



**SIEGE HOUSE, SIDNEY STREET, LONDON, E1
£300,000 LEASEHOLD**

**BRIGHT SIXTH FLOOR ONE BEDROOM
APARTMENT IN THE HEART OF EAST LONDON**

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

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DESCRIPTION:

Set in Siege House on Sidney Street, this one-bedroom apartment offers bright and well-balanced accommodation, with both the living room and bedroom enjoying a desirable south-facing aspect, providing excellent natural light throughout the day along with open views from its elevated position. The generous internal space is ideally configured for modern city living, making the property an excellent first-time purchase, pied-à-terre, or a strong buy-to-let investment.

Siege House is superbly located, placing the City of London within close proximity while also benefiting from easy access to the vibrant amenities of Shoreditch. Transport links are outstanding, with the Elizabeth Line nearby, offering fast and convenient connections across London and beyond.

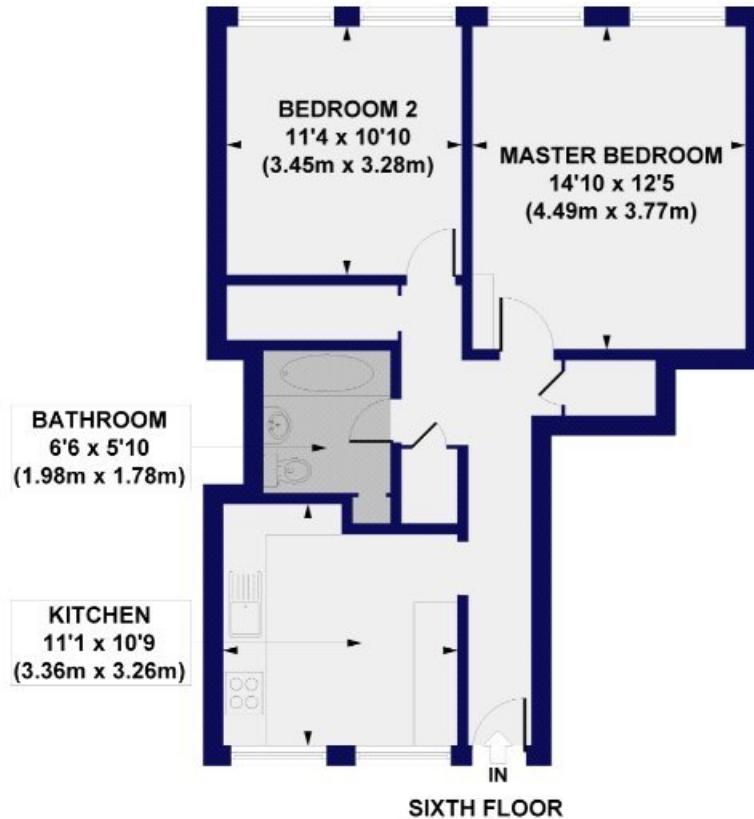
The surrounding area is rich in restaurants, cafés, bars and cultural attractions, with Shoreditch, Spitalfields and the City all within easy reach. This combination of location, connectivity and lifestyle appeal underpins the property's strong owner-occupier and rental demand.

Offered chain free, this apartment represents an excellent opportunity to acquire a bright, well-located London home with long-term appeal and investment potential.

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Siege House, Sidney Street, E1
 Approx. Gross Internal Floor Area 605 sq. ft / 56.17 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.

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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		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SHO250390>

Tenure: Leasehold

Term: 178 year and 0 months

Service Charge: £2200 per annum

Ground Rent: £ 10 Annually (subject to increase)

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.

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