



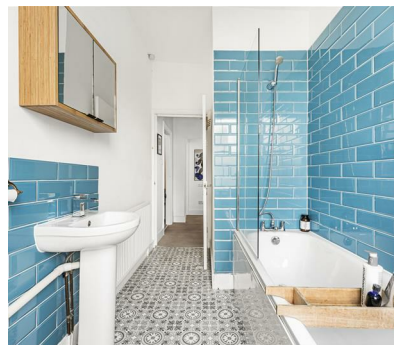
Castles

OFFERS IN EXCESS OF
£475,000 Leasehold
Median Road
Hackney, E5 0PL

Castles

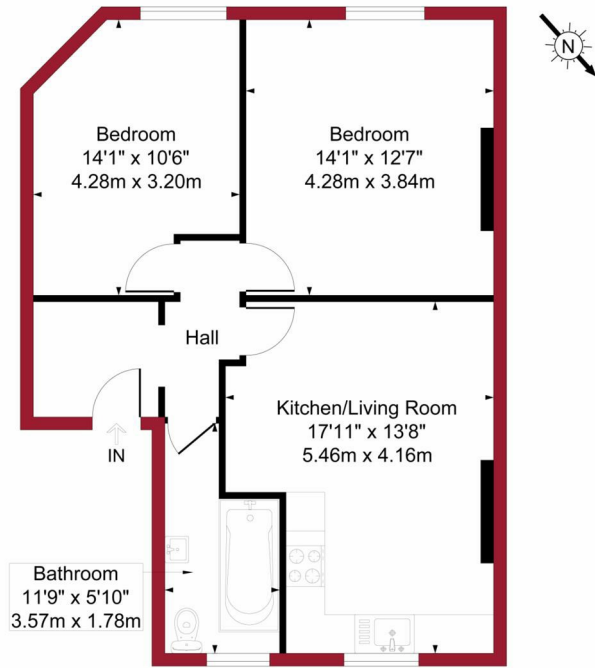
PROPERTY SUMMARY

Castles Hackney are pleased to offer this beautifully bright top-floor corner end-of-terrace home, a peaceful haven in the heart of one of London's most exciting and ever-evolving neighbourhoods. Combining period charm with modern comfort, the property features high ceilings and large double-glazed sash windows in every room, creating a wonderfully light and spacious interior. The home includes two generously sized double bedrooms and an inviting open-plan kitchen, dining, and living space, ideal for entertaining or relaxing. The bespoke fitted kitchen, complete with quality appliances installed four years ago, complements the apartments contemporary style. A practical entrance hall provides space for coats, shoes, and storage, while the fully insulated loft improves energy efficiency. Perfectly positioned on the high street, the property benefits from dozens of independent cafés, restaurants, and boutiques on the doorstep, including Mambow, voted Best Local Restaurant in the Capital by the Good Food Guide. Just minutes away, Chatsworth Road offers a lively weekend street food market, artisan bakeries, wine bars, and a charming independent cinema. Green spaces are plentiful, with Millfields Park, Hackney Marshes, Lea Valley, and Hackney Downs all within walking distance, while London Fields and Broadway Market East London's trendiest weekend destinations are just 25 minutes away. Several highly regarded schools and nurseries are also close by, making the property suitable for professionals, couples, or families. Transport links are excellent, with Clapton Overground Station just a short walk away providing direct services to Liverpool Street in around 20 minutes. Hackney Central and Hackney Downs stations are also nearby, offering frequent Overground services to Stratford, Highbury & Islington, and Chingford. The area is well served by multiple bus routes, providing easy access across London and beyond. Offered with a new lease and low ground rent and service charge





MEDIAN ROAD, LONDON, E5 Approximate Gross Internal Area = 674.25 sq ft / 62.64 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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).



Flat

Leasehold

Council: Hackney

Council Tax Band: B

Lease Remaining: 175 years

Service Charge: £261.71 pa

Ground Rent: £75.00 pa

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

44 Lower Clapton Road
Hackney
London
E5 0RN

OFFICE DETAILS

020 8985 0106
hackney@castles.london
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14)	A		
(15-17)	B		
(18-20)	C	75	79
(21-23)	D		
(24-26)	E		
(27-28)	F		
(29-30)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			