

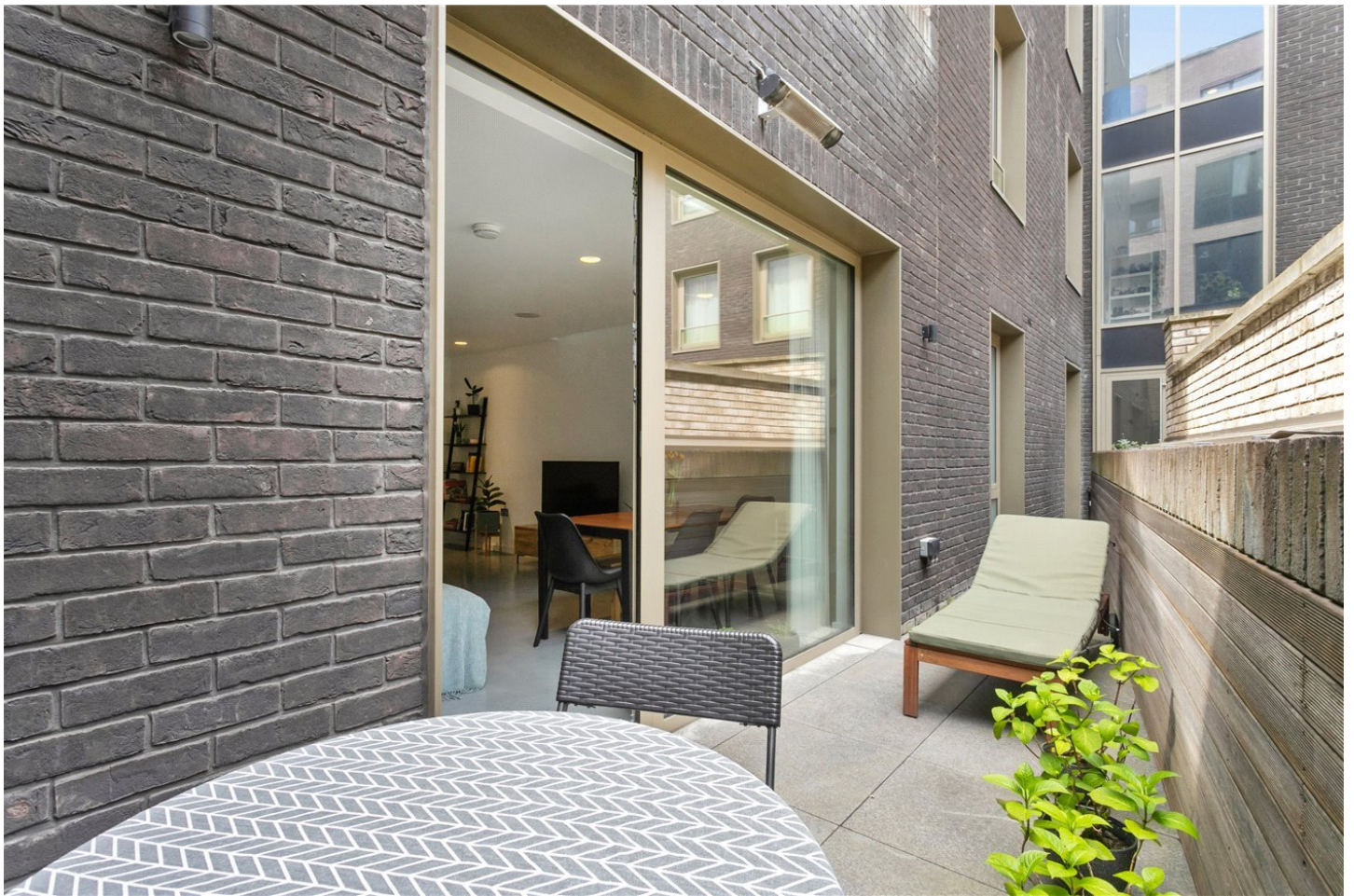


SIDWORTH STREET, LONDON, E8  
'OFFERS IN EXCESS OF' £900,000 LEASEHOLD

## A STUNNING AND RARELY AVAILABLE LATERAL THREE BEDROOM APARTMENT JUST MOMENTS TO LONDON FIELDS

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

**Winkworth**



## DESCRIPTION:

Upon entering, you are greeted by an inviting entrance hallway with access to all rooms including; open-plan kitchen, living, and dining area, which is complemented by a private terrace, providing a tranquil oasis. The kitchen is fitted with top-of-the-line integrated appliances.

All three bedrooms in this flat are generously sized double rooms, each thoughtfully designed with built-in wardrobes to maximize storage and organization. The principal bedroom also features an en-suite bathroom, offering both privacy and convenience. In addition, there is a separate family bathroom for the rest of the household, as well as a large storage/utility cupboard in the hallway and fitted Sonos speakers featured throughout the property.

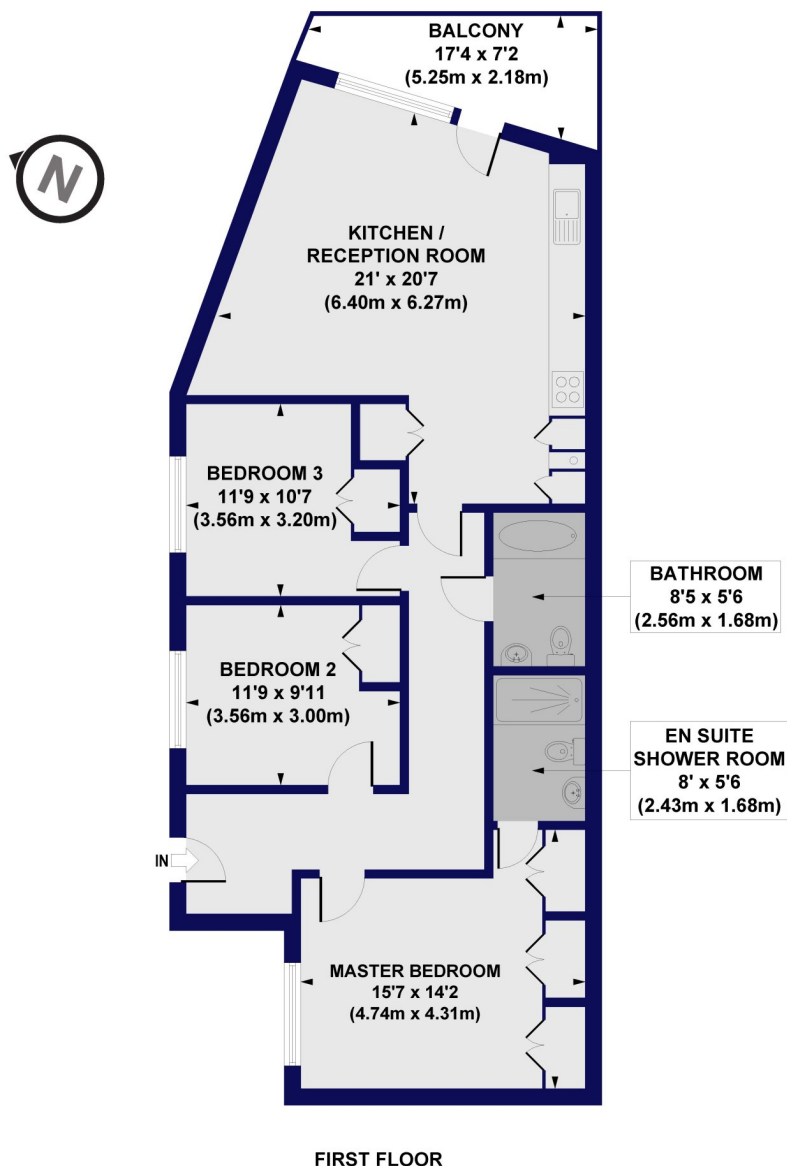
The location of this property is truly exceptional. Sidworth Street offers a vibrant and sought-after neighbourhood, known for its blend of modern amenities and local charm. Within walking distance, you'll find an array of trendy cafes, restaurants, and boutique shops, providing an excellent lifestyle for residents. Transport links are also excellent, with easy access to nearby bus stops and train stations, ensuring seamless connectivity to the rest of the city and beyond. Whether you're commuting to work or exploring the city's attractions, you'll find everything conveniently within reach.

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**Sidworth Street, E8**  
**Approx. Gross Internal Floor Area 1115 sq. ft / 103.6 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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