



BUTLER & STAG

Fairfield Road | Bow
| E3

Guide Price £325,000 - £350,000

An exquisite one-bedroom former matchstick factory conversion sitting on the second floor and set within the secure and extremely popular Bow Quarter development.

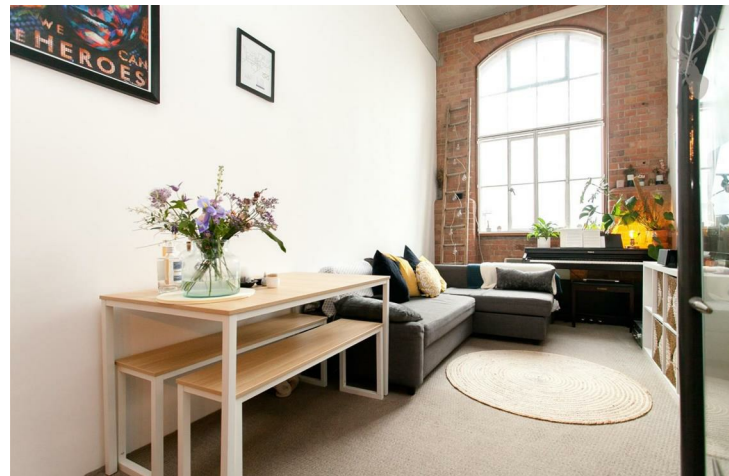
- Excellent Investment Property • Double-Height Ceilings • Gated With 24 Hour Concierge • Communal Roof Terrace • Residents' Swimming Pool & Gymnasium • Chain Free*

Price Guide £325,000 | Leasehold

The property boasts a wealth of natural light thanks to its original large 16 pane factory style window. Double-height ceilings give a flowing sense of space and spread over just under 500 sq. ft., the property comprises a very generous dining and living/entertaining space with a semi-open plan contemporary kitchen. The ground floor also houses a recently updated bathroom. Stairs lead to a mezzanine level with a double bedroom and spacious storage/wardrobe area.

Located within easy reach of Victoria Park, the Olympic Village and amenities of Roman Road (due to undergo regeneration), Bow Quarter has excellent on-site amenities, some of which include, 24-hour concierge, convenience store, bar, restaurant, communal roof terrace with seating and residents-only leisure centre complete with swimming pool and gymnasium all set within beautiful grounds.

Multiple transport links are easily accessible including bus routes from Fairfield Road and Bow Road, whilst Bow Road underground (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. Offered chain free





Manhattan Building, E3

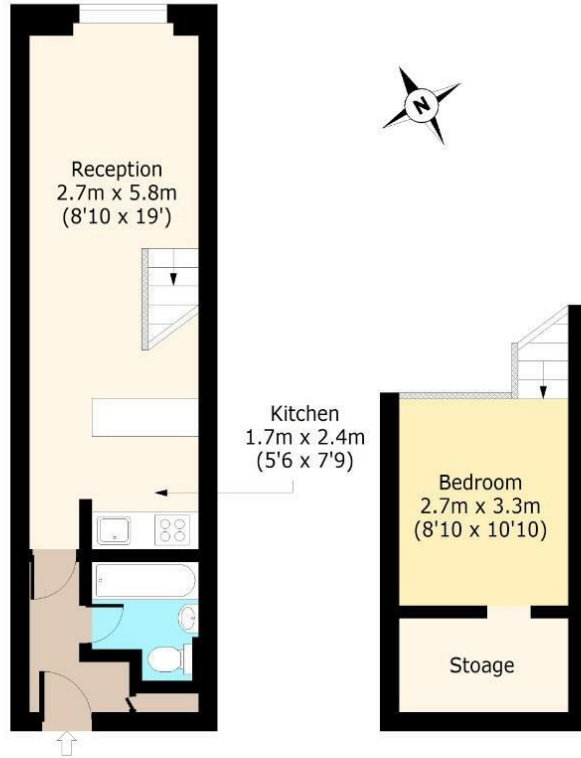


Second Floor

Approx. 29.73 Sq. meters (320 Sq. feet)

Loft

Approx. 13.47 Sq. meters (145 Sq. feet)



Total area: approx. 43.20 Sq. meters (465 Sq. feet)

For illustration purposes only - not to scale

www.lpaplus.com



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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	81	81
(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	