



Old Ford Road, London, , E2 9QB

£450,000

Elms Estates are pleased to offer to the market For Sale this Three Bedroom Apartment located on the 2nd floor with its very own balcony.

Sidney House is located just off of Old Ford Road and is within easy reach of Bethnal Green (central line) tube station with multiple bus routes in to the City, West End and beyond and additionally the glorious Victoria Park is within a short walk and offers beautiful open spaces and miles of scenic walks. The relaxed, cool feel of Victoria Park farmers market will make for wonderful lazy Sunday morning strolls and with Regents Canal also on your doorstep you will find endless new places to explore. This property really is set within the heart of the East End with easy access to all of the restaurants, bars, shops, markets, gyms, parks, galleries and museums this exciting area has on offer.

Internally the property has a spacious lounge with access to the balcony, Good size kitchen, Three double bedrooms and family bathroom.

Sidney House is offered to the market on a chain free basis. An early internal inspection is highly recommended in order to avoid disappointment.



Reception Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Balcony

Material Information

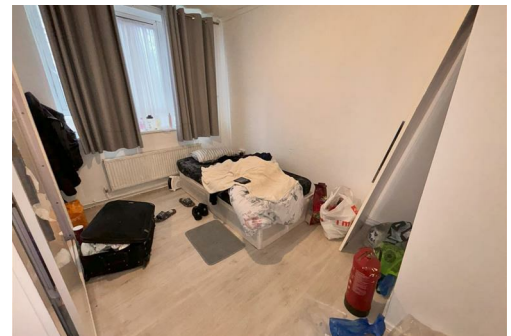
Tenure: Leasehold

Length Of Lease: Approx 108 Years

Annual Ground Rent: £10.00 Per year

Annual Service Charge: £2,000 Approx Per Year

Council Tax Band: C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	75	81	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	