



SIDWORTH STREET, LONDON, E8
£900,000 LEASEHOLD

A STUNNING AND RARELY AVAILABLE LATERAL THREE BEDROOM APARTMENT JUST MOMENTS TO LONDON FIELDS

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

This stunning lateral three-bedroom flat situated in a modern development on the desirable Sidworth Street. Boasting approximately 1,176 square feet of contemporary living space, this apartment offers a delightful blend of style and comfort.

Upon entering, you are greeted by an inviting open-plan kitchen, living, and dining area, flooded with natural light. The kitchen is fitted with top-of-the-line integrated appliances. The spacious living and dining room are complemented by a private balcony and two Juliette balconies, providing a lovely connection to the outdoors.

All three bedrooms in this flat are generously sized double rooms, each thoughtfully designed with Juliette balconies and built-in wardrobes to maximize storage and organization. The principal bedroom also features an en-suite bathroom, offering both privacy and convenience. In addition, there is a separate family bathroom for the rest of the household, as well as a large storage/utility cupboard in the hallway.

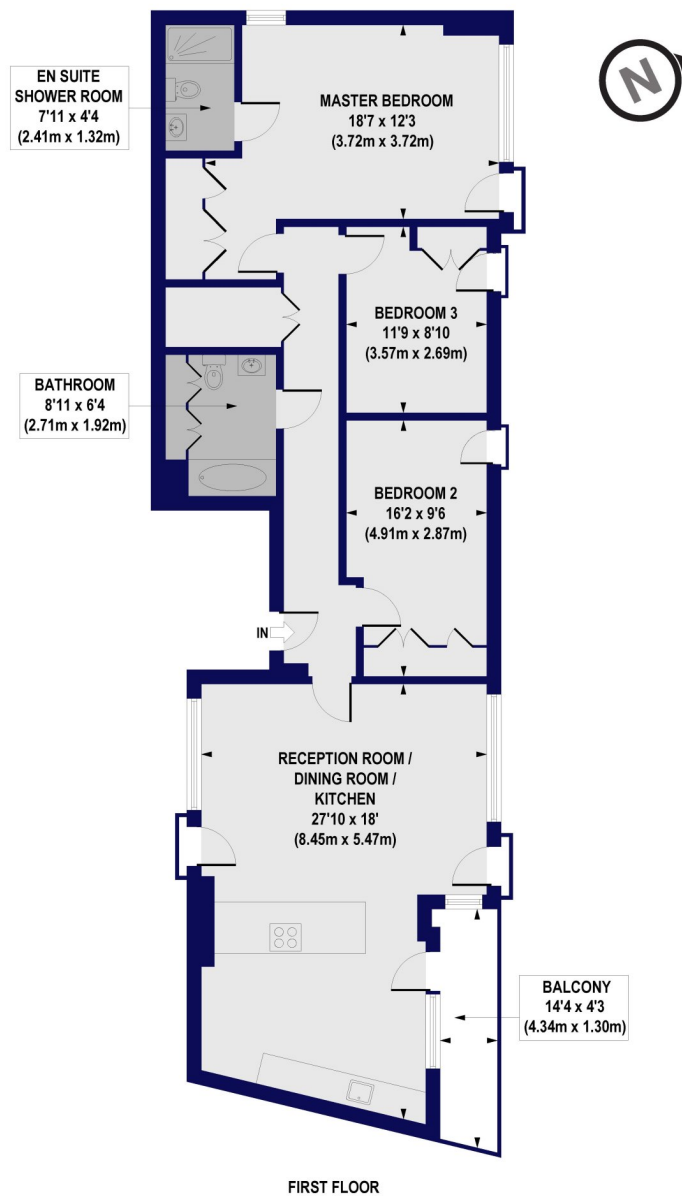
The location of this property is truly exceptional. Sidworth Street offers a vibrant and sought-after neighborhood, known for its blend of modern amenities and local charm. Within walking distance, you'll find an array of trendy cafes, restaurants, and boutique shops, providing an excellent lifestyle for residents. Transport links are also excellent, with easy access to nearby bus stops and train stations, ensuring seamless connectivity to the rest of the city and beyond. Whether you're commuting to work or exploring the city's attractions, you'll find everything conveniently within reach.

Winkworth



Winkworth

Sidworth Street, E8
Approx. Gross Internal Floor Area 1176 sq. ft / 109.30 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Hackney | 020 8986 4216 | hackney@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.