



**141 Rushmore Road,
London**

**Guide Price £425,000
Leasehold**



141 Rushmore Road, London

326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net

- Two Bedroom Flat
- Period Conversion
- Chain Free
- First Floor
- Leasehold - 999 Years
- Recently refurbished
- Walking distance to Homerton & Clapton Overground Stations
- Catchment of Rushmore & Mandeville Primary Schools
- Ease of access to A12, A11 & A13
- Close to Hackney Marshes

****GUIDE PRICE- £425,000- £450,000****

Kings Group - Hackney are delighted to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM PERIOD CONVERSION on Rushmore Road, E5. An ideal first time or investment purchase, this property is comprised of two double bedrooms, open plan lounge/kitchen and family bathroom. Located in lower Clapton, the property is within walking distance of local shops and amenities on Chatsworth Road. In addition, the property is within walking distance of Homerton, Clapton and Hackney Central Overground Stations. There are also excellent public transport links as well as ease of access to the A12, A11 & A13. The property is also within the catchment area of both Rushmore and Mandeville Primary Schools as well as The City Academy. The property is also within easy reach of green space including Mabley Green, Hackney Marshes and the hugely popular Victoria Park. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information

Term: 999 Years

Ground Rent: £10/annum

Service Charge: £750/annum

EPC Band - C

Council Tax - Band B (Awaiting confirmation)

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Entrance Hallway 11'57 x 4'77 (3.35m x 1.22m)

Lounge / Kitchen (Open Plan) 16'13 x 11'12 (4.88m x 3.35m)

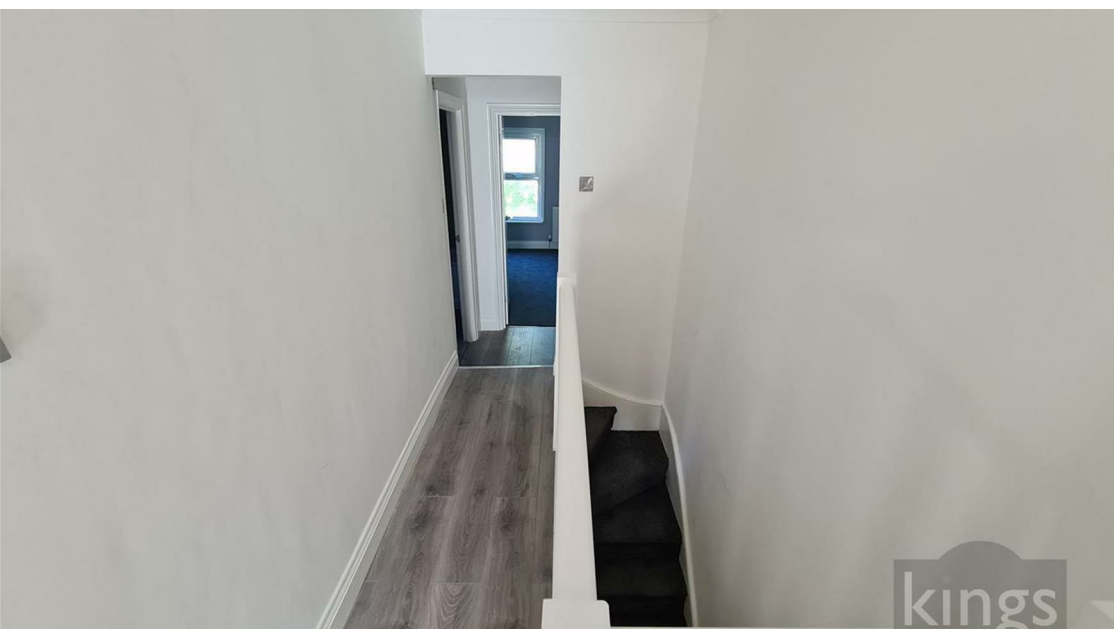
Bedroom One 11'01 x 10'03 (3.38m x 3.12m)

Bedroom Two 11'52 x 9'67 (3.35m x 2.74m)

Family Bathroom 7'61 x 4'04 (2.13m x 1.32m)



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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