



# Castles

ASKING PRICE

**£1,300,000**

**Rushmore Road**

London, E5 0HA

# Castles





## PROPERTY SUMMARY

Castles Hackney are pleased to present this imposing period family home on Rushmore Road, a quiet and sought-after tree lined street close to Chatsworth Road. This spacious Victorian property spans three well-proportioned floors and offers four generous double bedrooms. Rich in character, it retains many original features including cornicing, fireplaces, balustrades, and Victorian wall panelling. There is excellent potential to extend into the loft or to the rear (subject to planning permission), while the large private garden provides ample space for outdoor living or further development. The entrance hall, with original wooden floors and panelling, offers a warm welcome. The upper ground floor features a twin reception room with high ceilings, decorative cornicing, a period-style fireplace, and large front and rear windows that flood the space with natural light. A few steps down lead to the spacious bespoke kitchen and dining area, complete with modern appliances, extensive worktops, ample storage, and a breakfast bar ideal for casual meals or morning coffee. This level also includes a conservatory opening onto the private garden and two guest bedrooms. Upstairs, the first floor offers a modern family bathroom fitted with a full-sized bath, walk-in shower, and generous built-in storage. The top floor comprises two further double bedrooms, including a bright principal bedroom and another with views over the garden. The generous rear garden is private and well maintained, providing a quiet space for outdoor relaxation, entertaining, or future extension (subject to planning). Rushmore Road is ideally situated moments from Millfields Park and within a short walk of Chatsworth Road, known for its independent shops, cafes, and popular Sunday market. Local favourites include Men ramen cafe, L'Epicerie 56, Morgans Butchery, and Stone Bros coffee. Dining options nearby include Uchi, Lucky & Joy, and My Neighbours the Dumplings, alongside the well-loved P. Franco wine bar









## A guide to the area

### Transport

The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

### 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 & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



House - Terraced  
Freehold

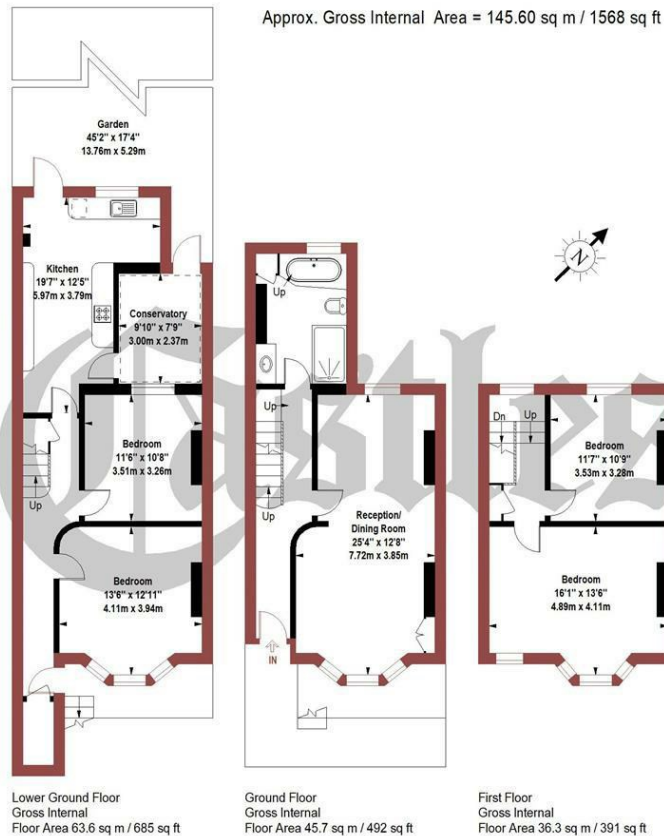
**Council:**

**Council Tax Band: E**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



### OFFICE ADDRESS

44 Lower Clapton Road  
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### OFFICE DETAILS

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