





BISHOP WOODS ALMSHOUSES, LOWER CLAPTON ROAD, LONDON, E5

£750,000 FREEHOLD

A RARE TO THE MARKET, GRADE II LISTED TWO DOUBLE BEDROOM ALMSHOUSE SET BEHIND CLAPTON POND.

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DESCRIPTION:

Set within the historic, gated grounds of Bishop Wood's Almshouses directly opposite Clapton Pond, this beautifully restored two-bedroom residence offers a rare opportunity to own a piece of Hackney's architectural heritage. Dating back to 1655 and thoughtfully refurbished to modern sustainable standards.

Offered to the market with a Share of Freehold and no onward chain, this unique home is arranged across two floors. The ground floor opens into a welcoming living space featuring a separate, bright reception room and a sleek, modern fitted kitchen. Also on the ground floor is a generous double bedroom complete with its own en-suite bathroom. A secondary bathroom, ideal for guests, is also located on the ground floor.

Upstairs, the property retains its period character with a second spacious double bedroom showcasing original exposed timber beams. Leading off the upper level is a versatile additional room tucked into the eaves, offering an excellent storage space. Residents enjoy access to a wonderful outdoor retreat, with direct access to a landscaped communal courtyard garden.

Bishop Woods Almshouses are moments from the independent shops, cafés, and Sunday market of Chatsworth Road, as well as the multiple green spaces of Hackney Downs, Hackney Marches, London Fields and Victoria Park. Excellent transport links are close by at Clapton, Hackney Central, and Hackney Downs Overground stations.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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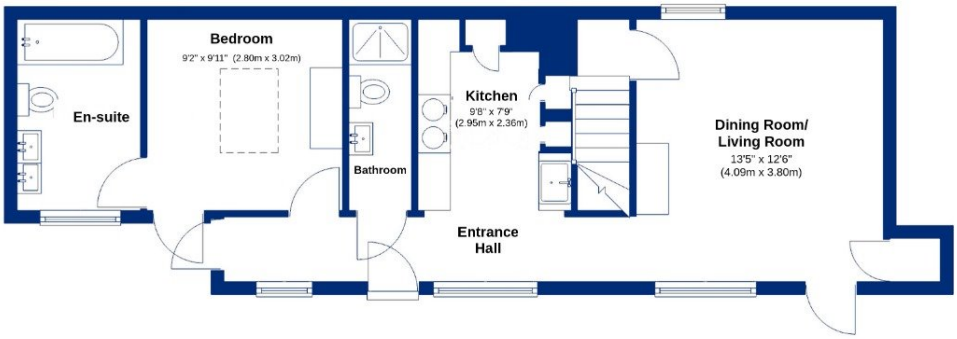
Bishop Wood Almshouses

Total area: approx. 838.2 sq. feet (77.9 sq. metres)

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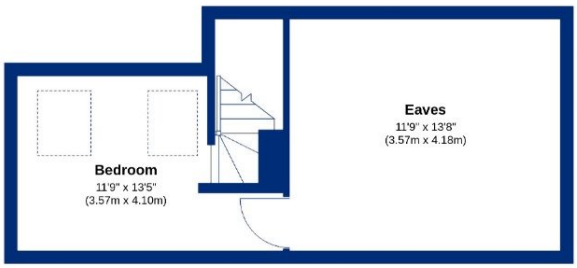
Ground Floor

Approx. 544.9 sq. feet (50.6 sq. metres)



First Floor

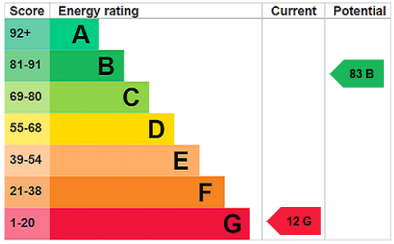
Approx. 293.3 sq. feet (27.3 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/HAC260545

Tenure: Share of Freehold

Service Charge: £adhoc

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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