



289 Rainham Road

RAINHAM · LONDON BOROUGH OF HAVERING · RM13

£175,000

ASKING PRICE

Property Overview

This is a one-bedroom ground floor apartment set within a purpose-built block of four flats on Rainham Road. The accommodation comprises a living room, a separate kitchen, one double bedroom, and a fully tiled wet room, arranged around a small entrance hall.

The flat is offered chain free, with a 156-year lease in place and an annual service charge of £900, which includes buildings insurance. It has the benefit of a ground floor position, off-street parking within a private car park, and access to communal gardens shared with the other flats in the block.

The wet room has been fitted with a walk-in shower, grab rails, and a fold-down shower seat, alongside a low-level WC and wash basin — a practical, level-access layout. The kitchen is fitted with wall and base units, an electric oven, and a ceramic hob.

Suited to a first-time buyer, downsizer, or investor: the flat has an approximate rental value in the region of £1,300 per calendar month, subject to survey.

PRICE £175,000	TENURE Leasehold — 156 years	LOCAL AUTHORITY Havering
BEDROOMS 1	BATHROOMS 1	RECEPTION ROOMS 1
APPROX. SIZE 44.5 sq m / 478 sq ft	COUNCIL TAX BAND B	EPC RATING D
PARKING Off-street, private car park	OUTSIDE SPACE Communal gardens	CHAIN Chain free
SERVICE CHARGE £900 per annum		

Room by Room



01 — Living Room

Living Room

16'6" x 12'6" · 5.03m x 3.80m

The largest room in the flat, set at the front of the building with a run of windows along one wall. Carpeted throughout, with a ceiling fan and space for a full suite of living and dining furniture.



02 — Bedroom

Bedroom

11'2" x 12'6" · 3.40m x 3.80m

A double bedroom positioned beside the living room, sharing the same room depth. Windows on two walls give a dual outlook, with a ceiling fan and carpeted flooring.



03 — Kitchen

Kitchen

10'3" x 5'11" · 3.12m x 1.80m

Fitted with wall and base storage units, a stainless steel sink, an electric oven, and a ceramic hob with extractor over. Laminate flooring, with a window to the side elevation.



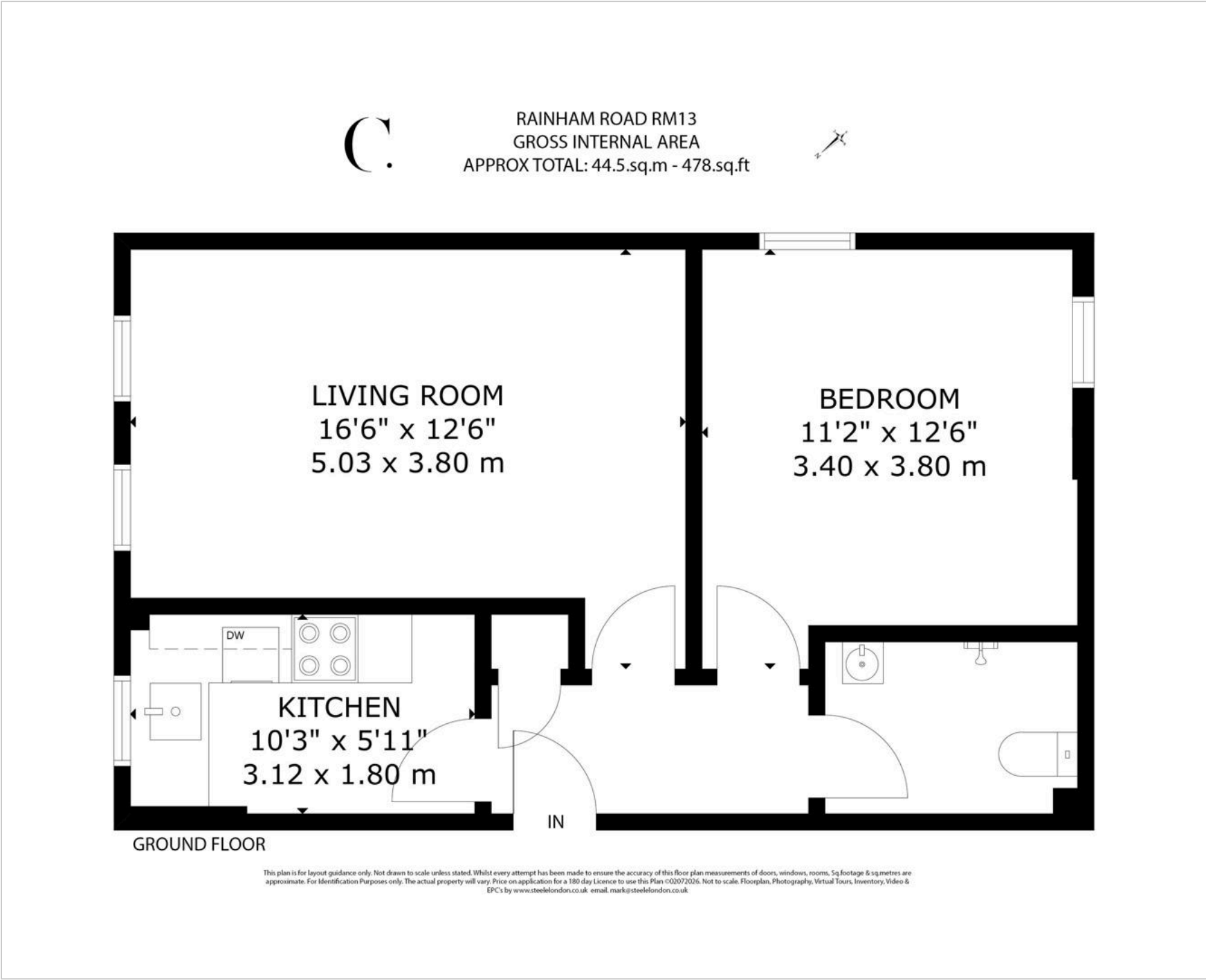
04 — Wet Room

Wet Room

Fully tiled, level-access layout

A fully tiled wet room with walk-in shower, WC, and wash basin. Fitted with grab rails and a fold-down shower seat, with a wall-mounted electric shower unit.

Floor Plan



GROSS INTERNAL AREA

44.5 sq m — 478 sq ft

FLOOR

Ground

LAYOUT

1 Bed, 1 Bath, 1 Reception

This plan is for layout guidance only and is not drawn to scale. Measurements, room sizes, and orientation are approximate. The actual property may vary from the plan shown.

The Building & Grounds

289 Rainham Road is a purpose-built block of four flats, set back from the road behind a private car park. The flat sits on the ground floor, with shared use of the communal gardens to the rear.



EXTERIOR



COMMUNAL GARDEN



GARDEN SEATING AREA



ENTRANCE HALLWAY

The Area

Rainham is a well-established residential area within the London Borough of Havering, on the north bank of the Thames in east London. Rainham Road runs through the heart of the area, close to local shops, schools, and Rainham village.

The area is served by Rainham (Essex) station on the c2c line, a short distance from the property. c2c trains run frequently throughout the day, connecting Rainham directly into central London and out towards Southend along the Thames Estuary.

Rainham (Essex) Station	c2c line
Journey to Barking	≈ 9 minutes
Journey to Fenchurch Street	≈ 24 minutes
Fare Zone	Zone 6

NEXT STEPS

Arrange a viewing of 289 Rainham Road.

Get in touch with Calibre Acquire to arrange a viewing or request further information on this property.

COMPANY

Calibre Acquire

WEBSITE

www.calibreacquire.co.uk

ADDRESS

289 Rainham Road, Rainham,
RM13



These particulars are believed to be accurate but do not form part of any contract. Measurements are approximate. Prospective buyers should satisfy themselves as to tenure, condition, and any other matters by inspection or otherwise.