

# Wild & Co.

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## Thistlewaite Road, E5 0QQ

2 Bedroom upper ground floor period conversion, situation on this sought after residential road, leading to Clapton Pond. Benefiting from: fitted kitchen, open plan to large reception with high ceilings and large windows to front, fitted bathroom/WC, bedrooms to rear. Walking distance of Millfields Park, Chatsworth Rd and Clapton Station (direct City links). Offered chain free, ideal first-time purchase, early viewing highly recommended!

**Offers In Excess Of £550,000 | Leasehold**

# Thistlewaite Road, E5 0QQ



- 2 Bedroom upper ground floor period conversion

- High ceilings and large windows to front

- Offered chain free

- Sought after residential road, leading to Clapton Pond

- Fitted bathroom/WC

- Ideal first-time purchase

- Fitted kitchen, open plan to large reception

- Walking distance of Millfields Park, Chatsworth Rd and Clapton Station (direct City links).

- Early viewing highly recommended!

Wild & Co. are pleased to offer for sale this; 2 Bedroom upper ground floor period conversion, situation on this sought after residential road, leading to Clapton Pond.

Benefiting from: fitted kitchen, open plan to large reception with high ceilings and large windows to front, fitted bathroom/WC, bedrooms to rear.

Walking distance of Millfields Park, Chatsworth Rd and Clapton Station (direct City links).

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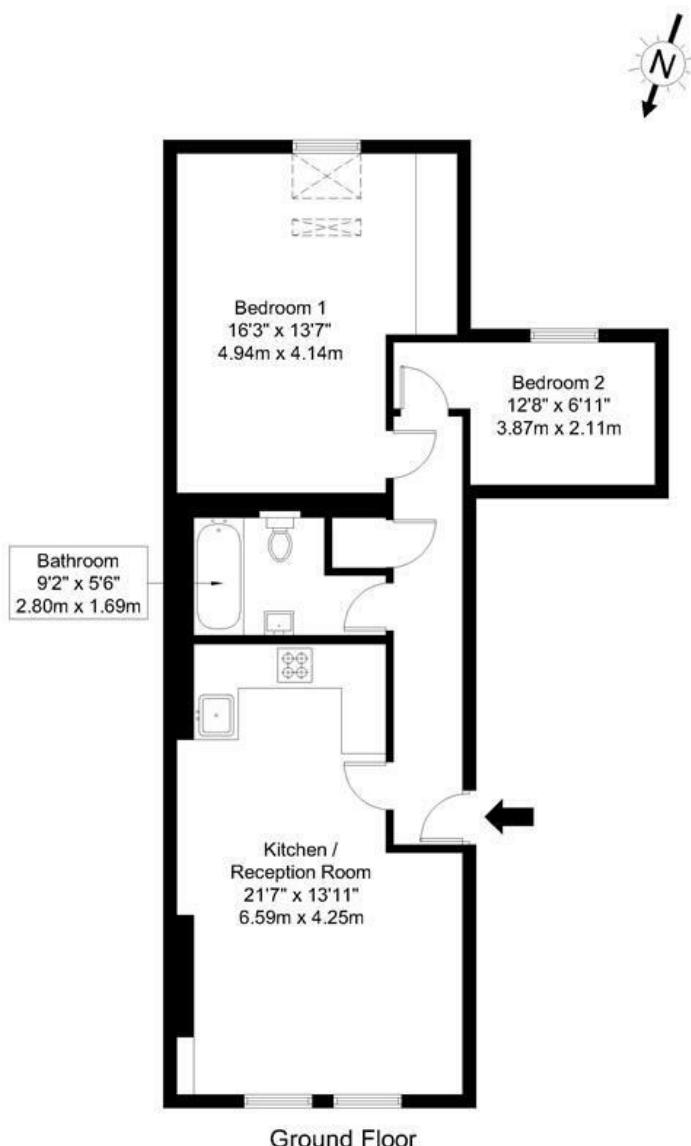
## Directions

Directly off Lower Clapton Road (A107).



# Thistlewaite Road, E5 0QQ

Approx Gross Internal Area = 63.5 sq m / 684 sq ft



Ref:

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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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