



SIDNEY STREET, LONDON, E1  
£300,000 LEASEHOLD

## SPACIOUS ONE BEDROOM WITH ADDITIONAL OFFICE & LARGE WEST-FACING TERRACE

Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

Set within a well-maintained block on Sidney Street, E1, this well-presented first-floor one-bedroom flat offers approximately 486 sqft of thoughtfully arranged accommodation, complemented by a versatile additional office space and a large west-facing terrace.

The property has recently benefited from a light refurbishment and is offered to the market chain free. At its heart is a bright open-plan kitchen and living space, creating a welcoming environment for both everyday living and entertaining. The well-proportioned bedroom is accompanied by a separate office, providing excellent flexibility for home working or use as a study.

A particular highlight is the generous west-facing terrace, offering a valuable private outdoor space and an ideal setting for enjoying afternoon and evening sunshine, a rare advantage for a property so close to the City.

The location is exceptionally well placed for access to the City, while offering the vibrant character and amenities of East London. A wide selection of independent cafés, restaurants, bars and shops can be found nearby, with Brick Lane, Spitalfields, Shoreditch and Whitechapel all within easy reach. Excellent transport connections provide convenient access across London, with a number of Underground, Overground and Elizabeth line stations close by.

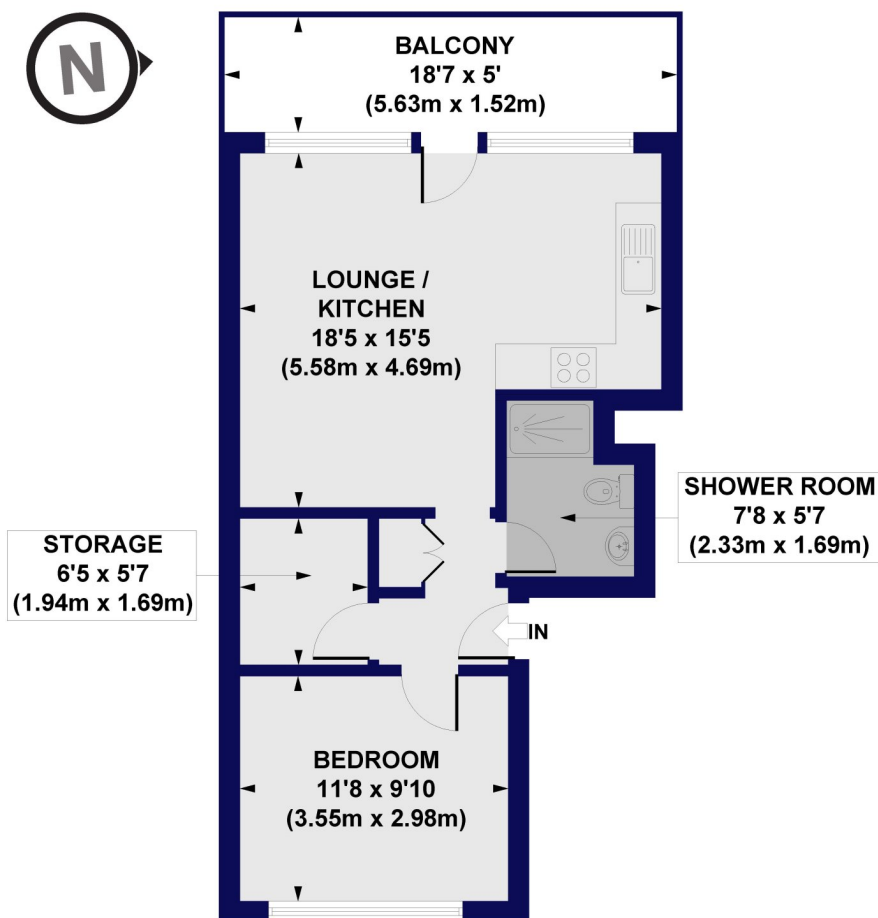
Combining a highly convenient E1 location, flexible accommodation, a substantial west-facing terrace and the benefit of being offered chain free, this is an appealing opportunity for first-time buyers, owner-occupiers and investors alike.

**Winkworth**



Winkworth

**Sidney Street, E1**  
**Approx. Gross Internal Floor Area 486 sq. ft / 45.14 sq. m**



**SECOND FLOOR**

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.

**Winkworth**

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/sale/property/SO240283>

**Tenure:** Leasehold

**Term:** 85 year and 0 months (Subject to change)

**Service Charge:** £2800 per annum (approx.)

**Ground Rent:** £ 0 Annually (Subject to review)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

**Winkworth**

*winkworth.co.uk*

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.