

Median Road, Hackney, London, E5 0PL

- Period property
- Private terrace
- Close to amenities
- Two bedrooms
- Modern kitchen
- Excellent condition throughout

Offers In Excess Of £650,000

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Rarely available to the market, this charming two bedroom, split level, period conversion boasting high ceilings, is presented in excellent condition throughout and boasts over 850 sq. ft. (79 sqm.) of internal accommodation, with a private terrace.

Available to view by appointment only, the property comprises, kitchen/dining room, reception room with double doors leading to a private terrace, master bedroom, further double guest bedroom, modern bathroom and smaller storage throughout.

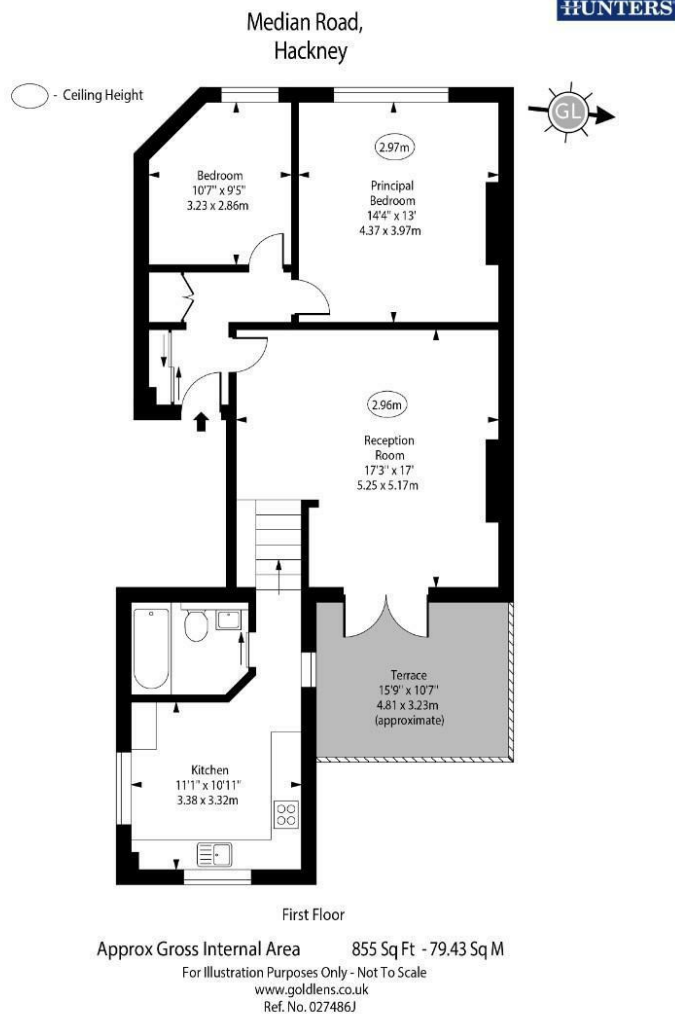
Median Road is a quiet, tree lined street, located only moments away from the many bars, restaurants, cafes and shops of Hackney. Chatsworth Road with its weekly market is a 10 minute walk and many of Londons best parks are a short walk away: Hackney downs, Millfields, Victoria park and London fields.

Excellent transport links via Hackney Downs, Hackney Central and Homerton Overground Stations as well as variety of bus routes into The City and West End.



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Viewings

Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.