



Fairfield Road, Bow, E3

BUTLER & STAG



**\*Guide Price £500,000 - £550,000**  
**Set within one of East London's historical conservation areas (Fairfield Road) and built as part of the stylish Bow Collection development, comprising an eclectic mix of 16 modern apartments is this 716 Sq/Ft two bedroom, two bathroom apartment.**



## Leasehold

- EWS1 Compliant
- Two Bathrooms
- 716 Sq/Ft Internal Living Space
- Resident Communal Gardens
- NHBC Guarantee
- Balcony
- Second Floor Apartment
- Fairfield Road Conservation Area

Building on the area's legacy, this bold vision of a residential development has been conceptualised in partnership with Matchstick Apartments.

This lavishly sized two-bedroom property which is located on the second floor of Matchstick Apartments features a flowing open plan living area, including a stylish, fully fitted kitchen which has been designed and manufactured with the ideology of amalgamation of simplicity and modernity. The incorporation of the durable Quartz countertop, featured lighting (under kitchen units), single sink in stainless steel (under mounted), Integrated appliances make for all the features necessary to accommodate a contemporary lifestyle for the next discerning buyer.

This great modern apartment features a large private balcony, creating a fantastic outdoor extension to the main living area. Completing the property are two generous double-bedrooms (One with en-suite), separate bathroom, and ample storage space throughout.

Retail therapy's covered when dusk falls in nearby Stratford, grab a cocktail at the Print House or head to funky urban hangout Roof East. Situated on the roof of the Stratford Centre's multi-storey car park, the venue hosts regular open-air cinema screenings, street food, pop-up events and outdoor yoga classes. The area is also full of entertainment options. You can take in a show at the Theatre Royal Stratford East, catch the latest blockbuster at the local cinema or simply spend a day window shopping in Westfield. The options are endless.

Match Stick Apartments 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).

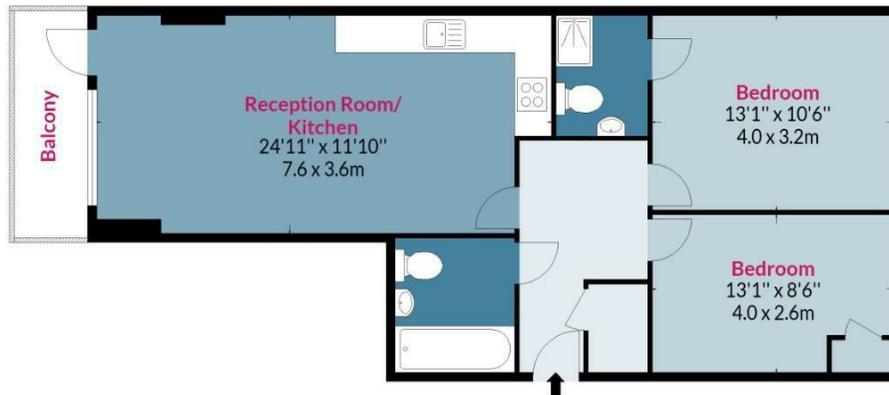




## Match Stick Apartments, E3

Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M  
Approx. Gross Balcony/ Terrace Area 48 Sq Ft - 4.46 Sq M

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### First Floor

Floor Area 716 Sq Ft - 66.52 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: 25/10/2022

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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