





Sherwood Gardens, London

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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 - £4641.57
Annual Ground Rent - £439.34
Tenure - Leasehold
Length of Lease - 231 years
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.





- Top floor penthouse apartment in a secure modern development
- Spacious open-plan kitchen and living area with excellent natural light
- Large private balconies offering stunning views of Canary Wharf
- Principal bedroom with direct access to private balcony and Ensuite
- Walking distance to Canary Wharf station, Jubilee Line, DLR and Elizabeth Line
- Two bathrooms, including an en-suite
- CHAIN FREE
- EWS1 available



THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT

