



LOVE LIVING

HACKNEY



91 Rushmore Road, London, E5 0EX

£1,375,000



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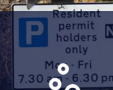
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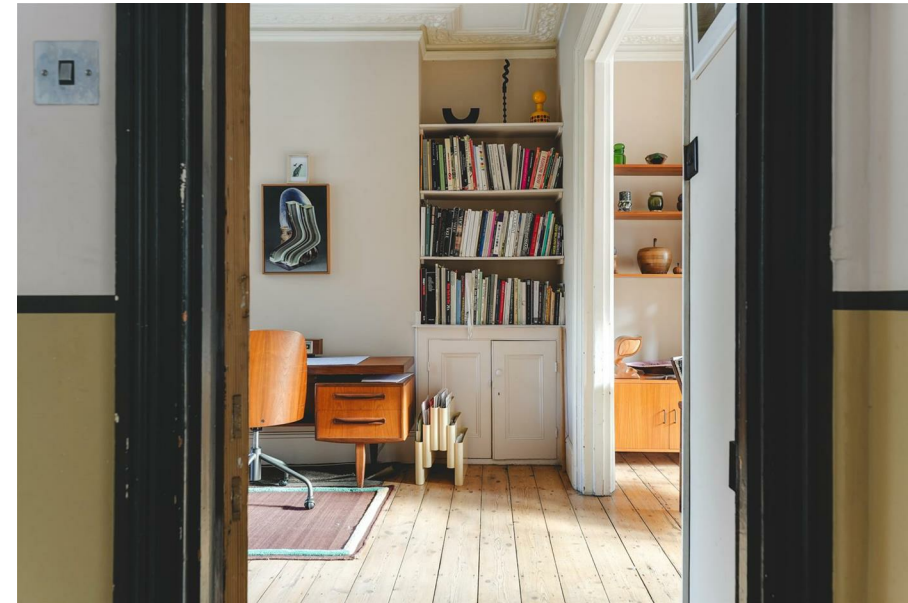
91 Rushmore Road

London, E5 0EX

- Victorian house full of original features
- living room with original floorboards and fireplaces
- Dining area opening into the garden
- Three bedrooms
- Updated double-glazed sash windows
- Bright kitchen with conservatory
- Laundry room
- Excellent location near Millfields Park, Chatsworth Road and transport links

The Home -

This three-bedroom Victorian home sits on Rushmore Road, one of Lower Clapton's most loved streets. It's moments from Millfields Park and around the corner from the food spots, cafés, and weekend market of Chatsworth Road. The house has been updated with double-glazed sash windows while keeping its period character intact, offering generous rooms, great natural light, and an extended layout that opens directly onto the garden.



The Indoors

The hallway greets you with detailed Victorian corning, which leads to all spaces inside the home. To the right, the main living room stretches the full length of the house thanks to an extension, with a second entrance further along the room. Original floorboards run underfoot, and the fireplaces remain in place. At the front, bayed sash windows pull in a wide spread of daylight.

A small set of stairs leads down to the kitchen and dining level. The kitchen is bright, helped by side-return windows that pour light across the units and wooden fittings, with tidy storage for everyday use. This links to the dining area, which feels almost like a glass room walls and ceiling drawing in the outdoors throughout the year. Doors open straight onto the rear garden, making this a lovely spot for slow breakfasts or evenings with friends. Beyond this level are the laundry room and access to the cellar.

The first floor holds the main bedroom, a large room with two sash windows, fitted wardrobes, and a period fireplace. Next door is the second bedroom, also able to take a double bed, with its own sash window and fireplace. Further along is the W/C, followed by the main bathroom, a generous space with a bathtub, walk-in shower, full tiling, sash window and built-in storage. Up on the second floor is the third bedroom, well-lit and tucked away from the rest of the house.

The Outdoors

The garden extends beyond the dining room's glass doors, offering a calm spot with plenty of space for planting, outdoor seating, or a play area. Its shape makes it easy to personalise, and the direct connection to the bright dining space gives it a very welcoming feel.

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.

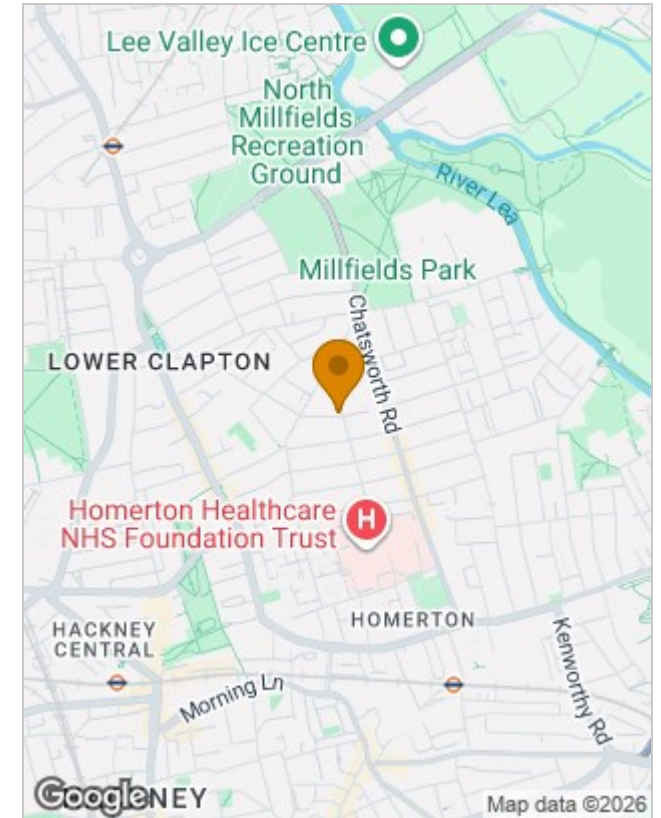




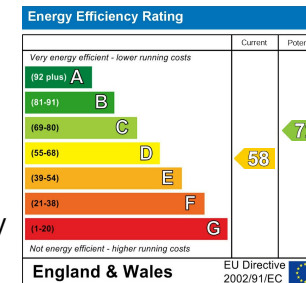
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney 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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