







“ This beautifully designed Victorian townhouse in Clapton has retained many period features; including high ceilings, two fireplaces, wood flooring and sash windows that create a backdrop for the thoughtful and tasteful colour scheme that runs throughout the home. ”

There are five double bedrooms, double reception room, dining room, kitchen with breakfast bar, two bathrooms and a mature south facing rear garden.

The spacious main reception rooms are connected by large doors that gracefully divide the space, while two marble fireplaces and wood flooring add charm. A beautiful bay window invites natural light and adds character.

At the rear of the home, the dining room opens from the hallway and leads seamlessly into a kitchen. Folding doors extend the living space to a mature, south-facing garden and seating area. The garden is thoughtfully divided into two sections, with ample entertaining space, an outdoor fireplace creating a cosy and intimate setting for open-air entertaining.

The rear of the garden provides a hidden and undisturbed sanctuary with tropical plants and ferns.

The main bedroom on the first floor has double sash windows, and wood flooring. There are two further bedrooms on the first floor, equally impressive, both featuring high ceilings, sash windows, and wood flooring.

A family bathroom is conveniently located on the first-floor landing, while an added skylight in the hallway brings welcome brightness to the landing.

The modern zinc mansard roof conversion adds an extra two double bedrooms and a beautiful, secluded bathroom with a picture window overlooking a balcony. Large modern double-glazed windows create a contemporary feel to the extension.



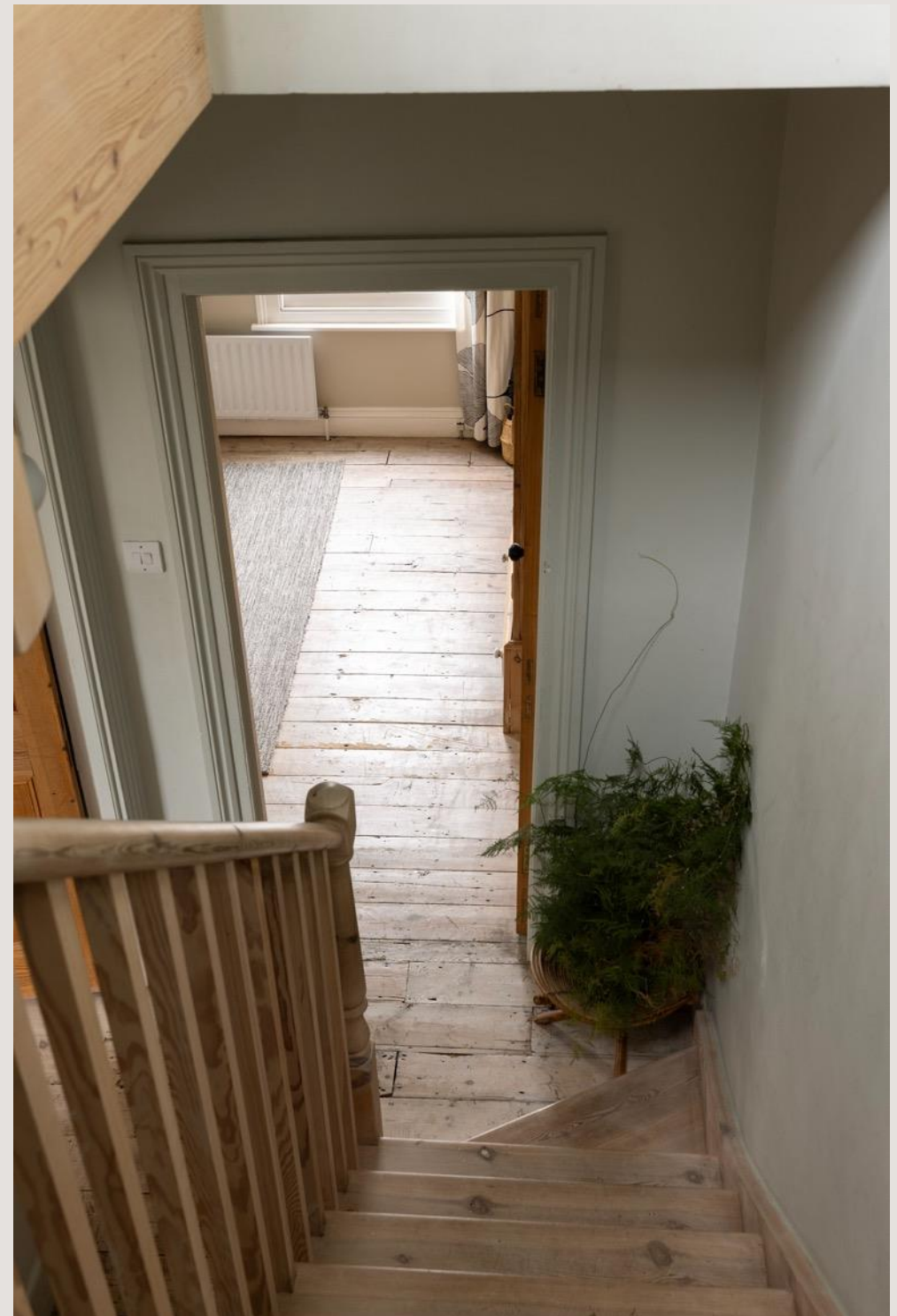




Rushmore Road is a quiet residential road, conveniently located close to the local amenities on Chatsworth Road. The home is also ideally located within the catchment area for some of Hackney's best primary and secondary schools, including Rushmore Primary School, Millfield's Community School, Mossbourne, and Clapton Girls' Academy.

The vibrant neighbourhood has an array of local conveniences. Chatsworth Road offers a selection of independent shops, cafes, restaurants, The Castle Cinema and a lively street market on Sunday. London Fields is a 20-minute walk away, and the expansive green spaces of Millfield's Park, Hackney Marshes and Hackney Downs are also nearby.

The property is well-connected with excellent transport links to central London, the City, and Stratford International via Homerton and Clapton Overground stations, making it an ideal family home in one of Hackney's most desirable areas.

































# Rushmore Road E5

## £1,475,000

FREEHOLD  
COUNCIL TAX BAND D  
EPC RATING D

- Five bedrooms
- Three reception rooms
- Two bathrooms
- Kitchen with breakfast bar
- Mansard roof extension
- Period features
- Wood flooring
- Balcony
- Mature south facing garden

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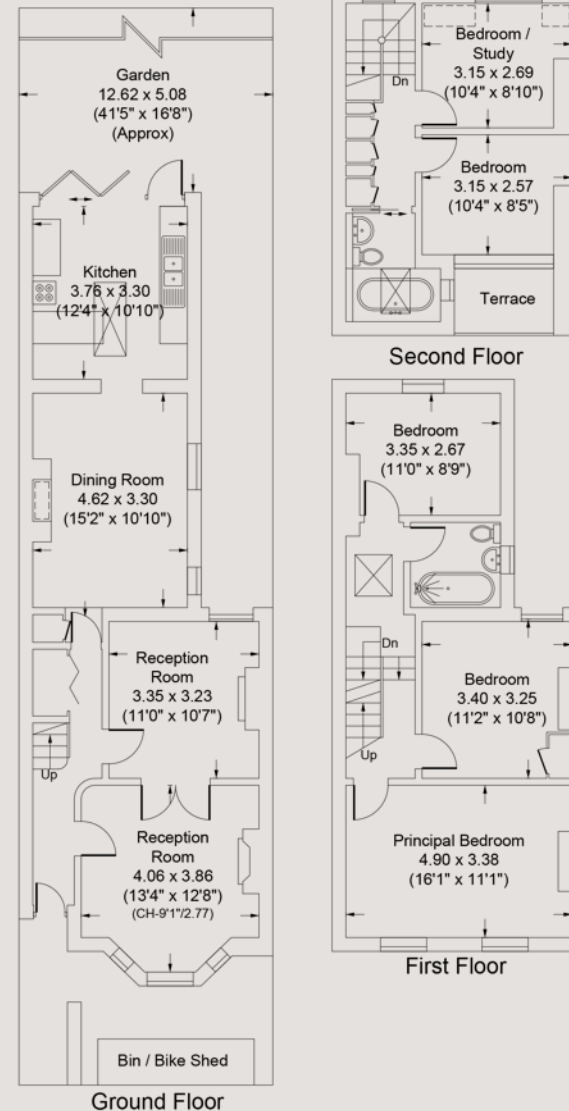
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## Rushmore Road, E5

 Reduced headroom below 1.5m / 5ft



Approx Gross Internal Area  
Limited Use Area

**1564 Sq Ft - 145.3 Sq M**  
**26 Sq Ft - 2.4 Sq M**

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice. Not to scale.