



# LOVE LIVING HACKNEY



62b Rushmore Road, Hackney, E5 0EX  
Offers in excess of £590,000





# 62b Rushmore Road

Hackney, E5 0EX

- Victorian conversion
- Chain free
- Original features
- Top floor
- Two double bedrooms
- Natural light
- Loft storage
- Sought after & quiet location close to Chatsworth Road/Millfields park

## The Home -

Located on a very peaceful part of Rushmore Road, this chain free two double bedroom Victorian conversion is arranged on the top floor. The current owners have added an island to the open plan kitchen living room, which is further complimented by an original feature fireplace, engineered wood flooring, and sash windows. The principle bedroom has wonderful floor to ceiling doors that allow the natural light to flow through the space. Rushmore Road sits within a friendly and welcoming neighbourhood with a strong community feel. Perfectly located for easy access to Chatsworth Road with all its cafes, shops and restaurants, the green spaces of Millfields Park is a short walk away and Clapton overground station provides swift access into the city and beyond.



## The Indoors

Ascending the stairs from the communal hallway, the landing has an open feel and leads to open plan kitchen and reception room. This welcoming space is flooded with natural light thanks to large sash windows. A wonderful kitchen island that can be used as a breakfast bar divides the room neatly, there is engineered wooden flooring underfoot and an original Victorian fireplace adds a touch of period charm to the room. The kitchen is well stocked with cupboard space, a built in washing machine, a gas hob and oven, built in fridge/freezer.

The second bedroom sits just off the main living space, with the bathroom close by complete with a full bath and modern shower set against simple, well-chosen tiles. The main bedroom has a Juliette balcony opening off floor to ceiling doors that bring in fresh air and afternoon light. Both rooms are well-sized, easily fitting a double bed and storage without feeling crowded.

## 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,





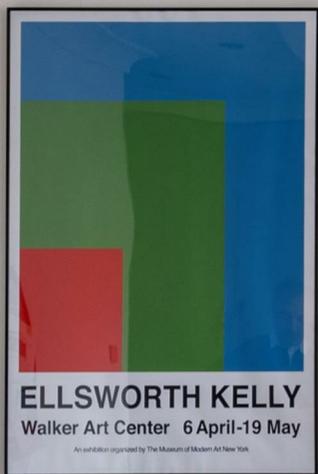
Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, 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 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



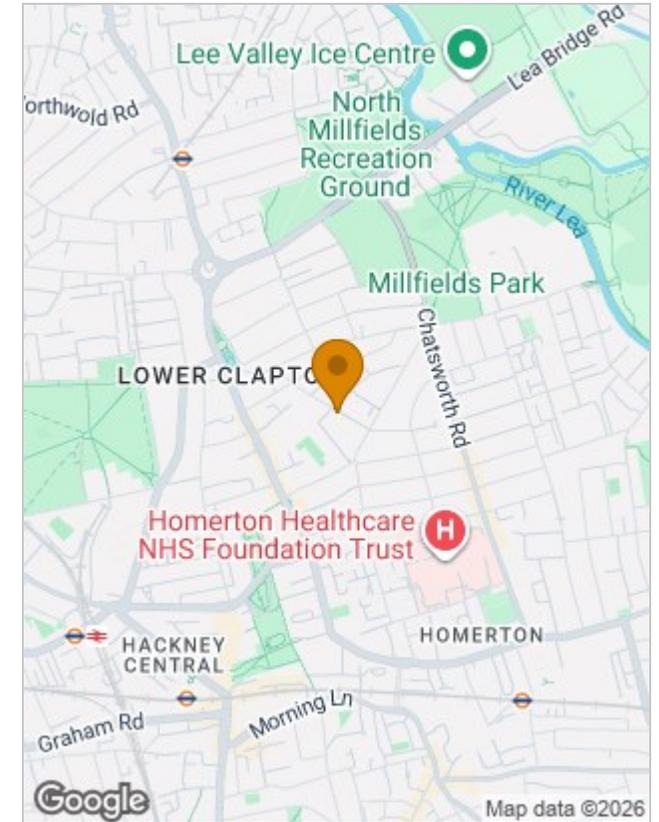
## Viewing

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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT  
Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>

## Location Map



## Energy Performance Graph

