

60 Fairfield Road, London, E3 2UF

A unique fourth floor chain free one bedroom apartment spread over two floors in ever so popular Bow Quarter. The property boasts a naturally bright open plan living area featuring double-height ceilings (much higher than the average Bow Quarter apartment) and original Victorian factory windows, a stylish kitchen, the good sized bathroom downstairs. Upstairs is the generous bedroom with plenty of storage space. The property is located a short stroll from Bow Church DLR and Bow Road underground stations for an easy commute to the City, Canary Wharf and the West End. Onsite benefits include a 24hr concierge service, access to the gym & leisure centre with swimming pool, jacuzzi, sauna and steam room, bicycle storages, communal landscaped gardens, as well as a grocery shop.

Service Charge: £3846.00

Ground Rent: £100.00

Years on Lease: 90

Charges are subject to changes

- Victorian Factory Conversion
- Chain Free
- Duplex Apartment
- 24hrs Concierge and Leisure Centre
- Landscaped Gardens
- Onsite Grocery Shop
- Grade II Listed Building
- Close to Iconic Roman Road Market and Victoria Park

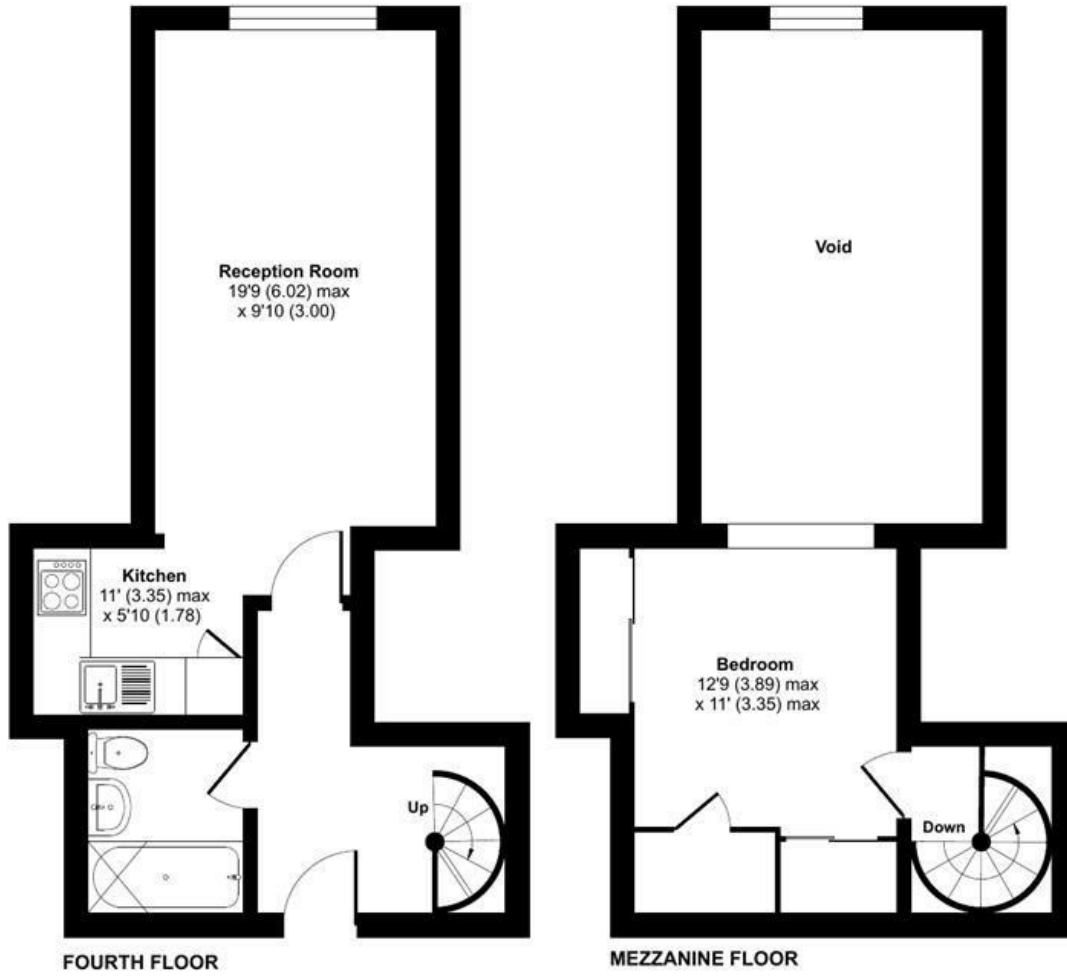
Alex & Matteo
ESTATE AGENTS

Offers over £325,000

Fairfield Road, London, E3

Approximate Area = 498 sq ft / 46 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Alex & Matteo Estate Agents. REF: 871384

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	