



Castles

ASKING PRICE

£1,000,000 Freehold
Rushmore Road

London, E5 0HB

Castles

PROPERTY SUMMARY

Castles Hackney brings to market this charming three-bedroom Victorian terraced house, positioned on a beautiful tree-lined residential street in the heart of E5. Arranged over two floors, the ground floor comprises a spacious through lounge, separate dining room, and kitchen with direct access onto a good-sized mature rear garden. The first floor offers three well-proportioned double bedrooms alongside a family bathroom. Requiring full refurbishment and modernisation throughout, the property presents an exciting opportunity for buyers looking to create and personalise a home to their own taste and specification. There is also significant potential to extend into the loft and to the rear, subject to the necessary planning consents.

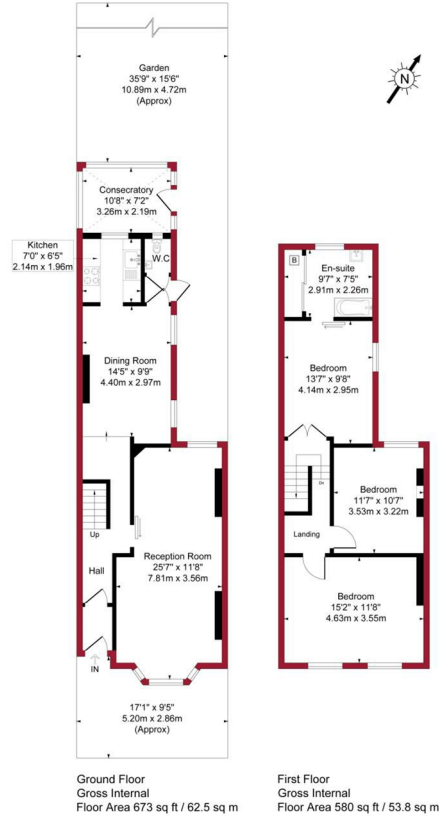
Ideally located just a short walk from the ever-popular Chatsworth Road, residents can enjoy an excellent selection of independent cafés, restaurants, and local businesses. The property is well connected with convenient bus routes providing access to Homerton Station, while green open spaces including Millfields Park and Hackney Marshes are both within easy walking distance, making this an ideal purchase for families, professionals, and investors alike.





Rushmore Road, London, E5

Approximate Gross Internal Area = 1253 sq ft / 116.3 sq m



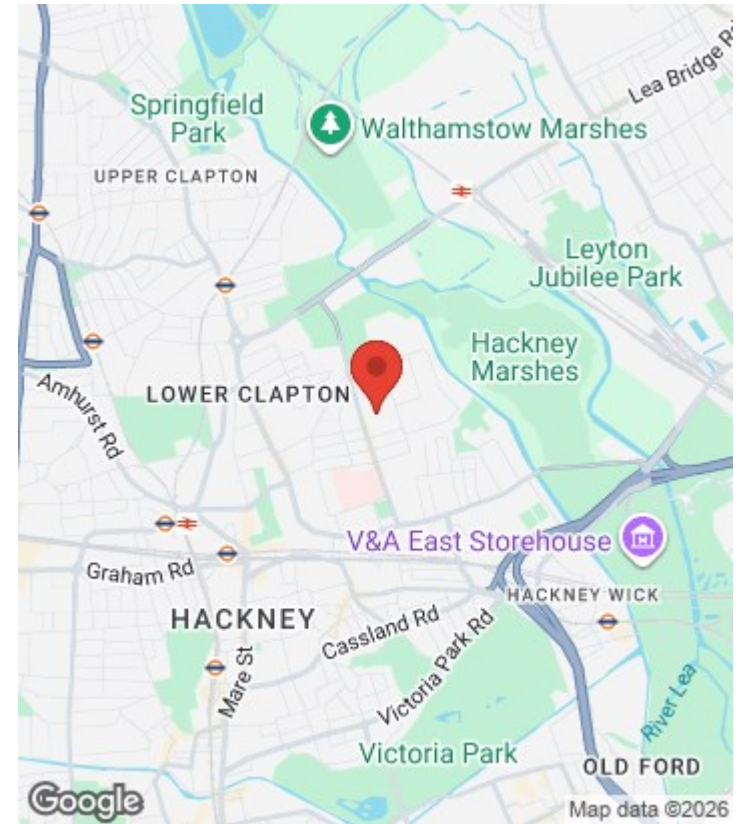
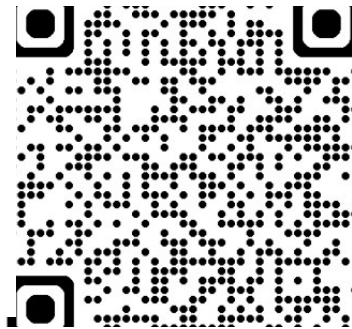
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Transport The area is served well through a network of local bus routes and train services. (Clapton station into Liverpool Street on the Weaver line, Lea Bridge Greater Anglia Service to Stratford, and Homerton & Hackney Central Stations on the Mildmay line, plus easy connections to the Victoria line).

Shopping And Leisure A diverse selection of shops, restaurants, bars and cafés in Clapton, Chatsworth Road and Stoke Newington can be found within easy reach, plus leisure facilities, theatres and cinemas.

Directions to the office If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay &



House

Freehold

Council: Hackney

Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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