

PROPERTY REPORT

EELEVEN EST
2016



44, Ash Road, London, E15 1HL

Report Generated on 12 / 03 / 2024

44, Ash Road, London, E15 1HL

Tenure	Freehold
Sale History	1. 18/10/2018 - £507,000 2. 20/12/2001 - £193,000 3. 20/12/1999 - £119,950
Title Number	EGL356535
Total Floor Area	1,130.21 Sq.Ft. (105.00 Sq.M.)
Habitable Rooms (EPC)	6
Tenure Data From EPC	Rental (private)
Flood Risk	Not a Flood Risk Area
EPC Rating	63 / D
EPC Ratings in the Area	Domestic EPC in the Area ↗ Non-Domestic EPC in the Area ↗
Town / City	London
Council	Newham
Local Authority	E09000025 <i>(click to know more)</i> ↗
Constituency	West Ham
Region	London
Planning Permission Applications	2

Property Information

44, Ash Road, London, E15 1HL

LAST SOLD FOR

£507,000

Last Sold On : 18/10/2018

PROPERTY TYPE

Terraced

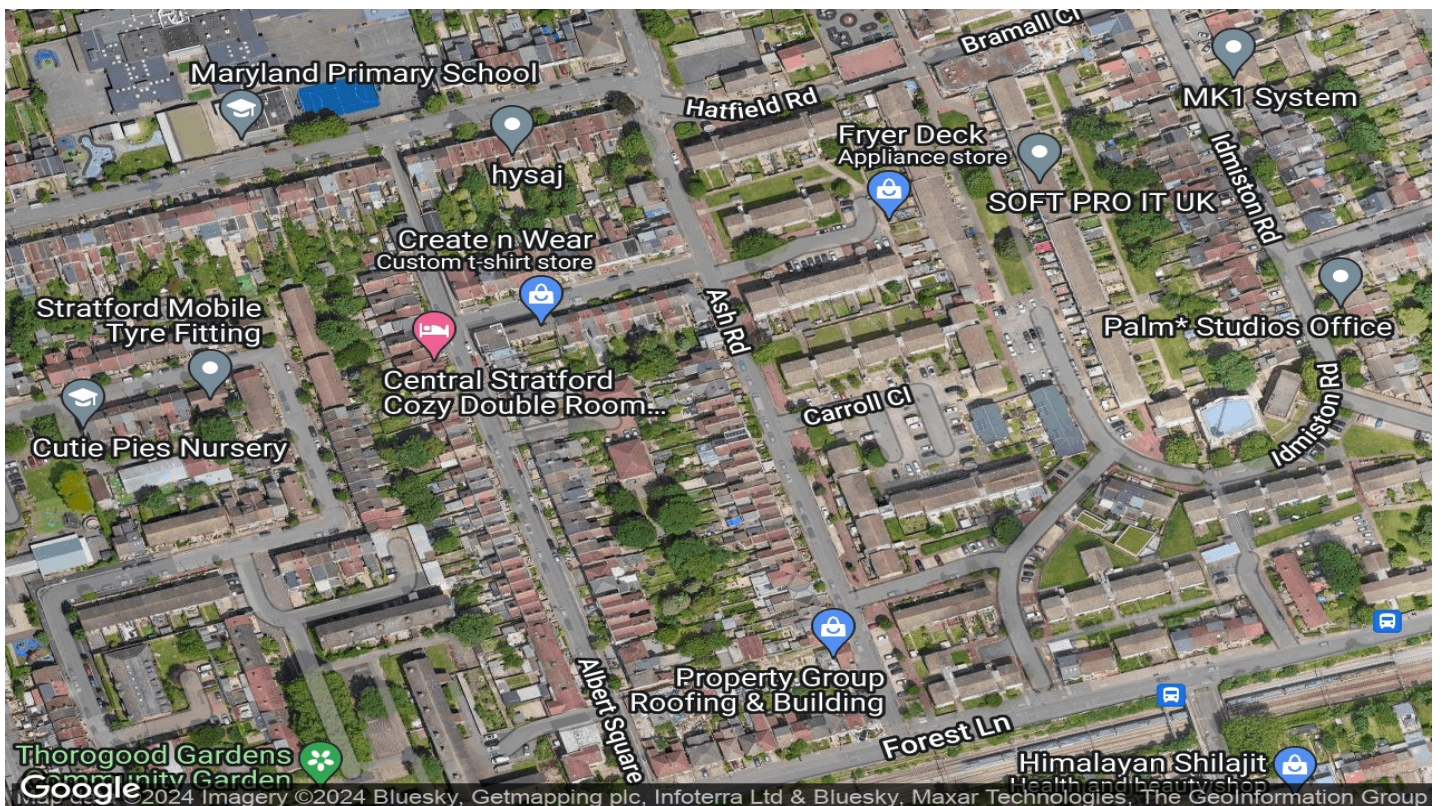
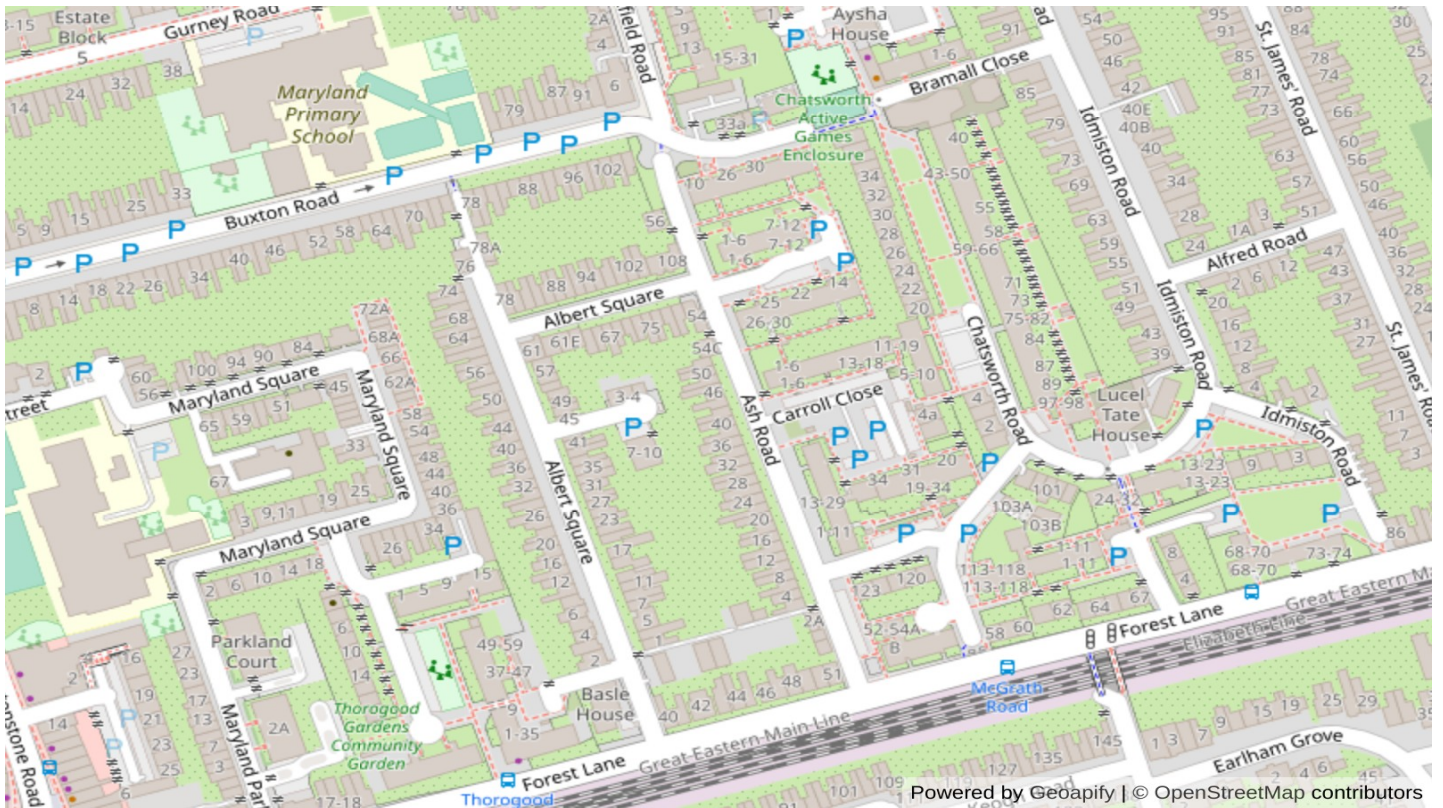
SIZE (Floor Area)

1,130.21 Sqft
(105.00 sq. m.)

HABITABLE ROOMS (EPC)

6

Map View & Satellite View



Energy Performance Certificate

Energy Efficiency Rating		
Very Energy Efficient - Lower Running Costs	Current	Potential
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Very Low Energy Efficient - Higher Running Costs		

Current Energy Efficiency

63 / D

Inspection Date

27 / 02 / 2018

Tenure

Rental (private)

Number Habitable Rooms

6

Potential Energy Efficiency

84 / B

Valid Until

27 / 02 / 2028

Local Authority

E09000025

Total Floor Area

1,130.21 Sqft

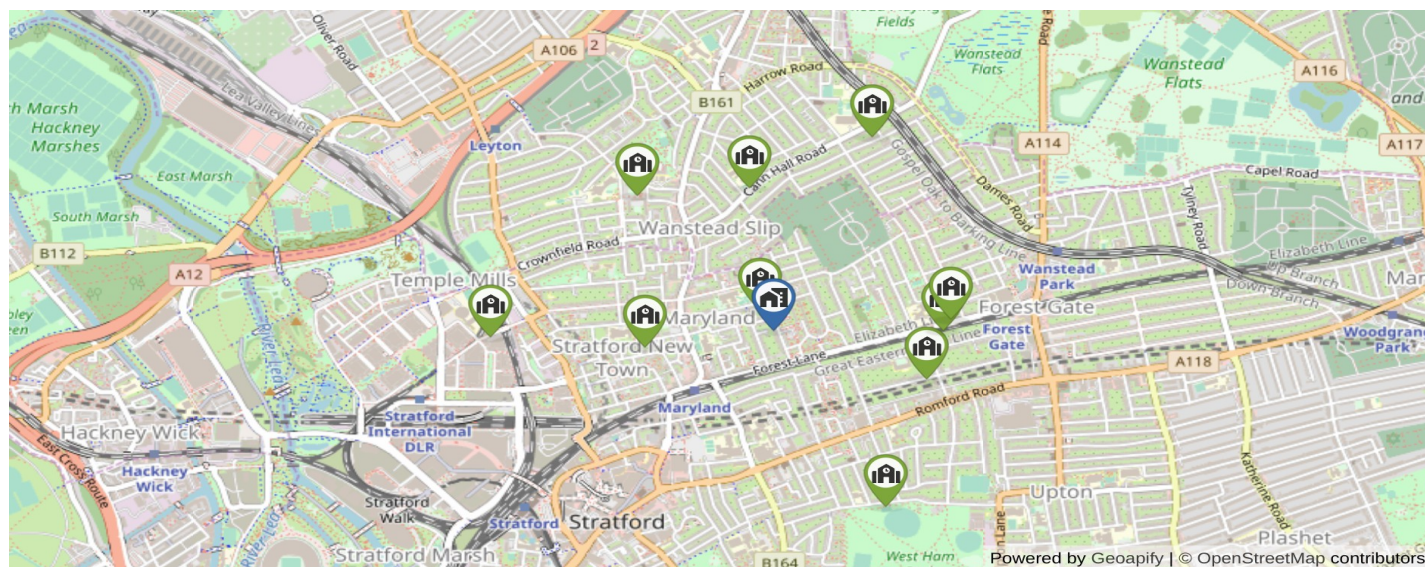
Planning Data on Property

Full Address of Property / Update Submission	Planning Reference number	Planning Description
44 Ash Road Stratford London E15 1HL 18-06-2020	Ref. No. : 20/00847/CLP Decision - Approve	Application for a lawful development certificate for the proposed single storey rear extension and a rear out-building.
44 Ash Road Stratford London E15 1HL 04-03-2020	Ref. No. : 20/00048/HH Decision - Approve	Proposed rear extension and restoration of facade.

Neighbouring Planning History

Full Address of Property / Update Submission	Planning Reference number	Planning Description
17 Albert Square Stratford London E15 1HJ 27-09-2023	Ref. No. : 23/01601/FUL Decision - Approve	Joint application including demolition of existing conservatory at no.17, erection of 2 storey front/side extension at no.17 and erection of single storey re...
56 Albert Square Stratford London E15 1HH 12-09-2023	Ref. No. : 23/01583/HH Decision - Approve	Erection of single storey rear extension and single storey side/rear extension.
56 Albert Square Stratford London E15 1HH 08-09-2023	Ref. No. : 23/01560/HH Decision - Approve	Loft conversion with erection of rear double dormer roof extension and front skylights.
38 Albert Square Stratford London E15 1HH 14-08-2023	Ref. No. : 23/01255/HH Decision - Approve	(Retrospective) Erection of single storey wrap-around extension, first floor rear extension, rear outbuilding for use incidental to the enjoyment of the dwell...
38 Albert Square Stratford London Newham E15 1HH 20-05-2023	Ref. No. : 23/00476/HH Decision - Application Withdrawn	Erection of first floor rear extension.
78a Albert Square Stratford London Newham E15 1HH 15-05-2023	Ref. No. : 23/00558/NONMAT Decision - Approve	Non-material amendment to planning permission 19/02158/FUL dated 8th October 2019, removal of the dormer to the front elevation over the ground floor section...
15 Albert Square Stratford London E15 1HJ 20-04-2023	Ref. No. : 23/00563/PREHH Decision - Prior Approval Not Required	Application for prior approval for erection of a single storey rear extension. The details submitted are as follows: The proposed extension will extend beyon...
94 Albert Square Stratford London Newham E15 1HH 13-04-2023	Ref. No. : 23/00067/FUL Decision - Refuse	Retrospective planning permission for change of use to House in Multiple Occupation (HMO) (Class C4).
1 Albert Square Stratford London Newham E15 1HJ 12-04-2023	Ref. No. : 23/00218/HH Decision - Refuse	Demolition and erection of rear outbuilding.
63 Albert Square Stratford London Newham E15 1HJ 17-03-2023	Ref. No. : 23/00290/CLP Decision - Approve	Application for a lawful development certificate for the proposed loft conversion with rear dormers with 2 front and 1 rear rooflights.
38 Albert Square Stratford London Newham E15 1HH 09-03-2023	Ref. No. : 22/02375/HH Decision - Approve	Erection of a rear mansard roof extension with Juliet balcony at the rear and roof lights to the front.
1 Albert Square Stratford London Newham E15 1HJ 01-02-2023	Ref. No. : 22/02778/HH Decision - Approve	Construction of hip to gable extension with rear and side dormer including roof lights to the front, a Juliet balcony and removal of rear chimney stacks.

Primary Schools



Schools Map Legend :

Primary Schools

OFSTED RATING

NOT SPECIFIED

OUTSTANDING

GOOD

REQUIRES IMPROVEMENT

School Details

Ofsted Rating

Pupils

Distance

Gender

Has Nursery

Private

Maryland Primary School

Gurney Road, London, E15 1SL



438

0.07 Miles

Mixed



Colegrave Primary School

Henniker Road, London, E15 1JY



579

0.31 Miles

Mixed



Earlham Primary School

Earlham Grove, Forest Gate, London, E7 9AW



457

0.39 Miles

Mixed



St James' CofE Junior School

Tower Hamlets Road, Forest Gate, London, E7 9DA



212

0.4 Miles

Mixed



The Jenny Hammond Primary School

Elsham Road, Leytonstone, London, E11 3JH



404

0.41 Miles

Mixed



Odessa Infant School

Wellington Road, London, E7 9BY



232

0.42 Miles

Mixed



Downsell Primary School

Downsell Road, Leyton, London, E15 2BS



468

0.5 Miles

Mixed



Park Primary School

Park Primary School, Mathews Park Avenue, London, E15 4AE



636

0.57 Miles

Mixed



Buxton School

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



1199

0.6 Miles

Mixed



Harris Academy Chobham

40 Cheering Lane, London, E20 1BD



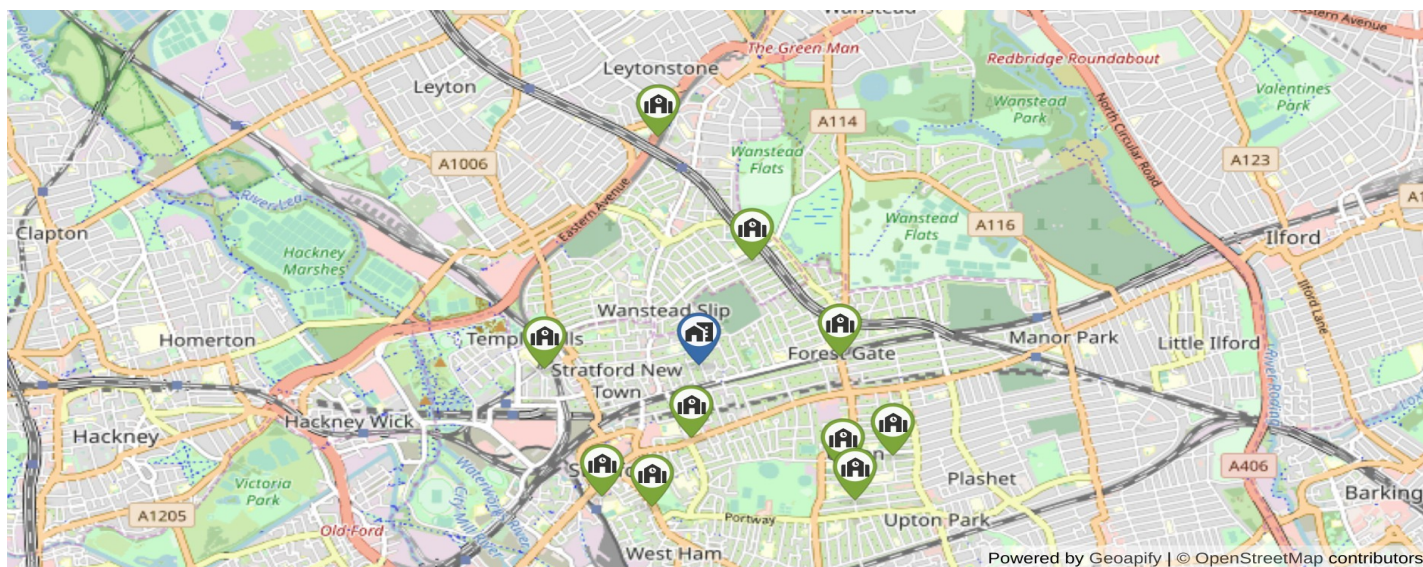
2042

0.68 Miles

Mixed



Secondary Schools



Schools Map Legend :

Secondary Schools

OFSTED RATING

NOT SPECIFIED

OUTSTANDING

GOOD

REQUIRES IMPROVEMENT

School Details

Ofsted Rating

Pupils

Distance

Gender

Has Nursery

Private

Sarah Bonnell School

Deanery Road, Stratford, London, E15 4LP



1330

0.38 Miles

Girls



Buxton School

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



1199

0.6 Miles

Mixed



Forest Gate Community School

Forest Lane, London, E7 9BB



1273

0.62 Miles

Mixed



Harris Academy Chobham

40 Cheering Lane, London, E20 1BD



2042

0.68 Miles

Mixed



School 21

Pitchford Street, Stratford, E15 4RZ



1236

0.76 Miles

Mixed



London Academy of Excellence

Broadway House, 322 High Street, London, E15 1AJ



471

0.8 Miles

Mixed



Stratford School Academy

Upton Lane, Forest Gate, London, E7 9PR



1512

0.84 Miles

Mixed



St Angela's Ursuline School

St George's Road, Forest Gate, London, E7 8HU



1261

0.97 Miles

Girls



St Bonaventure's RC School

Boleyn Road, Forest Gate, London, E7 9QD



1312

0.98 Miles

Boys



Connaught School for Girls

Dyers Hall Road, Leytonstone, London, E11 4AE



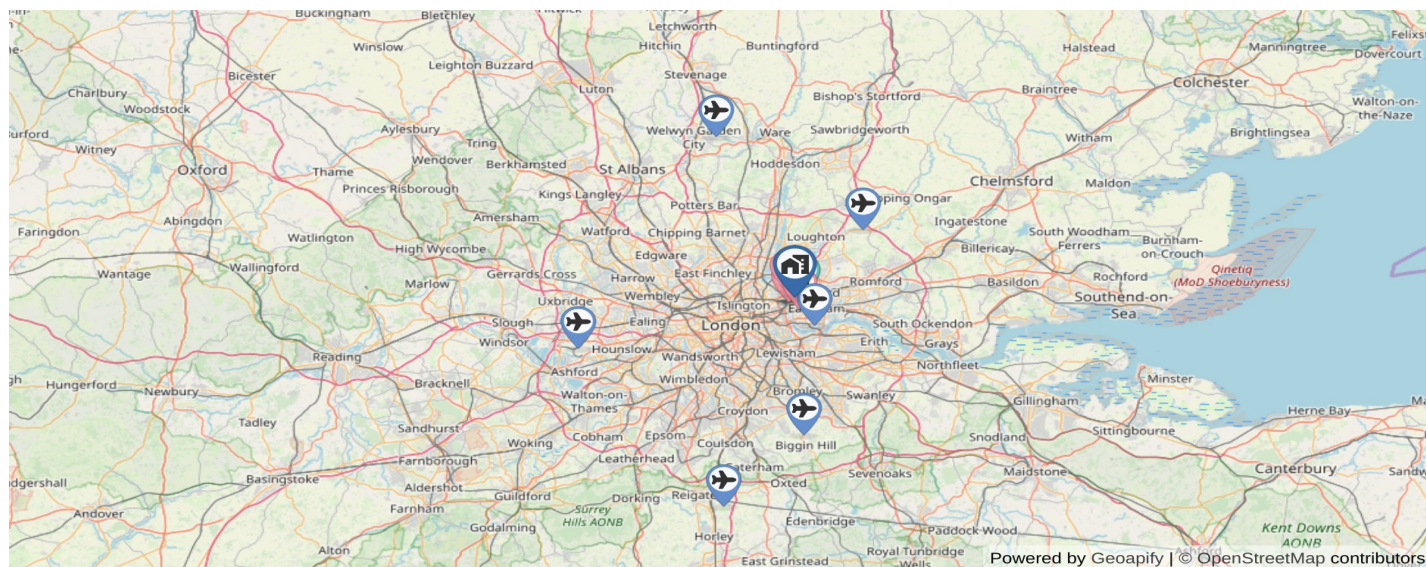
620

1.21 Miles

Girls



Transportation



Transportation Map Legend :

Airports

Railway Stations

UG Stations

Bus Stations

Airports

London City Airport, Hartmann Rd, London E16 2PX, United Kingdom	3.45 Miles
Stapleford Aerodrome, Ongar Rd, Romford RM4 1SJ, United Kingdom	9.73 Miles
London Biggin Hill Airport, Main Rd, Biggin Hill, Westerham TN16 3BH, United Kingdom	14.99 Miles
Panshanger Aerodrome, Welwyn Garden City AL7 2QJ, United Kingdom	18.98 Miles
Heathrow Airport, Heathrow Airport, Terminal 2, Inner Ring E, Hounslow TW6 1QG, United Kingdom	20.78 Miles
Redhill Aerodrome, South Nutfield, Redhill RH1 5JZ, United Kingdom	23.8 Miles
London Stansted Airport, Bassingbourn Rd, Stansted CM24 1QW, United Kingdom	24.61 Miles

Railway Station

Maryland, London, United Kingdom	0.25 Miles
Forest Gate, London E7 0NE, United Kingdom	0.61 Miles
Wanstead Park, Woodgrange Rd, London E7 0HX, United Kingdom	0.69 Miles
Stratford, London E15 1DA, United Kingdom	0.74 Miles

Underground Station

Stratford, Stratford Station, Station Street, Stratford, Greater, London E15 1AZ, United Kingdom	0.78 Miles
Leyton, Leyton Underground Station Underground Ltd, High Rd. Leyton, London E10 5PS, United Kingdom	0.88 Miles
Plaistow, Plaistow Rd, London E13 0DY, United Kingdom	1.23 Miles
Leytonstone, Leytonstone Station Underground Ltd, Church Ln, Bushwood, London E11 1HE, United Kingdom	1.37 Miles

Bus Station

Stratford Library (Stop J), United Kingdom	0.47 Miles
Fyfield Court, United Kingdom	0.5 Miles
Angel Lane (Stop N), United Kingdom	0.61 Miles
Romford Road (Stop M), United Kingdom	0.66 Miles

Hospitals / GP / Dentists / NHS

Hospitals

East Ham Care Centre

Shrewsbury Road London E7 8QP

1.51 Miles

Newham General Hospital

Glen Road London E13 8SL

2.06 Miles

Newham Hospital

Glen Road Plaistow London E13 8SL

2.06 Miles

Gateway Surgical Centre

Glen Road Plaistow London E13 8SL

2.06 Miles

The John Howard Centre

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

2.07 Miles

GP

Stratford Health Centre

121-123 The Grove Stratford London E15 1EN

0.36 Miles

High Road Surgery

287 High Road Leytonstone London E11 4HH

0.41 Miles

Newham Vicarage Practice

10 Vicarage Lane Vicarage Lane Health Centre London E15 4ES

0.46 Miles

First 4 Health Group - Stratford Village Surgery

50C Romford Road Stratford London E15 4BZ

0.47 Miles

Dentists

Wisteria House Dental Practice

55 Romford Road Stratford London E15 4LY

0.4 Miles

Stratford Village Dental Practice

42a Romford Road Stratford London E15 4BZ

0.47 Miles

I.E. Barmania's Dental Practice

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

0.54 Miles

Woodgrange Dental Practice

80 Woodgrange Road Forest Gate London E7 0EW

0.67 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



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Disclaimer : The information contained within this report is for general information purposes only and to act as a guide.

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