LOVE
LIVING

126 Rushmore Road, London, E5 0EY

Offers in excess of £1,150,000

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126 Rushmore Road

London, E5 0EY

- Three-bedroom Victorian house
- Additional 326 sq ft cellar
- Original floorboards, fireplaces and decorative cornicing
- Private rear garden extending to approx. 36 ft
- Approx. 1,118 sq ft of internal living space
- Two connecting reception rooms
- Impressive 16 ft-wide main bedroom
- Moments from Chatsworth Road and Millfields Park

The Home -

Set along one of Lower Clapton's established residential streets, this three-bedroom Victorian house combines impressive proportions and original architectural detail with a wonderfully deep rear garden. Arranged across two main floors, with a substantial cellar below, the house extends to approximately 1,118 sq ft excluding the cellar, or around 1,445 sq ft including it.

There is plenty here to work with. Tall ceilings, decorative cornicing, original floorboards, fireplaces and bay windows provide the framework of a classic Victorian home, while the existing layout offers an exciting opportunity for a new owner to make their mark.

Rushmore Road is located in one of Lower Clapton's most desired areas, only moments from Millfields Park and Chatsworth Road.

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The Indoors

The ground floor begins with a bright front reception room, where a wide bay window draws in plenty of natural light. Original timber floorboards run underfoot, while elaborate cornicing and a cast-iron fireplace bring texture and character to the otherwise pared-back space.

An opening connects the front room with the second reception, currently arranged for dining. This is another characterful room, with further decorative plasterwork, exposed floorboards and a second cast-iron fireplace. Tall glazed doors at the rear open directly to the garden, creating a natural connection between the living spaces and outside.

Beyond lies the separate kitchen, stretching to over 17 ft in length. White cabinetry keeps things simple, while windows along the side and rear bring in good natural light. A door provides another direct route into the garden.

Upstairs are three bedrooms. The main bedroom occupies the full width of the front of the house and is particularly impressive at approximately 16'1" x 13'9". A broad bay window, fireplace and excellent proportions give the room a lovely sense of scale.

Two further bedrooms sit towards the rear, making the arrangement well suited to family life, guests or working from home. A family bathroom completes the first floor.

Below the house is a particularly substantial cellar of approximately 326 sq ft. Currently separate from the main accommodation, it provides excellent storage and could offer interesting longer-term possibilities, subject of course to the necessary permissions.

The Outdoors

The rear garden is one of the house's standout features, extending to approximately 36 ft and feeling notably private behind mature planting. Its depth gives plenty of scope for landscaping, entertaining and planting, while an existing garden building sits at the far end.

With direct access from both the dining room and kitchen, there is also obvious potential to rethink the relationship between house and garden over time. For someone looking for a Victorian house they can gradually shape around their own way of living, the bones are very good indeed.

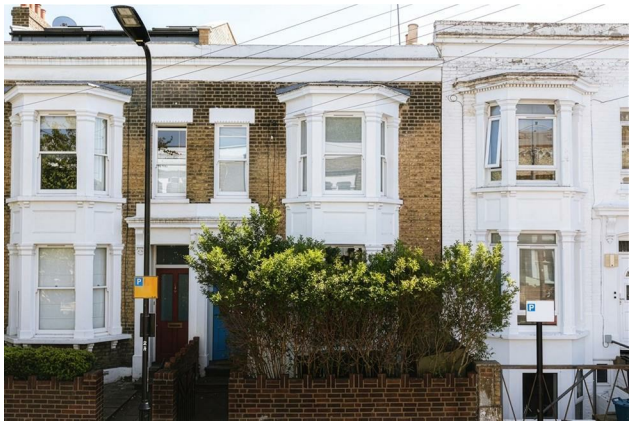
Loving The Location

Rushmore Road is located in one of Lower Clapton's most desired areas, only moments from Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar 107 are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

Rushmore Road sits in the catchment area for Rosemary Works nursery and many fantastic primary and secondary schools, including Rushmore primary, Millfields community school and Clapton girls academy.

The closest stations are Clapton overground and Hackney Downs, which offers direct lines to Liverpool Street in under ten minutes. Hackney Central offers lines to Stratford and, Highbury & Islington.

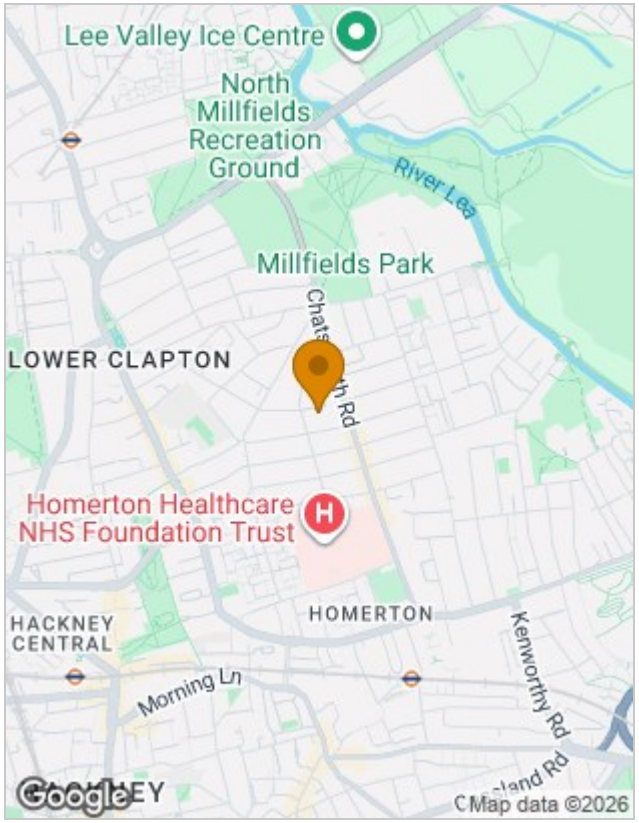


Floor Plans

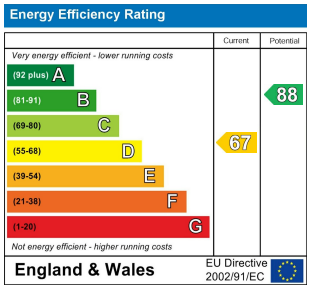
Rushmore Road

Approximate Gross Internal Area 103.90 sq m / 1118.37 sq ft
(Excluding Cellar)
Cellar Area 30.30 sq m / 326.14 sq ft
Total Area 134.20 sq m / 1444.51 sq ft (Including Cellar)
Illustration for identification purposes only, measurements are approximate, not to scale.

Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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