

Casimir Road, London, E5 9NU

3 Beds| 2 Baths| 1 Reception Rooms |Offers in excess of

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STIRLING ACKROYD

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3 Beds| 2 Baths| 1 Reception Rooms

Offers in excess of £950,000

An extremely rare opportunity to acquire this truly exceptional three bedroom terraced house nestled within one of Lower Clapton's most picturesque roads. A stunning house located on a tranquil tree-lined street surrounded by the green open spaces of Millfields park, yet within close proximity to all of Lower Clapton's local amenities and transport links.

Arranged over two floors, the property comprises of three bedrooms and a family bathroom on the first floor, while the ground floor offers a generous reception/dining room and a separate kitchen, as well as a WC. To the rear, the property boasts a good sized private garden.

The property also benefits from a boarded loft, providing ample additional storage space and future potential for a conversion; subject to planning.

This beautiful home offers a wealth of characterful features, including a working modular fireplace, wooden floors throughout and impressive high ceilings.

Set on a tree-lined residential road, Casimir Road is ideally positioned for the open spaces of Millfields Park and the River Lea. The property is also located just moments from the popular Chatsworth Road, a vibrant local destination known for its independent cafés, restaurants, delicatessens, bakeries and boutique shops.

The wider Upper Clapton area offers an excellent selection of amenities, with further shops, cafés and eateries available along Lower Clapton Road and Mare Street. The nearby Lea Valley also provides a wealth of outdoor spaces, walking routes and recreational facilities, while the beautiful River Lea is easily accessible for those looking to enjoy the surrounding green spaces and waterways.

The area is well served by a diverse range of transport links, with numerous bus routes running along Lower Clapton Road and surrounding roads. Clapton Station is also within easy reach, providing regular services into The City of London and Liverpool Street, making this an attractive location for commuters.









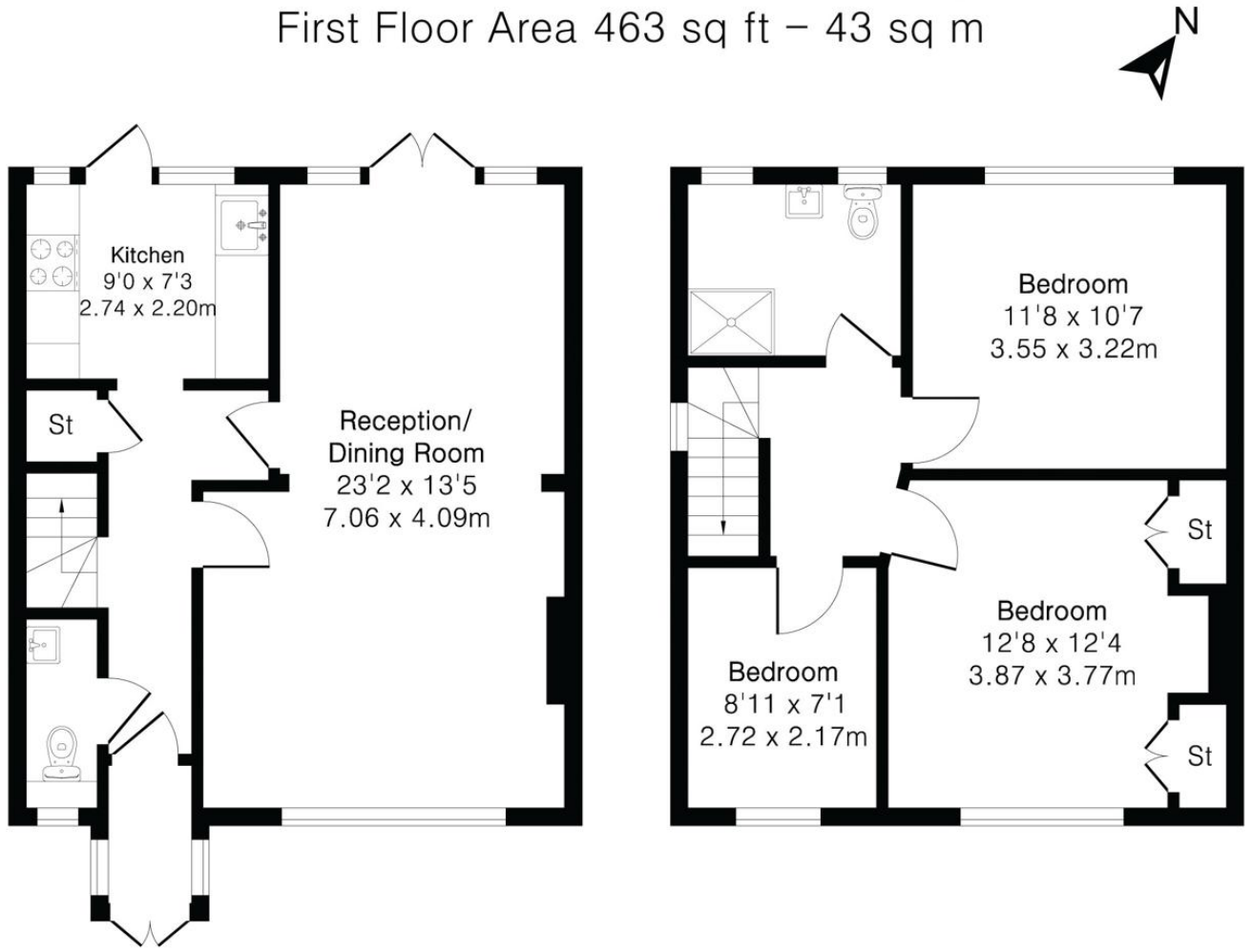




Approximate Gross Internal Area 937 sq ft - 87 sq m

Ground Floor Area 474 sq ft – 44 sq m

First Floor Area 463 sq ft – 43 sq m



Ground Floor

First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing arrangement by appointment

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