

## Fairfield Road, London, E3 2UG

Charmingly presented Victorian factory conversion in sought after Bow Quarter. The property boasts a spacious and naturally bright living room, with plenty of space for a dining table, a modern kitchen, well-kept bathroom, and a large double bedroom complimented by a walk-in wardrobe with plenty of storage space. Onsite benefits include a swimming pool, gym, grocery store, as well as 24hr concierge and night porter.

Council Tax Band: C

- Warehouse Conversion
- Immaculate Conditions
- Modern Kitchen
- Well Kept Bathroom
- Walking Wardrobe
- 24hr Concierge
- Gym and Swimming Pool

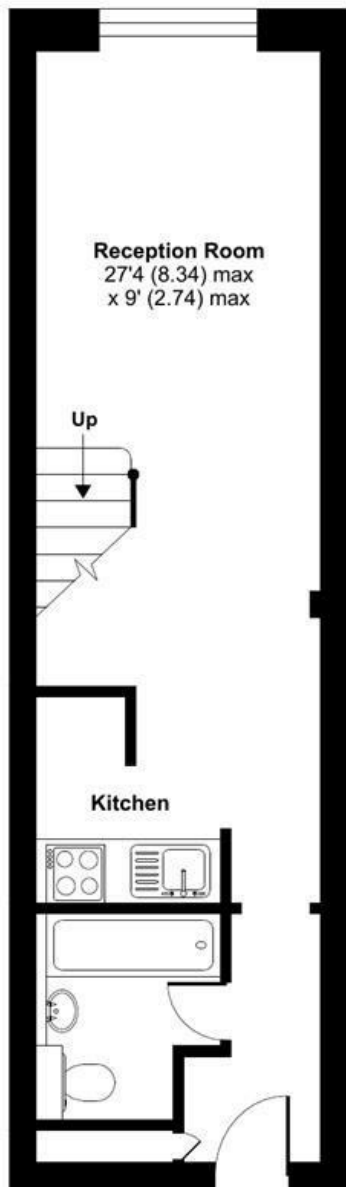
**Alex & Matteo**  
ESTATE AGENTS

**£1,800 Per month**

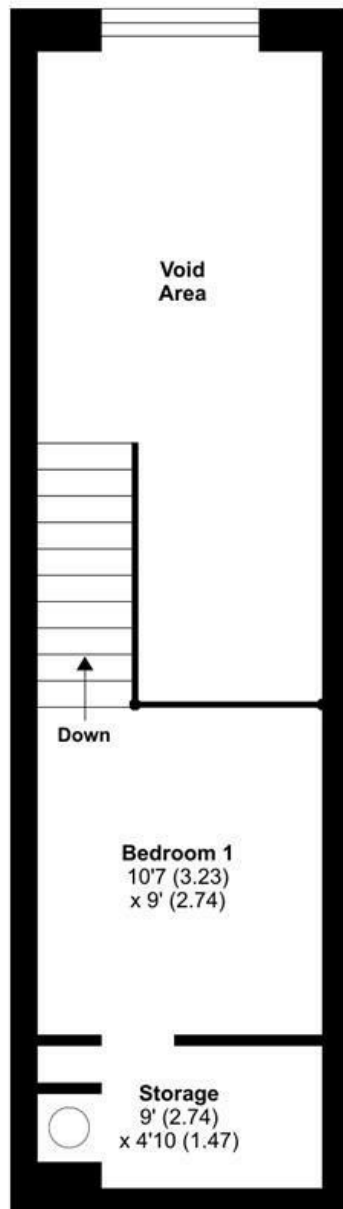
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Approximate Area = 451 sq ft / 41.8 sq m (excludes void area)

For identification only - Not to scale



**SECOND FLOOR**



**SECOND FLOOR MEZZANINE**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Alex & Matteo Estate Agents. REF: 915002

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	82
England & Wales		EU Directive 2002/91/EC	