KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 16th May 2025

WILMER HOUSE, DALING WAY, LONDON, E3
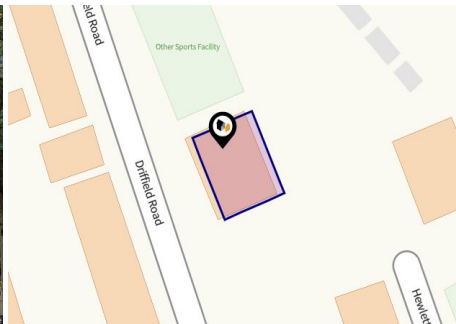
Price Estimate : £350,000

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/

The Property Ombudsman

Property
Overview

Property

Type:	Flat / Maisonette	**Price Estimate:**	£350,000
Bedrooms:	2	**Tenure:**	Leasehold
Floor Area:	807 ft^2 / 75 m^2	**Start Date:**	18/02/1990
Plot Area:	0.09 acres	**End Date:**	30/10/2114
Year Built :	1950-1966	**Lease Term:**	125 years from 30 October 1989
Council Tax :	Band B		
Annual Estimate:	£1,365	**Term Remaining:**	89 years
Title Number:	EGL264177		

Local Area

Local Authority:	Tower hamlets
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s	201 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Powered by
Sprift
Know any property instantly

Freehold Title Plan
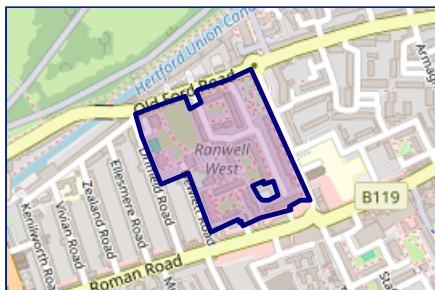

EGL530250

Leasehold Title Plan
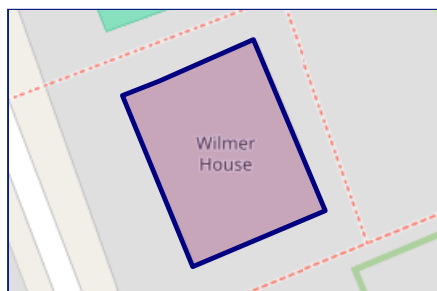
EGL264177

Start Date:	18/02/1990
End Date:	30/10/2114
Lease Term:	125 years from 30 October 1989
Term Remaining:	89 years

EweMove
SALES AND LETTINGS

Wilmer House, Daling Way, E3

Energy rating

C

Valid until 20.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 | C	73 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Powered by
sprift
Know any property instantly

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (community)
Main Gas:	No
Floor Level:	11
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, programmer and TRVs
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	68 m^2

Flat 41, Wilmer House, Daling Way, London, E3 5NW

Last Sold Date:	22/02/2023	13/09/2019	07/09/2010
Last Sold Price:	£248,000	£224,000	£135,500

Flat 44, Wilmer House, Daling Way, London, E3 5NW

Last Sold Date:	10/06/2021	09/05/1997
Last Sold Price:	£275,000	£32,000

Flat 6, Wilmer House, Daling Way, London, E3 5NW

Last Sold Date:	29/04/2021	29/01/2015	14/12/2012	30/09/2005	07/02/2005
Last Sold Price:	£312,500	£294,000	£170,000	£131,000	£127,000

Flat 16, Wilmer House, Daling Way, London, E3 5NW

Last Sold Date:	27/09/2019	31/01/2013	06/07/2001
Last Sold Price:	£320,000	£232,500	£95,000

Flat 30, Wilmer House, Daling Way, London, E3 5NW

Last Sold Date:	26/07/2018	25/11/2016
Last Sold Price:	£335,000	£277,500

Flat 43, Wilmer House, Daling Way, London, E3 5NW

Last Sold Date:	18/06/2007
Last Sold Price:	£96,000

Flat 10, Wilmer House, Daling Way, London, E3 5NW

Last Sold Date:	28/02/2006
Last Sold Price:	£130,000

Flat 13, Wilmer House, Daling Way, London, E3 5NW

Last Sold Date:	14/08/2002	04/10/1996
Last Sold Price:	£58,000	£25,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market
House Price Statistics

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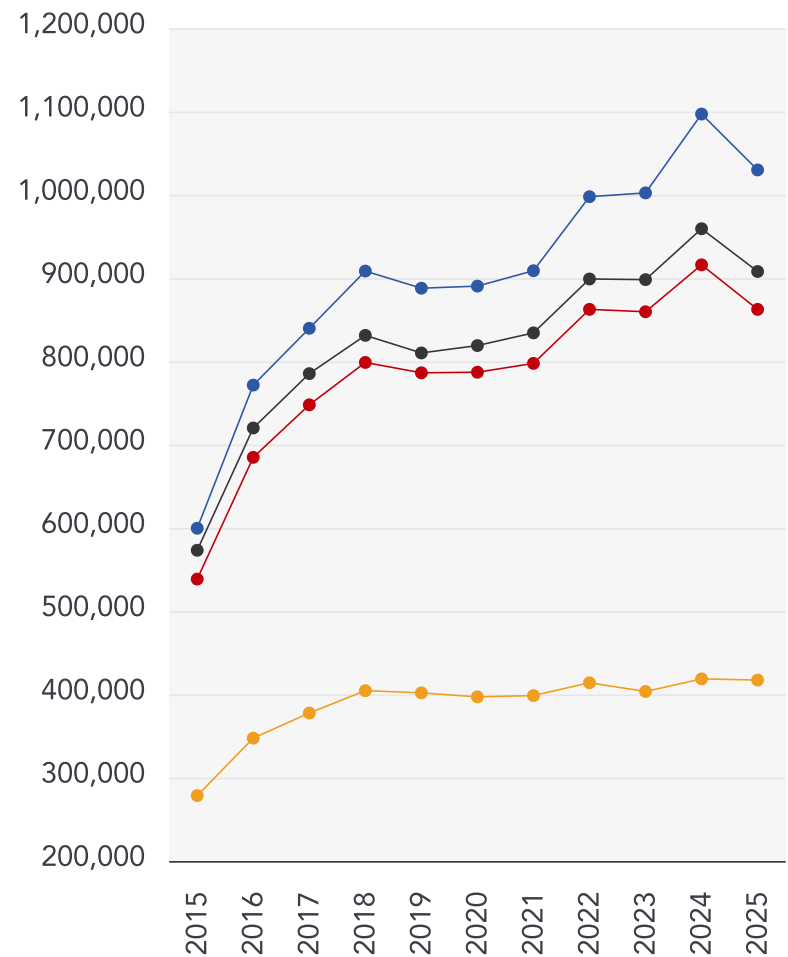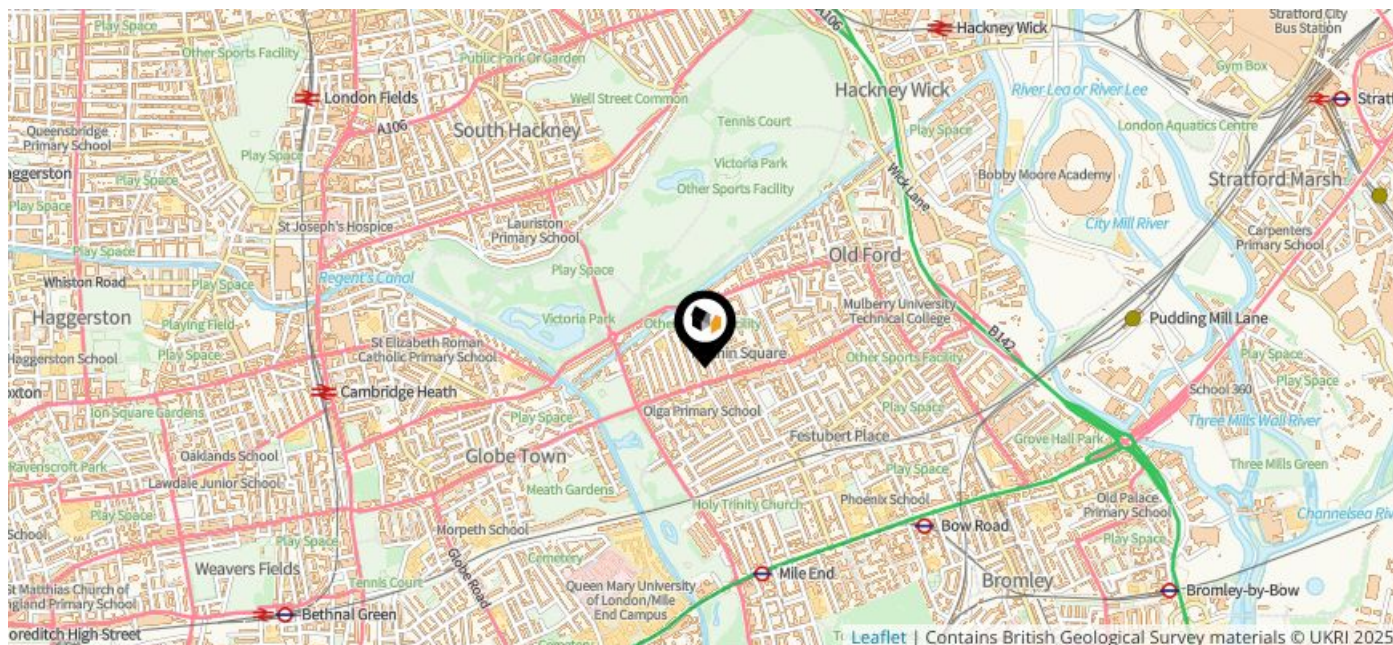

Detached

+71.76%

Terraced

+58.41%

Semi-Detached

+60.13%

Flat

+49.81%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.

Powered by
sprift
Know any property instantly

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.
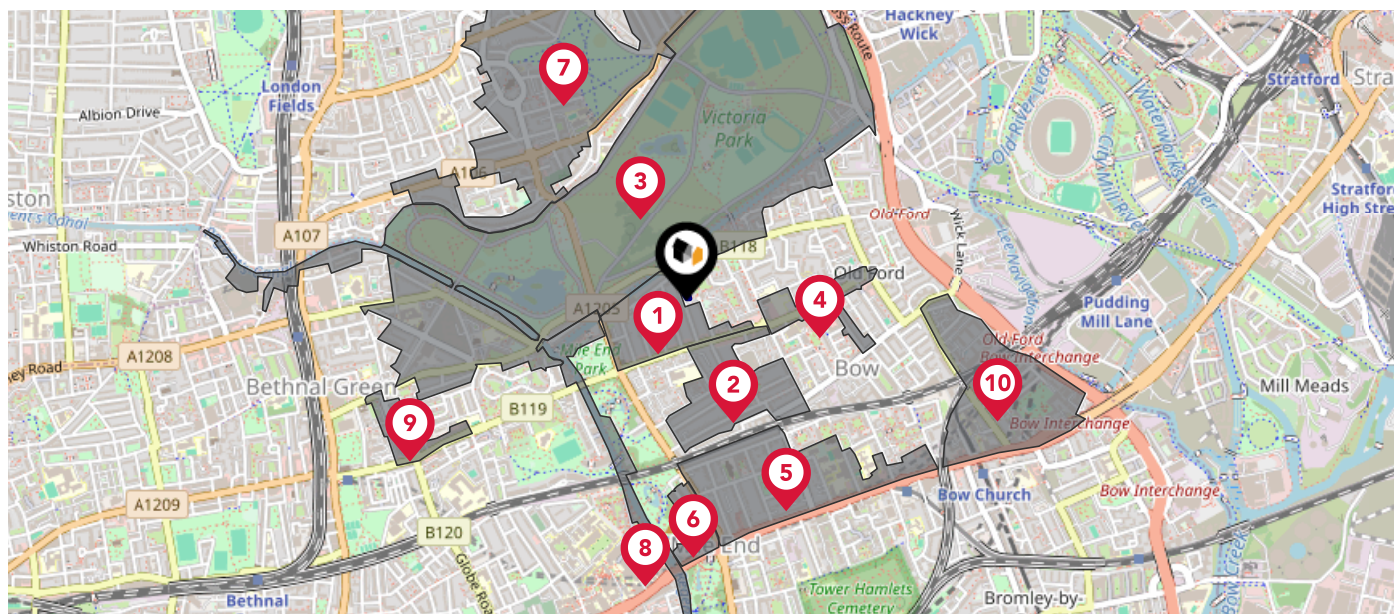
Nearby Conservation Areas

1	Driffield Road
2	Medway
3	Victoria Park
4	Roman Road Market
5	Tredegar Square
6	Clinton Road
7	Victoria Park
8	Regent's Canal
9	Globe Road
10	Fairfield Road

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
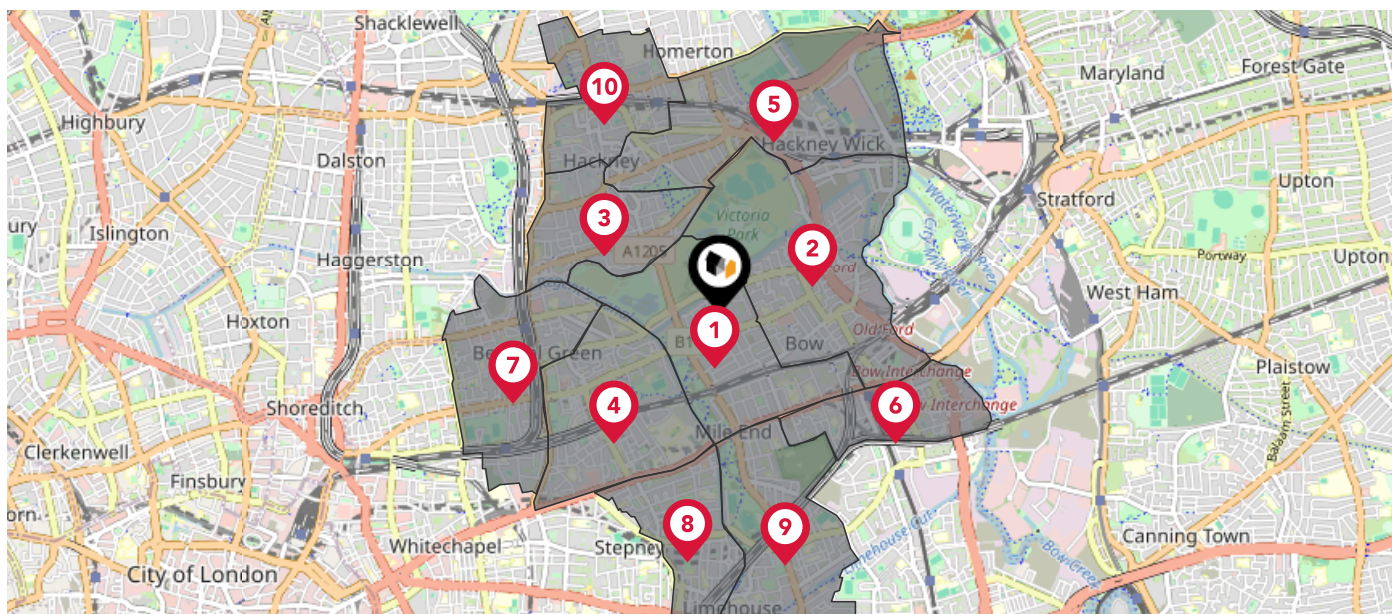
Nearby Council Wards

1	Bow West Ward
2	Bow East Ward
3	Victoria Ward
4	Bethnal Green Ward
5	Hackney Wick Ward
6	Bromley North Ward
7	St. Peter's Ward
8	St. Dunstan's Ward
9	Mile End Ward
10	Homerton Ward

Powered by
sprift
Know any property instantly

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
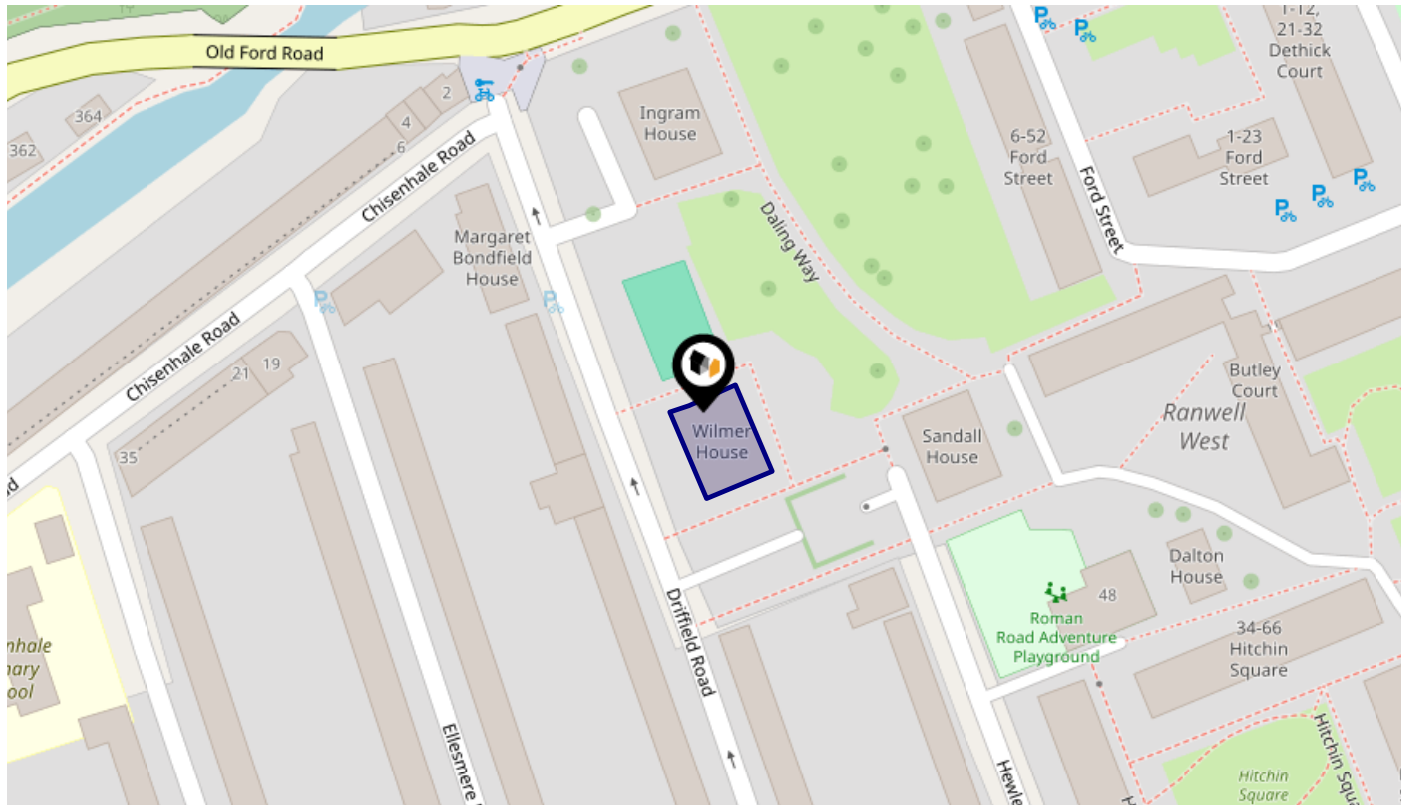
Rail Noise Data

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	■ (red)
4	70.0-74.9 dB	■ (orange)
3	65.0-69.9 dB	■ (yellow)
2	60.0-64.9 dB	■ (green)
1	55.0-59.9 dB	■ (blue)

Powered by
prift
Know any property instantly

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:

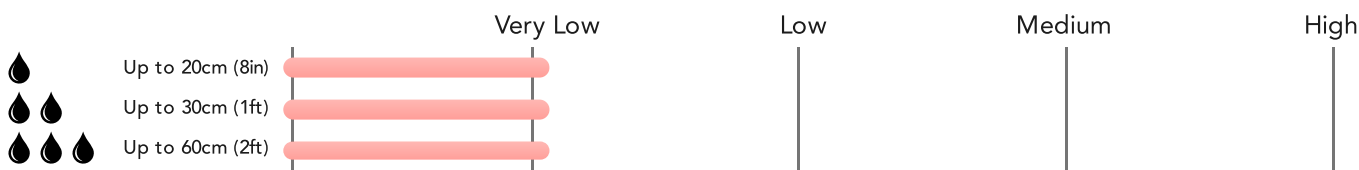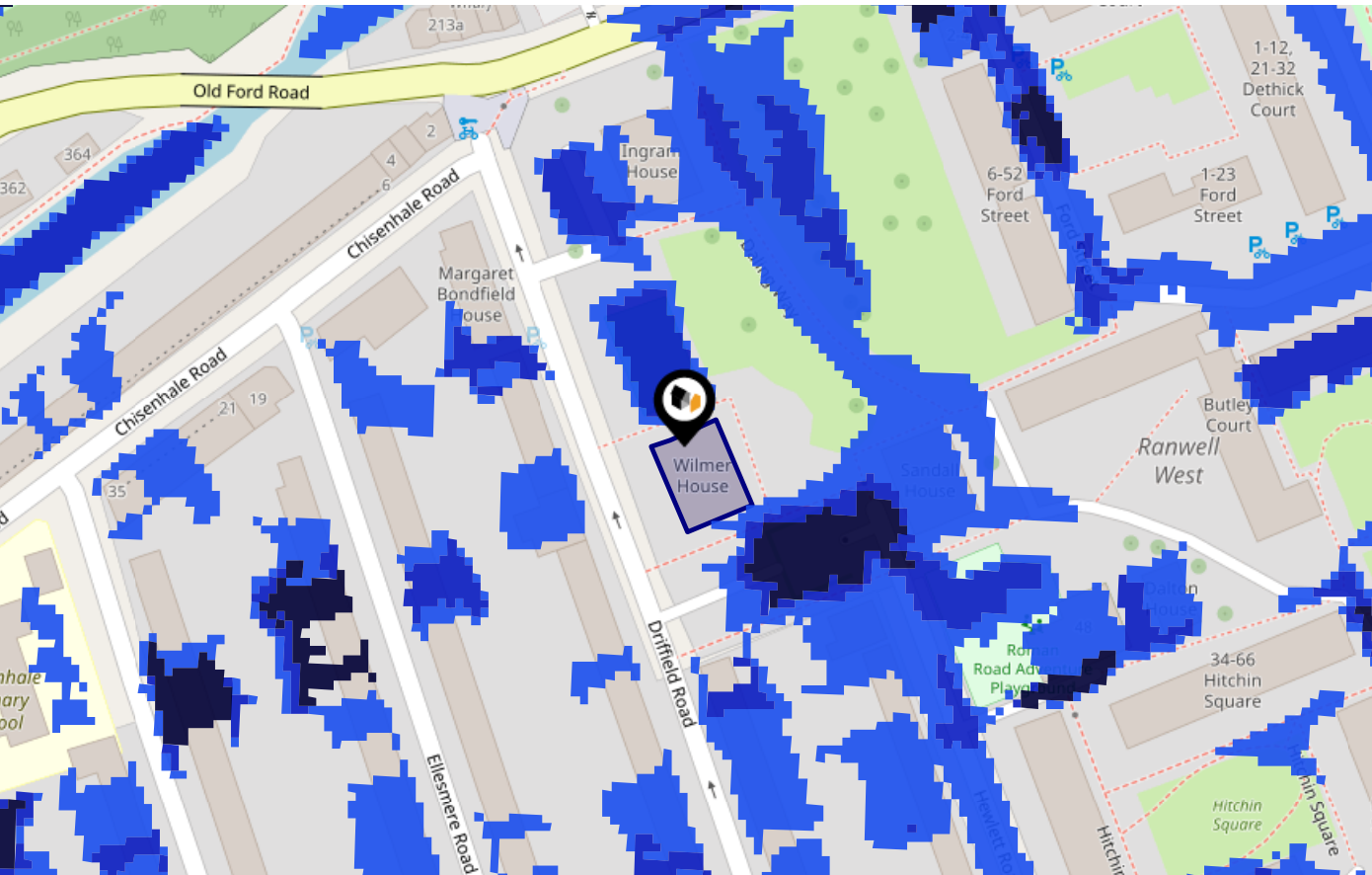|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Powered by
sprift
Know any property instantly

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.
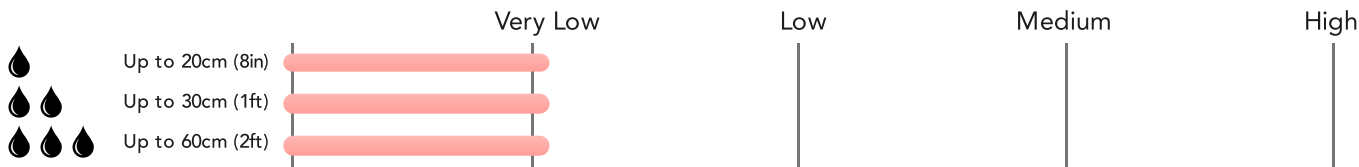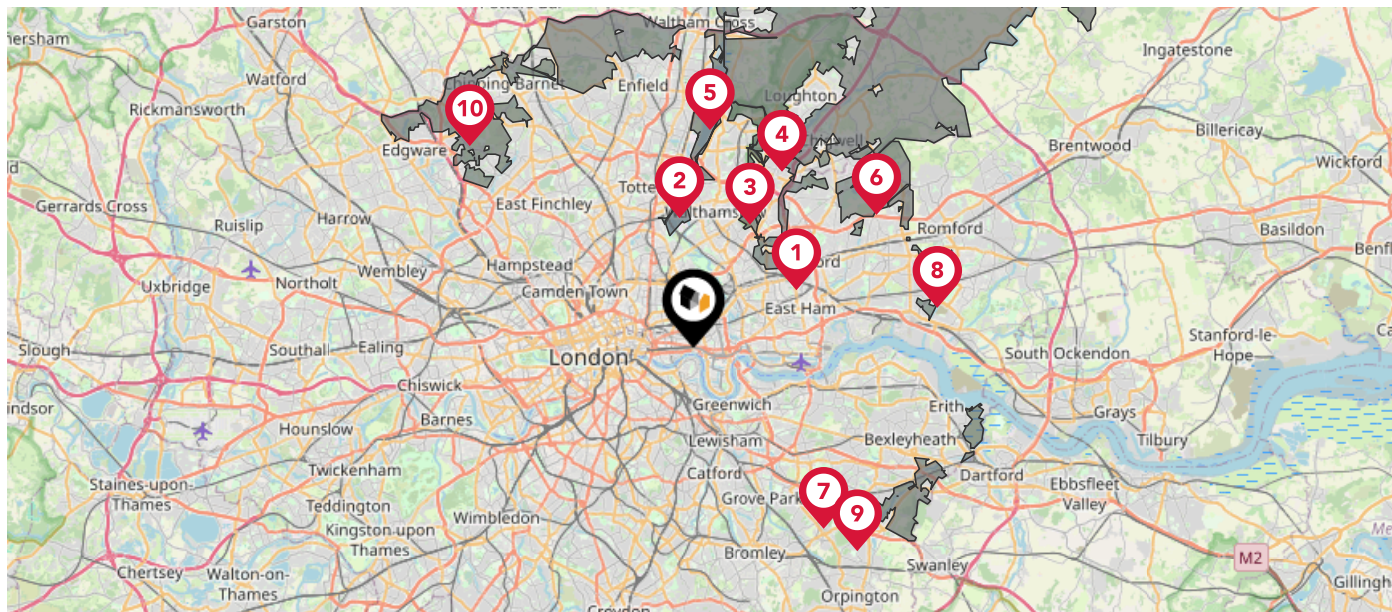

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Powered by
prift
Know any property instantly

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.

- **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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Powered by
prift
Know any property instantly

Maps
Green Belt

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

Nearby Green Belt Land	
1	London Green Belt - Newham
2	London Green Belt - Haringey
3	London Green Belt - Waltham Forest
4	London Green Belt - Epping Forest
5	London Green Belt - Enfield
6	London Green Belt - Redbridge
7	London Green Belt - Greenwich
8	London Green Belt - Barking and Dagenham
9	London Green Belt - Bexley
10	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.
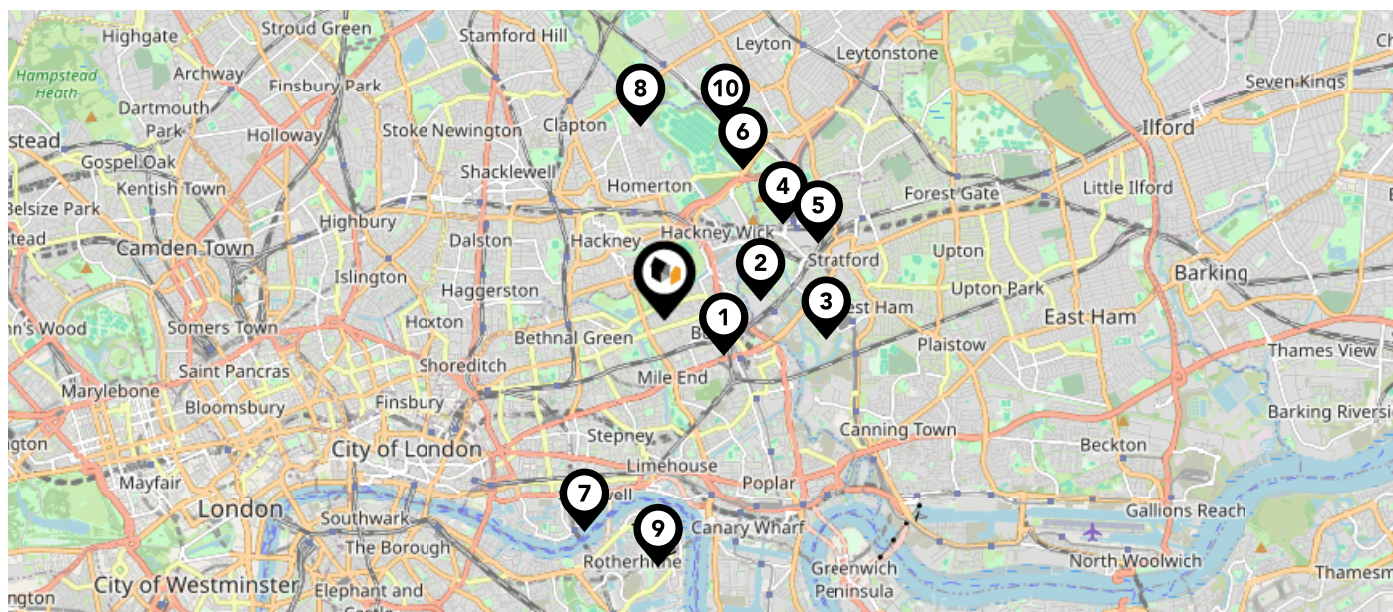
Nearby Landfill Sites

1	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	Clays Lane-Temple Mills	Historic Landfill
5	Stratford Rail Lands-Stratford	Historic Landfill
6	Spitalfields Market Site-Leyton, Waltham Forest, London	Historic Landfill
7	Shadwell Basin-Eastern Dock, E1, London	Historic Landfill
8	Lea Bridge Depot Site-Lea Bridge	Historic Landfill
9	Lavender Dock-Rotherhithe, Bermondsey, London	Historic Landfill
10	Marsh Lane Playing Field-Marsh Lane	Historic Landfill

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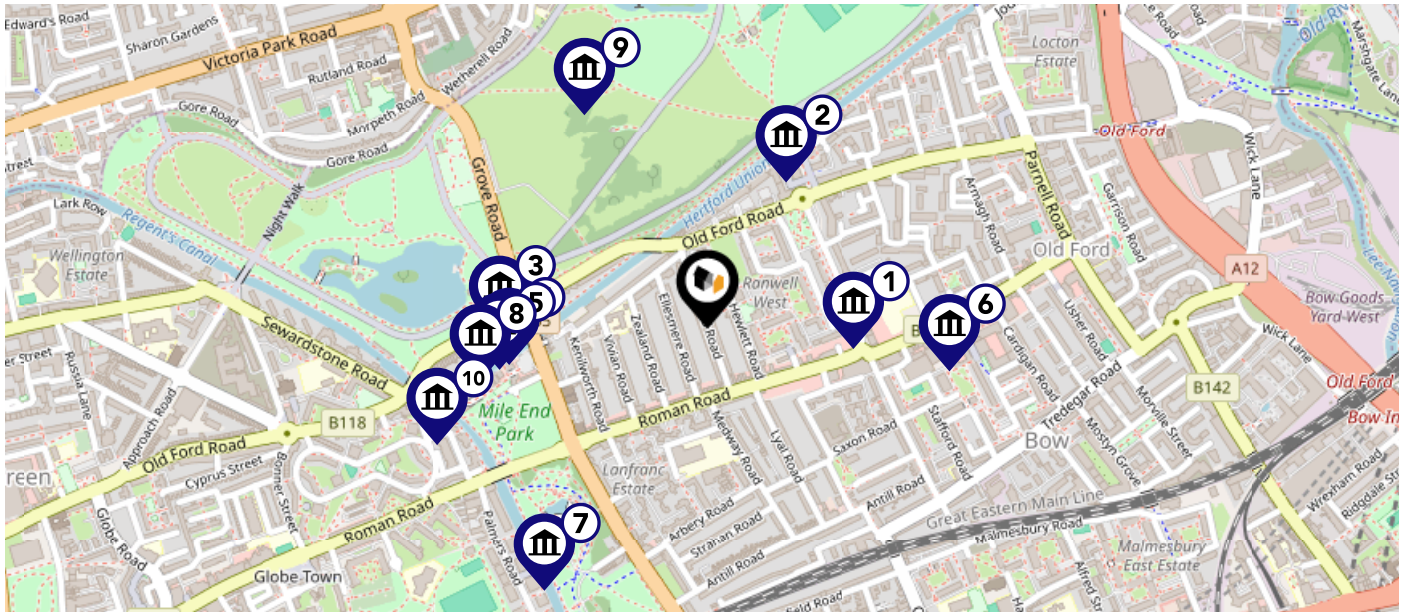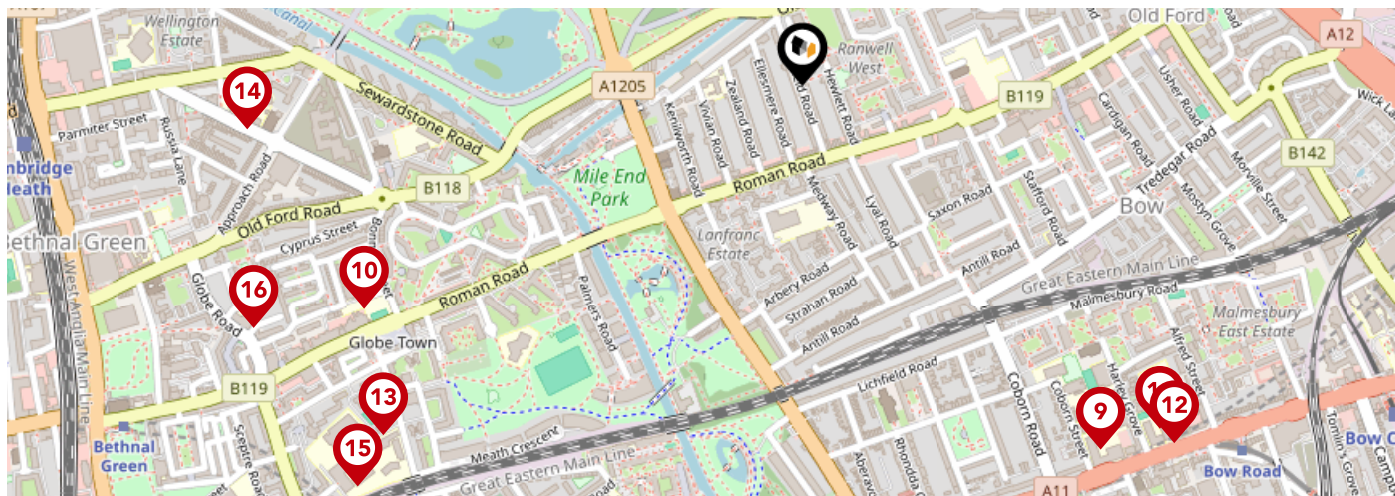

Listed Buildings in the local district	Grade	Distance
① 1241988 - Church Of St Paul With St Stephen	Grade II	0.2 miles
② 1065740 - Three Colts Bridge At Tq 364837	Grade II	0.2 miles
③ 1357521 - Lodge At Crown Gate West	Grade II	0.2 miles
④ 1357862 - The Crown Hotel	Grade II	0.2 miles
⑤ 1241429 - 292-302, Old Ford Road E2	Grade II	0.2 miles
⑥ 1241675 - Passmore Edwards Public Library	Grade II	0.3 miles
⑦ 1427142 - The Palm Tree Public House, Mile End	Grade II	0.3 miles
⑧ 1065104 - 274-290, Old Ford Road E2	Grade II	0.3 miles
⑨ 1235552 - Baroness Burdett Coutts Drinking Fountain	Grade II	0.3 miles
⑩ 1096025 - Stop Lock Bridge At The Junction Of Regents Canal And Hertford Union Canal	Grade II	0.3 miles

		Nursery	Primary	Secondary	College	Private
1	**Chisenhale Primary School** Ofsted Rating: Good | Pupils: 326 | Distance:0.08	☐	☑	☐	☐	☐
2	**Olga Primary School** Ofsted Rating: Good | Pupils: 559 | Distance:0.19	☐	☑	☐	☐	☐
3	**Old Ford Primary - A Paradigm Academy** Ofsted Rating: Outstanding | Pupils: 679 | Distance:0.24	☐	☑	☐	☐	☐
4	**Mulberry UTC** Ofsted Rating: Good | Pupils: 482 | Distance:0.41	☐	☐	☑	☐	☐
5	**Gatehouse School** Ofsted Rating: Not Rated | Pupils: 530 | Distance:0.42	☐	☑	☐	☐	☐
6	**Mossbourne Victoria Park Academy** Ofsted Rating: Outstanding | Pupils: 836 | Distance:0.47	☐	☐	☑	☐	☐
7	**Lauriston School** Ofsted Rating: Good | Pupils: 433 | Distance:0.5	☐	☑	☐	☐	☐
8	**Malmesbury Primary School** Ofsted Rating: Good | Pupils: 461 | Distance:0.52	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Central Foundation Girls' School** Ofsted Rating: Good | Pupils: 1515 | Distance:0.54			☑		
10	**Bonner Primary School** Ofsted Rating: Good | Pupils: 770 | Distance:0.57		☑			
11	**Phoenix Autism Trust** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.57			☑		
12	**Phoenix School** Ofsted Rating: Outstanding | Pupils: 507 | Distance:0.59			☑		
13	**Rachel Keeling Nursery School** Ofsted Rating: Outstanding | Pupils: 67 | Distance:0.63	☑				
14	**St Elizabeth Catholic Primary School** Ofsted Rating: Good | Pupils: 325 | Distance:0.64		☑			
15	**Morpeth School** Ofsted Rating: Good | Pupils: 1524 | Distance:0.69			☑		
16	**Globe Primary School** Ofsted Rating: Outstanding | Pupils: 357 | Distance:0.69		☑			
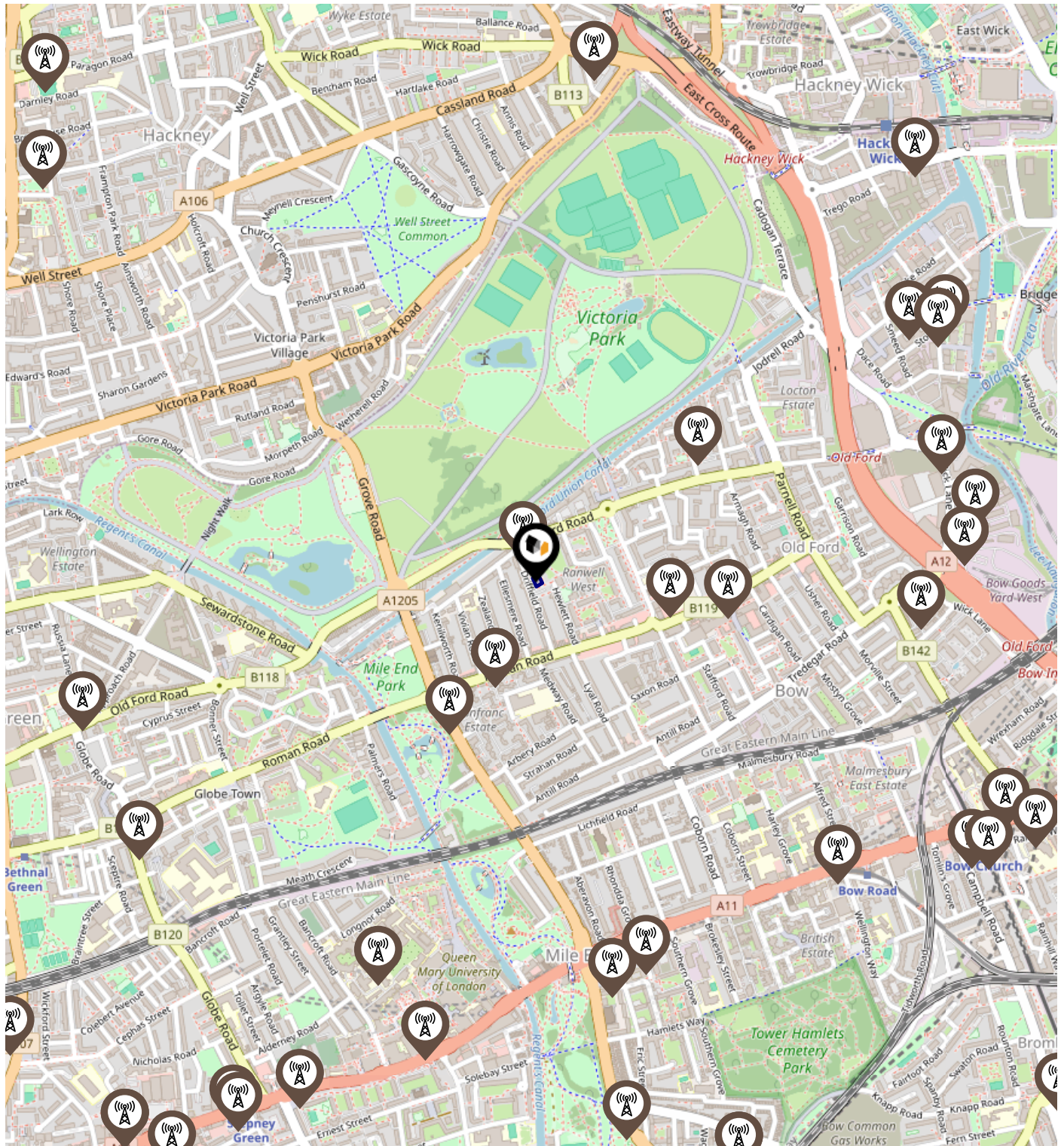
Key:

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).
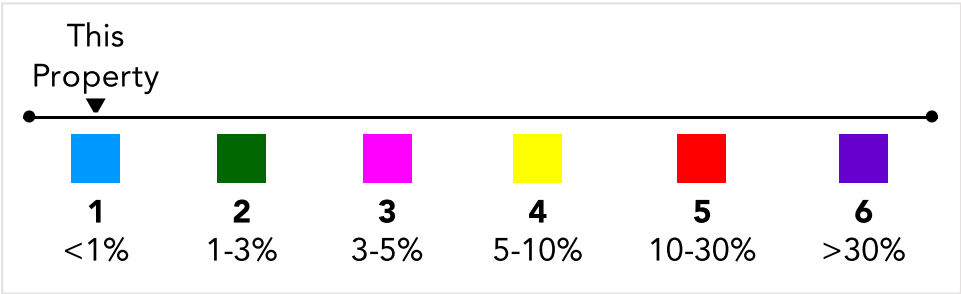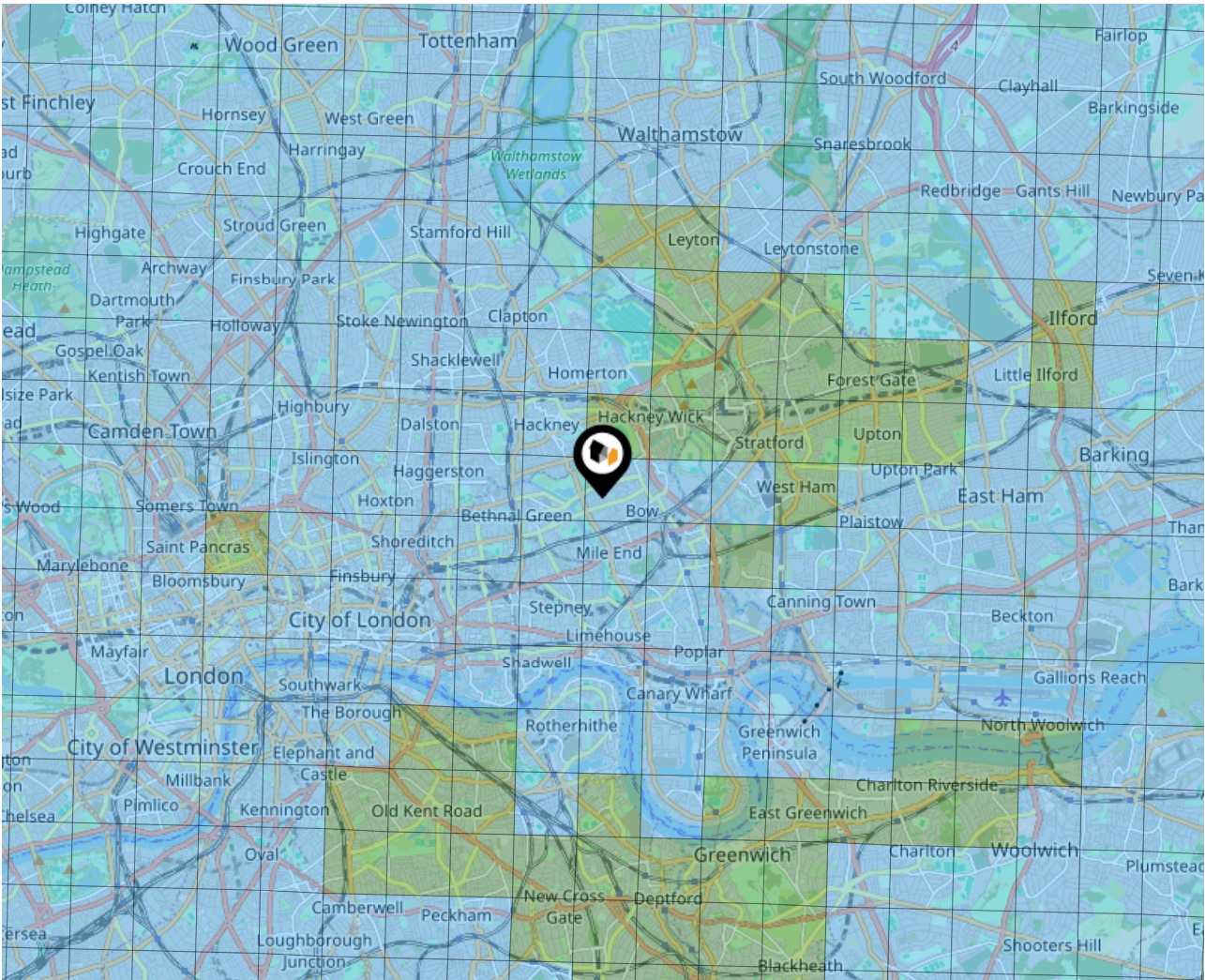
This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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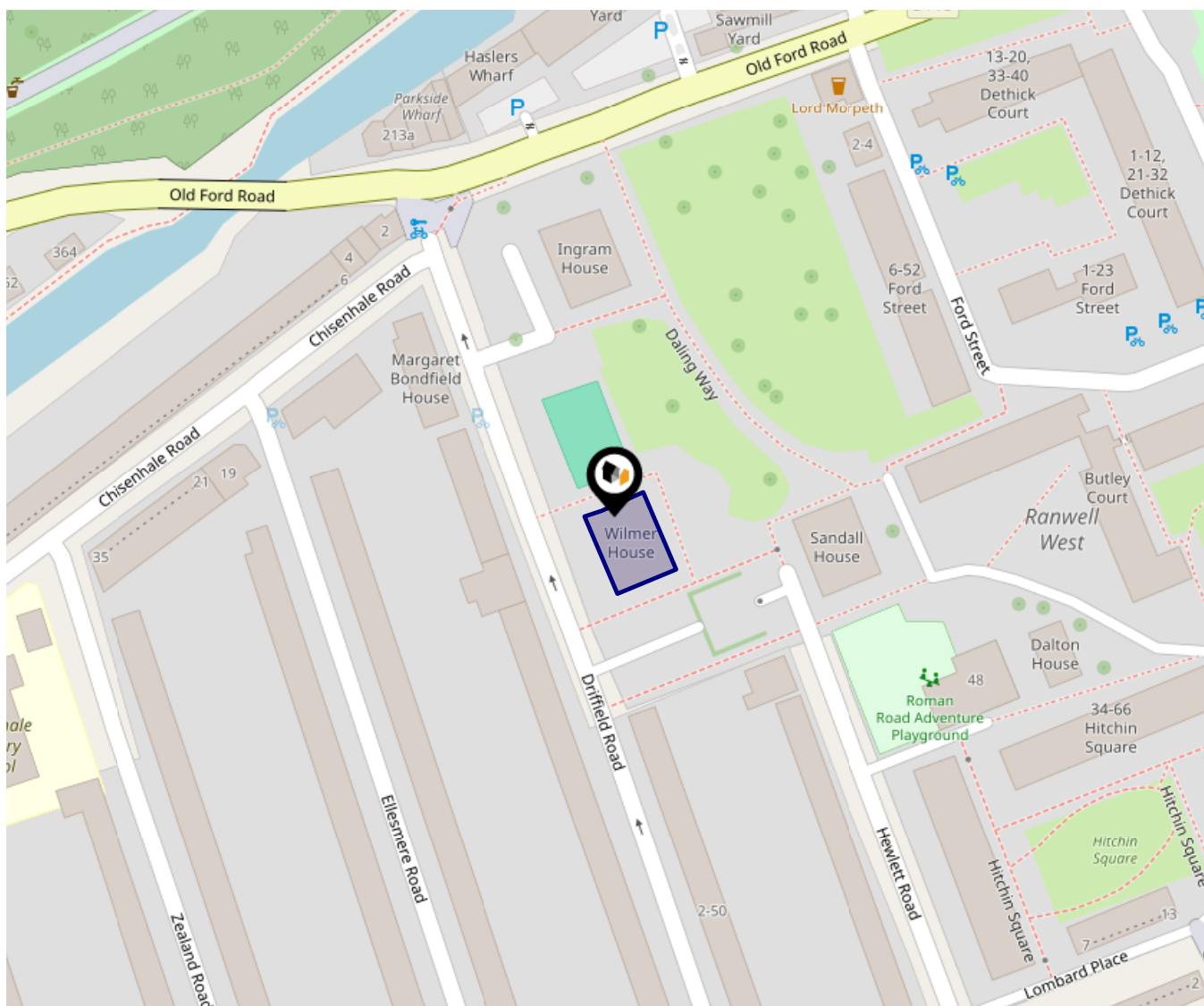
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Powered by
sprift
Know any property instantly

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE

Parent Material Grain: ARENACEOUS - RUDACEOUS

Soil Group: LIGHT(SANDY) TO MEDIUM(SANDY)

Soil Texture: SAND TO SANDY LOAM

Soil Depth: DEEP
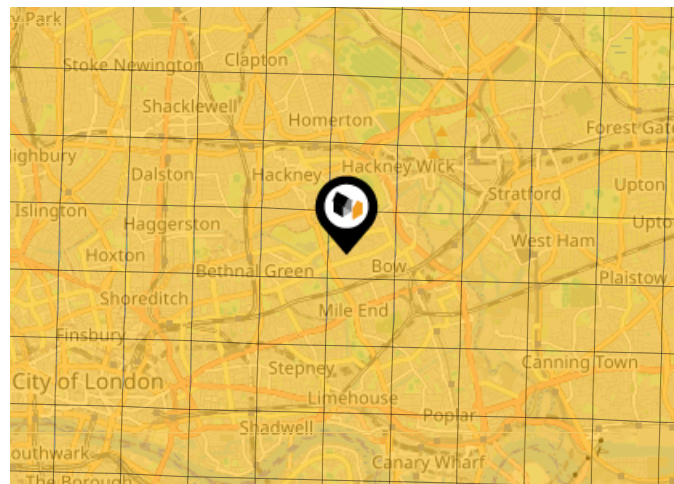
Primary Classifications (Most Common Clay Types)

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

Powered by
prift
Know any property instantly
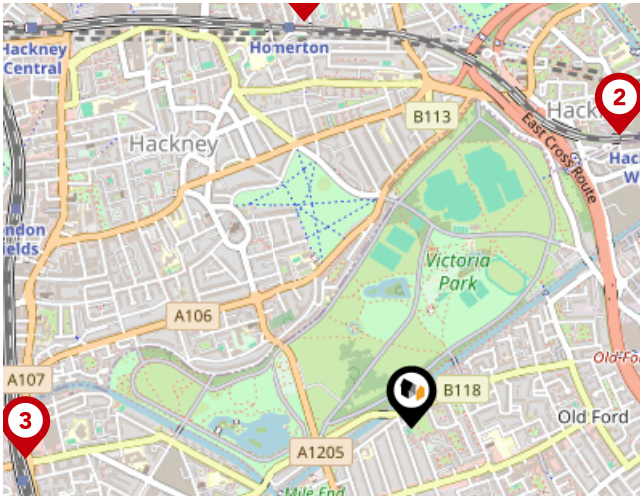
National Rail Stations

Pin	Name	Distance
1	Homerton Rail Station	0.97 miles
2	Hackney Wick Rail Station	0.83 miles
3	Cambridge Heath (London) Rail Station	0.89 miles
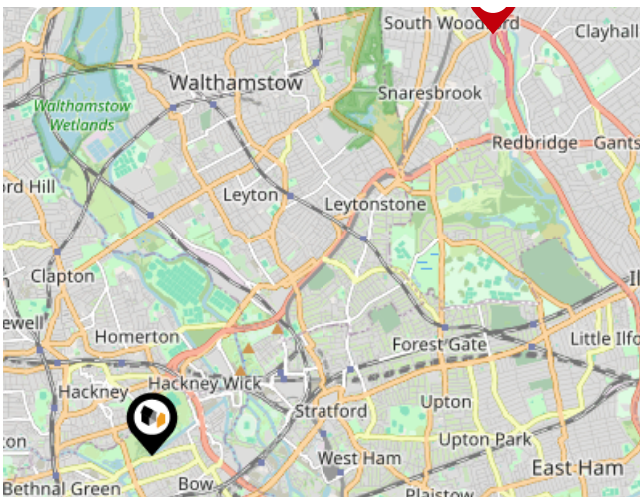
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	5 miles
2	M25 J25	10.37 miles
3	M11 J5	8.94 miles
4	M25 J26	10.47 miles
5	M1 J1	8.74 miles
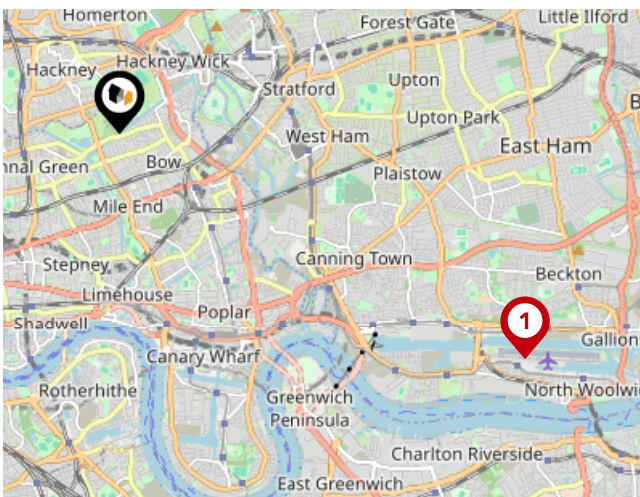
Airports/Helipads

Pin	Name	Distance
1	Silvertown	4.27 miles
2	Leaves Green	14.21 miles
3	Heathrow Airport Terminal 4	18.42 miles
4	Heathrow Airport	18.38 miles
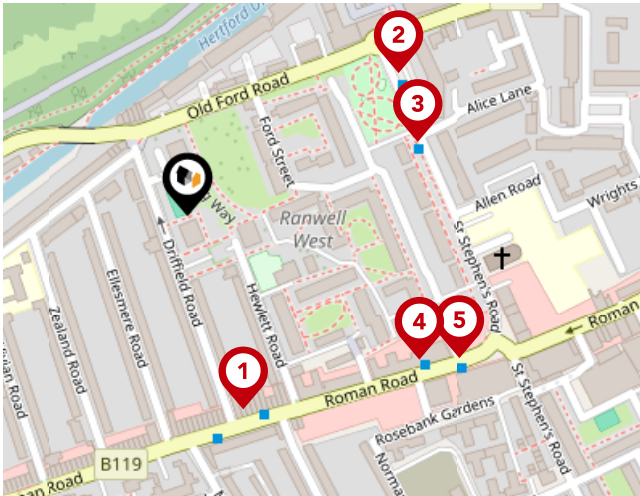
Bus Stops/Stations

Pin	Name	Distance
1	Medway Road (E3)	0.12 miles
2	Alice Lane	0.15 miles
3	Alice Lane	0.14 miles
4	Ford Road (E3)	0.16 miles
5	Ford Road (E3)	0.18 miles
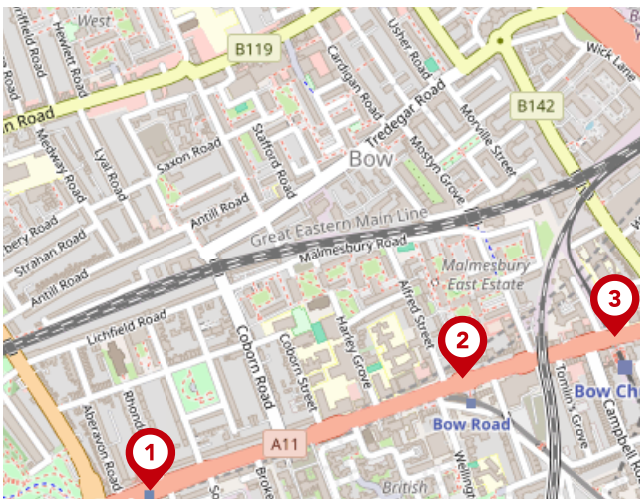
Local Connections

Pin	Name	Distance
1	Mile End Underground Station	0.58 miles
2	Bow Road Underground Station	0.66 miles
3	Bow Church DLR Station	0.78 miles
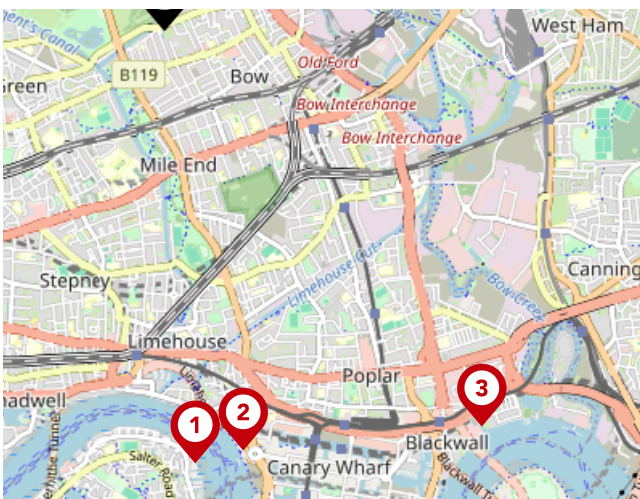
Ferry Terminals

Pin	Name	Distance
1	Doubletree Docklands Nelson Dock Pier	2 miles
2	Canary Wharf Pier	1.97 miles
3	East India Pier	2.34 miles

EweMove
SALES AND LETTINGS

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

Powered by
sprift
Know any property instantly

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Ewemove Wapping and Bow or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Ewemove Wapping and Bow and therefore no warranties can be given as to their good working order.

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.

Powered by

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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/