



Fairmont Avenue, E14 9JA  
Asking Price £275,000

**coopers**  
OF LONDON EST. 1986

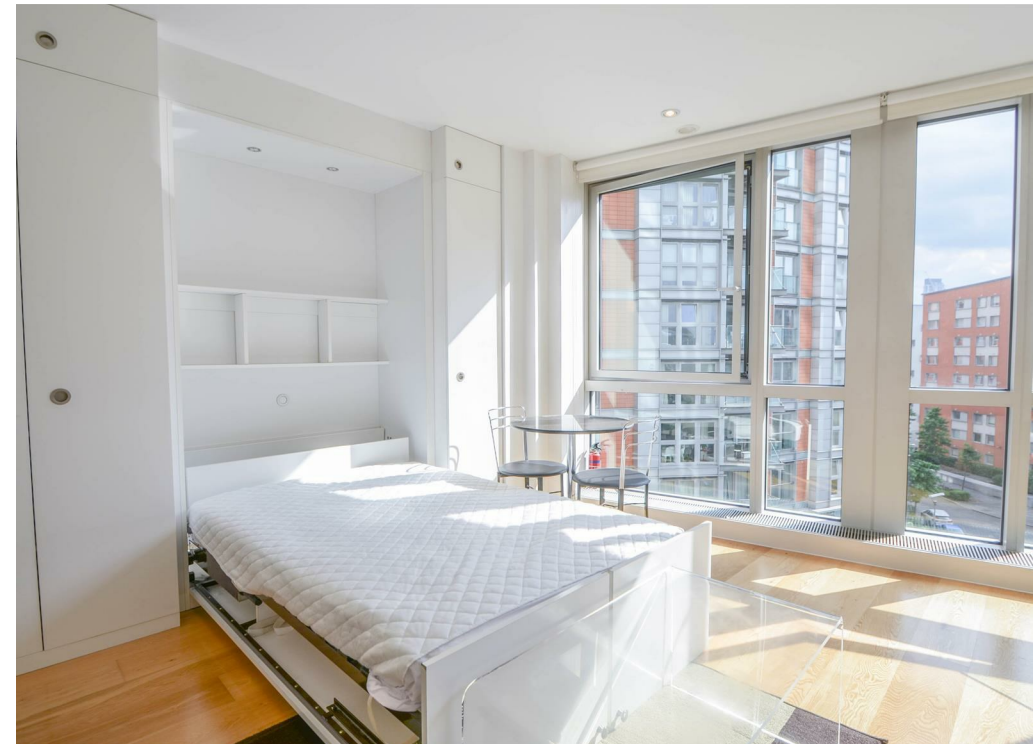
# Fairmont Avenue, E14

- 4th floor
- Modern Studio
- Gym
- Short walk to Canary Wharf

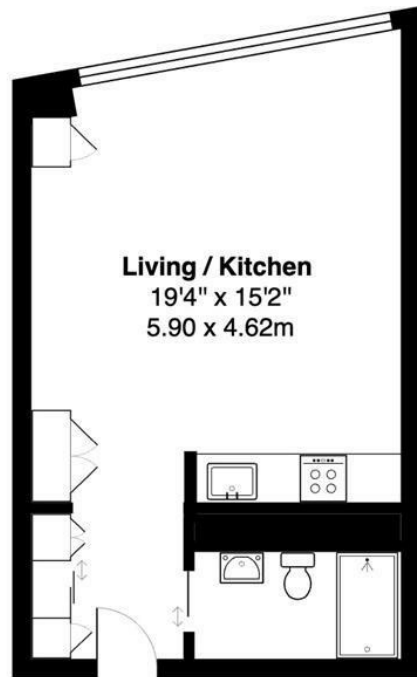
Excellent studio-suite located on the 4th floor in popular Ontario tower, walking distance to Canary Wharf.

Finished to a high standard, this modern property comprises high quality fitted kitchen, luxury bathroom, separated sleeping area and reception area with floor to ceiling windows.

A short walk from Blackwall DLR station, Ontario Tower benefits from 24hr concierge and tenants are free to use the leisure facilities of neighbouring Radisson hotel (swimming pool, gym etc).







**Living / Kitchen**  
19'4" x 15'2"  
5.90 x 4.62m

**4th Floor**

**Ontario Tower, , Fairmont Avenue London, E14**

**Total Gross Area: 371 ft² ... 34.5 m²**

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	71
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		78	78
		EU Directive 2002/91/EC	

### Viewing

Strictly by appointment with:  
Coopers of London , 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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