

Thistlewaite Road, E5
 Approx. Gross Internal Area 1239 Sq Ft - 115.10 Sq M
 Approx. Gross Terrace Area 123 Sq Ft - 11.43 Sq M



Lower Ground Floor

Floor Area 709 Sq Ft - 65.87 Sq M

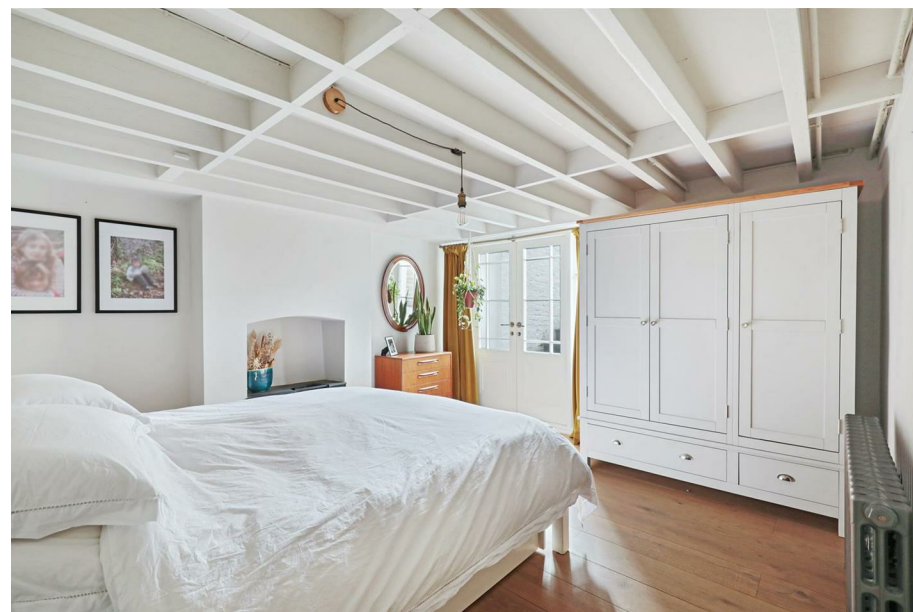
Ground Floor

Floor Area 530 Sq Ft - 49.24 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
 ipaplus.com Date: 14/2/2024

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Thistlewaite Road, E5



£900,000 Leasehold - Share of Freehold

This stunning two bedroom apartment is meticulously designed, set within one of Lower Clapton's premiere streets, with a leafy landscaped and secluded private rear garden. Spread across the raised and lower ground floors of a handsome Victorian building on Thistlewaite Road, the property boasts a wealth of original character whilst incorporating a stylish modern twist. The raised ground floor comprises of a large double reception room with tall ceilings, stained glass sash windows, solid oak herringbone flooring and a beautiful fireplace. A stylish and well designed kitchen leads on to a stunning landscaped garden with a full irrigation system. Two large bedrooms and a magnificent three piece bathroom suite with a separate roll top bath is located on the lower ground floor.

Offering an impressive 1,239 square feet, this unique home would make a perfect place to settle for many years to come.

Thistlewaite Road is a broad, tree-lined street with a fantastic sense of community amongst its residents. Set within the heart of Lower Clapton, the property is located close within walking distance for Mossbourne Community Academy, Clapton School for Girls and City Academy, Hackney. Boasting

Nature is a stone's throw away from leafy Millfields Park with its cricket pitch, tree circle, children's playgrounds and a short stroll to the tranquil River Lea, Middlesex Nature Reserve and Hackney Marshes.

A mix of independent shops, bars and restaurants along Chatsworth Road and Lower Clapton Road are all close by, and speedy transport links serve the City and Central London, all readily available from this Zone 2 location.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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- LARGE SPLIT LEVEL APARTMENT
- STUNNING CONDITION
- MANY ORIGINAL FEATURES
- OAK HERRINGBONE FLOORING
- UNDER FLOOR HEATING IN KITCHEN

- SOUTH FACING GARDEN
- 1239 SQUARE FEET
- HIGH CEILINGS
- REWIRED & RE PLUMBED

