

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**37B Sidney Road  
London, E7 0ED**

**Offers in excess of £375,000**

Situated in the desirable Wanstead Corner, this spacious and immaculately presented first-floor flat offers the luxury of being sold with no onward chain and benefits from a share of freehold with a long lease of approximately 999 years remaining.

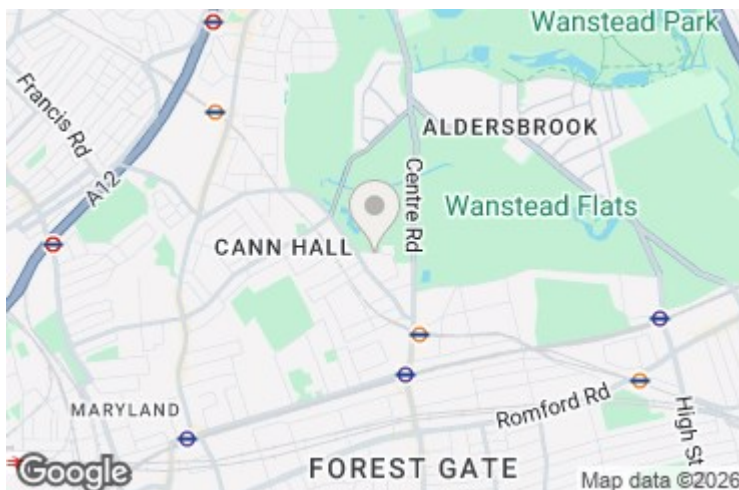
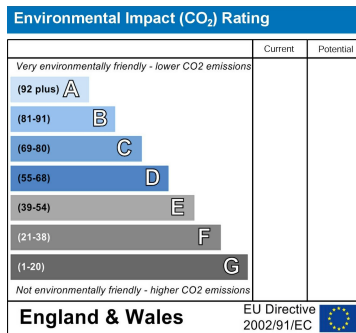
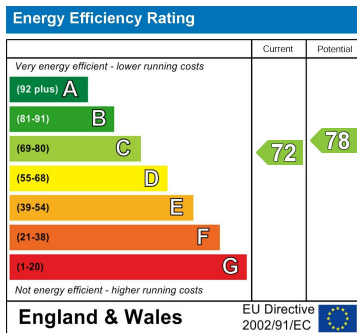
Upon entering through the communal entrance, stairs lead up to the first-floor flat. At the front is a generous sitting room, finished to a high standard with polished hardwood flooring, a bay window and additional picture windows that allow the room to be flooded with natural light. The space is complemented by a neutral décor scheme and a feature fireplace with surround and hearth, offering ample room for both living and dining. The first bedroom continues the neutral décor scheme with hardwood flooring, a rear-facing window and sufficient space for a double bed and additional fixtures or wardrobes. The bathroom is well-presented with tiled walls and flooring, a vanity hand wash basin, low-level W/C, panelled bath with shower attachment and a skylight that provides plenty of natural light. The galley kitchen is finished to an excellent standard with sleek white cabinetry at both eye and base level, a freestanding fridge freezer, built-in oven with electric hob, stainless steel sink unit and a side-facing window. At the rear is the large second bedroom. This bright and airy room features a large bay window, polished wood flooring, tasteful décor scheme, feature fireplace and ample space for a double bed along with additional fixtures or wardrobes.

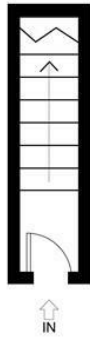
Sidney Road is conveniently located near numerous amenities, including Forest Gate's Elizabeth Line (offering access to Liverpool Street in just 14 minutes) and Wanstead Park train stations. The area boasts excellent transport links and a vibrant array of cafes, bars, restaurants, and community hubs. Highlights include the Wild Goose Bakery for fresh bread and pastries, E7 Movement for yoga and fitness classes, and the Can Club kids' playzone and café. Additionally, Pretty Decent Beer Co., Fiore's delicious pasta and pizza, and The Holly Tree, named one of the 50 best pubs in London by Time Out, are all just a short walk away. The large green expanse of Wanstead Flats is a stone through away, providing a perfect retreat for outdoor activities.

## Property Disclaimer

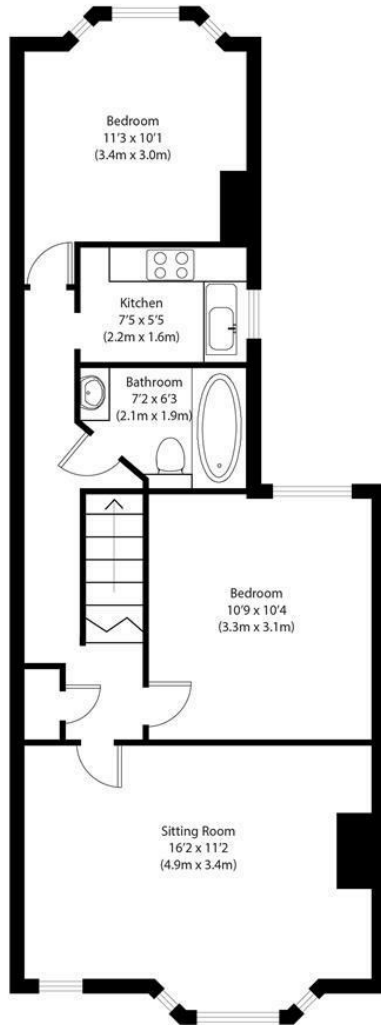
### THE PROPERTY MISDESCRIPTION ACT 1991

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Ground Floor



First Floor

Approximate Gross Internal Area  
605 sq ft (56 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosgroup.co.uk

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