



**Lexington Building, Bow Quarter, 60 Fairfield Road**  
London

Guide Price **£350,000**  
**OLIVER J AQUES**  
EST. 1986

# Lexington Building

Bow Quarter, London

Council Tax band: C

Tenure: Leasehold

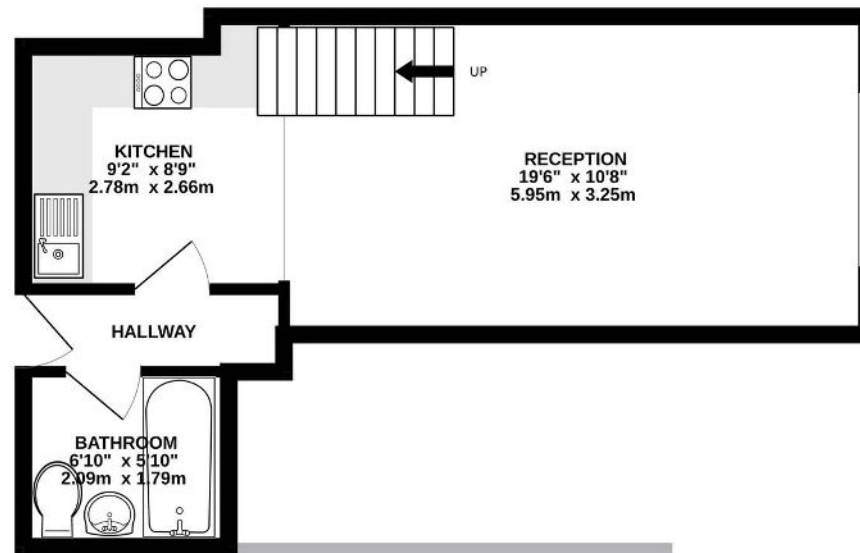
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

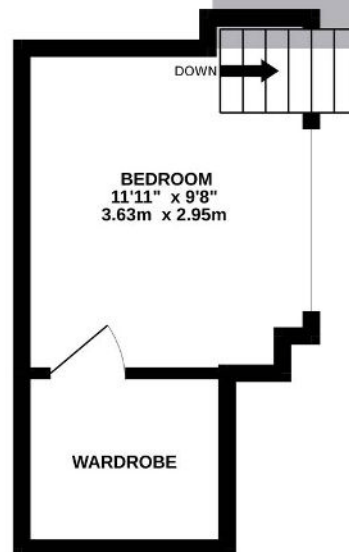
- Mezzanine Style apartment in Bow Quarter
- One double bedroom with spacious built in storage
- Original factory window facing to a Westerly elevation
- 999 Year Lease Extension, Total Term 1087 Years
- Fitted Kitchen and Bathroom
- Located in the original Grade II listed Bryant & May Match factory
- 24 Hour Concierge, Communal Gymnasium and Swimming Pool
- Beautiful Landscaped Grounds, On Site Coffee Shop and Convenience Store
- 0.2 Miles to Bow Church Station (DLR) & 0.3 Miles to Bow Road Station (District/Hammersmith and City)
- No onward chain



GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Oliver Jaques Bow

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