



PRICE GUIDE

**£350,000**

**Fairfield Road**

London, E3 2UT



Guide Price: £350,000 - £375,000

Finished to a high modern standard throughout, the property features neutral décor, wooden flooring and impressive high ceilings, creating a bright and elegant living space. The apartment comprises a large double bedroom with built-in wardrobe, a stylish modern bathroom, and a spacious fully fitted kitchen with integrated appliances. The open-plan living area benefits from patio doors leading directly onto a private south-facing terrace, ideal for outdoor dining and relaxation.

Residents of Bow Quarter enjoy outstanding on-site amenities including a 24-hour concierge service, an on-site bar, restaurant and convenience store, beautifully maintained communal gardens, and an exclusive residents' spa centre with gymnasium, swimming pool, sauna and Jacuzzi.

Transport links are excellent, with Bow Road Underground Station and Bow Church DLR just moments away, alongside a wide selection of bus routes, including 24-hour services providing easy access to the City and West End.

Offered chain free

Leasehold: 88 years remaining

Service Charge: £3,682 per annum

Ground Rent: £250 per annum

Council Tax: Band D

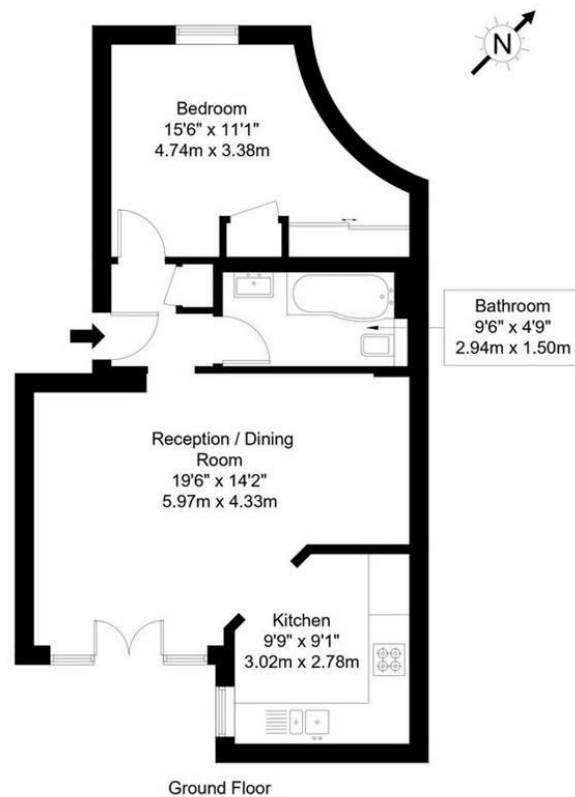






# Fairfield Road, E3 2UT

Approx Gross Internal Area = 51.65 sq m / 556 sq ft



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		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(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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