



Sidney Street, London, E1

BUTLER & STAG



**Guide Price: £350,000 - £375,000**  
**Situated in the heart of the Sidney Square conservation area offering commanding views of the leafy Sidney Square is this stylish one bedroom residence. The apartment boasts a modern interior design incorporating clean lines with practical living and function.**



## Leasehold

- Stunning One Bed Apartment
- Immaculate Condition
- Close To Amenities
- Close to Public Transport
- Sidney Square Conservation
- Ample Storage Throughout
- Period Conversion
- Chain Free

This stunning second floor apartment has some exceptional period features including sash windows and high ceilings. The property comprises a large beautifully light reception room, and a bespoke fitted kitchen. The main bedroom is well-proportioned in size and rounding off the property is the smart bathroom.

Whitechapel is an incredibly vibrant and centrally located part of east London. A short walk or cycle from both the River Thames and the City, the area offers excellent local amenities. The famed Punjabi restaurant Tayyabs is a short walk away, as is the much-loved bakery Rinkoff and several excellent coffee shops including Aldgate Coffee House. The eclectic George Tavern on Jubilee Street is recommended for drinks and occasional music events, while the Whitechapel Gallery and independent Genesis cinema provide cultural distractions. Nearby Spitalfields and Shoreditch offer further opportunity for dining, entertainment and shopping, with restaurants including Ottolenghi, Cecconi's and St. John Bread & Wine. Spitalfields Market and the surrounding streets now offer shopping opportunities comparable to the West End.

Sidney Square is one of east London's most important and historic garden squares dating from the 19th century, illustrated by its rich history and handsome Grade II-listed Georgian terraces.

Transport links are excellent; Whitechapel underground station runs Circle and Hammersmith & City Line services, as well as providing access to the east London branch of the Overground. A Crossrail station for the Elizabeth Line is due to open in 2022, from which trains will run to Bond Street in 10 minutes and Heathrow Airport in 38 minutes.

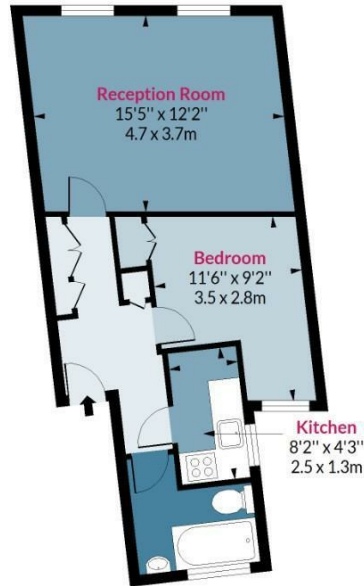




## Clark House, Sidney Street, E1

Approx. Gross Internal Area 448 Sq Ft - 41.62 Sq M

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### Second Floor

Floor Area 448 Sq Ft - 41.62 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 24/5/2023

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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