



Fairfoot Road, London, E3

BUTLER  STAG



***GUIDE PRICE - £400,000 -
£425,000***

Nestled on Fairfoot Road in the vibrant heart of East London, this beautifully finished two-bedroom duplex flat offers a perfect blend of comfort and style. Spanning an impressive 726 square feet, this purpose-built property is ideal for those seeking a modern living space in a bustling urban environment.



Leasehold

- Immaculately Presented
- Two Double Bedrooms
- Spanning Across 725 Square Feet
- Great Transport Links
- Spacious Balcony
- Newly Extended Lease
- Fully Fitted Kitchen Appliances
- Double Glazed Windows

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. Accessible via the living room is one of the standout features of this property, the spacious balcony, which offers a lovely outdoor space to enjoy fresh air and sunshine. Whether you wish to sip your morning coffee or unwind after a long day, this balcony is a perfect addition to your home.

The property boasts a contemporary, fully fitted kitchen finished to a high standard, featuring sleek cabinetry and a generous amount of built-in storage that blends functionality with modern design. A large window floods the space with natural light, enhancing the clean lines and bright, airy feel.

The two double bedrooms are designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings. The property also features a contemporary bathroom conveniently positioned on the upper level, thoughtfully designed to meet all your needs, coupled with a second toilet on the lower level.

This flat combines modern amenities with a classic design, making it a desirable choice for both first-time buyers and those looking to downsize. With its prime location in E3, you will find yourself surrounded by a wealth of local amenities, including shops, restaurants. Excellent transport links are within easy reach, such as Canary Wharf and Stratford with Bow Road and Mile End stations providing quick access to central London via the District, DLR, Hammersmith & City, and Central lines. The property is also well-served by local bus routes.

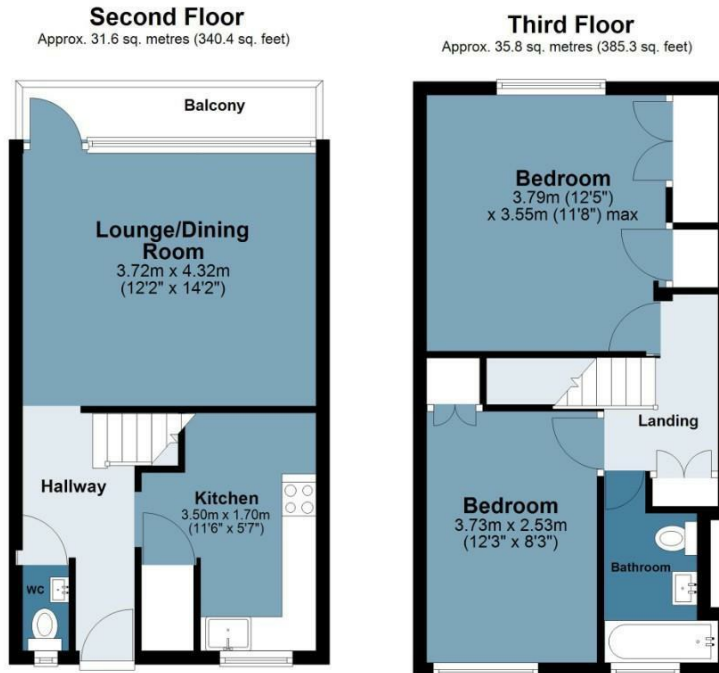




Fairfoot Road

Approx. Gross Internal Area 67.4 Sq M (725.7 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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.

BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

www.butlerandstag.uk