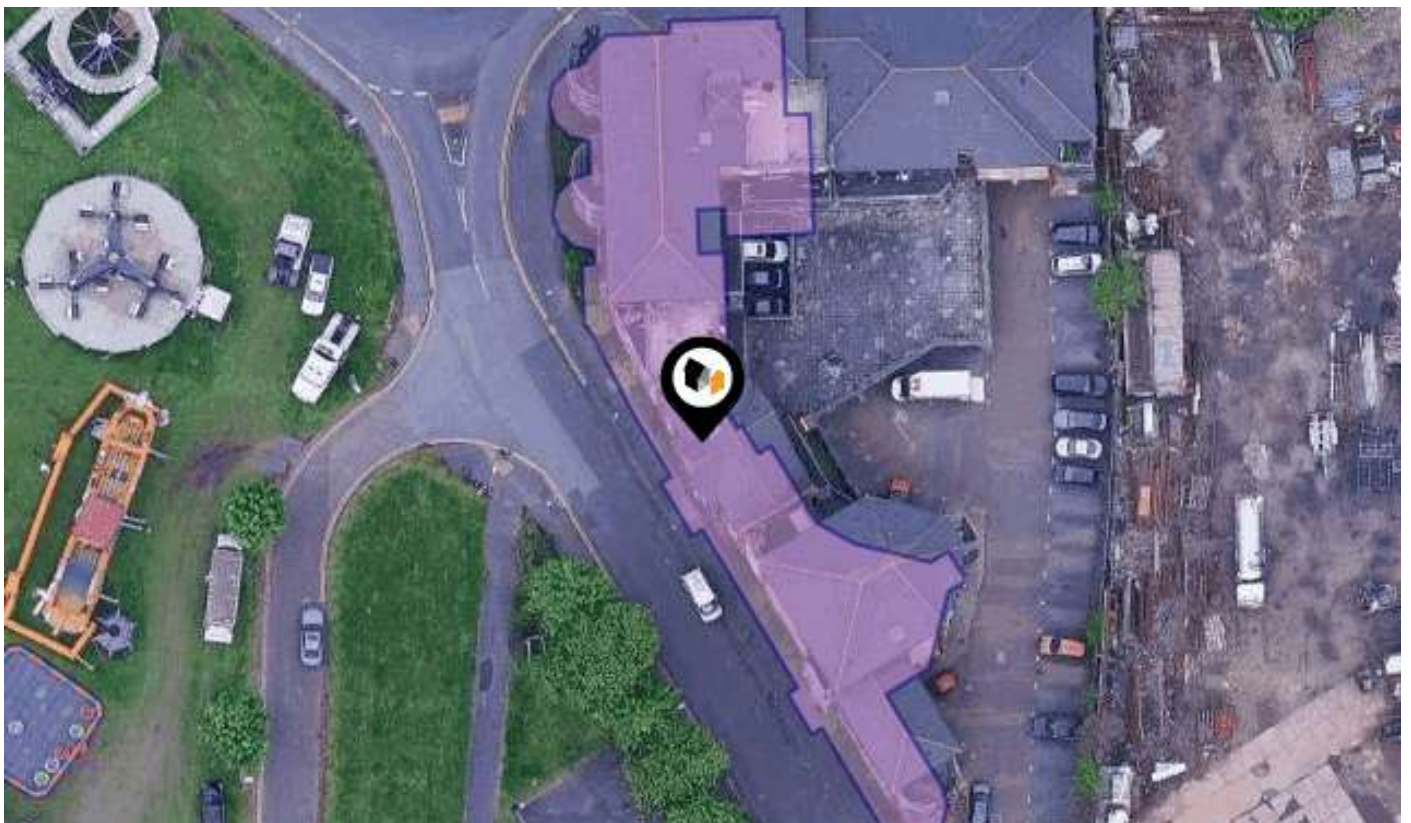




# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Monday 01st June 2026**



**48, THAMES ROAD, GRAYS, RM17 6JT**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



# Property Overview

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## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Floor Area:** 678 ft<sup>2</sup> / 63 m<sup>2</sup>  
**Plot Area:** 0.22 acres  
**Year Built :** 2006  
**Council Tax :** Band D  
**Annual Estimate:** £2,255  
**Title Number:** EX784171  
**UPRN:** 10001048968  
**Restrictive Covenants:** Yes

**Last Sold Date:** 07/08/2006  
**Last Sold Price:** £197,995  
**Last Sold £/ft<sup>2</sup>:** £292  
**Tenure:** Leasehold

## Local Area

**Local Authority:** Thurrock  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas Very Low  
● Surface Water High

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**16** mb/s      **77** mb/s      **1000** mb/s



**Mobile Coverage:**  
(based on calls indoors)



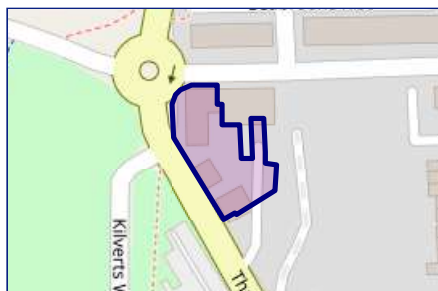
**Satellite/Fibre TV Availability:**



# Property Multiple Title Plans

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## Freehold Title Plan



**EX409529**

## Leasehold Title Plan



**EX784171**

Start Date: 06/08/2006  
End Date: 01/01/2160  
Lease Term: 155 years from 1 January 2005  
Term Remaining: 133 years

# Property EPC - Certificate

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48 Thames Road GRAYS RM17 6JT		Energy rating <b>C</b>	
Valid until 17.02.2033		Certificate number 0090-2882-6120-2407-8095	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71   c	71   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Top-floor flat
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	System built as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Flat insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion off
<b>Hot Water Energy Efficiency:</b>	Peak
<b>Lighting:</b>	Low energy lighting in 88% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	63 m <sup>2</sup>

# Area

## Transport (National)



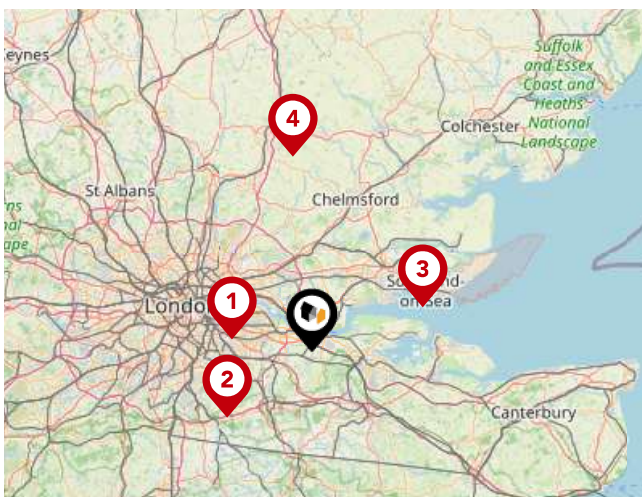
### National Rail Stations

Pin	Name	Distance
1	Grays Rail Station	0.28 miles
2	Grays Rail Station	0.3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J31	2.78 miles
2	M25 J30	3.04 miles
3	M25 J29	7.18 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Silvertown	12.06 miles
2	Leaves Green	15.91 miles
3	Southend-on-Sea	17.54 miles
4	Stansted Airport	29.03 miles

# Area

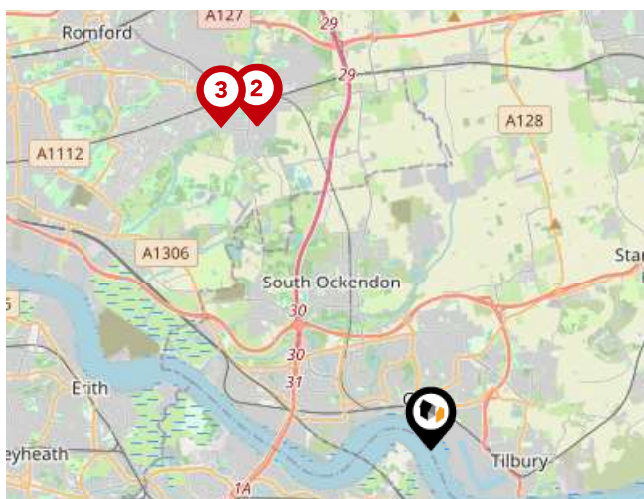
## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Clarence Road	0.35 miles
2	Bus Station	0.33 miles
3	Bridge Road	0.36 miles
4	Bus Station	0.37 miles
5	Kent Road	0.43 miles



### Local Connections

Pin	Name	Distance
1	Upminster Underground Station	6.78 miles
2	Upminster Underground Station	6.78 miles
3	Upminster Bridge Underground Station	7.08 miles



### Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	2.32 miles
2	Barking Riverside Pier	9.5 miles
3	Woolwich Arsenal Pier	11.1 miles

# 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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