



Rushmore Road, London

- Four bedroom bay fronted house
- Potential to extend to the rear as well as loft (STPP)
- Access to Rushmore and Clapton Girls
- Retaining some period features
- Freehold house
- Access to Chatsworth Road and Mare St

Asking Price £1,350,000

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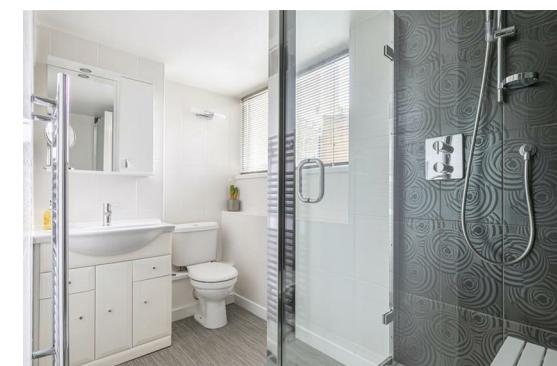
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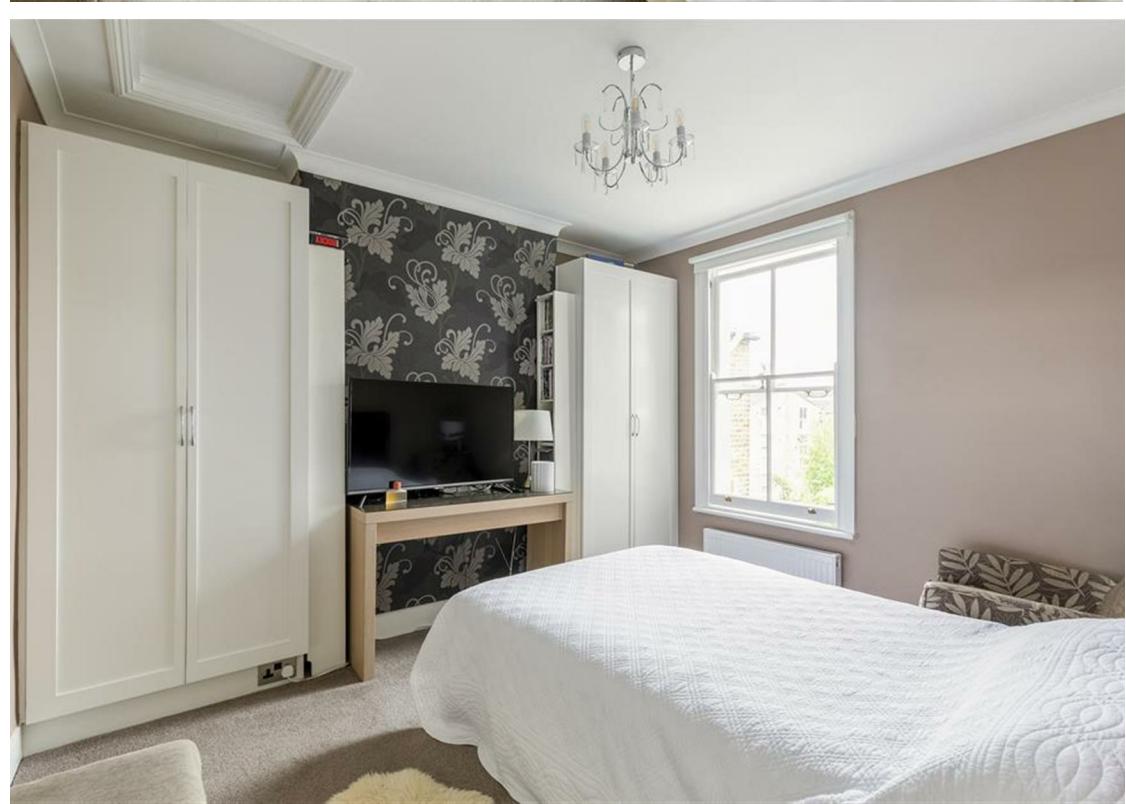
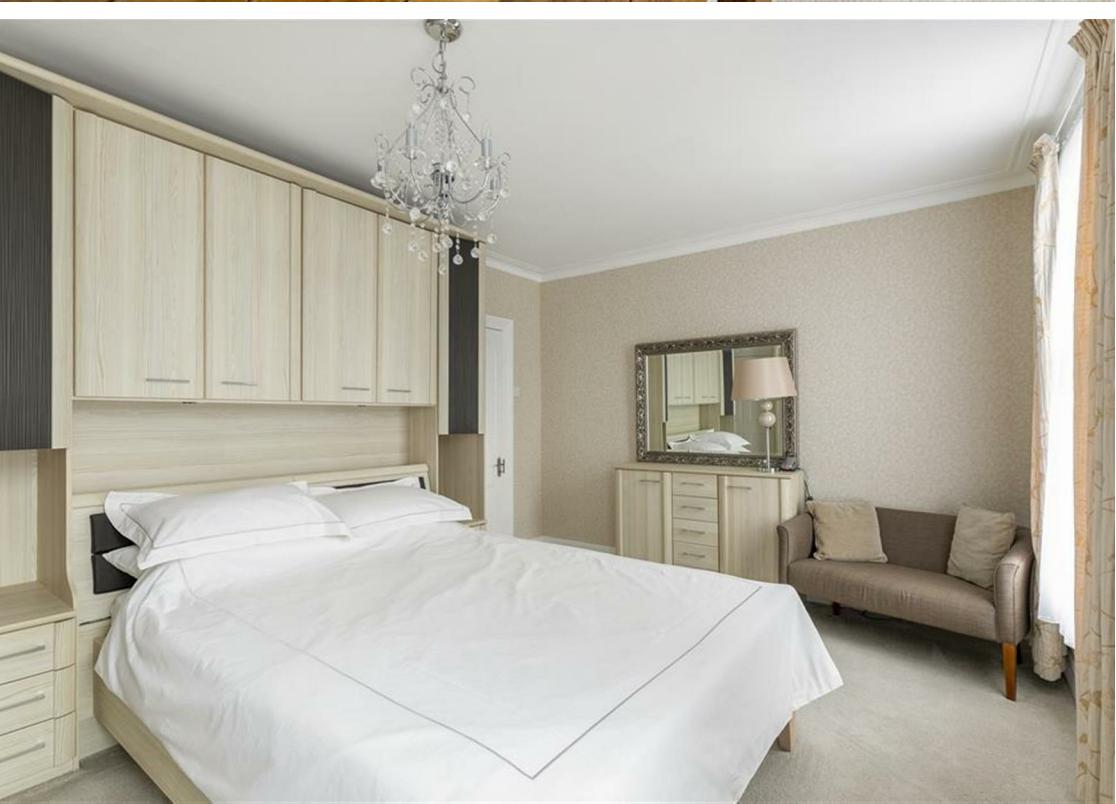
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DESCRIPTION

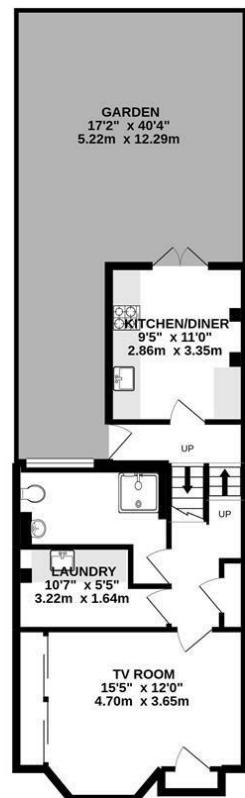
A bay fronted period house presented in immaculate decorative order and set over three floors. Located on a sought after road close to Milfields, Chatsworth Road and Clapton girls. The property retains period features including fireplace, cornicing and ceiling rose's. Ideal for a growing family and benefiting interconnecting reception rooms, kitchen/diner, a basement with 'snug', all important utility room and a guest shower W.C. The upstairs accommodation includes four bedrooms, a bathroom/W.C. and a further guest W.C. Further offering a 40ft garden to rear and the potential to expand, subject to the usual planning permissions). Freehold.

Located a short walk from the ever popular Chatsworth Road with its trendy cafes, bars, restaurants and weekend food market, in the catchment area of several highly-rated primary schools and spoilt for choice with the green spaces of Hackney Downs, Millfields, Hackney/Walthamstow marshes, Victoria Park and Springfield all close by. If you're not a cyclist, transport links are provided by stations at Clapton, Hackney Downs, Hackney Central and Homerton as well as regular bus services.

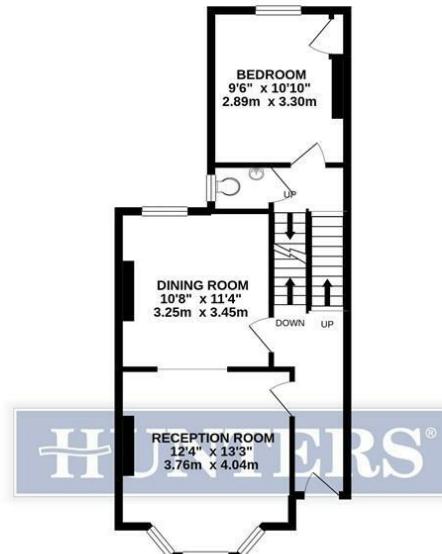




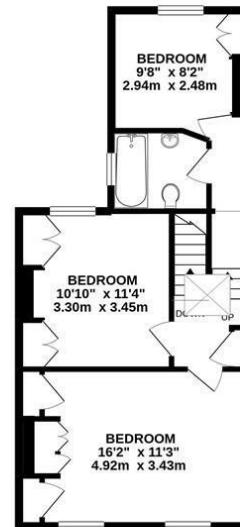
LOWER GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

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