



LOVE LIVING
HACKNEY



49a Rushmore Road, London, E5 0EX

£675,000





49a Rushmore Road

London, E5 0EX

- One of the most sought after locations in Lower Clapton
- Victorian features
- Oak flooring
- Sash windows
- Close to Millfields Park and Chatsworth Road
- Split level Victorian conversion
- Farrow & Ball
- Exposed brick
- No onward chain
- Opportunity to acquire a share of the freehold

The Home -

Located on one of Lower Clapton's most sought-after locations, a tree lined and a very peaceful (no through) section of Rushmore Road. This elegant two-bedroom Victorian conversion is arranged on the upper floors. The current owners have re-painted entirely in Farrow & Ball, installed Oak flooring, a brand new boiler and exposed brick in both bedrooms, there are plenty of original features including working feature fireplaces, original flooring and Sash windows. Rushmore Road sits perfectly located for easy access to Chatsworth Road with all its cafes, shops and restaurants, the green spaces of Hackney Downs and Millfields Park are a short walk away. Clapton overground station provides swift access into the city and beyond, plus Hackney Downs and Hackney central overground stations offer routes into Stratford international and Highbury and Islington/central London.



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The Indoors

Entered via a communal hallways painted in Farrow & Ball, the main front door leads up onto the landing that has neat built in storage that houses the new Hisence washing machine. The second bedroom is on this level and has an exposed brick wall with a fireplace, wooden floors, bespoke wardrobes and a sash window that overlooks the rear with views over the rooftops towards Millfields Park.

Up a few steps onto another landing we have the doors leading to the main reception room. This is a wonderfully calming, large space with two west facing sash windows to the front that welcome the natural light, a beautiful original (working) fireplace, wooden floors, original coving/dado rails add to the Victorian charm plus Tom Dixon light fittings. The kitchen has also had a bespoke refurbishment, wooden worktops, a newly fitted Hotpoint oven and a brand new Worcester Bosch boiler, another sash window looking out to the rear gives even more natural light into the space.

The part tiled bathroom has a heated towel rail, a bath with a shower attachment, WC and hand basin with a mirror mounted above. the landings are equipped with the original Victorian banisters and floorboards, plus there is loft access for extra storage. Being located at the back of the apartment, the main bedroom is a real sanctuary of calm and serenity, the sash window looks out to the rear which has a wonderful leafy view, underfoot we have the wooden floors plus more of the exposed brick with a fireplace.

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



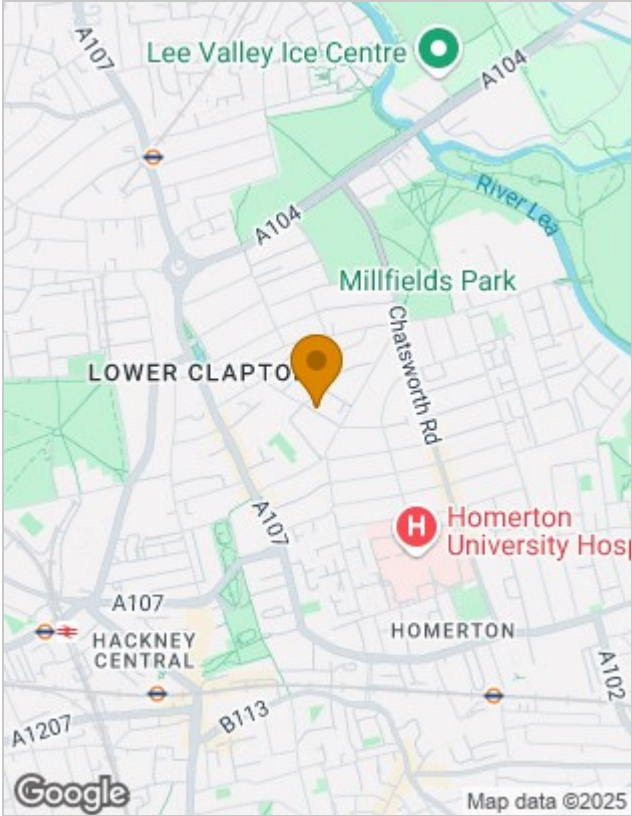
Viewing

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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Location Map



Energy Performance Graph

