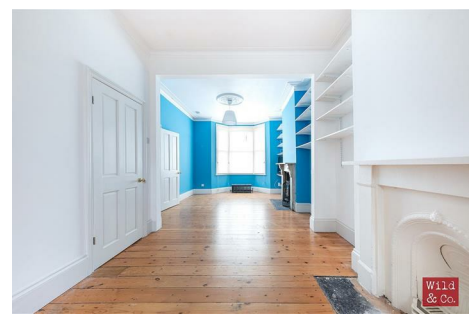


Wild & Co.

wildandco.uk



Roding Road, E5 0DR

SUITABLE FOR A SINGLE FAMILY ONLY. This excellent 5 bedroom house is positioned on Roding Road, a quiet terrace of Victorian houses a few minutes' walk from the independent cafes, shops and restaurants on Chatsworth Road. Boasting original floor boards, a double reception room with dual aspect windows, a fully equipped eat in kitchen, westerly facing patio garden, 5 spacious bedrooms, a family bathroom and contemporary shower room. Offered unfurnished and available 14 July 2026..

£4,700 Per Month |

Roding Road, E5 ODR



- 5 bedroom victorian house
- Eat in kitchen
- Restored original floorboards
- Walking distance to Homerton Station
- Arranged over 3 floors
- Westerly facing patio garden
- Loft extension providing two additional rooms and contemporary shower room
- Double reception with dual aspect windows
- Double ended roll top bathtub
- A few minutes' walk from the independent cafes, shops and restaurants on Chatsworth Road

Dual aspect windows in the double reception room promote a flow of light, whilst retaining original features with fireplaces, cornicing, and a bay window. The original floorboards have been beautifully restored on the ground and first floors. A charming and spacious kitchen occupies the back of the house with slate floors and wooden worktops, fully equipped with integrated fridge freezer, a Smeg range oven and Miele dishwasher, washing machine and tumble dryer.

French doors open to a patio garden. Flower beds run along either side with steps leading you to the upper half of the garden, which has a shed and children's playhouse.

Victorian staircase takes you up to the first floor. A wardrobe has been built into one of the bedrooms, providing fantastic storage. The Master bedroom is positioned at the front of the house, with two sash windows, a fireplace and wardrobe. Original floorboards continue in this room as well as the two additional rooms. A family bathroom

serves this floor, with a double ended roll top bath, traditional basin washstand, and toilet.

The loft has been extended to provide an additional two bedrooms with parquet flooring and a bright and contemporary shower room.

Roding Road is east of Chatsworth Road and just west of Daubeney Fields and Hackney Marshes. Chatsworth Road offers an eclectic array of independent shops, cafes, and restaurants. There's also a popular Sunday market that offers the discerning foodie a wealth of street eats. Great pubs are just on your doorstep, like The Adam & Eve, The Spread Eagle and The Elderfield.

Roding Road falls within the Ruchmore Primary School Catchment areas.

Homerton station is a short walk away, while Hackney Central and Hackney Downs are easily accessible, providing Overground services to Highbury & Islington, Stratford and Liverpool Street.

Available from 1st March 2024.



Directions

Directly off Homerton High Street (B112)



Roding Road- E5

Approx. Gross Internal Area 144.2 sqm / 1552 sqf



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

Copyright One Square Space Ltd

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.