



Castles

ASKING PRICE

**£1,000,000 Freehold**  
**Rushmore Road**

E5 0HB

Castles

## PROPERTY SUMMARY

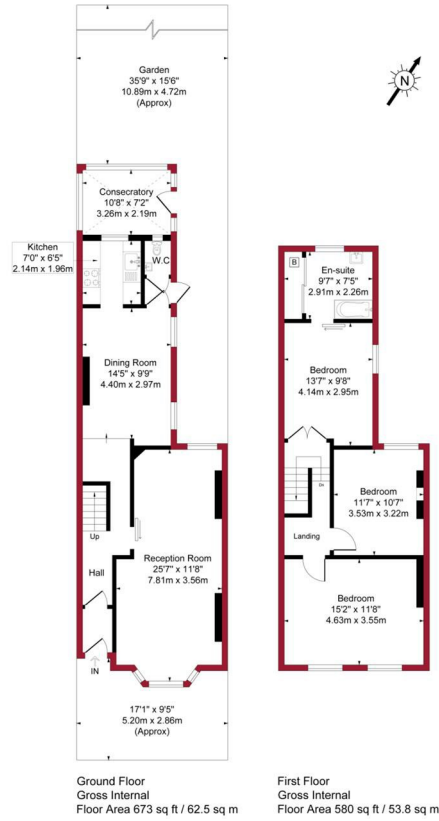
Castles Hackney brings to market this charming three-bedroom Victorian terraced house, positioned on a beautiful tree-lined residential street in the heart of E5. Arranged over two floors, the ground floor comprises a spacious through lounge, separate dining room, and kitchen with direct access onto 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



**PINK PLAN**

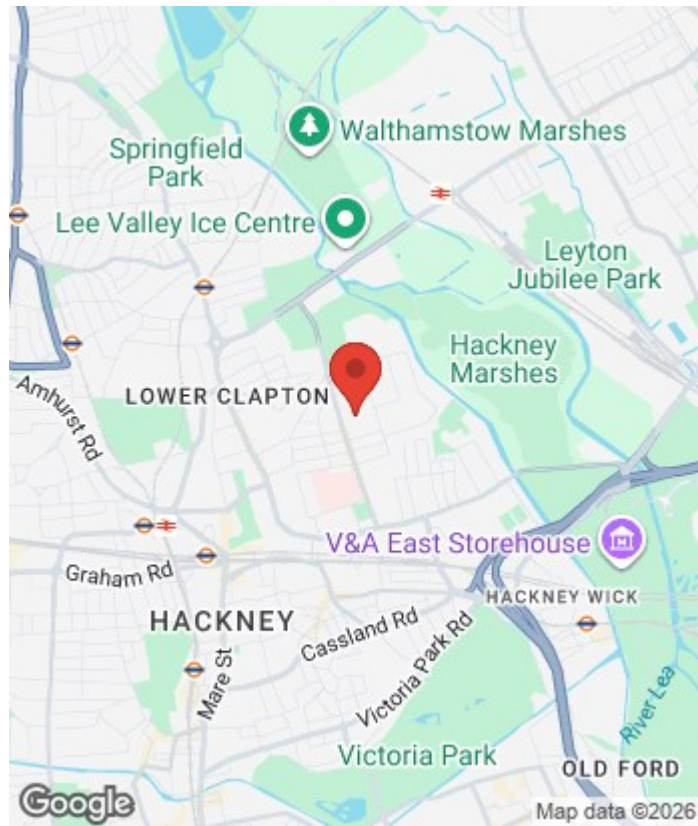
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

**Castles**

**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  
 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



<p><b>OFFICE ADDRESS</b>                  44 Lower Clapton Road                  Hackney                  London                  E5 0RN</p>	<p><b>OFFICE DETAILS</b>                  020 8985 0106                  hackney@castles.london                  https://www.castles.london/</p>	<p><b>Energy Efficiency Rating</b></p> <table border="1"> <thead> <tr> <th>Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Very energy efficient - lower running costs</td> <td></td> <td></td> </tr> <tr> <td>A (92-101)</td> <td></td> <td></td> </tr> <tr> <td>B (81-91)</td> <td></td> <td></td> </tr> <tr> <td>C (69-80)</td> <td></td> <td></td> </tr> <tr> <td>D (55-68)</td> <td></td> <td></td> </tr> <tr> <td>E (39-54)</td> <td></td> <td></td> </tr> <tr> <td>F (21-38)</td> <td></td> <td></td> </tr> <tr> <td>G (1-20)</td> <td></td> <td></td> </tr> <tr> <td>Not energy efficient - higher running costs</td> <td></td> <td></td> </tr> <tr> <td><b>Current: 69</b></td> <td><b>Potential: 78</b></td> <td></td> </tr> </tbody> </table> <p>England &amp; Wales EU Directive 2002/91/EC</p>	Rating	Current	Potential	Very energy efficient - lower running costs			A (92-101)			B (81-91)			C (69-80)			D (55-68)			E (39-54)			F (21-38)			G (1-20)			Not energy efficient - higher running costs			<b>Current: 69</b>	<b>Potential: 78</b>	
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