

5 BISHOP WOODS ALMSHOUSES, LOWER CLAPTON ROAD LONDON, E5 0QH

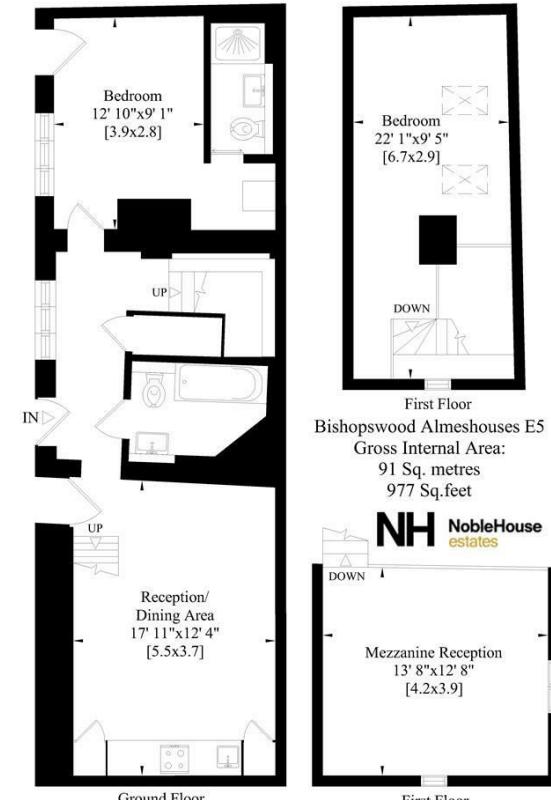
£795,000
FREEHOLD

Positioned opposite the charming Clapton Pond, this exquisite Grade II listed Chapel Almshouse. We are pleased to present a unique chance to own a piece of history, beautifully blended with bespoke modern finishes.

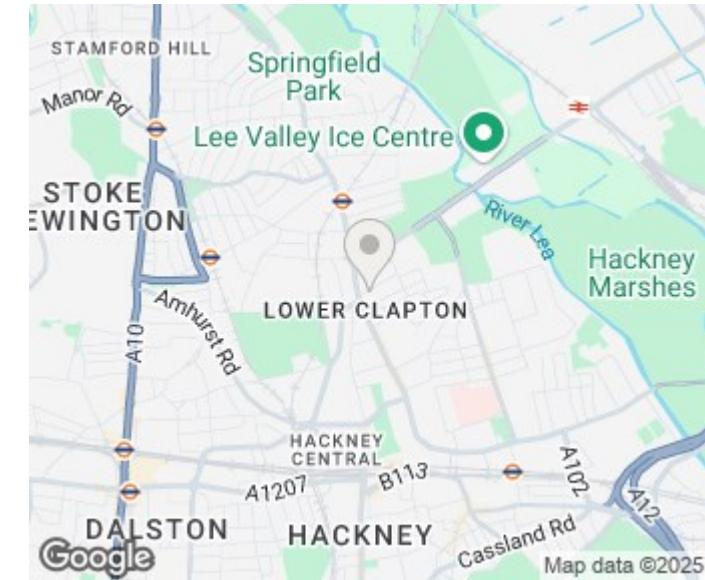
Recently renovated with meticulous attention to detail, the property features a well-proportioned living and kitchen area with a large mezzanine and original windows. The master bedroom is equipped with an en-suite bathroom, and a high-quality shower room. Upstairs, you'll find an additional bedroom area and generous storage space. The house is further enhanced by wood flooring throughout and access to a communal garden.

From independent shops, cafes, and restaurants on your doorstep to high-end fashion at Westfield, the Bishop Wood Almshouses are ideally located to meet all your needs. Enjoy the local Sunday

NH **NobleHouse**
services



While every care has been taken to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and Sq. footage are approximate within 5% accuracy. For identification purposes only. Walls with small gaps do not count. Not to be used as part of the decision to buy. You must recheck all details before purchase and only purchase when you have confirmed them. Price on application for a 99 year lease to buy. No appliances tested. Not to scale. © www.stoke-london.com Email: perman@noble-houses.com Tel: 020 7847 219401



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	12	21
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Noble House Services - Sales
5 Paper Mill Buildings, City Garden Row,
Islington
London
N1 8DW

02076 891000
enquiries@nh-services.co.uk
www.nh-services.co.uk

NH NobleHouse
services