



## 105 Fairfield Road, London, , E3 2ZB £350,000

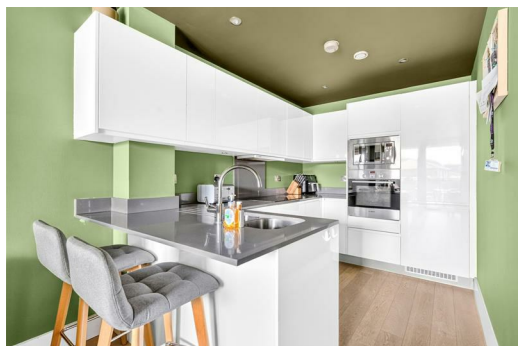
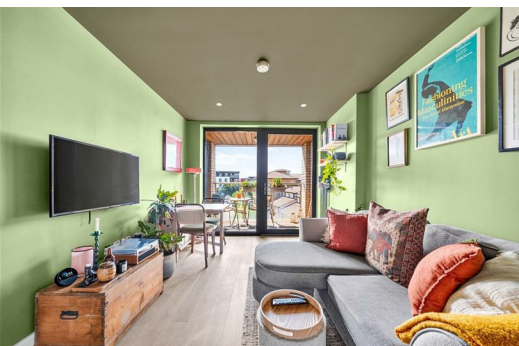
Guide Price £350,000 - £375,000 Elms Estates are delighted to be able to offer to the market For Sale this beautifully presented One Bedroom Apartment.

Minton Court is superbly positioned in the heart of Bow, offering excellent transport connections with Bow Road Underground Station (District & Hammersmith & City Lines) and Bow Church DLR Station both just a short walk away, providing easy access into The City, Canary Wharf and beyond. The property is also perfectly located to enjoy the vibrant cafés, restaurants and independent shops of Roman Road, while the beautiful open spaces of Victoria Park, the Queen Elizabeth Olympic Park and the scenic Regent's Canal are all within easy reach.

Internally the apartment is bright and well-proportioned throughout, offering approximately 537 sq ft of living accommodation. The spacious open plan reception/kitchen provides an excellent entertaining space with direct access onto a private balcony, perfect for relaxing or al fresco dining. The generous double bedroom benefits from fitted storage, while the contemporary four-piece bathroom suite includes both a separate shower enclosure and bath, completing this superb home.

Residents of Minton Court also enjoy access to a stunning communal roof terrace with impressive panoramic views across the London skyline, together with the added benefit of secure bike storage.

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



## Reception/Kitchen

23'11" x 11'1" (7.3 x 3.4)

## Balcony

9'6" x 5'6" (2.9 x 1.7)

## Bedroom

19'0" x 8'10" (5.8 x 2.7)

## Bathroom

10'2" x 6'10" (3.1 x 2.1)

## Communal Roof Terrace

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 115 Years remaining

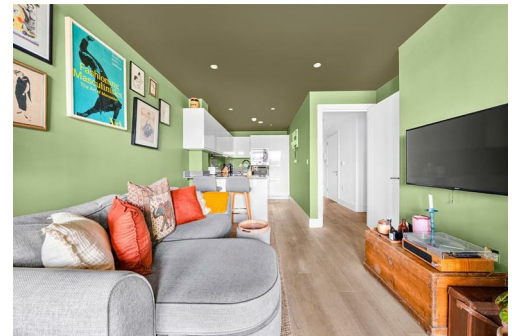
Annual Service Charge: £2,200.00

Annual Ground Rent: £250.00

Council Tax Band: C

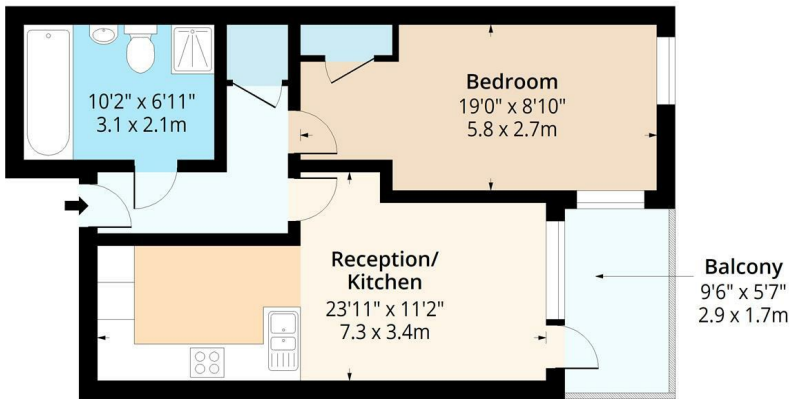
## Marketing Disclaimer

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 purchaser 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. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



## Minton Court E3

Approx. Gross Internal Area 537 Sq Ft - 49.89 Sq M  
Approx. Gross Balcony Area 53 Sq Ft - 4.92 Sq M



## Third Floor

Floor Area 537 Sq Ft - 49.89 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 7/7/2026

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Energy Efficiency Rating</b>			
Very energy efficient - lower running costs			
[02 plus+] A			
[01-01] B			
[09-10] C			
[05-08] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
77		77	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
[02 plus+] A			
[01-01] B			
[09-10] C			
[05-08] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	