



**£315,000**

**Fairfield Road**

London, E3 2QF

A fantastic one double bedroom first floor flat, in the centrally located sought after secure development of Bow Connection on Fairfield Road, E3.

This spacious one bed flat (511sq feet ) benefits from a bright large double bedroom, contemporary bathroom, a fitted open plan kitchen/lounge with integrated appliances, Juliette balcony and modern decor and wooden flooring throughout . Also has added benefit of use of large communal roof terrace .

Great location, only a few minutes walk to Bow church DLR and Bow road station, with easy access to City, west end and Canary wharf . Added Bonus it is only a short Walking distance to Victoria park and Roman road market with its array of local shops, Cafes and supermarkets .Property is offered chain free and is an ideal first time purchase

Leasehold: 104 years remaining  
Ground Rent: £300 per annum  
Service Charge: £2550 per annum  
Council Tax: Band C





# Fairfield Road, E3 2QF

Approx Gross Internal Area = 47.46 sq m / 511 sq ft



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

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information provided it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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