



Thistlewaite Road Clapton, London E5

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# Thistlewaite Road

## Clapton

## London E5

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Substantial seven-bedroom Victorian family home set on one of Clapton's most prestigious tree-lined streets.

### DESCRIPTION

This beautiful home is rich in period charm, showcasing high ceilings, ornate cornicing, picture rails, and striking feature fireplaces—characteristics synonymous with the Victorian era. Spanning over 2,400 sq. ft across four levels, this elegant residence offers generous and versatile living space, making it an ideal choice for both families and investors. The accommodation includes a self-contained one-bedroom flat, with the main building comprising on the raised ground floor, a grand front reception room, bedroom with en-suite, and spacious dining room which seamlessly connects to the modern kitchen, conservatory and garden. The upper floors boast a large master bedroom with an adjoining study, three additional bedrooms, a separate WC, and a well-appointed family bathroom. Complementing the internal space is an extensive private rear garden, perfect for uninterrupted relaxation and outdoor enjoyment.

Thistlewaite Road benefits from excellent transport links, with Clapton, Hackney Downs, and Hackney Central stations all within easy reach. Additionally, Lower Clapton Road provides numerous bus routes to The City, West End, Westfield Stratford, and beyond. The area's appeal is further enhanced by a vibrant selection of shops, eateries, bars, and boutiques, making this an exceptional place to call home.

Freehold

**Offers In The Region Of £1,700,000**









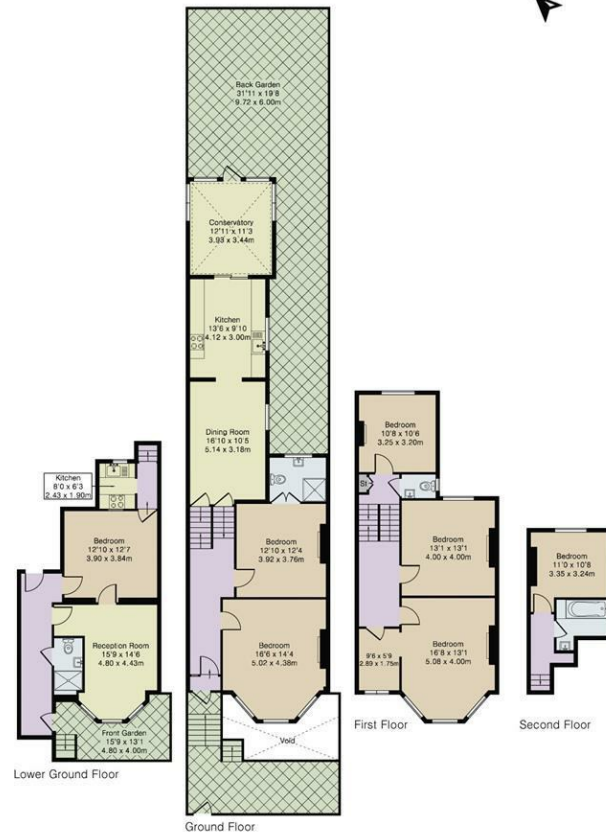
**Approximate Gross Internal Area 2418 sq ft - 225 sq m**


Lower Ground Floor Area 524 sq ft - 49 sq m

Ground Floor Area 1036 sq ft - 96 sq m

First Floor Area 675 sq ft - 63 sq m

Second Floor Area 183 sq ft - 17 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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n16@nextmove.com  
020 7254 9709  
63-65 Stoke Newington Church Street,  
London N16 0AR

nextmove.com