





Prime East London location near Victoria Park and Regent's Canal.

Island Homes are now in receipt of an offer for the sum of £430,000. Anyone wishing to place an offer on this property should contact Dockside property services 01634 294864 before exchange of contracts.

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Situated on the first floor of a purpose-built block, the property features a spacious layout with three well-proportioned bedrooms, a large separate kitchen with generous countertop space, and a bright reception room with natural light flowing in. The bathroom is fitted with a full-sized bathtub and tiled walls, complemented by a separate WC, making it ideal for both families and sharers.

The property also benefits from gas central heating and double-glazed windows, ensuring comfort and energy efficiency. Residents enjoy access to local amenities, excellent transport links including Bethnal Green Underground (Central Line) and Cambridge Heath Overground, and a vibrant neighbourhood filled with independent cafés, markets, and community spaces. This is an ideal purchase for first-time buyers, investors, or anyone seeking a well-located East London property with scope to add value and create a stylish, modern home.

Located in the heart of East London, just moments from the green open spaces of Victoria Park and the picturesque Regent's Canal, this three-bedroom flat in Sidney House, Old Ford Road, E2, offers an excellent opportunity for buyers looking to personalise and add value to a well-located home.

Annual Service Charge - TBC

Annual Ground Rent - TBC

Tenure - Leasehold

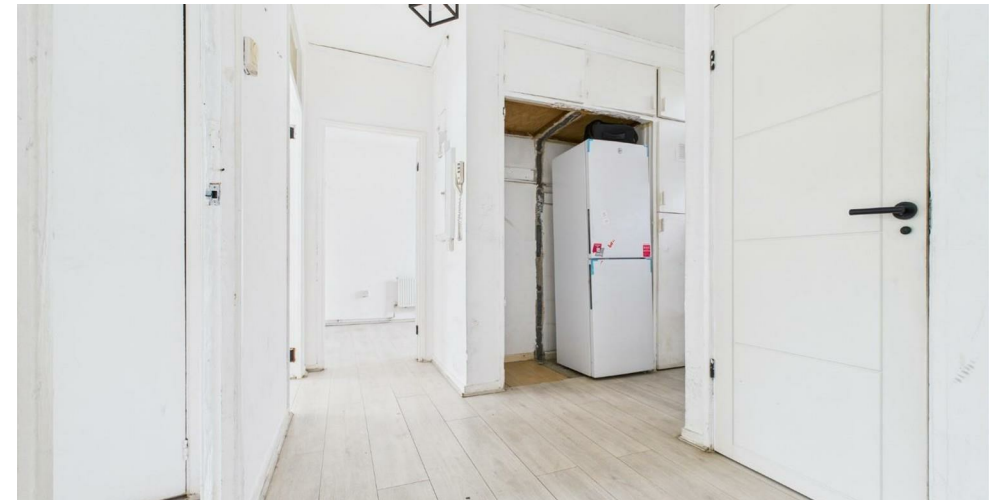
Length of Lease - TBC

EPC Grade - C

Council Tax Band - B

The information we hold for this property is obtained from the Vendor (the person or company selling the property). Anyone interested in this property is advised to obtain verification on all points from their Solicitor or Surveyor. Reference to the Tenure of this property is based on information supplied by the Vendor. Any Buyer(s) is/are advised to obtain verification from their Solicitor. We have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for purpose. Please do not rely on this information when deciding to proceed.

Island Homes are members of The Property Ombudsman & our Client Money Protection provider is Propertymark.





- Three well-proportioned bedrooms with flexible living space.
- Spacious separate kitchen with upgrade potential.
- Bright and airy living room with natural light.
- Excellent opportunity for refurbishment and value uplift.
- Great transport links via Bethnal Green and Cambridge Heath stations.
- Prime East London location near Victoria Park and Regent's Canal.



THE AGENT ON THE QUAYS

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