

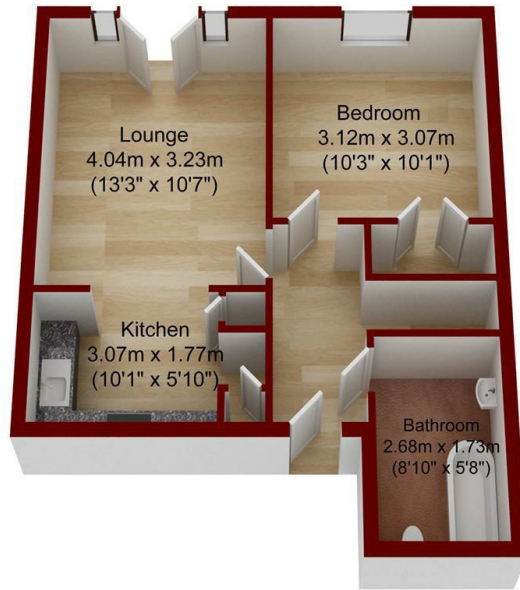
# Hammonds



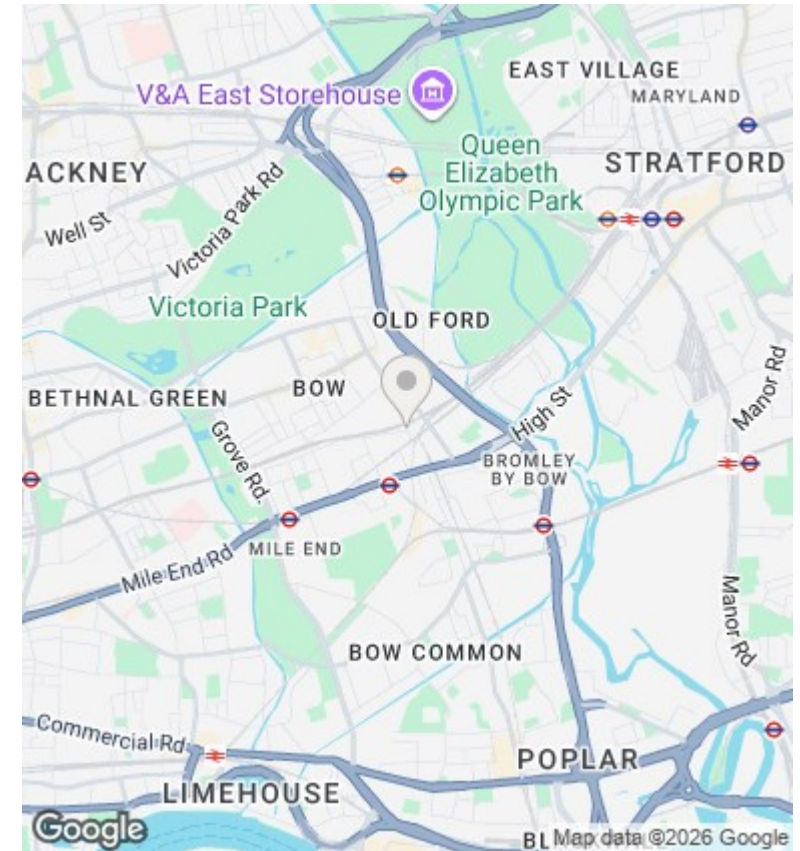
37, 85 Fairfield Road, London, E3 2QF

£280,000

- Service Charge: £2,578.90 pa
- Spacious Flat
- Close to Transport Links
- Ground Rent: £300 pa
- Fitted Kitchen
- Close to Amenities
- Lease: 104 years
- Laminate Flooring
- Communal Roof Terrace



Flat 37, 85 Fairfield Road, London, E3 2QF  
 APPROX. GROSS INTERNAL FLOOR AREA 441 SQ FT / 41 SQ M  
 ©Eagle Property Solutions



## Directions

## Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	