

# Wild & Co.

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## Median Road, E5 0PJ

Double bedroom period conversion with rear garden. Situated on this residential sought-after road, moments from the ever popular Chatsworth Rd offering many local shops, cafes, and restaurants as well as the Sunday market. Walking distance of Homerton, Hackney Central and Hackney Downs Stations (city links). Benefiting from: own front door, double bedroom with wood flooring boards and bay window, lounge with doors to garden, fitted kitchen and bathroom, section of rear garden. Ideal first-time purchase – early viewing recommended!

**Guide Price £450,000 | Leasehold**

# Median Road, E5 0PJ



- Double bedroom period conversion
- Walking distance of Homerton, Hackney Central & Hackney Downs Stations
- Lounge with doors to garden
- Early viewing recommended!
- Rear garden
- Own front door
- Fitted kitchen & bathroom
- Sought-after road, moments from Chatsworth Rd
- Double bedroom with wood flooring boards
- Ideal first-time purchase

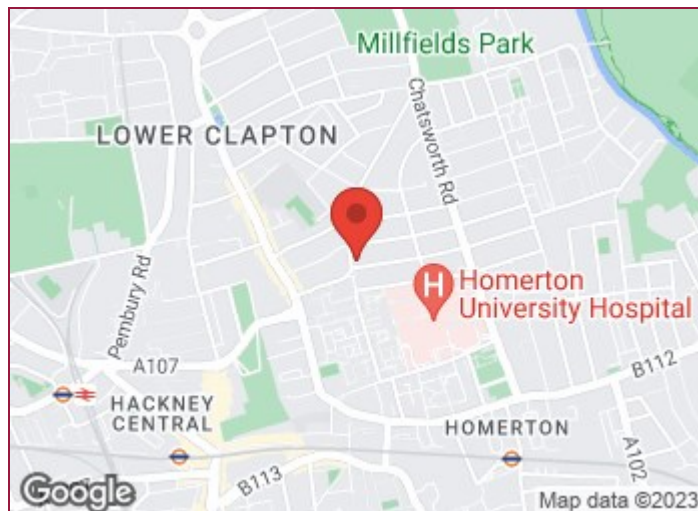
## Paragraph

Wild & Co. are pleased to offer for sale this: double bedroom period conversion with rear garden.

Situated on this residential sought-after road, moments from the ever popular Chatsworth Rd offering many local shops, cafes, and restaurants as well as the Sunday market. Walking distance of Homerton, Hackney Central and Hackney Downs Stations (city links).

Benefiting from: own front door, double bedroom with doors to garden, open plan lounge with bay window, fitted kitchen and bathroom, section of rear garden.

Ideal first-time purchase – early viewing recommended!



## Directions

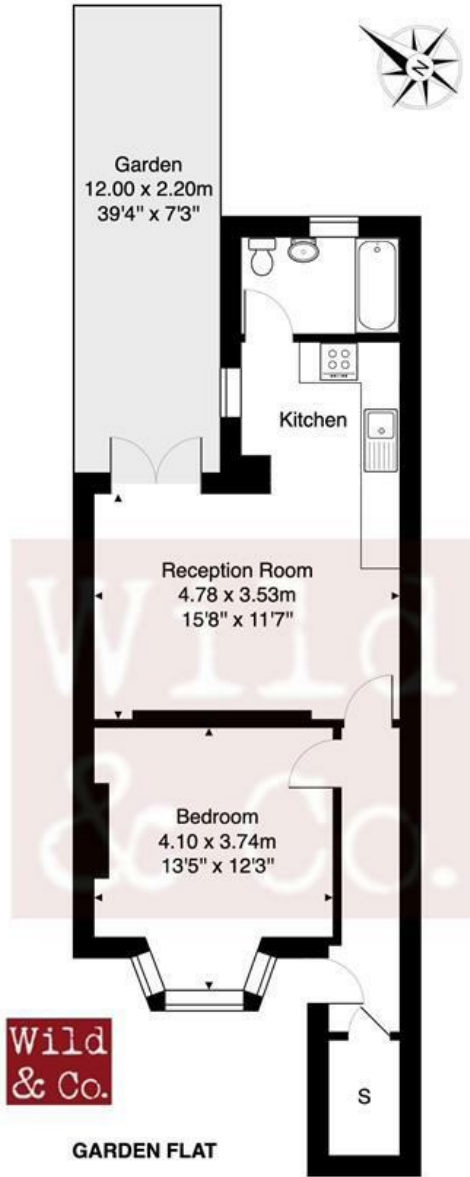
Off Powerscroft Road, leading to Lower Clapton Road (A107)





# Median Road- E5

Approx. Gross Internal Area 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup> (excluding garden)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property.  
Dimensions are maximum and approximate and may vary.

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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>		71	78
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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