



GUIDE PRICE

£395,000

Fairfield Road

London, E3 2QF

Guide Price: £400,000 - £425,000

Two-bedroom, two-bathroom apartment in the highly sought-after Bow Connection development offers a modern living experience.

The spacious open-plan living area features a Juliette balcony, enhancing the bright and airy atmosphere, while the fully fitted kitchen comes with integrated appliances for convenience. Each of the two double bedrooms is generously sized, with one boasting an en-suite bathroom and inbuilt wardrobe, complemented by a stylish main bathroom suite. The property showcases wood flooring and a neutral decor.

The residents benefit from an access to a roof terrace. Conveniently located near Bow Road and Bow Church DLR stations, it provides excellent transport links to Canary Wharf and The City. An added bonus is that it is only a short walking distance to Victoria Park and Roman Road Market, which features a variety of local shops, cafes, and supermarkets.

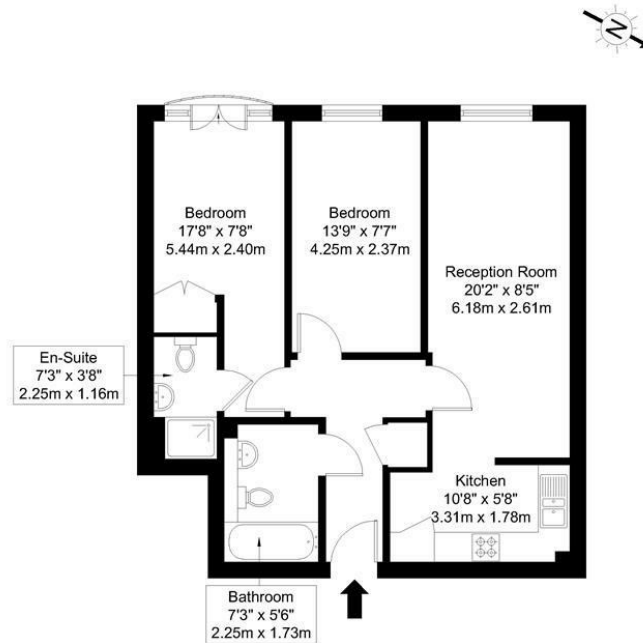
The property is offered chain-free and is an ideal opportunity for first-time buyers.





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Approx Gross Internal Area = 59.5 sq m / 640 sq ft



Second Floor

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 produced 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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