



BUTLER & STAG

Fairfield Road | Bow

| E3

Physical Viewings Being Accepted

*Set within the secure and extremely popular Bow Quarter development is this wonderfully bright and larger than average two bedroom apartment
(Spanning 775 Sq/ft)*

- Spanning 775 Sq/ft • 24 Hour Concierge • Swimming Pool • Gymnasium • Juliette Balcony • Two Bedrooms • On Site Bike Storage • Build In Wardrobes • Chain Free*

Asking Price £475,000 | Leasehold

24 hour concierge, resident only leisure centre complete with swimming pool, sauna and steam room, jacuzzi, gymnasium (including a studio with a variety of classes) and communal terrace with seating are all located within the beautiful, manicured grounds.

The property boasts a wealth of natural light thanks to the over sized double glazed windows and high ceilings. Spanning 775 sq/ft the apartment comprises of an open plan kitchen/living area with double doors opening to a Juliette Balcony that over looks the lush communal gardens. There are also two double bedrooms and a recently updated bathroom.

Located within easy reach of Victoria Park, the Olympic Village and amenities of Roman Road, Bow Quarter has excellent on-site amenities, some of which include, 24-hour concierge, restaurant and residents-only leisure centre complete with swimming pool, gymnasium and communal terrace with seating.

Multiple transport links are easily accessible including bus routes from Fairfield Road and Bow Road, whilst Bow Road (District and Hammersmith & City), Bow Church DLR and Mile End underground (Central, District and Hammersmith & City) are all close by offering swift and direct access to Canary Wharf, The City and West End.
Chain Free

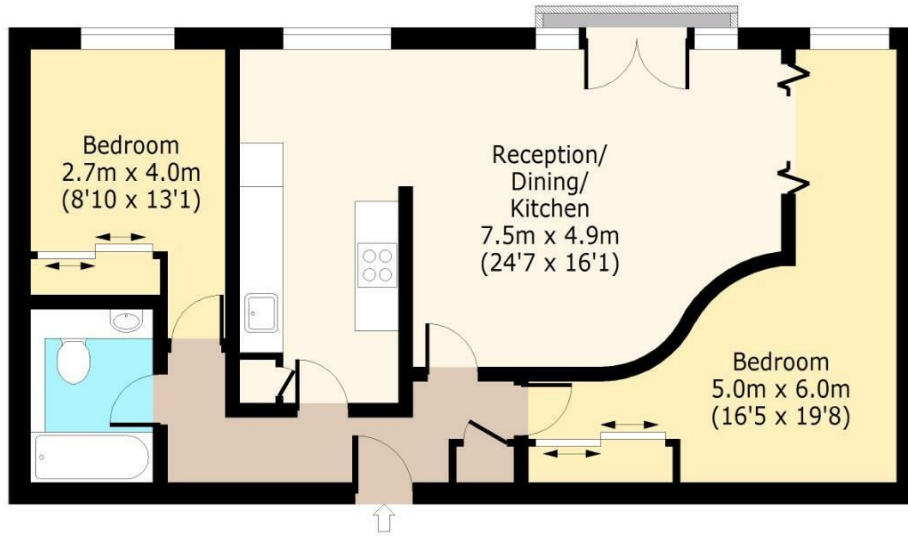




Bow Quarter, E3

Second Floor

Approx. 72 Sq. meters (775 Sq. feet)



Total area: approx. 72 Sq. meters (775 Sq. feet)
For illustration purposes only - not to scale

www.lpaplus.com



BUTLER & STAG

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	