



LOVE LIVING
HACKNEY



61 Median Road, London, E5 0PJ

Offers in excess of £1,175,000





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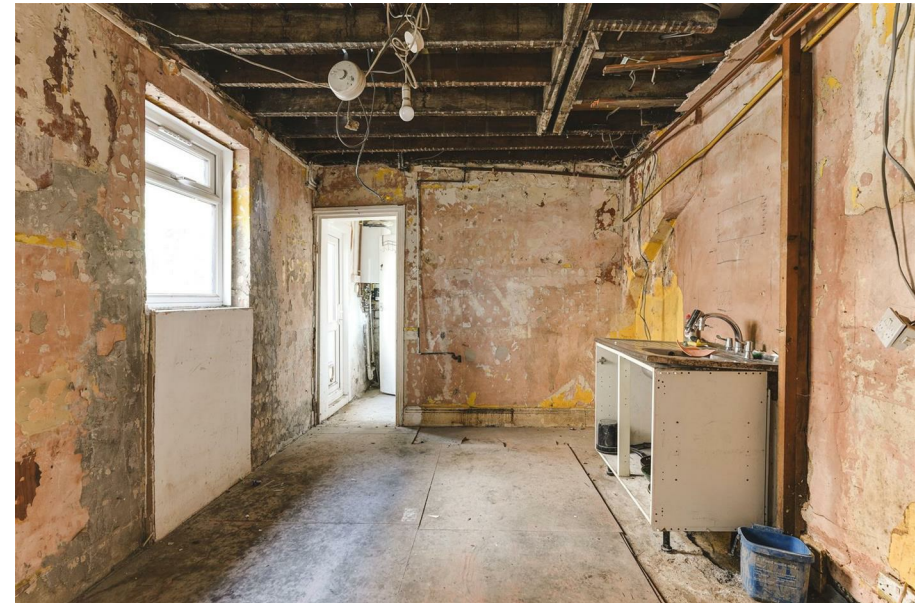
- Opportunity to modernise
- No onward chain
- Plans available to view relating to potential extensions
- Arranged over three floors
- Close to Lower Clapton Road and Chatsworth Road

The Home -

This four-bedroom house is positioned on Median Road, in the heart of Lower Clapton and is ready for new owners to transform this home back to its former glory. The Internal space is arranged over three floors and offers the opportunity to modernise and extend the throughout. Located perfectly between the ever popular Chatsworth Road and Lower Clapton Road with their array of trendy coffee shops, eateries and daily amenities.



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The Indoors

Entering the home, you are greeted with a wealth of opportunity with the current owners stripping floors and walls to allow for a blank canvas. The original floorboards are underfoot throughout, with the ground floor consisting of a through lounge, kitchen area (currently been removed) and downstairs bathroom. As you ascend to the second floor a similar theme continues with stripped back wooden floors and walls. There are three well proportioned bedrooms with high ceilings and shower room on this level with two further good sized rooms on the upper floor.

The Outdoors

The garden is a good size and is primed and ready to be transformed into the perfect spot to unwind and enjoy some alfresco dining.

Loving The Location

Median Road is 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 P. Franco are all moments away 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.

The closest stations are Hackney Central and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes and Highbury & Islington/Stratford international. Numerous bus routes provide swift access into central London and beyond

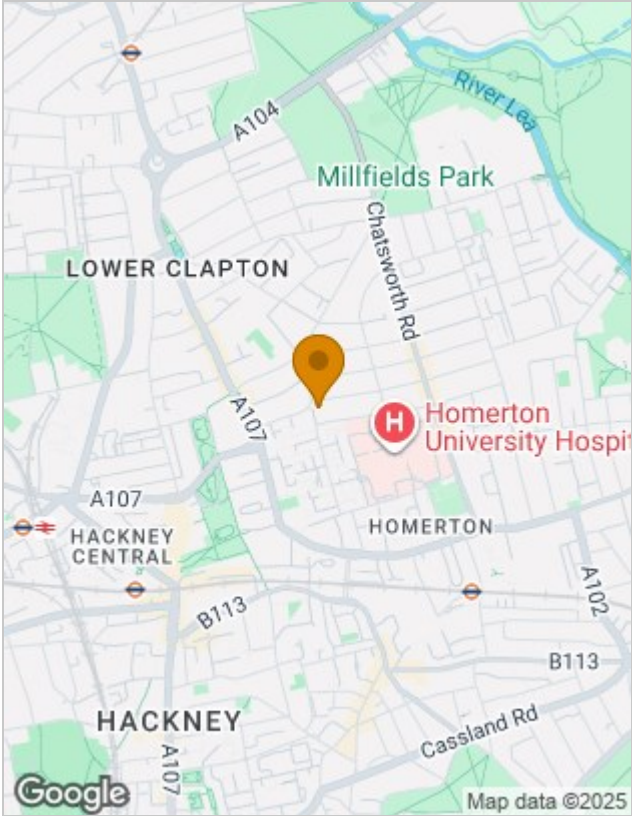




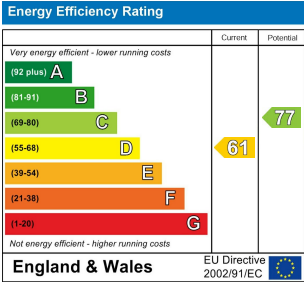
Floor Plans



Location Map



Energy Performance Graph



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.