



**1 BISHOP WOODS ALMSHOUSES, LOWER
CLAPTON ROAD**

£750,000

FREEHOLD

Set within the historic Bishop's Wood Almshouses, this beautifully presented two-bedroom house offers a rare blend of character, privacy and contemporary living.

Arranged over two floors, the property comprises a welcoming reception room with wood flooring, a sleek galley kitchen, a double bedroom and two stylish ground floor bathrooms, including one en suite. Residents also benefit from access to the communal gardens at the entrance to the property, providing a peaceful outdoor setting. Upstairs is a further bedroom, featuring charming pitched ceilings with exposed timber beams, along with a generous additional storage room.

The Almshouses form an exclusive collection of just five dwellings, originally built in 1665 with funds left by Thomas Wood, born in Clapton in 1607 and later Bishop of Lichfield. The development has been carefully restored by the current owner and was the recipient of the Hackney Design Awards 2020 – Heritage & Restoration category.

Ideally located for the independent shops, cafés and restaurants of Lower Clapton Road, with Chatsworth Road Market, Victoria Park and London Fields Lido all nearby. Excellent transport links are available via Hackney Central and Hackney Downs stations.



- Two Bedrooms • Two Bathrooms • EPC (Grade II Listed – EPC Exempt) • Chain Free • Share of Freehold • Council Tax Band: C (Hackney)

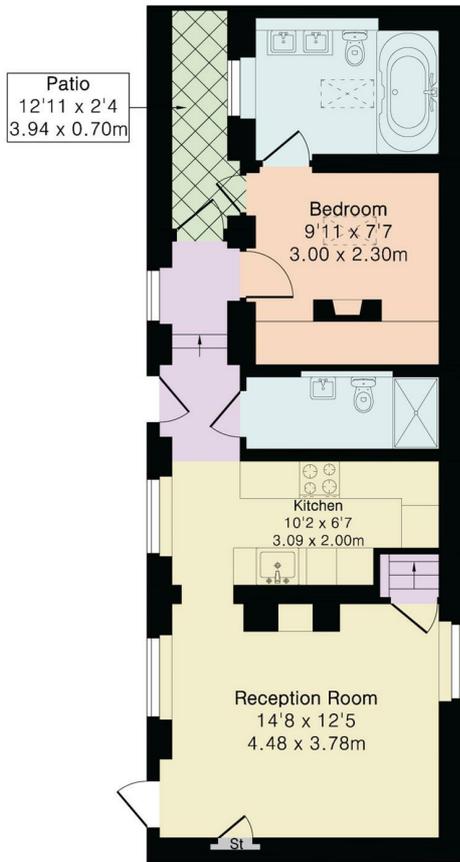




Approximate Gross Internal Area 878 sq ft - 81 sq m

Ground Floor Area 572 sq ft – 53 sq m

First Floor Area 306 sq ft – 28 sq m



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		12	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Noble House Services - Sales 02076 891000
 5 Paper Mill Buildings, City Garden enquiries@nh-services.co.uk
 Row, www.nh-services.co.uk
 Islington
 London
 N1 8DW

