



Old Ford Road, London, , E2 9QB

£425,000

Guide Price £425,000 - £450,000 Elms Estates are delighted to be able to offer to the market for sale this beautifully presented Two Bedroom Apartment located on the top floor with its very own balcony.

Sidney House is located just off of Old Ford Road and is within easy reach of Bethnal Green (central line) tube station with multiple bus routes in to the City, West End and beyond and additionally the glorious Victoria Park is within a short walk and offers beautiful open spaces and miles of scenic walks. The relaxed, cool feel of Victoria Park farmers market will make for wonderful lazy Sunday morning strolls and with Regents Canal also on your doorstep you will find endless new places to explore. This property really is set within the heart of the East End with easy access to all of the restaurants, bars, shops, markets, gyms, parks, galleries and museums this exciting area has on offer.

Internally the property is bright and spacious throughout with a large reception room with access to the balcony, Separate Kitchen, Two double bedrooms with bedroom one having direct access to the balcony and a family bathroom.

Sidney House is offered to the market on a chain free basis. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.



Reception
15'1" x 11'9" (4.6 x 3.6)

Kitchen
12'5" x 8'6" (3.8 x 2.6)

Bedroom One
11'9" x 10'5" (3.6 x 3.2)

Bedroom Two
12'5" x 8'2" (3.8 x 2.5)

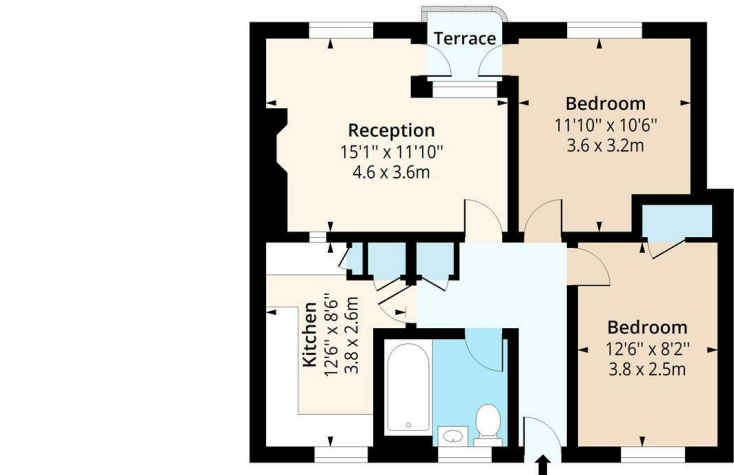
Bathroom

Balcony

Material Information
Tenure: Leasehold
Length Of Lease: 86 Years Remaining
Annual Ground Rent: £10.00 Per Year
Annual Service Charge: £2,028.97 Per Year
Council Tax Band: C

Marketing Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.

Sidney House, E2
Approx. Gross Internal Area 647 Sq Ft - 60.11 Sq M
Approx. Gross Terrace Area 19 Sq Ft - 1.77 Sq M



Fifth Floor
Floor Area 647 Sq Ft - 60.11 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	