



Fairfield Road, London, E3

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**Guide Price £325,000 - £350,000**  
**Set within one of East London's historical conservation areas (Fairfield Road) is this spacious one-bedroom second floor apartment - Spanning 537 Sq/Ft the apartment provides generous living accommodation throughout and the added benefit of a lavishly sized private terrace.**



## Leasehold

- One Bedroom
- Large Private Balcony
- Convenient For Bow Road Tube Station and Bow Church DLR
- Lift Access To All Levels / Bicycle Storage
- Open Plan Concept Living Area
- Second Floor Apartment
- Chain Free
- Resident C/Roof Terrace

Accessed via secure entrance this fabulous London apartment boasts a well-presented living room with ample space for dining and doors that open out to a over sized private roof terrace.

The bedroom is a lavish size, with plenty of space for wardrobes and additional furniture.

The bathroom exudes luxury with contemporary fixtures, three piece suite, and stylish finishes.

There is the bonus of access to a roof-top c/terrace with views across the city of London.

Bow Connection is an established residential quarter of East London with easy access to Victoria Park, Westfield Shopping centre, and good transport links, including Hackney Wick (London Overground), Bow Road (District and Hammersmith & City) Bow Church (DLR) and Mile End (Central line).

Fairfield Road is within easy walking distance of multiple transport options, being the DLR at Bow Church and the District/Hammersmith and City line at Bow Road. Nearby Bow Road offers a plethora of local amenities and local bus routes as well.



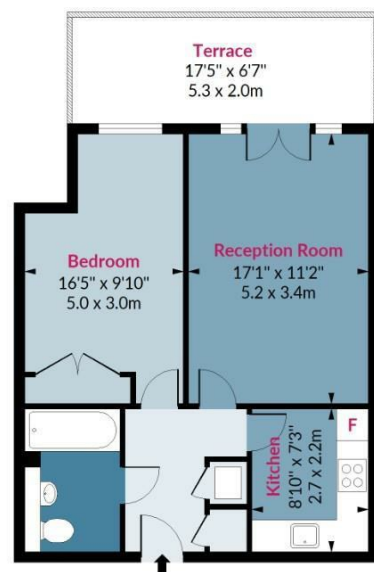




## Fairfield Road, E3

Approx. Gross Internal Area 537 Sq Ft - 49.89 Sq M  
Approx. Gross Balcony/ Terrace Area 123 Sq Ft - 11.43 Sq M

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### Second 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.

lpaplus.com

Date: 4/10/2022

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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