



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 24th August 2026



**APARTMENT 9, VECTOR POINT 1-5, HAINAULT STREET,
ILFORD, IG1 4GF**

Landwood Group

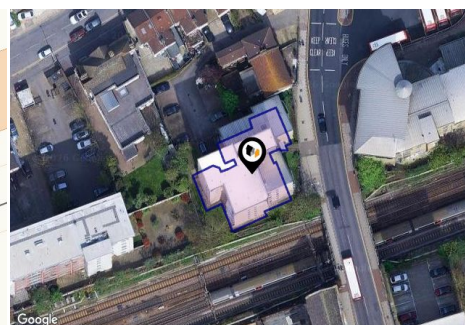
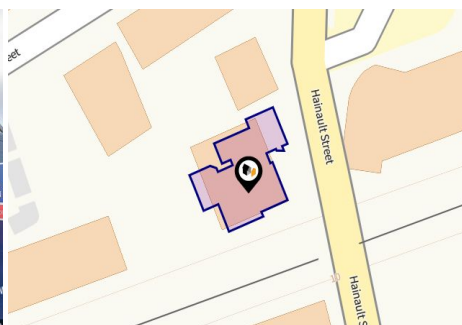
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	0.1 acres
Year Built :	2006
Council Tax :	Band D
Annual Estimate:	£2,295
Title Number:	EGL509711
UPRN:	10034925738
Restrictive Covenants:	No

Last Sold Date:	06/11/2006
Last Sold Price:	£250,000
Last Sold £/ft ² :	£387
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17	80	-
mb/s	mb/s	mb/s



Mobile Coverage:

(based on calls indoors)



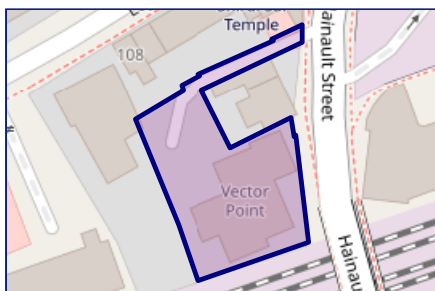
Satellite/Fibre TV Availability:



Property Multiple Title Plans

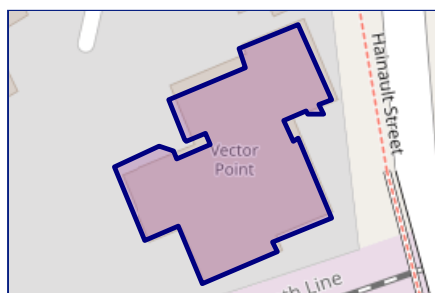
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Freehold Title Plan



EGL103470

Leasehold Title Plan



EGL509711

Start Date: 23/02/2006
End Date: 30/06/2130
Lease Term: 1 July 2005 to 30 June 2130
Term Remaining: 103 years

Property
EPC - Certificate

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Apartment 9 Vector Point, 1-5, Hainault Bridge Parade,
Hainault Street, IG1 4GF

Energy rating

C

Valid until 25.09.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	60 m ²

Market Sold in Street

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Apartment 14, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	18/01/2024	16/06/2006		
Last Sold Price:	£200,000	£225,000		
Apartment 6, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	11/12/2020	10/11/2015	20/02/2006	
Last Sold Price:	£280,000	£235,000	£215,000	
Apartment 2, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	24/03/2016	27/02/2006		
Last Sold Price:	£270,000	£227,500		
Apartment 18, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	26/02/2016	27/02/2006		
Last Sold Price:	£265,000	£230,000		
Apartment 11, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	13/03/2015	18/07/2006		
Last Sold Price:	£233,000	£249,950		
Apartment 12, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	03/12/2012	17/03/2006		
Last Sold Price:	£225,000	£245,000		
Apartment 5, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	20/01/2010	20/02/2006		
Last Sold Price:	£148,000	£215,000		
Apartment 9, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	06/11/2006	24/02/2006		
Last Sold Price:	£250,000	£220,000		
Apartment 7, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	07/07/2006			
Last Sold Price:	£225,000			
Apartment 21, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	23/06/2006			
Last Sold Price:	£246,952			
Apartment 24, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	16/06/2006			
Last Sold Price:	£239,400			
Apartment 19, Vector Point, 1 - 5, Hainault Bridge Parade, Ilford, IG1 4GF				Flat-maisonette House
Last Sold Date:	14/06/2006			
Last Sold Price:	£245,000			

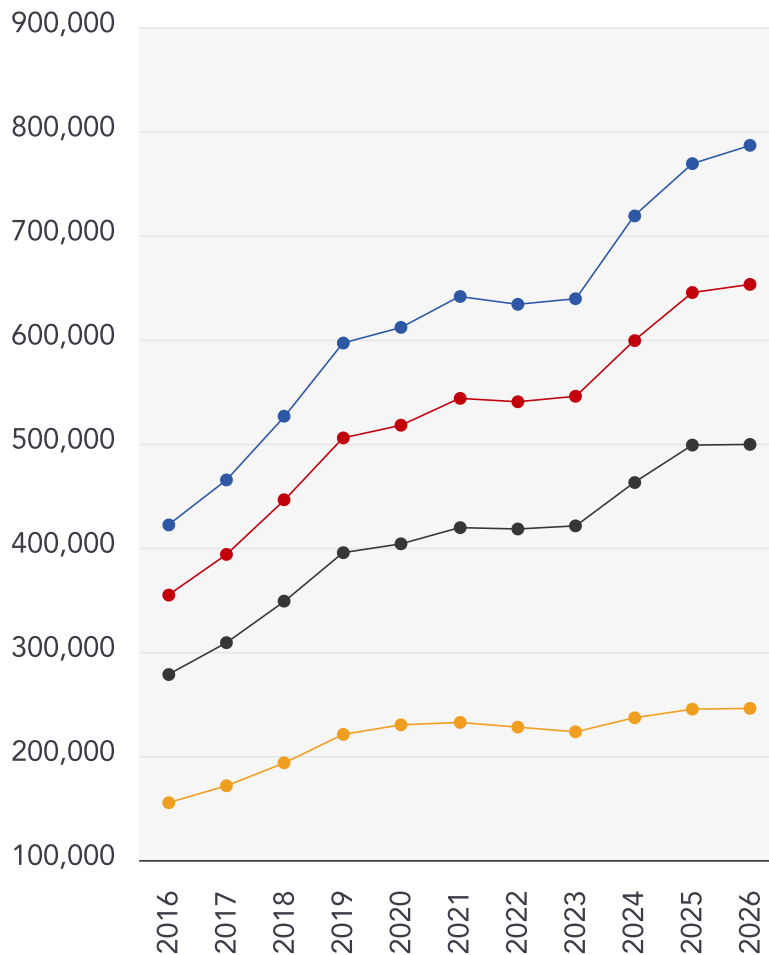
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in IG1



Detached

+86.42%

Semi-Detached

+84.18%

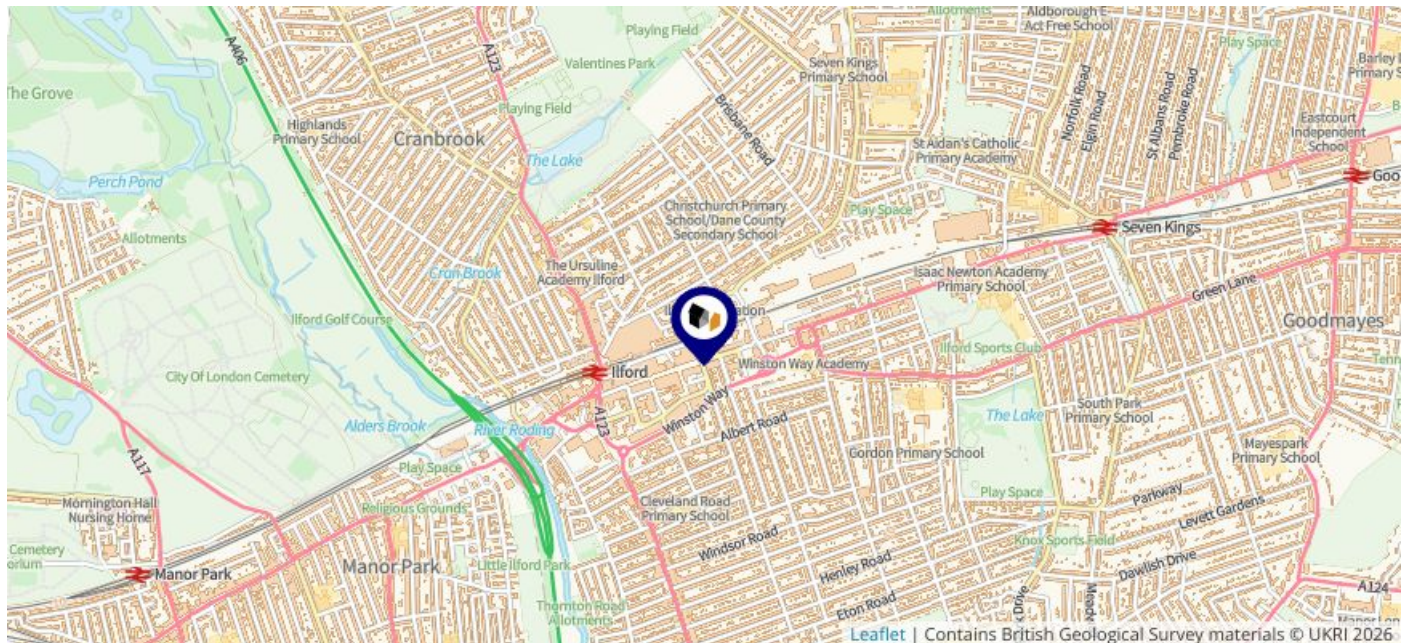
Terraced

+79.46%

Flat

+58.43%

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.

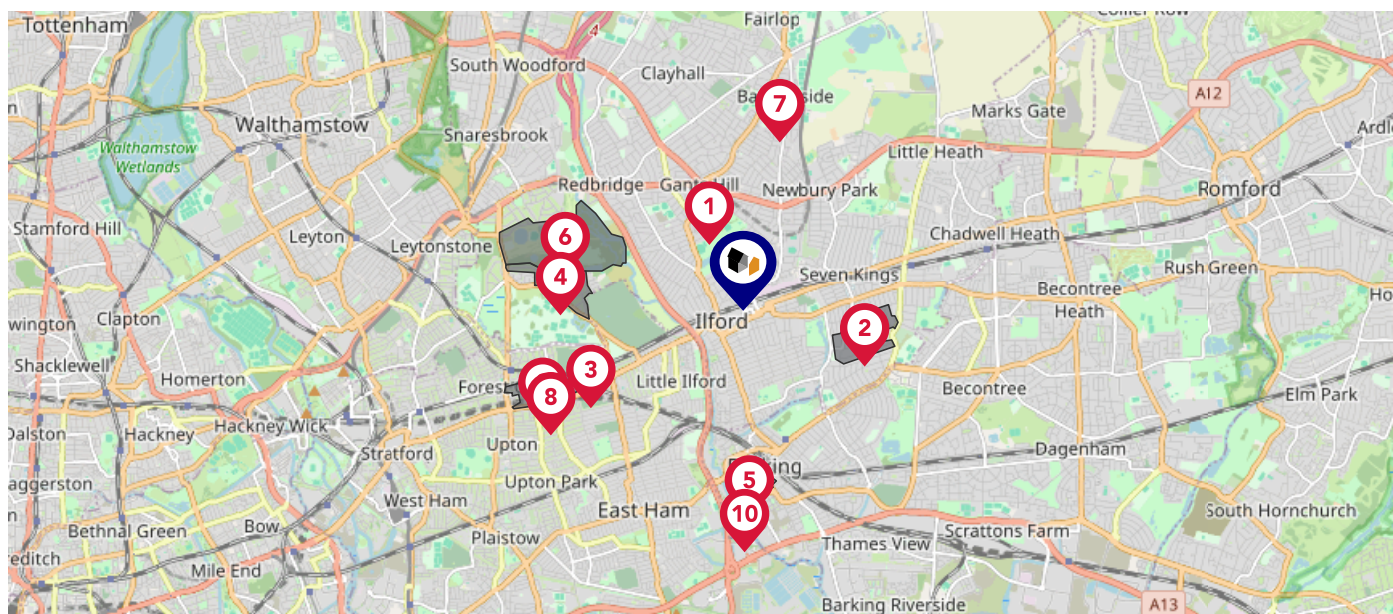
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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

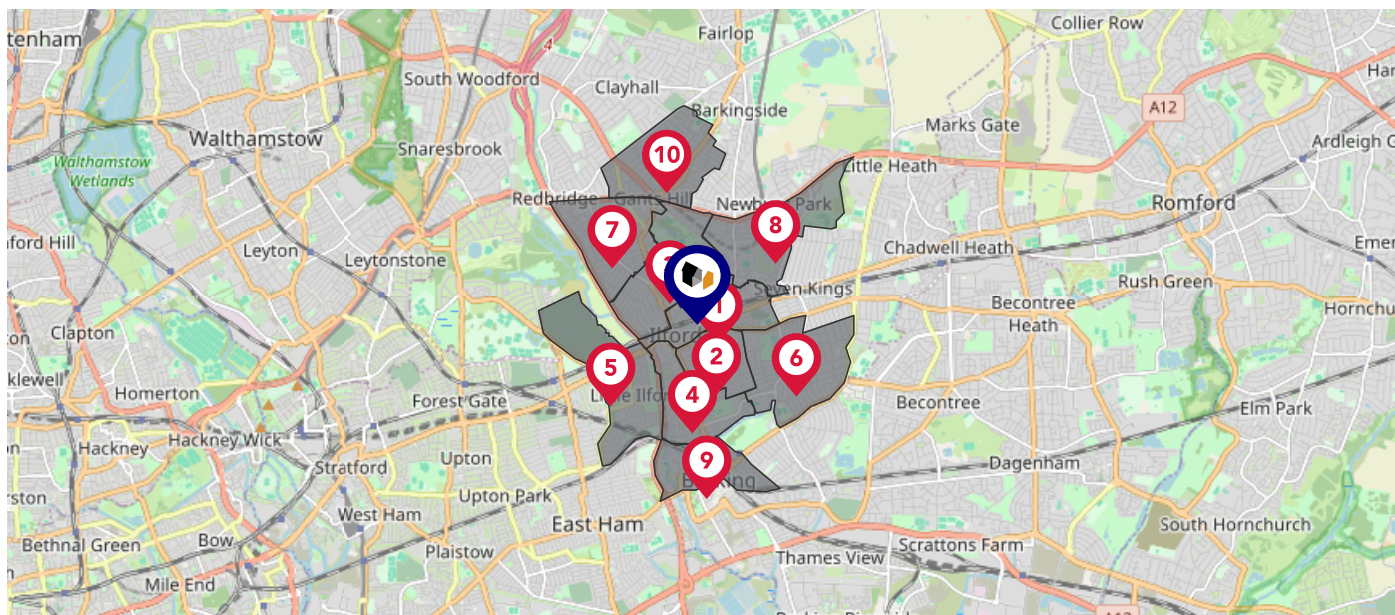
- 1 Valentines Mansion
- 2 Mayfield
- 3 Durham Road, Manor Park
- 4 Aldersbrook
- 5 Abbey and Barking Town Centre
- 6 Wanstead Park
- 7 Barnardo's Village Homes
- 8 Romford Road
- 9 Woodgrange Estate, Forest Gate
- 10 Abbey Road Riverside

Maps

Council Wards

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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

Ilford Town Ward

2

Clementswood Ward

3

Valentines Ward

4

Loxford Ward

5

Little Ilford Ward

6

Mayfield Ward

7

Cranbrook Ward

8

Newbury Ward

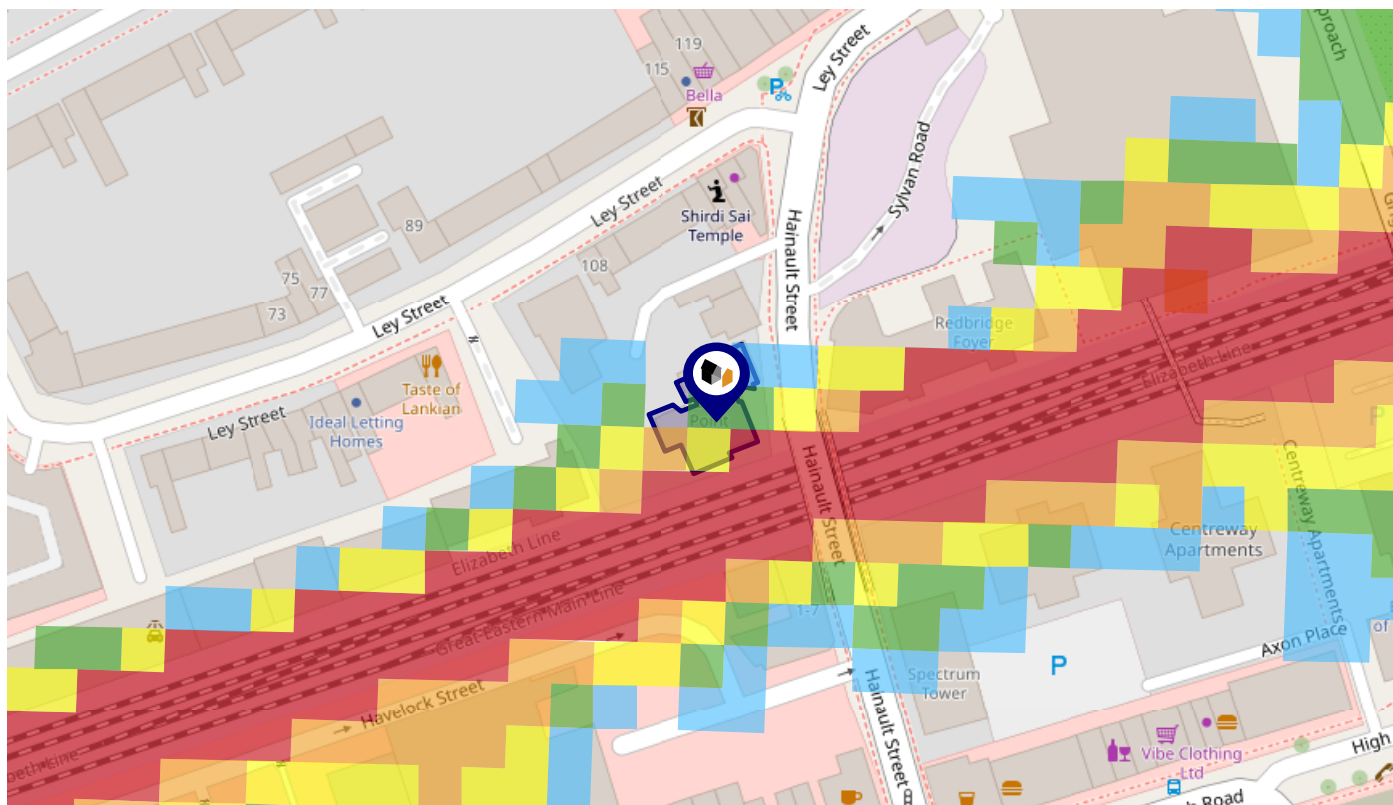
9

Northbury Ward

10

Barkingside 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:

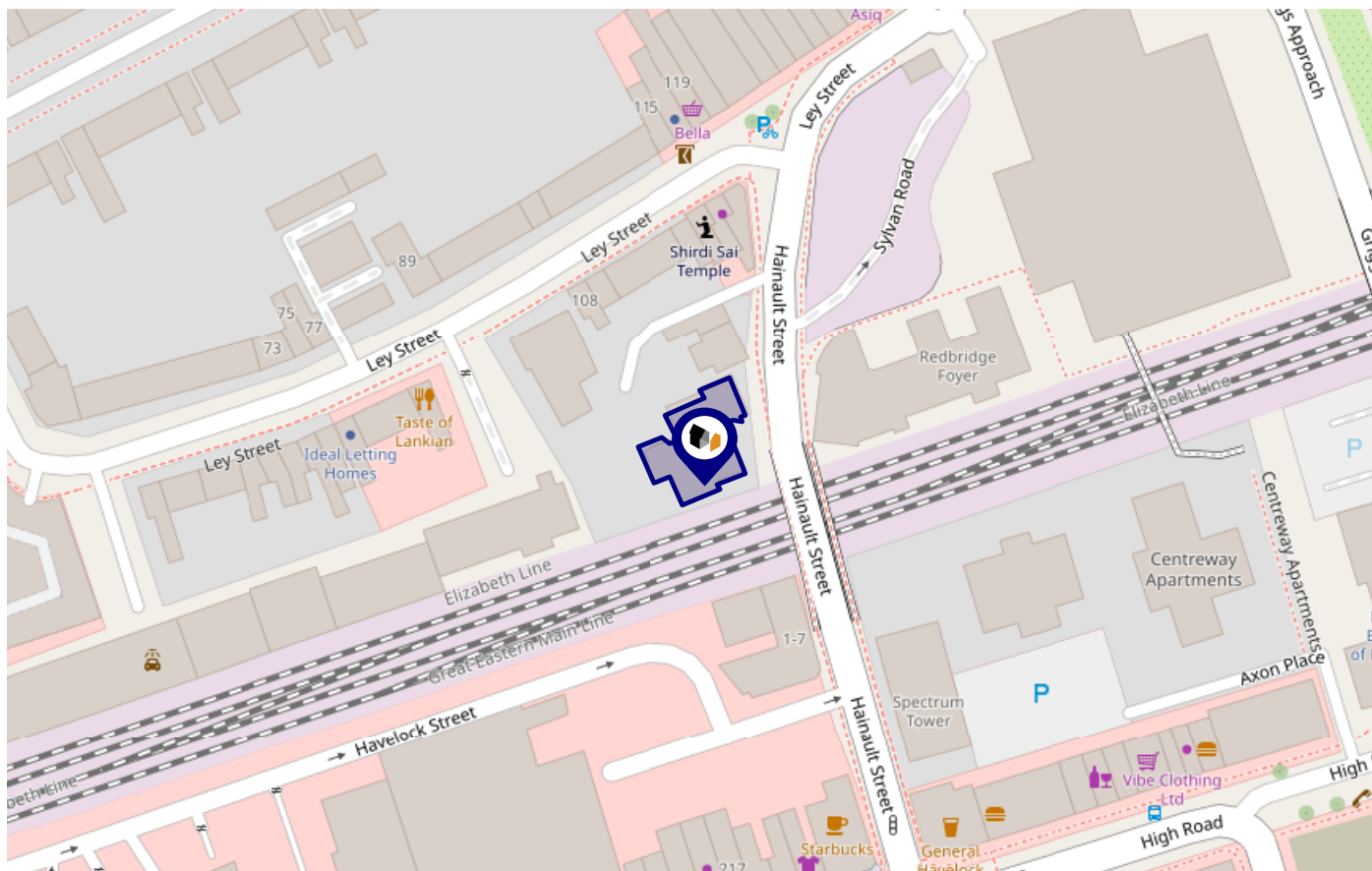
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

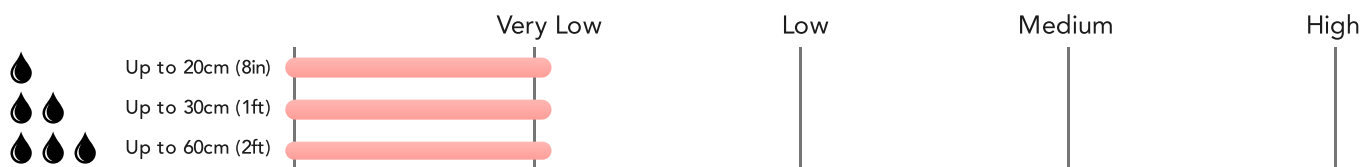


Risk Rating: Very low

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:

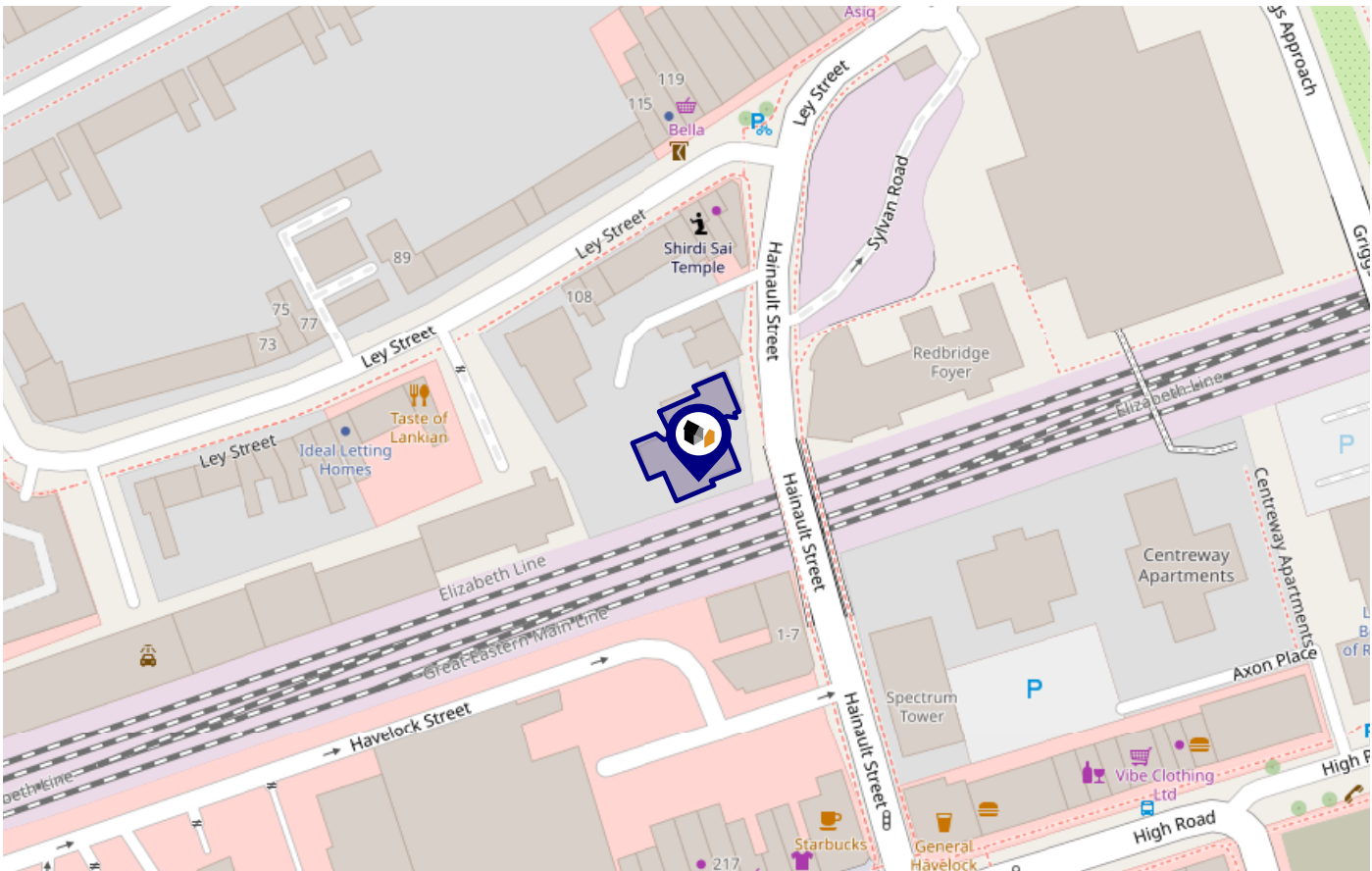


Flood Risk

Rivers & Seas - Climate Change

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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.

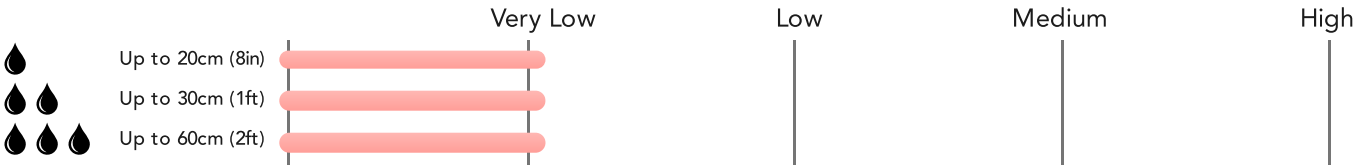


Risk Rating: Very low

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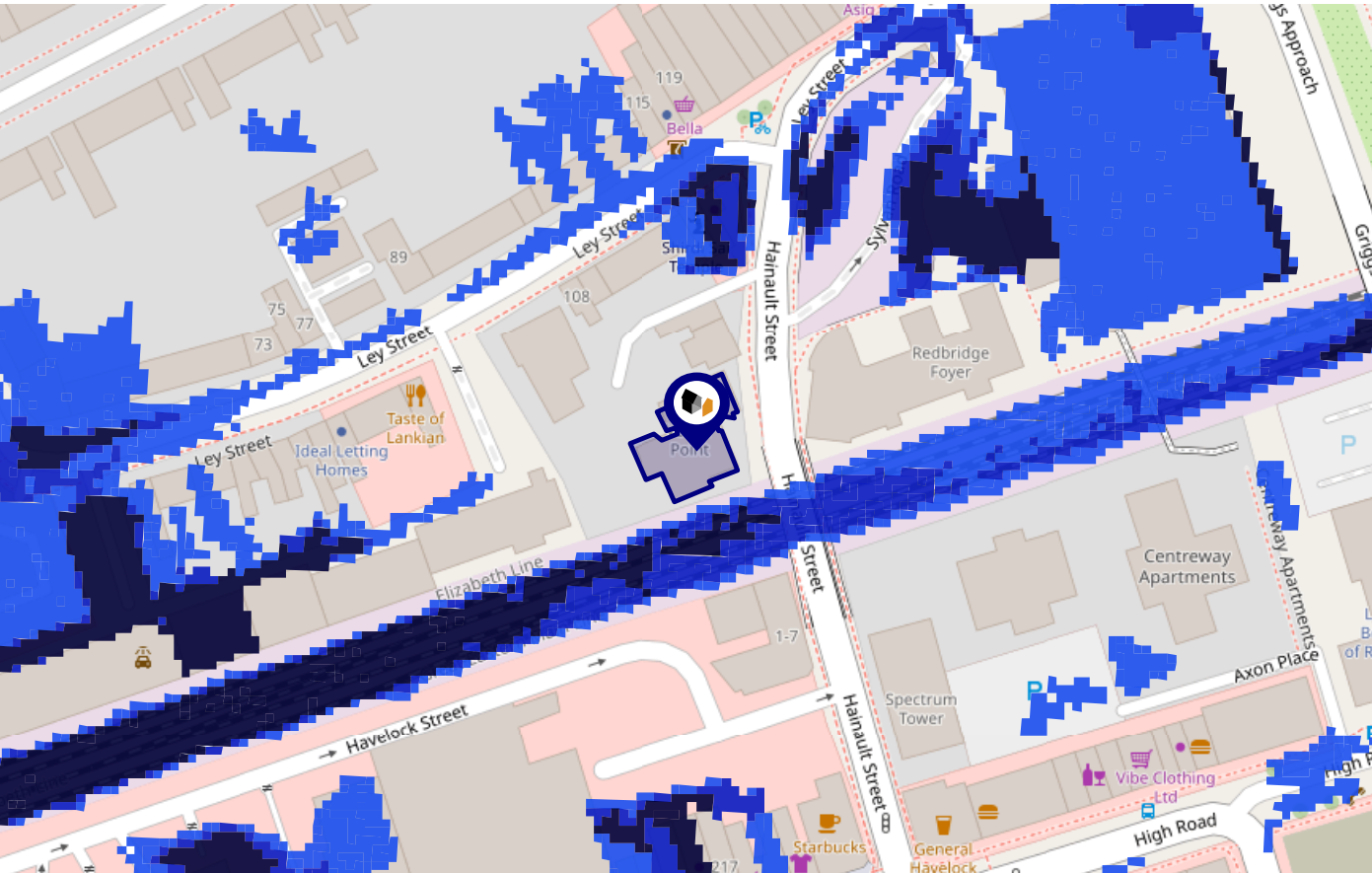
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

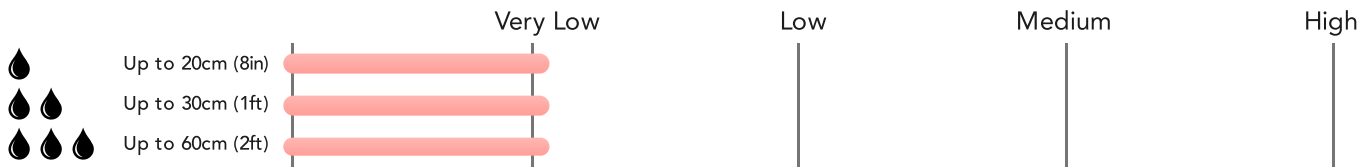


Risk Rating: Very low

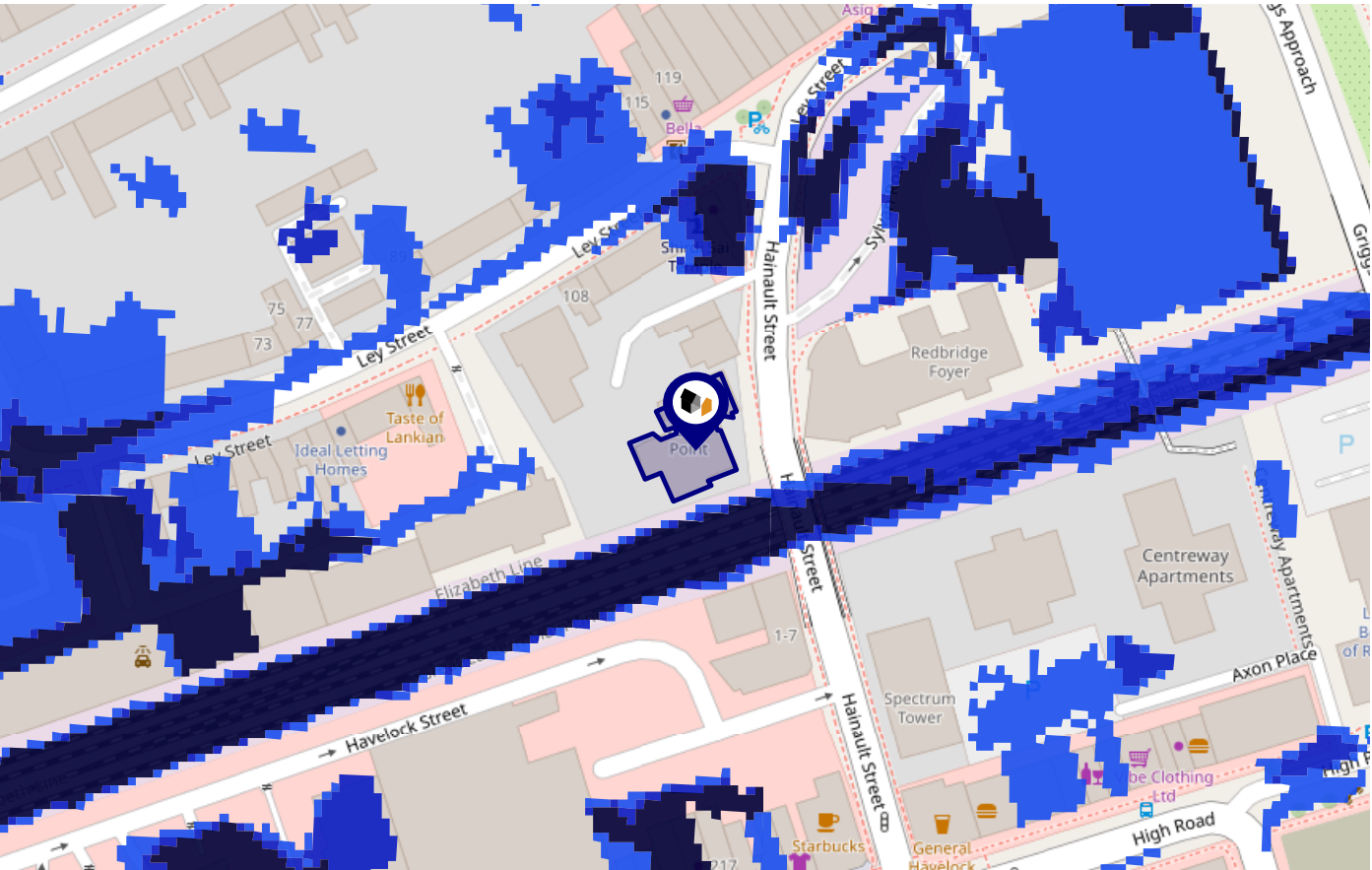
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map 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

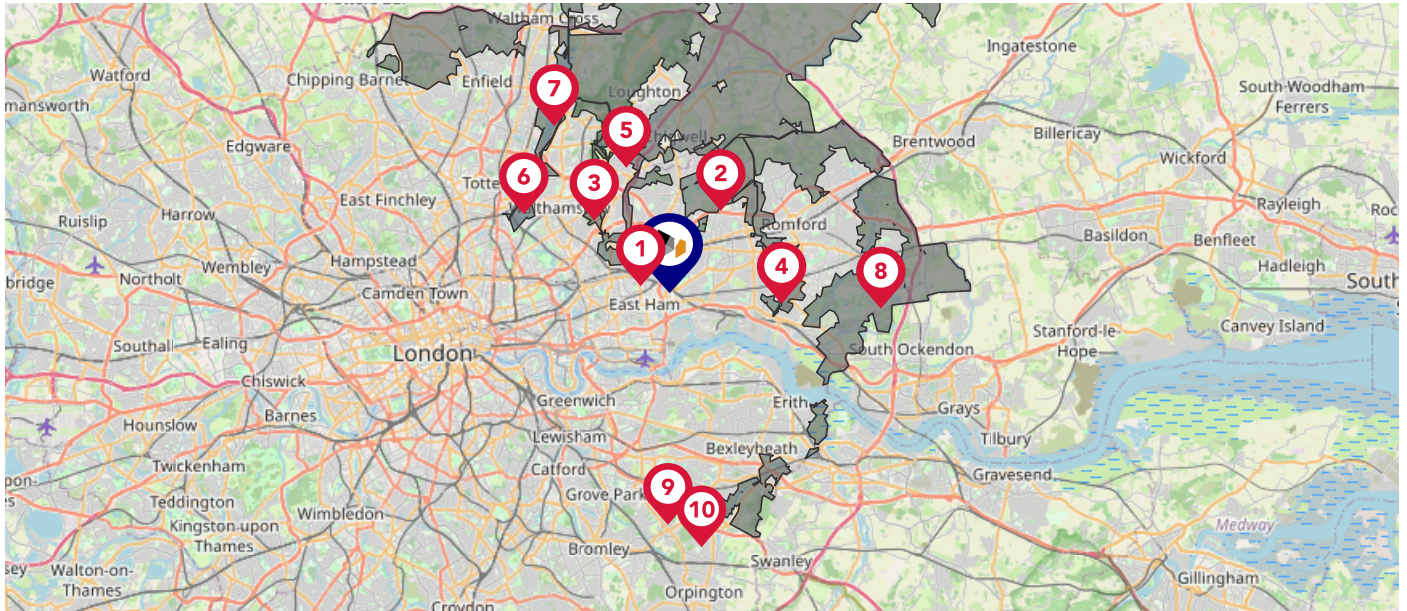
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

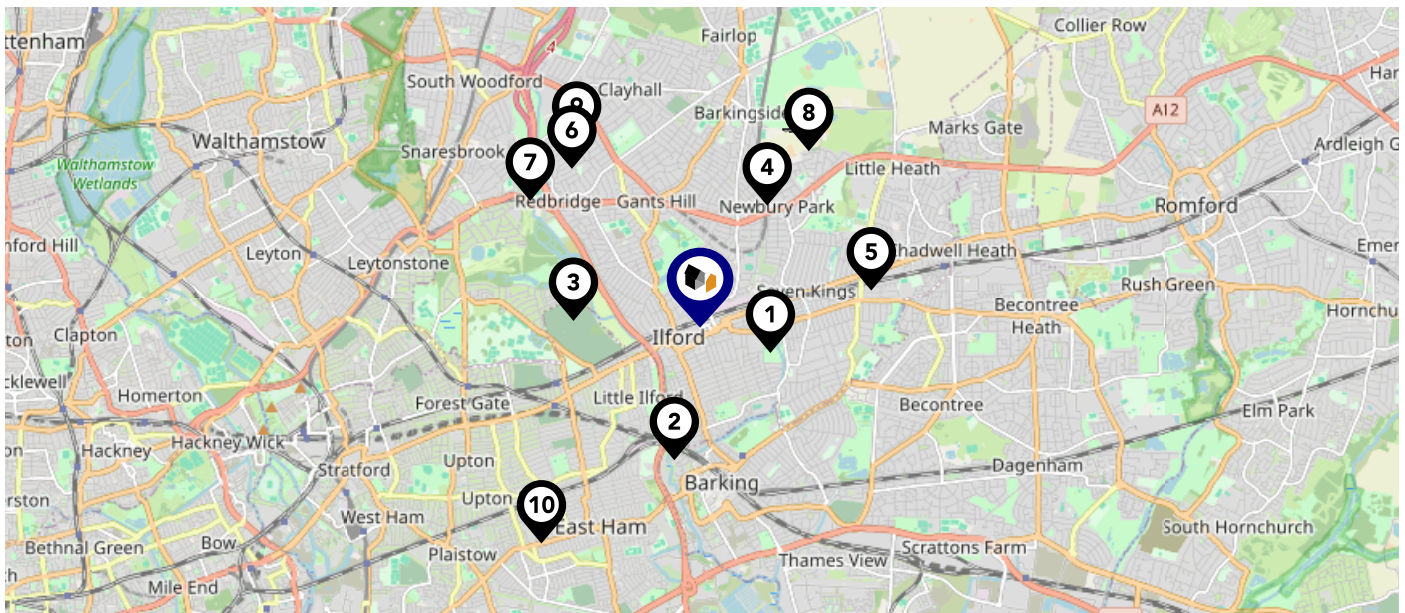
- 1 London Green Belt - Newham
- 2 London Green Belt - Redbridge
- 3 London Green Belt - Waltham Forest
- 4 London Green Belt - Barking and Dagenham
- 5 London Green Belt - Epping Forest
- 6 London Green Belt - Haringey
- 7 London Green Belt - Enfield
- 8 London Green Belt - Havering
- 9 London Green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

Maps

Landfill Sites

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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

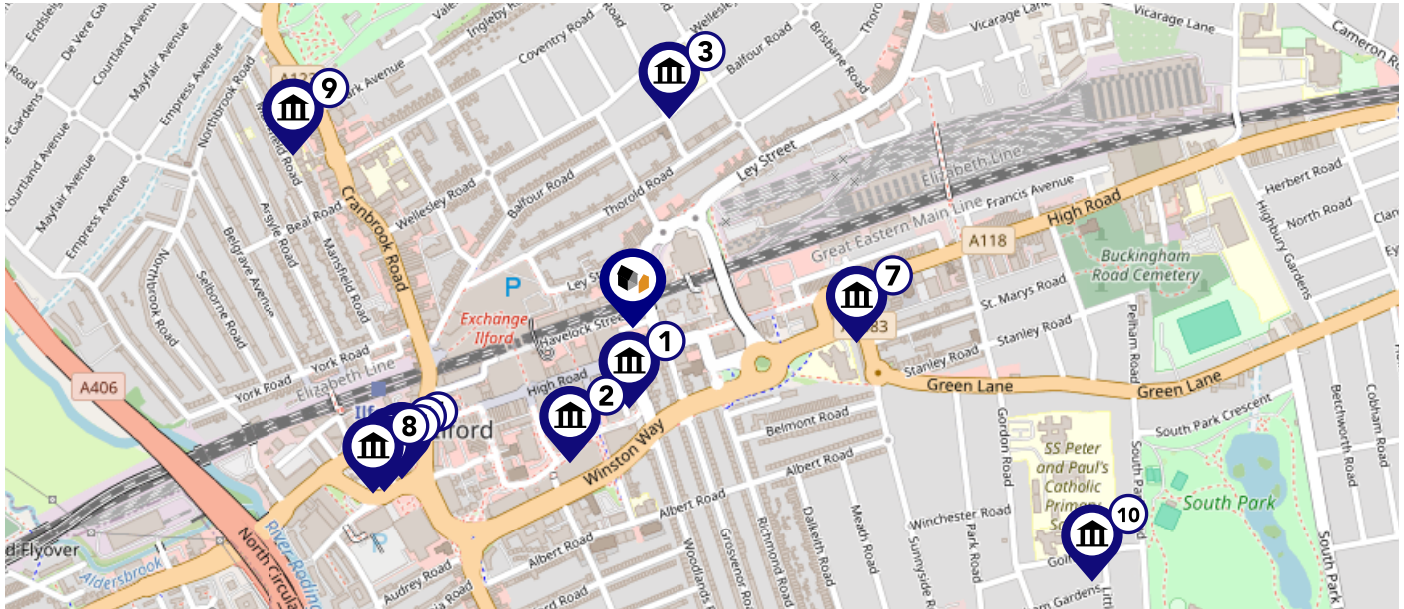
1	Cricklefields Athletic Ground-Cricklefields	Historic Landfill	
2	Laportes Site-Little Ilford, Barking, Redbridge, London	Historic Landfill	
3	Southern Sewage Works-Aldersbrook, Ilford, Redbridge, London	Historic Landfill	
4	End of Perrymans Road-Perrymans Road	Historic Landfill	
5	Barley Lane Recreation Ground-Barley Lane	Historic Landfill	
6	Woodford Bridge Tip-Hill Farm, Chigwell, Essex	Historic Landfill	
7	French's Field-Wanstead, London	Historic Landfill	
8	Aldborough Hatch Farm-Aldborough	Historic Landfill	
9	Beal High School Playing Fields-Woodford Bridge Road, Ilford, Essex	Historic Landfill	
10	Upton Park Goods Yard-Upton Park	Historic Landfill	

Maps

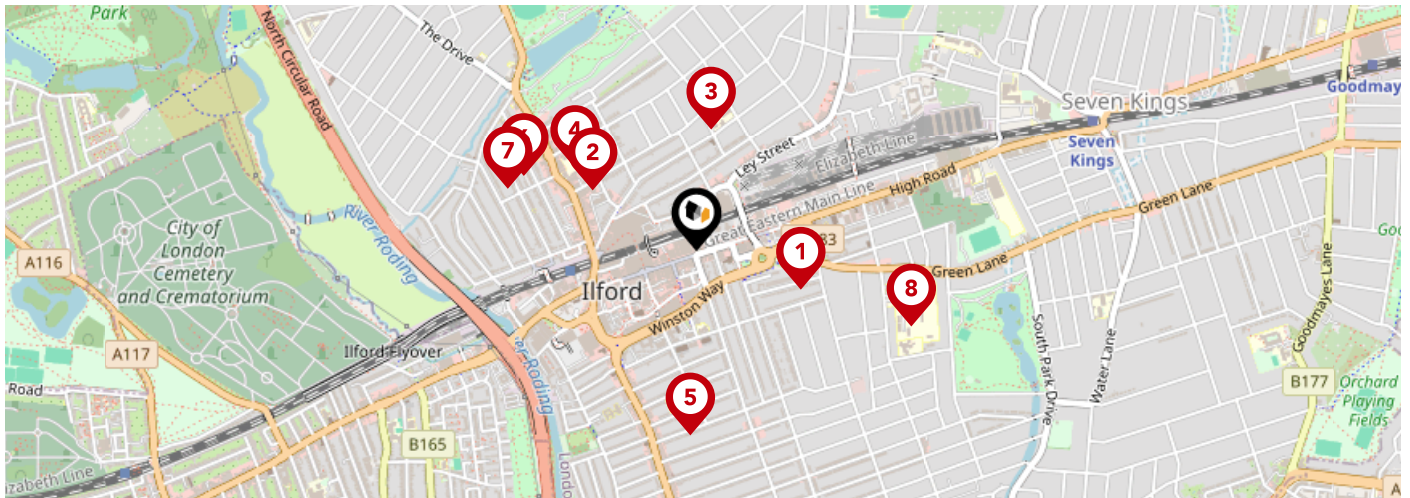
Listed Buildings

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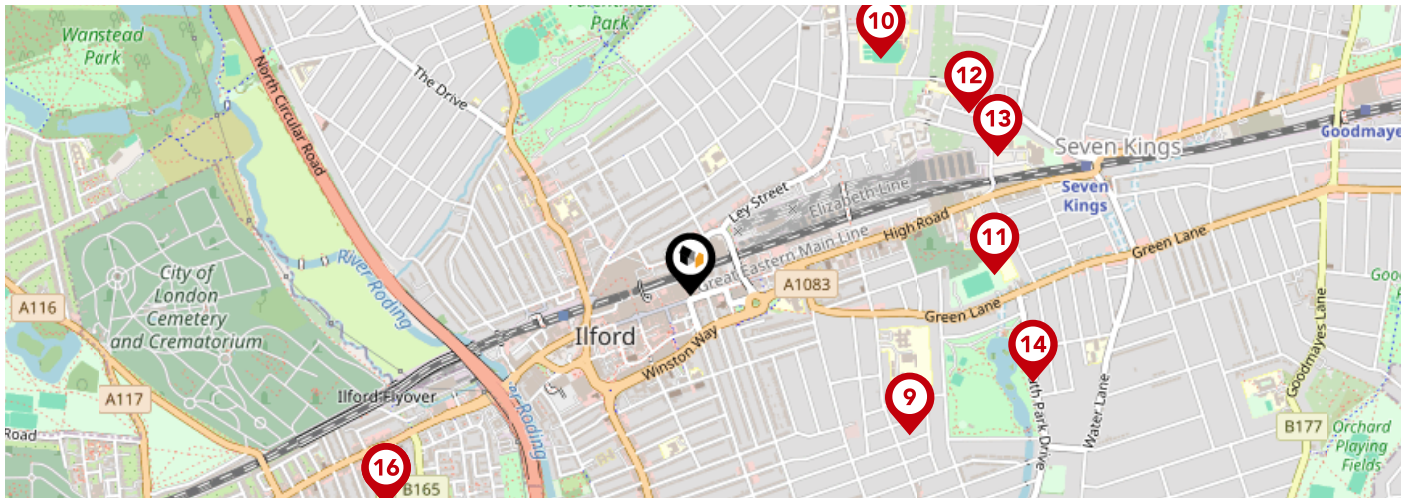
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1413777 - Former Barclays Bank	Grade II	0.1 miles
	1390560 - Ilford Town Hall And Former Library (now Planning Offices) At The Rear Of The Town Hall	Grade II	0.2 miles
	1416390 - Christchurch Primary School	Grade II	0.2 miles
	1419445 - Natwest Bank	Grade II	0.3 miles
	1300587 - Chapel, Ilford Hospital Of St Mary And St Thomas Of Canterbury	Grade II	0.3 miles
	1390508 - Chaplain's House, Ilford Hospital Of St Mary And St Thomas Of Canterbury	Grade II	0.3 miles
	1391712 - Baptist Church And Institute	Grade II	0.3 miles
	1390507 - Almshouses, Ilford Hospital Of St Mary And St Thomas Of Canterbury	Grade II	0.3 miles
	1081026 - Former Wycliffe Congregational Church	Grade II	0.4 miles
	1250743 - Homes Of Rest, Church Of England Temperance Society	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Winston Way Academy Ofsted Rating: Good Pupils: 633 Distance:0.26	☐	☒	☐	☐	☐
2	The Ursuline Academy Ilford Ofsted Rating: Good Pupils: 761 Distance:0.28	☐	☐	☒	☐	☐
3	Christchurch Primary School Ofsted Rating: Good Pupils: 1133 Distance:0.28	☐	☒	☐	☐	☐
4	The Ursuline Prep School Ilford Ofsted Rating: Not Rated Pupils: 93 Distance:0.34	☐	☒	☐	☐	☐
5	Cleveland Road Primary School Ofsted Rating: Outstanding Pupils: 904 Distance:0.43	☐	☒	☐	☐	☐
6	Read Academy Education Ofsted Rating: Good Pupils: 265 Distance:0.43	☐	☐	☒	☐	☐
7	Apex Primary School Ofsted Rating: Not Rated Pupils: 121 Distance:0.46	☐	☒	☐	☐	☐
8	SS Peter and Paul's Catholic Primary School Ofsted Rating: Good Pupils: 395 Distance:0.52	☐	☒	☐	☐	☐

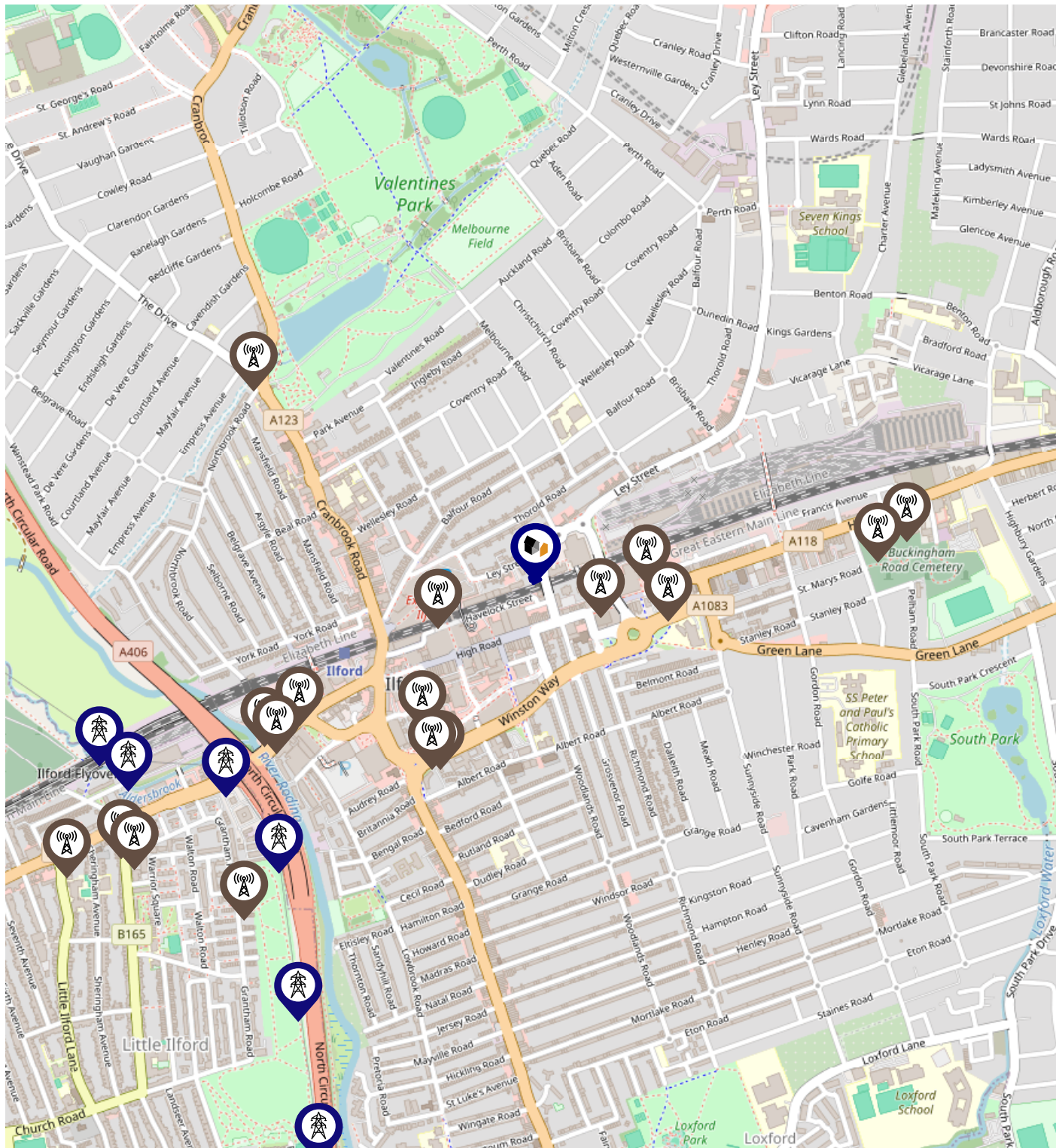


		Nursery	Primary	Secondary	College	Private
9	Gordon Primary School Ofsted Rating: Good Pupils: 418 Distance:0.6	☐	☒	☐	☐	☐
10	Seven Kings School Ofsted Rating: Outstanding Pupils: 2207 Distance:0.7	☐	☒	☒	☐	☐
11	Ark Isaac Newton Academy Ofsted Rating: Outstanding Pupils: 1751 Distance:0.7	☐	☒	☒	☐	☐
12	St Aidan's Catholic Primary Academy Ofsted Rating: Good Pupils: 287 Distance:0.77	☐	☒	☐	☐	☐
13	The Palmer Catholic Academy Ofsted Rating: Good Pupils: 1169 Distance:0.78	☐	☐	☒	☐	☐
14	Oak House School Ofsted Rating: Good Pupils: 3 Distance:0.81	☐	☐	☒	☐	☐
15	Sheringham Nursery School & Children's Centre Ofsted Rating: Outstanding Pupils: 187 Distance:0.85	☒	☐	☐	☐	☐
16	Sheringham Primary School Ofsted Rating: Outstanding Pupils: 604 Distance:0.85	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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Key:



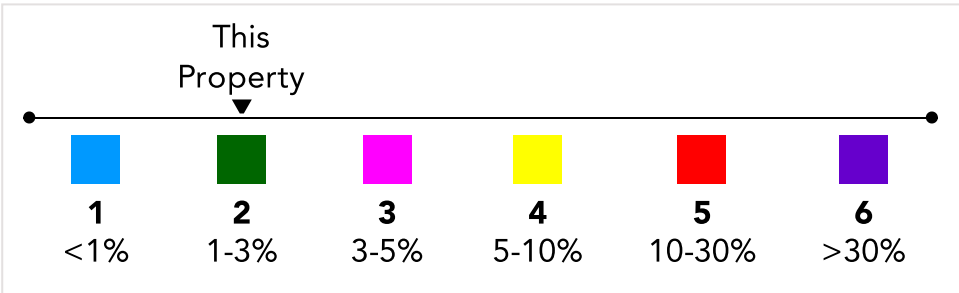
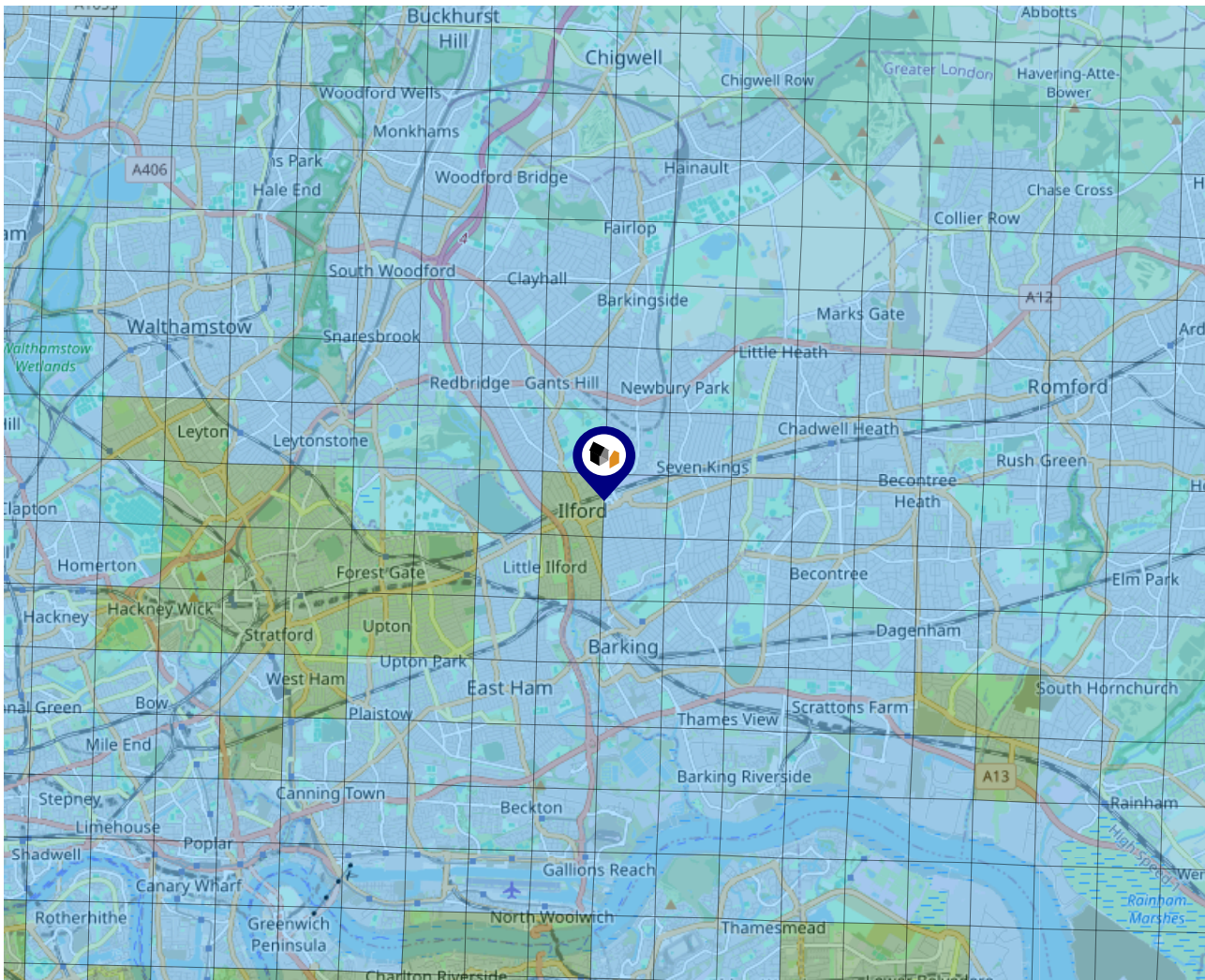
Power Pylons



Communication Masts

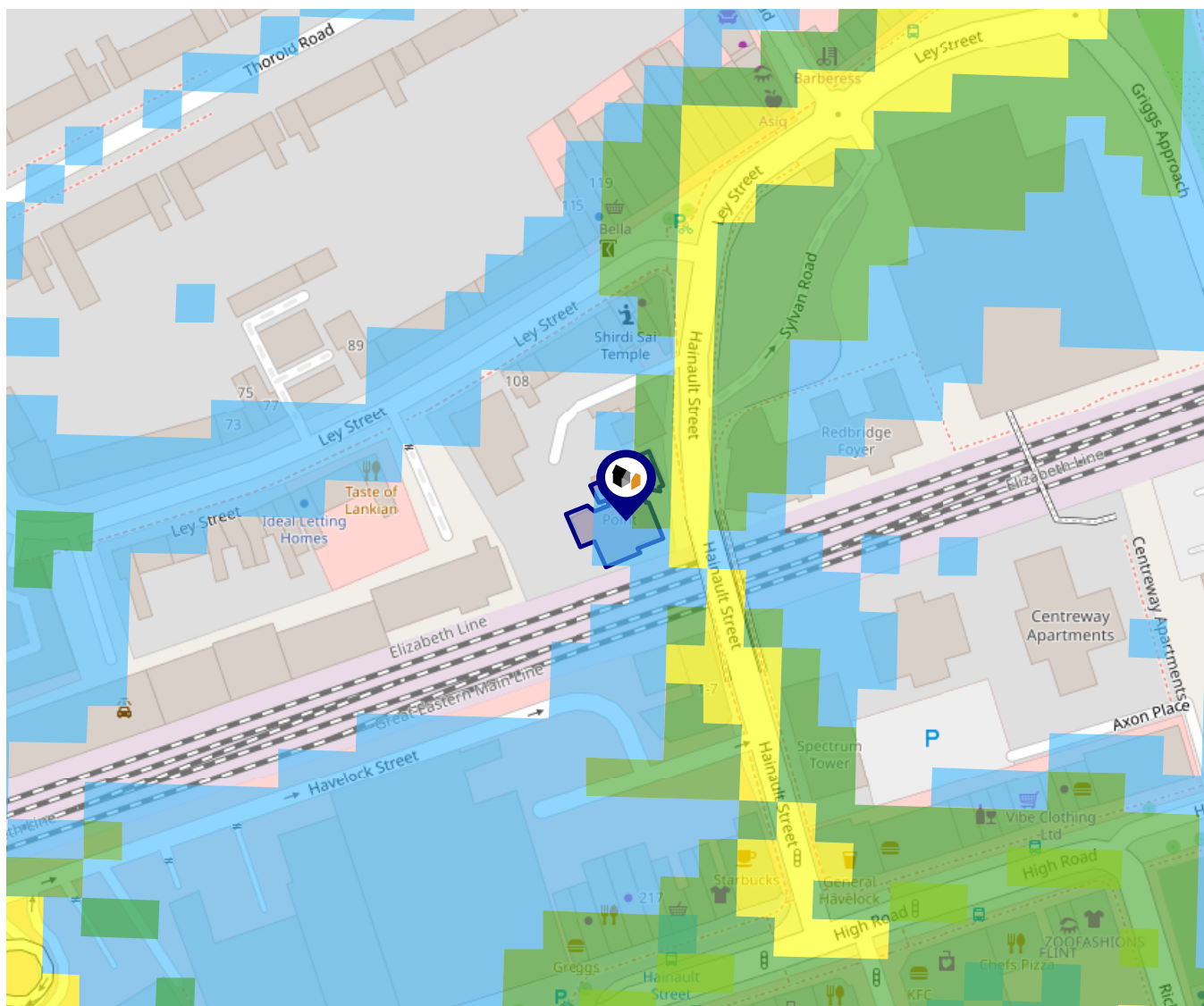
What is Radon?

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

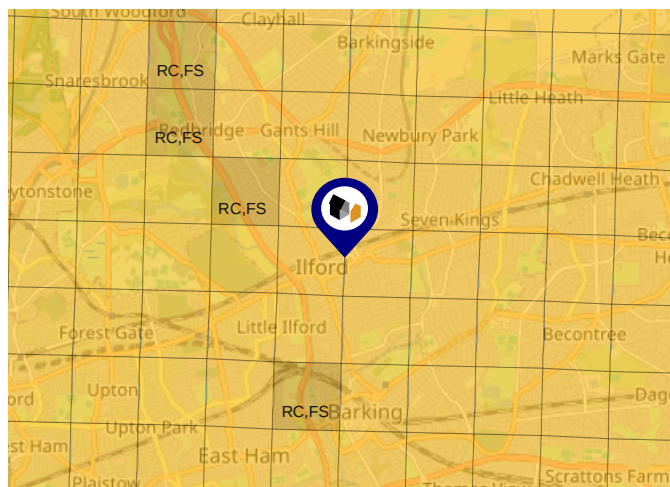
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The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

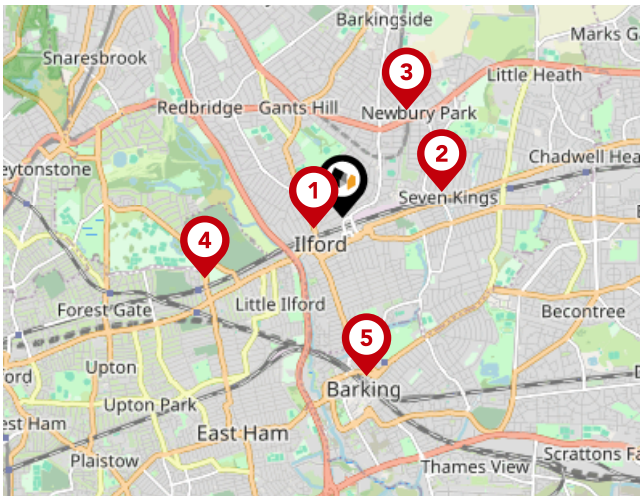


C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

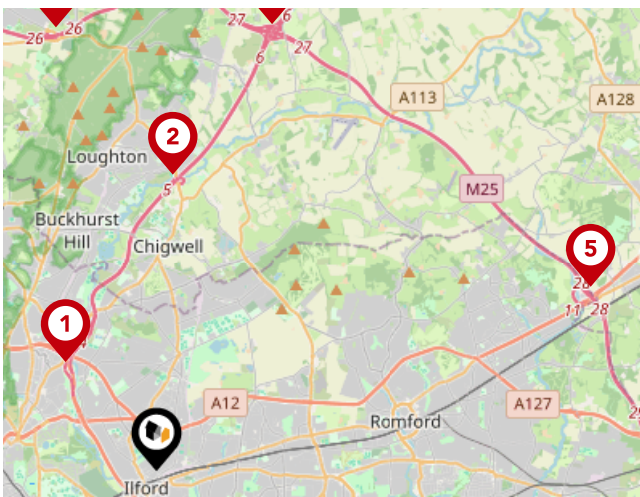
Transport (National)

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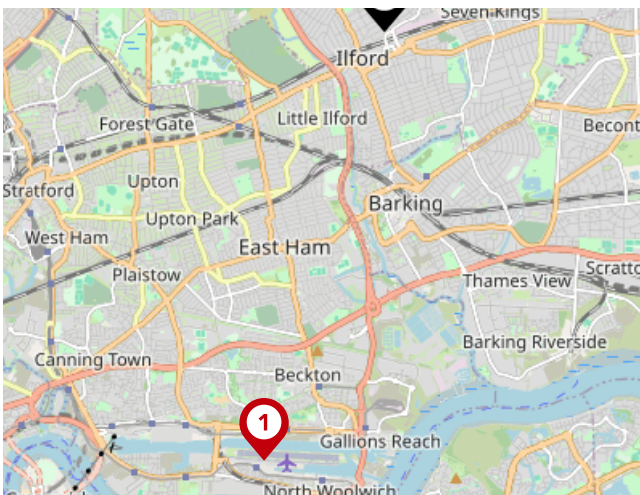
National Rail Stations

Pin	Name	Distance
1	Ilford Rail Station	0.27 miles
2	Seven Kings Rail Station	0.94 miles
3	Newbury Park Station	1.16 miles
4	Manor Park Rail Station	1.38 miles
5	Barking Rail Station	1.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	2.61 miles
2	M11 J5	5.45 miles
3	M25 J26	8.35 miles
4	M25 J27	8.47 miles
5	M25 J28	8.65 miles



Airports/Helipads

Pin	Name	Distance
1	London City Airport	4.1 miles

Area

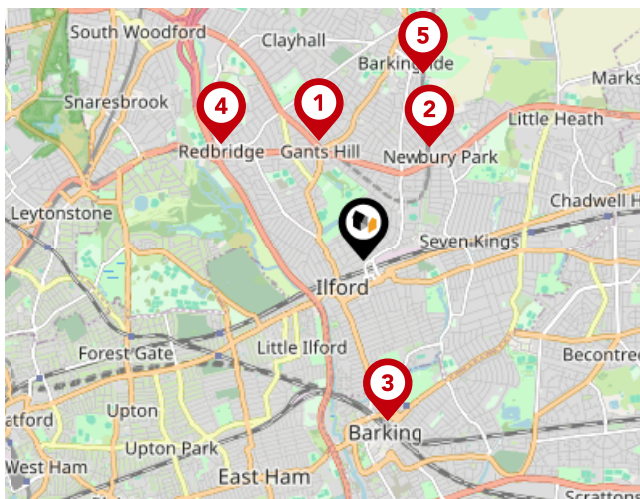
Transport (Local)

LANDWOOD
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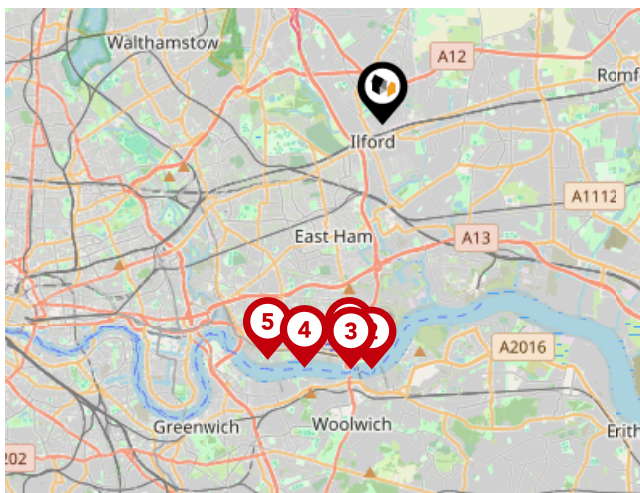
Bus Stops/Stations

Pin	Name	Distance
1	Hainault Street	0.07 miles
2	Hainault Street	0.08 miles
3	Griggs Approach	0.09 miles
4	Griggs Approach	0.17 miles
5	Redbridge Central Library	0.17 miles



Local Connections

Pin	Name	Distance
1	Gants Hill Underground Station	1.17 miles
2	Newbury Park Underground Station	1.21 miles
3	Barking Underground Station	1.48 miles
4	Redbridge Underground Station	1.69 miles
5	Barkingside Underground Station	1.81 miles



Ferry Terminals

Pin	Name	Distance
1	Woolwich Ferry North Pier	4.38 miles
2	Woolwich Arsenal Pier	4.52 miles
3	Woolwich Ferry South Pier	4.55 miles
4	Barrier Gardens Pier	4.73 miles
5	Royal Wharf Pier	4.85 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

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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