



Old Ford Road, London, , E2 9QB

£425,000

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

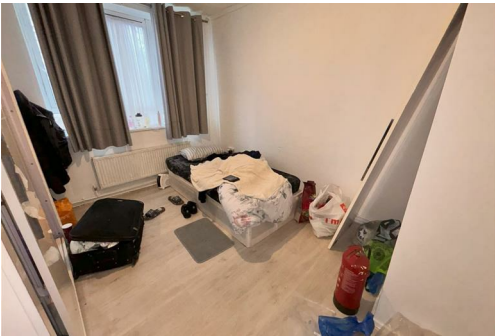
Bedroom Three

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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	