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ESTATES



Sidney Street, London, , E1 3BB

£285,000

Guide Price £285,000 - £300,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this spacious and naturally bright One Bedroom Apartment, positioned on the Third Floor of Wexford House.

The property is ideally situated for excellent public transport connections, with Whitechapel Station just a short walk away, offering Elizabeth Line, District, Hammersmith & City and London Overground services, providing convenient connections across Central and East London. Stepney Green Underground Station is also within easy reach, providing further access to the District and Hammersmith & City lines.

The immediate area offers a fantastic selection of amenities and places to enjoy, with a wide variety of local shops, cafés, restaurants and everyday conveniences close by. Stepney City Farm is also nearby, providing a unique green oasis in the heart of East London, with its working farm, café and popular weekend farmers' market.

Internally, the apartment is spacious and benefits from plenty of natural light throughout. The accommodation comprises a generous reception room with direct access onto the balcony, a separate kitchen, well-proportioned bedroom, a bathroom and ample storage throughout.







Reception
15'5" x 11'1" (4.7 x 3.4)

Balcony
12'9" x 4'3" (3.9 x 1.3)

Kitchen
8'10" x 8'2" (2.7 x 2.5)

Bedroom
15'5" x 10'9" (4.7 x 3.3)

Bathroom
7'2" x 6'6" (2.2 x 2.0)

Material Information
Tenure: Leasehold
Length Of Lease: Approx 87 Years remaining
Annual Service Charge: £2,235.06
Annual Ground Rent: £10.00
Council Tax Band: B

Marketing Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



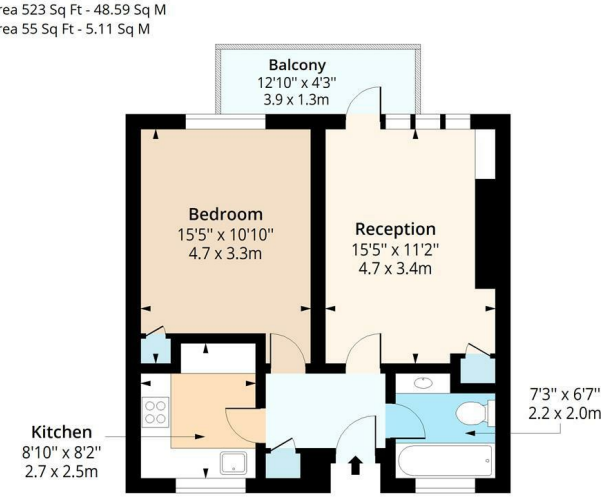




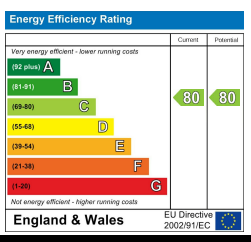


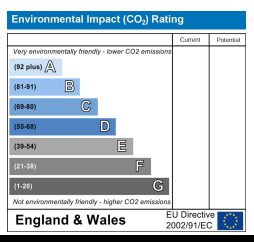


Wexford House E1
Approx. Gross Internal Area 523 Sq Ft - 48.59 Sq M
Approx. Gross Balcony Area 55 Sq Ft - 5.11 Sq M



Third Floor
Floor Area 523 Sq Ft - 48.59 Sq M





RICS Certified Property Measurer

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: 2/10/2026