



LOVE LIVING

HACKNEY



44 Median Road, London, E5 0PL
£1,300,000





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- Arranged over three floors
- 114ft rear garden
- So many beautiful touches from the owners
- Terraced house
- Original features throughout
- 1685sqft of living accommodation
- Light filled throughout

The Home -

This four-bedroom house in the heart of Lower Clapton has been loved by the current owners for over 44 years and is a modern day marvel of restoration and preservation. The home exudes charm in abundance with so many wonderful features still intact or returned back to their former glory. Stripped wood is a plenty throughout, with light bursting through the sash windows found at the front and back of the plan, illuminating different areas of the home throughout the day. The internal space is arranged over three floors and has been laid out to work perfectly for the family home and complemented by one of Clapton's largest gardens at approximately 115ft. Located perfectly between the ever popular Chatsworth Road and Lower Clapton Road with their array of trendy coffee shops, eateries and daily amenities.

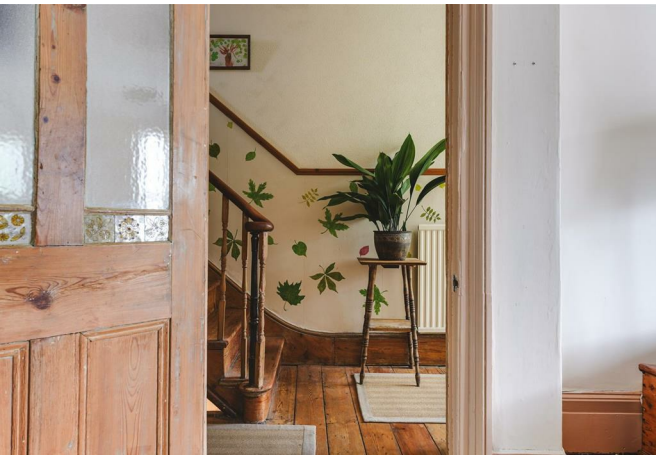


The Indoors

The entrance hall has restored solid Pine floorboards underfoot and original Victorian mouldings throughout the hallway. The two reception rooms link by a decorative arch to allow for a spacious living room that has original fireplaces, front bay with sash windows and original working shutters, an additional glazed room accessed via stain glass doors off the lounge perfect for home office or reading room. To the back of the plan you will find a wonderful double bedroom with wooden flooring underfoot and views over the rear garden. Descending down stairs using the original Victorian bannisters, you will find the hub of the home, a private entrance from the front garden can be provided for further access with an ideal storage cupboard situated under the outside steps. The open plan dining area beams with light via the front bay surrounded by original shutters, a beautiful fireplace with surround and restored hand built cabinetry either side complete the look. The kitchen offers plenty of storage and workspace, a butler sink and reclaimed shelving made from the wood from the Mother's hospital found on Lower Clapton Road. The door to the rear garden is huge and frames the rear aspect perfectly. The fourth bedroom and a shower room can be found at the rear of the plan with views over the garden.

The upper level of the home has wooden floors underfoot, stripped doors and architrave, sash windows and access to the loft space. The main bedroom is flooded with natural light and is the perfect master suite. The second bedroom is well proportioned with central fireplace, original wooden storage cupboard and wooden flooring underfoot. The bathroom has a wonderful feel and the perfect place to relax and soak in the freestanding bath with central taps. There is a shower with enclosure separately positioned within the room with views over the tranquil garden.

The Outdoors





This magical garden will be one of the largest you find within Clapton measuring close to 115ft. The space has been divided beautifully by the owners with vegetable/planting patches, mature fruit trees, a shed for storage, a pond for fish and wild life and a secluded area perfect for entertaining and enjoying some alfresco dining.

Loving The Location

Median Road is located in one of Lower Clapton's most desired areas, a short walk from Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar 107 are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

Homerton and Hackney Central offer lines to Stratford and, Highbury & Islington. Plus Clapton overground and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes.





Floor Plans



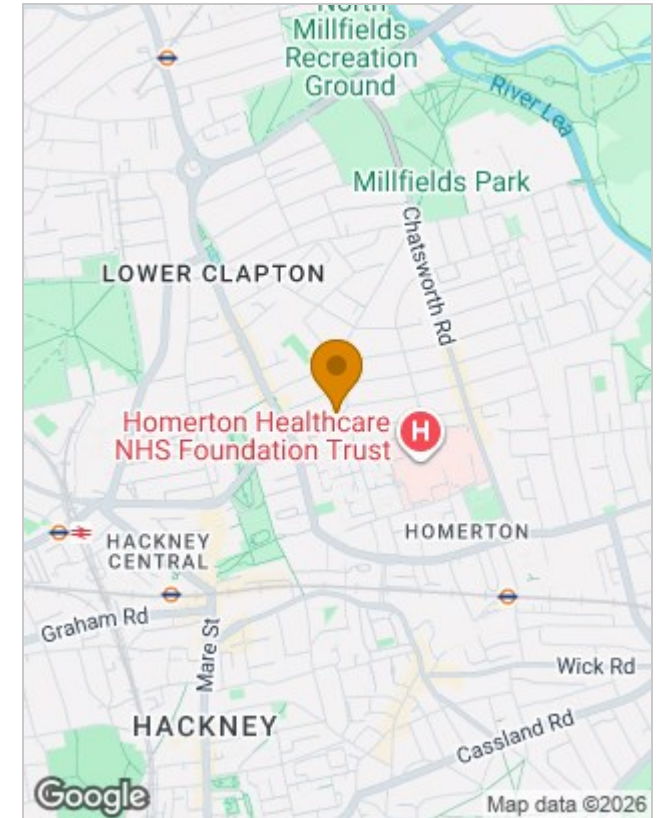
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
 Tel: 0203 005 2600 Email: hello@loveliving.uk https://www.loveliving.uk

Location Map



Energy Performance Graph

