



LOVE LIVING
HACKNEY



2d Median Road, Hackney, E5 0PL

Offers in excess of £475,000





2d Median Road

Hackney, E5 0PL

- Corner plot end-of-terrace two bedroom flat
- Open-plan kitchen, dining and living area
- Sash windows
- Top floor
- East and west facing aspect
- Two good-sized double bedrooms
- Close to green spaces
- Close to Chatsworth Road

The Home-

On the corner of Median Road sits a two-bedroom, top floor end-of-terrace flat that feels calm and easy to live in. Each room has high ceilings and sash windows, so there's an abundance of light that flows from both the east and west through the day. The layout moves naturally from the entrance hall into the open kitchen and living area, where daylight shifts through the space from morning to late afternoon. Right outside, you'll find plenty of places to eat, drink and shop. Mambow, 107 wine bar, Uchi, and The Elderfield are all within a few minutes' walk, along with Blok gym and Charles Artisan Bread for coffee and pastries. Millfields Park, Chatsworth Road, and Hackney Marshes are nearby, offering open space and a local high street with weekend food markets and independent stores.



The Indoors

The entrance hall has space for coats and shoes and leads into an open plan living, dining and kitchen area. It's an easy, well-thought-out space with the sash window which brings in excellent light throughout the day. The Howdens kitchen was fitted four years ago, with a built-in oven, dishwasher and fridge-freezer all replaced at the same time. There's plenty of room for a dining table and sofa, and the space feels comfortable without being crowded. Both bedrooms are well proportioned with large double glazed sash windows that keeps them quiet and warm, making the room feel lifted by light. The main bathroom, set beside the kitchen, continues the same freshness with metro style tiling, clear light, and a feeling of air and order. The apartment has full access to the loft space which hosts additional storage opportunities and has been fully insulated, reducing energy bills by around £400 a year. The flat comes with a new lease, low ground rent and service charges.

Loving The Location

Median Road is a short walk from Millfields Park and Chatsworth Road, which runs north from Homerton to Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high





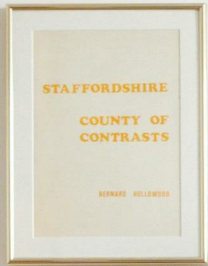
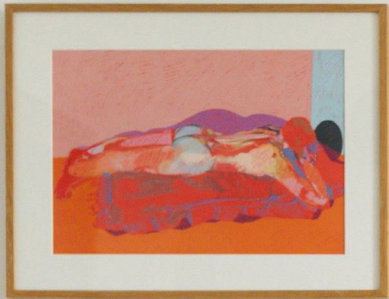
welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar 107 (formally known as P.Franco) are all moments away in Lower Clapton. The Elderfield pub 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

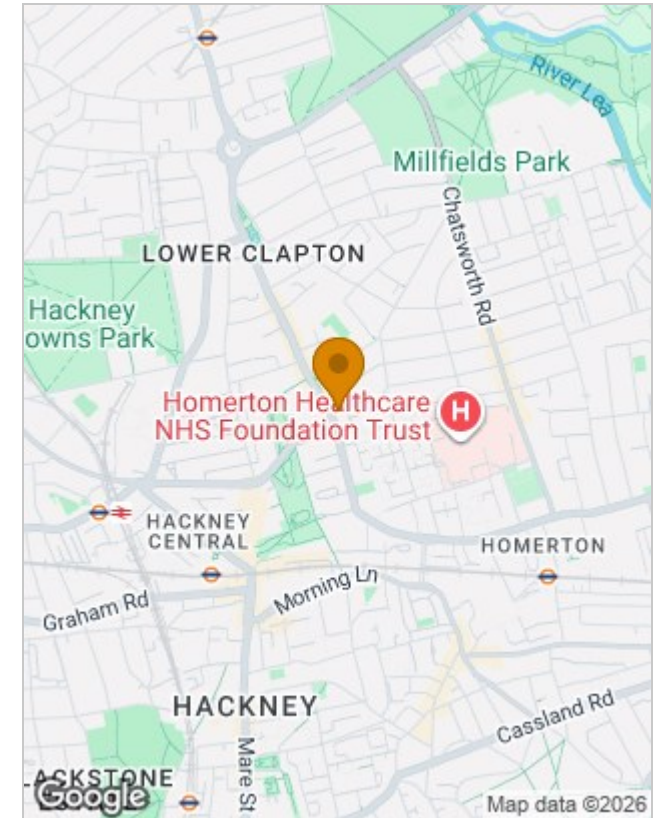




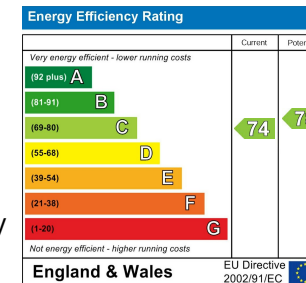
Floor Plans



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.