

MANHATTAN BUILDING, BOW QUARTER, BOW 60 FAIRFIELD ROAD E3

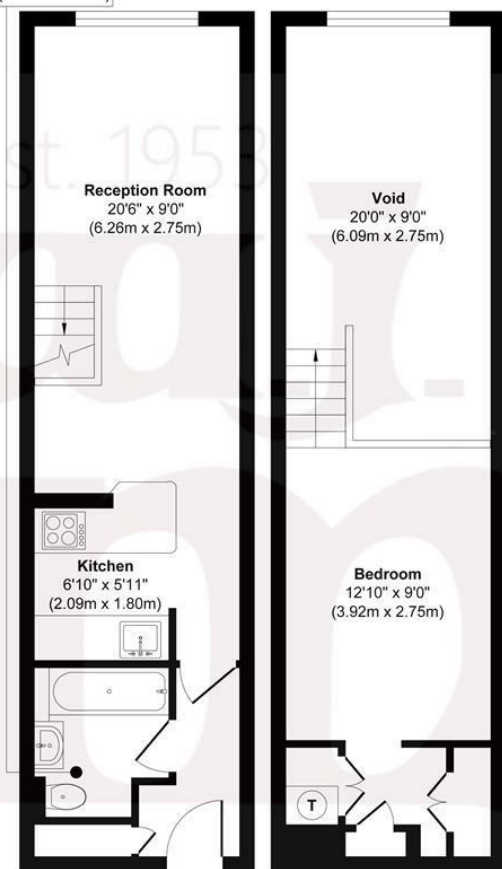
OIEO £325,000 L/H

- Share of freehold
- Upgraded kitchen & bathroom
- Leisure facilities
- Underground parking
- Built-in wardrobes & Air conditioning
- Enclosed lifestyle development

wj.
meade

Manhattan Building

Bathroom
6'7" x 5'11"
(2.00m x 1.81m)



Fourth Floor
Approximate Floor Area
329 sq. ft
(30.60 sq. m)

Fifth Floor
Approximate Floor Area
173 sq. ft
(16.12 sq. m)

Approx. Gross Internal Floor Area 502 sq. ft / 46.72 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property



WJ Meade are delighted to present this impressive one bedroom mezzanine loft-style apartment within the landmark Bow Quarter development which is the conversion of the former Bryant & May match factory. Situated in the fourth floor of this converted Victorian building, the flat has a bright south facing aspect with triple height vaulted ceilings and a stunning full height multi pane window creating an amazing voluminous social space. The on site resident's facilities go well beyond the norm with high tech gym, sauna, steam room, 15 metre swimming pool and Jacuzzi, plus 24 hour concierge, a convenience store and coffee shop, all contained within one of London's largest private communal gardens.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £2,553

Ground rent £150

999 years lease

Council tax band C

Current EPC rating - 70

