



## Fairfield Road, London, , E3 2QA £2,850 PCM

Elms Estates are delighted to be bringing to the Rental Market this Three Bedroom Apartment set within a converted former "Public House".

Having recently undergone extensive refurbishment this property benefits from a new Kitchen, Family Bathroom, Flooring and has been decorated throughout giving the feel of a brand new property but with the ceiling high and generous proportions of a period building.

Fairfield Road is conveniently located directly off of Bow Road with multiple Bus Routes into the City, West End and beyond and is within a short walk of both Bow Road (District and Hammersmith & City) Tube Station or Bow Church (DLR) Station. For those that drive there is excellent access to the A12.

The property is available to move in from 24 May 2025 Onwards.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception Room  
14'1" x 12'2" (4.29m x 3.71m)

Kitchen  
10'2" x 7'7" (3.10m x 2.31m)

Bedroom One  
14'1" x 10'2" (4.3 x 3.1)

Bedroom Two  
9'2" x 11'6" (2.79m x 3.51m)

Bedroom Three  
14'1" x 8'2" (4.3 x 2.5)

Bathroom

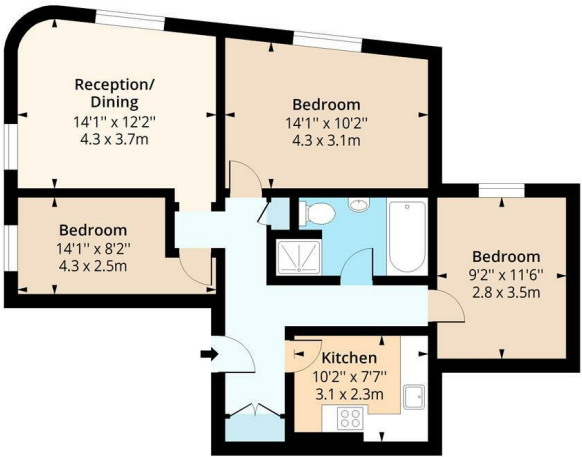
Material Information

Deposit: £3,288.46  
Length Of Tenancy: One Year  
Council Tax Band: C



Fairfield Road, Tower Hamlets, E3

Approx. Gross Internal Area 798 Sq Ft - 74.13 Sq M



First Floor

Floor Area 798 Sq Ft - 74.13 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 12/3/2024

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