

# hotblack desiato

ESTATE AGENTS

LOWER CLAPTON ROAD, E5 0QH

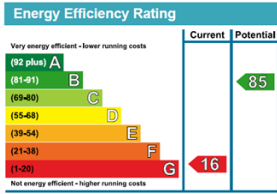
£500,000



An unusual 1 bedroom house, making up this recent, sympathetic refurbishment of 5 historic almshouses dating back to the mid-17th Century. There are 5 houses in total which are set well back from the road, centered around, and approached via a shared, gated garden. Beyond the gardens, and providing a superb screen from Clapton Road, is the scenic Clapton Pond. The house features a contemporary designed interior and has timber flooring. The attic bedroom has the surprise feature of a study/storage room annexed off it. Clapton, Rectory Road and Hackney Downs train stations are all nearby, as are several green spaces such as London Fields, Clissold Park and Hackney Marshes.

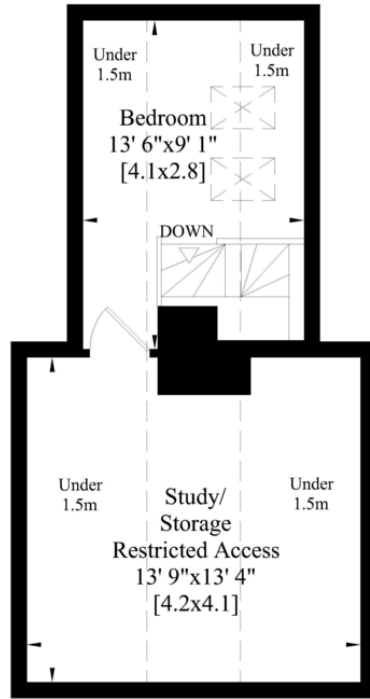
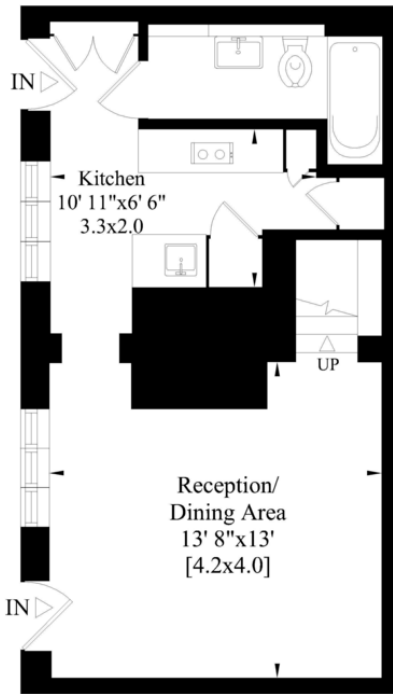
- ONE BEDROOM
- LIVING ROOM
- SEPARATE, WELL EQUIPPED KITCHEN
- BATHROOM
- COMMUNAL GARDENS
- Share of Freehold
- Service Charge: £ TBC
- Council Tax: £1,176 (Band B)
- Approx. Sq Ft: 681
- Rental Estimate: £ TBC





## Bishop Woods Almhouses E5

Gross Internal Area:  
63 Sq. metres - 681 Sq. feet  
Includes Reduced Height & Access  
Storage Areas And Areas Under 1.5m



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms, angles and Sq. footage are approximate within 5% accuracy. For identification purposes only. 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 90 day licence to use this plan. No appliances tested. Not to scale. © Floorplan, EPC, Virtual Tour and Photography by: www.steete.london with the UK's Number 1 Property Photographer Floorplanner - Email: patricia@steete.london - Tel: 07847 219401



## TRANSPORT LINKS

Clapton station (Overground) is approximately 0.4 miles away.  
 Hackney Downs station (Overground, Greater Anglia) is approximately 0.6 miles away.  
 Rectory Road station (Overground) is approximately 0.8 miles away.

**Islington Office**  
 314 Upper Street  
 London N1 2XQ

T 020 7226 0160  
 E Islington.sales@hotblack.co.uk  
 E Islington.lettings@hotblack.co.uk

**Camden Office**  
 67 Parkway  
 London NW1 7PP

T 020 7482 2894  
 E Camden.sales@hotblack.co.uk  
 E Camden.lettings@hotblack.co.uk

**Highbury Office**  
 2 Highbury Park  
 London N5 2AB

T 020 7288 9696  
 E Highbury.sales@hotblack.co.uk  
 E Highbury.lettings@hotblack.co.uk

[WWW.HOTBLACKDESIATO.CO.UK](http://WWW.HOTBLACKDESIATO.CO.UK)

Hotblack Desiato Ltd wish to emphasise that:

- 1) these sales particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact, and
- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.