

2 Bed Flat In Causton Square , Dagenham, RM10 9HB

£240,000





## SHORT DESCRIPTION

Property Ref: 16669 Prime Commuter Location | High-Yield Investment Opportunity | No Chain An excellent opportunity to acquire a well-presented two-bedroom second-floor apartment in a highly accessible East London location, offering strong rental demand, excellent transport connectivity and long-term investment potential. Situated on the second floor of a purpose-built development, this bright and spacious apartment extends to approximately 614 sq. ft. and comprises a generous reception room, two well-proportioned bedrooms, a fitted kitchen, and a family bathroom. The property further benefits from a private allocated parking space, double glazing, electric heating, communal outdoor space, and is offered to the market with no onward chain, making it an ideal purchase for investors and owner-occupiers alike

**Investment Highlights :** Strong rental demand from London commuters and working professionals  
Approx. 98 years remaining on the lease  
No onward chain – ideal for investors seeking a swift completion  
Purpose-built development with low ongoing maintenance requirements  
Private allocated parking space  
Well-maintained communal space  
Excellent long-term capital growth potential

**Location & Connectivity:** Ideally situated within walking distance of both Dagenham Heathway and Dagenham East Underground Stations (District Line), providing direct access into the City, Canary Wharf and Central London. Residents benefit from a range of nearby amenities including supermarkets, cafés, restaurants and local shops, while excellent road connections via the A13, A406 and M25 provide convenient access across London and Essex. This location consistently attracts working professionals and commuters, ensuring high occupancy rates and long-term rental stability. The combination of transport convenience, local amenities, and practical living space positions this property as a highly lettable asset. Whether you are expanding an existing portfolio or entering the buy-to-let market, this property offers a balanced blend of yield potential, capital growth prospects, and long-term security. Early enquiries are strongly advised to secure this investment opportunity.

Property Type: Flat Full selling price: £240000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 98 Yearly Ground Rent Cost: £150.00 Yearly Management Cost: £1880.00 Council tax band: C EPC rating: D Measurement: 614 sq.ft. Outside Space: Communal space Parking: Allocated Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied...

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2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

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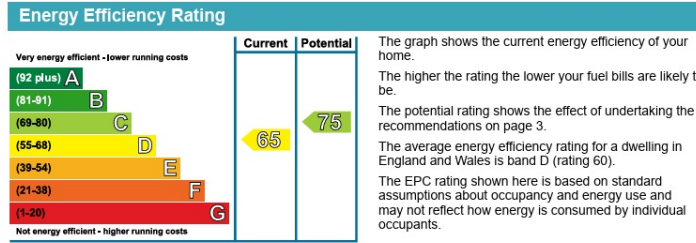
**Dwelling type:** Top-floor flat      **Reference number:** 8581-6622-5470-3882-7992  
**Date of assessment:** 12 February 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 12 February 2019      **Total floor area:** 54 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,043</b>		
<b>Over 3 years you could save</b>	<b>£ 552</b>		
<b>Estimated energy costs of this home</b>			
	<b>Current costs</b>	<b>Potential costs</b>	<b>Potential future savings</b>
<b>Lighting</b>	£ 165 over 3 years	£ 186 over 3 years	
<b>Heating</b>	£ 1,293 over 3 years	£ 849 over 3 years	
<b>Hot Water</b>	£ 585 over 3 years	£ 456 over 3 years	
<b>Totals</b>	<b>£ 2,043</b>	<b>£ 1,491</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£1,200 - £1,800	£ 552

To find out more about the recommended measures and other actions you could take today to save money, visit

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