



PER MONTH

**£2,600 Per Month**

**Median Road**

London, E5 0PL

Forming part of a period building, newly-renovated to a high specification, is this lovely first floor, 2 double-bedroomed apartment with 2 bathrooms.

The property features a bright and airy open-plan reception room with wood flooring and sky light. The space includes contemporary, fully-integrated kitchen units in gloss white and is fitted with granite worktops and stylish tiling. There are floor-to-ceiling windows that offer lots of natural light with provide access to a private balcony.

There are 2 double bedrooms, the master of which has built-in wardrobes and ensuite with shower cubical. There is a super-modern family bathroom with bath tub and shower attachment.

Median Road is located in Clapton Pond – a well-connected and diverse part of East London that offers a unique blend of old and new. Known for its rich history and multiculturalism, East London is home to incredible street art, vintage markets, and vibrant neighbourhoods such as Shoreditch and Brick Lane.

The area is constantly evolving, with new developments and start-ups always on the rise. East London boasts excellent dining options, with everything from traditional dishes to innovative fusion cuisine. The combination of urban flair and community spirit makes East London a great place to live, with a strong sense of culture and identity.

Available: August

Unfurnished

5 weeks deposit: £3000

12-month contract: break clause subject offer

Council tax: Band C



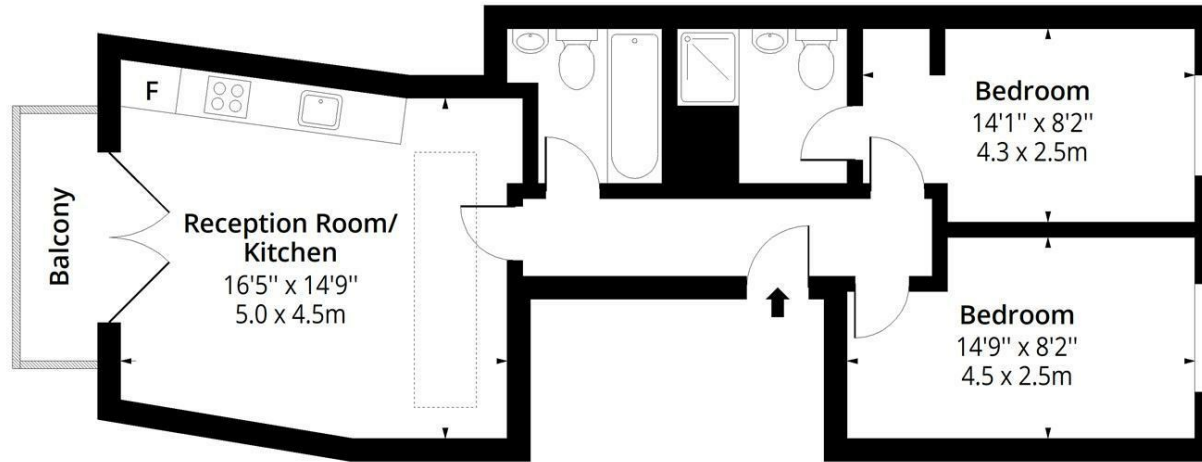




## Median Road, E5


Approx. Gross Internal Area 647 Sq Ft - 60.11 Sq M

Approx. Gross Balcony Area 34 Sq Ft - 3.16 Sq M



### First Floor

Floor Area 647 Sq Ft - 60.11 Sq M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	84
England & Wales	EU Directive 2002/91/EC 	

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



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 9/11/2023

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