



**Median Road, E5 0PL**

£525,000

Share of Freehold

**Castles**

## Median Road, E5 0PL

Castles are delighted to offer to the market as a chain free opportunity this spacious two-bedroom period converted flat. Arranged on the first floor of this imposing Victorian terraced house, this beautifully appointed property comprises two double bedrooms, family bathroom, bright and spacious reception room and a fitted kitchen providing access to a private balcony. Located a short walk from the ever-popular Chatsworth Road with its trendy cafes, bars, restaurants and weekend food market, in the catchment area of several highly-rated primary schools and spoilt for choice with the green spaces of Hackney Downs, Millfields, Hackney/Walthamstow marshes, Victoria Park and Springfield all close by. If you're not a cyclist, transport links are provided by stations at Clapton, Hackney Downs, Hackney Central and Homerton as well as regular bus services.

*Tenure - Share of Freehold*  
*Tenure Arrangement - 116 Years*  
*Service Charge - Na*  
*Ground Rent - £250*  
*Council Tax - C*  
*EPC - C 79,82*

**£525,000**    **Share of Freehold**

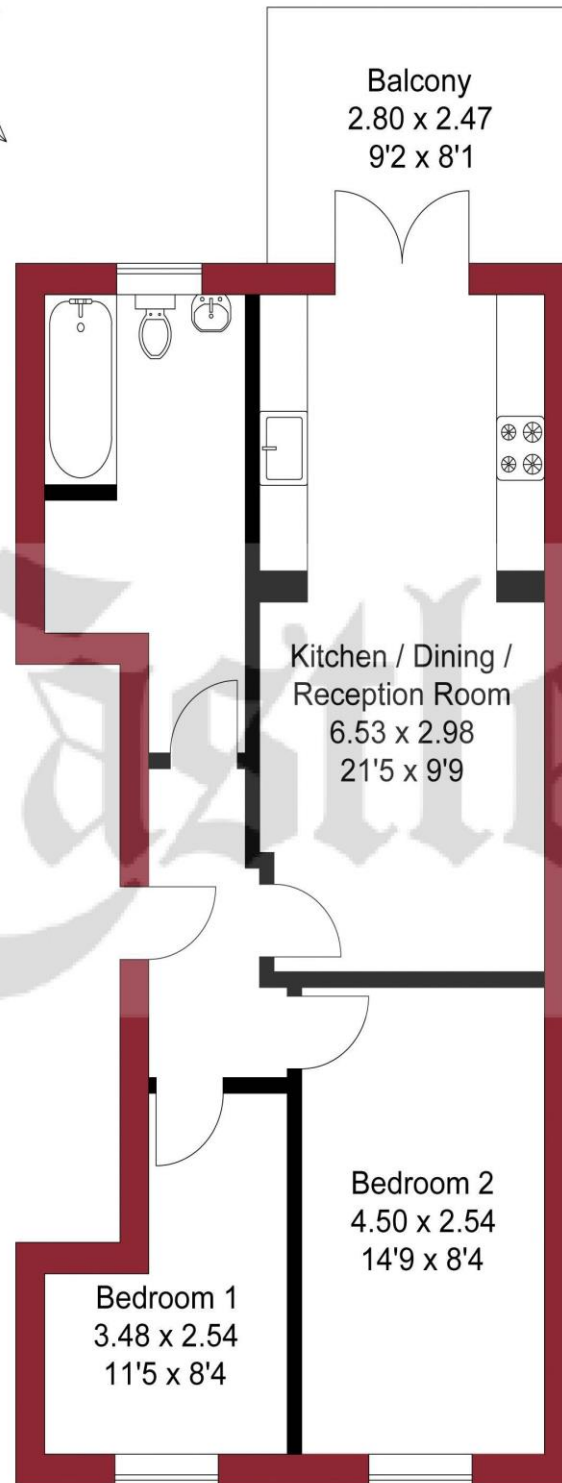
# Castles

020 8985 0106  
hackney@castles.london





APPROXIMATE GROSS INTERNAL AREA  
51.74 sqm / 556.92 sqft



FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

## An overview of the area

### Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

### Transport

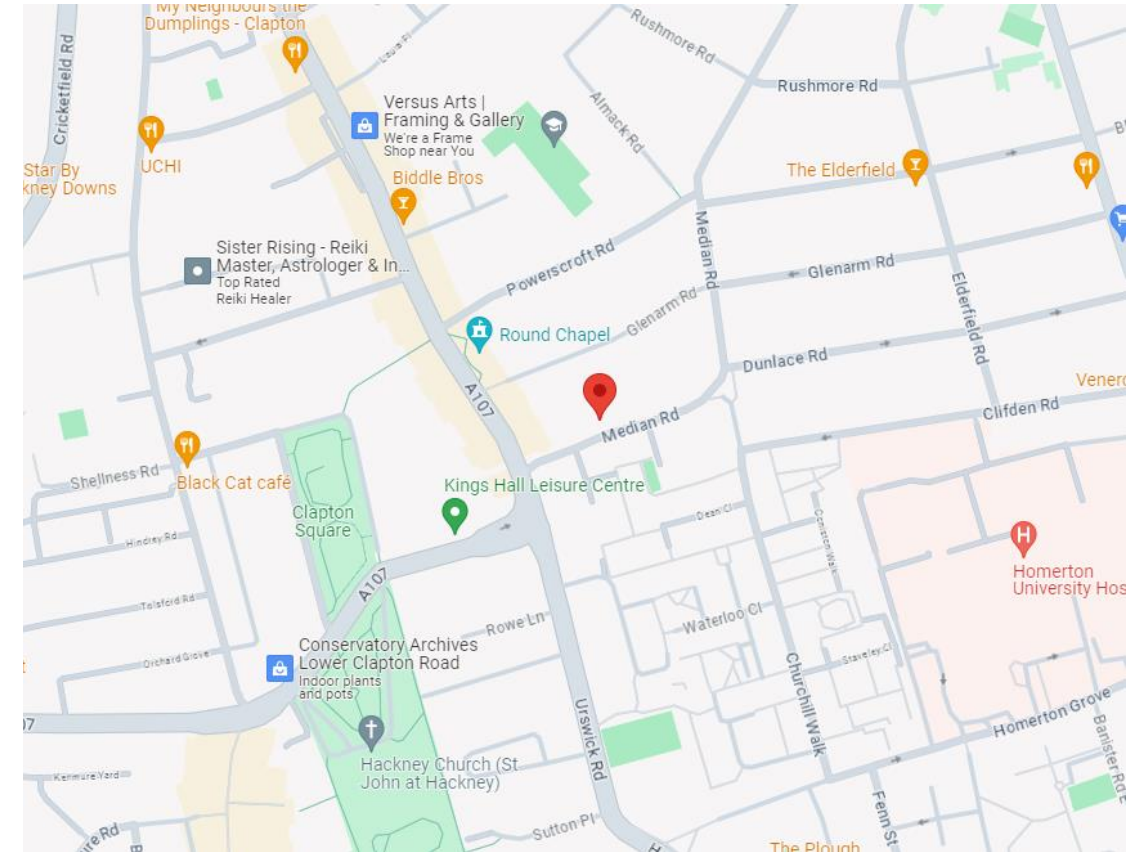
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

### Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



# Castles

44 Lower Clapton Road  
London, E5 0RN  
020 8985 0106  
hackney@castles.london  
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

rightmove  
find your happy

Zoopa  
Smarter property search

PrimeLocation  
Find the home you deserve



A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

