

TO LET



Dearborn House, Fairmont Road, Rainham RM13

£1,800.00 PCM

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**samuel estates**  
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## Property Description

An exquisite and well-presented two-bedroom, two-bathroom apartment situated on the 5th floor of a contemporary development on Fairmont Road, Rainham, RM13. This property features a modern, dual-aspect open-plan kitchen/reception area with integrated appliances and ample space for dining. It boasts two generously sized double bedrooms, one with an en-suite bathroom, as well as a three-piece family bathroom with a shower over the bath. Additionally, there is a spacious private balcony offering breathtaking views and plenty of storage. The property also benefits from allocated private parking.

Conveniently positioned just off the A13, the property ensures an excellent commute to the City. Dagenham Dock Station is within a short walk, providing easy access to transport links, including a one-stop connection to Barking station on the District & Hammersmith Line. Nearby shops add to the property's convenience. Ideal for a young couple or a growing family seeking additional space or two individuals who prioritise excellent transport connections.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

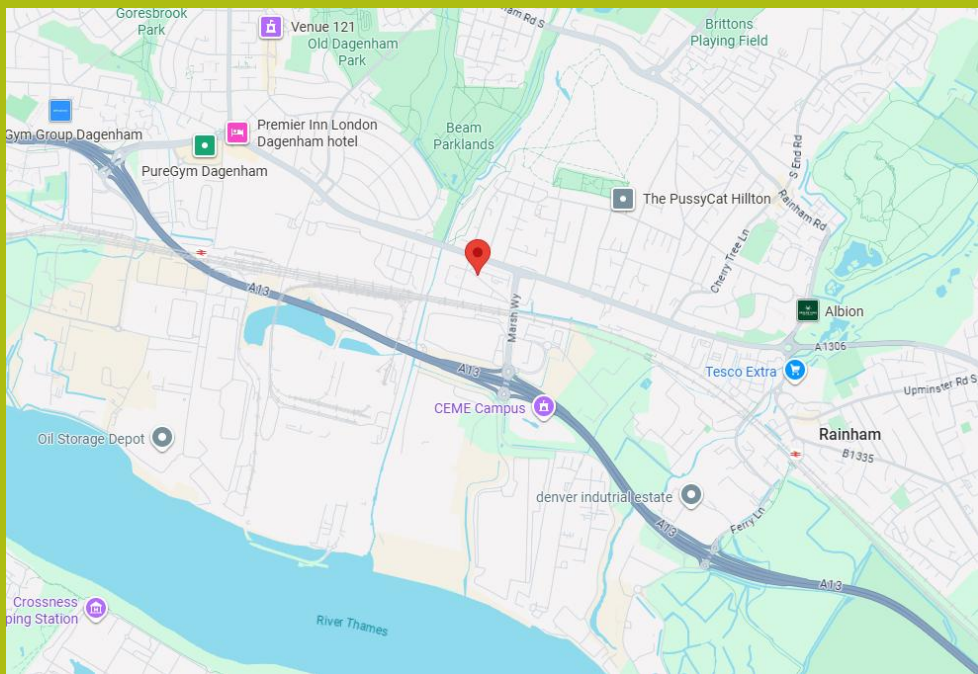
**Date Available – 29/09/2025**

**Holding deposit amount – £415**

**Security Deposit amount (Five weeks rent) – £2,076.00**

**Council Tax Band – C**

**Local Authority – Havering Council**



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage

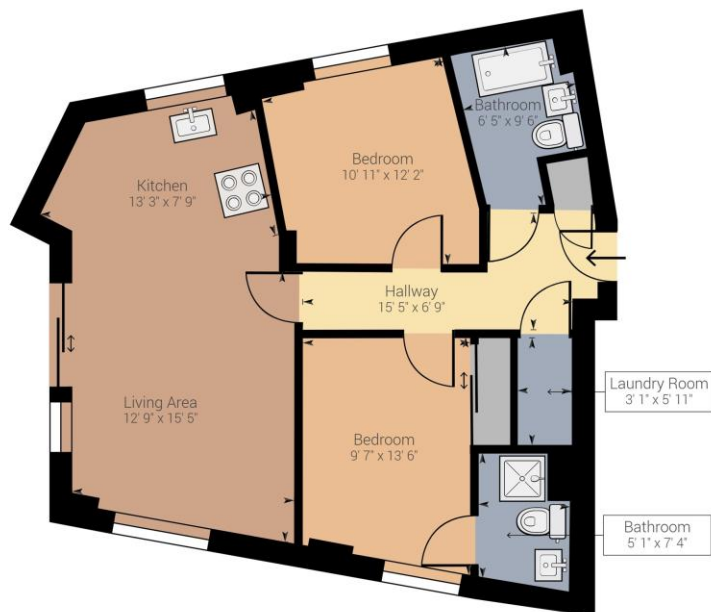


**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None





Approximate net internal area: 774.43 ft<sup>2</sup> / 71.95 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>	84	84
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

#### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

#### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

#### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

