



## **Clark House, Sidney Street, Whitechapel, E1 2HG**

**£314,995**

A bright and spacious 2nd floor 1 bedroom flat for sale located opposite Sidney Square, situated within this small purpose built block of flats located between Stepney Green & Whitechapel E1.

The property offers a spacious living room, with lots of natural light, separate kitchen, bathroom suite, and double bedroom.

The property is conveniently located, being a short walk to Whitechapel tube, Bethnal Green tube and Stepney Green tube, Sainsbury's supermarket, Brick Lane and a host of local pubs, restaurants and amenities close by.

Service charge £1300 per annum  
Ground rent £0.00 per annum  
Lease: 178 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 1 Bedroom Flat
- Separate kitchen
- Bright And Spacious
- Whitechapel E1
- Walk To Whitechapel Tube Station
- New lease
- Top Floor
- Walk To Sainsburys

## Clark House, Sidney Street, Whitechapel, E1 2HG



RECEPTION ROOM



BATHROOM



KITCHEN



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



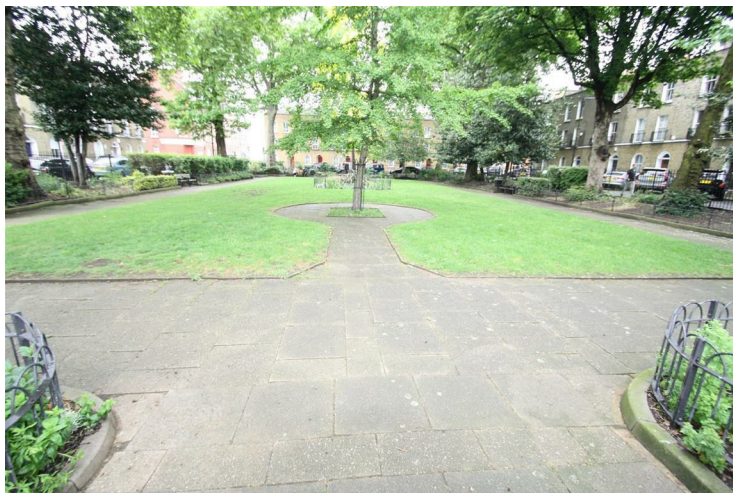
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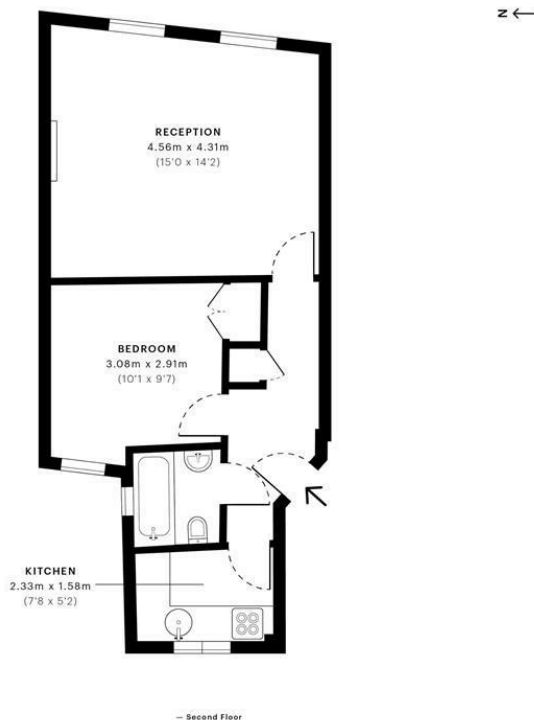
BEDROOM



CLARK HOUSE



SYDNEY SQUARE (opposite Clark House)



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
39.70 sqm / 427.33 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes workrooms, restricted head height  
38.07 sqm / 409.78 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW136 RESIDENTIAL 39.69 sqm / 426.05 sqft  
IPW136 RESIDENTIAL 38.25 sqm / 411.72 sqft

spec id: 60216827e326100dd33804ca

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78

### England & Wales

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales

EU Directive 2002/91/EC

