



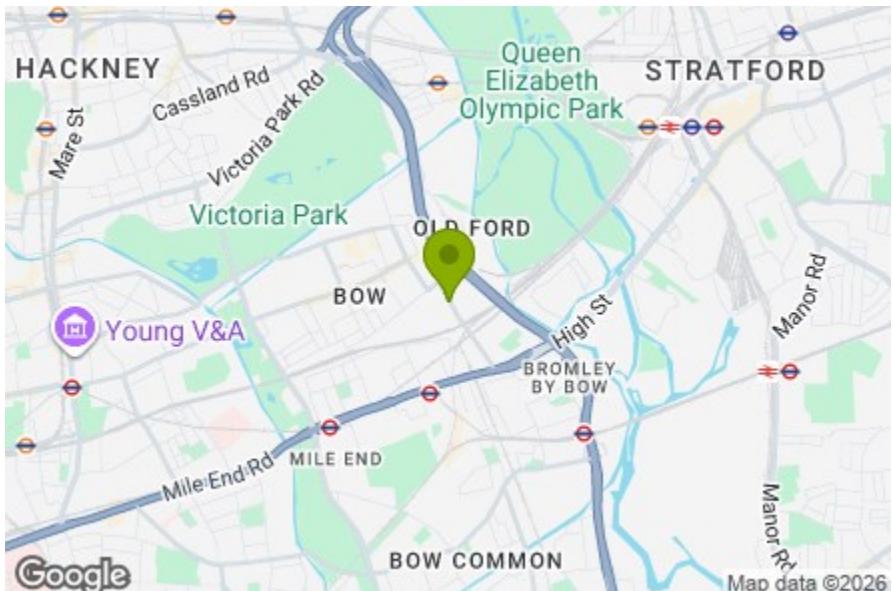
Kitchen/Dining/Reception Room
15'6" x 18'10"

Bedroom
9'2" x 11'0"

Bedroom
7'9" x 11'8"

Bedroom
11'4" x 11'8"

Bathroom
7'2" x 6'8"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs
EU Directive 2002/91/EC

FAIRFIELD ROAD, BOW

Offers In Excess Of £550,000 Leasehold
3 Bed House



Features:

- Three Bedroom Apartment
- Top Floor
- Beautifully Presented
- Private Balcony
- Communal Patio
- Bicycle Storage

Set on the top floor of a modern residential development, this three-bedroom home offers a blend of contemporary design and considered living. The apartment is presented in excellent order throughout, with a consistent finish that feels refined and thoughtfully put together. Private outdoor space provides a welcome addition, while residents also benefit from access to a communal patio, extending the sense of outdoor living beyond the home itself. Practical touches have been carefully incorporated, with dedicated bicycle storage adding everyday convenience. Altogether, it's a well-composed home that balances style and comfort with ease.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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0208 520 3077



IF YOU LIVED HERE...

From the moment you arrive, the apartment sets a confident tone, with a wide and well-proportioned hallway creating a welcoming first impression. Built-in storage is neatly integrated, and the layout allows for a natural flow through to the rest of the home. At the heart of the apartment sits the kitchen, dining and reception room, where everyday living and entertaining come together effortlessly. Wide glazing draws in generous daylight and forms a strong link to the terrace beyond, allowing the outdoors to feel like a natural continuation of the interior. Stepping outside, the terrace offers a substantial outdoor setting with far-reaching views across surrounding rooftops. Its elevated position makes it a pleasing place to unwind, enjoy the outlook or catch the changing sky throughout the day. The bedrooms are thoughtfully arranged and consistent in tone, each offering comfortable proportions and a relaxed atmosphere. One enjoys wide glazing and a bright outlook, paired with warm flooring and clean lines that give it a restful feel. Another is similarly inviting, with soft tones and plenty of daylight creating a composed setting. The third bedroom continues the same contemporary feel, with a simple layout, fresh finishes and a welcoming sense of ease. Completing the home, the bathroom has a refined, modern look, finished with large-format tiling that gives the room a cohesive, polished feel. A bath with an overhead shower rounds off the layout, providing a well-considered and stylish finish.

The surrounding neighbourhood offers an appealing mix of food, drink and local character, with plenty to explore on foot. Root25 is a popular destination for relaxed brunches and well-made coffee, while The Bow Bells delivers a classic pub atmosphere for casual drinks and sociable evenings. Close by, Fish Island adds further variety with independent favourites such as INIS and Tuck Shop. Green space is a real highlight, with Victoria Park nearby for open lawns, waterside walks and its much-loved weekend market, alongside the expansive landscapes of Queen Elizabeth Olympic Park. Families are well catered for too, with a choice of well-regarded schools in the area, including the outstanding Old Ford Primary School, adding to the area's enduring appeal.

WHAT ELSE?

Bow Church DLR is a 9-minute walk away, running on the DLR with direct links towards Canary Wharf and Bank. Bow Road Station is 13 minutes on foot and sits on the District and Hammersmith & City lines, offering straightforward routes across the capital. The Greenway is reached in 15 minutes, providing a long, traffic-free route across East London for cyclists and pedestrians alike.



A WORD FROM THE OWNER...

"The flat is set in a friendly, well-kept area with a great sense of community, and neighbours are welcoming and considerate. One of the things I've loved most is how easy it is to enjoy the outdoors, with lovely walks nearby and green spaces close at hand that are perfect for unwinding or getting some fresh air."

"There's a fantastic choice of local cafés, independent shops and places to eat within easy reach, giving the area a lively but relaxed feel. Everyday amenities are conveniently close, and getting around London is straightforward, making it an ideal balance between peaceful living and city convenience. It's a place that has truly felt like home."

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