

Academy Way, Dagenham, RM8 2FD

£385,000









# Academy Way

## Dagenham, RM8 2FD

- EPC - TBC
- EN-SUITE TO MASTER BEDROOM
- ROOF TERRACE AND BALCONY
- BATHROOM AND WC
- GAS CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- DUPLEX APARTMENT
- ALLOCATED PARKING SPACE IN LOCKED GARAGE
- LIFT
- 109 YEARS LEASE

Welcome to this charming purpose-built flat located on Academy Way in Dagenham. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a modern living space.

The flat features a spacious reception room, providing a warm and inviting area for relaxation and entertainment. With three well-proportioned bedrooms, there is ample space for everyone, whether you need a guest room, a home office, or a children's bedroom. The two bathrooms add to the practicality of the flat, ensuring that morning routines run smoothly for all occupants.

One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in this bustling area. The flat is situated in a vibrant community, with local amenities, schools, and transport links nearby, making it easy to access everything you need.

This property is not just a flat; it is a place where you can create lasting memories. With its modern design and thoughtful layout, it offers a comfortable and stylish living environment. Don't miss the opportunity to make this lovely flat your new home.



COMMUNAL ENTRANCE	
ENTRANCE TO FLAT	
RECEPTION ROOM	18'7" x 11'9" (5.67m x 3.59m)
ROOF TERRACE	32'9" x 23'3" (10.00m x 7.10m)
KITCHEN	10'5" x 7'6" (3.18m x 2.31m )
BEDROOM THREE	10'11" x 10'8" (3.35m x 3.27m)
STAIRS TO NEXT FLOOR	
WC	6'2" x 5'2" (1.90m x 1.6m )
BEDROOM ONE	16'11" x 11'1" (5.17m x 3.39m)
BALCONY	11'9" x 4'7" (3.60m x 1.40m)
EN-SUITE	7'6" x 4'7" (2.29m x 1.40m)
BEDROOM TWO	11'4" x 11'0" (3.46m x 3.36m )
FAMILY BATHROOM	7'6" x 7'3" (2.29m x 2.23m )



PARKING  
AGENTS NOTE

Directions





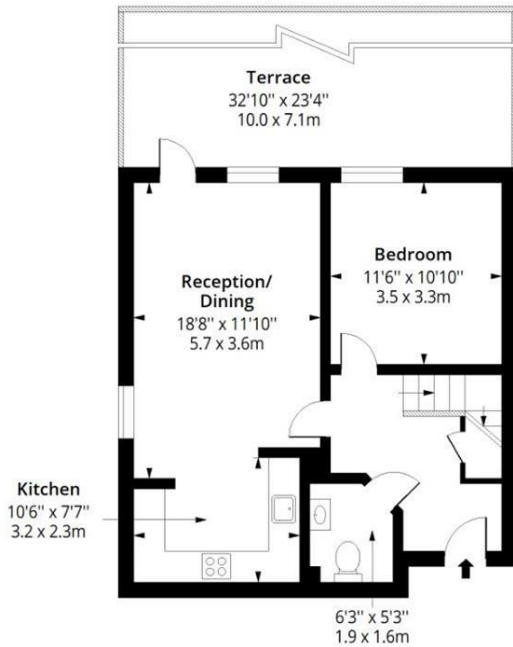




## Floor Plans

## Trinity House RM8

Approx. Gross Internal Area 1159 Sq Ft - 107.67 Sq M  
Approx. Gross Terrace Area 807 Sq Ft - 74.97 Sq M  
Approx. Gross Balcony Area 57 Sq Ft - 5.30 Sq M



### First Floor

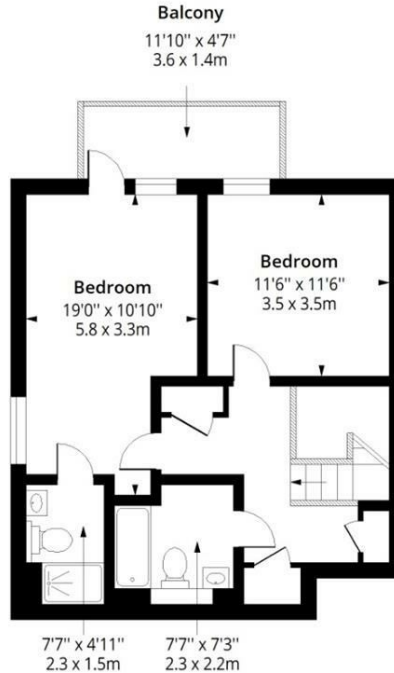
Floor Area 578 Sq Ft - 53.70 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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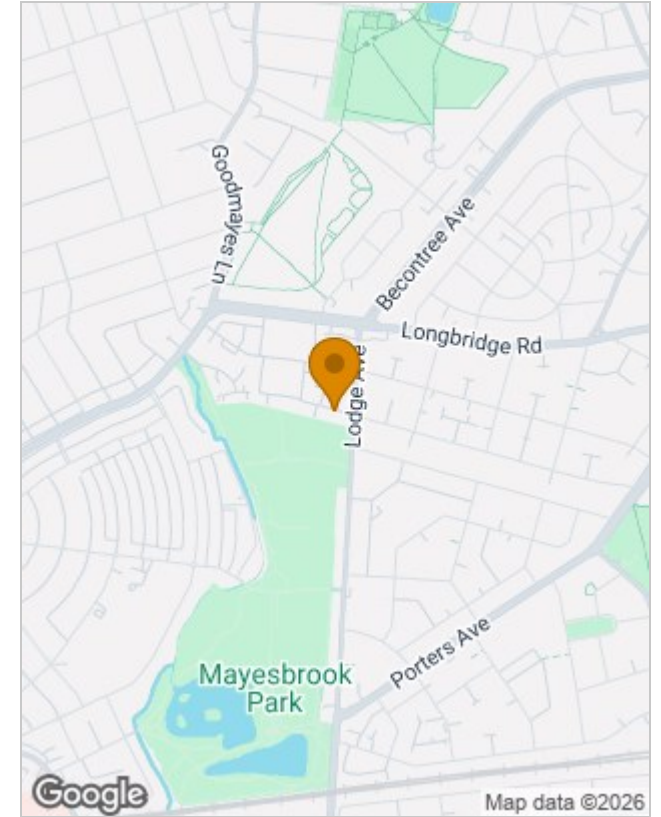
Date: 16/2/2026




## Second Floor

Floor Area 581 Sq Ft - 53.97 Sq M

## Location Map



### Energy Performance Graph

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

## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

353 Green Lane, Seven Kings, Essex, IG3 9TH  
Tel: 020 8597 7372 Email: [sevenkings@sandradavidson.com](mailto:sevenkings@sandradavidson.com) <https://www.sandradavidson.com>