



**Thistlewaite Road, E5 0QQ**

Offers in Excess of £750,000

Share of Freehold

**Castles**

## Thistlewaite Road, E5 0QQ

Guide Price £750,000 Share of Freehold. This glorious three-bedroom period conversion arranged over two floors and boasting an abundance of natural light. Comprises living room with original bay window, hard wood flooring and fireplace, spacious kitchen/diner with doors to a South facing rear garden, family bathroom and three well-proportioned bedrooms. The property is enviably located on Thistlewaite Road moments from Lower Clapton Road with a wealth of local amenities and transport links providing swift access to the City.

What the Owners say – I've been in the flat for 14 years after falling in love with it on my first viewing. The flat feels like your living in a house with lovely period features. Quiet location but in easy reach to local amenities. Great street and neighbours with the area full of creative people. Just a stones throw away from Hackney marshes too.

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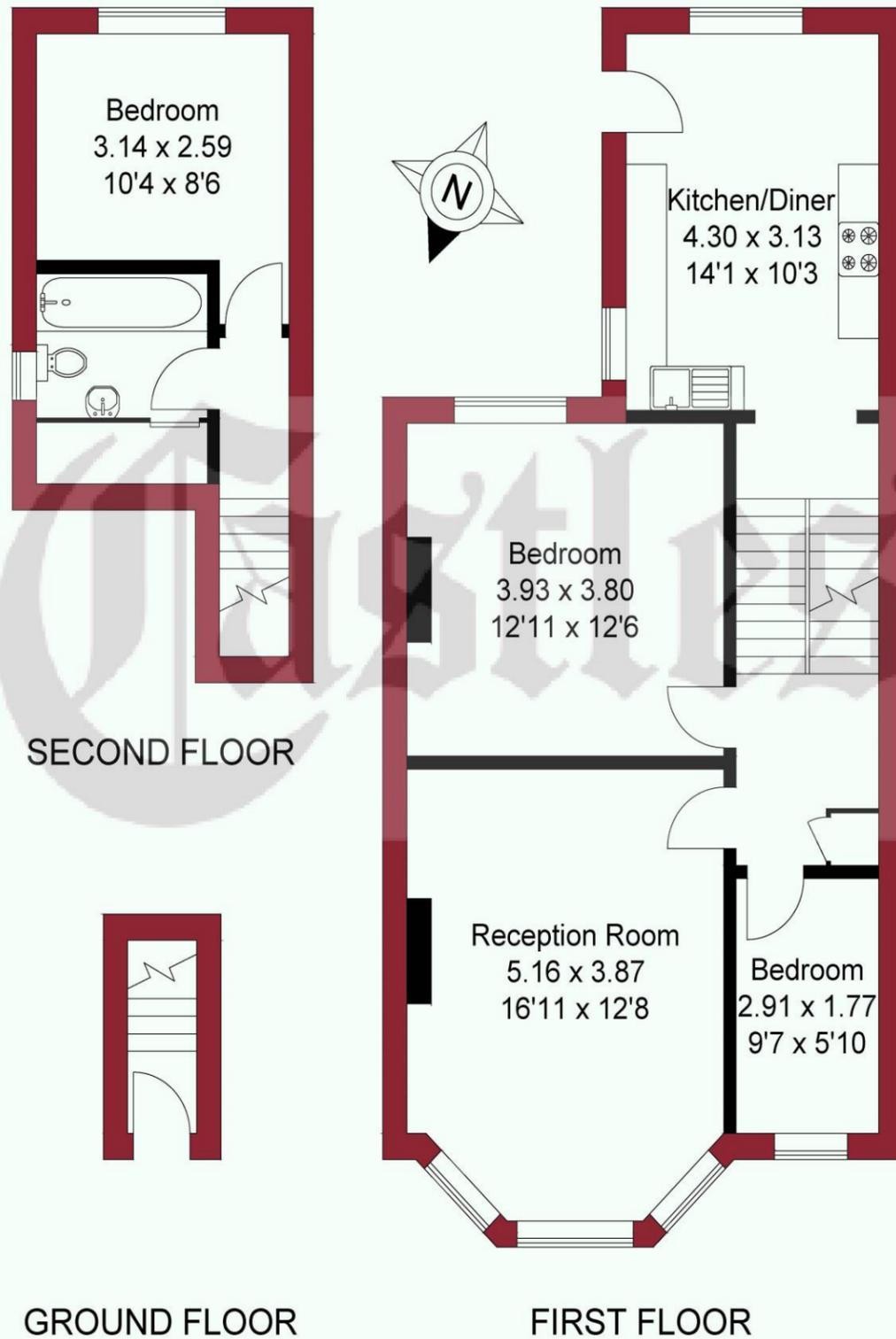
# Castles

020 8985 0106  
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APPROXIMATE GROSS INTERNAL AREA  
83.74 sqm / 901.36 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of the area

Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).

Property Information:

Tenure – Share of Freehold

Tenure Arrangement – 199 years

EPC Rating: D  
Current: 58 Potential: 67

Service Charge – Na  
Ground Rent – Collect from Flat C  
Council Tax – C  
Internet Speed: tbc

How old is the boiler- 14 years

Last Serviced- 2019

Location of the stopcock – tbc

Warranties and Guarantees – None

What are the neighbours like? All owner occupiers

Vendors onward situation – Buying on, but chain free

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