

Somerville House, Fairlane Road, Rainham

Guide Price £230,000

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- Located on the second floor of Somerville House within the highly sought-after Beam Park development in Rainham
- Constructed in 2022 by award-winning developer Countryside Homes and presented in immaculate, show-home condition throughout
- Approximately six years remaining on the NHBC warranty, offering peace of mind for years to come
- Exceptionally long lease with approximately 992 years unexpired, making it a strong long-term purchase
- Offered to the market with no onward chain, enabling a smooth and straightforward transaction
- Welcoming and well-maintained communal areas with secure video intercom entry system and lift access to all floors
- Spacious open-plan lounge/kitchen/diner with integrated appliances and contemporary finishes, ideal for modern living and entertaining
- Generously sized private balcony providing excellent outdoor space for relaxing or hosting guests
- Well-proportioned double bedroom and a beautifully appointed family bathroom finished to a high contemporary standard
- Ideally positioned for excellent A13 road links and just 0.9 miles from Dagenham Dock station, providing convenient access into London and beyond

GUIDE PRICE: £230,000 - £260,000

Set within the highly sought-after Beam Park development, this exceptional one bedroom second floor apartment in Somerville House offers sleek, contemporary living with a finish that feels as good as it looks.

Built in 2022 by respected developer Countryside Homes, the property remains in immaculate, show-home condition and comes with approximately six years remaining on the NHBC warranty. With an impressive 992-year lease and the added advantage of no onward chain, this is as straightforward as moves come.

The building itself makes a strong first impression, with welcoming communal areas, secure video intercom entry and lift access to all floors — because convenience should start at the front door. Inside, the apartment continues to impress. A bright and inviting hallway leads to a beautifully designed open-plan lounge/kitchen/diner, perfectly balancing style and practicality. The kitchen is fitted with integrated appliances and contemporary cabinetry, seamlessly flowing into the living space — ideal for everything from quiet nights in to hosting friends who will inevitably ask where you found it.

The private balcony is a particularly generous size, offering the perfect spot for morning coffee, evening unwinding or a little fresh air without leaving home.

The bedroom is a well-proportioned double, calm and comfortable, while the family bathroom has been elegantly appointed with modern finishes that feel both stylish and timeless.

Location-wise, it ticks all the boxes. With excellent access to the A13 and just 0.9 miles from Dagenham Dock station, commuting into the City is refreshingly straightforward.

Turnkey, chain-free and finished to a standard that needs no improvement — this is modern London living done properly.





THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/flat-26-1-somerville-house-fairlane-road-rainham-rm13-8rx/5048018

Service Charge: £256.00 per month
Annual Ground Rent: n/a
Length of Lease: 992 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

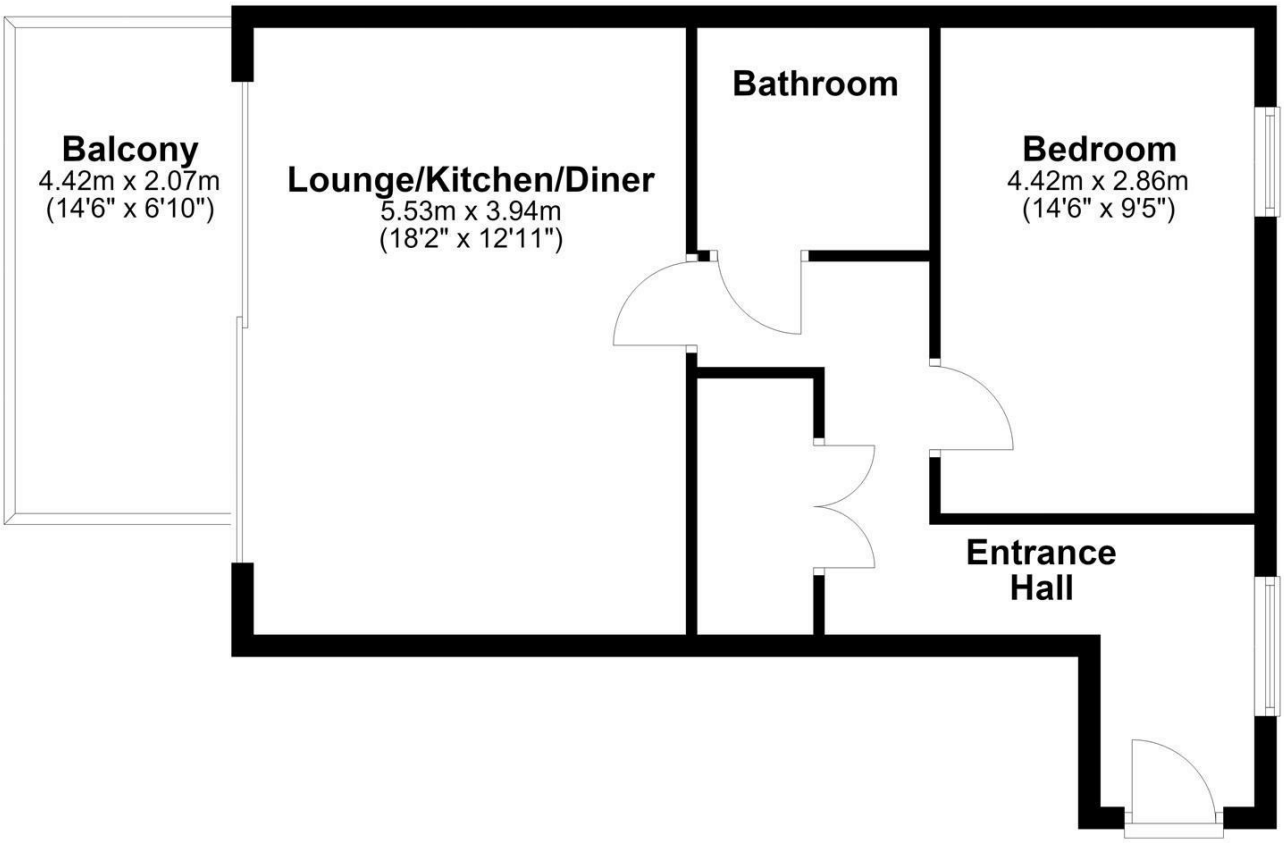
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





First Floor

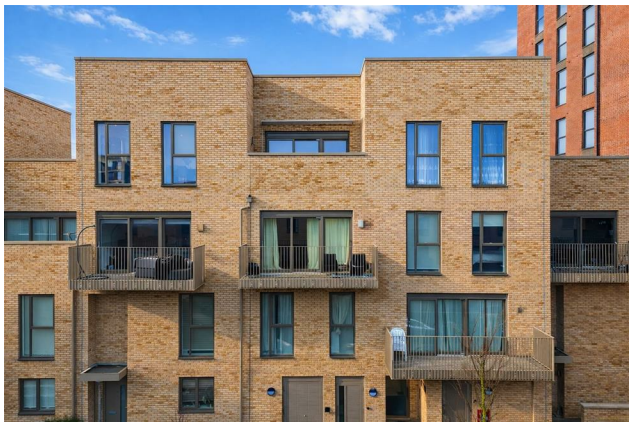


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