

# Castles



ASKING PRICE

**£650,000**

Median Road

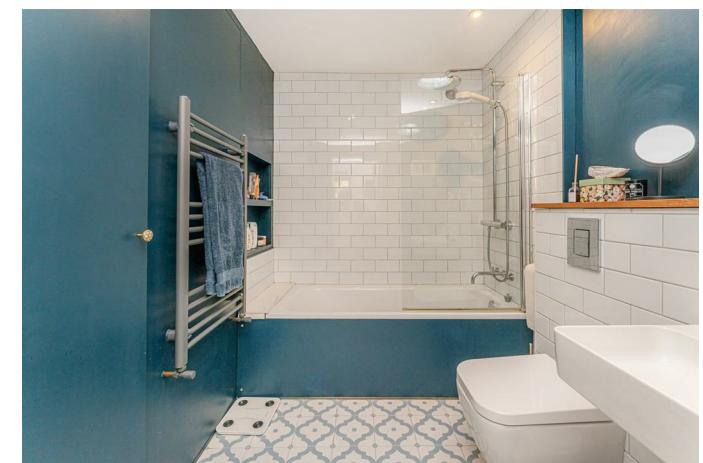
London, E5 0PL



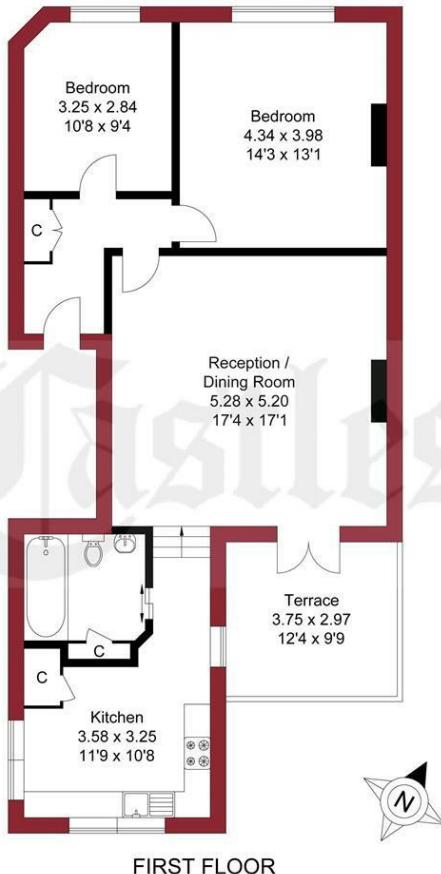
## PROPERTY SUMMARY

Welcome to this beautifully presented two-bedroom apartment, enviably situated on the first floor of a charming period property in a vibrant location with excellent transport links in the heart of Clapton. Measuring approximately 871 sqft, this bright and spacious split-level home offers space in abundance, with stylish interiors and a private south-facing roof terrace perfect for relaxing, entertaining, or enjoying peaceful outdoor living. The living room features high ceilings and exposed wooden floorboards, creating a warm, airy atmosphere with a touch of period character. The separate bespoke kitchen has been thoughtfully designed with high-quality finishes and integrated appliances, offering a refined space for cooking and dining with ease. Both bedrooms are generously proportioned, for flexible living space or perfect for a work-from-home setup. The large family bathroom is elegantly finished and features a bath. Situated just minutes from Hackney Central and Homerton stations, both served by the London Overground, this location provides excellent rail connections. Frequent trains link you swiftly to Stratford, offering access to the Jubilee and Central lines, as well as to Liverpool Street for the City and the broader Underground network. Highbury & Islington is also easily accessible, connecting you to the Victoria Line and further Overground services. Additionally, numerous bus routes run along Lower Clapton Road and nearby thoroughfares, ensuring convenient access across East and Central London. For cyclists, dedicated cycle paths along the River Lea and local parks provide safe, scenic commuting options. Located in one of East London's most sought-after neighbourhoods, the apartment is surrounded by exceptional green spaces. Millfields Park with its open fields, tennis courts, and riverside paths along the River Lea is just moments away. Hackney Marshes and Victoria Park offer even more opportunities to enjoy the outdoors. The vibrant local scene is right on your doorstep.





APPROXIMATE GROSS INTERNAL AREA  
80.96 sqm / 871.44 sqft



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

## A guide to the area

### 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)

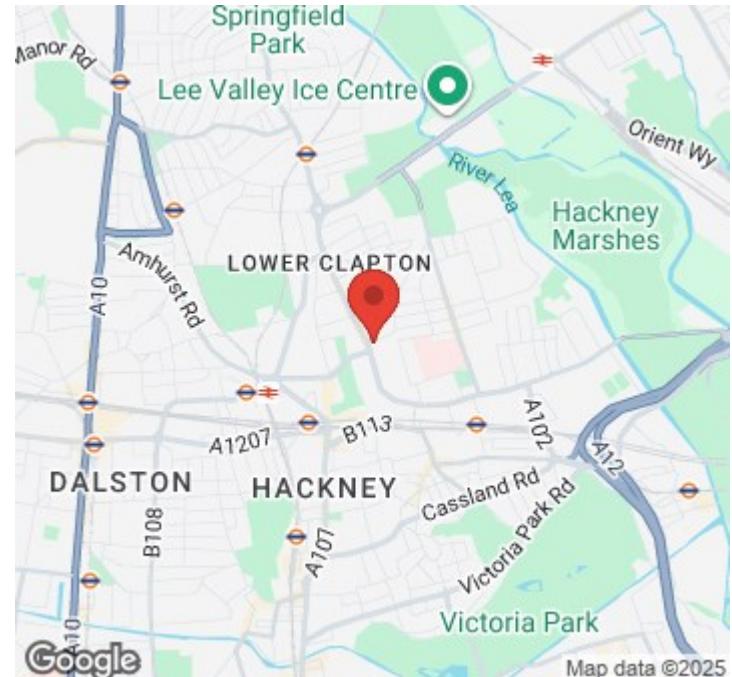
### Shopping And Leisure

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).

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England &amp; Wales</small>		60	71
<small>EU Directive 2002/91/EC</small>			



Flat - First Floor

Leasehold

Council:

**Council Tax Band: B**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**

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

**Castles**

### OFFICE ADDRESS

44 Lower Clapton Road  
Hackney  
London  
E5 0RN

### OFFICE DETAILS

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