



Bow Connection, 85 Fairfield Road, London, E3

BUTLER & STAG



Guide Price £425,000 - £450,000
Superb two double bedroom apartment located on the first floor of this modern development in the heart of Bow. The apartment boasts a westerly aspect that maximises light and brightness and is offered for sale with no onward chain, and benefits from the use of a communal roof terrace.



Leasehold

- Bright and Expansive Open Plan Living Space
- Offered Chain Free
- Two Bathrooms
- 750 Sq/Ft
- Juliet Balcony
- Two Double Bedrooms
- Lift Access to All Floors
- Great Transport Options

The flat exudes fantastic light and offers ample living space with a modern kitchen and dining area. There are two double bedrooms (one with an ensuite bathroom), and a further luxury main bathroom.

The apartment is situated on the first floor of this popular development and 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.

- *LEASEHOLD
- *LEASE START DATE - 2002
- *LEASE LENGTH - 125years
- *SERVICE CHARGE - £2,500.00 PA
- *GROUND RENT - £100.00 PA
- *COUNCIL TAX - BAND D

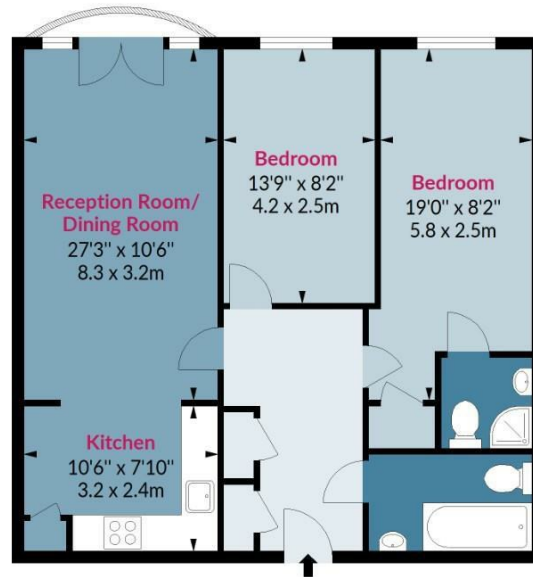




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Approx. Gross Internal Area 750 Sq Ft - 69.68 Sq M

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First Floor

Floor Area 750 Sq Ft - 69.68 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: 24/10/2022

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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.