

KIERAN THOMAS

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**exp** <sup>UK</sup>



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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 14<sup>th</sup> March 2023**



**EDINBURGH ROAD, LONDON, E13**

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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	785 ft <sup>2</sup> / 73 m <sup>2</sup>		
Plot Area:	0.02 acres		
Council Tax :	Band C		
Annual Estimate:	£1,362		
Title Number:	EGL110437		
UPRN:	46023341		

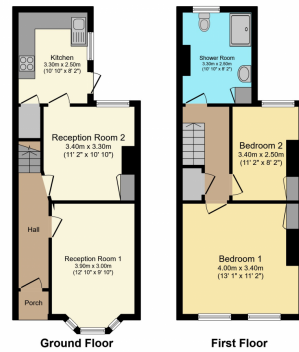
## Local Area

Local Authority:	Newham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Flood Risk:	Very Low	15 mb/s	80 mb/s	1000 mb/s
Conservation Area:	No			

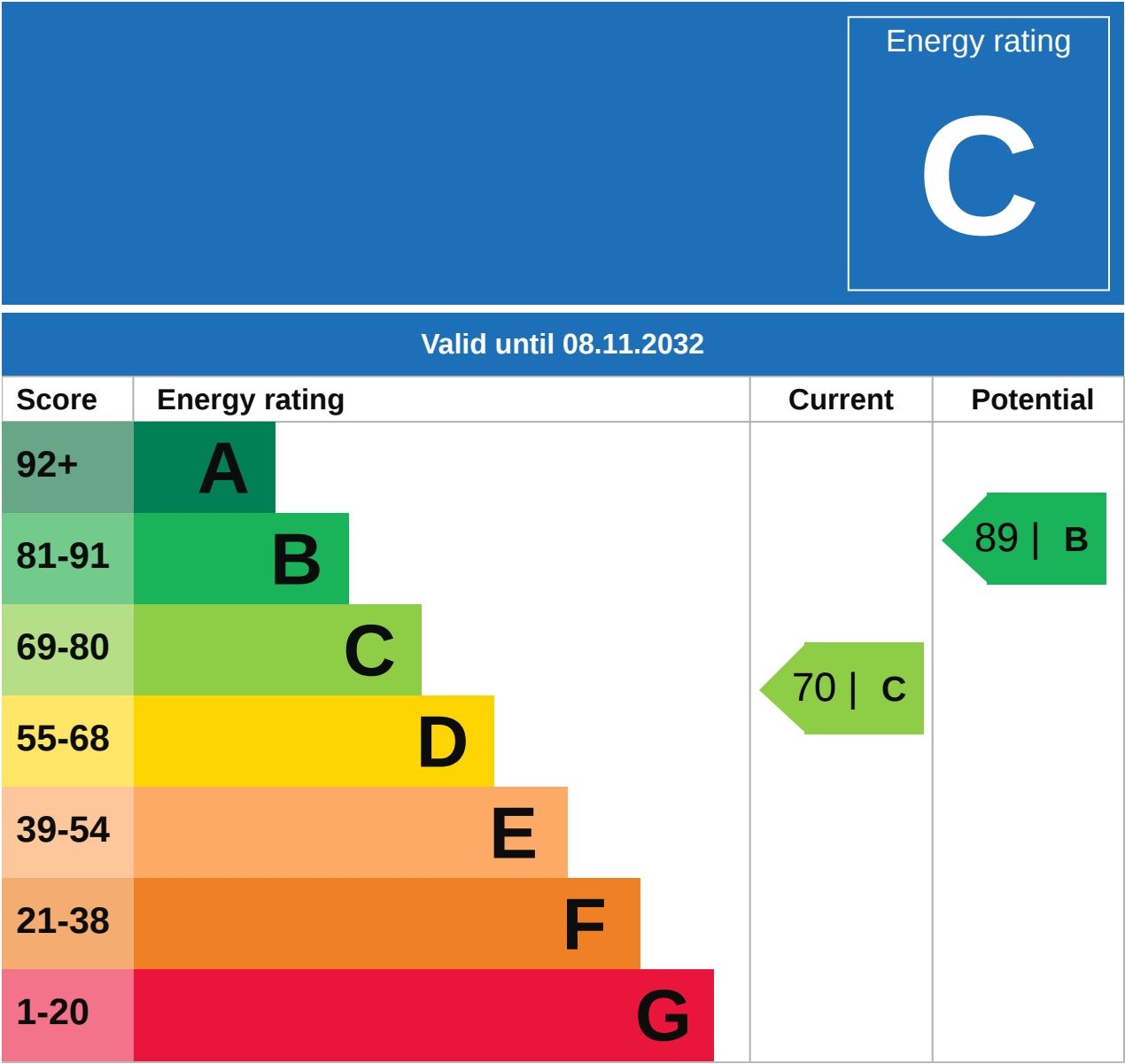
### Satellite/Fibre TV Availability:







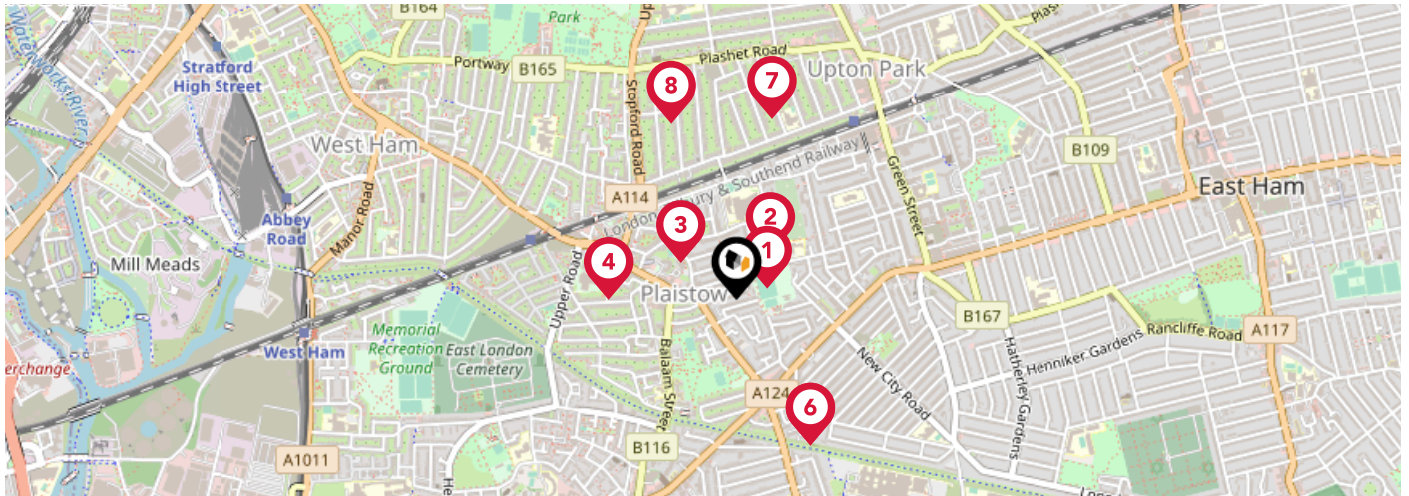




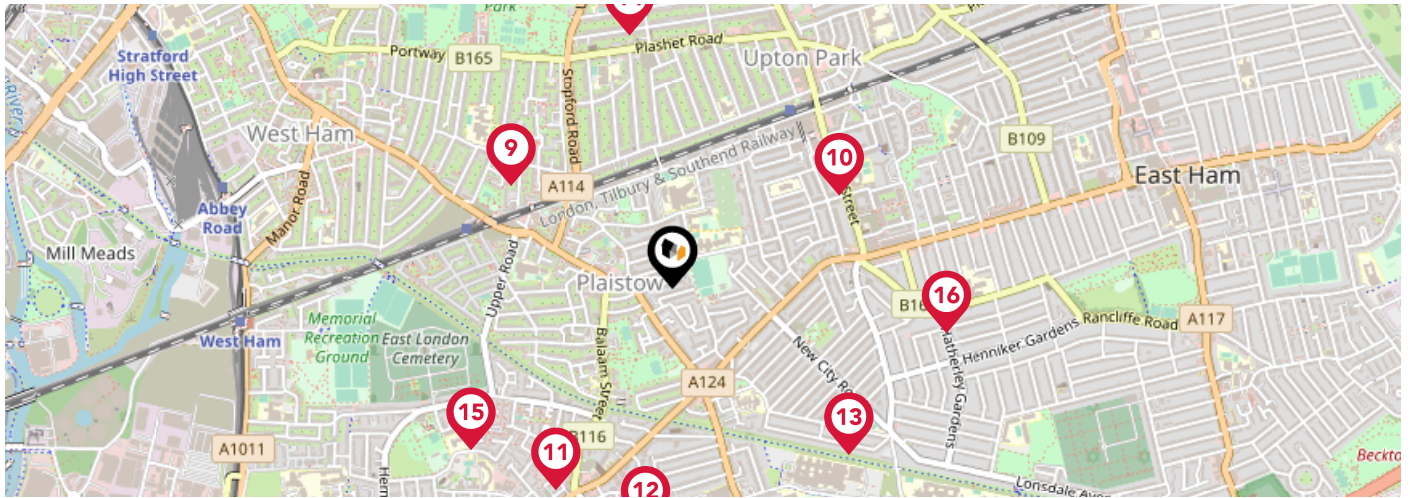
## Additional EPC Data









<b>Property Type:</b>	Mid-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 85% of fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	73 m <sup>2</sup>





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Southern Road Primary School</b> Ofsted Rating: Good   Pupils: 663   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Plaistow Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lister Community School</b> Ofsted Rating: Good   Pupils: 1491   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Curwen Primary School</b> Ofsted Rating: Outstanding   Pupils: 915   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Tunmarsh School</b> Ofsted Rating: Good   Pupils: 48   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Service for Deaf and Partially Hearing Children</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Upton Cross Primary School</b> Ofsted Rating: Good   Pupils: 935   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Selwyn Primary School</b> Ofsted Rating: Outstanding   Pupils: 486   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



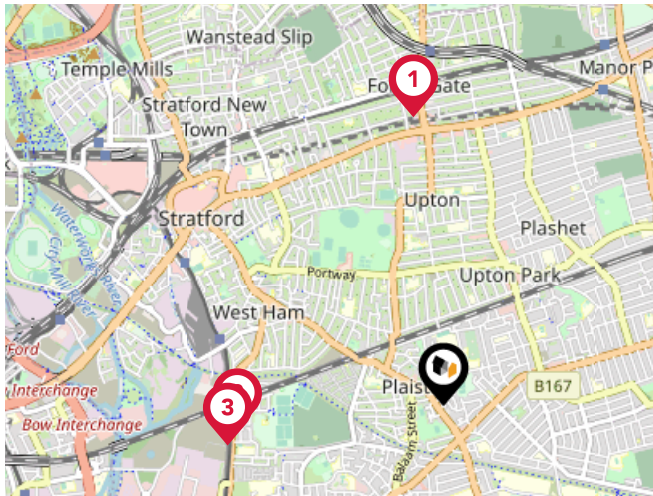
		Nursery	Primary	Secondary	College	Private
	<b>Portway Primary School</b> Ofsted Rating: Outstanding   Pupils: 493   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Edward's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 428   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Promised Land Academy</b> Ofsted Rating: Inadequate   Pupils: 8   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kaizen Primary School</b> Ofsted Rating: Outstanding   Pupils: 418   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New City Primary School</b> Ofsted Rating: Outstanding   Pupils: 653   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bonaventure's RC School</b> Ofsted Rating: Outstanding   Pupils: 1328   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Central Park Primary School</b> Ofsted Rating: Good   Pupils: 965   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area

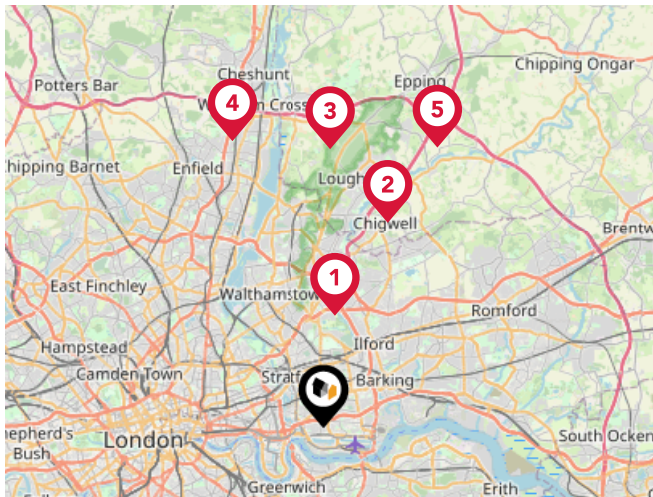
## Transport (National)

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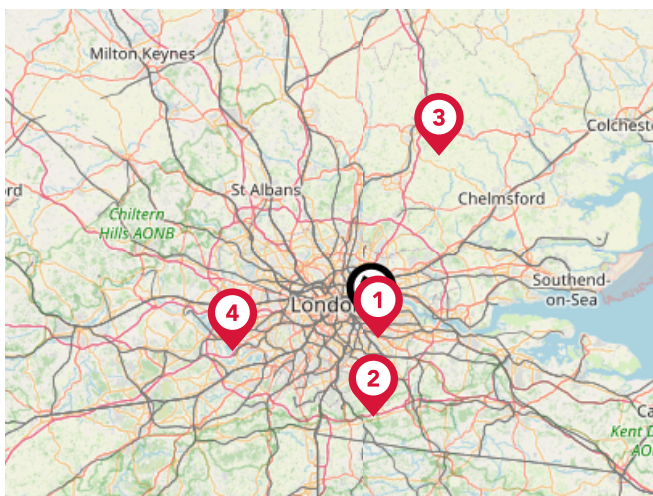
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Forest Gate Rail Station	1.34 miles
<b>2</b>	West Ham Rail Station	0.96 miles
<b>3</b>	West Ham Rail Station	1.02 miles



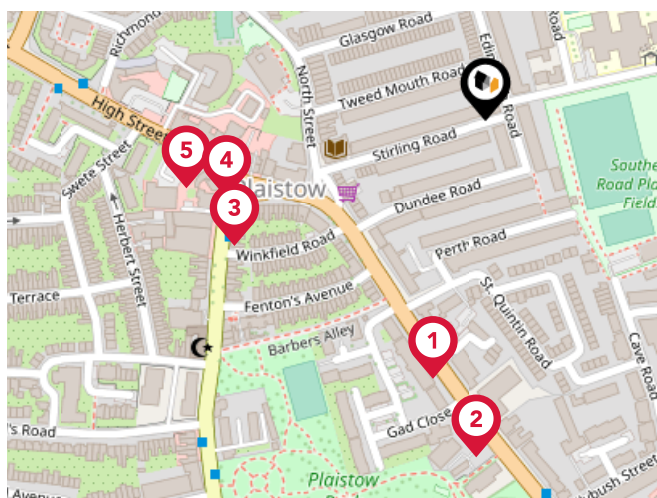
### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M11 J4	4.13 miles
<b>2</b>	M11 J5	7.91 miles
<b>3</b>	M25 J26	10.27 miles
<b>4</b>	M25 J25	11.1 miles
<b>5</b>	M25 J27	11.13 miles



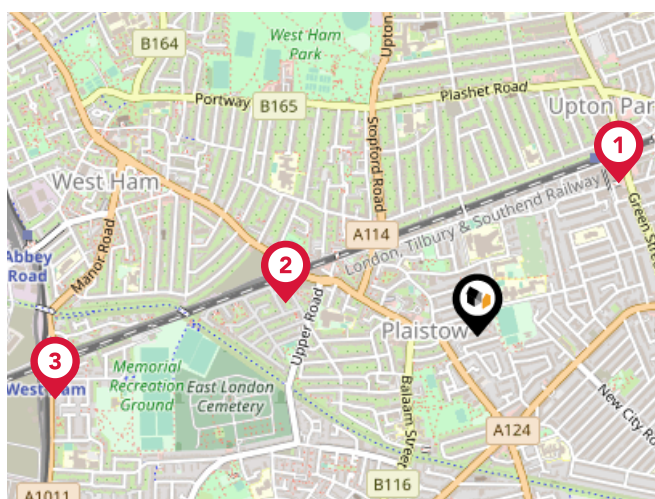
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	London City Airport	2.09 miles
<b>2</b>	Biggin Hill Airport	13.66 miles
<b>3</b>	London Stansted Airport	26.85 miles
<b>4</b>	London Heathrow Airport	21.05 miles



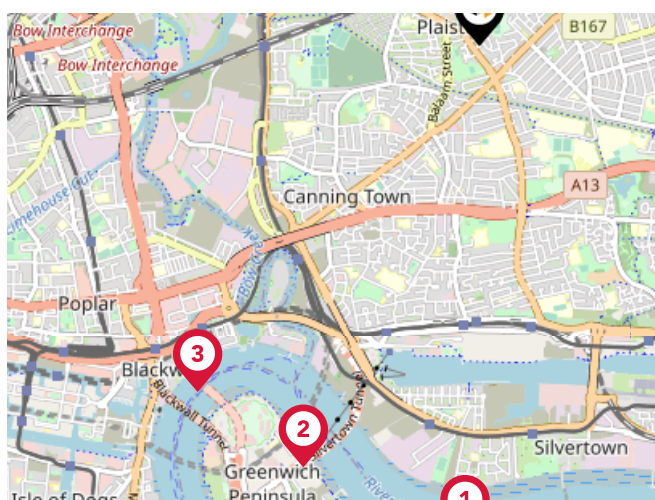
## Bus Stops/Stations

Pin	Name	Distance
1	Perth Road (E13)	0.15 miles
2	Gad Close	0.19 miles
3	Plaistow Broadway	0.16 miles
4	Balaam Street Plaistow	0.16 miles
5	Balaam Street Plaistow	0.18 miles



## Local Connections

Pin	Name	Distance
1	Upton Park Underground Station	0.48 miles
2	Plaistow Underground Station	0.45 miles
3	West Ham Underground Station	0.98 miles



## Ferry Terminals

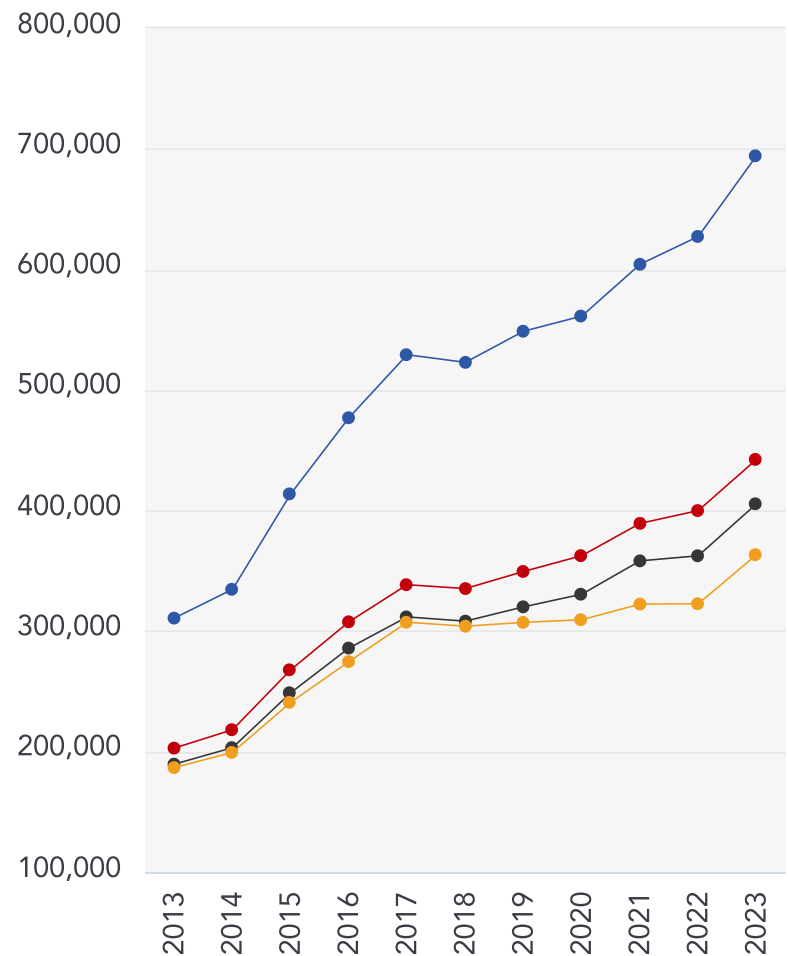
Pin	Name	Distance
1	Royal Wharf Pier	2.27 miles
2	North Greenwich Pier	2.11 miles
3	East India Pier	2.06 miles

# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in E13



Detached

**+123.39%**

Semi-Detached

**+118.02%**

Terraced

**+113.92%**

Flat

**+94.53%**





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Let's get straight to the point: Estate Agents are well-known for over-promising and under-delivering.

Sound about right?

Moving home can be stressful, and having to replace an incompetent agent will add an unnecessary burden.

Choosing the right agent to represent you in selling your property is paramount for ensuring you attain the highest possible value for your sale.

After gaining vast experience working with well-known independent, corporate, and online agents, I have recognized the need for a better level of customer service.

Every property is different, so my approach involves dedicating time to understanding your unique needs and putting together a tailored marketing package that will help you get the best possible price. I am proud to have over a decade of experience negotiating and selling residential properties, and I take great pride in providing exceptional customer service.

I want to work alongside people who are like-minded as ultimately, we are one team working toward the same objective: getting you maximum value for your property while moving in a timely manner.

If you are still reading, hopefully, you think I am a great fit for selling your property.

## Testimonial 1



We sold a house in East Ham via Kieran Thomas. He was spot on with how long it would take, who the type buyer would be and price. Kieran was always available and answered any questions or queries very quickly and dealt with all our viewings and kept all interested parties fully informed. He was very professional and I would happily recommend Kieran to anyone selling a property. Never underestimate the value of a great estate agent. - Maxine Hammond

## Testimonial 2



I sold my house earlier this year with Kieran Thomas. I had an extremely positive experience and would highly recommend Kieran! I've worked with other estate agents in the past and have been quite appalled by how useless, insincere and unprofessional they have been. This was not the case with Kieran. He is efficient, professional and gets back to you straight away. - Rosie Akerman

## Testimonial 3



I have been greatly impressed by the service provided by this young man - Kieran Thomas - with the sale of my property. He kept me informed and updated throughout the whole process. As well as responding promptly to any queries, he conducted himself in the most professional manner as well as advising on getting the best offer for my property. Thoroughly recommended. - Jean Campbell

## Testimonial 4



Kieran Thomas, was really helpful and kept me informed at all times. He went above and beyond, was always available via phone or e mail. He was full of good advice and when my initial sale fell through he reacted quickly in remarketing the property. If only all the agents work even half as hard as he does! Unusually for me I can't think of anything he could improve on! - Belinda Keynes



/kieranthepropertyagent



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# Kieran Thomas Powered by eXp Data Quality

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