

Second Floor

Total Area: 94.9 m² ... 1021 ft²

All measurements are approximate and for display purposes only

Reception
16'4" x 37'6"

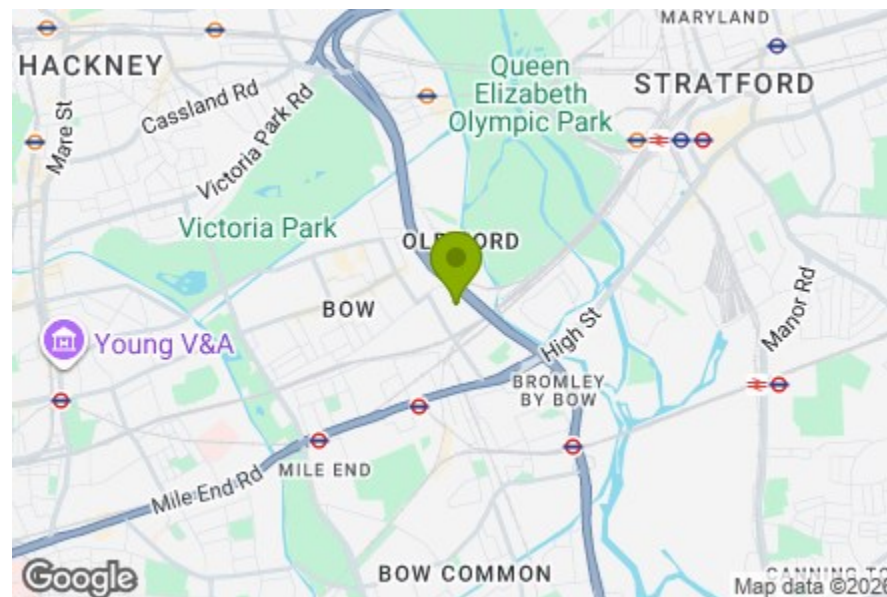
Kitchen
7'10" x 8'10"

Bedroom
9'4" x 12'8"

Walk-in-wardrobe

Bedroom
8'11" x 12'8"

Shower room
5'10" x 6'9"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	81
(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, BOW

Offers In Excess Of £700,000 Leasehold
2 Bed Flat



Features:

- Two bedroom apartment
- Second floor
- Over 1,020 sq.ft
- Ample storage under the bedrooms
- Unique floorplan
- Concierge
- Swimming pool
- Gymnasium
- Communal grounds and terrace

This impressive two-bedroom apartment spans over 1,020 square feet on the second floor, its distinctive floorplan lending a sense of individuality rarely found. Generous proportions are matched by clever design, with ample storage tucked beneath the bedrooms to keep living areas free and open. Residents enjoy the reassurance of a concierge and the luxury of leisure facilities that include a swimming pool and gymnasium. Beyond the apartment itself, landscaped communal grounds and a generous terrace provide inviting areas to relax, adding to the overall sense of comfort and exclusivity.

REQUEST A VIEWING
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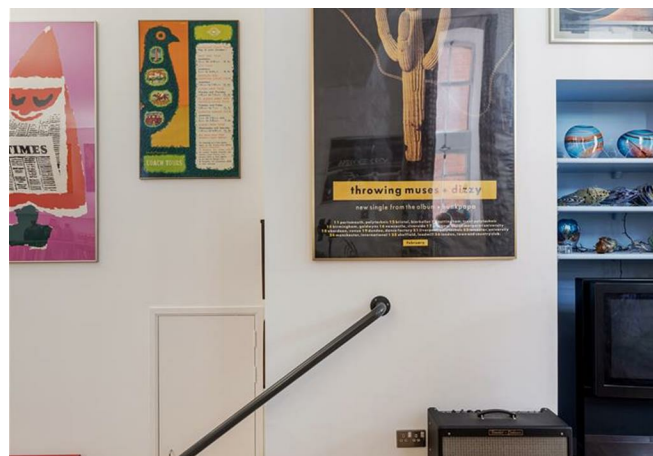
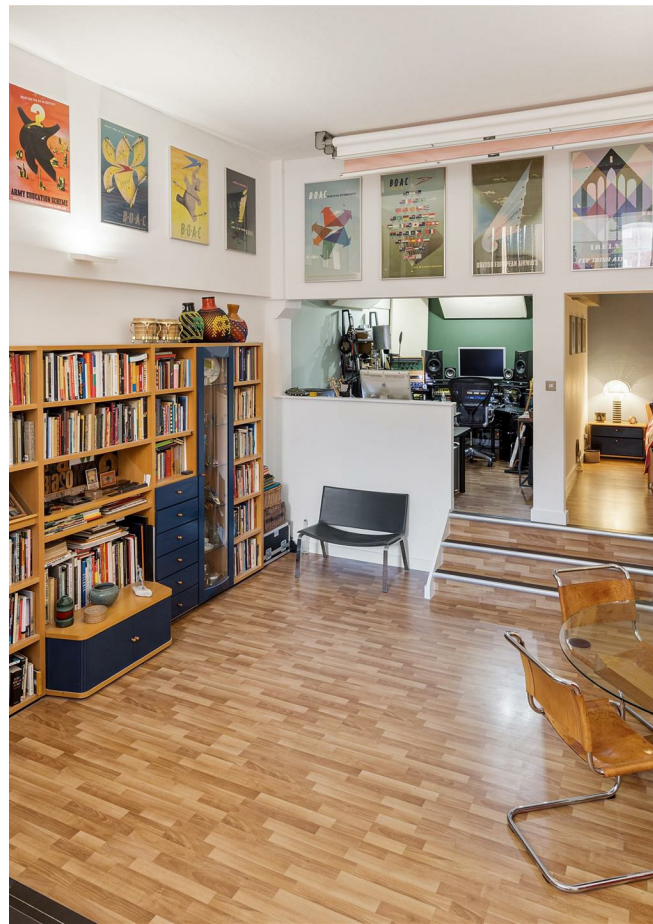
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IF YOU LIVED HERE...

The Manhattan Building, part of the Bow Quarter development, forms a distinctive conversion of a Victorian factory. Its red-brick façades are contrasted by glass and steel detailing, while landscaped communal gardens soften the industrial setting with cobbled paths, mature planting, and tranquil water features. Expansive decked terraces provide additional opportunities to enjoy the outdoors, and the communal areas inside continue the theme of heritage blended with modern design, featuring exposed brickwork, stone floors, and glazed walkways. Turning to the apartment itself, the hallway incorporates a built-in storage cupboard before opening into a spectacular reception room spread across two levels. Tall arched windows frame the setting, filling it with natural light and drawing attention to the generous ceiling height. Timber flooring runs throughout, and the split-level arrangement allows clear definition between living and dining, while broad walls lend themselves to art and shelving. The kitchen pairs soft green cabinetry with wooden worktops and connects to the reception through a wide serving hatch, making it

both practical and sociable. Two double bedrooms sit quietly to the rear, the larger complemented by an adjoining walk-in wardrobe. A shower room finished in grey tiling with mosaic detail offers a bright, polished feel, while beneath the bedrooms, a further storage area provides excellent capacity for larger belongings. Secure underground parking, set within the building's original industrial framework, completes the offering with convenience and reassurance. The neighbourhood blends vibrant city life with a wealth of green space and characterful destinations. Coffee lovers can unwind at the Ethical Bean Company, a laid-back spot perfect for a slow morning, while The Bow Bells invites you in with its classic pub charm and friendly atmosphere. Roman Road Market adds bustle and variety, brimming with stalls and local finds. For a more unusual setting, Barge East combines inventive food with waterside views from its converted barge. When it comes to the outdoors, Victoria Park and Mile End Park provide leafy escapes close to home, with the vast expanse of Queen Elizabeth Olympic Park offering even more room to explore.



WHAT ELSE?

As well as being situated in a buzzing hub, this lovely home is less than a 20 minute walk from Victoria Park, which hosts internationally-renowned festivals including All Points East, LIDO Festival and Field Day.

There are two very special attractions within easy reach of the apartment:

- The ABBA Arena (<https://abbaarenalondon.com>)
- Zip World London (<https://www.zipworld.co.uk/locations/london>), formerly called the ArcelorMittal Orbit, which is the world's longest tunnel slide.

Also, the legendary Roman Road Market is just a short walk from your home. It is a great place to pick up essentials, and fresh fruit and vegetables, to look for a fashionable bargain or to enjoy a visit to one of the many coffee bars and cafes.

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