LOVE
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110C Fairfoot Road, London, E3 4EH

Offers in excess of £375,000

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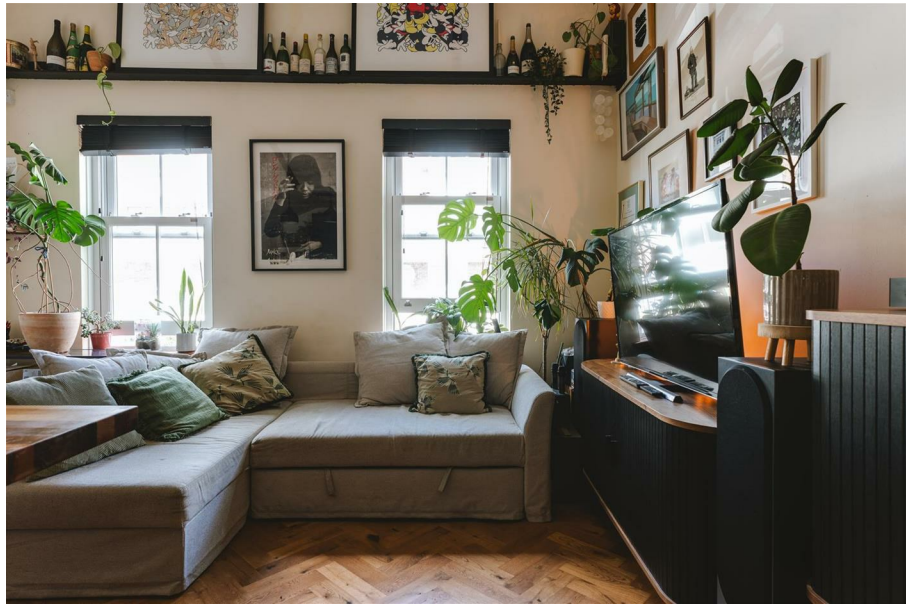


110C Fairfoot Road

London, E3 4EH

Offers in excess of £375,000

- Characterful one-bedroom apartment
- Open-plan kitchen and living room
- Exposed timber roof beams
- Bespoke bedroom cabinetry
- Large shared Garden
- Approximately 433 sq ft / 40.23 sq m
- Beautiful parquet flooring
- Dark timber-topped kitchen
- Characterful courtyard setting



The Home -

Tucked away from the street behind a handsome London stock-brick façade, this wonderfully individual one-bedroom apartment is a home of warmth, texture and considerable personality.

Occupying the first floor and extending to approximately 433 sq ft, the apartment has been thoughtfully arranged around an open-plan kitchen and living room, with a separate double bedroom and bathroom beyond. Throughout, a carefully chosen palette of dark joinery, warm timber, parquet flooring and exposed roof beams creates an interior that feels characterful without being overly considered.

The approach is particularly charming. Set within a secluded courtyard arrangement, a pale blue entrance door sits between the brick elevations, giving the home an appealing sense of separation from the street.





The Indoors

The kitchen and living room form the heart of the apartment. A pitched ceiling rises above exposed timber beams, adding unexpected volume and character, while a pair of sash-style windows draws plenty of natural light into the space.

Beautiful parquet flooring runs throughout, visually connecting the different areas. The kitchen occupies one side of the room, with dark painted cabinetry set against white metro tiles and substantial timber worktops. Open shelving keeps the arrangement relaxed, while a Belfast sink, brass fittings and black pendant lighting add to the rich material palette. A broad timber-topped peninsula provides a natural place to sit, eat and gather.

Beyond, the living area has a similarly expressive feel. Artwork, plants and long display shelves make excellent use of the taller walls, while the pitched ceiling and exposed beams lend the room an almost studio-like quality. Despite its relatively compact footprint, the open arrangement gives the space an easy sociability.

The bedroom continues the more tactile approach. Bespoke dark blue cabinetry wraps around the bed to create an intimate sleeping recess, lined in cork and illuminated by warm glass wall lights. Integrated bedside tables and overhead cupboards provide useful storage without encroaching on the room, while the parquet flooring and exposed beams continue from the living spaces.

The bathroom is particularly characterful. Deep green walls are paired with a reclaimed-style timber vanity, countertop basin and copper-toned fittings. A white tiled bath and shower sit alongside a herringbone-laid terracotta-toned floor, with trailing plants bringing another layer of colour and texture.



Loving The Location

Fairfoot Road sits in a well-connected pocket of Bow, with the green expanses of Victoria Park and Mile End Park within easy reach. The Regent's Canal provides a particularly pleasant route north towards Victoria Park, Broadway Market and London Fields, or south towards Limehouse and the Thames.

Roman Road is nearby for its collection of independent shops, cafés and longstanding market, while the wider neighbourhood offers an excellent mix of pubs, restaurants and everyday amenities.

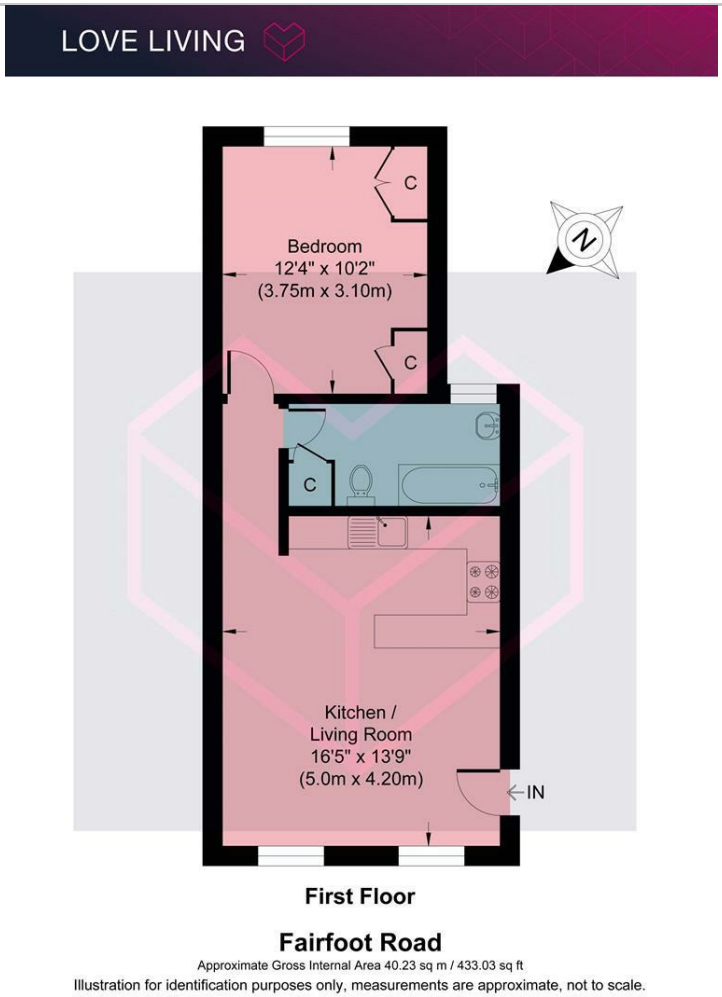
For connections across London, Mile End provides access to the Central, District and Hammersmith & City lines, while nearby bus routes offer straightforward links towards Bethnal Green, Hackney and the City.






Kitchen Confidential
A Cook's Tour
THE DEVIL IN THE KITCHEN
A TASTE OF MY LIFE
Attached

Floor Plans



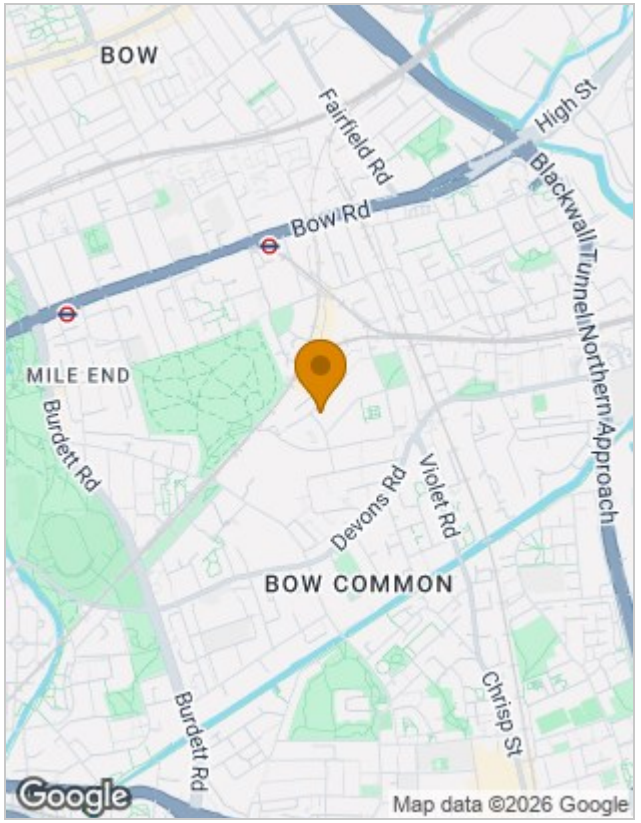
First Floor

Fairfoot Road

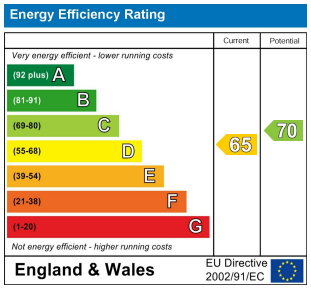
Approximate Gross Internal Area 40.23 sq m / 433.03 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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