



LOVE LIVING  
HACKNEY



6a Median Road, Hackney, E5 0PL

Offers in excess of £800,000









# 6a Median Road

Hackney, E5 0PL

- Split level
- Large garden with projector screen and fire pit
- Huge open plan living space
- Close to Chatsworth Road
- Two double bedrooms
- Double height ceilings
- Lower Clapton location
- Great transport links

## The Home -

This charming split-level apartment has two double bedrooms with double height ceilings, the open plan reception room/kitchen is a vast space that has a wonderfully homely feel, with exposed white beams and comes with a large walk-in larder. There are painted wooden floors throughout, floor to ceiling cupboards and bookcases. Blessed with a secluded garden that is equipped with a projector screen, decked area with garden table and chairs, mature fruit trees producing Apple, Fig and Plum - plus a kitchen herb garden and a fire pit. Located on Median Road in the heart of Lower Clapton with its fine array of cafes, restaurants and shops. A short walk from the famous Chatsworth Road and great transport links into the city, central London and beyond.



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## The Indoors

The entrance door opens out into a bright and airy hallway which has painted wooden floors underfoot. The first double bedroom has double height ceilings, a charming Juliet balcony with doors overlooking the garden and floor to ceiling cupboards. The second bedroom also has the double height ceilings, floor to ceiling cupboards and modern & contemporary artwork covered walls and built in desk area with Apple Display Monitor. The bathroom has a large walk in shower, polished concrete effect walls, recessed shelving, W.C. and hand basin with mirror above.

As you descend the staircase down to the main living space, there is a reclaimed school gym bar banister. The large open plan living room/kitchen has a real sense of calm and more of the painted wooden floor underfoot. There are floor to ceiling bookcases, exposed white beams, a welcoming L shaped sofa, a large dining table and chairs and a double glazed window, plus another projector screen for movie nights in. The contemporary kitchen has a fitted Whirlpool dishwasher and washing machine, fridge/freezer, induction hob and airfryer, wood panelled walls and a large walk in pantry/larder.

## The Outdoors

The large, secluded garden is complimented with a decked area with garden table and chairs, plenty of kitchen herbs growing as well as mature fruit trees that yield Apple, Fig and Plums. To the rear of the garden there is a cosy seating area with a projector screen and fire pit.

## 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

## Directions





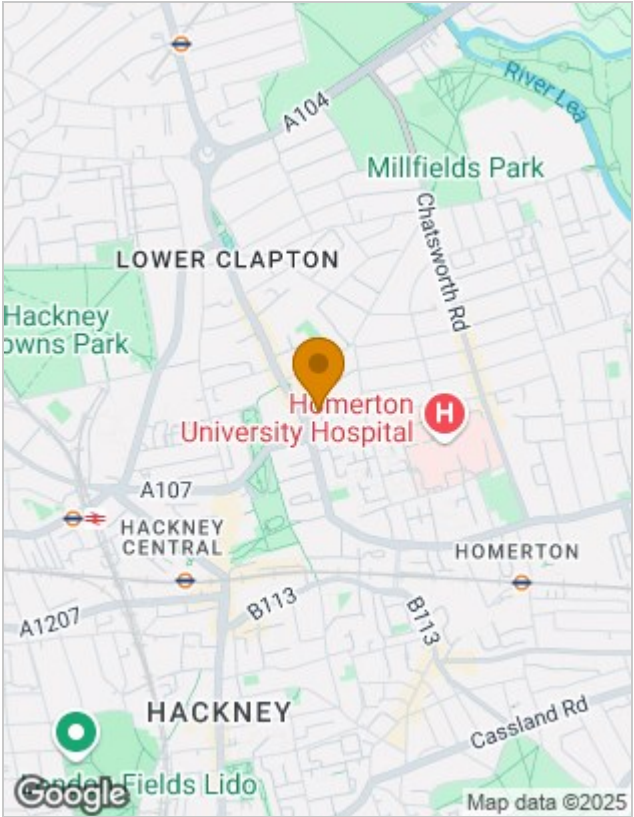




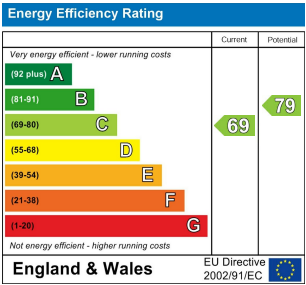
Floor Plans



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.

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