

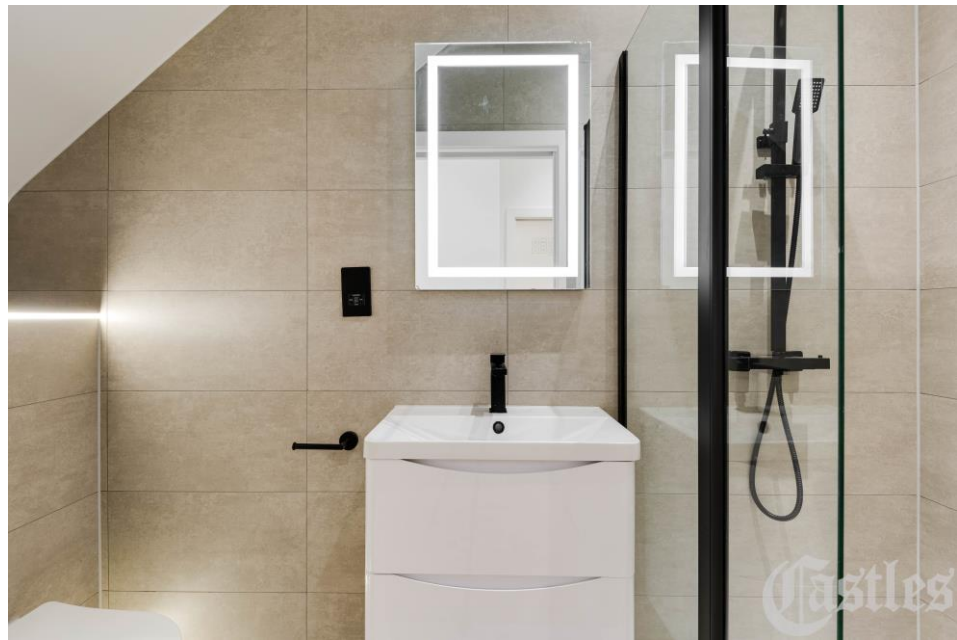


**Median Road, E5 0PL**

£575,000

Leasehold

**Castles**



## Median Road, E5 0PL

Castles Hackney are pleased to bring onto the market this delightful period conversion that perfectly blends charm with contemporary living which has been recently refurbished. This two-bedroom property features a modern en-suite to one of the bedrooms, with an additional modern shower room for added convenience, private garden, providing a tranquil outdoor space to relax and unwind. The spacious open plan kitchen/reception is ideal for hosting gatherings and culinary creations. Enjoy an abundance of natural light throughout the property, creating a bright and inviting atmosphere for everyday living. The well-proportioned rooms offer ample space to accommodate your lifestyle needs. Situated just moments away from trendy Chatsworth Road, you'll have easy access to a vibrant array of bars, cafes, and boutique shops. For nature enthusiasts, the green leafy spaces of Millfields Park and Hackney Marshes are a short walk away, offering picturesque landscapes and opportunities for outdoor activities. Additionally, the property benefits from convenient proximity to both Homerton Overground and Hackney Central Overground Stations, ensuring effortless commuting and easy access to the rest of the city and beyond. Being offered on a chain free basis.

*Tenure - Leasehold*  
*Tenure Arrangement - 999 years*  
*Service Charge - TBC*  
*Ground Rent - £250 pa*  
*Council Tax - C*  
*EPC - C 78,82*

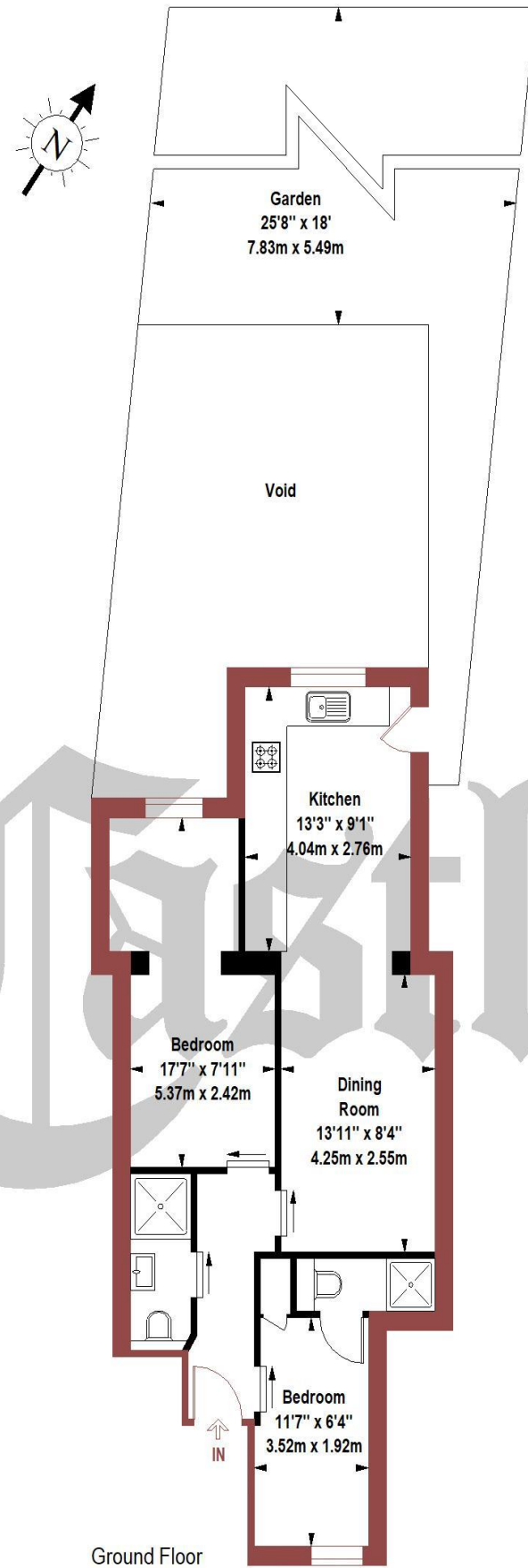
**£575,000**    **Leasehold**

# Castles

**020 8985 0106**  
**hackney@castles.london**



Approx. Gross Internal Area = 52.58 sq m / 566 sq ft



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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

### An overview of the area

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

### Transport

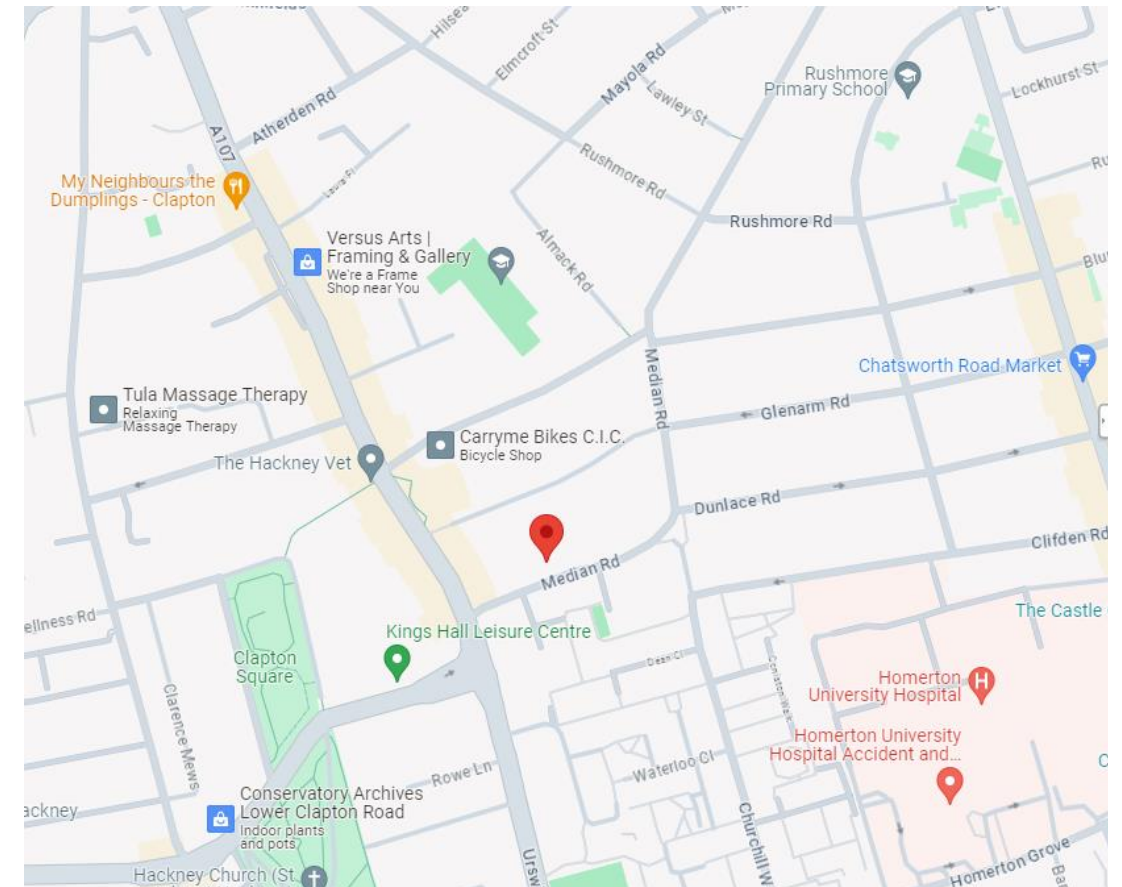
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

### Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



# Castles

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 London, E5 0RN  
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