



**Flat 31, Lilium Court 7 Gwen Davis Way, Dagenham, RM9 6JG**

**£1,550 Per month**

- Modern Brand New One-Bedroom Flat
- Underfloor Heating
- Sustainable Green Neighbourhood
- Communal Areas for Residents
- 12 Hr Concierge
- Available Furnished or Unfurnished
- Perfect Residential Area
- Spacious 552 sq ft
- Waterside Haven Coming Soon
- 5 min Walk from Dagenham Dock Station

# Flat 31, Lilium Court 7 Gwen Davis Way, Dagenham RM9 6IG

Welcome to Lilium Court, a stunning new build flat located in the heart of Dagenham. This modern one-bedroom property, completed in 2026, offers a spacious 552 square feet of living space, making it an ideal home for individuals or couples seeking comfort and convenience.

As you step into this contemporary flat, you will be greeted by a bright and airy reception room that seamlessly flows into the well-appointed kitchen. The bedroom is generously sized, providing a peaceful retreat, while the bathroom features modern fixtures and finishes, ensuring a relaxing experience.

Lilium Court is not just a home; it is part of a vibrant and sustainable green neighbourhood. Residents can enjoy a range of amenities designed to enhance their lifestyle. The property boasts a dedicated work hub, perfect for those who work from home or need a quiet space to focus. For leisure, a cinema room is available, offering a fantastic way to unwind after a long day.

One of the standout features of this development is the serene waterside haven, complete with a tranquil pond that invites relaxation and reflection. The surrounding area is rich with local conveniences, including charming coffee shops and a Sainsbury's Local, ensuring that all your daily needs are just a stone's throw away.

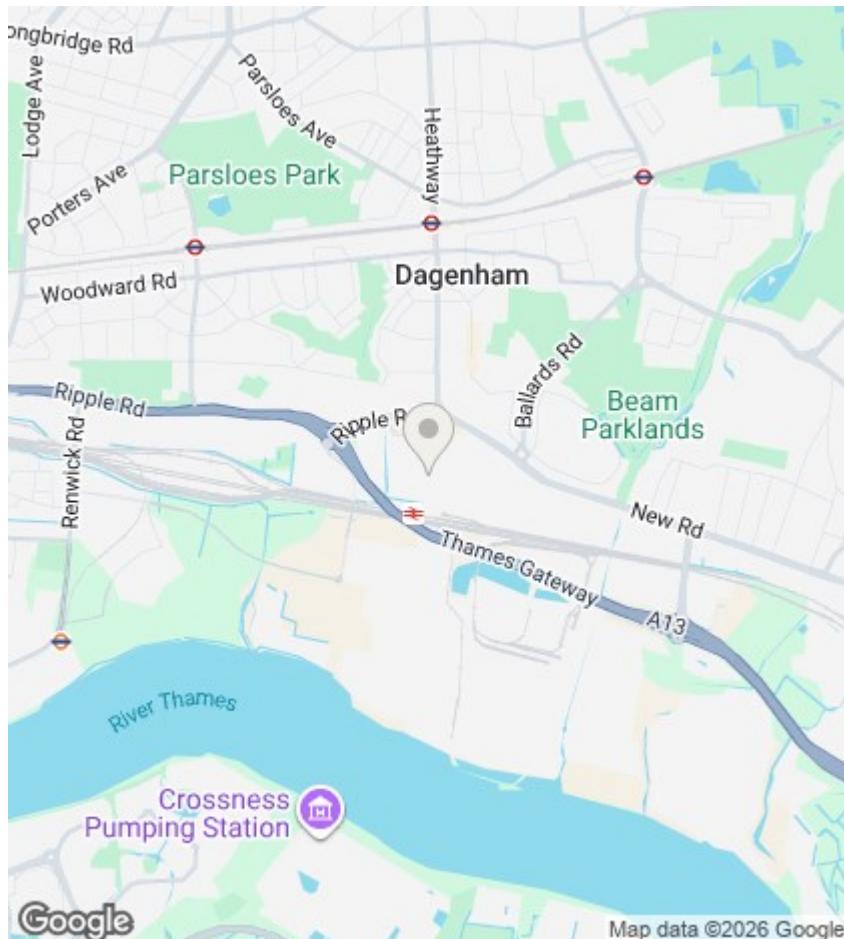
Lilium Court is not only a modern living space but also a community that promotes a balanced lifestyle. With its excellent transport links and proximity to local amenities, this flat is perfect for those looking to enjoy the best of Dagenham. Don't miss the opportunity to make this exceptional property your new home.



Council Tax Band: New Build







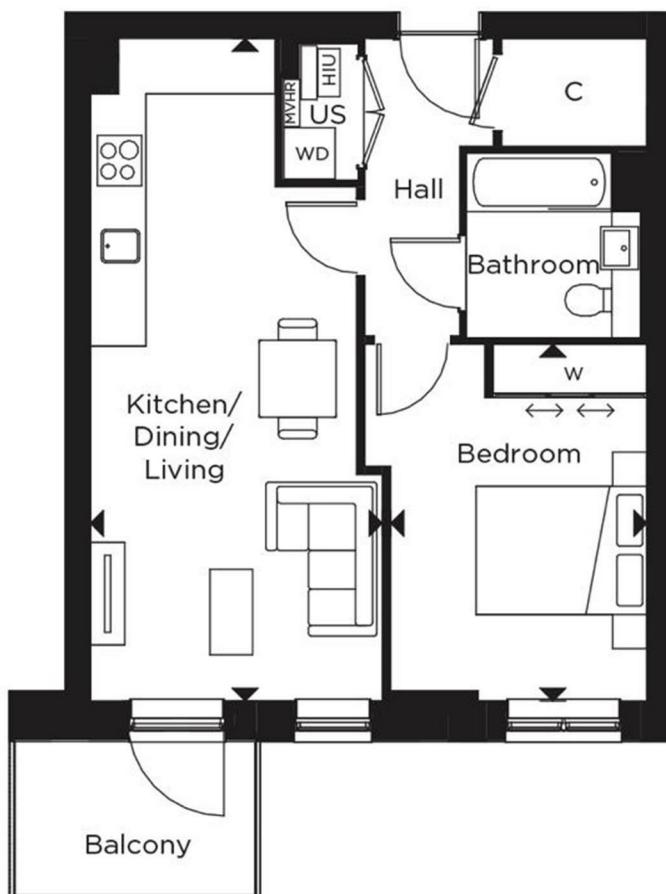
## Directions

## Viewings

Viewings by arrangement only. Call to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



• 894

4th Floor | One Bedroom

Total Area

50.5 sq m | 543.6 sq ft

Balcony Area

5.1 sq m | 54.9 sq ft

Kitchen/Dining/Living  
3.40m x 7.75m | 11'2" x 25'5"

Bedroom

3.00m x 4.20m | 9'10" x 13'8"

Scan to see apartment details

