



LOVE LIVING  
HACKNEY



87 Rushmore Road, Hackney, E5 0EX

£1,275,000



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£1,275,000

# 87 Rushmore Road

Hackney, E5 0EX

- Spacious four-bedroom family home
- Large garden with storage shed
- Moments from Chatsworth Road
- Modern fitted kitchen with high-spec appliances and Aria worktops
- Potential to extend (subject to the usual planning consents)
- Exceptional long-distance views
- Close to outstanding schools, green spaces, and community hubs
- Recently updated front door with multi-locking system
- Multi-level layout offering flexible living space, including a study and cellar
- Victorian mid-terraced house

## The Home -

This beautifully maintained mid-terraced Victorian family home combines modern living with timeless charm, offering generous accommodation spread across multiple levels. Owned for almost 28 years the property has been lovingly cared for and thoughtfully updated throughout, including a stylish fitted kitchen, new sanitary ware and modern radiators. With four double bedrooms, two reception areas, a study, and a large, serene garden, this house is perfectly suited for families seeking space, comfort and proximity to excellent schools, green spaces, and local amenities including the famous Chatsworth Road with all its cafes, restaurants and shops. There is scope to extend into the garden and loft (subject to the usual planning consents).



## The Indoors

Upon entering the home, you are welcomed into a bright hallway. To the right, the reception room opens up with its large bay windows, flooding the space with natural light. This room connects seamlessly to the dining area, creating an open yet distinct space perfect for both entertaining and everyday family life. A short flight of stairs leads down to the modern kitchen, fully refurbished in 2019, it features Aria worktops, Bosch appliances, Franke sink with Grohe swan mixer tap, and Matrix extractor. The kitchen opens directly into the garden, creating a natural indoor-outdoor flow.

On the first floor, you'll find the main bedroom alongside a spacious second bedroom, both offering peaceful retreats. A few steps down from this level, the third bedroom sits adjacent to a conveniently placed W/C. The second floor hosts the fourth bedroom and the main bathroom, which features a modern bath, new sanitary ware, and a heated towel rack. The lower ground level provides additional living flexibility, with a study/work from home space and a large cellar for practical storage.

## The Outdoors

The home hosts a large garden, offering plenty of room for outdoor dining, children's play, and gardening. A shed at the rear of the garden provides additional storage. From the back of the house, you'll enjoy spectacular long distance views, creating a rare sense of openness in this part of London.

## 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.

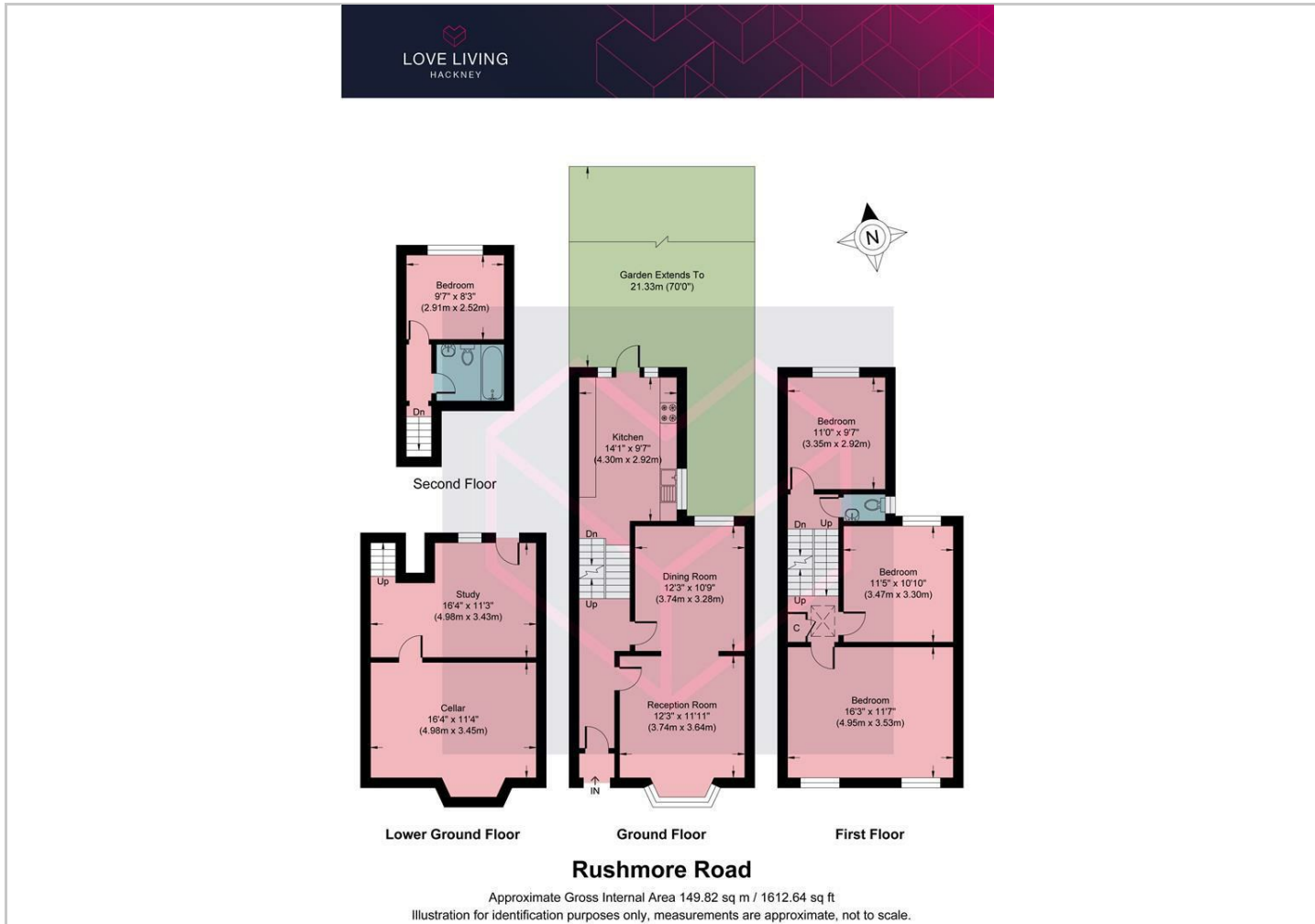
Rushmore Road sits in the catchment area for many fantastic primary and secondary schools, including Rushmore primary, Millfields community school and Clapton girls academy.

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



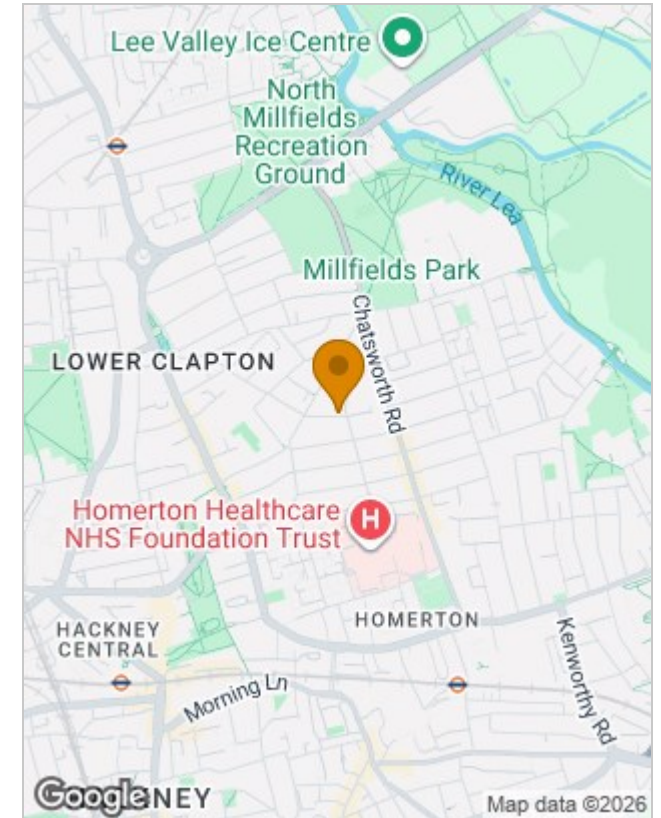
## Viewing

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

