



# LOVE LIVING

HACKNEY



89 Rushmore Road, Hackney, E5 0EX

£1,250,000



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£1,250,000

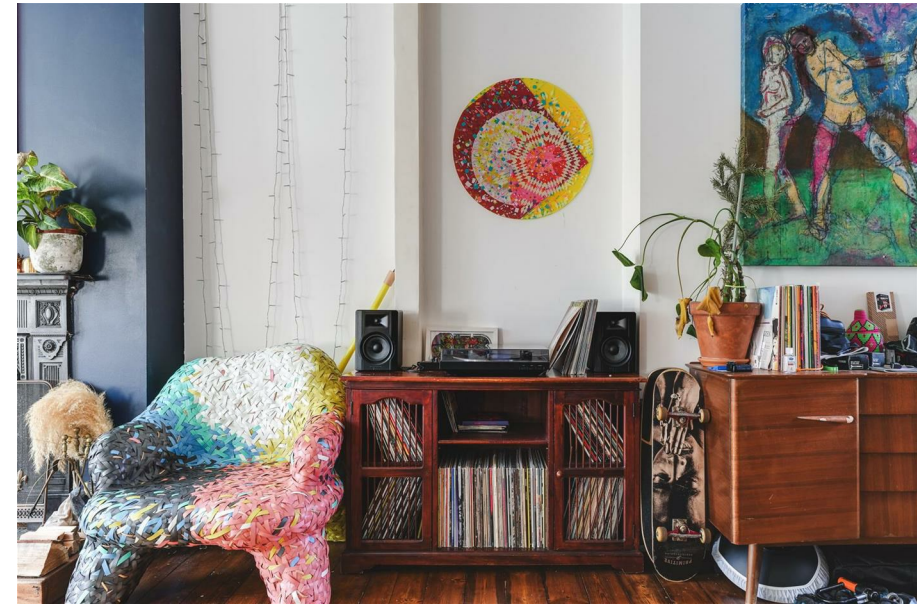
# 89 Rushmore Road

Hackney, E5 0EX

- Victorian house
- Three storey
- Large garden
- Potential to extend (Subject to the usual planning consents)
- Chain free
- Four double bedrooms
- Sought after location
- Period features
- Close to Chatsworth Road and Millfields Park

## The Home -

Located on a sought after, quiet spot on Rushmore Road on the West side of the Chatsworth Road. This four double bedroom Victorian home is over 1,643 square feet that unfolds over three floors and has great potential to extend into the loft and to the rear (Subject to the usual planning consents). The large, secluded garden also has great scope to landscape and create a wonderfully private outdoor space. Offered to the market chain free, the house retains many original features such as cornicing, fireplaces and balustrades. The green spaces of Millfields Park is close by and easy access to the city and beyond via both Clapton and Hackney Central overground stations.



### The Indoors

Upon entry we have the hallway with original wooden floors underfoot, plenty of space for coats and shoes and original Victorian wall paneling. The main living room has been opened up to create a large space that is lit from the front and the rear, there is a period style fireplace, original cornicing detail, the original wooden floors continue underfoot and there are french doors that open out onto some steps leading down to the garden.

A few steps down leads to the kitchen/dining room, here we have ample space for a dining table and chairs, original wooden floors underfoot and the kitchen is well stocked with cupboard space, work surfaces, oven with gas hob, sink and washing machine. There are two double glazed french doors that lead to the garden. Down a few more stairs we have one of the double bedrooms which has a rear window and another large storage room measuring 16' x 11'3".

Ascending a some stairs using the original balustrades up to the first floor, we have the family bathroom, a good size and equipped with a bath, separate shower cubicle, hand basin and cupboard space, just outside the bathroom is a separate W.C. On the second floor we have the main bedroom, two windows facing the front allow the natural light in and built in wardrobes either side of the chimney breast. The second bedroom is a great sized double with a window facing the garden. The fourth bedroom is also a good sized double and has a window with a great views over the garden.

### The Outdoors

The large garden has plenty of room to extend the house (Subject to the usual planning consents) whilst still retaining a good sized outside space. There is no terrace of houses behind this particular section of Rushmore Road, meaning that the garden has a very private feels and is not overlooked from the rear.

### 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.

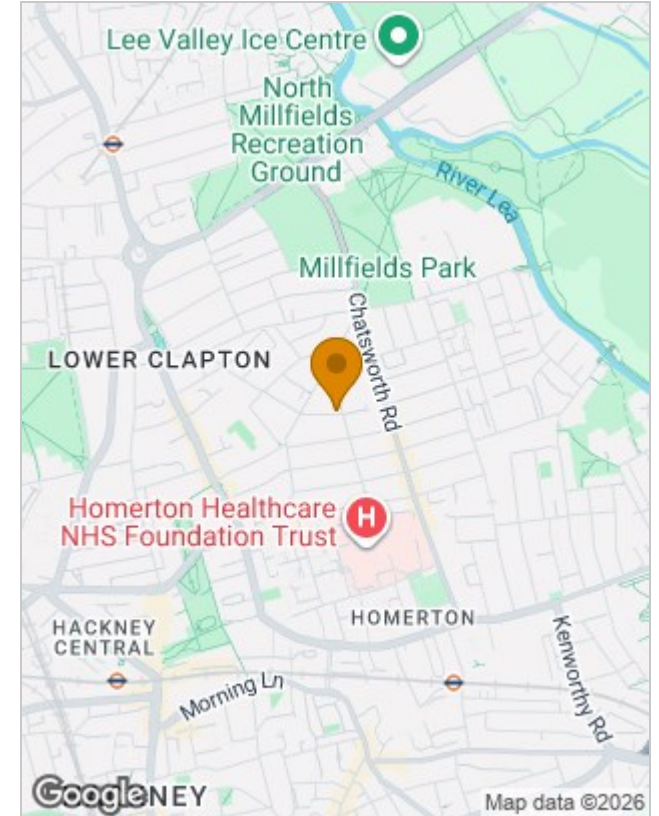




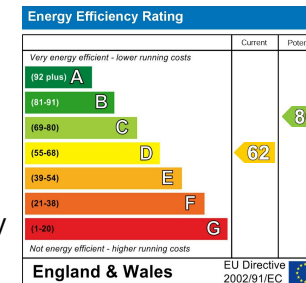
## Floor Plans



## 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.