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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Thursday 12<sup>th</sup> December 2024**



## **SUFFOLK ROAD, BARKING, IG11**

**Rental Price pcm : £2,100**

### **Longbridge Estates**

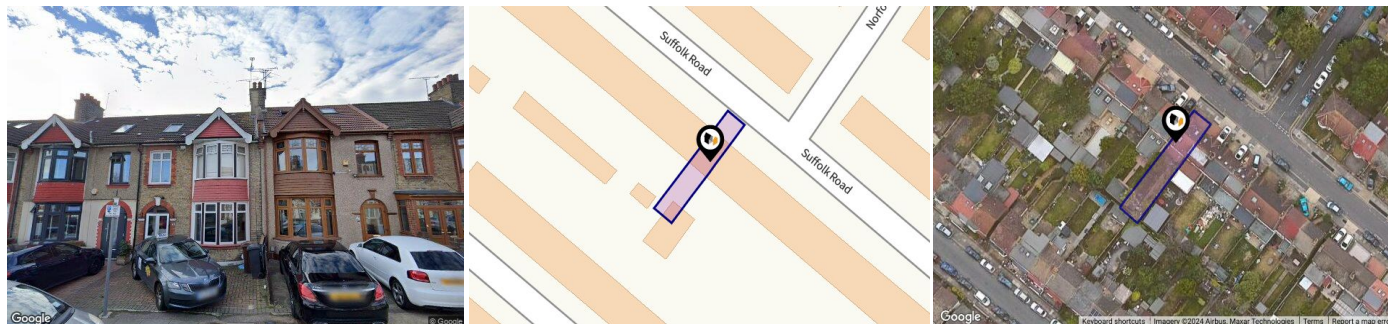
Longbridge Estates, Jhumat House, 160 London Road, Barking, Essex, IG11 8BB

020 8591 4455

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[www.longbridge-estates.co.uk](http://www.longbridge-estates.co.uk)








## Property

<b>Type:</b>	Terraced	<b>Price Estimate:</b>	£456,000
<b>Bedrooms:</b>	3	<b>Rental Price pcm:</b>	£2,100
<b>Floor Area:</b>	1,162 ft <sup>2</sup> / 108 m <sup>2</sup>	<b>Yield:</b>	5.53 %
<b>Plot Area:</b>	0.04 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,780		
<b>Title Number:</b>	NGL26194		

## Local Area

<b>Local Authority:</b>	Barking and dagenham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:



Suffolk Road, IG11

Energy rating

# E

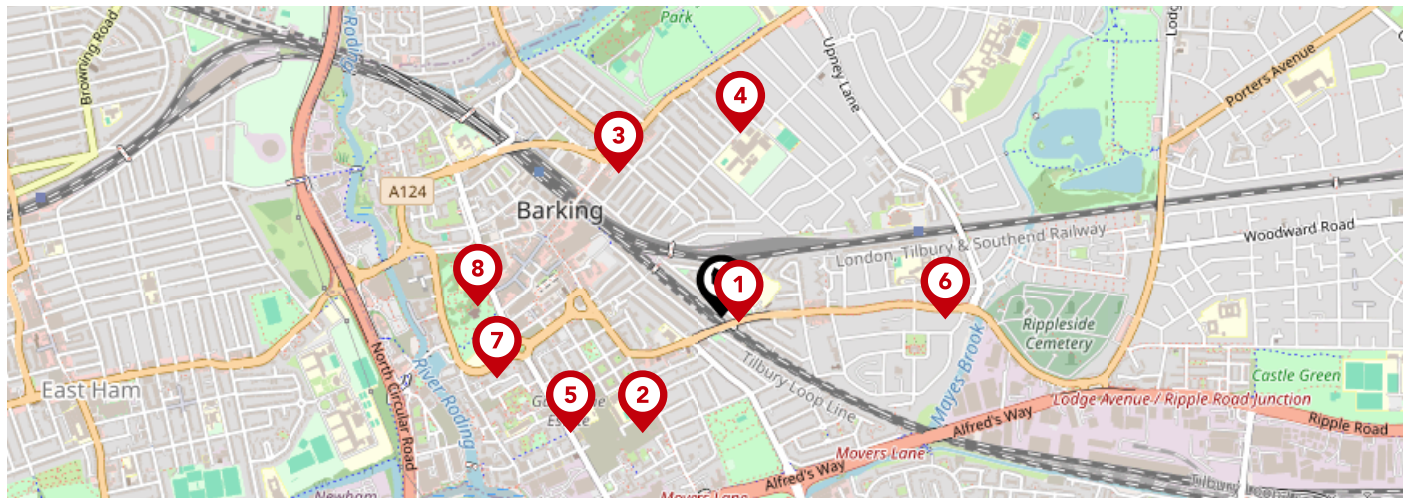
Valid until 11.06.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

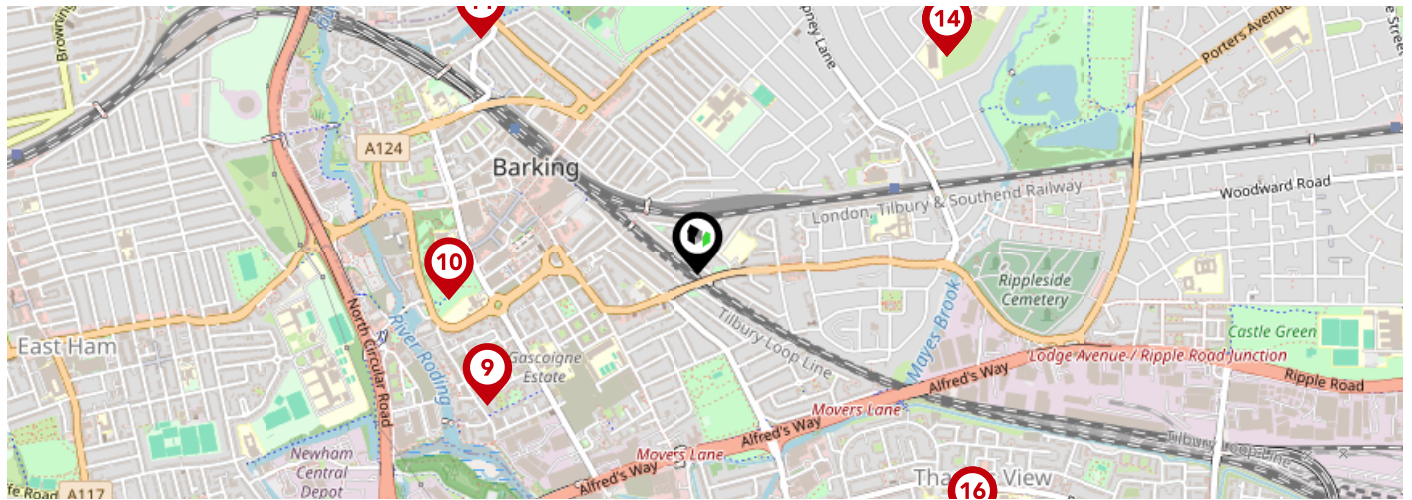
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 12% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	108 m <sup>2</sup>



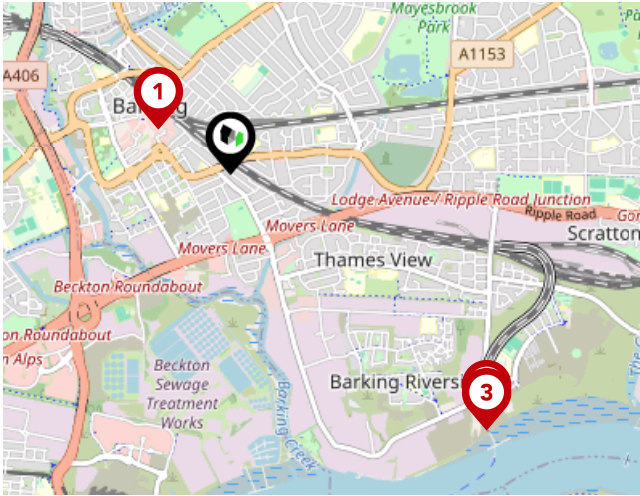


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Ripple Primary School</b> Ofsted Rating: Good   Pupils: 907   Distance:0.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Greatfields School</b> Ofsted Rating: Good   Pupils: 1163   Distance:0.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Frobel Independent School</b> Ofsted Rating: Good   Pupils: 31   Distance:0.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Eastbury Community School</b> Ofsted Rating: Good   Pupils: 2160   Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Gascoigne Primary School</b> Ofsted Rating: Good   Pupils: 1112   Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Eastbury Primary School</b> Ofsted Rating: Good   Pupils: 831   Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Northbury Primary School</b> Ofsted Rating: Good   Pupils: 868   Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



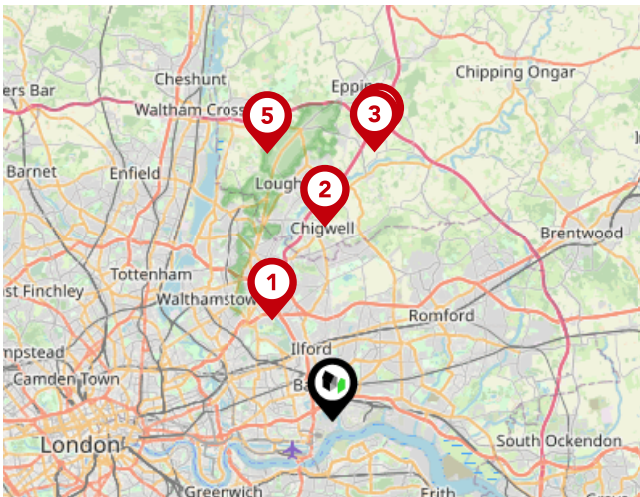
	Nursery	Primary	Secondary	College	Private
<p><b>9 Northstar New School</b> Ofsted Rating: Outstanding   Pupils: 21   Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 St Margarets CofE Primary School</b> Ofsted Rating: Good   Pupils: 375   Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Al Madina School for Girls</b> Ofsted Rating: Good   Pupils: 98   Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Manor Junior School</b> Ofsted Rating: Good   Pupils: 601   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Manor Primary School</b> Ofsted Rating: Good   Pupils: 1221   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Barking Abbey School, A Specialist Sports and Humanities College</b> Ofsted Rating: Outstanding   Pupils: 2323   Distance:0.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Thames View Infants</b> Ofsted Rating: Outstanding   Pupils: 399   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Thames View Junior School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



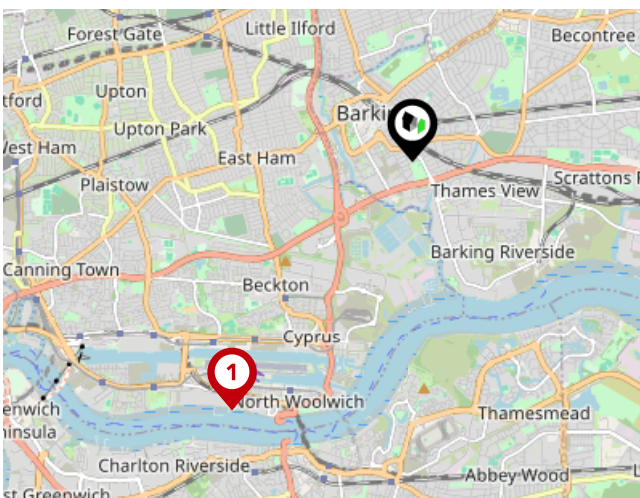
## National Rail Stations

Pin	Name	Distance
1	Barking Rail Station	0.39 miles
2	Barking Riverside	1.65 miles
3	Barking Riverside Rail Station	1.67 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J4	4.32 miles
2	M11 J5	7.13 miles
3	M25 J27	10.01 miles
4	M11 J6	10.28 miles
5	M25 J26	10.13 miles

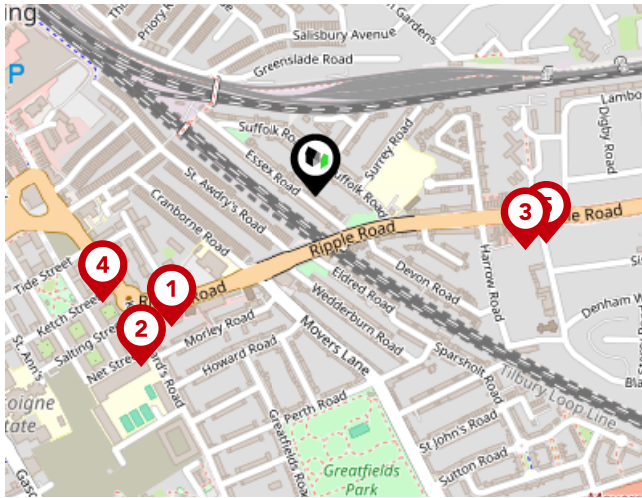


## Airports/Helipads

Pin	Name	Distance
1	Silvertown	2.84 miles
2	Leaves Green	14.3 miles
3	Heathrow Airport Terminal 4	23.71 miles
4	Heathrow Airport	23.72 miles

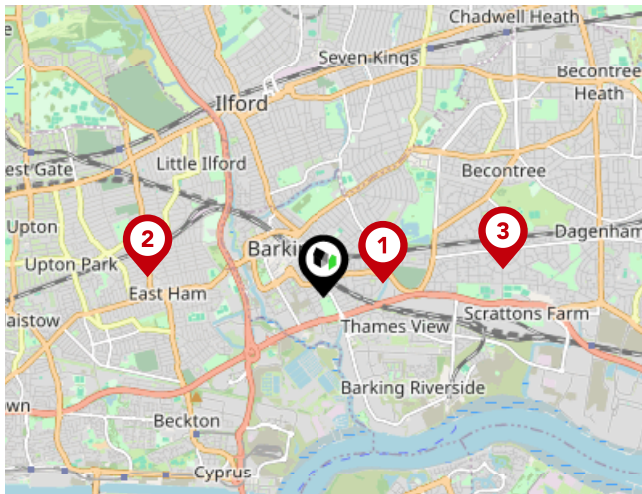


# Area Transport (Local)



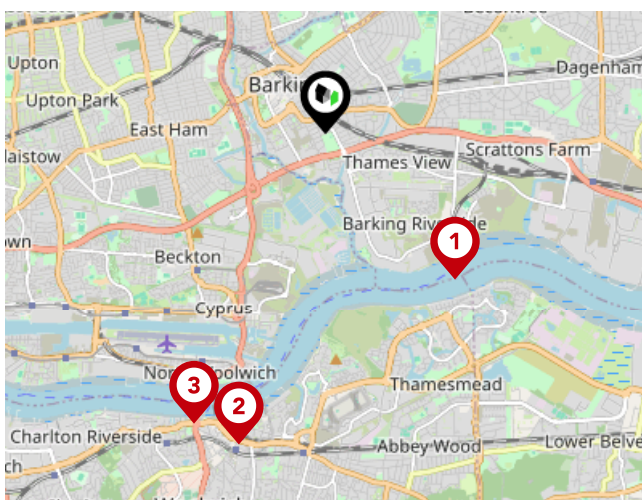
## Bus Stops/Stations

Pin	Name	Distance
1	King Edwards Road	0.22 miles
2	St Margarets	0.28 miles
3	Blake Avenue	0.25 miles
4	Westbury Road	0.27 miles
5	Blake Avenue	0.27 miles



## Local Connections

Pin	Name	Distance
1	Upney Underground Station	0.56 miles
2	East Ham Underground Station	1.64 miles
3	Becontree Underground Station	1.68 miles



## Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	1.79 miles
2	Woolwich Royal Arsenal Pier	2.96 miles
3	Woolwich Ferry North Pier	2.94 miles





### Longbridge Estates

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We've been managing, renting and selling a diverse portfolio of properties for over 25 years. Established in 1995 by Gary Pridmore, whose extensive experience and expertise in the property industry provided the wealth of knowledge required to launch Longbridge Estates. We take immense pride in our reputation for being hardworking, honest, and always willing to lend a helping hand. Providing our clients with the utmost level of service is what drives us, and we cherish the fact that many of our first clients have remained loyal to us throughout the years. We are thrilled to have witnessed continued growth within the East London and Essex borders, and we attribute this achievement to the strong ethical foundation of our company. At Longbridge Estates, we are not just managing properties; we are fostering communities where people feel at home.



### Gary Pridmore - Director

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Meet our amazing founder Gary, who embarked on this exciting journey back in 1995. Gary brings a wealth of experience from his corporate background, and his passion for all property matters. A devoted family man, you'll often find walking the family's two adorable French bulldogs. Gary is not only an enthusiastic property expert but also a sports and music enthusiast. With his expertise and passion, you can count on a top-notch experience as we work together to achieve your goals.

## Testimonial 1



I have worked with Longbridge Estates since 2000. I have found the staff extremely helpful and always available even at odd hours. Most importantly the property has always been let out extremely quickly and to professional tenants.

## Testimonial 2



Longbridge Estates have managed my properties for over ten years. I needed a management company that could be trusted and relied on. Longbridge Estates more than met my expectations, never an issue. Five stars aren't enough.

## Testimonial 3



Efficient, responsive and helpful. They are extremely efficient, responsive, proactive and very helpful. They offer good advice and look after their landlords' interests. Definitely one of the more honest and ethical agents around!

## Testimonial 4



I am a multi landlord and my properties have never remained unoccupied for any significant period of time and they usually find tenants very quickly avoiding loss. I have no hesitation in recommending Longbridge Estates to landlords, tenants or vendors.



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[/longbridgeestates/](https://www.instagram.com/longbridgeestates/)

# Longbridge Estates

## 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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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office  
Agency

