



Spencer Munson  
41 High Road  
South Woodford E18 2QP

Tel: 020 8989 3331

[swoodford@spencermunson.co.uk](mailto:swoodford@spencermunson.co.uk)

Website: [spencermunson.co.uk](http://spencermunson.co.uk)



### Lexington Building, Fairfield Road, Bow, E3

**\*\* ONE BEDROOM FLAT IN BOW \*\* \*\* Split level \*\* \*\* Open plan fitted kitchen \*\* \*\* Concierge and gated development \*\* \*\* Residents' swimming pool, gym, restaurant & bar plus convenience store on site!! \*\* \*\* 10 mins to DLR \*\* \*\* Part furnished \*\* \*\* Available Now \*\* EPC Rating: C**

**Rent: £1,495 - Monthly**



## Lexington Building, Bow, E3

### Exterior



### Lounge

4.27m (14'0) x 2.94m (9'8)



### Kitchen

2.93m (9'7) x 2.28m (7'6)



### Bedroom

4.9m (16'1) x 2.94m (9'8)



### Bathroom

2.01m (6'7) x 1.69m (5'7)



Swimming Pool & Gym



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80	83
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-10	<b>G</b>		

SPENCER MUNSON are pleased to offer this one bedroom split level conversion apartment set within this historic factory building in Bow Quarter which forms a fantastic residential community with concierge, security gates, residents' swimming pool, gym, bar, restaurant and a convenience shop. The development is only a 10 minute walk to Bow Church DLR station and so all of London and its sights and amenities are easily accessed. This mainly furnished apartment has a lounge with laminate flooring and is open plan to the modern fitted kitchen, modern white bathroom and a spiral staircase to the upper level bedroom. The development retains much of its Victorian features and has an imposing entrance quadrangle with fountain and the apartments have electric heating and secondary double glazing with a good energy rating but there is no allocated parking however it is well served by public transport and cycle lanes. Available Now. EPC Rating C.

**Lexington Building, Bow, E3****Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.