



LOVE LIVING

HACKNEY



54 Rushmore Road, Hackney, E5 0ET

Asking price £1,695,000



4



2



null



D



Asking price £1,695,000

54 Rushmore Road

Hackney, E5 0ET

- Double fronted Victorian House
- Victorian features
- Close to numerous outstanding primary and secondary schools
- New roof, new sash windows, recently re-wired and re-plumbed
- Sought after quiet location
- Southwest facing garden
- Vaulted ceilings
- Farrow & Ball

The Home -

This double fronted Victorian villa is located on the most peaceful and sought after position on Rushmore Road. Vaulted ceilings offer a sense of refinement and openness that sets the tone for the entire home. Four double bedrooms, three reception rooms, two bathrooms and a study over three floors of living space. The ground floor is the sprawling hub of the home with a large kitchen diner leading to the garden, a study and a cosy lounge. There is a decked terrace to enjoy sunsets on the roof and the southwest facing rear garden is a perfect sun trap. Every corner of this home has been thoughtfully refurbished, blending Victorian character with contemporary luxury with its proximity to independent shops, cafes, and restaurants along Chatsworth Road and Lower Clapton road. The open Green spaces of Millfields Park and the River Lea are a short walk away. The home is well-served by Clapton and Hackney Downs Overground stations, providing direct links to Liverpool Street in under 10 minutes, along with easy connections to Stratford and Highbury & Islington.



The Indoors -

The entrance hall, bathed in natural light, sets the tone with its clean lines and period details, to your left is the expansive kitchen and dining space. The Pro-Tek vinyl wood-effect flooring adds a modern touch, perfectly balancing the intricate Victorian corning. A newly fitted, double glazed sash window and floor-to-ceiling glass doors fill the room with sunlight, creating a bright and inviting atmosphere. The kitchen hosts black granite countertops, ample storage, and a newly refurbished tiled backsplash. Anchoring the dining area is a charming original Victorian fireplace, infusing the space with warmth.

On the right, the reception room invites you in with its cozy yet airy vibe. Plush carpeting, triple sash windows, and exquisite corning complement the slate Victorian fireplace, a functional and aesthetic centrepiece. Adjacent to the reception room, a quiet study offers the perfect retreat for work or hobbies. Nearby, a convenient W/C completes the practical layout of the ground floor.

The first floor offers a haven for rest and relaxation with three generously proportioned bedrooms. The principal bedroom painted in Farrow & Ball's Manor House Grey; this room exudes understated luxury. Three sash windows bathe the space in natural light, highlighting the room's spacious layout, which accommodates a large double bed and fitted wardrobes. The second and third bedrooms are equally charming, painted in soft Middleton Pink and Pink Ground tones. These rooms feature plush carpeting, sash windows, and plenty of space for double beds and storage. The main bathroom is located opposite the principal bedroom, this bathroom is a showstopper. Middleton Pink walls, travertine stone tiles, and polished nickel Barber Wilson taps create a spa-like retreat. A luxurious bathtub and underfloor heating complete this indulgent space.

On the lower ground floor this level has been transformed into a one-bedroom flat, perfect for guests or extended family, the kitchen and living areas hosts lightly painted walls, wooden countertops, and ample storage make this a bright and airy space. Steps lead directly to the garden, enhancing the indoor-outdoor connection. The spacious fourth bedroom is a tranquil retreat also offering ample storage and space for a double bed and fitted wardrobe, while the second bathroom mirrors the quality and elegance of the main bathroom with its bathtub, shower head, and stylish tiling.

This home has undergone a meticulous transformation, which includes basement excavation, a versatile self-contained flat. Roof Terrace which provides a new outdoor escape with stunning views. Vaulted ceilings that enhance volume and grandeur in all bedrooms. Updated Electrics & Plumbing ensuring modern efficiency throughout and restored corning & fireplaces preserving the Victorian elegance

The Outdoors

A staircase leads to the roof terrace, a hidden gem offering panoramic neighborhood views. This space is perfect for basking in the sun or enjoying a serene evening out in the fresh air.

The garden outside features ipe hardwood decking and vibrant, sun-loving plants. Its south-west orientation ensures sunlight throughout the day, while a shaded nook at the garden's end offers a cool retreat during warmer weather.





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 P. Franco 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 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.

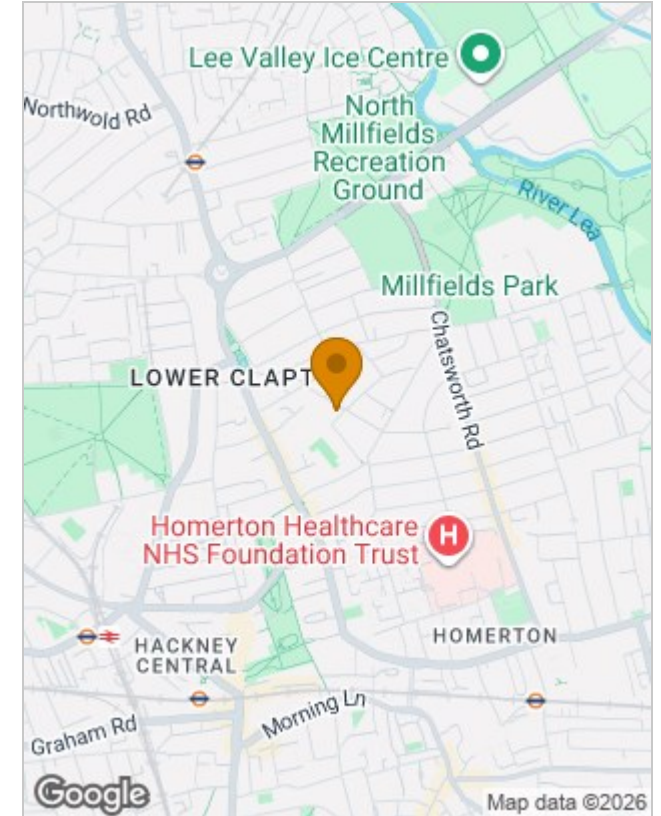




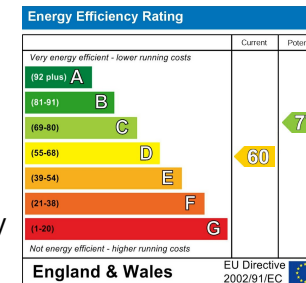
Floor Plans



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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT

Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>