



Fairfield Road, London, , E3 2QA £2,250 PCM

Elms Estates are delighted to be bringing to the Rental Market this Two Bedroom Apartment set within a converted former "Public House".

Fairfield Road is conveniently located directly off of Bow Road with multiple Bus Routes into the City, West End and beyond and is within a short walk of both Bow Road (District and Hammersmith & City) Tube Station or Bow Church (DLR) Station. For those that drive there is excellent access to the A12.

Internally the property is spacious throughout with Two double bedrooms, Large dual aspect lounge, Separate kitchen and family bathroom.

The property is Available Now

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Lounge
22'5" x 12'11" (6.85 x 3.94)

Kitchen
14'10" x 7'0" (4.54 x 2.14)

Bedroom One
14'8" x 10'5" (4.49 x 3.18)

Bedroom Two
11'8" x 9'4" (3.58 x 2.85)

Bathroom
11'1" x 5'8" (3.39 x 1.73)

Material Information
Deposit: £2,596.15
Council Tax Band: C

Marketing Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes.

Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur during the tenancy. Any issues should be reported in accordance with the tenancy agreement to allow for inspection and repair.

Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	