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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 13th May 2026



SKY APARTMENTS, HOMERTON ROAD, LONDON, E9

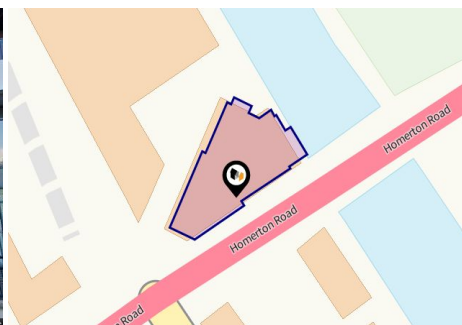
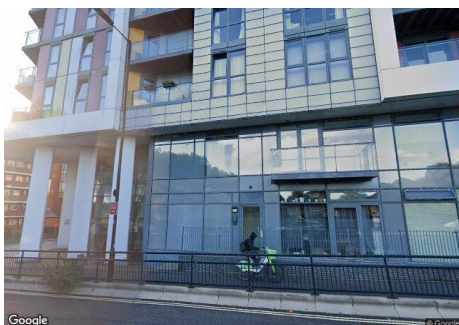
Ewemove Wapping and Bow

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

020 3866 7070

pierce.johnston@ewemove.com

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



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	824 ft ² / 76 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band D		
Annual Estimate:	£2,060		
Title Number:	AGL256436		

Local Area

Local Authority:	Hackney	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		16	5000
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	Very low		



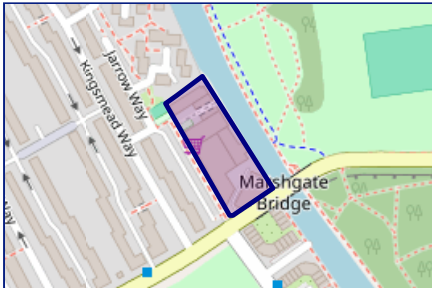
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



EGL289011

Leasehold Title Plan



AGL256436

Start Date:	02/05/2012
End Date:	01/01/3011
Lease Term:	999 years from 1 January 2012
Term Remaining:	985 years

Property EPC - Certificate



Sky Apartments, Homerton Road, E9

Energy rating

B

Valid until 06.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



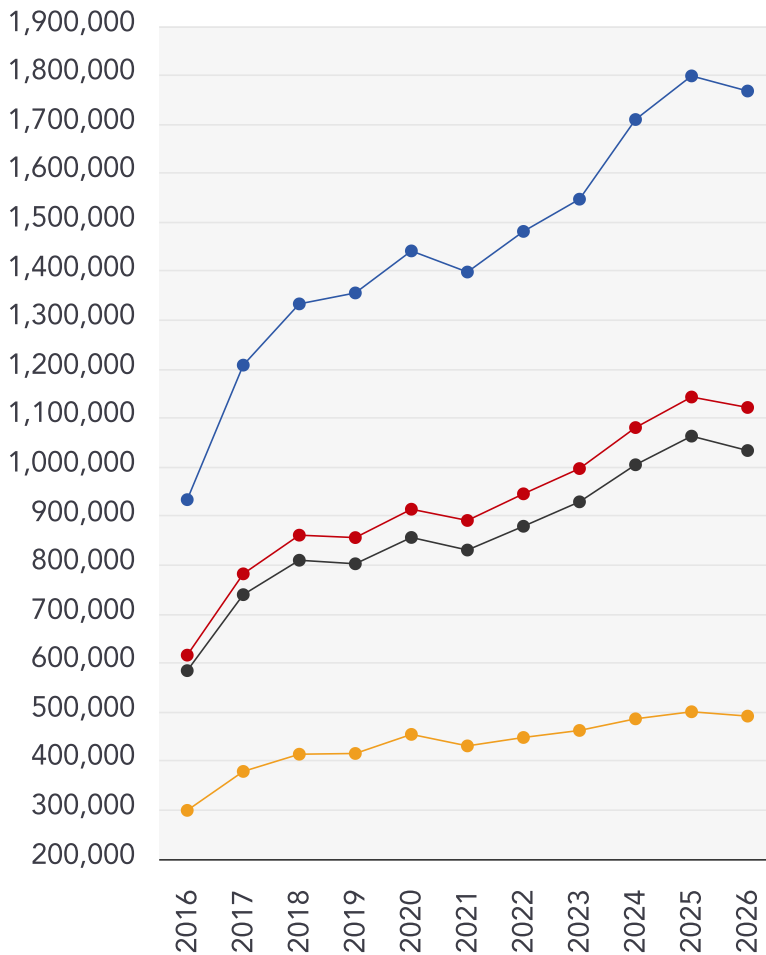
Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and at least two room thermostats
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	74 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in E9



Detached

+89.35%

Semi-Detached

+82.05%

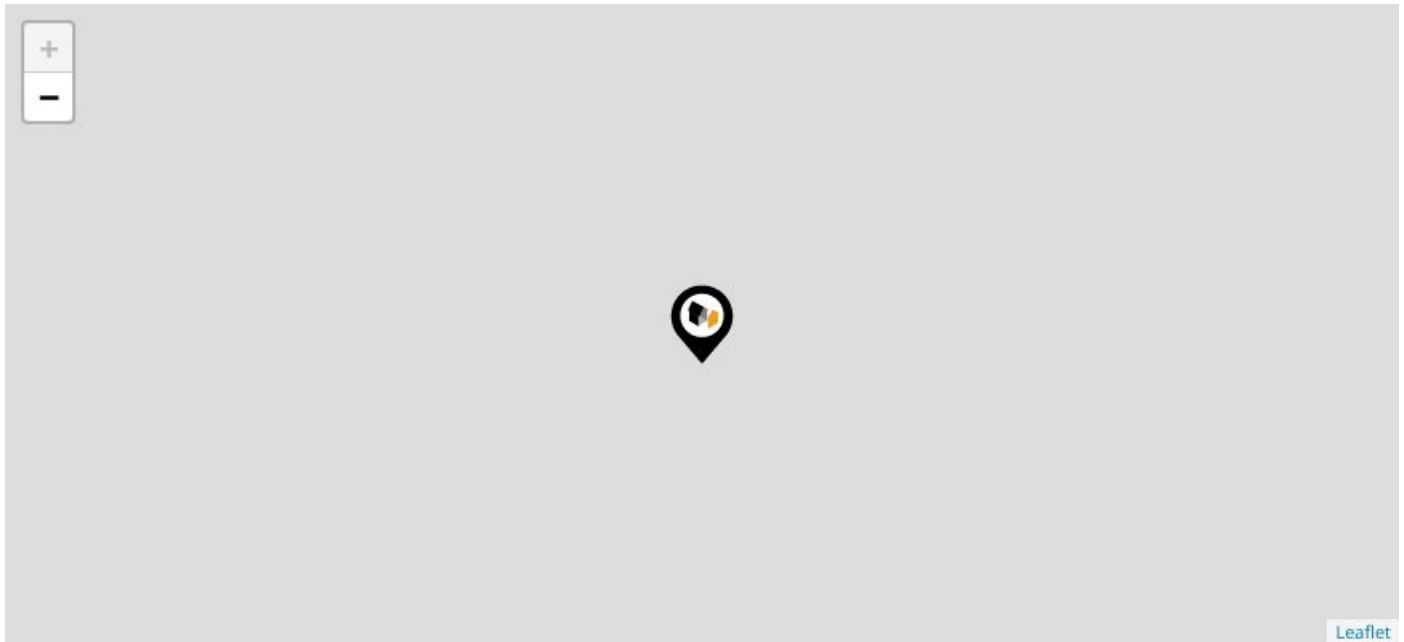
Terraced

+76.87%

Flat

+64.28%

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.

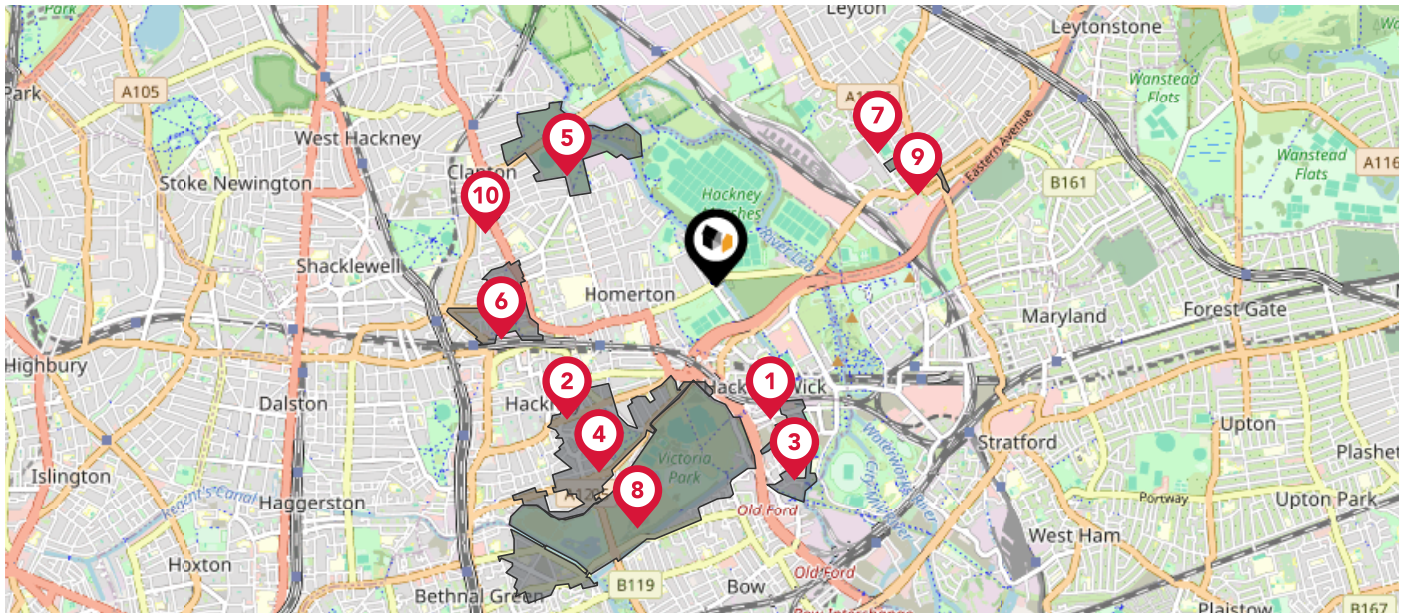
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

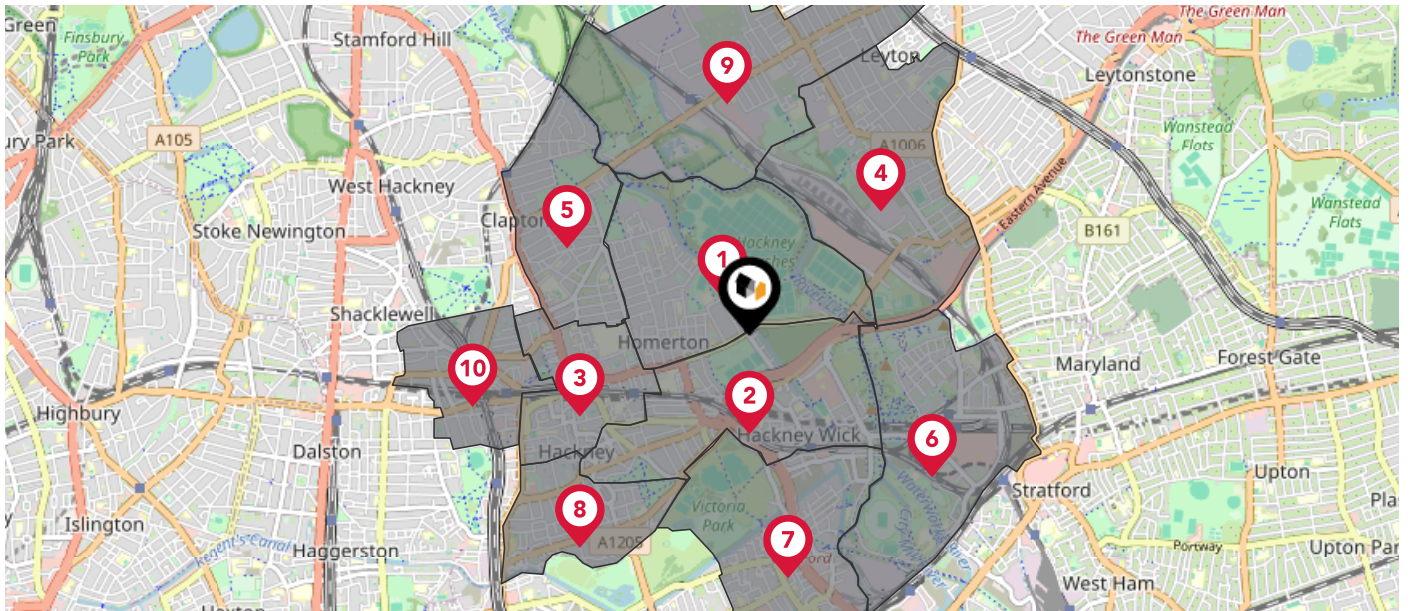
-  Hackney Wick
-  Well Street
-  Fish Island
-  Victoria Park
-  Lea Bridge
-  Clapton Square
-  Thornhill Road, Leyton
-  Victoria Park
-  Leyton Town Centre
-  Clapton Pond

Maps

Council Wards



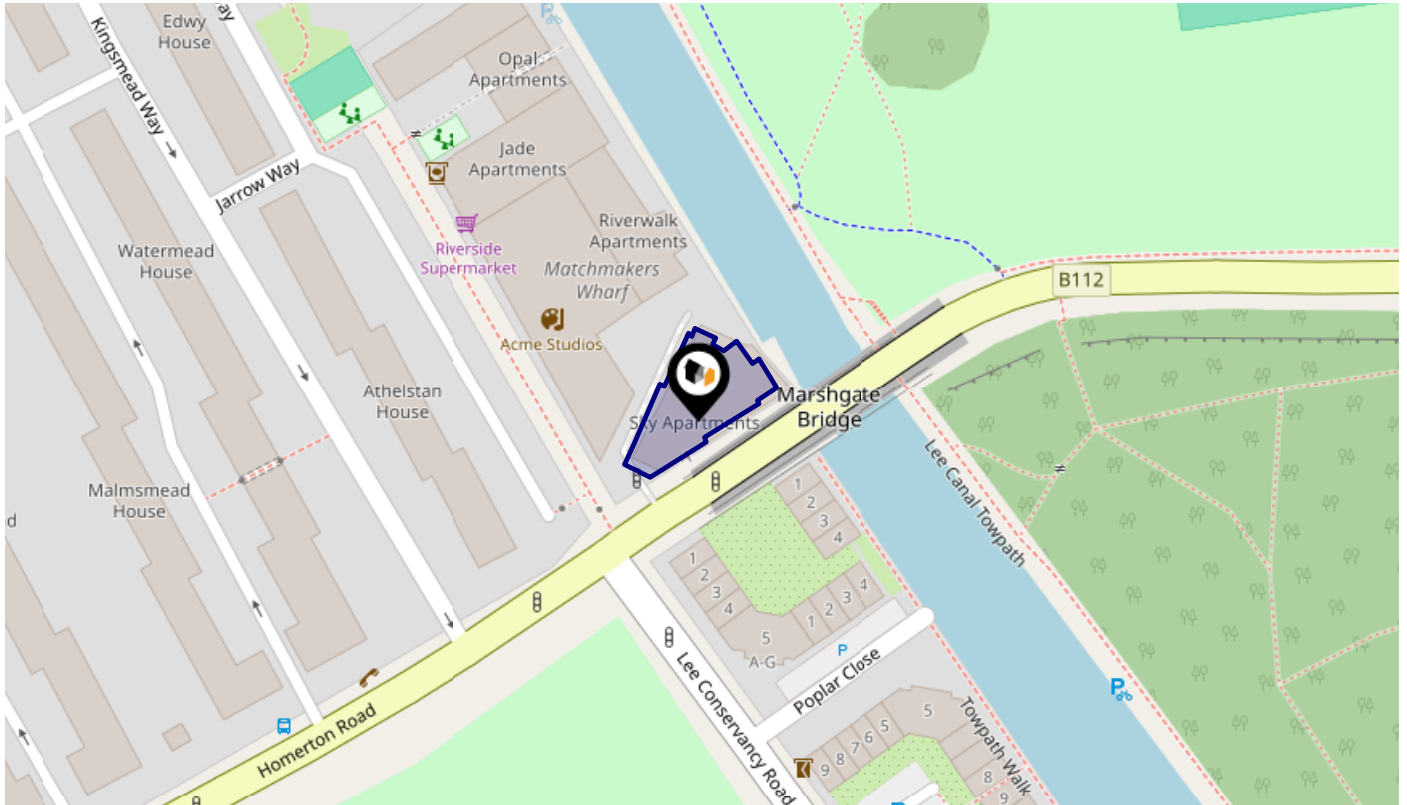
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 King's Park Ward
- 2 Hackney Wick Ward
- 3 Homerton Ward
- 4 Leyton Ward
- 5 Lea Bridge Ward
- 6 Stratford Olympic Park Ward
- 7 Bow East Ward
- 8 Victoria Ward
- 9 Lea Bridge Ward
- 10 Hackney Central 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:

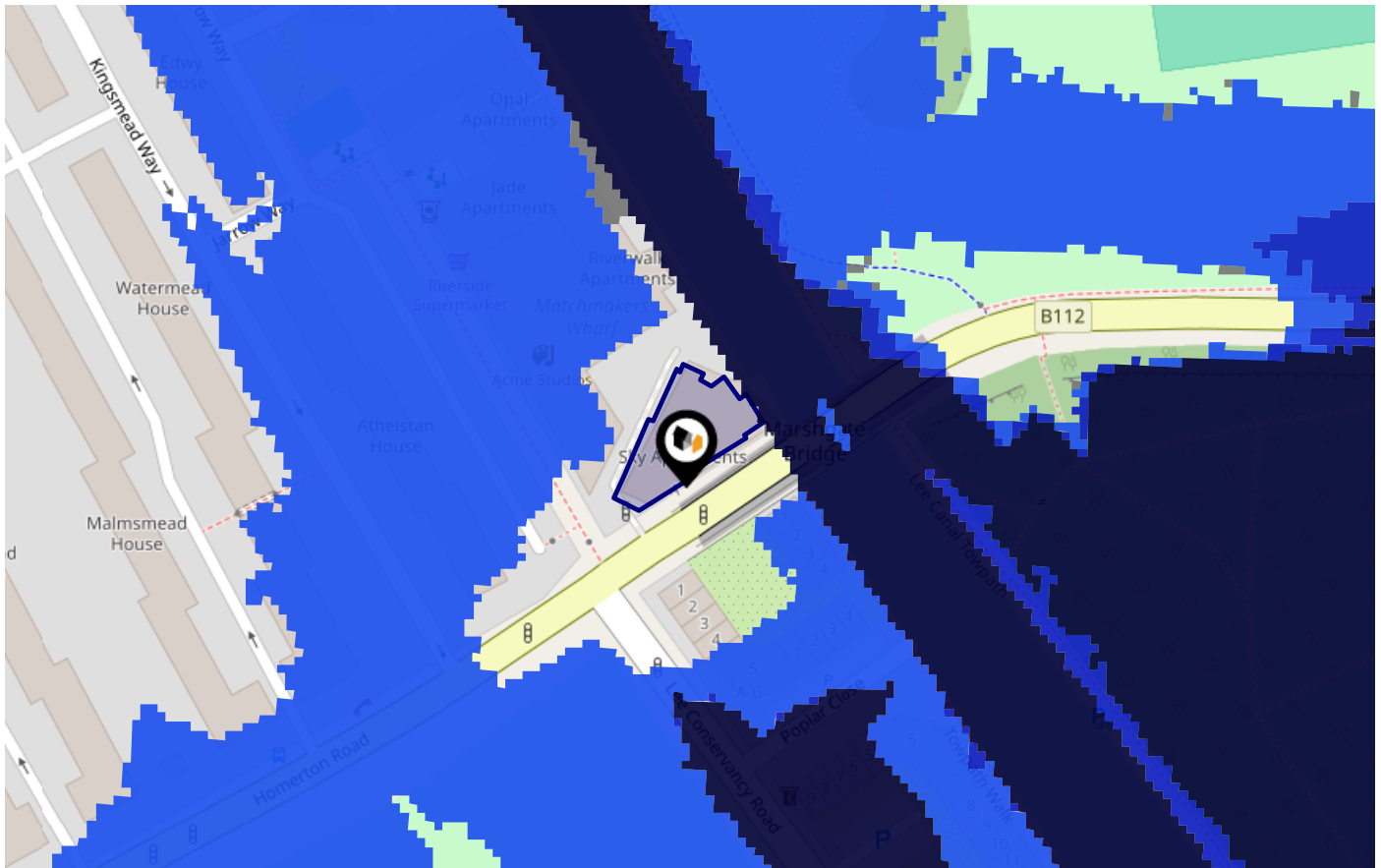


Flood Risk

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.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:

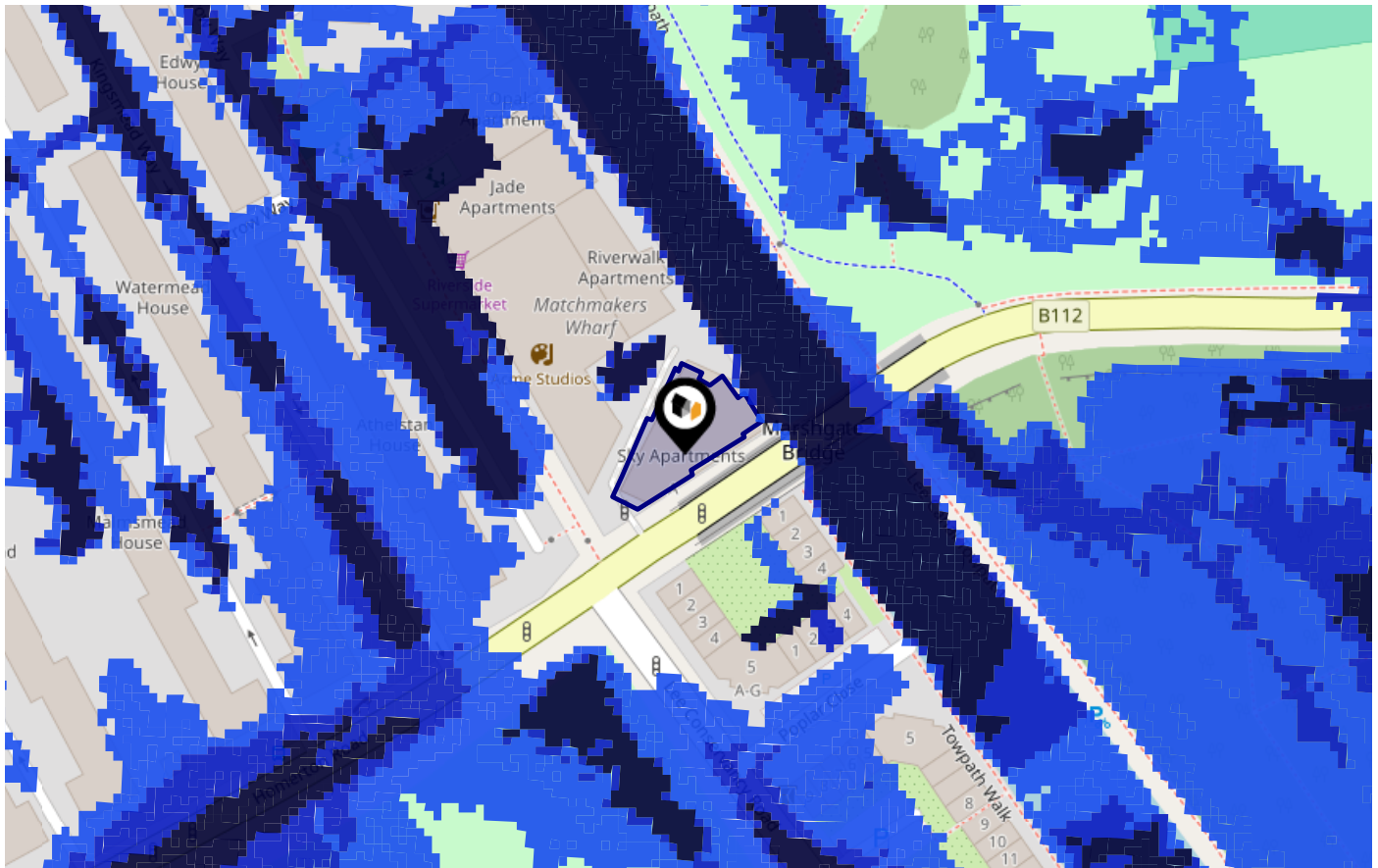


Flood Risk

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

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.

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Chance of flooding to the following depths at this property:

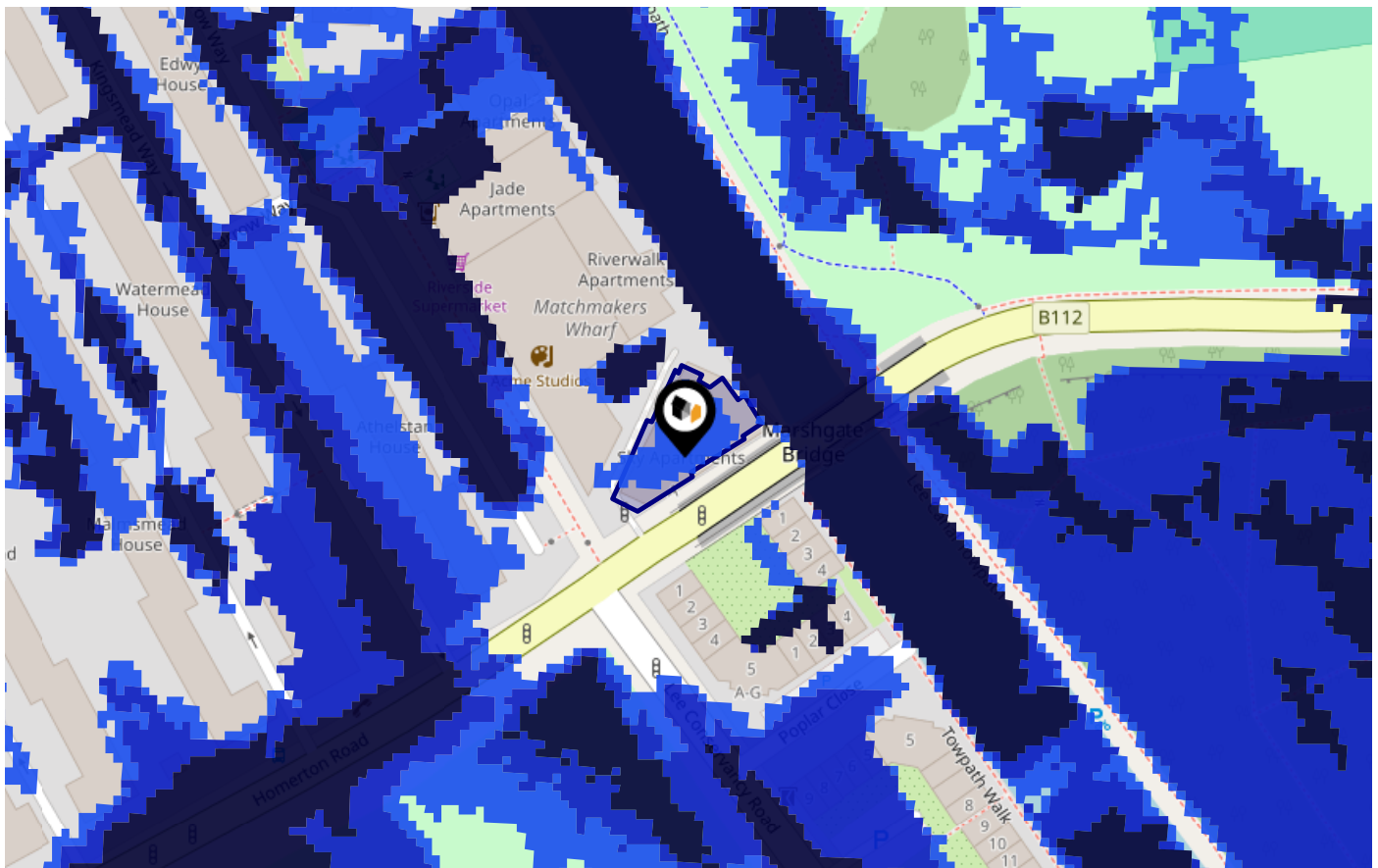


Flood Risk

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: **Low**

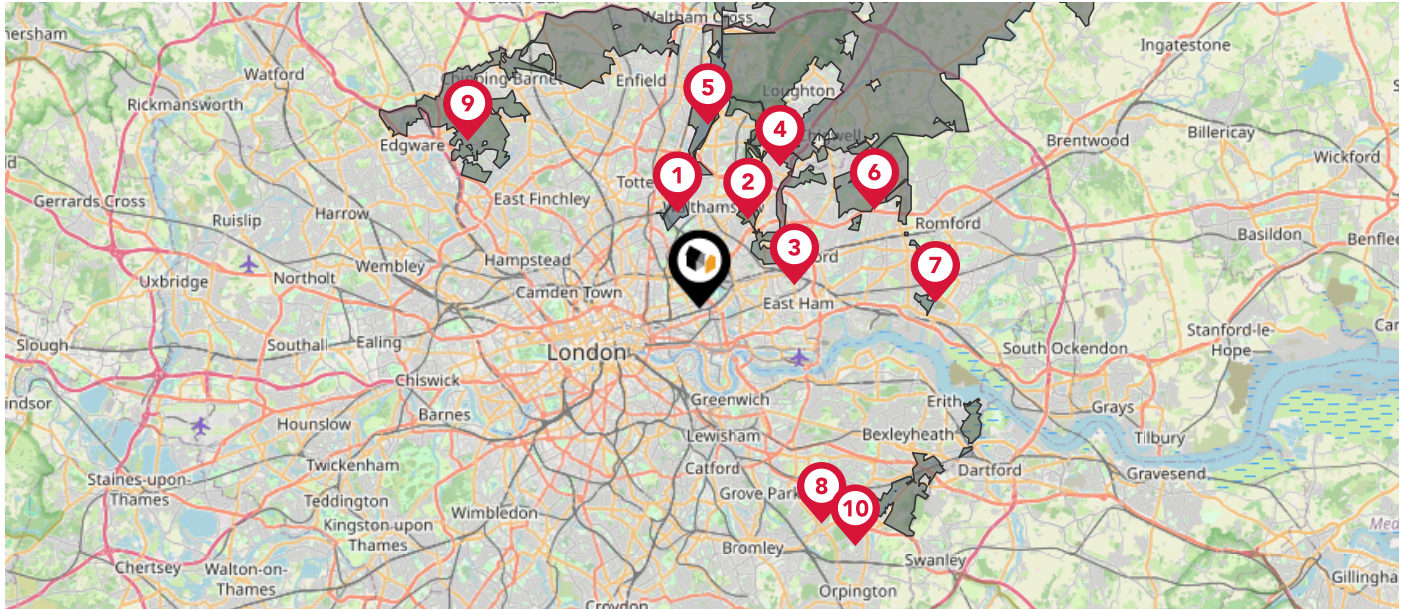
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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

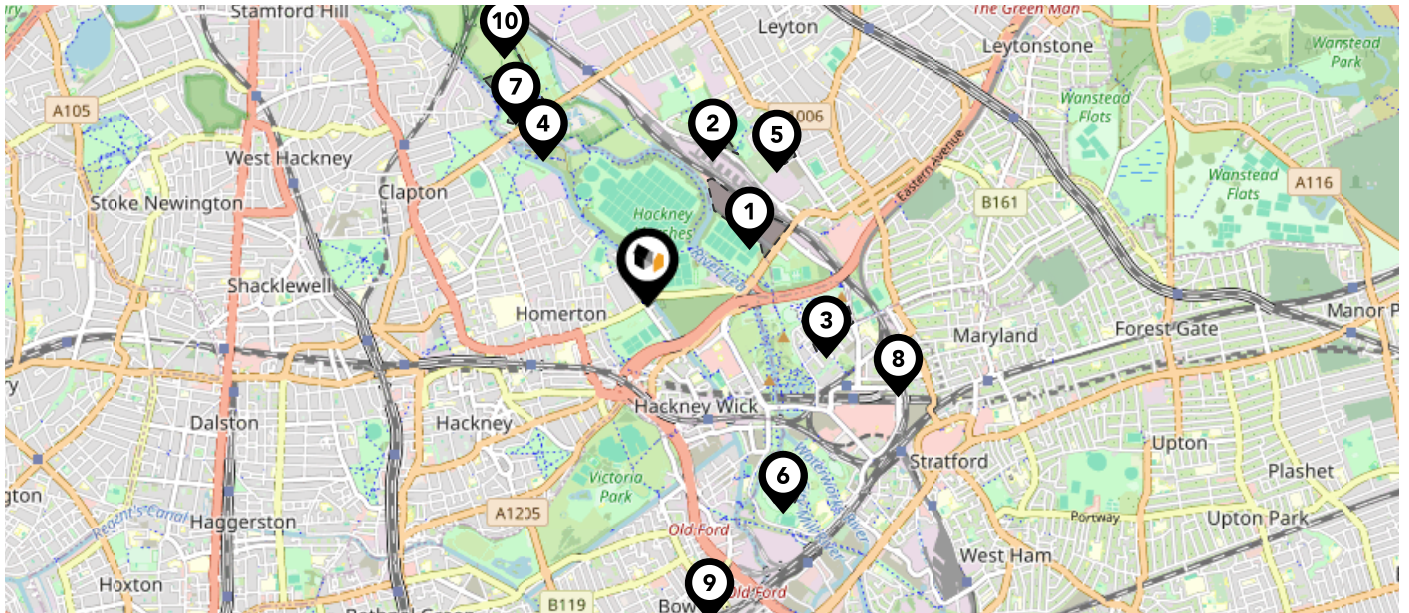
-  London Green Belt - Haringey
-  London Green Belt - Waltham Forest
-  London Green Belt - Newham
-  London Green Belt - Epping Forest
-  London Green Belt - Enfield
-  London Green Belt - Redbridge
-  London Green Belt - Barking and Dagenham
-  London Green Belt - Greenwich
-  London Green Belt -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

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

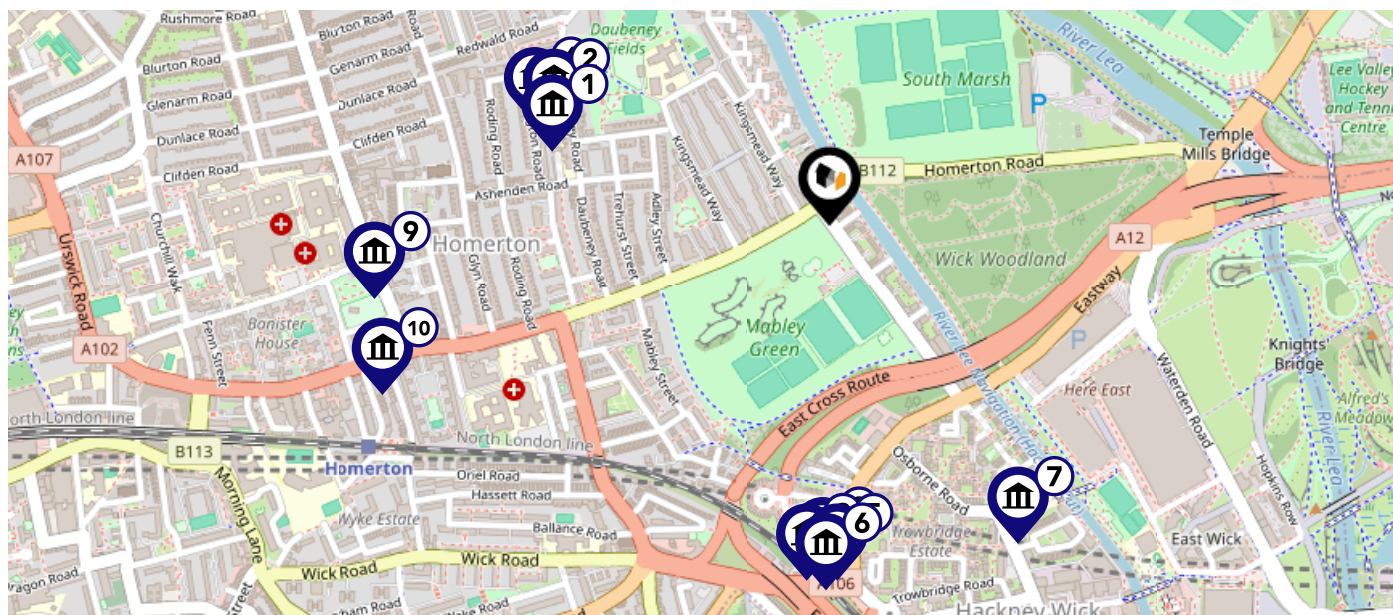
1	Spitalfields Market Site-Leyton, Waltham Forest, London	Historic Landfill
2	Marsh Lane Playing Field-Marsh Lane	Historic Landfill
3	Clays Lane-Temple Mills	Historic Landfill
4	Lea Bridge Depot Site-Lea Bridge	Historic Landfill
5	Land at Oliver Close-Oliver Close	Historic Landfill
6	Lloyd's Shoot-Marshgate Lane, Newham, London	Historic Landfill
7	Lea Bridge Road Playing Fields-Lea Bridge Road	Historic Landfill
8	Stratford Rail Lands-Stratford	Historic Landfill
9	Linear Park-Bow, Tower Hamlets, London	Historic Landfill
10	Former Lea Bridge Aqueduct-Lea Bridge	Historic Landfill











Maps

Listed Buildings

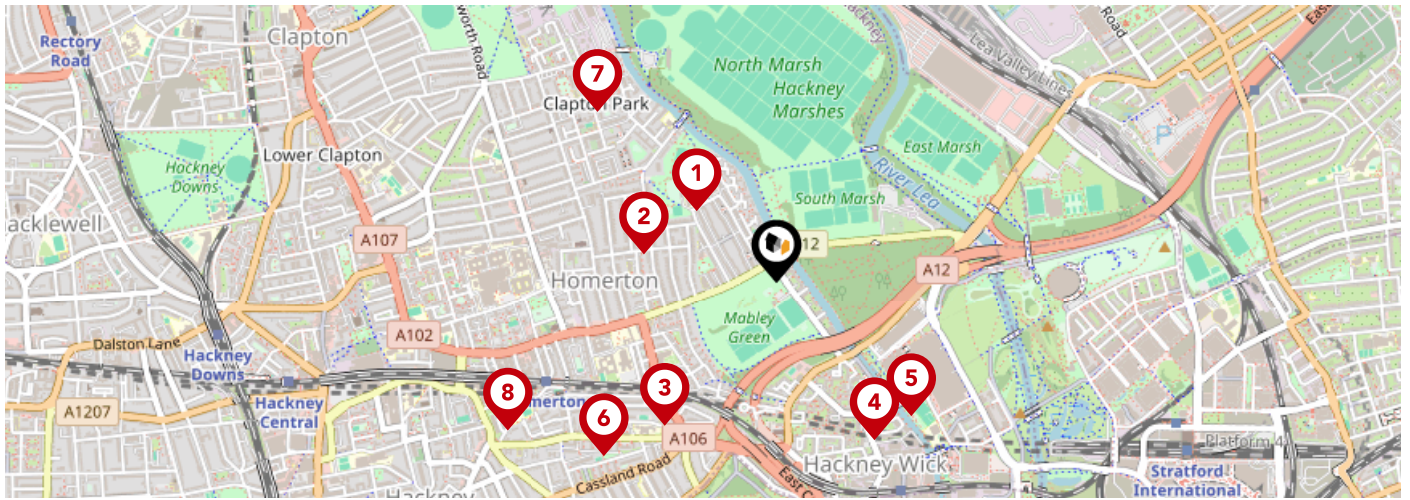


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



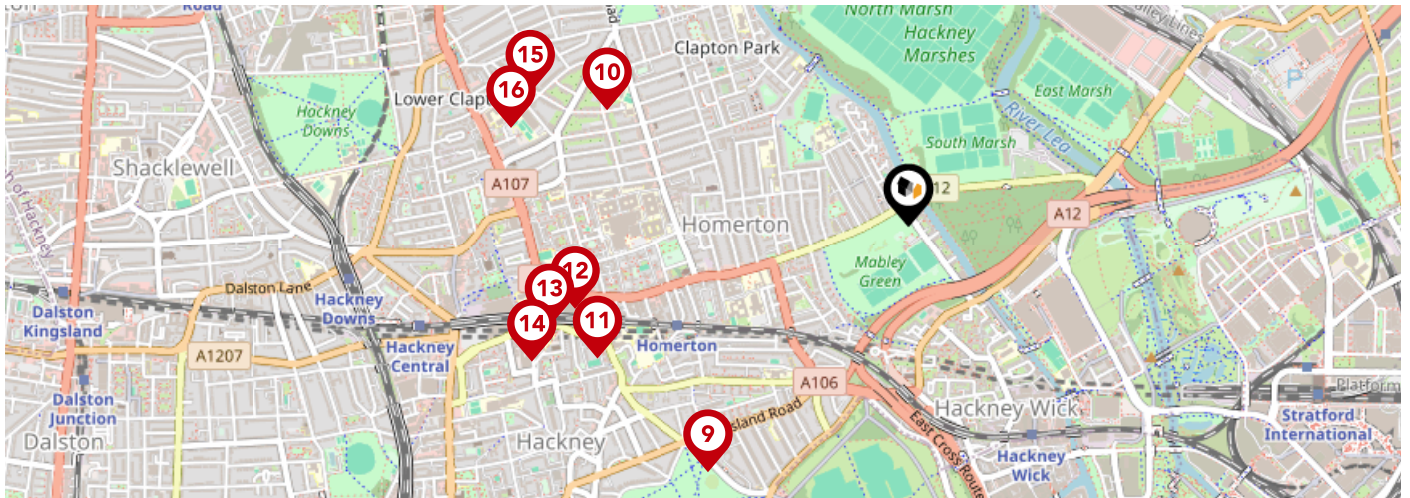
Listed Buildings in the local district	Grade	Distance
 1226599 - Daubeny Junior School	Grade II	0.3 miles
 1226673 - Forecourt Railings To Daubeny Junior School	Grade II	0.3 miles
 1226607 - Eton House	Grade II	0.4 miles
 1226600 - Daubeny Infants' School	Grade II	0.4 miles
 1226606 - Tower To North Of Church Of St Mary Of Eton	Grade II	0.4 miles
 1226605 - Church Of St Mary Of Eton With St Augustine	Grade II	0.4 miles
 1393587 - Gainsborough School Including Caretaker's House, Outdoor Wcs And Covered Play Areas, Handicraft Block And Special School	Grade II	0.4 miles
 1265728 - Mission Hall To North Of Church Of St Mary Of Eton	Grade II	0.4 miles
 1235655 - Old Library Building	Grade II	0.5 miles
 1265662 - Forecourt Wall To Church And Vicarage Of St Barnabas	Grade II	0.5 miles

Area Schools



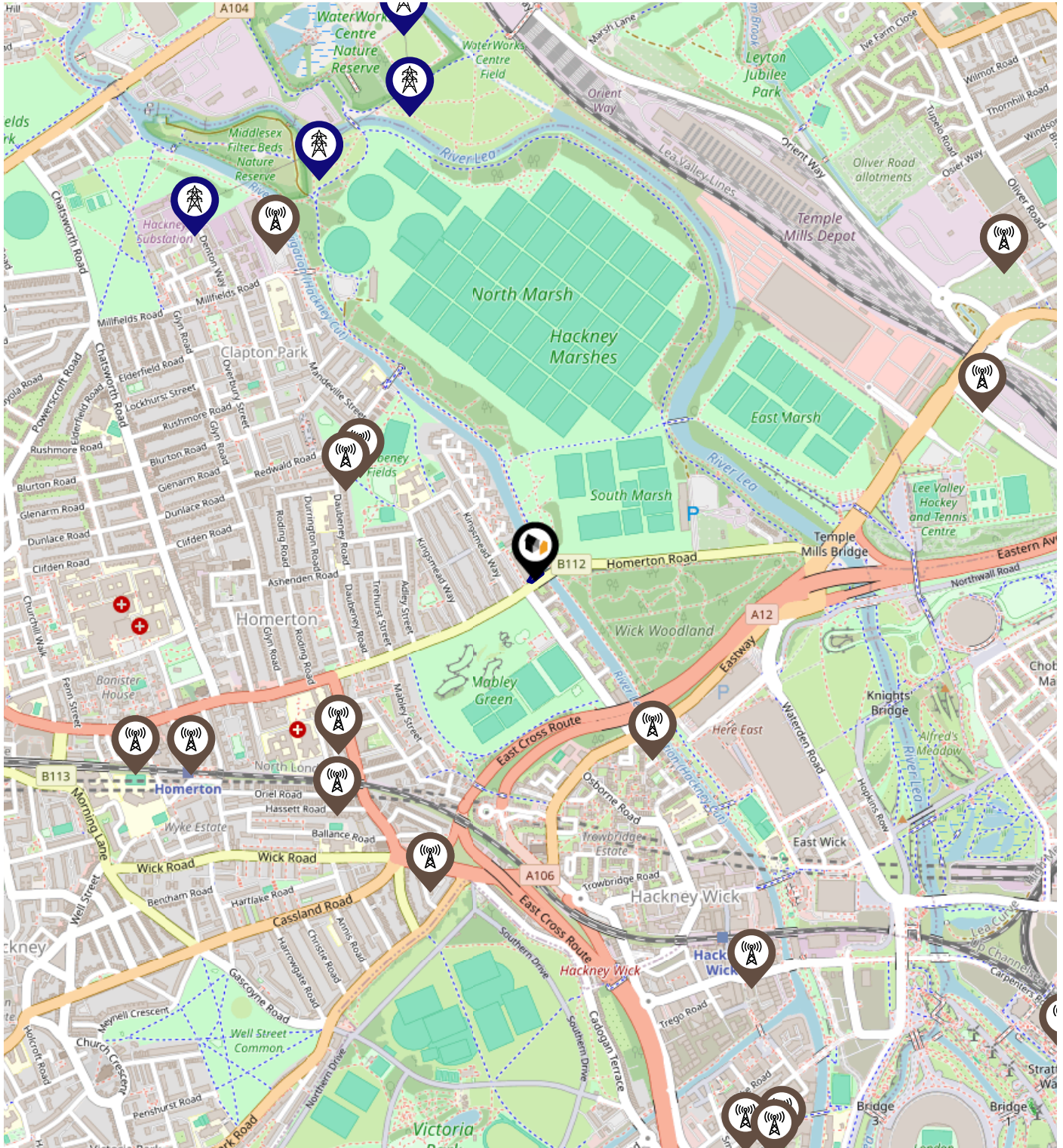
		Nursery	Primary	Secondary	College	Private
1	Kingsmead Primary School Ofsted Rating: Outstanding Pupils: 217 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Daubeny Primary School Ofsted Rating: Good Pupils: 402 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ickburgh School Ofsted Rating: Good Pupils: 163 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gainsborough Primary School Ofsted Rating: Good Pupils: 301 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mossbourne Riverside Academy Ofsted Rating: Outstanding Pupils: 566 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St. Dominic's Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Mandeville Primary School Ofsted Rating: Outstanding Pupils: 264 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Berger Primary School Ofsted Rating: Good Pupils: 437 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Wentworth Nursery School and Children's Centre Ofsted Rating: Outstanding Pupils: 84 Distance:0.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rushmore Primary School Ofsted Rating: Good Pupils: 446 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Pole Catholic School Ofsted Rating: Good Pupils: 1094 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The City Academy, Hackney Ofsted Rating: Good Pupils: 1145 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John and St James CofE Primary School Ofsted Rating: Outstanding Pupils: 230 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morningside Primary School Ofsted Rating: Outstanding Pupils: 471 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millfields Community School Ofsted Rating: Good Pupils: 641 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clapton Girls' Academy Ofsted Rating: Outstanding Pupils: 1194 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

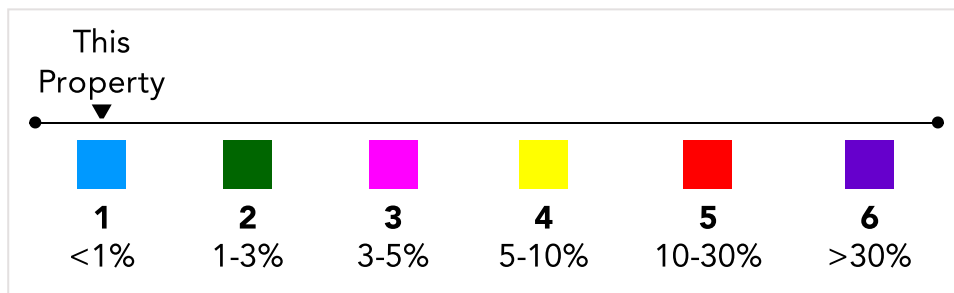
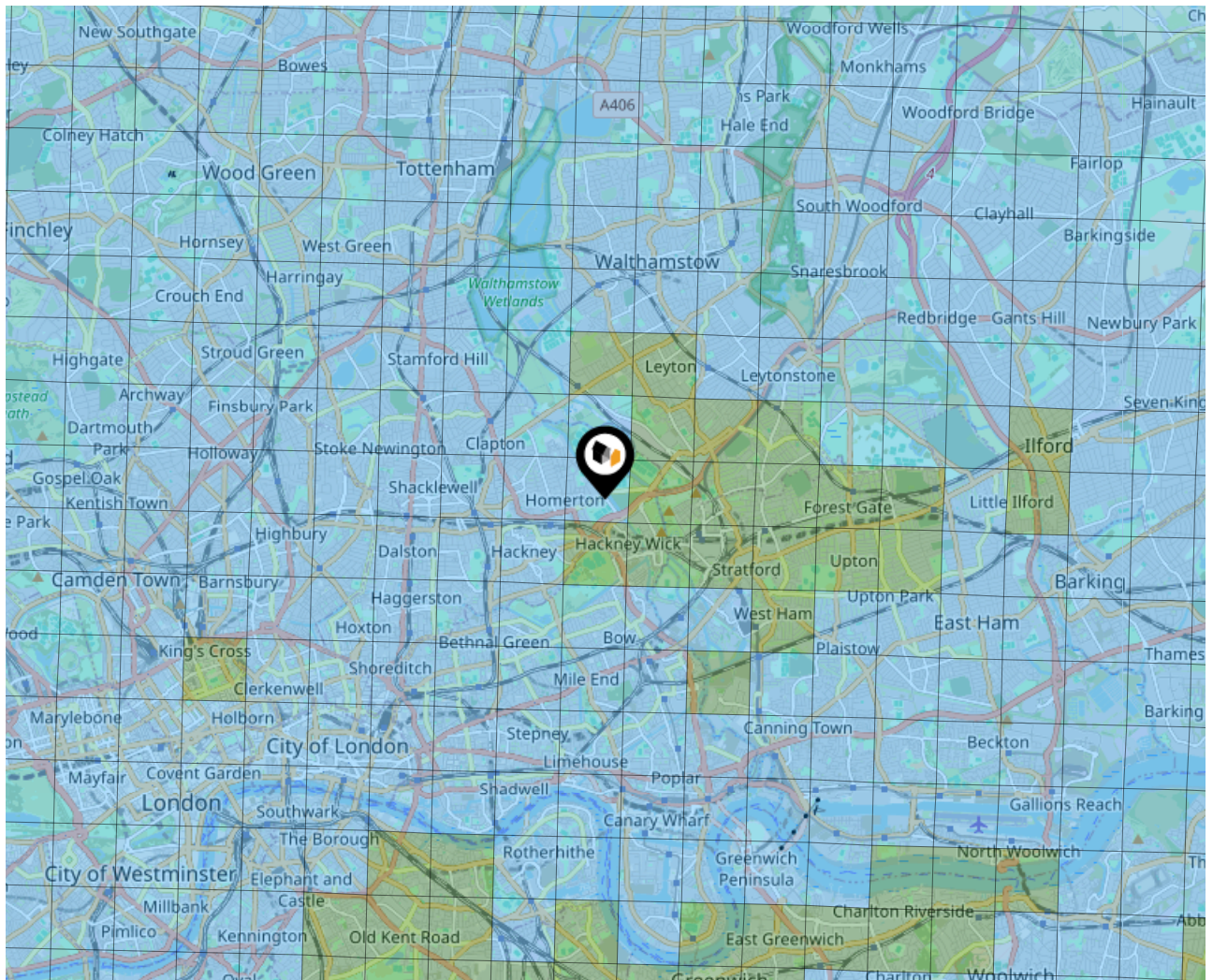
-  Power Pylons
-  Communication Masts

Environment Radon Gas

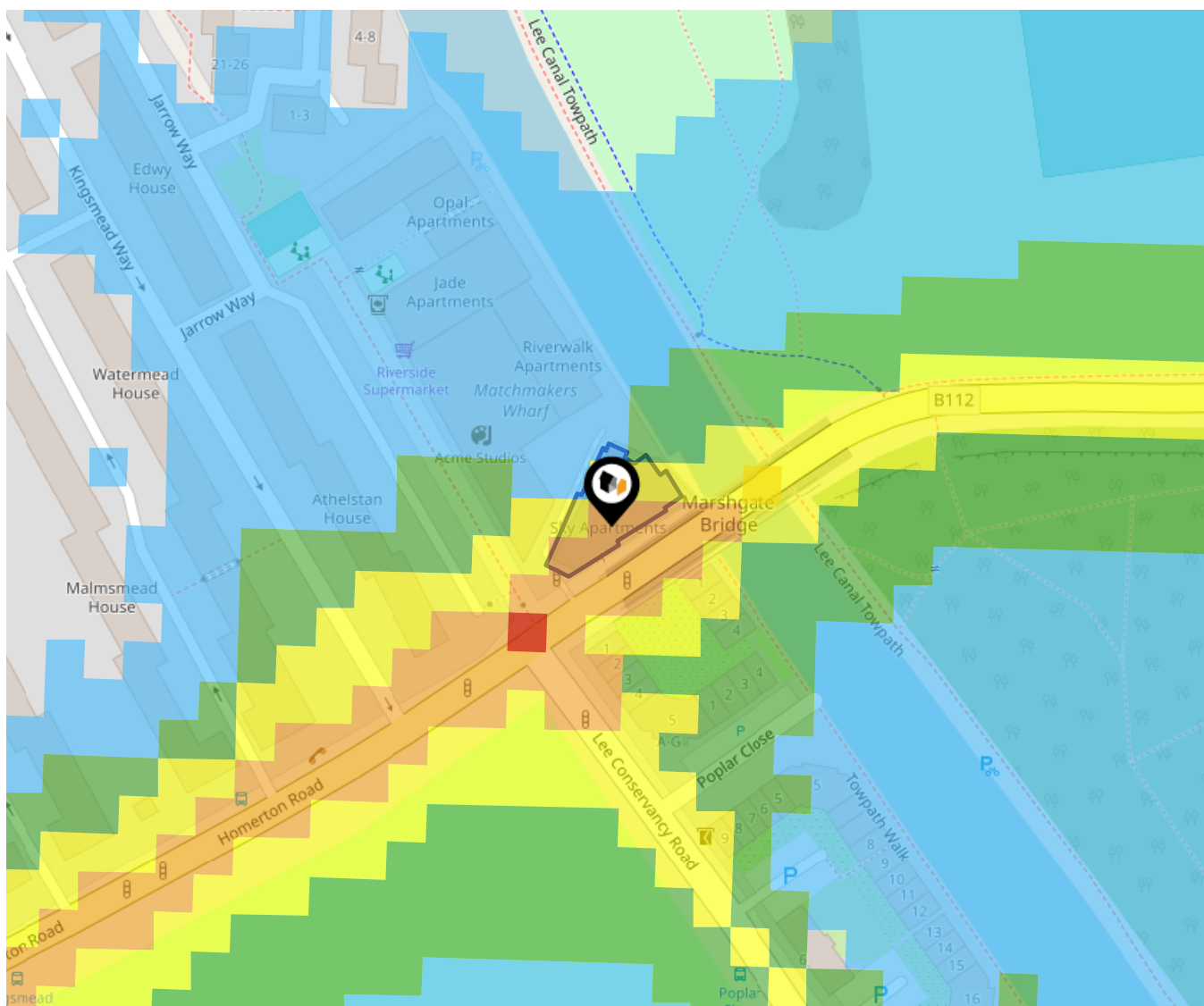


What is Radon?

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

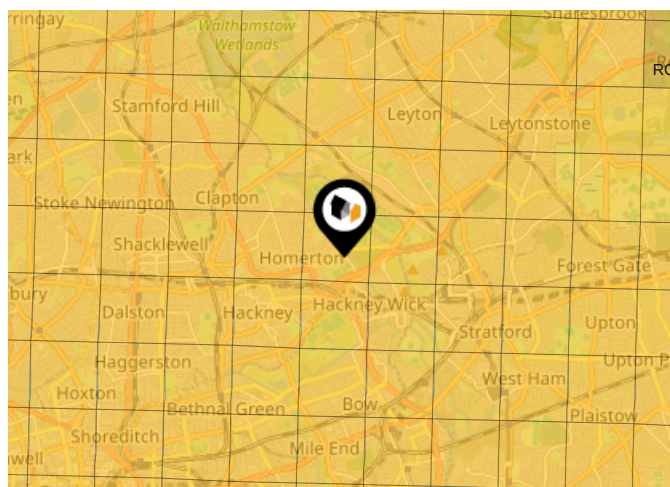


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

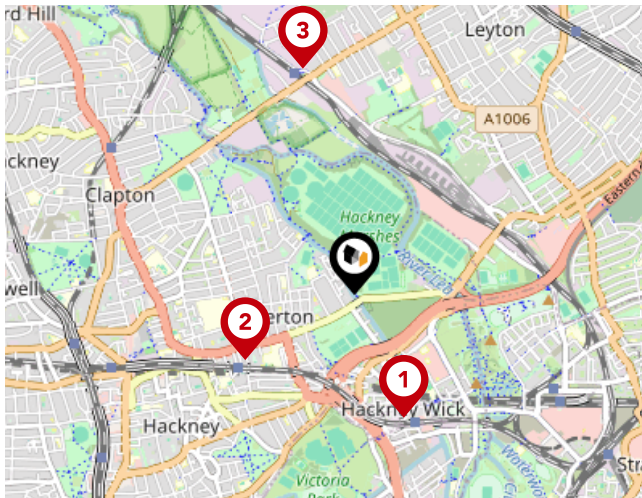
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

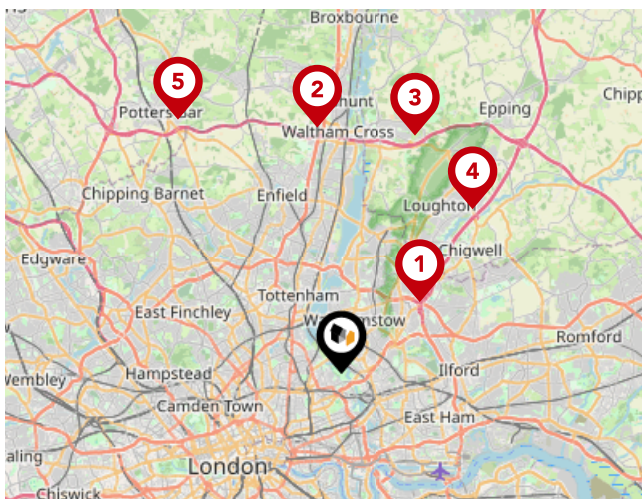
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



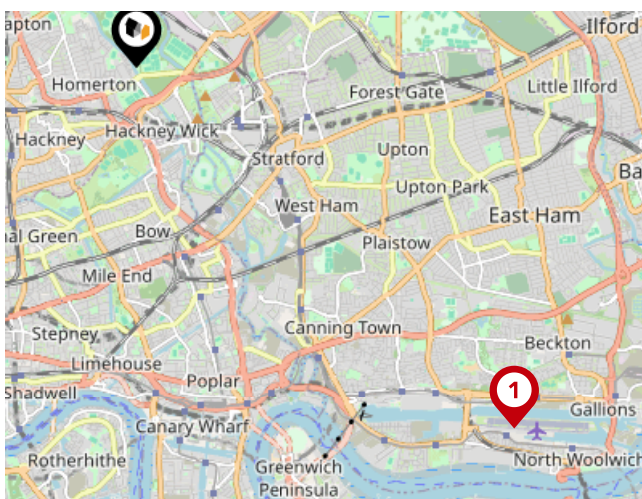
National Rail Stations

Pin	Name	Distance
1	Hackney Wick Station	0.61 miles
2	Homerton Station	0.59 miles
3	Lea Bridge Station	1.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	3.92 miles
2	M25 J25	9.15 miles
3	M25 J26	9.21 miles
4	M11 J5	7.8 miles
5	M25 J24	11.13 miles



Airports/Helipads

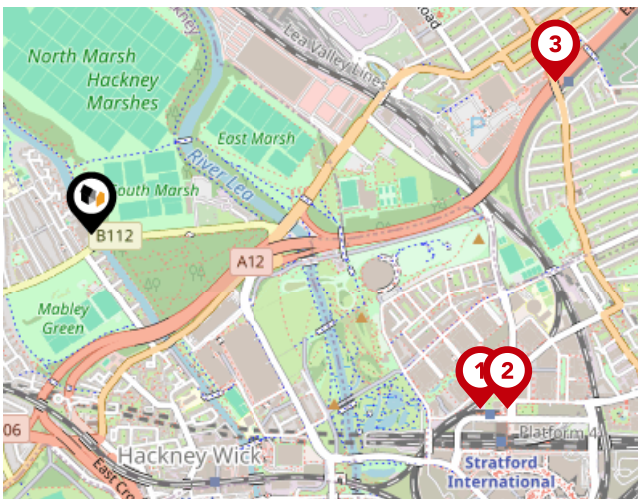
Pin	Name	Distance
1	Silvertown	4.81 miles
2	Leaves Green	15.38 miles
3	Heathrow Airport Terminal 4	19.04 miles
4	Heathrow Airport	18.94 miles

Area Transport (Local)



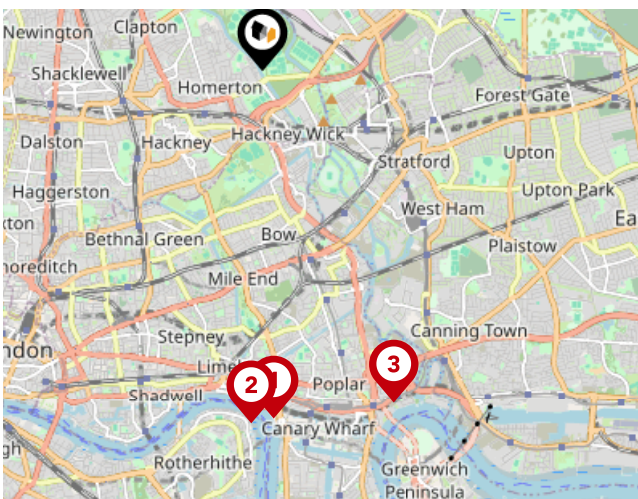
Bus Stops/Stations

Pin	Name	Distance
1	Lee Conservancy Rd / Poplar Cl	0.06 miles
2	Poplar Close	0.08 miles
3	Kingsmead Estate	0.06 miles
4	Kingsmead Estate	0.12 miles
5	Adley Street	0.17 miles



Local Connections

Pin	Name	Distance
1	Stratford International DLR	0.98 miles
2	Stratford International DLR	1.04 miles
3	Leyton	1.13 miles



Ferry Terminals

Pin	Name	Distance
1	Canary Wharf Pier	3.21 miles
2	Doubletree Docklands Nelson Dock Pier	3.24 miles
3	East India Pier	3.29 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

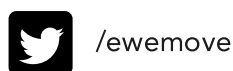
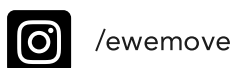
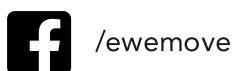


Excellent communication and information at all times from Adrian. Many thanks.

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 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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