



## Matchstick Apartments, Fairfield Road, London E3 2ZP

- LUXURY TWO BEDROOM SECOND FLOOR APARTMENT
- EN-SUITE BATHROOM
- 761 SQFT (71 SQ MT) OPEN PLAN KITCHEN & LIVING ROOM
- ROMAN RD MARKET, VICTORIA PARK AND PLENTY OF GREAT PLACE PLACES TO DINE NEARBY
- BALCONY
- MOMENTS AWAY FROM BOW UNDERGROUND & BOW CHURCH DLR
- COMMUNAL GARDENS
- A FABULOUS FIRST TIME BUY

**Asking Price £500,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## Matchstick Apartments, Fairfield Road, London E3 2ZP



This modern purpose-built flat offers a perfect blend of comfort and convenience. Spanning over 750 square feet, the property features two well-proportioned bedrooms and two stylish bathrooms, making it an ideal choice for professionals, couples, or small families.



Built in 2018, the flat boasts contemporary design elements and an open-plan kitchen that seamlessly integrates with the reception area, creating a spacious and inviting atmosphere. The addition of a private balcony provides a delightful outdoor space, perfect for enjoying a morning coffee or unwinding after a long day.



Location is key, and this property does not disappoint. Situated just moments away from Bow Road Underground station & Bow Church DLR, commuting to central London and the Docklands is both quick and easy. Furthermore, the vibrant surroundings offer an array of amenities, including the picturesque Victoria Park and the trendy areas of Hackney, which are brimming with dining options and local shops.

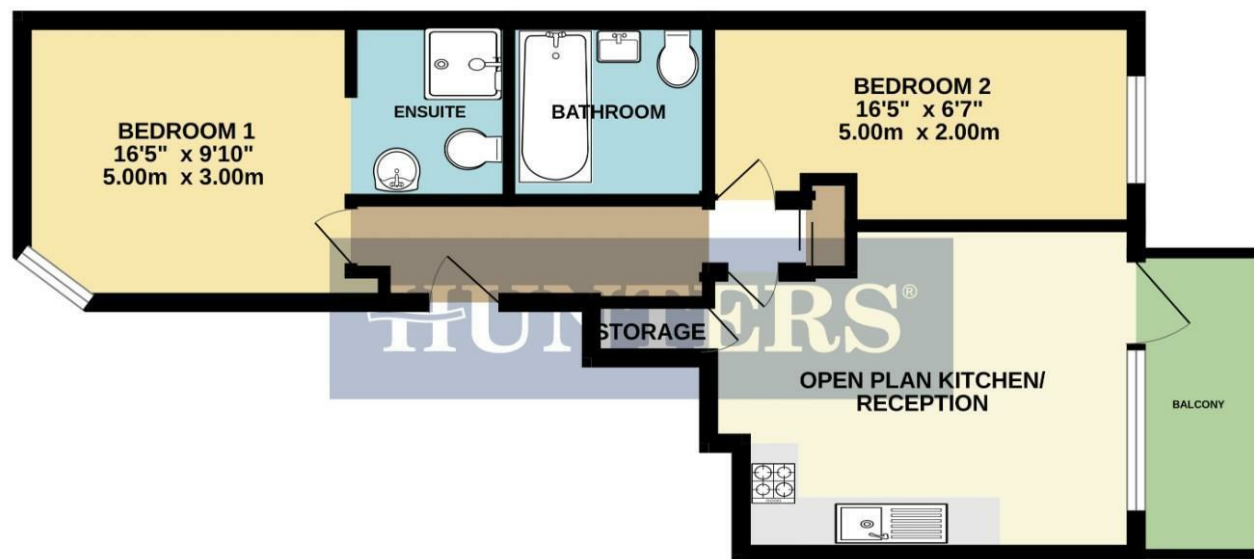
This flat presents an excellent opportunity for those seeking a modern living space in a thriving part of London. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this delightful property your new home.



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## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [plaistow@hunters.com](mailto:plaistow@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.