



Arlington Building, Bow Quarter

Guide Price £310,000 Leasehold

OLIVER  JAUQUES
EST. 1986



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Welcome to the Arlington Building in the Bow Quarter! This charming grade II listed studio apartment boasts complete modernisation throughout with a fully equipped contemporary kitchen with quartz worktops, modern bathroom benefitting from underfloor heating and separate bath and shower, solid oak floors, smart lighting throughout and cleverly designed, ample storage. The property, situated on the second floor of a period building benefits from a quiet west-facing aspect and is flooded with natural light throughout the afternoon. The 429sqft apartment exudes character and history, making it a unique find in the bustling city. Whether you're looking for a first home or a new investment opportunity, this property has the potential to be the perfect fit for you.

Residents of the Bow Quarter development are serviced by numerous amenities including a leisure centre with 15m heated pool, jacuzzi, sauna, steam room and gym, 24 hour concierge, on-site postal service, on-site convenience store and coffee shop. Furthermore, there are two beautifully maintained communal gardens and a large roof-terrace with a WIFI connection.

The Bow Quarter benefits from a fantastic location with the buzz of Hackney Wick and Victoria Park just moments away and excellent transport links within a 10 minute stroll. The DLR (0.3 miles) provides easy access to the amenities of Canary Wharf and Stratford and Bow Road Station (0.5 miles) is serviced by the District and Hammersmith and City Lines for quick access into the city. There are also numerous bus routes immediately outside the main entrance.

- Original feature window
- Share of the Freehold
- 24hour concierge
- Grade II listed building
- Modernised throughout
- Fantastic leisure facilities
- Landscaped communal gardens
- Quiet west facing aspect

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
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	

Fairfield Road, London, E3

Approximate Area = 429 sq ft / 39.8 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2024. Produced for Oliver Jaques. REF: 1152087

Tenure: Leasehold
Ground Rent: TBC
Service Charge: TBC
Lease Expires: TBC
Shared Ownership: No
Council Tax Band: Tower Hamlets (Band C)
 £TBC