



Fairfax Mews

London, E16

Offers in excess of £650,000

A very well-appointed 4 bedroom house with private rear garden in the sought-after Britannia Village in The Royal Docks. The house benefits from an open-plan reception / kitchen, a loft conversion, complete with pseudo balcony. Off-street parking.

CHESTERTONS



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London, E16

- 1228sq ft 4 bedroom 3 bathroom terraced house.
- Private rear garden.
- Off-street parking in front of the house.
- Close to West Silvertown DLR station.



A very well-appointed 4 bedroom house with private rear garden in the sought-after Britannia Village in The Royal Docks. The house benefits from an open-plan reception / kitchen, a loft conversion, complete with pseudo balcony. Off-street parking is available in front of the (former) garage.

On the ground floor the garage has been converted to a storage / utility room & there is a bedroom & shower room / toilet to accompany the bedroom. The 1st floor has been opened out into an open-plan kitchen / reception room which feels bright & spacious. The principal bedroom, & 2nd bedroom, as well as 2 bathrooms are located on the 2nd floor. The loft has been converted to a study room, with accompanying toilet on the 3rd floor.

Britannia Village is a residential development built in the 1990s situated next to The Royal Victoria Docks. The other side of the footbridge is Western Gateway & Custom House Elizabeth Line station. West Silvertown DLR station is located nearby. There are also Britannia Village primary school & a recently completed secondary school in close proximity.

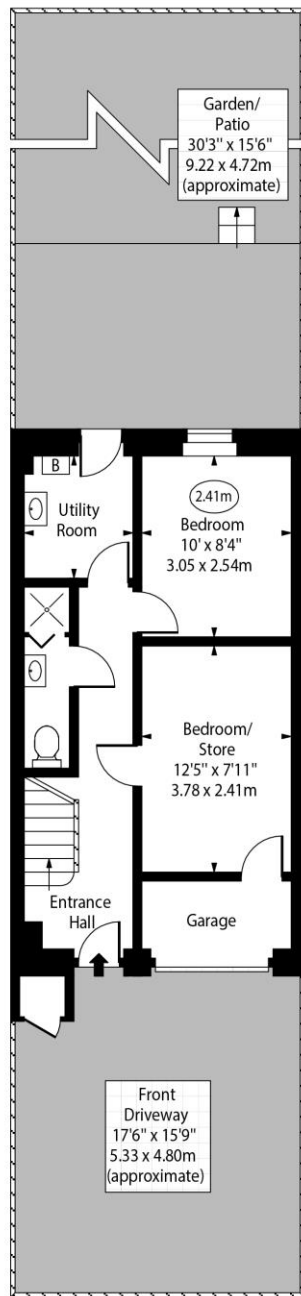
Tenure: Leasehold – 169 years remaining approx.
Service Charge: £774pa approx. (RODMA charge + Britannia Village service charge)
Ground Rent: Peppercorn
Local Authority: Newham
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	82 B
39-54	E		
21-38	F		
1-20	G		

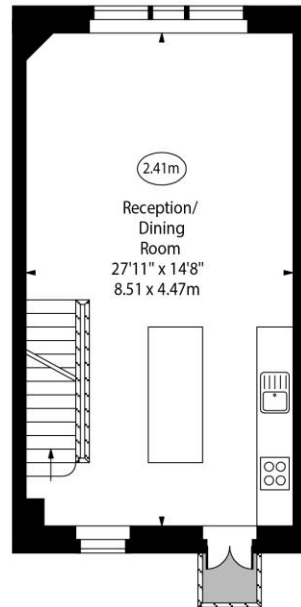
Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
canarywharf@chestertons.co.uk
 020 7510 8300
[chestertons.co.uk](https://www.chestertons.co.uk)

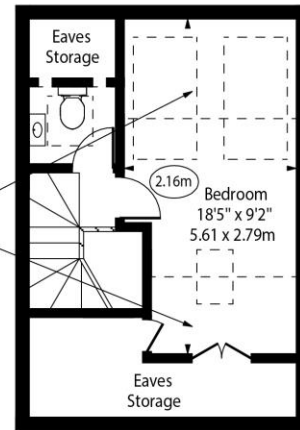
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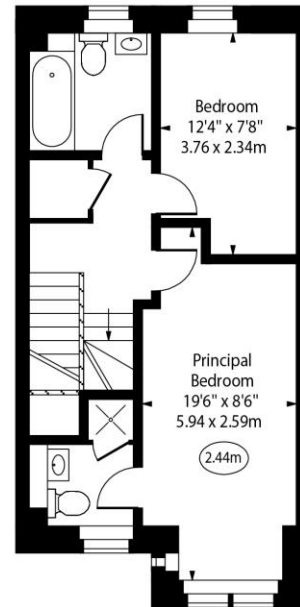
Ground Floor



First Floor



Third Floor



Second Floor

Approx Gross Internal Area 1228 Sq Ft - 114.08 Sq M
(Including Garage)

Approx. Floor Area Including Restricted Heights 1553 Sq Ft - 144.27 Sq M
(Including Garage & Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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