

Easthaus



— Guide Price £700,000



— 5th floor Apartment



— 2 Bedrooms



— 1 Bathroom



— Circa 1149 sqft

Fairfield Road, Bow Quarter, London, E3

Positioned within the historic Bow Quarter, this beautifully curated two-bedroom apartment offers a blend of industrial heritage and contemporary city living. Set in the sought-after Park East Building, the apartment is set over two levels, with a striking mezzanine enhancing the sense of space and volume.



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The heart of the home is a voluminous open-plan living and entertaining space, where double-height ceilings and a palette of cooling neutral tones are offset by a bright south westerly aspect. Double doors from the living space open out to a sunny private balcony. The kitchen is just off the main living space, and is finished in soft grey tones with a mix of shaker cabinetry and industrial accents. Patterned tiles and subway brickwork nod to the development's Victorian origins. Beyond the living space is a bright double bedroom with floor to ceiling windows and double doors leading out to Juliette balcony. The modern family bathroom is also situated on this floor. Upstairs, the mezzanine level serves as a versatile space, with Velux windows installed (and recently replaced in 2023) to maximise the natural light. Currently configured as a bedroom but could equally lend itself to being a home office or additional living area. There is also a substantial amount of hidden away storage space on this level.

Steeped in history, the Bow Quarter is a gated community occupying the site of the former Bryant & May match factory — a landmark of East London's industrial past. Behind the original red brick façade lies a well-established residential enclave with landscaped gardens, 24-hour concierge, a residents' café and convenience store, secure parking, and a leisure centre complete with a gym, sauna, steam room, and a 15-metre swimming pool.

Area

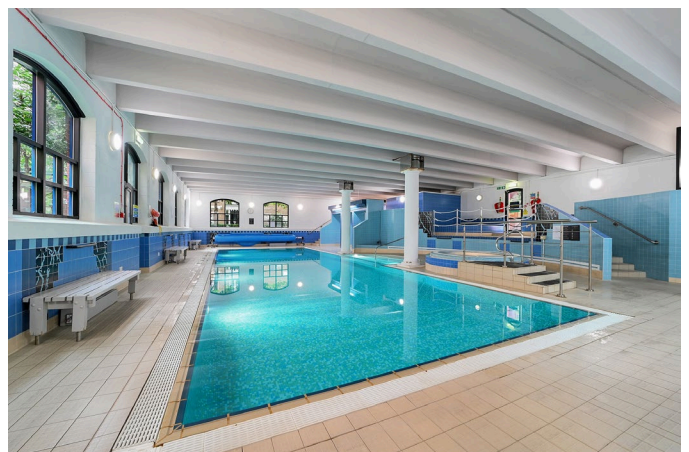
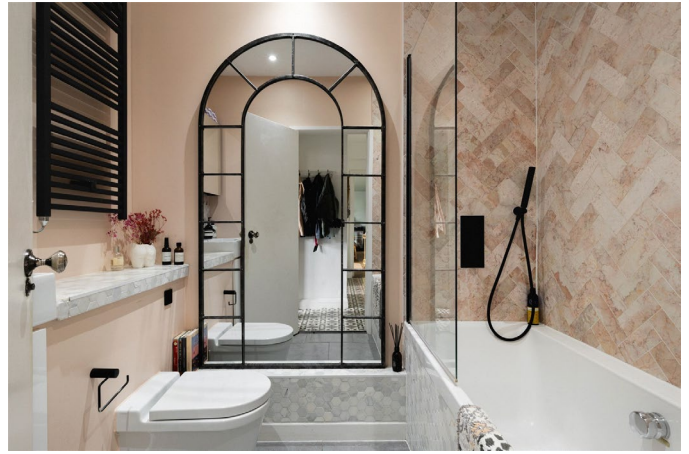
The development is within walking distance of Roman Road and all the local amenities of Bow as well as the surrounding areas of Victoria Park Village and Hackney Wick. Grounded and Root25 are great coffee and brunch spots within a couple of minutes' walk of the apartment. Nearby Roman Road offers endless amenities with restaurants and independent shops as well as a number of organic food stores. The Morgan Arms and Coborn Arms are great gastro pubs within easy walking distance, and the green open spaces of Victoria Park and the Queen Elizabeth Olympic Park are also within easy reach. The property is well located for a number of great transport links including Bow Church DLR station (8 minute walk), Bow Road station (11 minute walk) and many bus routes giving easy access to the City, Canary Wharf and Stratford.

Details

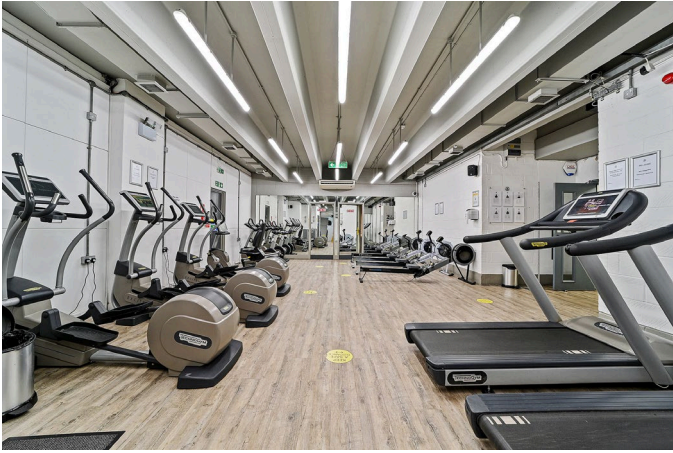
Tenure: Leasehold circa 88 years remaining
Service Charges circa £2,791.16 pa
Estate Charges circa £2,259.42 pa (covering the cost of the building amenities)
Ground Rent £125.00 pa
Council Tax: Tower Hamlets, Band E
EPC Band E



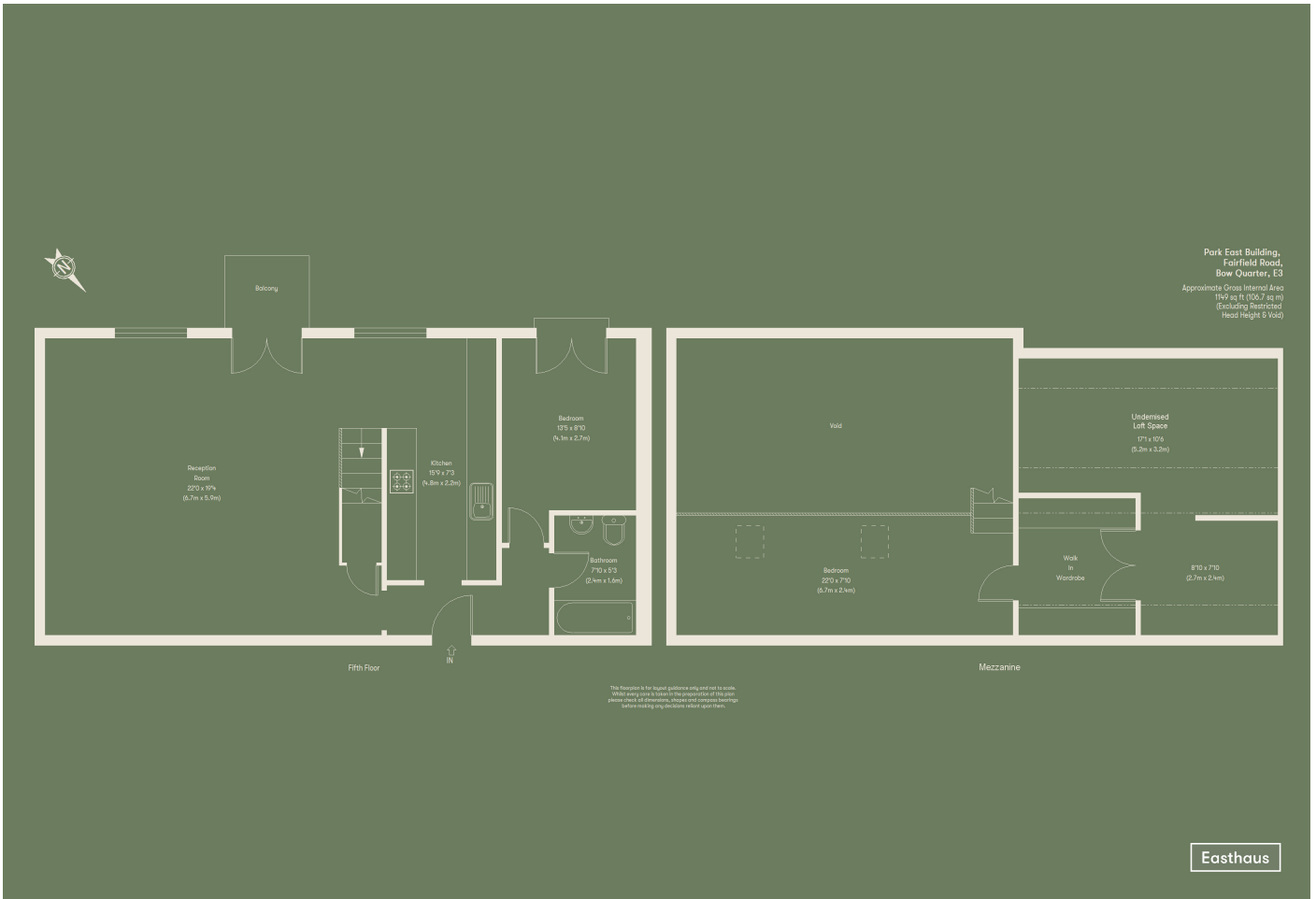
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