

CARL MYERS



BESPOKE ESTATE AGENT

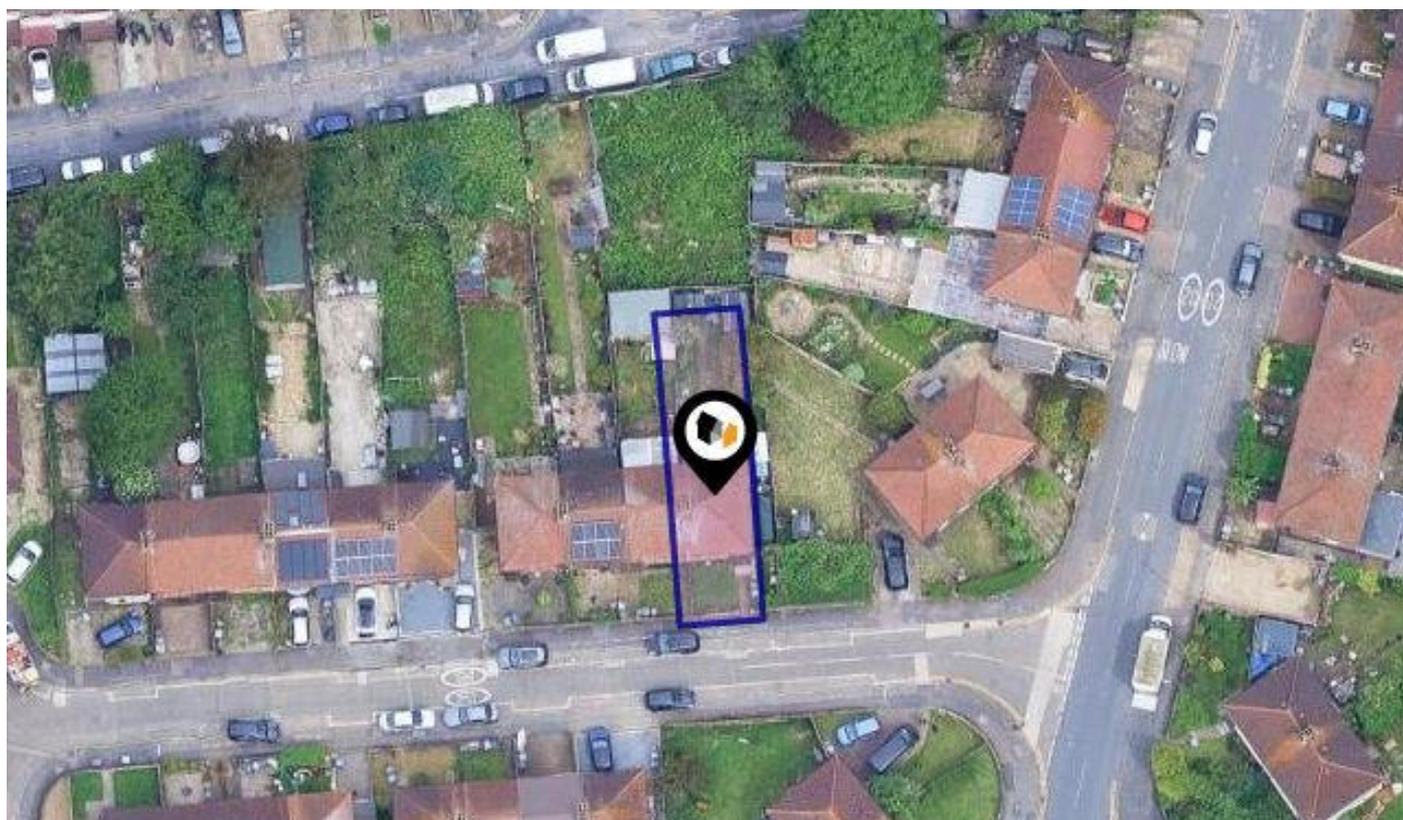


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 25th March 2026**



**ASCHAM END, LONDON, E17**

**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering

07867 528633/01536 903036

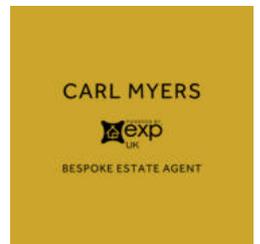
carl.myers@exp.uk.com

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# Introduction

## Our Comments



### Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

- ▣ Detailed property boundaries, plot sizes, and square footage.
- ▣ Nearby schools and their ratings.
- ▣ Proximity to the nearest bus stops and other transportation options.
- ▣ Broadband speeds, mobile phone coverage, and available satellite/TV services.

With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

# Property Overview

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	548 ft <sup>2</sup> / 51 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,025		
<b>Title Number:</b>	EGL383686		

## Local Area

<b>Local Authority:</b>	Waltham forest
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>8</b> mb/s	<b>71</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

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Planning records for: *Ascham End, London, E17*

Reference - WalthamForest/180122
<b>Decision:</b> Decided
<b>Date:</b> 11th January 2018
<b>Description:</b> "Land to the rear of", 32 Ascham End, Walthamstow, London

Reference - 180122
<b>Decision:</b> Decision Issued
<b>Date:</b> 11th January 2018
<b>Description:</b> "Land to the rear of", 32 Ascham End, Walthamstow, London

# Gallery Photos

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# Gallery Photos

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# Gallery Photos

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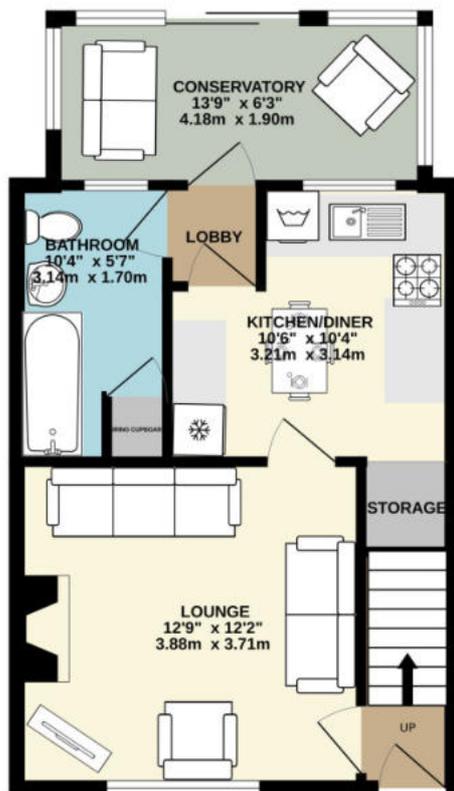


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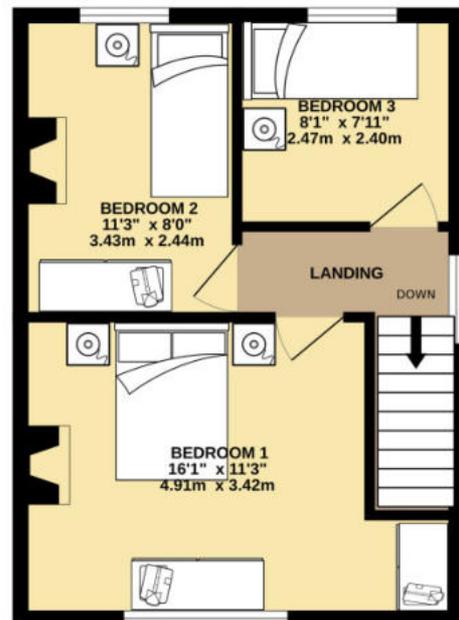


## ASCHAM END, LONDON, E17

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property EPC - Certificate

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E17

Energy rating

# F

Valid until 16.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	38   F	
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Excellent lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	51 m <sup>2</sup>

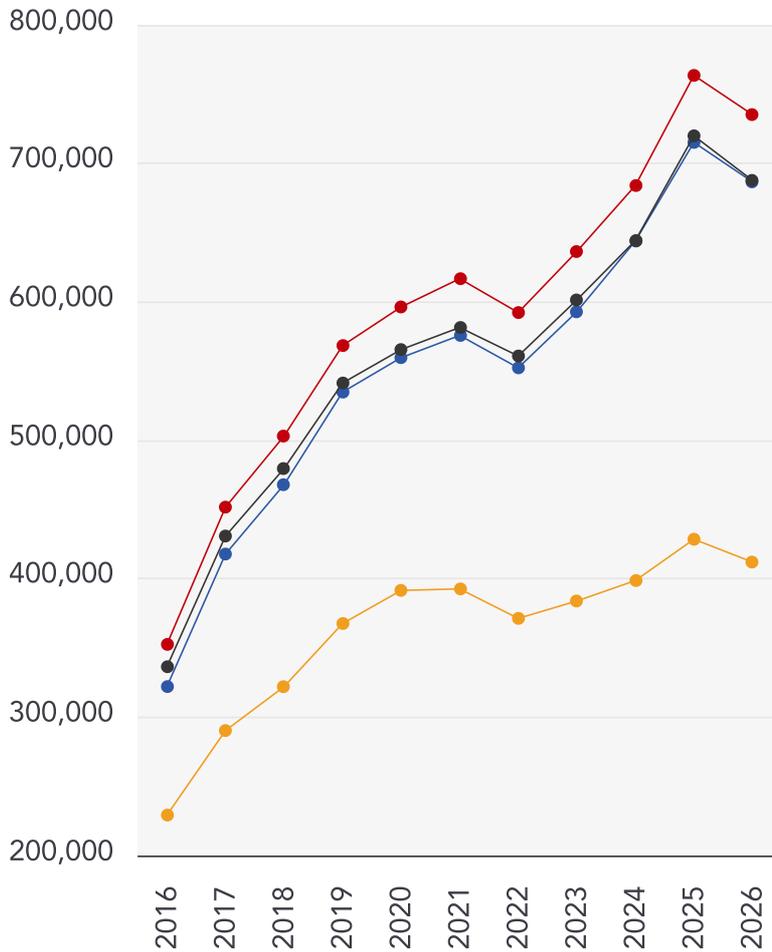
# Market House Price Statistics

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### 10 Year History of Average House Prices by Property Type in E17



Semi-Detached

**+108.57%**

Terraced

**+104.44%**

Detached

**+113.22%**

Flat

**+79.74%**

# Maps

## Coal Mining

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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

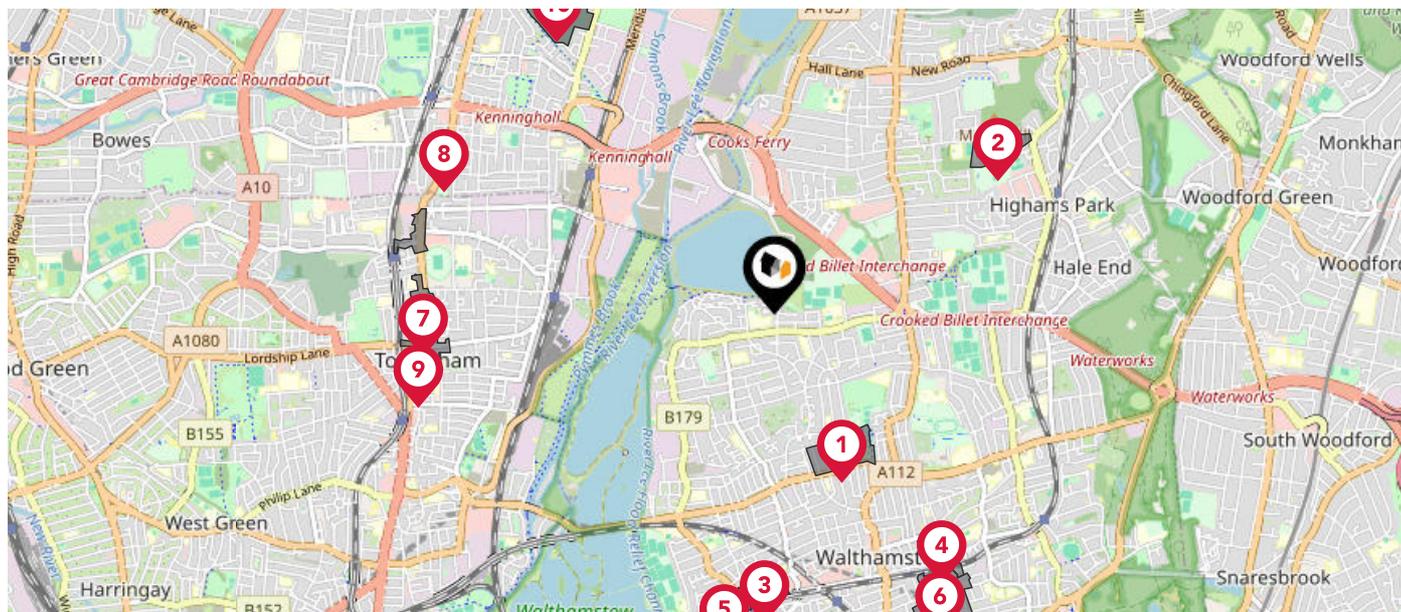
## Conservation Areas

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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 Lloyd Park
- 2 Ropers Field
- 3 Walthamstow St James
- 4 St Mary's Church (Walthamstow Village)
- 5 Leucha Road
- 6 Orford Road
- 7 THRHC/North Tottenham
- 8 FORE STREET SOUTH
- 9 THRHC/Scotland Green
- 10 MONTAGU CEMETERIES

# Maps

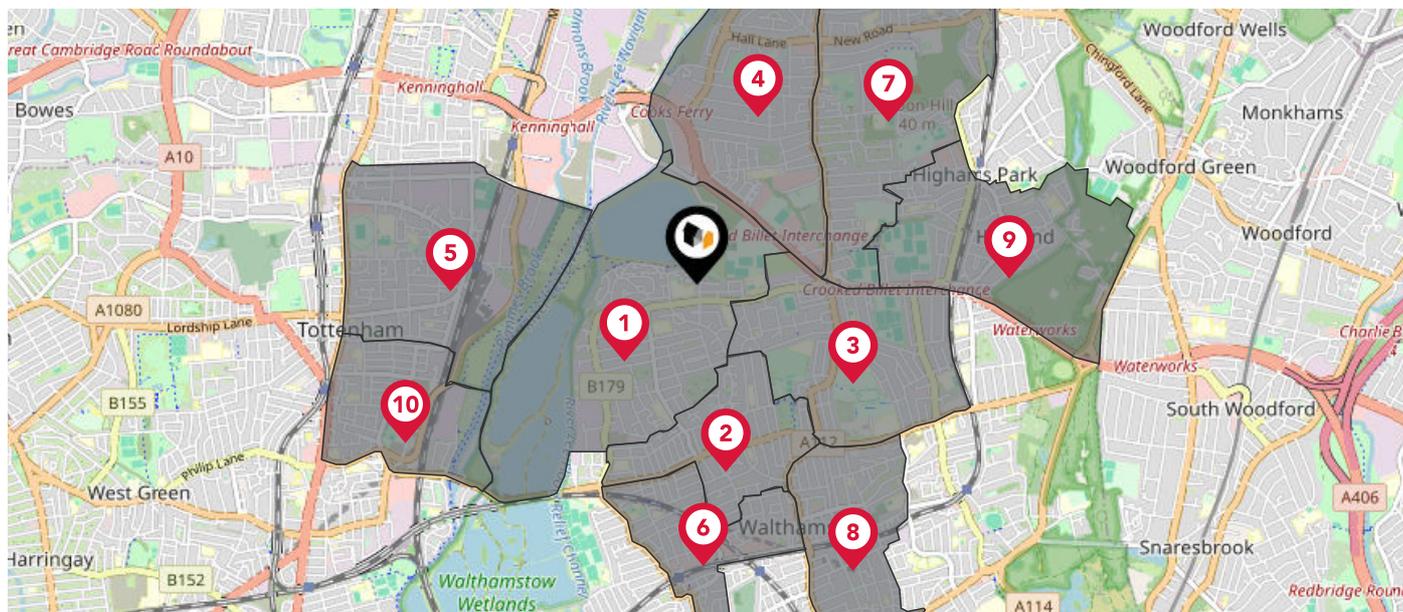
## Council Wards

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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 Higham Hill Ward
-  2 William Morris Ward
-  3 Chapel End Ward
-  4 Valley Ward
-  5 Northumberland Park Ward
-  6 High Street Ward
-  7 Larkwood Ward
-  8 Hoe Street Ward
-  9 Hale End & Highams Park South Ward
-  10 Tottenham Hale Ward

# Maps

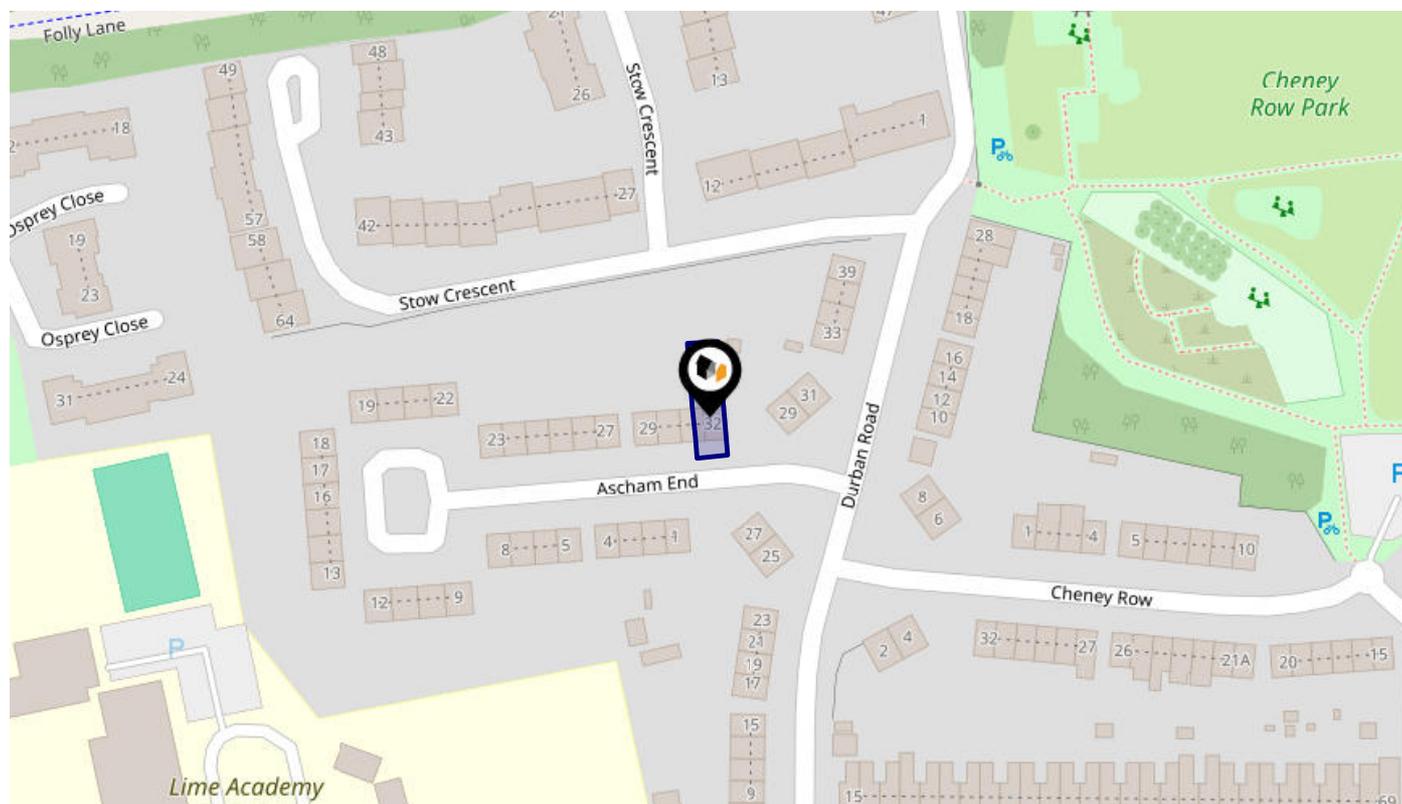
## Rail Noise

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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	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

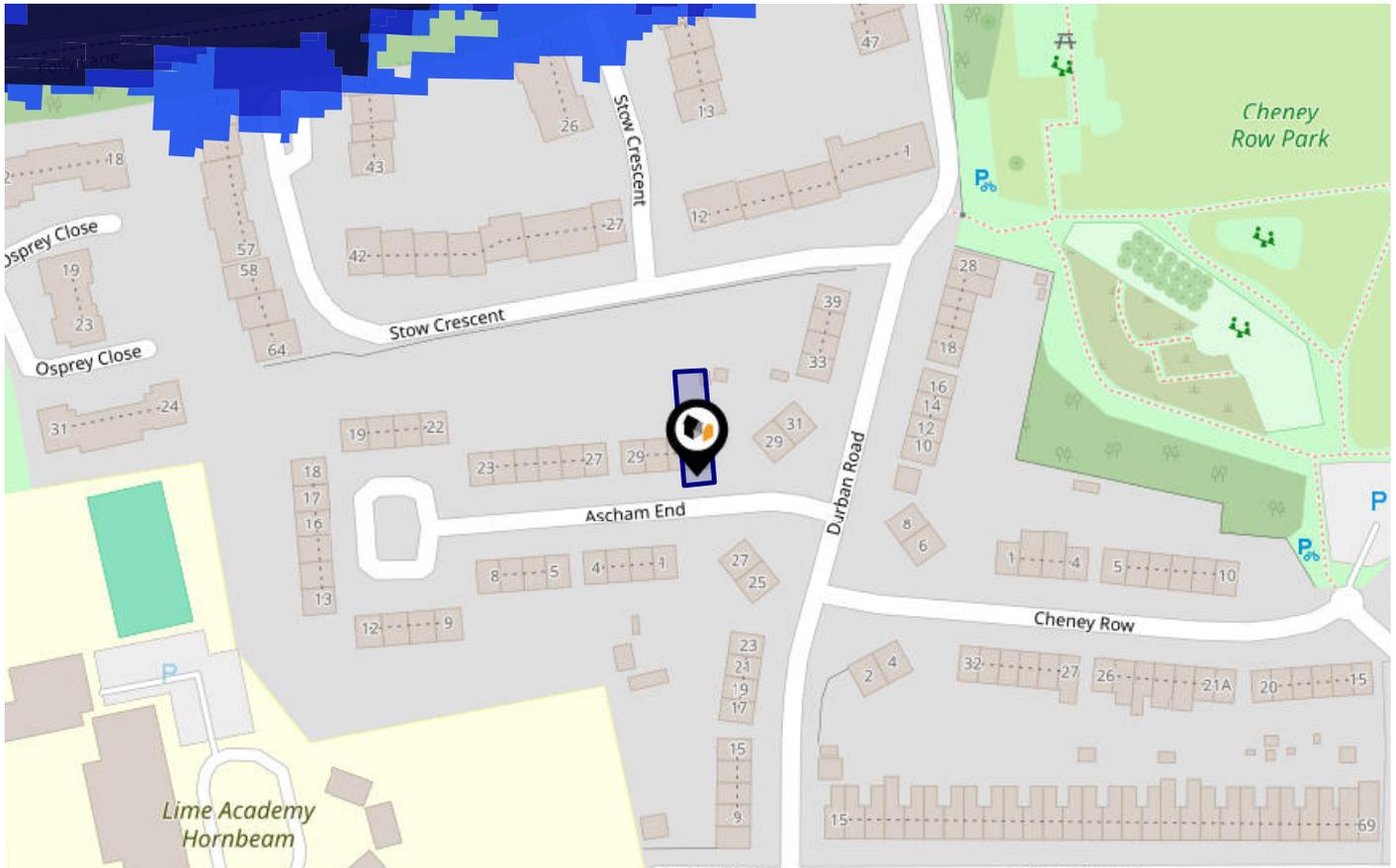
## Rivers & Seas - Flood Risk

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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

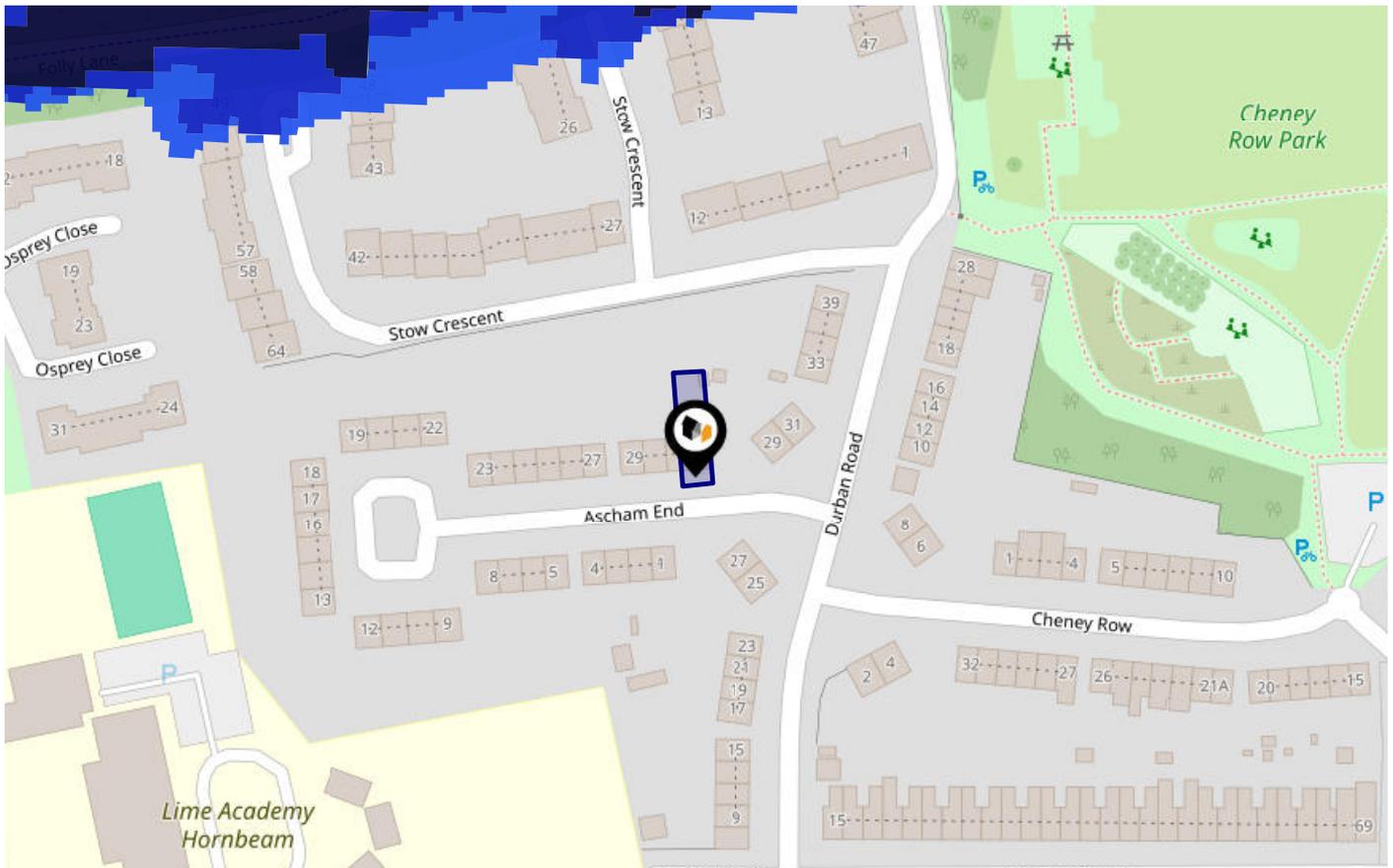
## Rivers & Seas - Climate Change

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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.

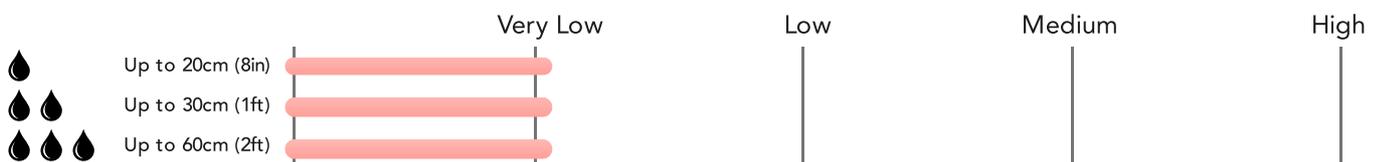


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Chance of flooding to the following depths at this property:

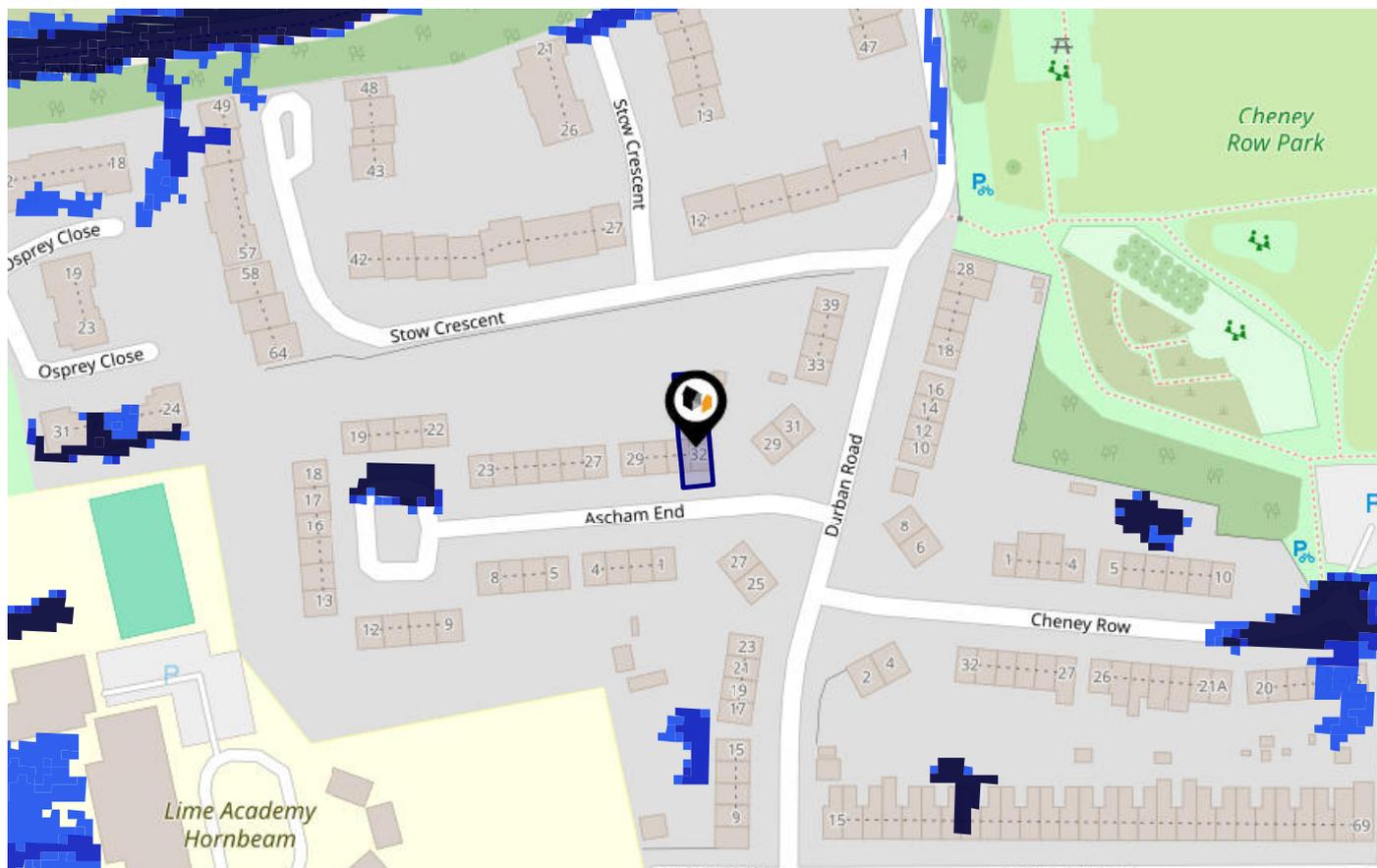


# Flood Risk

## 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.

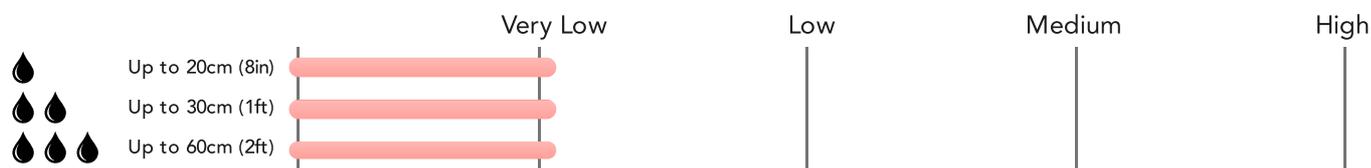


Risk Rating: Very low

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.

- 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.
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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:

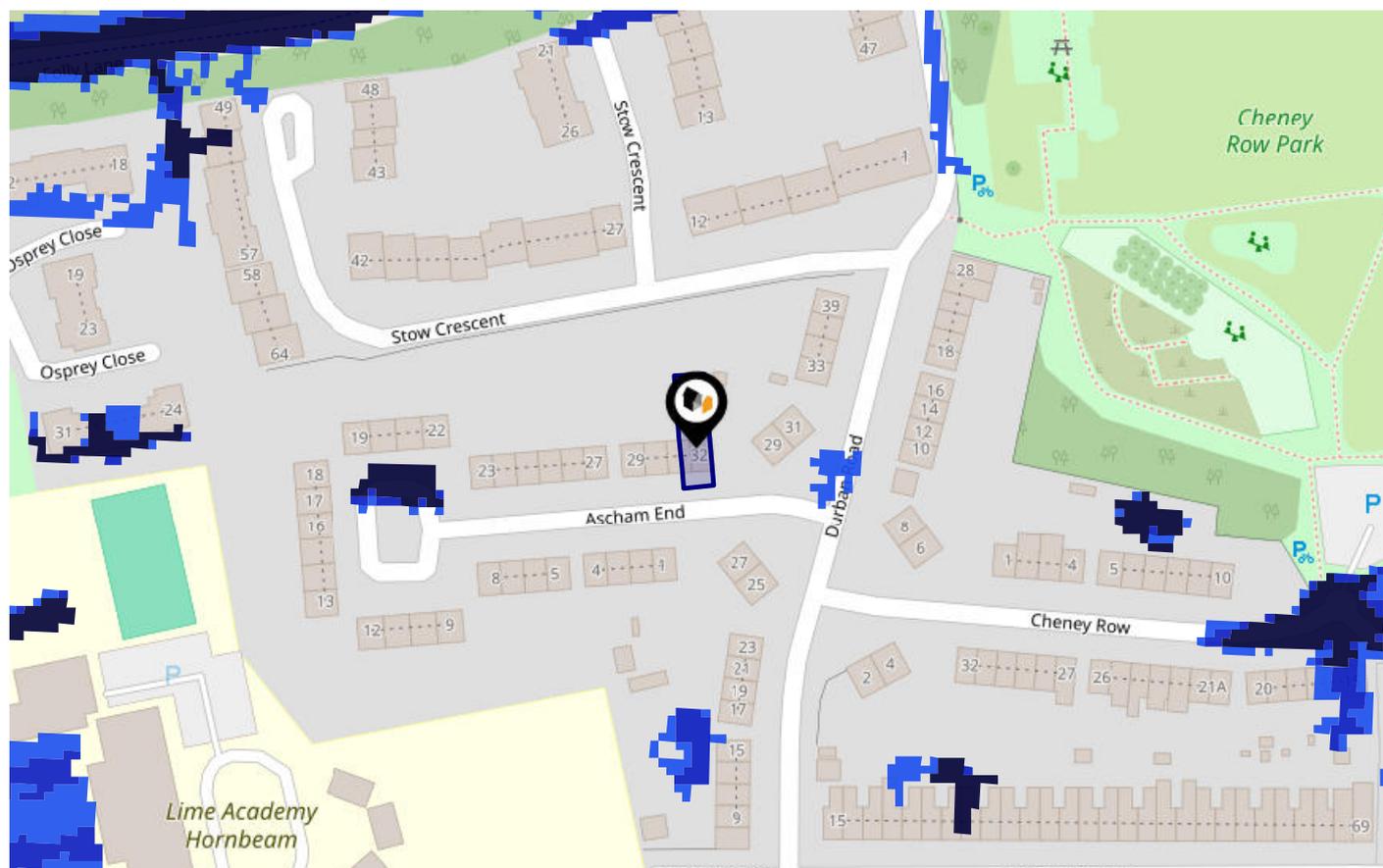


# Flood Risk

## 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.

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Chance of flooding to the following depths at this property:





# Maps

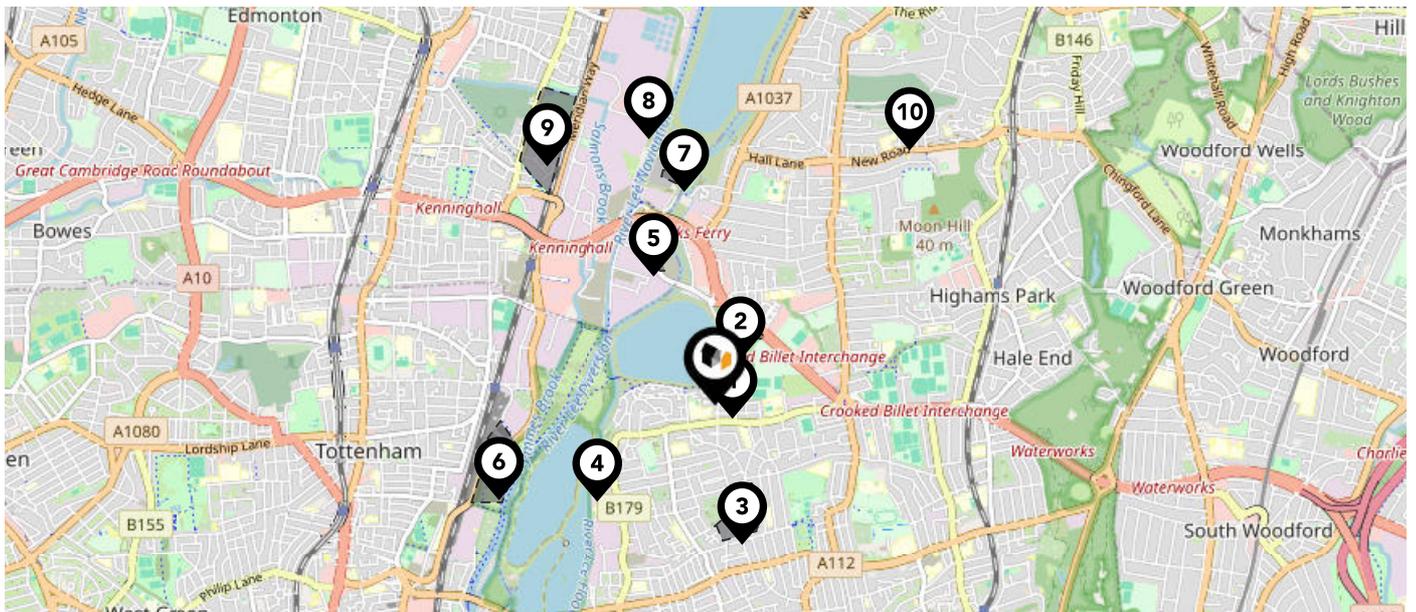
## Landfill Sites

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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

<b>1</b>	Cheney Road Open Space-Cheney Road	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Walthamstow Avenue Allotments-Walthamstow Avenue	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Priory Court Estate-Higham Hill, Walthamstow, London	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Land off Riverhead Close-Riverhead Close	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Lee Valley Trading Estate-Lee Valle	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Tottenham Marshes-Tottenham Hale, Tottenham, Haringey, London	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Chingford South Pumping Station-Chingford	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Picketts Lock Lane-Lower Edmonton	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Montagu Road-Lower, Edmonton, Edmonton, Enfield, London	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Suffield Hatch-Chingford, Waltham Forest, London	Historic Landfill	<input type="checkbox"/>

# Maps

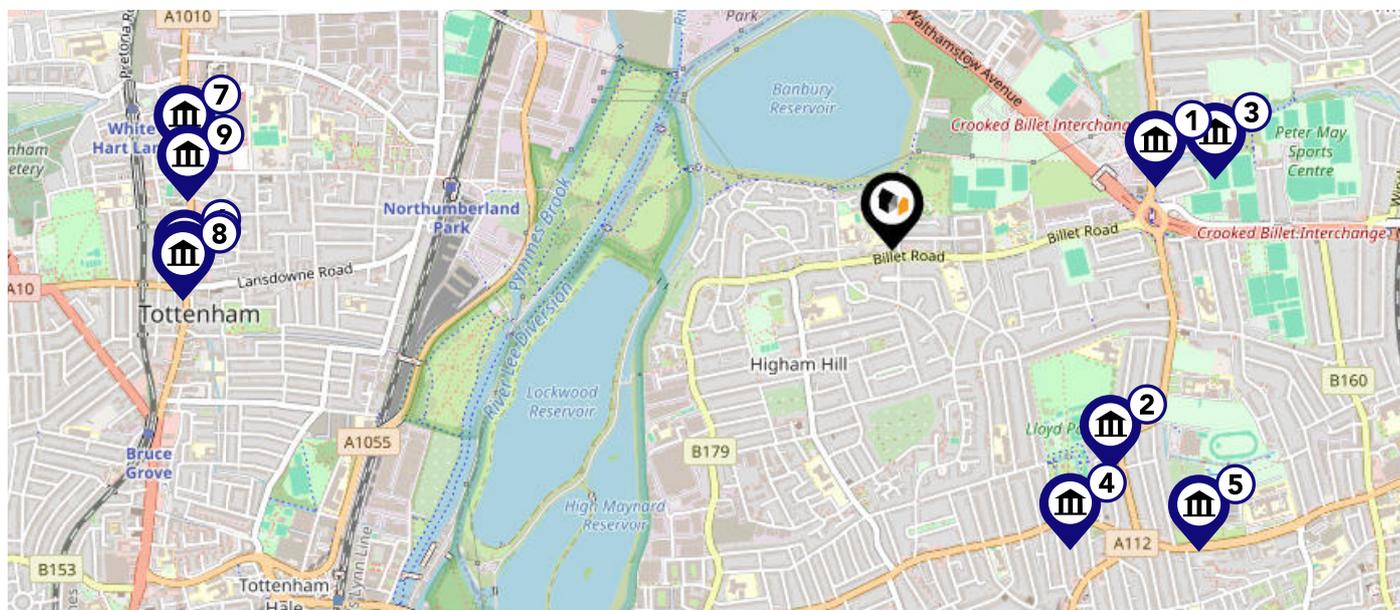
## Listed Buildings

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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

	1391978 - Entrance Range Including Tote Board At Walthamstow Stadium	Grade II	0.6 miles
	1065573 - Walthamstow Tramway And Offices And Depot	Grade II	0.7 miles
	1391977 - Kennels At Walthamstow Stadium	Grade II	0.8 miles
	1065620 - The Water House, Lloyd Park (william Morris Gallery)	Grade II	0.8 miles
	1190868 - Walthamstow Town Hall	Grade II	1.0 miles
	1188909 - Southern Gate Building At Whitbread's Brewery	Grade II	1.6 miles
	1294528 - 774, High Road N17	Grade II	1.6 miles
	1188865 - 664 And 666, High Road N17	Grade II	1.6 miles
	1358833 - Warmington House	Grade II	1.6 miles
	1079239 - 668 And 668a, High Road N17	Grade II	1.6 miles

# Area Schools

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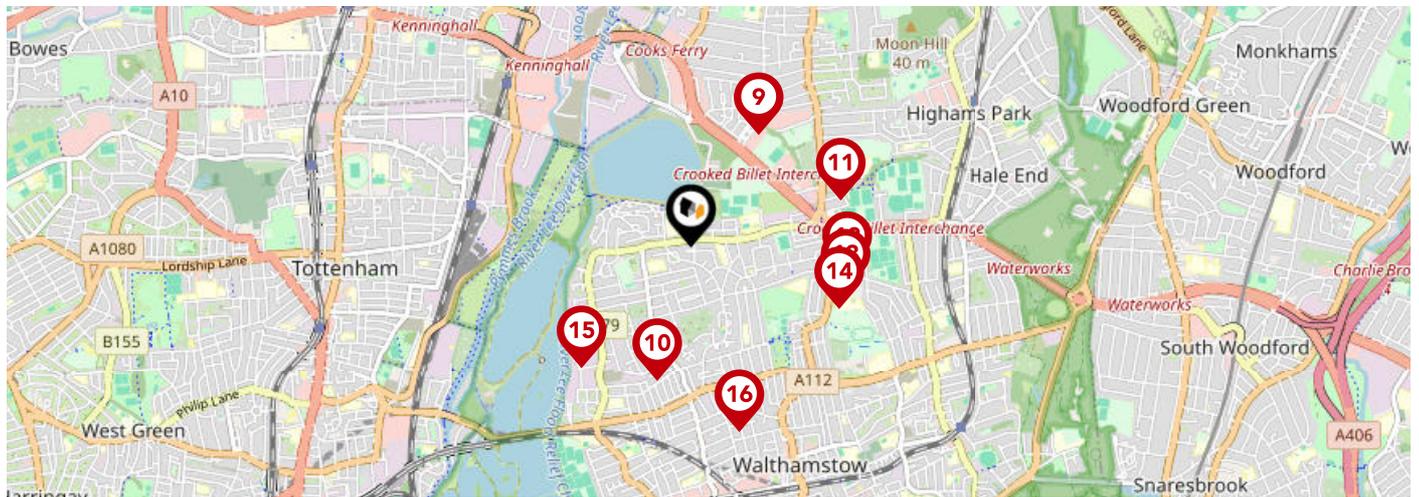
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lime Academy Hornbeam</b> Ofsted Rating: Good   Pupils: 283   Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Roger Ascham Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Walthamstow Primary Academy</b> Ofsted Rating: Good   Pupils: 199   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Walthamstow Academy</b> Ofsted Rating: Good   Pupils: 1087   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whittingham Primary Academy</b> Ofsted Rating: Good   Pupils: 399   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Walthamstow Montessori School</b> Ofsted Rating: Not Rated   Pupils: 109   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Winns Primary School</b> Ofsted Rating: Good   Pupils: 623   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Salisbury Manor Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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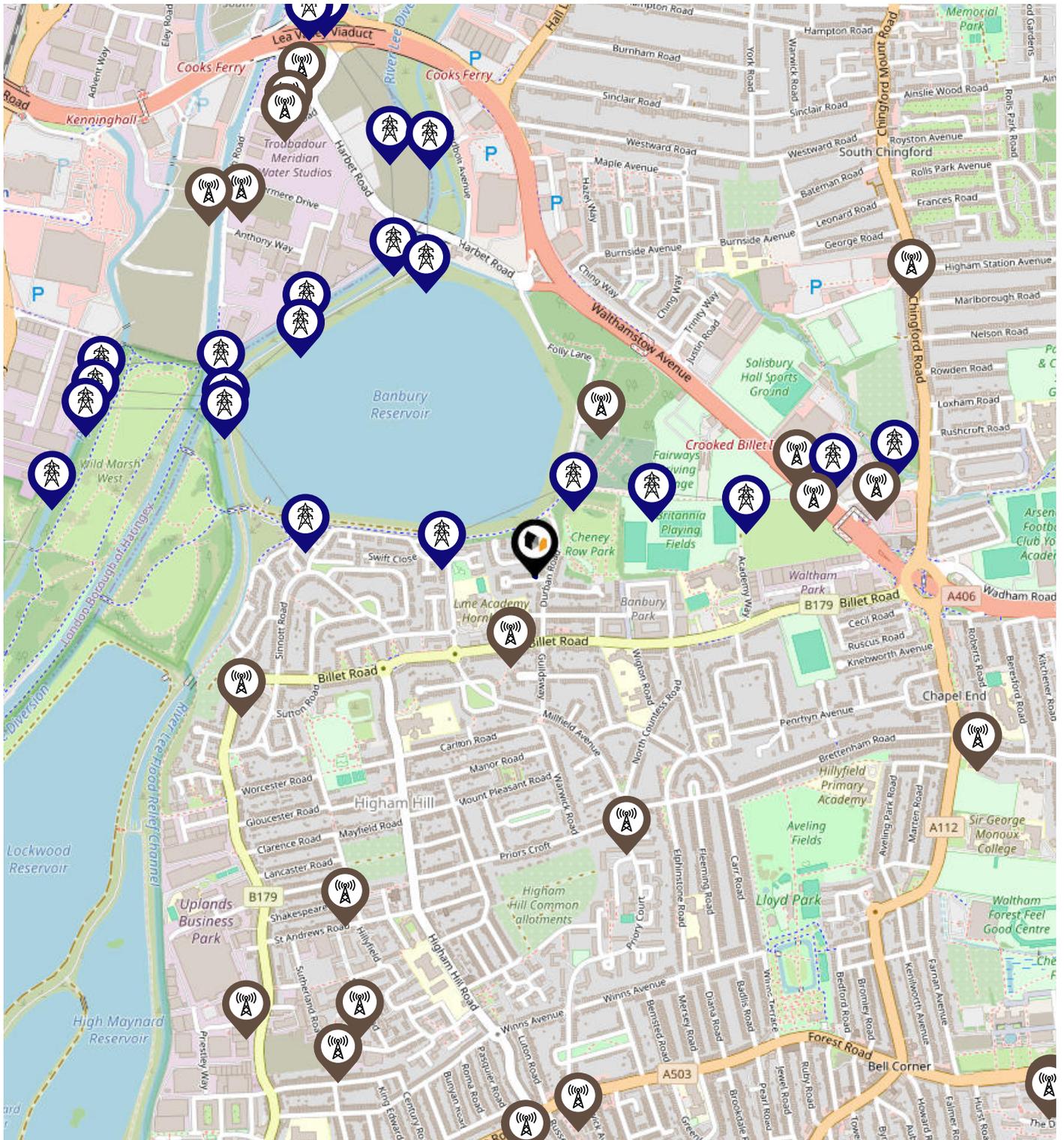
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Burnside Secondary PRU</b> Ofsted Rating: Good   Pupils: 25   Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Hillyfield Primary Academy</b> Ofsted Rating: Good   Pupils: 1217   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>South Chingford Foundation School</b> Ofsted Rating: Good   Pupils: 628   Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Chapel End Infant School and Early Years Centre</b> Ofsted Rating: Good   Pupils: 302   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Chapel End Junior Academy</b> Ofsted Rating: Good   Pupils: 268   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Sir George Monoux College</b> Ofsted Rating: Good   Pupils:0   Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Eden Girls' School, Waltham Forest</b> Ofsted Rating: Outstanding   Pupils: 621   Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Greenleaf Primary School</b> Ofsted Rating: Good   Pupils: 467   Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

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## Key:

- Power Pylons
- Communication Masts

# Environment

## Radon Gas

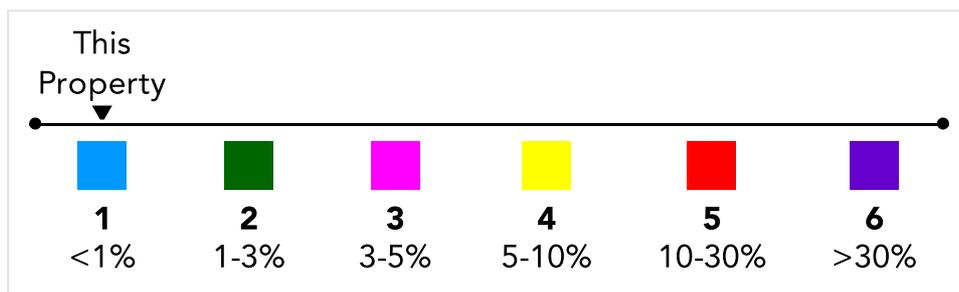
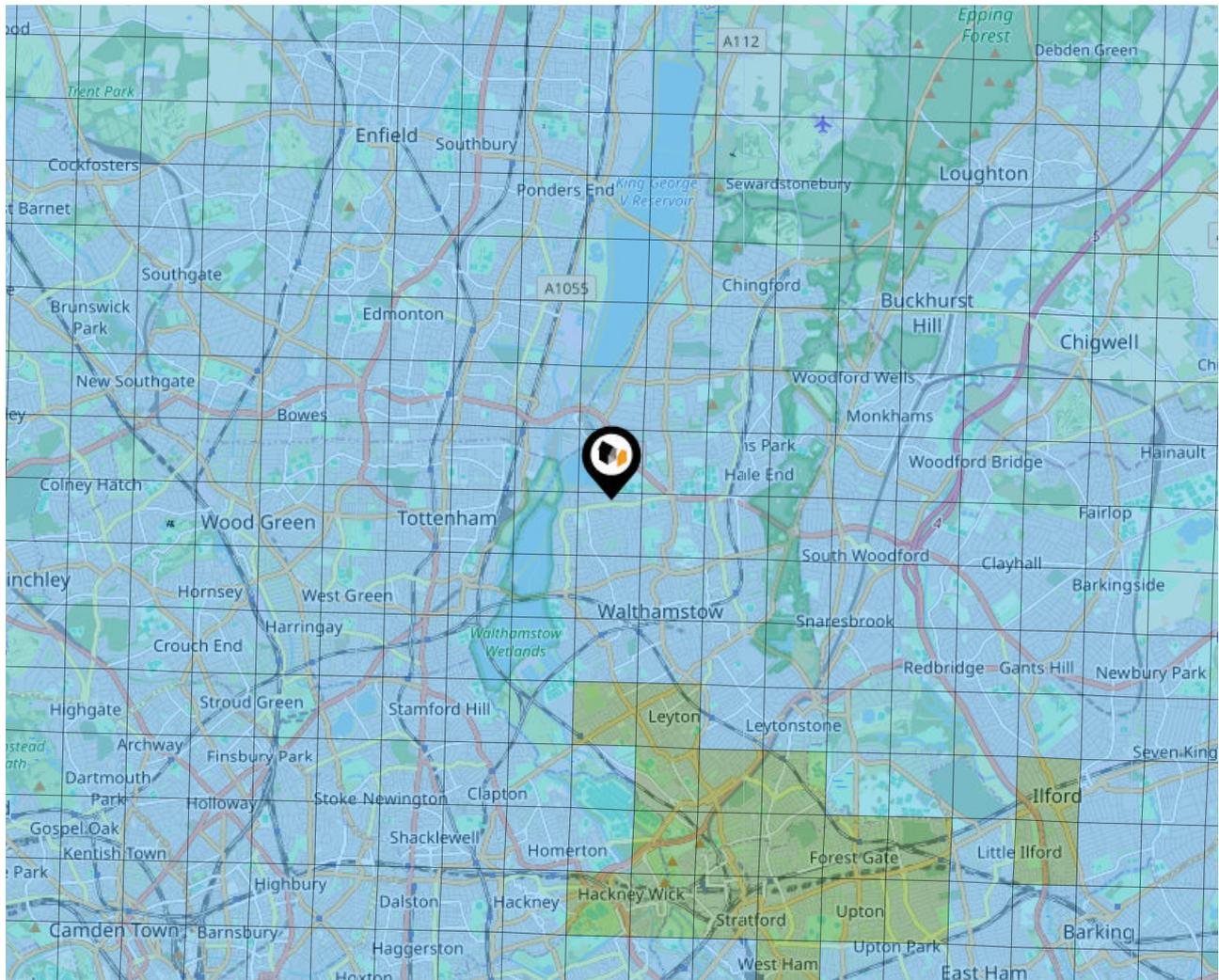
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### What is Radon?

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/m<sup>3</sup>).

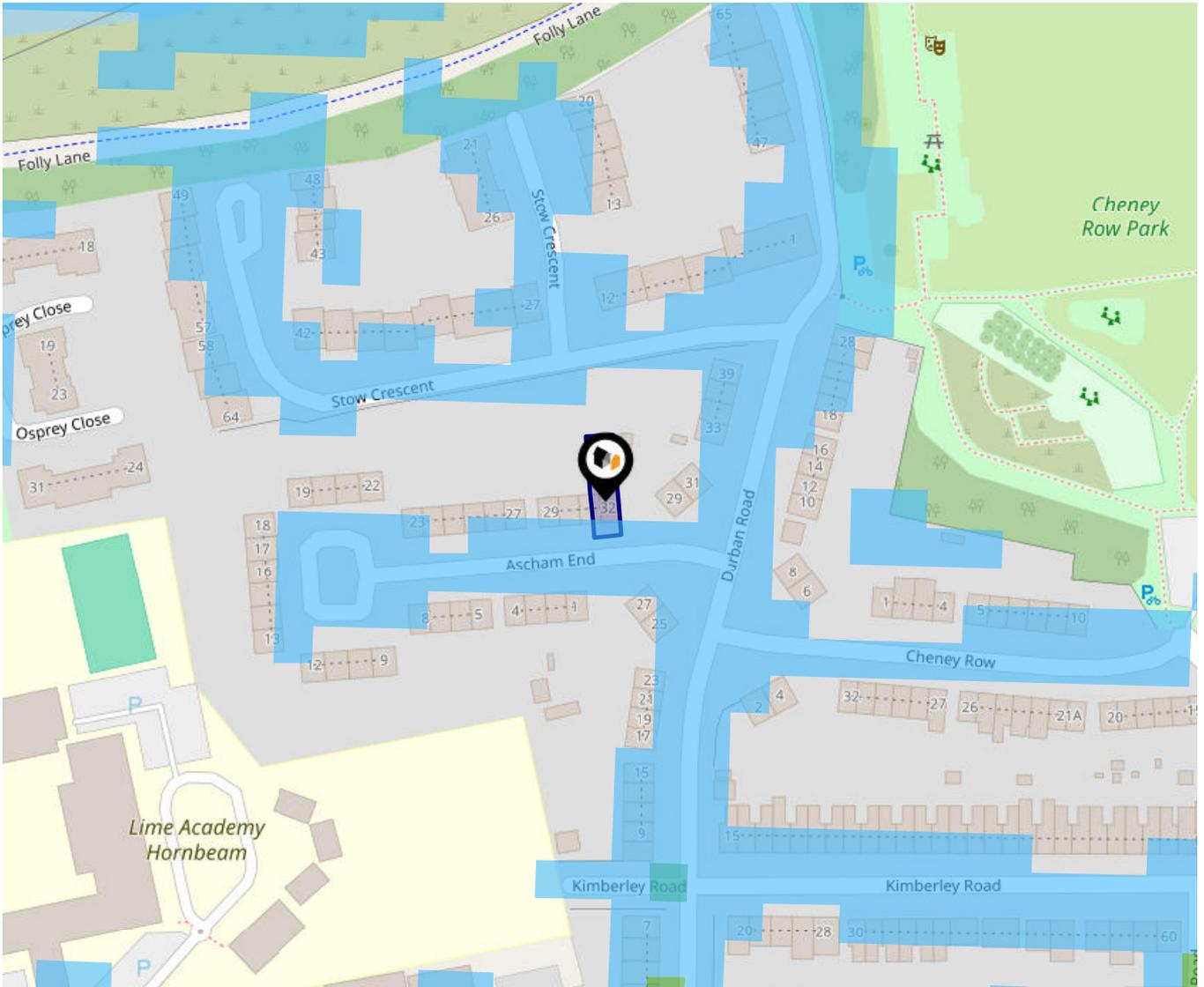


# Local Area Road Noise

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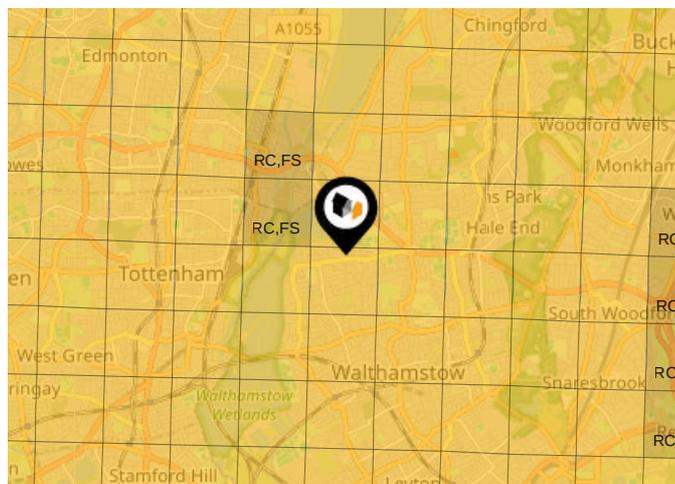


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

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



### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

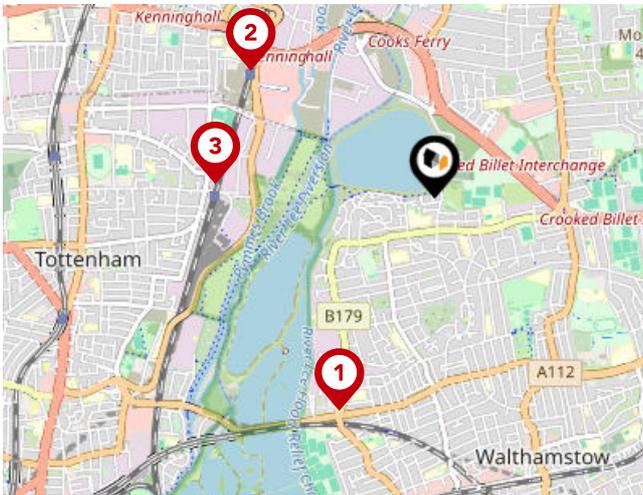
# Area

## Transport (National)

CARL MYERS

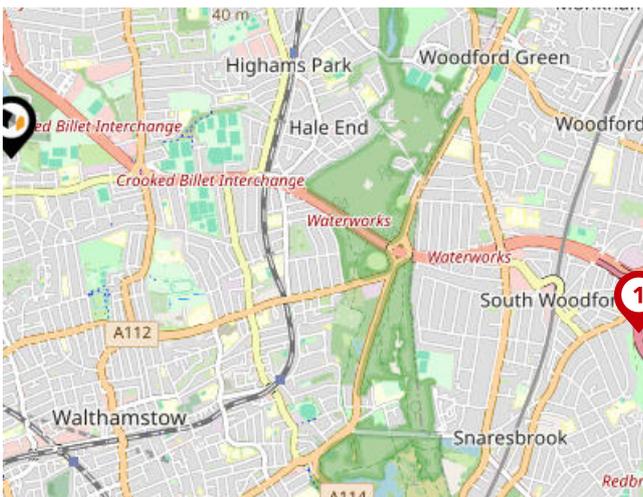


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### National Rail Stations

Pin	Name	Distance
1	Blackhorse Road Station	1.07 miles
2	Meridian Water Station	1.03 miles
3	Northumberland Park	1.01 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	2.98 miles
2	M25 J25	5.74 miles
3	M25 J26	6 miles
4	M11 J5	5.52 miles
5	M25 J24	8.45 miles



### Airports/Helipads

Pin	Name	Distance
1	Silvertown	7.6 miles
2	Leaves Green	18.77 miles
3	Heathrow Airport Terminal 4	20.45 miles
4	Heathrow Airport	20.18 miles

# Area Transport (Local)

CARL MYERS

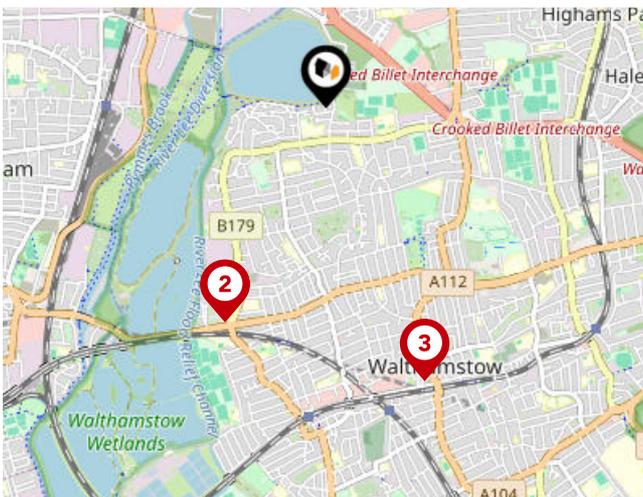


BESPOKE ESTATE AGENT



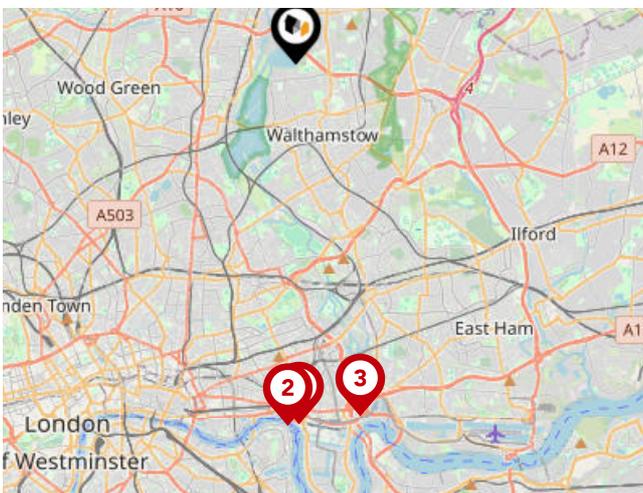
## Bus Stops/Stations

Pin	Name	Distance
1	Guildsway	0.12 miles
2	Folly Lane	0.15 miles
3	William Morris School	0.14 miles
4	Millfield Avenue	0.19 miles
5	North Countess Road	0.2 miles



## Local Connections

Pin	Name	Distance
1	Blackhorse Road Underground Station	1.09 miles
2	Blackhorse Road Underground Station	1.09 miles
3	Walthamstow Central Underground Station	1.33 miles



## Ferry Terminals

Pin	Name	Distance
1	Canary Wharf Pier	6.65 miles
2	Doubletree Docklands Nelson Dock Pier	6.68 miles
3	East India Pier	6.61 miles

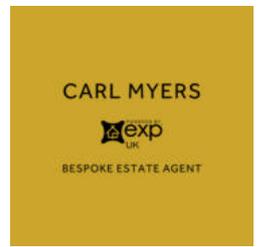
# Carl Myers Bespoke Estate Agent powered by eXp **About Us**



## **Carl Myers Bespoke Estate Agent powered by eXp**

Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

# Carl Myers Bespoke Estate Agent powered by eXp Testimonials



## Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

## Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

## Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl\_myers\_bespoke

# Carl Myers Bespoke Estate Agent powered by eXp **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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## **Carl Myers Bespoke Estate Agent powered by eXp**

Lettinging

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