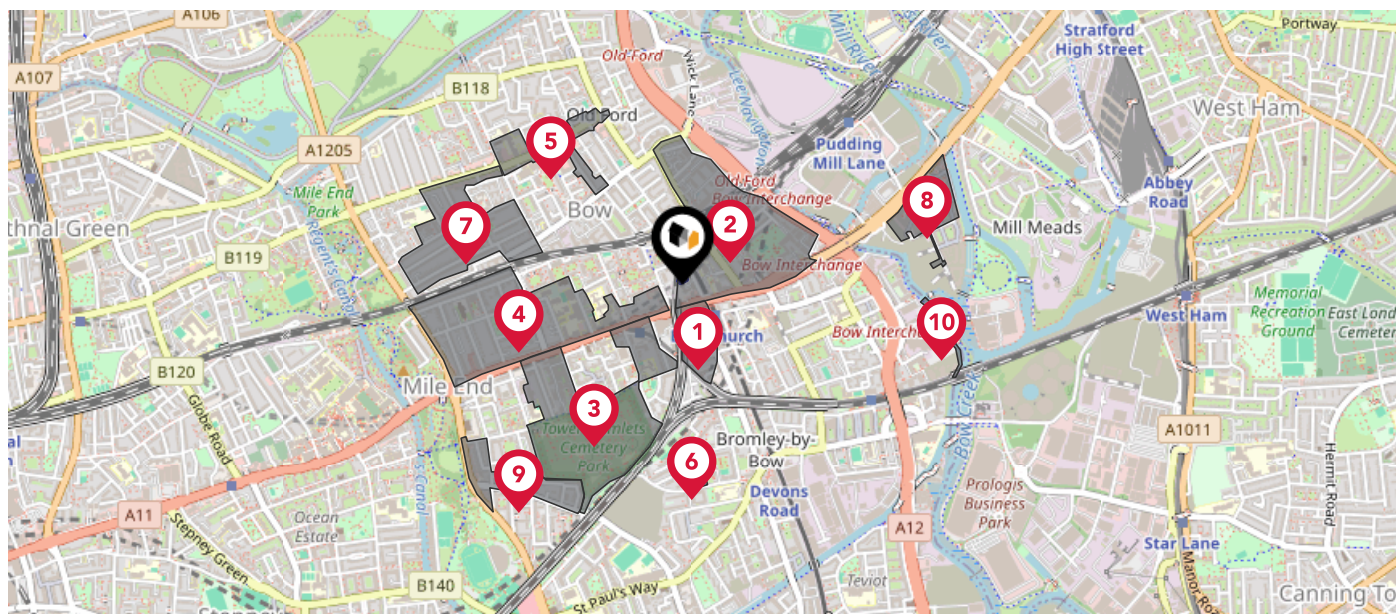
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



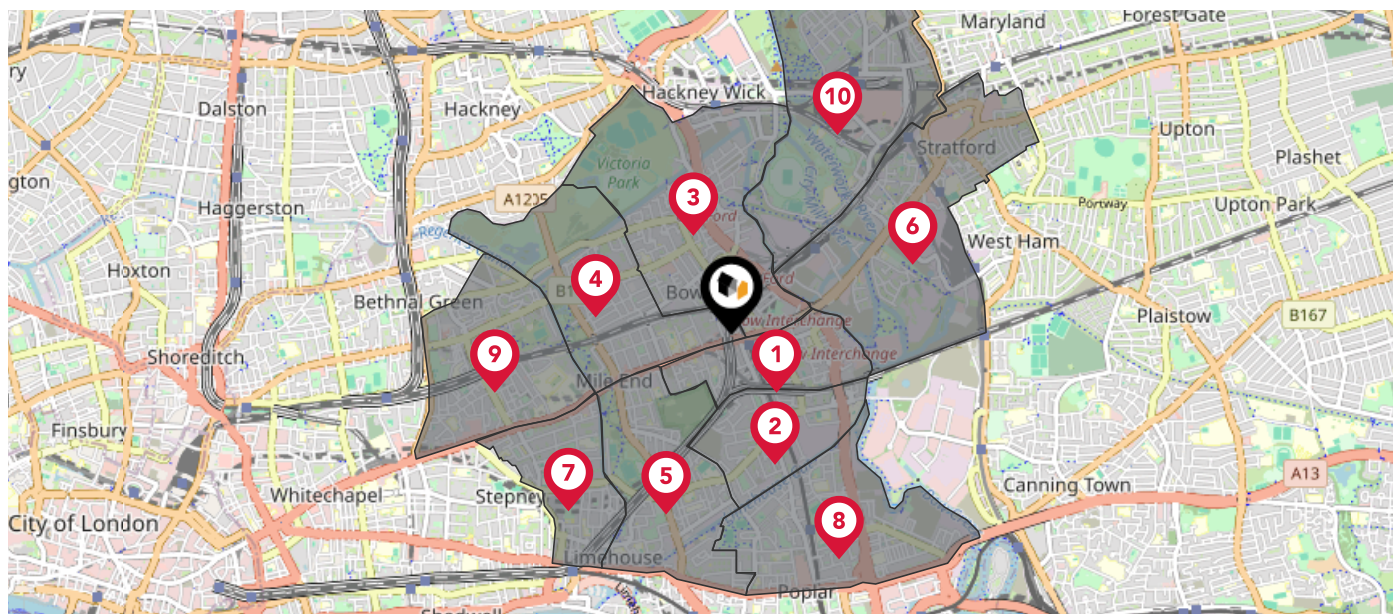
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|------------------------|
| 1 | Tomlin's Grove |
| 2 | Fairfield Road |
| 3 | Tower Hamlets Cemetery |
| 4 | Tredegar Square |
| 5 | Roman Road Market |
| 6 | Swaton Road |
| 7 | Medway |
| 8 | Sugar House Lane |
| 9 | Ropery Street |
| 10 | Three Mills |

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



Bromley North Ward



Bromley South Ward



Bow East Ward



Bow West Ward



Mile End Ward



Stratford Ward



St. Dunstan's Ward



Lansbury Ward

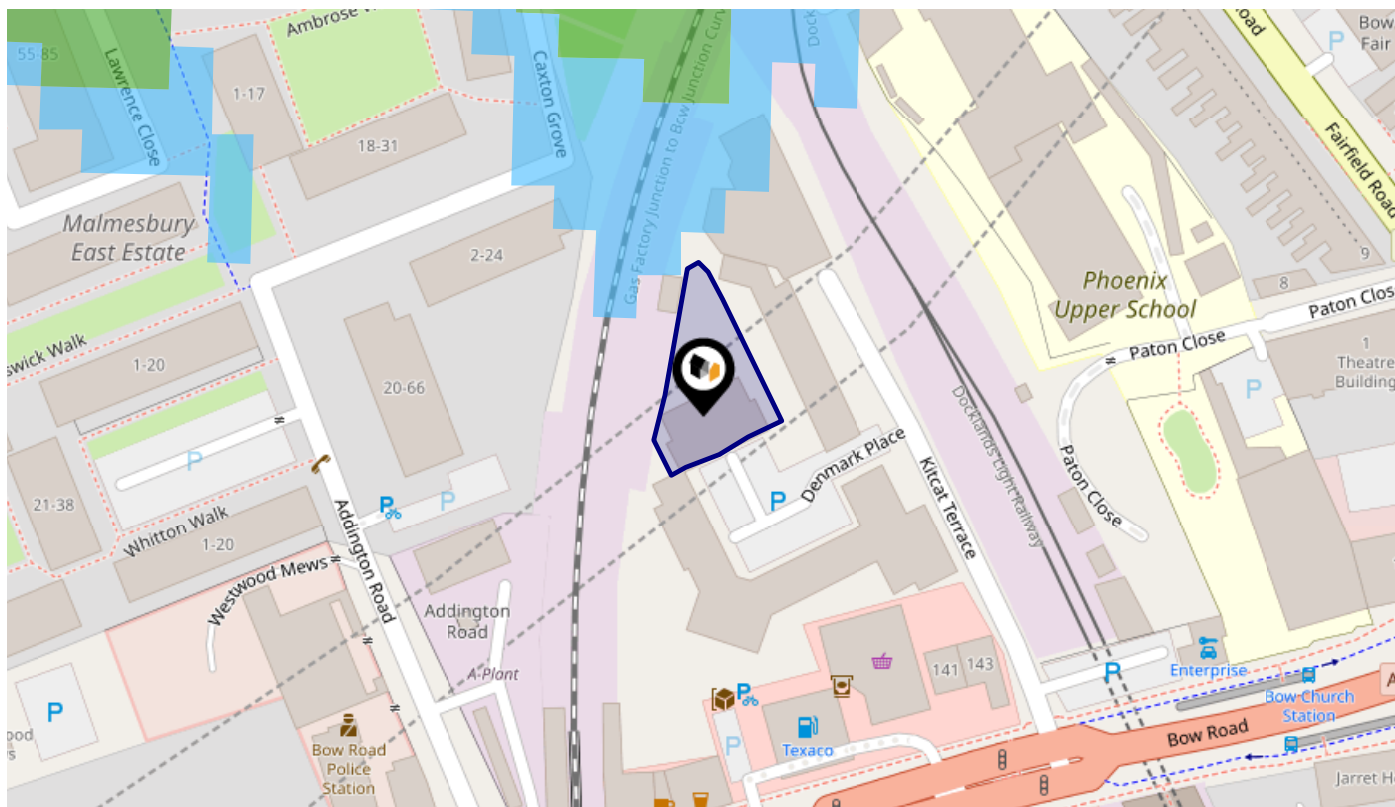


Bethnal Green Ward



Stratford Olympic Park 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:

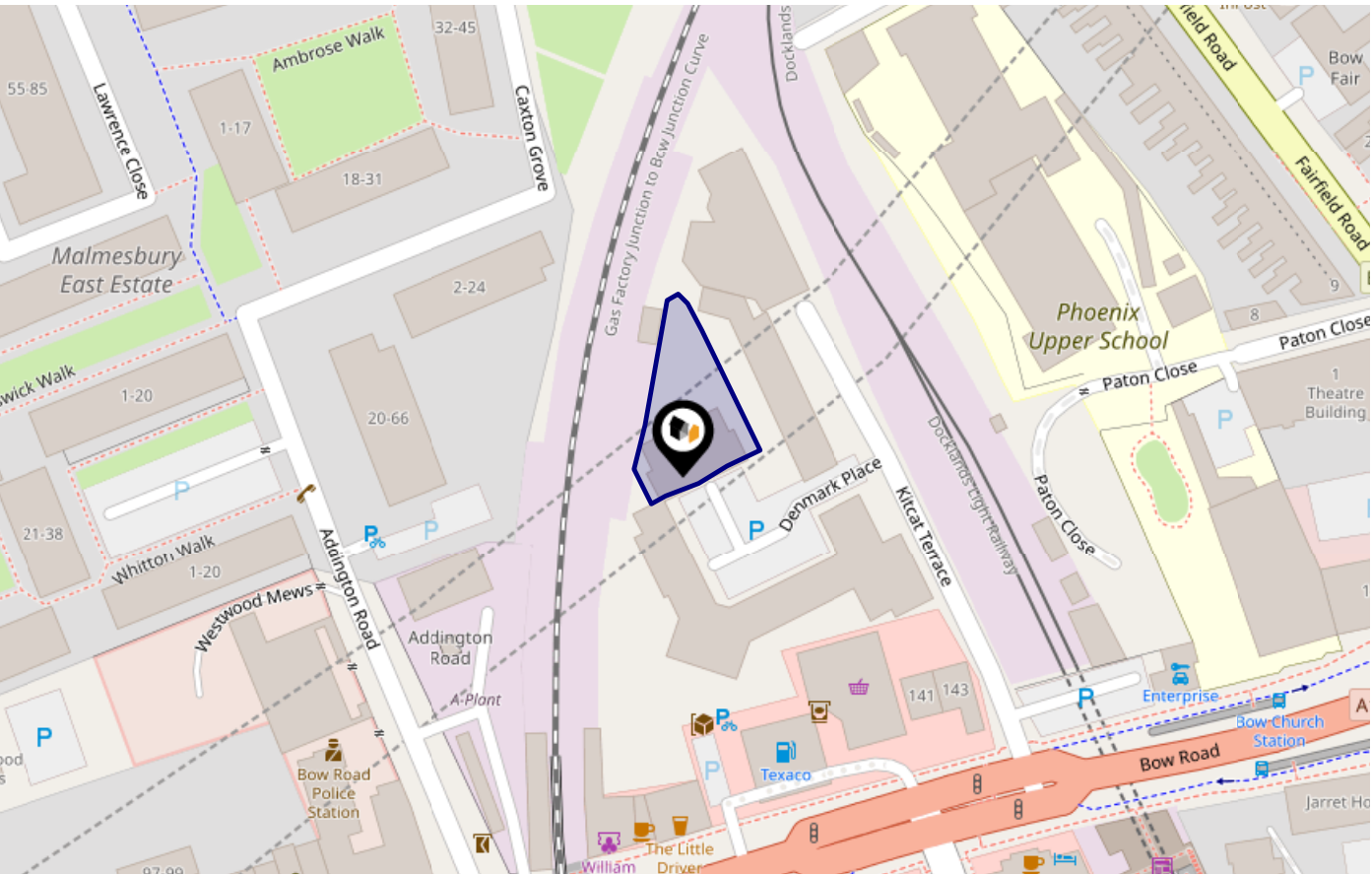
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

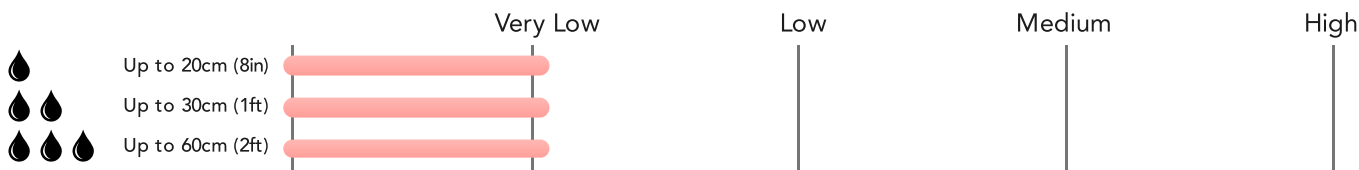


Risk Rating: Very low

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 (0.1%) 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:

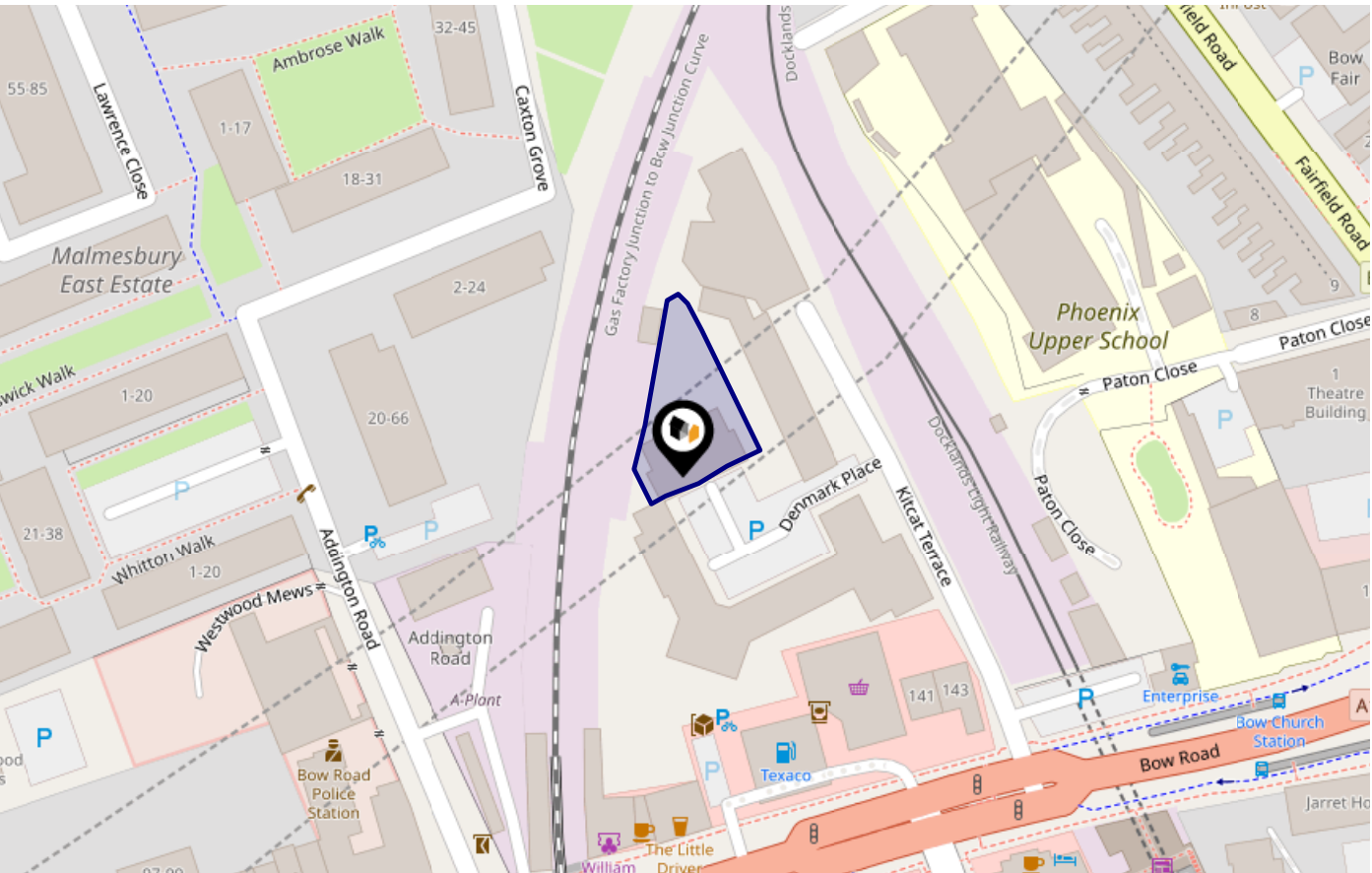


Flood Risk

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.

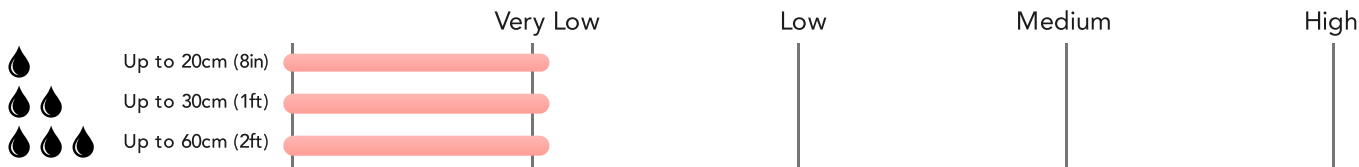


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Chance of flooding to the following depths at this property:

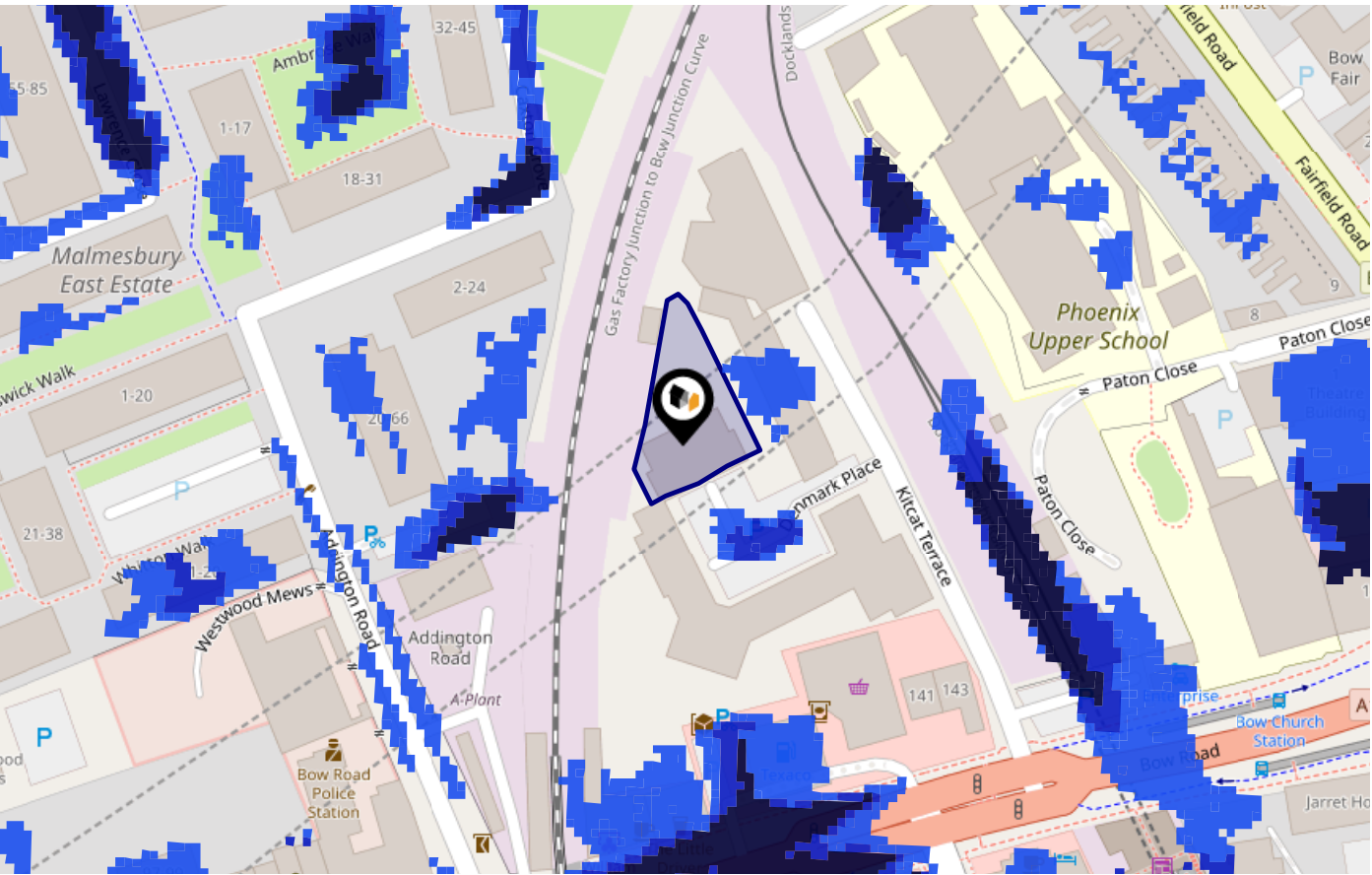


Flood Risk

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.

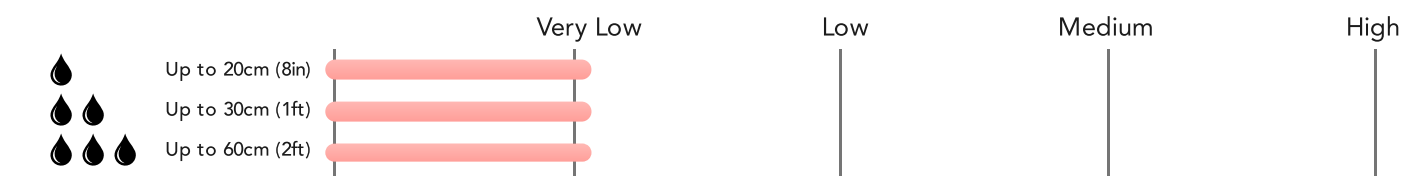


Risk Rating: Very low

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- 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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Chance of flooding to the following depths at this property:

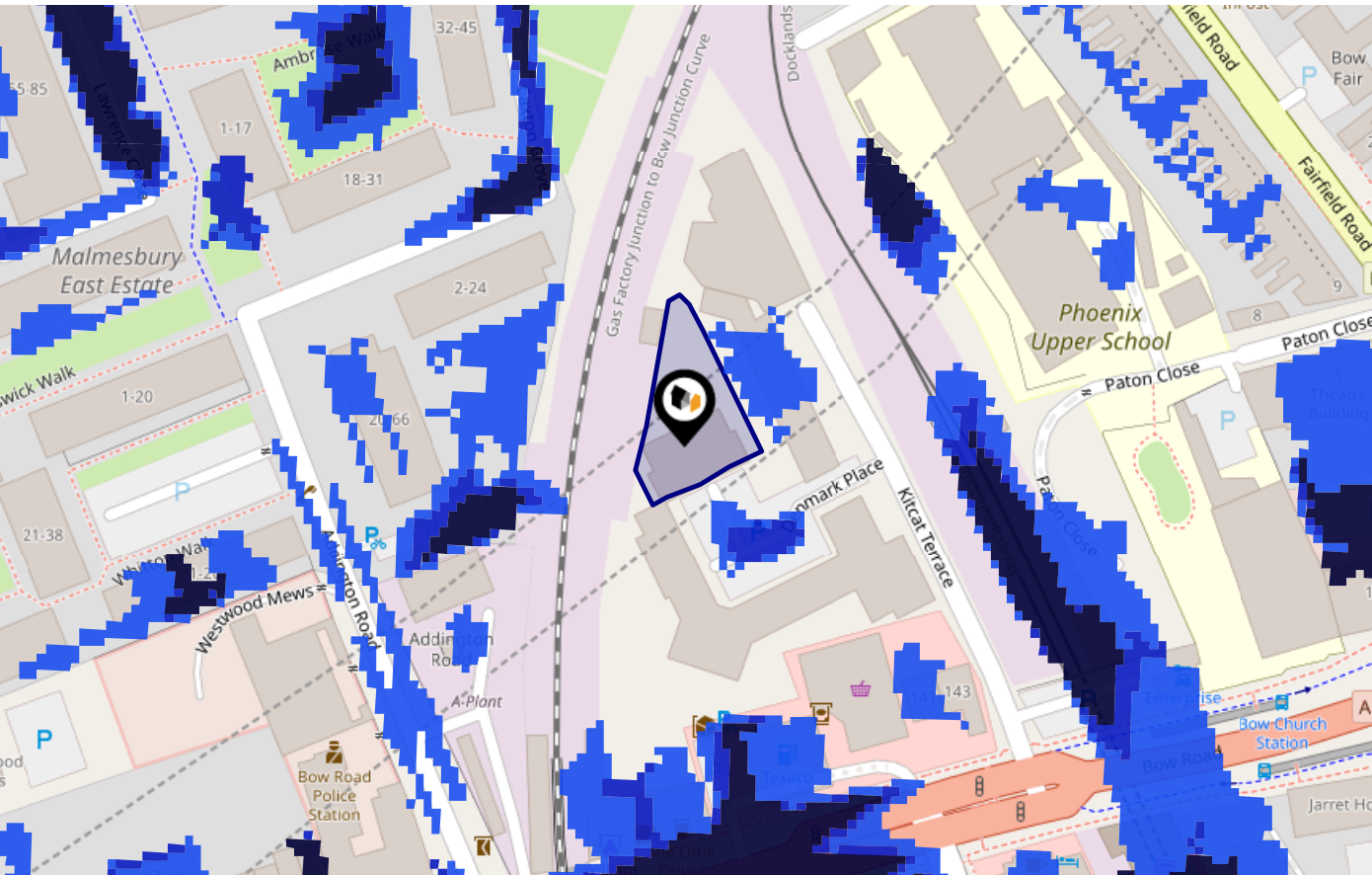


Flood Risk

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.

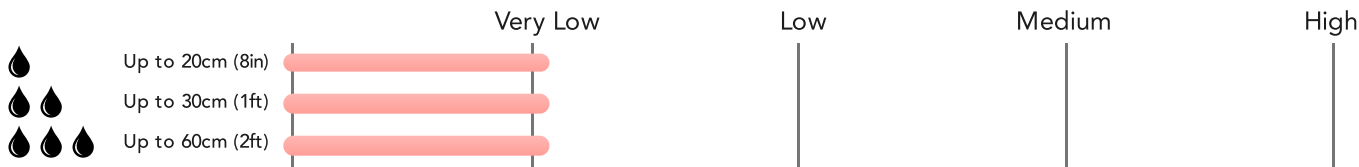


Risk Rating: Very low

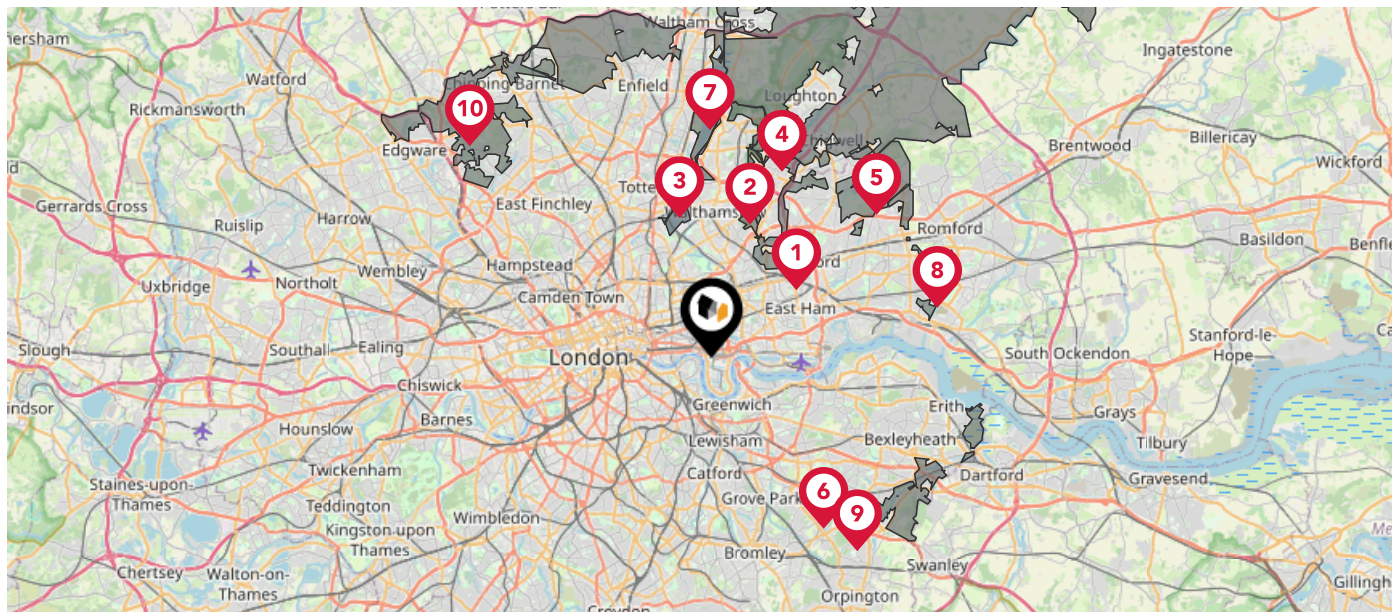
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

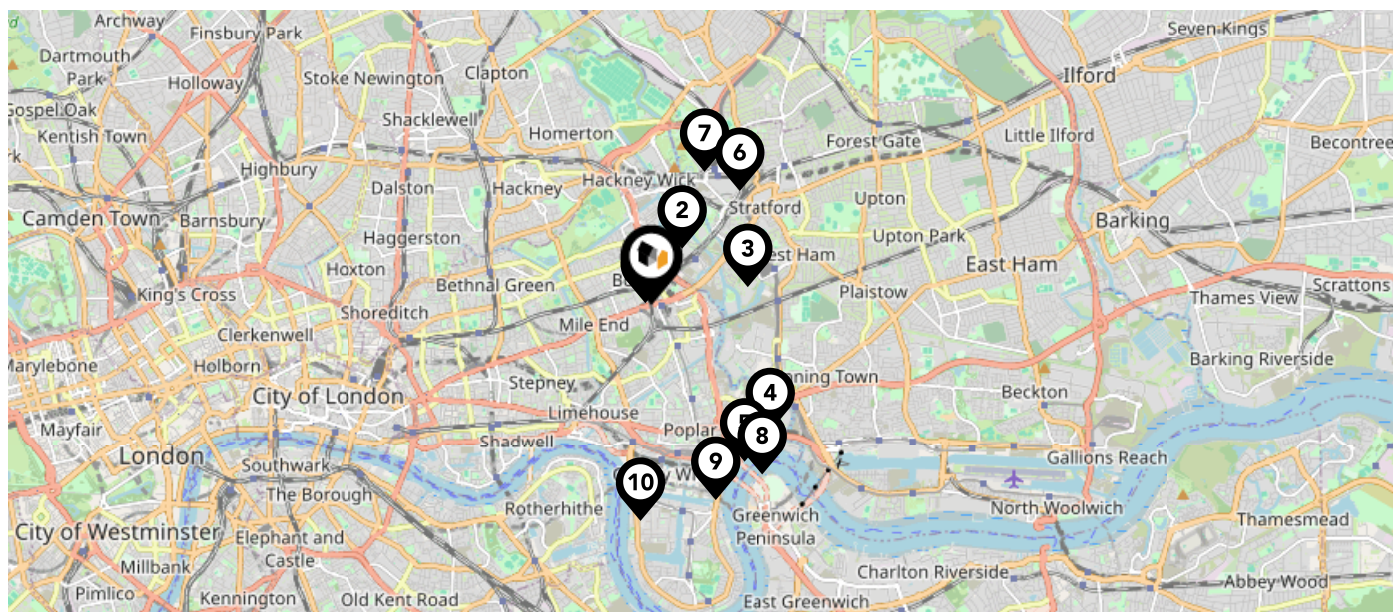
-  London Green Belt - Newham
-  London Green Belt - Waltham Forest
-  London Green Belt - Haringey
-  London Green Belt - Epping Forest
-  London Green Belt - Redbridge
-  London Green Belt - Greenwich
-  London Green Belt - Enfield
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Bexley
-  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

1	Linear Park-Bow, Tower Hamlets, London	Historic Landfill	
2	Lloyd's Shoot-Marshgate Lane, Newham, London	Historic Landfill	
3	Channelsea Creek-Mill Meads, Newham, London	Historic Landfill	
4	Lanrick Road-London E14	Historic Landfill	
5	Eastern Dock-South Bromley, Tower Hamlets, London	Historic Landfill	
6	Stratford Rail Lands-Stratford	Historic Landfill	
7	Clays Lane-Temple Mills	Historic Landfill	
8	East India Dock-London E14	Historic Landfill	
9	Poplar Dock-Blackwall, Tower Hamlets, London	Historic Landfill	
10	Western Dock-Poplar, Tower Hamlets, London	Historic Landfill	

Maps

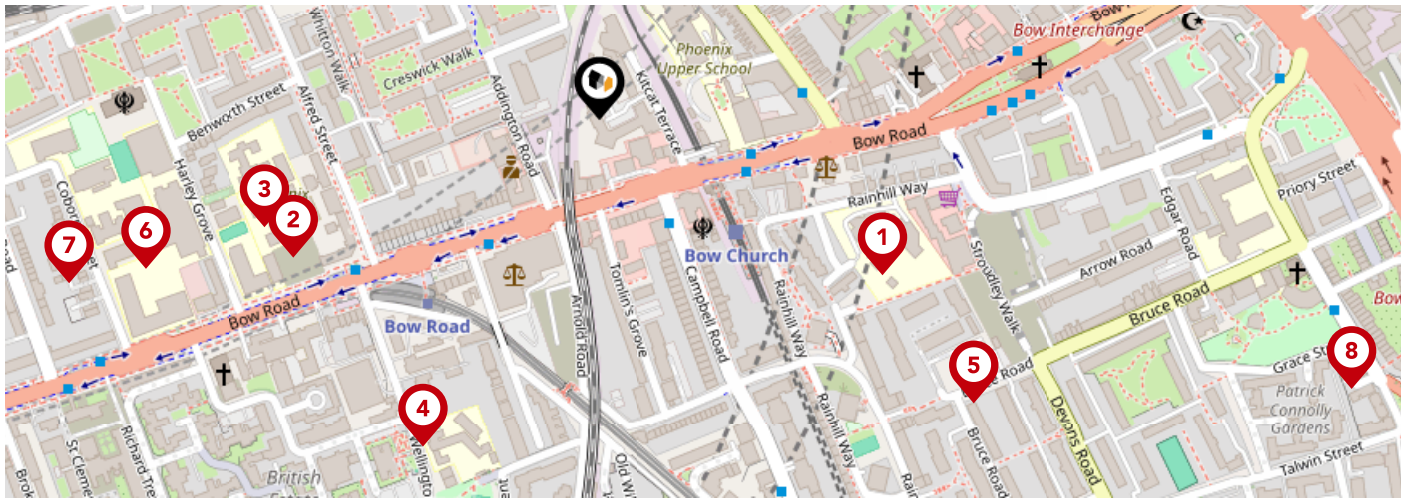
Listed Buildings



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

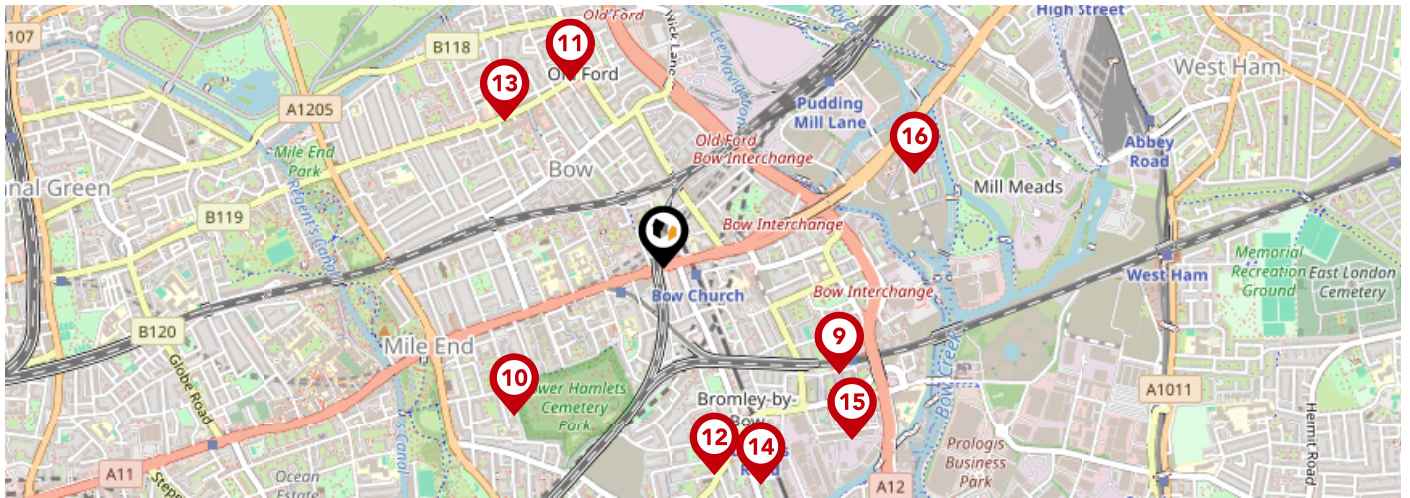


Listed Buildings in the local district		Grade	Distance
	1393156 - Seven Bollards	Grade II	0.0 miles
	1065270 - 69-95, Bow Road E3	Grade II	0.1 miles
	1065251 - Area Railings	Grade II	0.1 miles
	1065252 - Area Railings	Grade II	0.1 miles
	1065271 - 101-109, Bow Road E3	Grade II	0.1 miles
	1251500 - Bromley Public Hall	Grade II	0.1 miles
	1065832 - 1-25 Tomlin's Grove And Area Railings And Gate Piers	Grade II	0.1 miles
	1254321 - Area Railings	Grade II	0.1 miles
	1393147 - Tredegar House	Grade II	0.1 miles
	1393151 - Former Poplar Town Hall (bow House)	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	St Agnes RC Primary School Ofsted Rating: Outstanding Pupils: 205 Distance:0.19	☐	☒	☐	☐	☐
2	Phoenix School Ofsted Rating: Outstanding Pupils: 507 Distance:0.19	☐	☐	☒	☐	☐
3	Phoenix Autism Trust Ofsted Rating: Not Rated Pupils:0 Distance:0.2	☐	☐	☒	☐	☐
4	Wellington Primary School Ofsted Rating: Outstanding Pupils: 404 Distance:0.21	☐	☒	☐	☐	☐
5	Childrens House Nursery School Ofsted Rating: Outstanding Pupils: 138 Distance:0.27	☒	☐	☐	☐	☐
6	Central Foundation Girls' School Ofsted Rating: Good Pupils: 1515 Distance:0.28	☐	☐	☒	☐	☐
7	Malmesbury Primary School Ofsted Rating: Good Pupils: 461 Distance:0.32	☐	☒	☐	☐	☐
8	Old Palace Primary School Ofsted Rating: Good Pupils: 399 Distance:0.46	☐	☒	☐	☐	☐

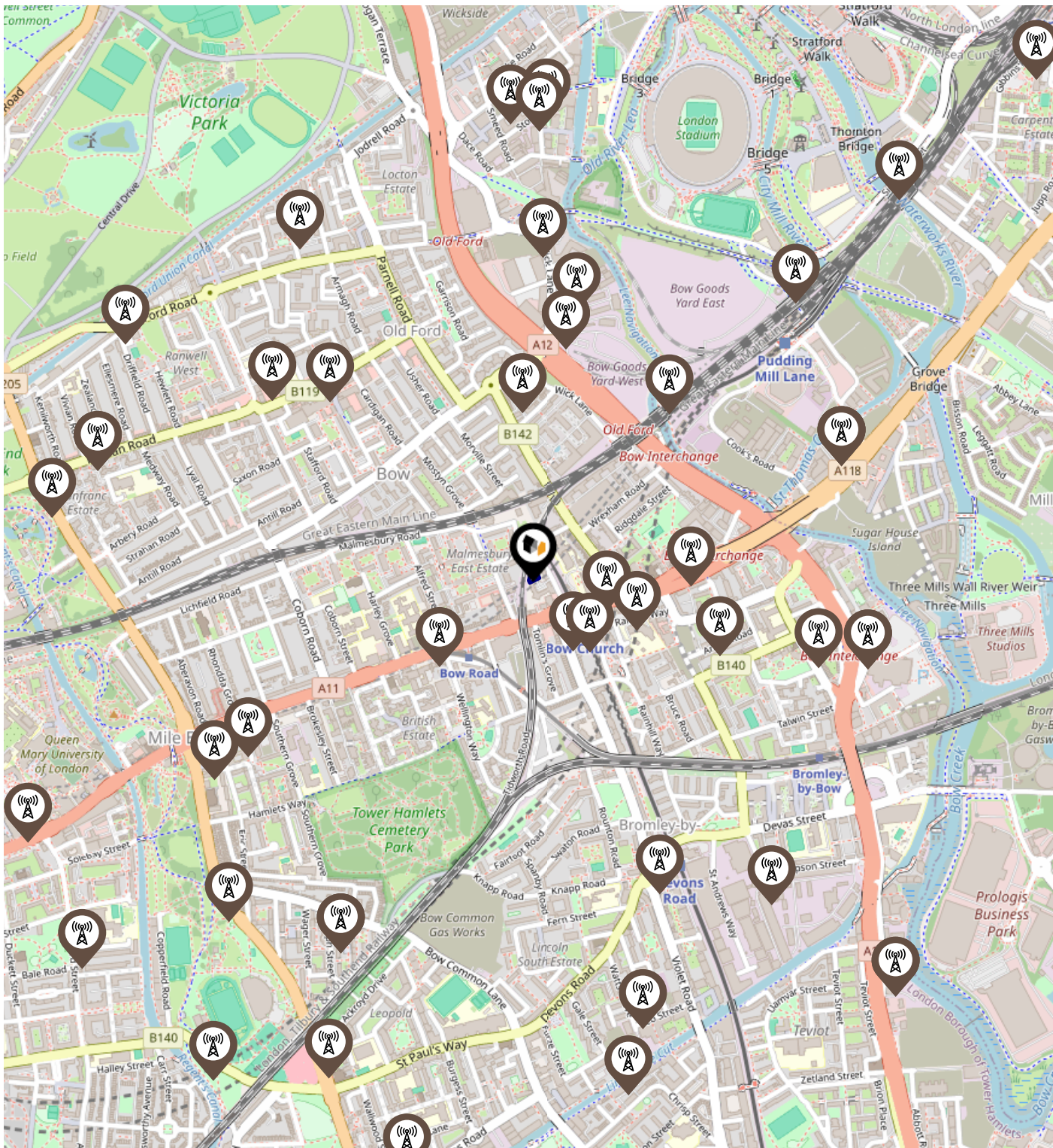
Area Schools



		Nursery	Primary	Secondary	College	Private
	Ian Mikardo School Ofsted Rating: Good Pupils: 49 Distance:0.47	☐	☐	☒	☐	☐
	Beatrice Tate School Ofsted Rating: Outstanding Pupils: 122 Distance:0.48	☐	☐	☒	☐	☐
	Mulberry UTC Ofsted Rating: Good Pupils: 482 Distance:0.48	☐	☐	☒	☐	☐
	The Clara Grant Primary School Ofsted Rating: Good Pupils: 424 Distance:0.49	☐	☒	☐	☐	☐
	Old Ford Primary - A Paradigm Academy Ofsted Rating: Outstanding Pupils: 679 Distance:0.5	☐	☒	☐	☐	☐
	Onelab College Ofsted Rating: Not Rated Pupils:0 Distance:0.54	☐	☐	☒	☐	☐
	Marner Primary School Ofsted Rating: Good Pupils: 653 Distance:0.59	☐	☒	☐	☐	☐
	School 360 Ofsted Rating: Good Pupils: 98 Distance:0.62	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

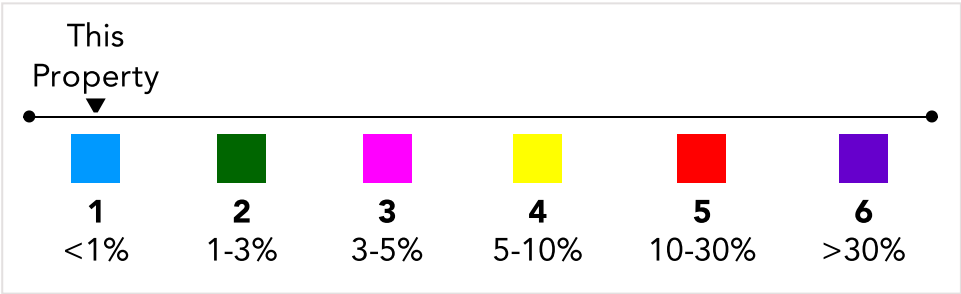
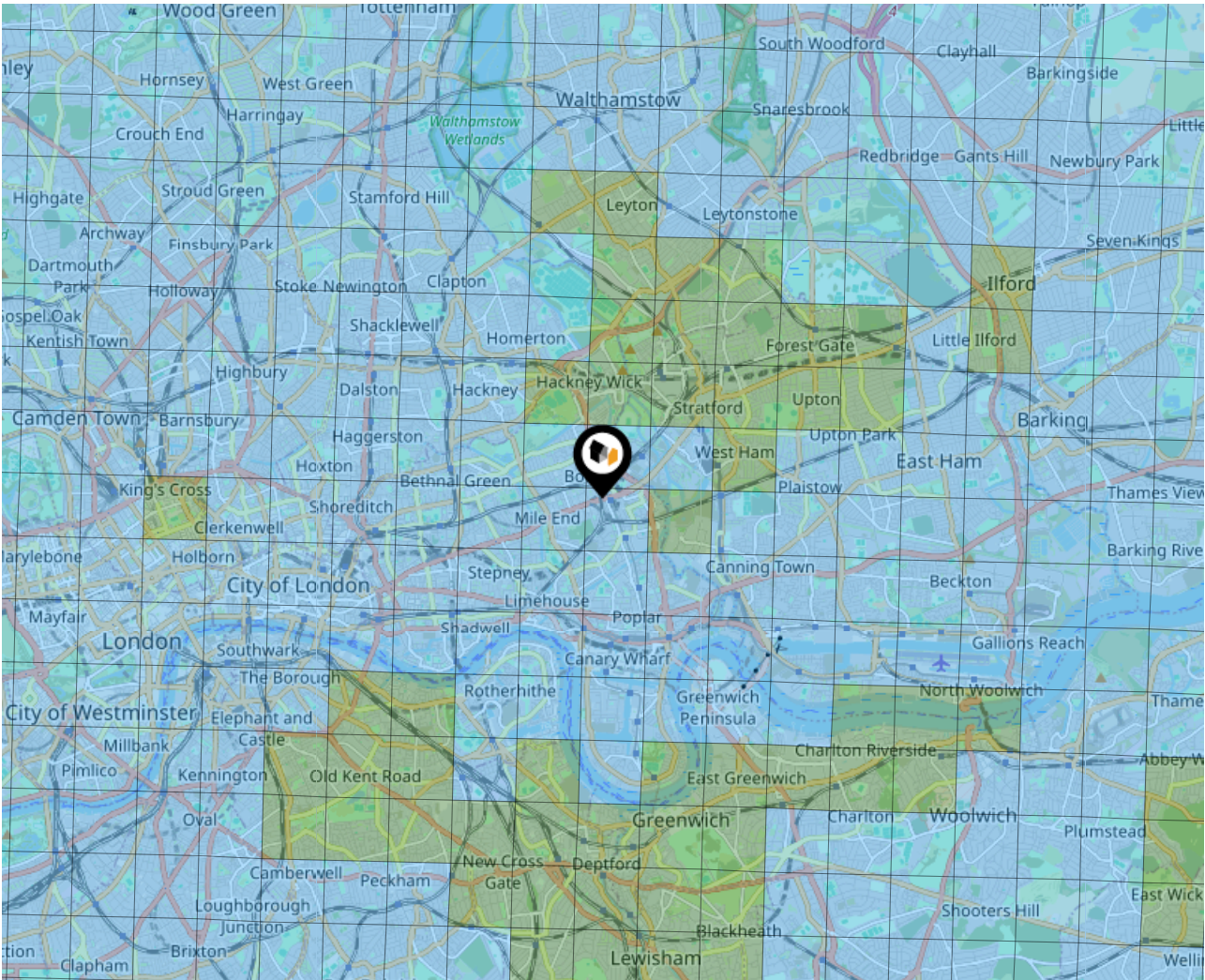
Environment

Radon Gas

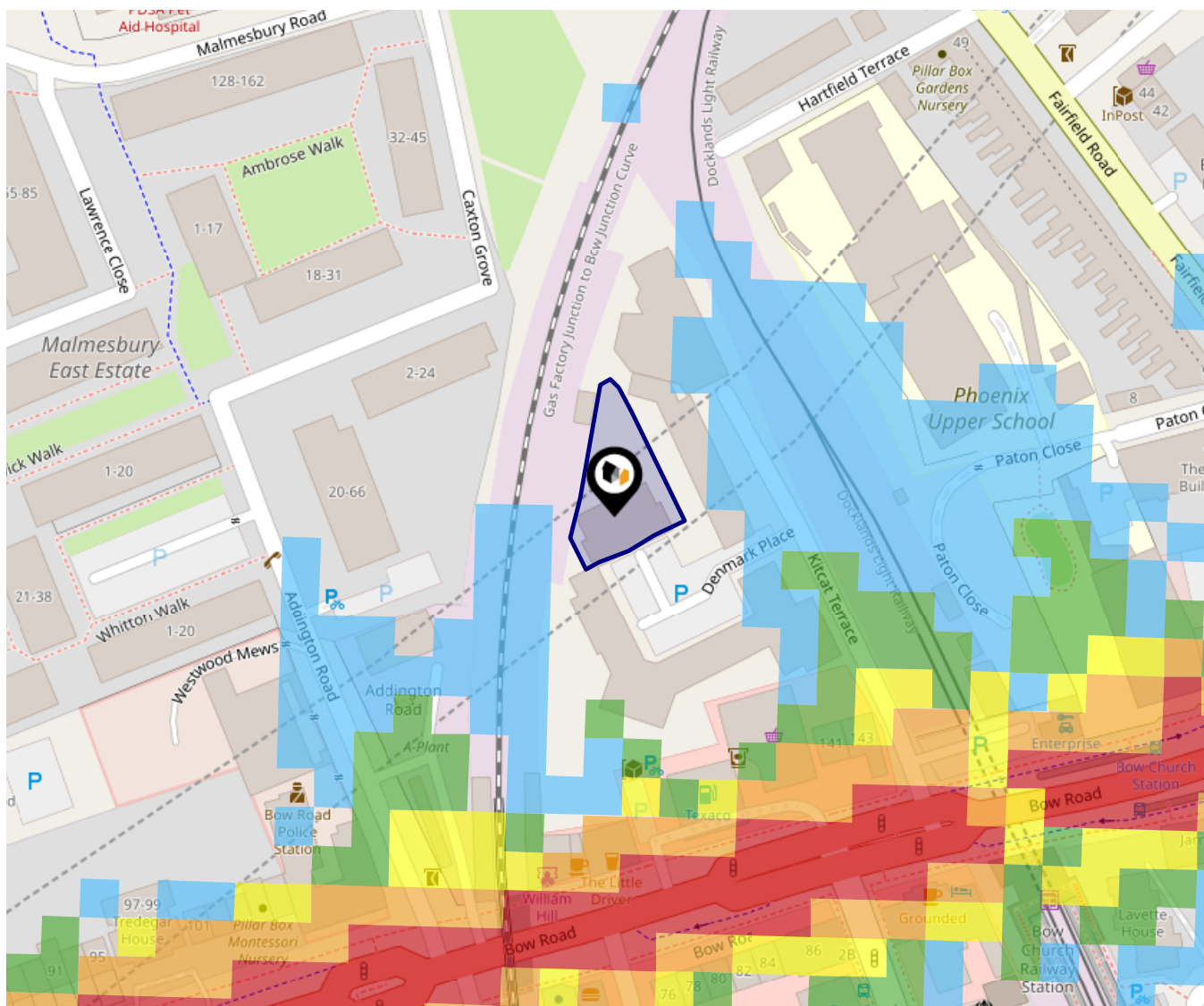


What is Radon?

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



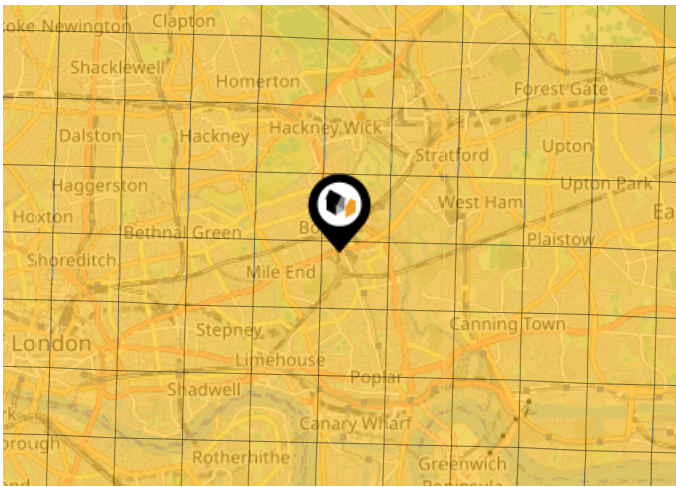
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

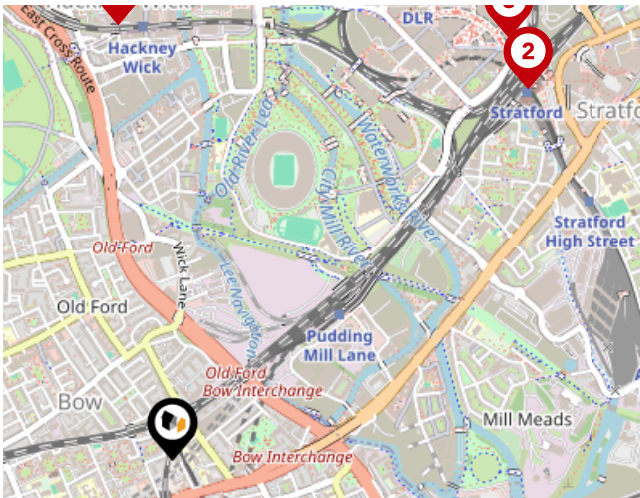
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

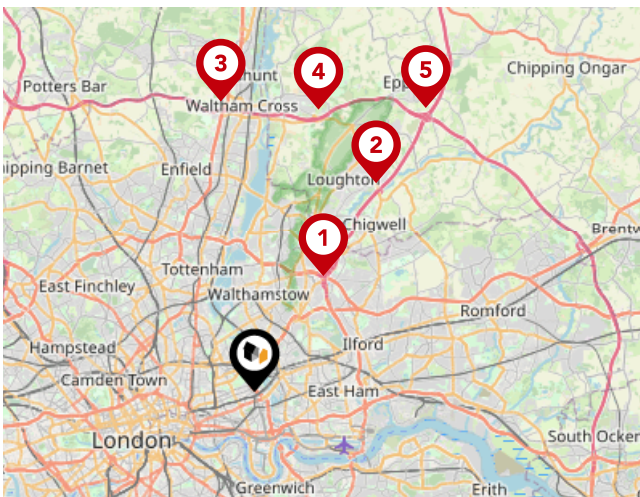
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



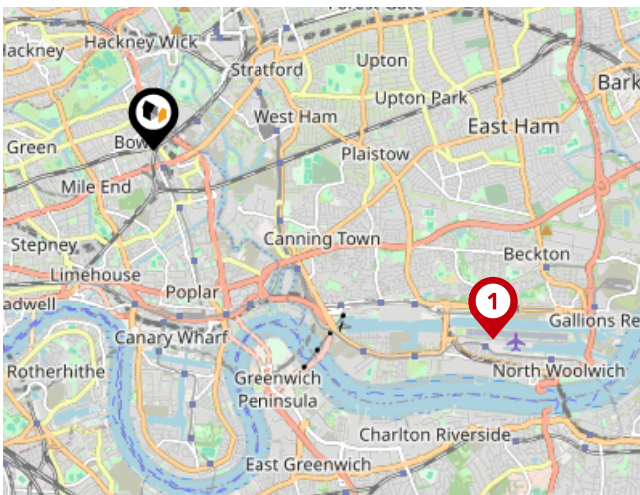
National Rail Stations

Pin	Name	Distance
1	Hackney Wick Station	1.01 miles
2	Stratford Station	1.19 miles
3	Stratford Station	1.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	4.92 miles
2	M11 J5	8.89 miles
3	M25 J25	10.75 miles
4	M25 J26	10.64 miles
5	M25 J27	12.2 miles



Airports/Helipads

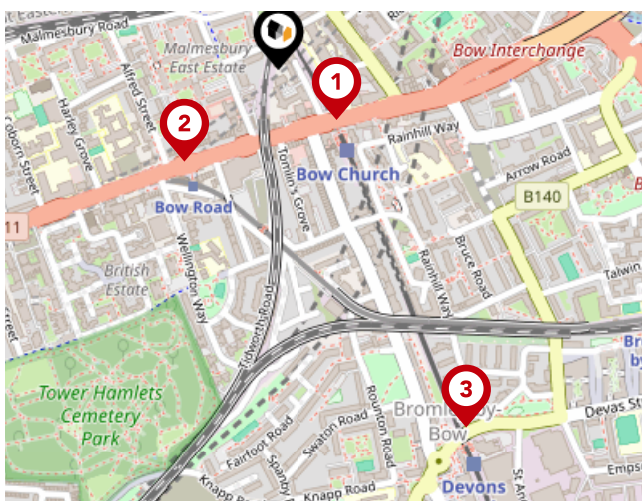
Pin	Name	Distance
1	Silvertown	3.58 miles
2	Leaves Green	13.77 miles
3	Heathrow Airport Terminal 4	18.92 miles
4	Heathrow Airport	18.91 miles

Area Transport (Local)



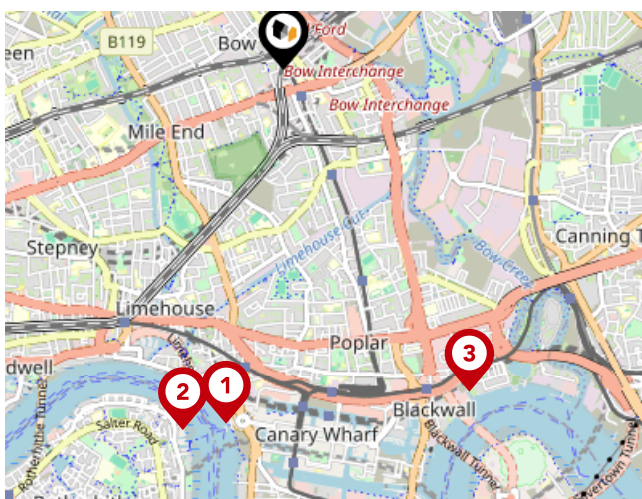
Bus Stops/Stations

Pin	Name	Distance
1	Bow Church Station	0.09 miles
2	Bow Road Station	0.11 miles
3	Bow Bus Garage	0.12 miles
4	Bow Church Station	0.1 miles
5	Bow Road Station	0.19 miles



Local Connections

Pin	Name	Distance
1	Bow Church Station	0.09 miles
2	Bow Road Station	0.15 miles
3	Devons Road Station	0.47 miles



Ferry Terminals

Pin	Name	Distance
1	Canary Wharf Pier	1.65 miles
2	Doubletree Docklands Nelson Dock Pier	1.73 miles
3	East India Pier	1.71 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



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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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Ewemove Wapping and Bow

1303 Park Vista Tower, wapping, London,

E1W 3BA

020 3866 7070

pierce.johnston@ewemove.com

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