

Aston House, Campus Avenue, Dagenham



Guide Price £250,000

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- Highly Sought-After Development – Stylish two-bedroom apartment situated on the popular Academy Central development within Aston House, Campus Avenue, Dagenham.
- No Onward Chain – Offered to the market chain-free, helping to make the buying process potentially quicker, smoother and with one less thing to worry about.
- Second-Floor Position – Ideally positioned on the second floor with lift access and a welcoming entrance hallway and secure intercom entry system for added convenience.
- Spacious Lounge/Diner – A lovely-sized living and dining space with plenty of room for relaxing, entertaining friends or settling in for a quiet night at home.
- Private Balcony – Step directly from the lounge/diner onto your own balcony, providing valuable private outside space for morning coffees or evening drinks.
- Modern Kitchen – A contemporary kitchen offering a practical and stylish setting for everything from midweek meals to putting your culinary ambitions to the test.
- Two Good-Sized Bedrooms – Two well-proportioned bedrooms provide excellent flexibility, whether you need a guest room, home office or simply more space to spread out.
- En-Suite Principal Bedroom – The principal bedroom enjoys the added luxury of its own en-suite shower room, leaving the separate family bathroom free for guests.
- Approximately 111-Year Lease – Benefiting from a long lease with approximately 111 years remaining, offering additional peace of mind for prospective purchasers.
- Excellent Transport Links – Conveniently located approximately 0.9 miles from both Becontree and Upney Underground stations, providing District line connections towards central London.



GUIDE PRICE £250,000 - £270,000.

Two Bedrooms, Two Bathrooms and a Balcony to Brag About

Set within the highly sought-after Academy Central development, this stylish two-bedroom apartment in Aston House has plenty going for it — generous proportions, two bathrooms, its own private balcony and, perhaps best of all, no onward chain. Because moving home is complicated enough already.

Positioned on the second floor, the apartment welcomes you with a spacious entrance hallway and secure intercom entry system before opening into a lovely-sized lounge/diner. There's ample room for lazy Sundays, dinner with friends and everything in between, while the private balcony provides the perfect spot for a morning coffee or a well-earned end-of-day drink.

The modern kitchen offers a smart and practical space for everything from ambitious home cooking to confidently ordering a takeaway, while the family bathroom keeps things sleek and contemporary.

Both bedrooms are a good size, but the principal bedroom gets a little extra VIP treatment with its own en-suite shower room — meaning fewer morning negotiations over who gets the bathroom first.

There's also approximately 111 years remaining on the lease, adding another reassuring tick to an already impressive list.

Location-wise, commuters are well catered for, with both Becontree and Upney Underground stations approximately 0.9 miles away, offering District line connections towards central London.

Two bedrooms. Two bathrooms. Private balcony. Long lease. No onward chain.

Some flats make you compromise. This one seems to have missed the memo.





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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/flat-206-45-aston-house-campus-avenue-dagenham-rm8-2fn/5537920

Annual Service Charge: £2445.24
Annual Ground Rent: £100.00
Length of Lease: 111 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.

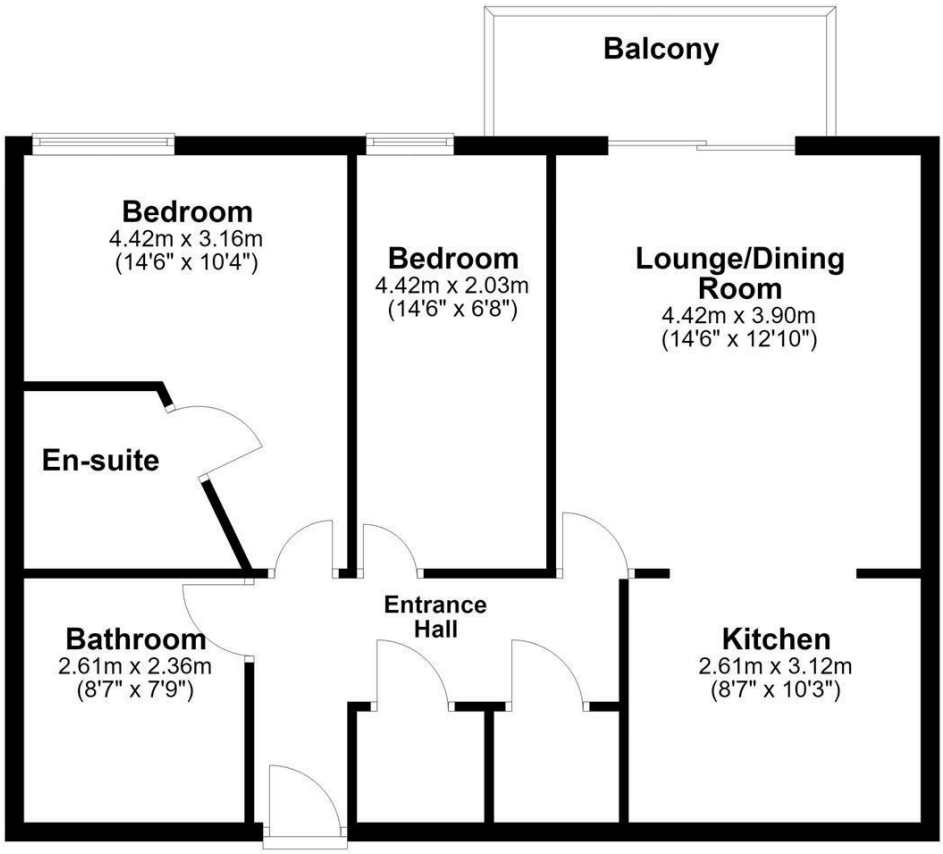
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

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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