

## Bow Quarter, 60 Fairfield Road, London, E3

A one bedroom apartment chain free spread over two floors in ever so popular Bow Quarter. The property boasts a naturally bright open plan living area featuring double-height ceilings, quality wooden flooring throughout as well as original Victorian factory windows, a stylish kitchen, and the contemporary bathroom downstairs. Upstairs is the generous bedroom complimented by a walk-in wardrobe 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: £3400 per annum

Ground Rent: £100 per annum

90 Years left on the lease

Council Tax B

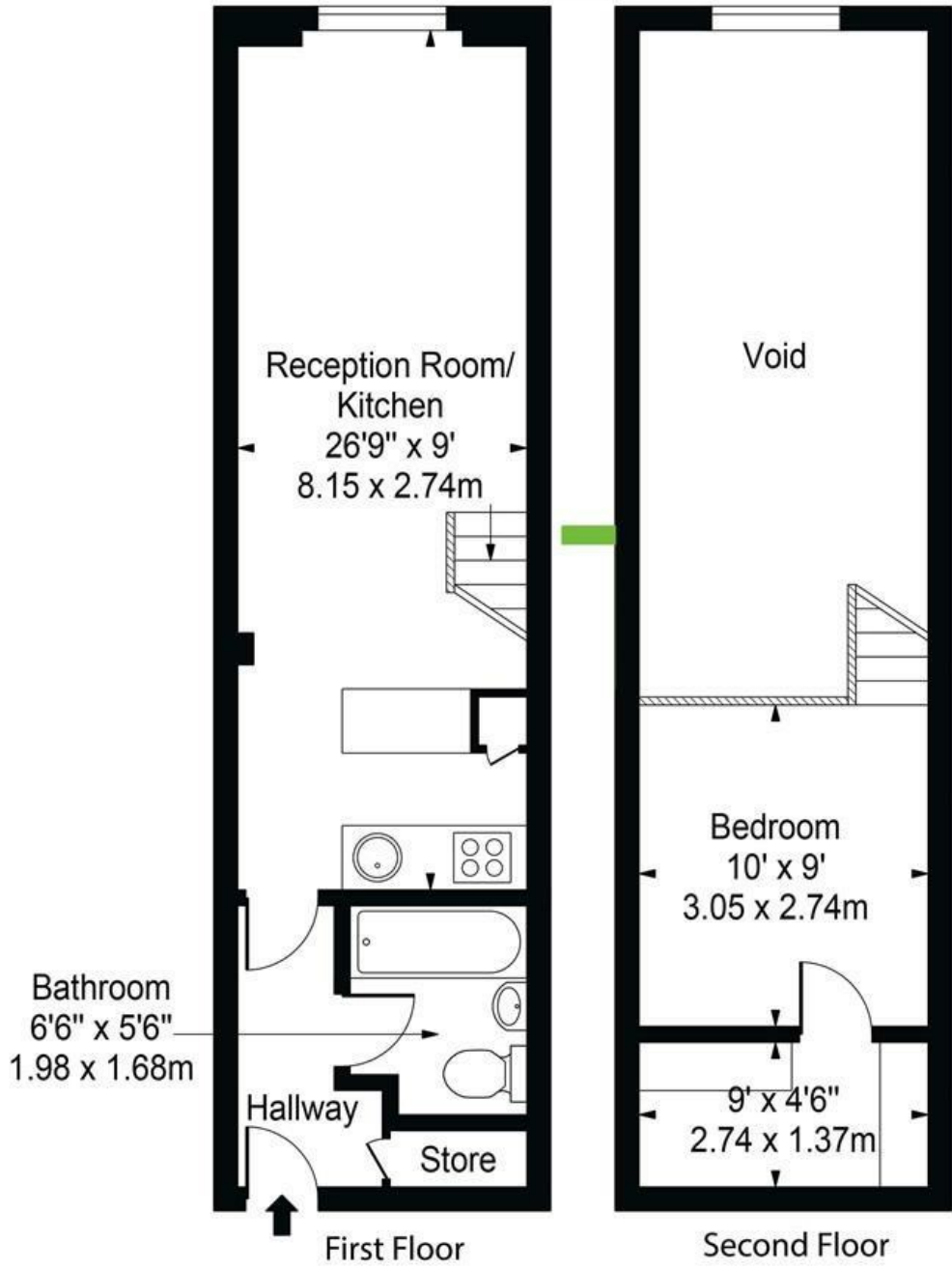
Figures shared by the property owner subject to changes

- Chain Free
- Recently Renovated
- Victorian Factory Conversion
- Spread Over Two Floors
- Modern Kitchen
- Walk-in Wardrobe
- 24hr concierge
- Gym & Swimming Pool

**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £325,000**

Approx. Gross Internal Area 463 Sq Ft - 43.01 Sq M  
(Excluding Void)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	84
(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	