

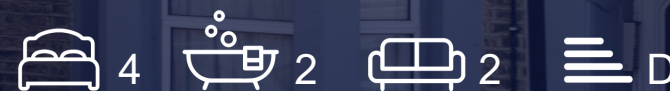


LOVE LIVING  
HACKNEY



86 Median Road, London, E5 0PN

Guide price £1,000,000









# 86 Median Road

London, E5 0PN

- Chain-free sale
- Extensive private west-facing garden
- Renovation and extension potential (subject to the usual planning consents)
- Three/four-bedroom Victorian terrace
- Prime Location
- Period features
- Loft space
- Two reception rooms

Guide £1,000,000 - £1,050,000

- This Victorian terrace home is set across three storeys on the ever-popular Median Road in Hackney. This versatile home offers two reception rooms, two kitchens, two bathrooms, an office space and an extensive private garden, making it ideal for families or those seeking a home with potential to renovate, extend or reconfigure (subject to the usual planning consents). The property hosts period features, including feature fireplaces and original Victorian character, complemented by a flexible layout that offers plenty of space to suit modern living. With a west-facing garden, loft space, and scope for personalisation, this is an exceptional opportunity to secure a home in one of Hackney's most desirable locations and it's being sold chain-free.



Guide price £1,000,000



## The Indoors

Entering the property, you're welcomed by a spacious hallway leading directly into the first bedroom on your right, which also connects to the first reception room, ideal for a cosy lounge or dining area. Adjacent to this, you'll find the office space, perfect for remote work or a creative studio which leads directly onto the garden, seamlessly blending indoor and outdoor living. A modern kitchen is conveniently located nearby, providing access to the first shower room, completing the ground floor layout.

Upstairs, you'll find the second reception room at the rear, which benefits from great natural light and serves perfectly as a formal lounge or family space.

Adjacent to this is the second kitchen, offering further flexibility for large families or those considering creating a rental setup. At the rear, the main bathroom is generously sized and fitted with contemporary fixtures.

The top floor hosts the second and third bedrooms, both well-proportioned and capable of comfortably accommodating double beds and wardrobes. These rooms are ideal as private retreats, guest bedrooms, or children's spaces.

## The Outdoors

The property enjoys an extensive west-facing garden, perfect for summer barbecues, gardening, or simply relaxing outdoors. With ample space for outdoor seating, children's play, or even future landscaping projects, the garden truly enhances the sense of openness and offers a peaceful escape in the heart of the city.



### 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

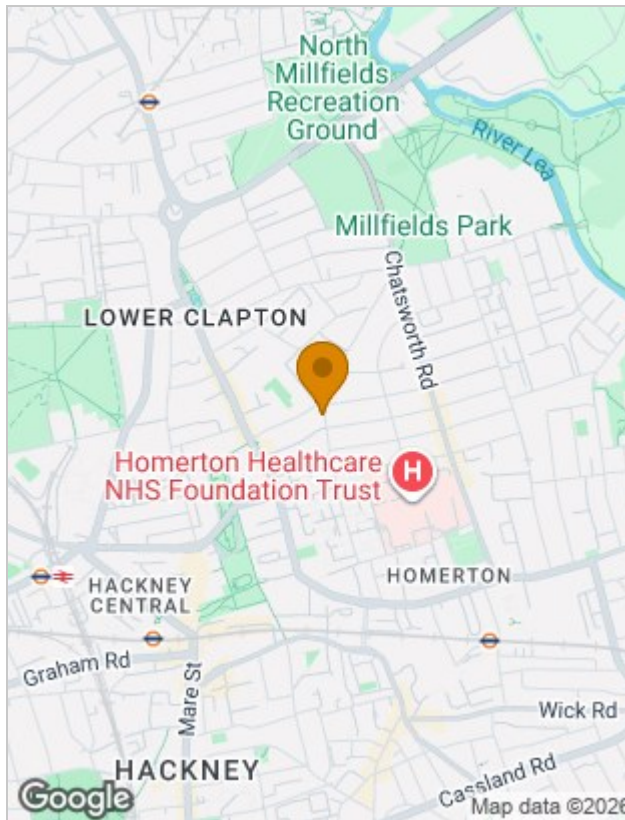


## Viewing

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.

## Location Map



## Energy Performance Graph

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

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