

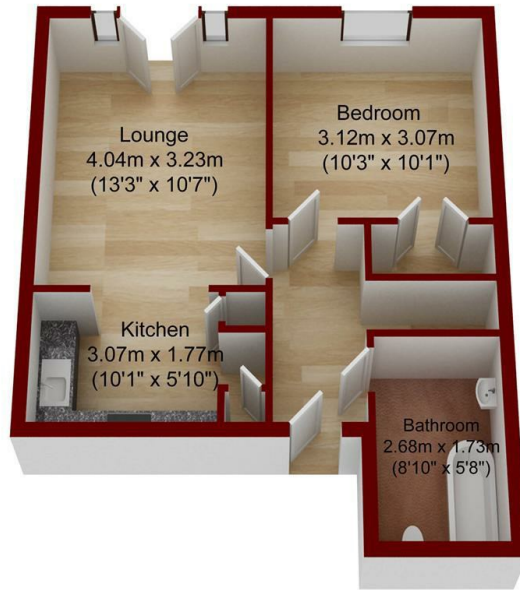
# Hammonds



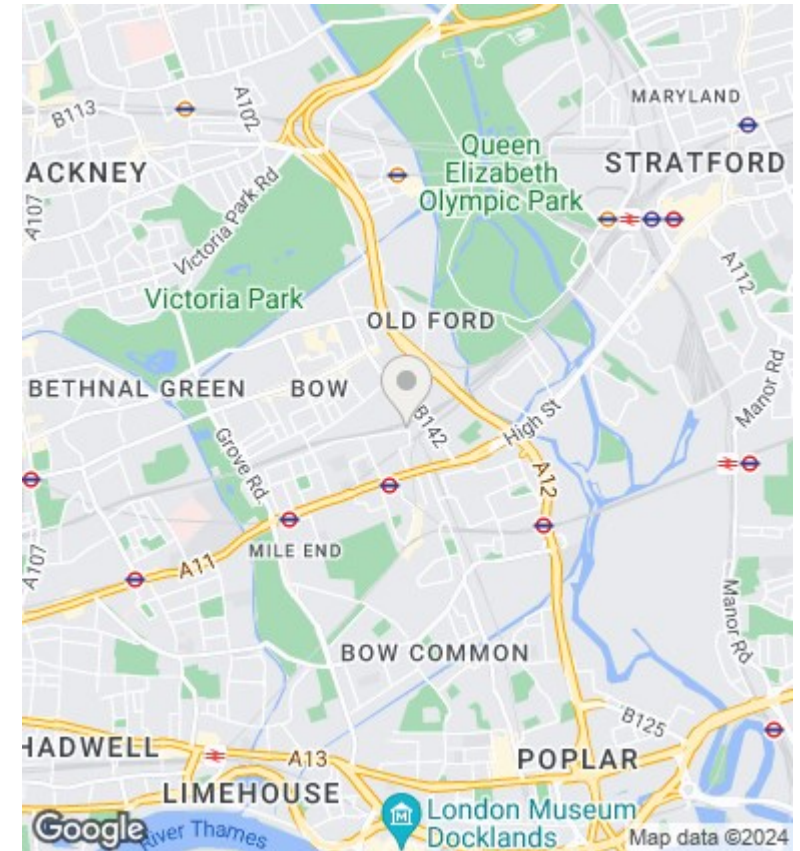
37, 85 Fairfield Road, London, E3 2QF

Price Guide £300,000

- Service Charge: £2,578.90 pa
- Spacious Flat
- Close to Transport Links
- Ground Rent: £300 pa
- Fitted Kitchen
- Close to Amenities
- Lease: 104 years
- Laminate Flooring
- Communal Roof Terrace



Flat 37, 85 Fairfield Road, London, E3 2QF  
 APPROX. GROSS INTERNAL FLOOR AREA 441 SQ FT / 41 SQ M  
 ©Eagle Property Solutions



## Directions

## Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

C

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	