

EPC - ENERGY PERFORMANCE CERTIFICATE

94,  
Melford Road,  
London,  
E11 4PS

Energy Rating

E

Valid until: 25-02-2025

Certificate Number:  
1286-9252-8031-2015-0226-1513-5696-2501-39

This property's current energy rating is **50/E**. It has the potential to be **79/C**.  
[See how to improve this property's energy efficiency.](#)

Energy Efficiency Rating

Very Energy Efficient - Lower Running Costs	Current	Potential
(92+) A	<div>50</div>	<div>79</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Very Low Energy Efficient - Higher Running Costs		

Roof	Pitched, no insulation (assumed)
Walls	Solid brick, as built, no insulation (assumed)
Window	Mostly double glazing
Floor	Suspended, no insulation (assumed)
Main Heating	Boiler and radiators, mains gas
Main Heating Controls	Programmer, no room thermostat
Secondary Heating	None
Hot Water System	From main system
Lighting	Low energy lighting in 58% of fixed outlets

Current Efficiency	50 / E
Potential Efficiency	79 / C
Inspection Date	25-02-2015
Valid Until	25-02-2025
Tenure	Owner-occupied
Habitable Rooms	4
Heated Rooms	4
Local Authority	Waltham Forest <a href="#">E09000031 (click to know more)</a>
Total Floor Area	936.46 Sq.Ft. (87.00 Sq.M.)
Property Type	House
Roof Efficiency	Very Poor
Wall Efficiency	Very Poor
Window Efficiency	Average
Floor Efficiency	-
Main Heating Efficiency	Good
Secondary Heating Efficiency	N/A
Hot Water Efficiency	Good
Lighting Efficiency	Good
Floors	-
Floor Height	-

## NEIGHBOURING PLANNING HISTORY



27-04-2020

Ref.No.  
201222

Address -  
**45 Southwell Grove Road Leytonstone  
London E11 4PP**  
Decision -  
**Detailed Plans Submitted**  
Planning Description -  
**Demolition of existing single storey rear  
projection and construction of a single  
storey rear exte...**



16-03-2020

Ref.No.  
200568

Address -  
**20 Southwell Grove Road Leytonstone  
London E11 4PP**  
Decision -  
**Detailed Plans Submitted**  
Planning Description -  
**Lawful Development Certificate  
(Proposed) - Construction of dormer roof  
extension to main rear ro...**



13-01-2021

Ref.No.  
203621

Address -  
**56 Park Grove Road, Leytonstone, London,  
Waltham Forest, E11 4PU**  
Decision -  
**Refused**  
Planning Description -  
**Lawful development certificate (proposed)  
- Construction of dormer roof extension to  
main rear ro...**



25-04-2023

Ref.No.  
230162

Address -  
**52a Southwell Grove Road, Leytonstone,  
London, E11 4PP**  
Decision -  
**Detailed Plans Approved**  
Planning Description -  
**Lawful Development Certificate  
(Proposed) - Construction of a dormer roof  
extension to main rear ...**



15-06-2021

Ref.No.  
211103

Address -  
**59 Park Grove Road, Leytonstone, London,  
E11 4PT**  
Decision -  
**Detailed Plans Approved**  
Planning Description -  
**Construction of a single storey rear and  
side infill extension at ground floor level.**



18-10-2022

Ref.No.  
221110

Address -  
**23 Lynn Mews, Leytonstone, London, E11  
4QL**  
Decision -  
**Refused**  
Planning Description -  
**Construction of a first floor rear extension  
and mansard roof extension to facilitate  
the creatio...**



02-11-2023

Ref.No.  
232140

Address -  
**23 Lynn Mews, Leytonstone, London, E11  
4QL**  
Decision -  
**Withdrawn**  
Planning Description -  
**Construction of a mansard roof extension  
above the residential block with a balcony  
to facilitate...**



25-04-2023

Ref.No.  
223607

Address -  
**23 Lynn Mews, Leytonstone, London, E11  
4QL**  
Decision -  
**Withdrawn**  
Planning Description -  
**Construction of a first floor rear extension  
and mansard roof extension to facilitate  
the creatio...**



08-07-2019

Ref.No.  
192007

Address -  
**579 High Road Leytonstone Leytonstone  
London E11 4PB**  
Decision -  
**Detailed Plans Submitted**  
Planning Description -  
**Construction of single storey rear  
extension**



01-09-2019

Ref.No.  
183771

Address -  
**573 High Road Leytonstone Leytonstone  
E11 4PB**  
Decision -  
**Detailed Plans Approved**  
Planning Description -  
**Change of use of ground floor retail unit  
(Class A1) to restaurant (Class A3), including  
construc...**



21-11-2019

Ref.No.  
193569

Address -  
**79 Park Grove Road Leytonstone London  
E11 4PT**  
Decision -  
**Detailed Plans Submitted**  
Planning Description -  
**Lawful Development Certificate  
(Proposed)-Construction of dormer  
roofextension to main rear roof ...**



28-02-2020

Ref.No.  
200581

Address -  
**69 Granleigh Road Leytonstone London E11  
4RG**  
Decision -  
**Detailed Plans Submitted**  
Planning Description -  
**Prior approval for the construction of a  
single storey rear extensionwhich would  
extend 5.00m bey...**



15-06-2020

Ref.No.  
201699

Address -  
**69 Granleigh Road Leytonstone London E11  
4RG**  
Decision -  
**Detailed Plans Submitted**  
Planning Description -  
**Prior approval for the construction of a  
single storey rear extensionwhich would  
extend 4.00m bey...**



20-05-2019

Ref.No.  
191431

Address -  
**81 Park Grove Road Leytonstone London  
E11 4PT**  
Decision -  
**Detailed Plans Submitted**  
Planning Description -  
**Construction of dormer roof extension to  
main rear roof, together with installation of  
two roof li...**

## NEAREST PRIMARY SCHOOLS



94, Melford Road, London, E11 4PS



Outstanding



Good



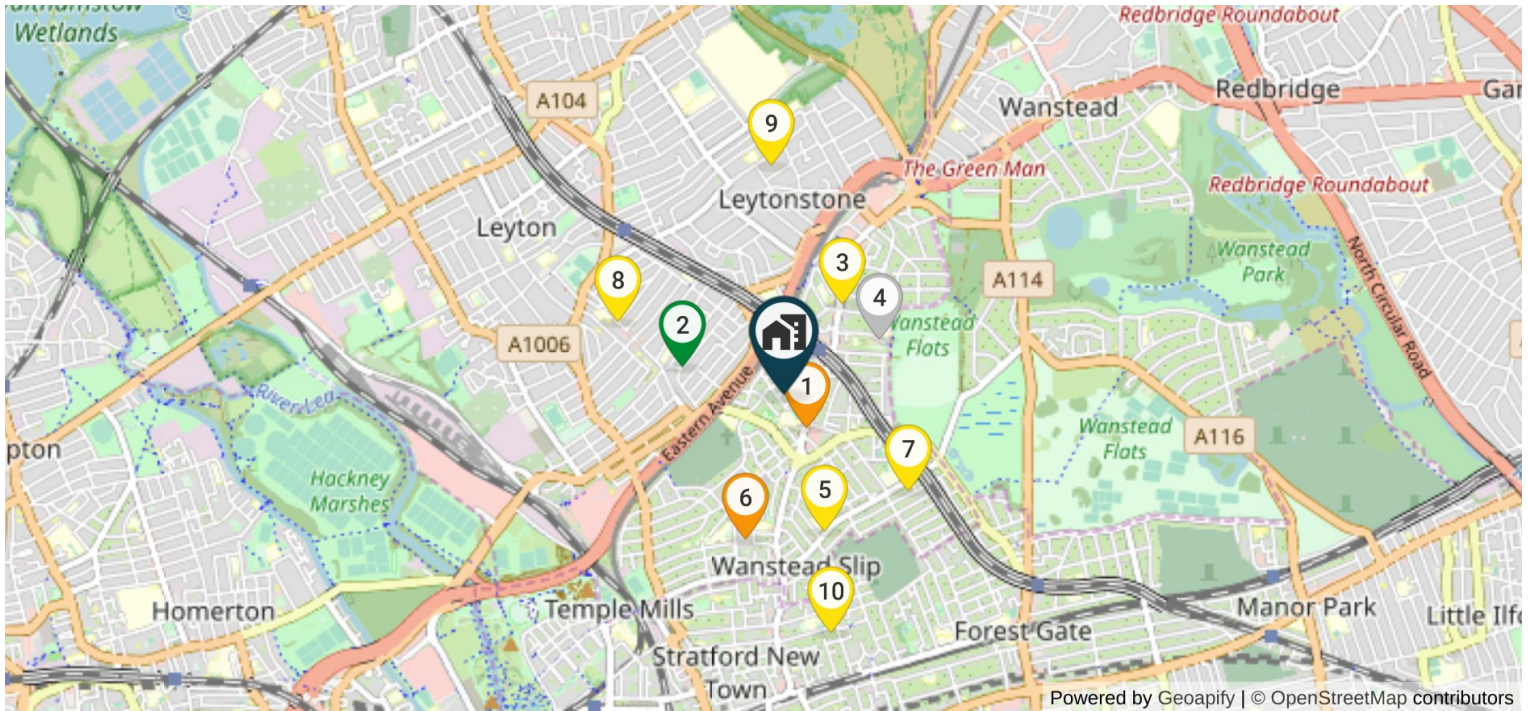
Requires Improvement



Lowest



Not Rated



Powered by Geoapify | © OpenStreetMap contributors



**Mayville Primary School**  
Lincoln Street, London, E11 4PZ

**376** **Mixed** **No** **No** **0.14 Miles**  
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



**Newport School**  
Newport Road, London, E10 6PJ

**810** **Mixed** **No** **No** **0.36 Miles**  
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



**George Tomlinson Primary School**  
Harrington Road, Leytonstone, London, E11 4QN

**464** **Mixed** **No** **No** **0.38 Miles**  
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



**Davies Lane Primary School**  
Davies Lane, Leytonstone, London, E11 3DR

**915** **Mixed** **No** **No** **0.38 Miles**  
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



**The Jenny Hammond Primary School**  
Elsham Road, Leytonstone, London, E11 3JH

**404** **Mixed** **No** **No** **0.49 Miles**  
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



**Downsell Primary School**  
Downsell Road, Leyton, London, E15 2BS

**468** **Mixed** **No** **No** **0.51 Miles**  
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



**Buxton School**  
234 Cann Hall Road, Leytonstone, London, E11 3NN

**1199** **Mixed** **Yes** **No** **0.54 Miles**  
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



**Dawlish Primary School**  
Jesse Road, London, E10 6NN

**173** **Mixed** **No** **No** **0.63 Miles**  
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



**Gwyn Jones Primary School**  
Hainault Road, London, E11 1EU

**445** **Mixed** **No** **No** **0.79 Miles**  
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



**Maryland Primary School**  
Gurney Road, London, E15 1SL

**438** **Mixed** **No** **No** **0.84 Miles**  
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE





## NEAREST SECONDARY SCHOOLS



94, Melford Road, London, E11 4PS



Outstanding



Good



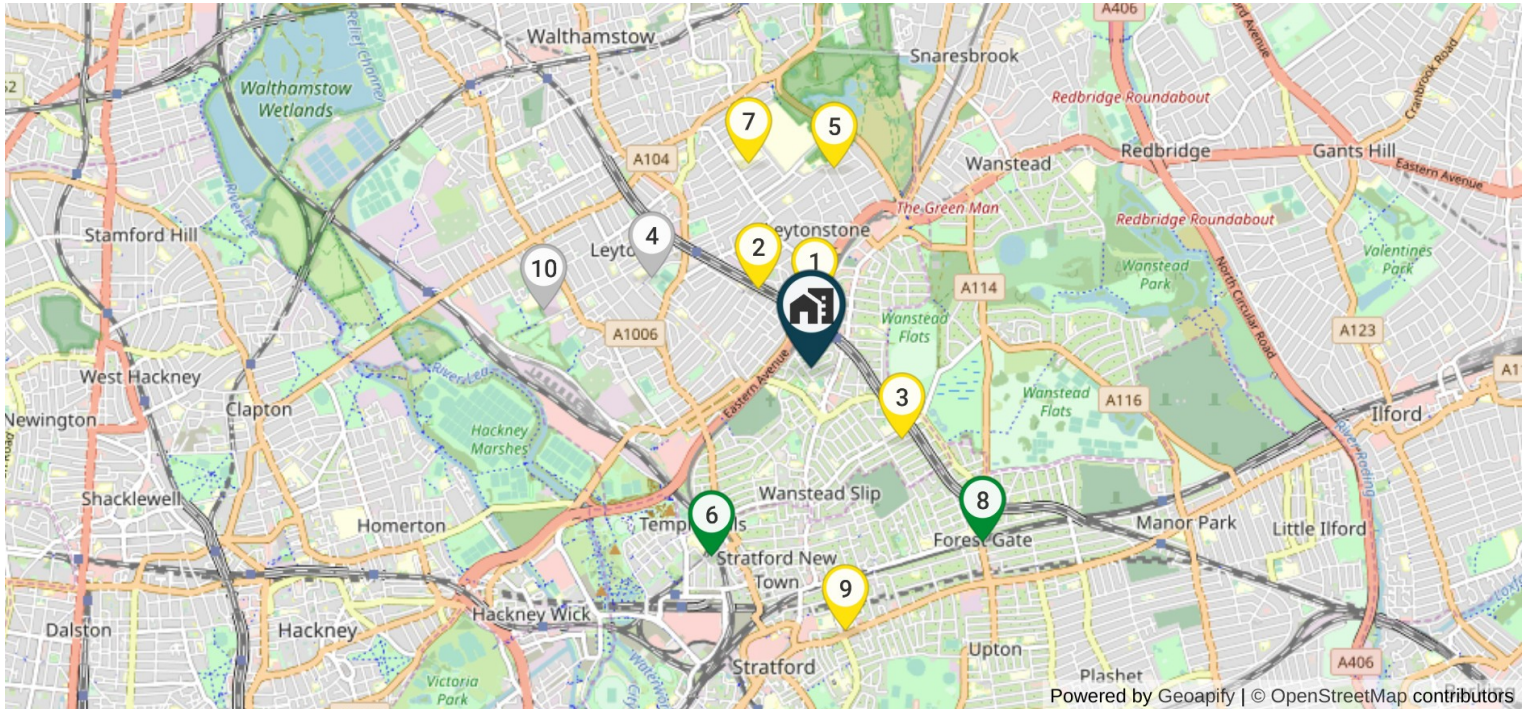
Requires Improvement



Lowest



Not Rated



### Connaught School for Girls

Dyers Hall Road, Leytonstone, London, E11 4AE

620 PUPILS   Girls GENDER   No HAS NURSERY   No PRIVATE   0.32 Miles DISTANCE



### Norlington School and 6th Form

Norlington Road, Leyton, London, E10 6JZ

761 PUPILS   Boys GENDER   No HAS NURSERY   No PRIVATE   0.46 Miles DISTANCE



### Buxton School

234 Cann Hall Road, Leytonstone, London, E11 3NN

1199 PUPILS   Mixed GENDER   Yes HAS NURSERY   No PRIVATE   0.54 Miles DISTANCE



### George Mitchell School

Farmer Road, Leyton, London, E10 5DN

991 PUPILS   Mixed GENDER   Yes HAS NURSERY   No PRIVATE   0.89 Miles DISTANCE



### Leytonstone School

Colworth Road, Leytonstone, London, E11 1JD

960 PUPILS   Mixed GENDER   No HAS NURSERY   No PRIVATE   0.98 Miles DISTANCE



### Harris Academy Chobham

40 Cheering Lane, London, E20 1BD

2042 PUPILS   Mixed GENDER   Yes HAS NURSERY   No PRIVATE   1.02 Miles DISTANCE



### Leyton Sixth Form College

Essex Road, Leyton, London, E10 6EQ

PUPILS   Mixed GENDER   No HAS NURSERY   No PRIVATE   1.04 Miles DISTANCE



### Forest Gate Community School

Forest Lane, London, E7 9BB

1273 PUPILS   Mixed GENDER   No HAS NURSERY   No PRIVATE   1.16 Miles DISTANCE



### Sarah Bonnell School

Deanery Road, Stratford, London, E15 4LP

1330 PUPILS   Girls GENDER   No HAS NURSERY   No PRIVATE   1.26 Miles DISTANCE



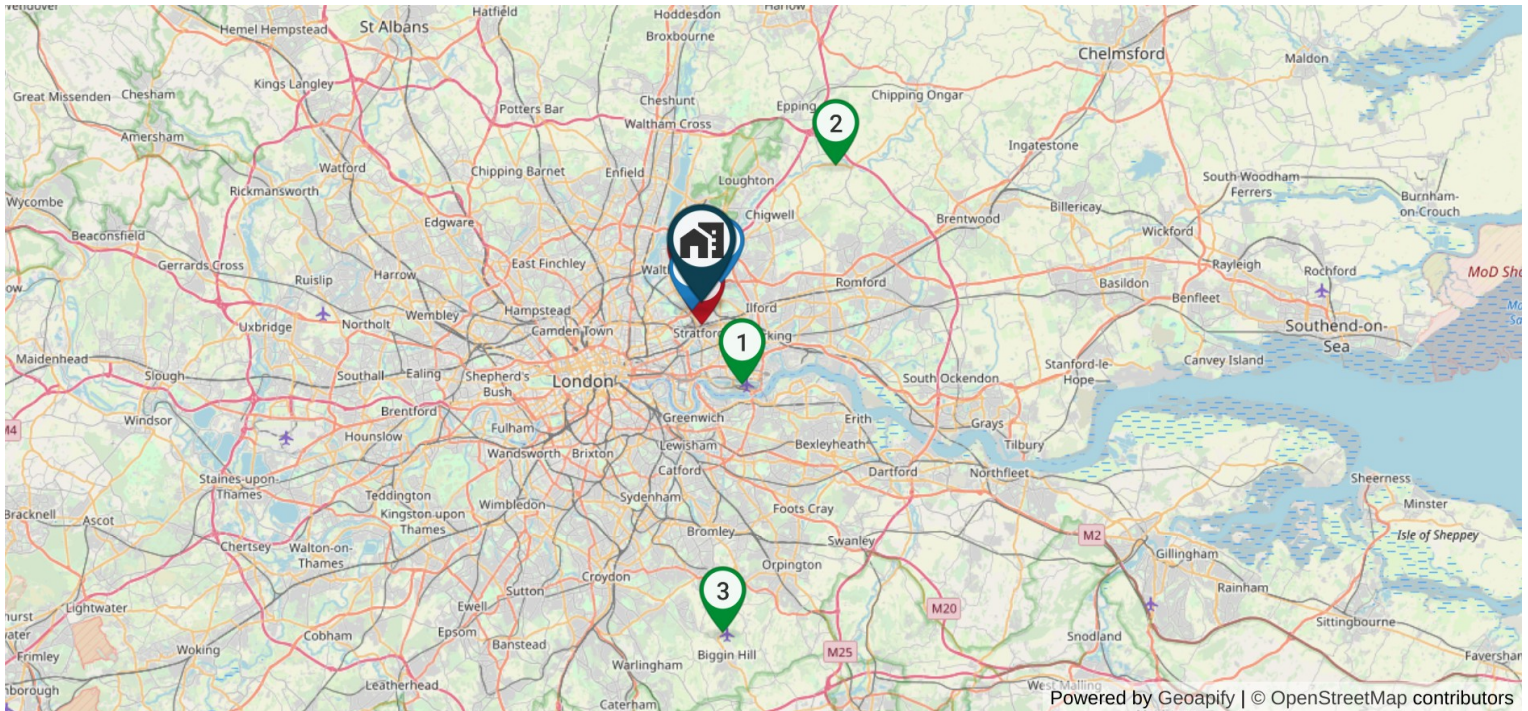
### Lammas School and Sixth Form

150 Seymour Road, Leyton, London, E10 7LX

788 PUPILS   Mixed GENDER   No HAS NURSERY   No PRIVATE   1.31 Miles DISTANCE



## TRANSPORT LINKS



### AIRPORTS

- 1 London City Airport, Hartmann Rd, London E16 2PX, United Kingdom  
4.32 Miles
- 2 Stapleford Aerodrome, Ongar Rd, Romford RM4 1SJ, United Kingdom  
9.21 Miles
- 3 London Biggin Hill Airport, Main Rd, Biggin Hill, Westerham TN16 3BH, United Kingdom  
15.88 Miles
- 4 Panshanger Aerodrome, Welwyn Garden City AL7 2QJ, United Kingdom  
18.09 Miles



### TRAIN STATION

- 1 Leytonstone High Road, High Road, London E11 4RE, United Kingdom  
0.2 Miles
- 2 Leyton Midland Road, Greater, Midland Rd, London E10 6JT, United Kingdom  
0.84 Miles
- 3 Maryland, London, United Kingdom  
1.04 Miles
- 4 Wanstead Park, Woodgrange Rd, London E7 0HX, United Kingdom  
1.07 Miles



### BUS STATION

- 1 Leytonstone Fire Station (Stop D), United Kingdom  
0.11 Miles
- 2 Leytonstone Fire Station (Stop E), United Kingdom  
0.11 Miles
- 3 Leytonstone High Road Station (Stop F), United Kingdom  
0.18 Miles
- 4 Leytonstone High Road Station (Stop J), United Kingdom  
0.25 Miles



### UNDERGROUND STATION

- 1 Leytonstone, Leytonstone Station Underground Ltd, Church Ln, Bushwood, London E11 1HE, United Kingdom  
0.5 Miles
- 2 Leyton, Leyton Underground Station Underground Ltd, High Rd. Leyton, London E10 5PS, United Kingdom  
0.59 Miles
- 3 Wanstead, London E11 2RJ, United Kingdom  
1.36 Miles
- 4 Stratford, Stratford Station, Station Street, Stratford, Greater, London E15 1AZ, United Kingdom  
1.44 Miles

## NEAREST HOSPITALS / GP / DENTISTS / NHS



### HOSPITALS (NHS)

Whipps Cross Hospital  
Leytonstone Whipps Cross Road  
London E11 1NR

1.23 Miles

Wanstead Hospital  
Makepeace Road London E11 1UU

1.81 Miles

Whipps Cross University Hospital  
Whipps Cross Road Leytonstone  
London E11 1NR

1.23 Miles

The John Howard Centre  
Forensic Centre for Mental Health 12  
Kenworthy Road London E9 5TD

2.08 Miles



### GP

Harrow Road GP Practice  
Triangle House Health Centre 2-8  
Harrow Road London E11 3QF

0.21 Miles

Francis Road Medical Centre  
94 Francis Road Leyton London E10  
6PP

0.42 Miles

Lime Tree Surgery  
321 High Road Leytonstone E11 4JT

0.38 Miles

Kiyani Medical Practice  
Langthorne Health Centre 13  
Langthorne Road London E11 4HX

0.43 Miles



### DENTIST

I.E. Barmania's Dental Practice  
I.E. Barmania's Dental Practice 318  
High Road London E11 3HS

0.37 Miles

Mr Dineen & Associates  
229 High Road Leyton London E10 5QE

0.59 Miles

PARK VUE DENTAL SURGERY  
330 Cann Hall Road Leytonstone  
London E11 3NW

0.56 Miles

L Wong & F Wong  
845 High Road Leytonstone E11 1HH

0.64 Miles



### HOSPITALS (CQC)

LHM Healthcare  
Whipps Cross Hospital Whipps Cross  
Road, Leytonstone London E11 1RG

1.13 Miles

Stratford Donor Centre  
Westfield Shopping Centre  
Mountfichet Road Stratford E20 1EJ

1.28 Miles

Whipps Cross University Hospital  
Whipps Cross Road Leytonstone  
London E11 1NR

1.23 Miles

BPAS - London East  
32 Romford Road Stratford London E15  
4BZ

1.32 Miles



### GP

Harrow Road GP Practice, Triangle  
House Health Centre  
2-8 Harrow Road Leytonstone London  
E11 3QF

0.21 Miles

Francis Road Medical Centre  
94 Francis Road London E10 6PP

0.42 Miles

Lime Tree Surgery  
321 High Road Leytonstone London E11  
4JT

0.38 Miles

LL Medical Care Limited  
Langthorne Health Centre 13  
Langthorne Road, Leytonstone London  
E11 4HX

0.43 Miles



### DENTIST

Leytonstone Dental Centre  
489 High Road Leytonstone London  
E11 4PG

0.14 Miles

Paediatric and Special Care  
Community Dental Service Langthorne  
Health Centre  
13 Langthorne Road Leytonstone  
London E11 4HX

0.43 Miles

I.E. Barmania's Dental Surgery  
Dental Surgery 318 High Road  
Leytonstone London E11 3HS

0.37 Miles

Mrs Mariya Khambati - Leytonstone  
330 Cann Hall Road Leytonstone  
London E11 3NW

0.56 Miles



## RESPONSE TIMES OF NHS SERVICES

**Category:** **Approx. Response Time (Hr:Min:Sec)**

C1 00 hrs 07 mins 36 secs

C1T 00 hrs 10 mins 40 secs

C2 00 hrs 41 mins 19 secs

C3 01 hrs 24 mins 09 secs

C4 02 hrs 24 mins 58 secs

C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)

C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)


C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)



C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required

C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

# BROADBAND & MOBILE

## Broadband - Predicted Broadband Speeds



Speed Type	 Download Speed	 Upload Speed
Basic	9 Mbps	0.9 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	924 Mbps

## Mobile Coverage - Based on voice calls made



 INDOOR SPEED <b>Good</b> OUTDOOR SPEED <b>Very Good</b>	 INDOOR SPEED <b>Good</b> OUTDOOR SPEED <b>Very Good</b>	 INDOOR SPEED <b>Good</b> OUTDOOR SPEED <b>Very Good</b>	 INDOOR SPEED <b>Very Good</b> OUTDOOR SPEED <b>Very Good</b>
---	---	---	--