

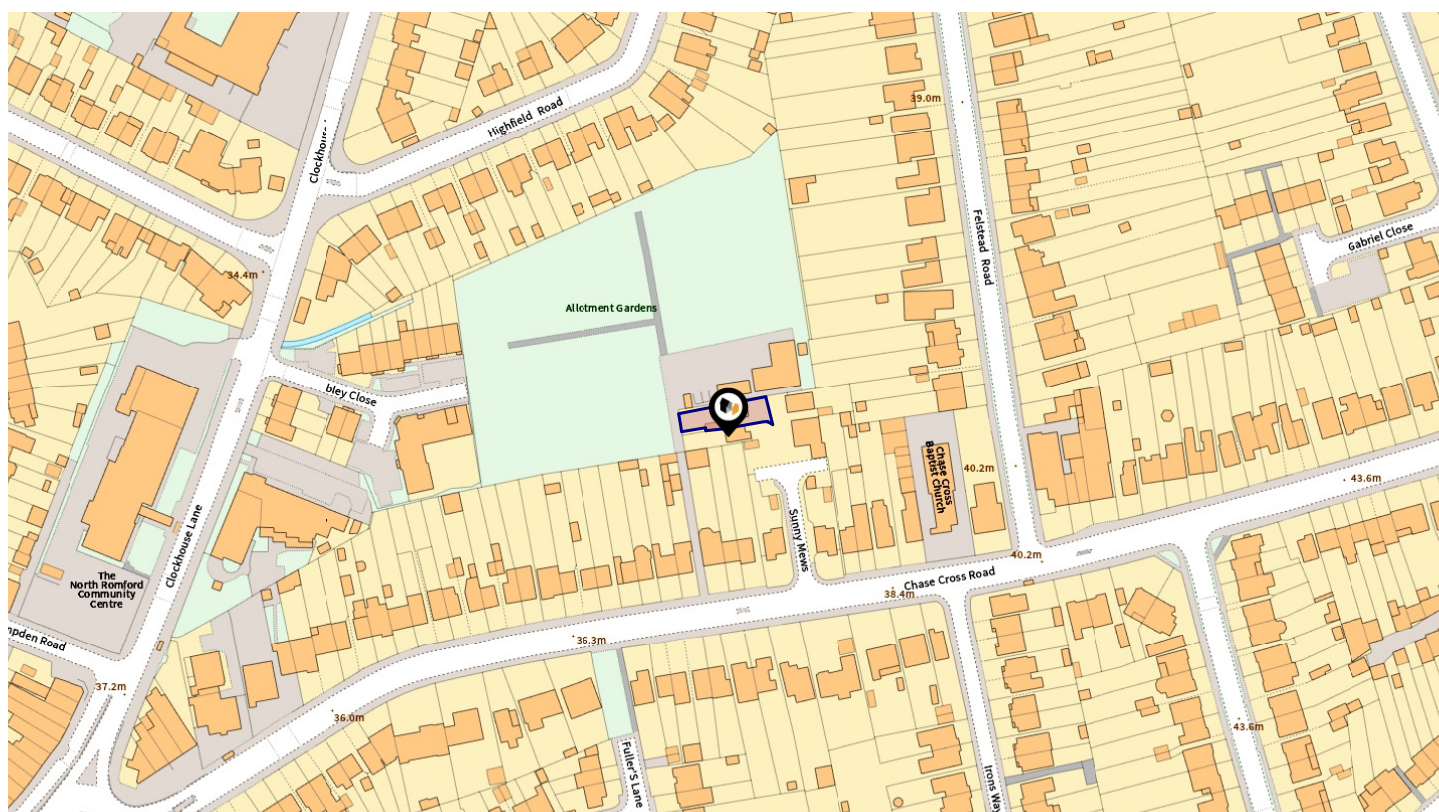
KEVAN WIMBORNE



KEY FACTS FOR BUYERS

Sunny Mews, Romford, RM5

September 2021



A guide to this property and the local area

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Essex
07498 206122
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PROPERTY OVERVIEW

SUNNY MEWS, ROMFORD, RM5



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Detached
3 Bedrooms

Floor Area: 796.53 ft²
74.00 m²

Plot Size: 0.07 acres

Council Tax Band: E

Annual Cost: £2,314.03

Land Registry
Title Number: EGL439820

Tenure: Freehold

£/sqft: £232.12

AREA KEY FACTS

Local Authority: HAVERING

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 5 Mbps

Superfast: 55 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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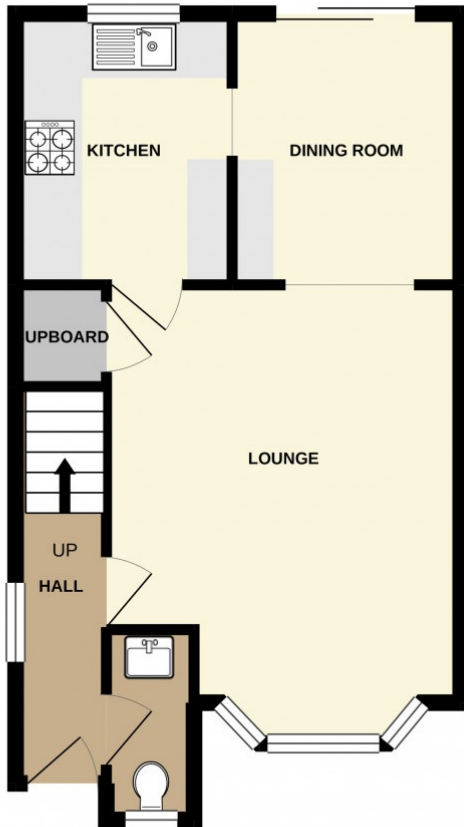
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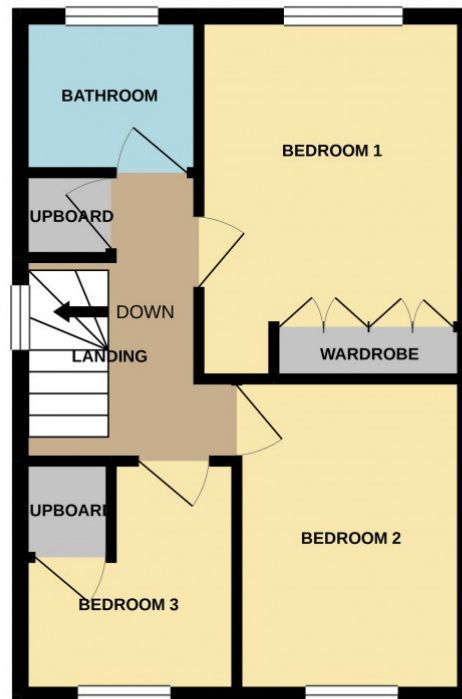
PROPERTY OVERVIEW

FLOORPLANS

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 OVERVIEW

EPC

ROMFORD, RM5

Energy rating

C

Valid until 22.09.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

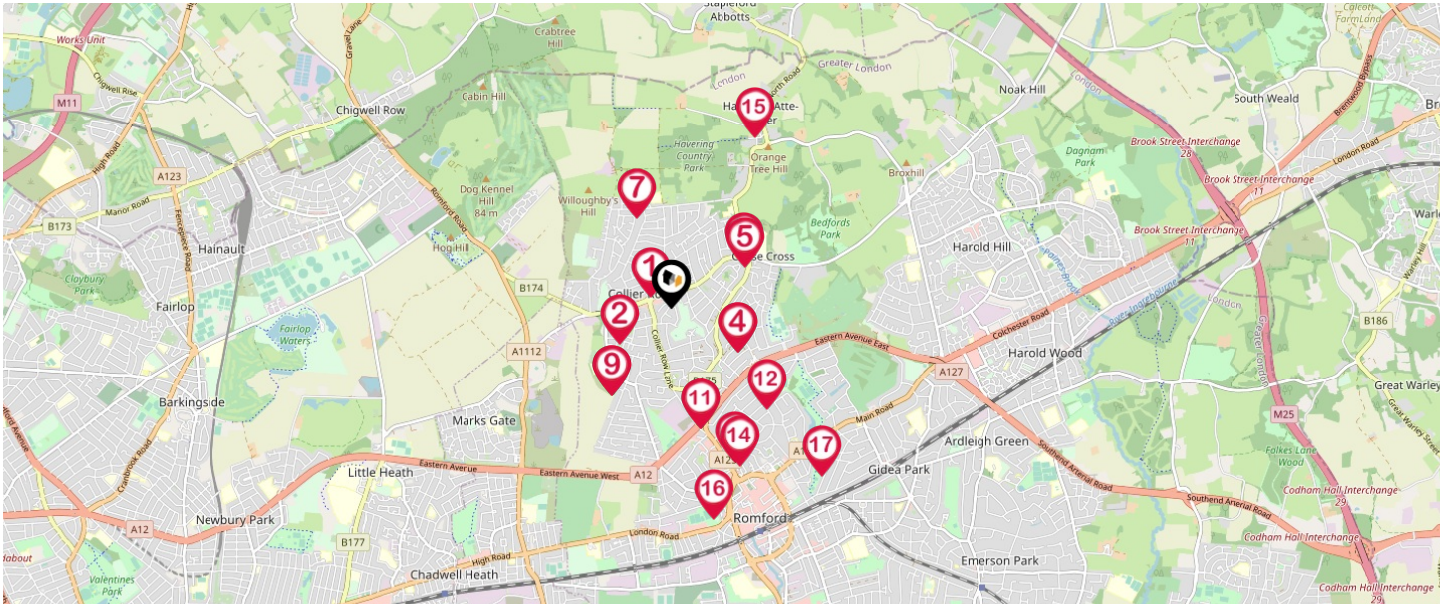
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Clockhouse Primary School	Good	696	0.15 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Patrick's Catholic Primary School	Good	384	0.43 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rise Park Junior School	Good	334	0.62 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Rise Park Infant School	Good	307	0.62 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Immanuel School	-	127	0.65 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Bower Park Academy	Good	849	0.67 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oasis Academy Pinewood	Good	308	0.71 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Crownfield Junior School	Good	335	0.75 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Crownfield Infant School	Good	407	0.75 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Parklands Junior School	Good	480	0.92 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Parklands Infant School	Good	440	0.92 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Marshall's Park Academy	Good	993	1.04 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Peter's Catholic Primary School	Outstanding	357	1.23 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Edward's Church of England Voluntary Aided Primary Sc...	Good	602	1.27 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Dame Tipping Church of England Primary School	-	99	1.42 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Mawney Foundation School	Good	543	1.58 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Gidea Park Primary School	Good	461	1.68 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

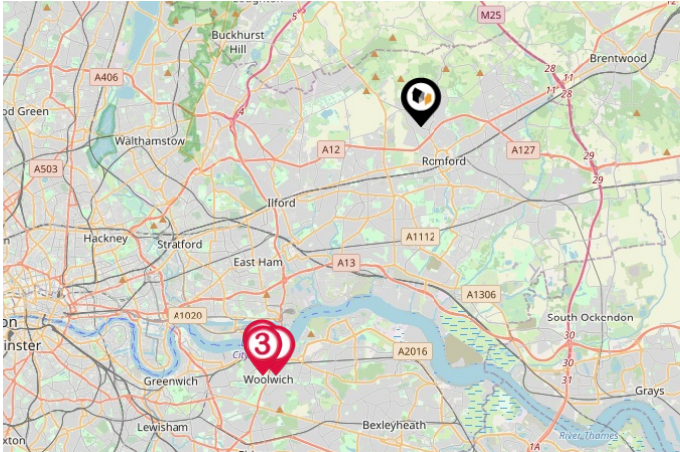
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LOCAL AREA

NEAREST TRANSPORT LINKS



FERRY TERMINALS

- 1 - Woolwich Arsenal Pier | 8.41 miles
- 2 - Woolwich Ferry North Pier | 8.47 miles
- 3 - Woolwich Ferry South Pier | 8.59 miles

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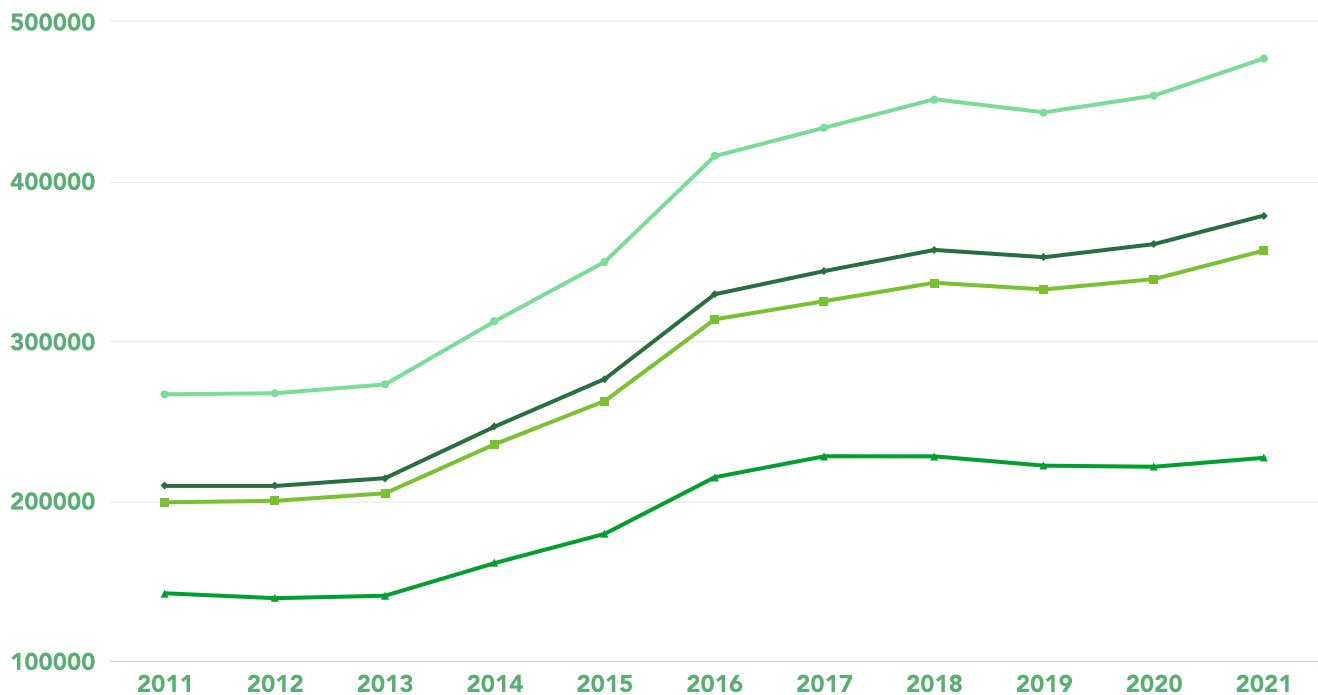
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR RM5

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 59.56%



TERRACED
+ 79.05%



SEMI-DETACHED
+ 80.75%



DETACHED
+ 78.78%

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About Us

Kevan is an Independent Estate Agent with 35 years-experience helping people to buy – or sell – their next home.

He provides an unrivalled, one to one service from the first time you meet, right up to the point when you receive your keys on completion of the property. You are treated as you should expect, expertly and reassuringly, when purchasing your most expensive investment.

You may have questions on properties or the property market in general, but you can call at anytime and he will be more than happy to help you.

Financial Services

We work closely with a dedicated and friendly team of mortgage advisors, headed up by Sofia Jones.

Sofia looks after all my clients and with no obligation, she and her team take great pride in being able to source the whole marketplace to find you the best available mortgage to suit your budget and needs.

With so many mortgage products available, isn't it good to know that you have made the correct choice?

Just give Kevan a quick call and he'll be able to arrange a brief call, for you to find out more.

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DATA QUALITY

Kevan Wimborne powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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