



Woodmill Road, Clapton, E5

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Whether you are looking for your first home in the capital, or a smart investment in a prime location, Thistle Court makes an excellent choice. Situated in the heart of this smart, waterside complex is this 750 sq/ft, two bed-room apartment - designed with an open-plan layout, offering all the fixtures and fittings essential for contemporary living.



Leasehold

- Waterside Residential Complex
- Second Floor Apartment
- River Lea A Moments Walk Away
- Two Bedrooms
- 750 Sq/ft Living Accommodation
- Eclectic Urban Village Lifestyle
- Clapton Station Direct To Liverpool Street in 14 minutes
- Millfields Park Close By

With Hoxton and Dalston to the south, Stoke Newington to the west, and Stratford City to the south-east, Clapton is part of a new 21st Century East London where hi-tech enterprise and creative energy meets one of the capital's most transformed and exciting urban landscapes. Boasting fast connections to the City and a wealth of local facilities, Clapton's urban village vibe awaits you.

Clapton is home to an emerging and eclectic urban village lifestyle, with Chatsworth Road at its heart. From concept stores like Botany to L'Epicerie deli with its cheese and charcuterie, coffee shops serving fair-trade coffee, bakeries, butchers and chic boutiques it is a high street like no other. Stroll the Sunday morning market, or head over to Hackney Downs Studios, a hub of small businesses re-imagined for city living with independent shops, bike repairers and a wellness centre. The Russet café, bar and restaurant is a local institution, a place to eat breakfast, lunch and evening tapas and meet at the workshops and music, theatre and dance events. The River Lea is ideal for relaxing by the riverside at pubs such as the Princess of Wales with gastro menu and outdoor terrace to the Anchor and Hope with its cask ales, beer garden and log fires in winter. For the adventurous the Lea Rowing Club welcomes everyone from experts to beginners.

Explore vast green acres at Hackney Downs, or head to Hackney Marsh's football, rugby and cricket pitches and Trim-trail. London Fields Lido, two stops by train, is London's only floodlit heated outdoor pool complete with a fabulous sun terrace, perfect for socialising and relaxing. You can also head over to the Queen Elizabeth Olympic Park where you can stand on top of the UK's tallest sculpture, relive the 2012 triumphs with a guided tour or simply throw down a blanket and have a picnic in one of the country's most iconic park venues.

With fantastic transport links Thistle Court is perfect for commuters with journey

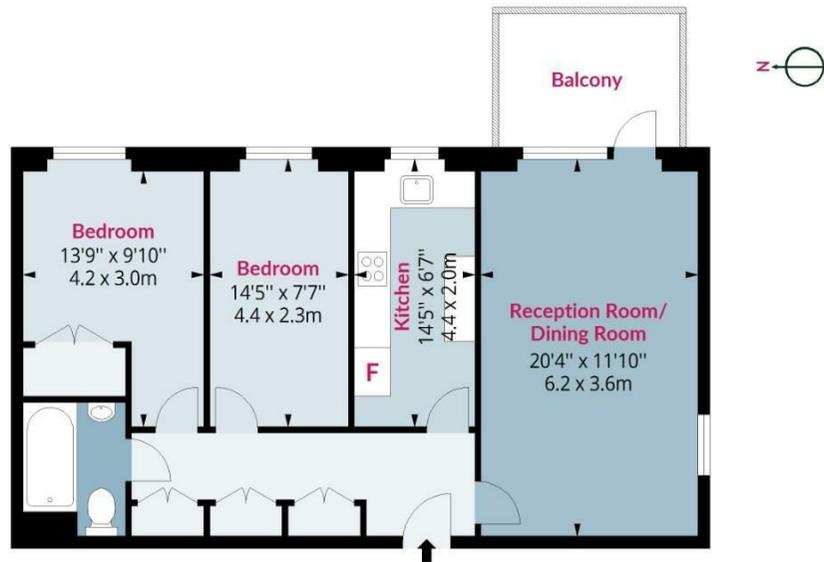




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Approx. Gross Internal Area(Including Balcony) 818 Sq Ft - 75.99 Sq M
Approx. Gross Internal Area(Excluding Balcony) 747 Sq Ft - 69.40 Sq M

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Second Floor

Floor Area 747 Sq Ft - 69.40 Sq M

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.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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