



£5,000 pcm

4 Bedroom Terraced House to rent
89 Roding Road, London



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SALES AND LETTINGS



Overview

Searching for style, space and heritage in Hackney? This 4-bed Victorian rental blends vintage oak floors, generous living space, a bright loft suite, and private garden—just a short walk from Homerton Station, Chatsworth Road and outstanding local schools.



Key Features

- Four Double Bedrooms Across Three Floors
- Spacious Victorian Mid-Terrace with Period Charm
- Beautiful Vintage-Style Oak Flooring Throughout
- Generous Living and Dining Areas with High Ceilings
- Private South-East Facing Garden
- Close to Chatsworth Road Shops, Cafés & Sunday Market
- Outstanding Local Schools Nearby (Ofsted Rated)
- Well connected by public transport including Homerton Station and local buses
- Available October 2025. Open Day August 9th
- Book Online or Call 24/7 020 3866 7070





This beautifully presented four-bedroom home unfolds over three thoughtfully designed levels, offering generous space, character, and an abundance of natural light throughout. Blending period charm with modern functionality, the property features solid oak windows throughout, high ceilings, a large double-glazed bay window, and beautifully preserved oak flooring—bringing warmth and timeless elegance to the main living areas. It's a home that feels both welcoming and refined, ideal for modern family living and stylish entertaining.

The ground floor comprises three well-proportioned rooms, providing exceptional versatility to suit a variety of lifestyles. At its heart is a stunning open-plan living and kitchen area—a bright, spacious setting enhanced by full-width bi-folding doors that open onto a beautifully tiered, mature patio garden. The kitchen is superbly equipped with ample storage, sleek integrated appliances, a water softener and a generous central island—perfect for everyday use and for gathering with family and friends.

Two additional rooms on the ground floor offer flexible use as a formal dining room, second lounge, home office, or playroom. A convenient downstairs cloakroom with WC completes the ground floor accommodation.

On the first floor, you'll find three well-proportioned double bedrooms. A modern family bathroom serves this level, and with the rear of the house facing south-east, the back rooms enjoy particularly bright and uplifting morning light. The top floor is home to a generous master suite, created via a smart and seamless loft conversion. Offering approximately 22.3 sqm of space, it includes a sleek ensuite bathroom and provides a peaceful, private retreat at the top of the house.

Location & Lifestyle

Roding Road is a quiet residential street perfectly positioned to enjoy all that Hackney has to offer. Just 0.85 km from Homerton Station, the home provides excellent transport links via the London Overground, with easy connections to Stratford, Hackney Central, and the City.

Local bus routes also offer quick access to Shoreditch, Central London, and beyond. Just a short stroll away is the ever-popular Chatsworth Road, a lively local hub known for its independent cafés, restaurants, shops, and its beloved Sunday market.



Outstanding Local Schools
This location is particularly attractive for families, with several highly rated schools nearby:

Primary Schools:
Kingsmead Primary School
– Ofsted Outstanding (approx. 0.3 km)
St John & St James CofE Primary School – Ofsted Outstanding (approx. 0.5 km)
Daubeney Primary School – Ofsted Good (approx. 0.1 km)
Secondary & Academies:
Clapton Girls’ Academy – Outstanding (approx. 0.6 km)
Mossbourne Victoria Park Academy – Outstanding (approx. 0.8 km)
The City Academy, Hackney – Good with Sixth Form (approx. 0.4 km)
In Summary
Whether you’re a growing family seeking generous space and access to excellent schools, or professionals looking for a stylish and well-connected Hackney base, this charming home on Roding Road offers an exceptional blend of character, comfort, and convenience.
Homes like this are rare—book your viewing today. Available from October 2025. Open Day 9th August
Additional Information:
Newly Fitted Alarm
Water Softener
Mains. Gas, Electric, Water, Sewerage.

Master Bedroom

17' 5" x 9' 1" (5.31m x 2.78m)

Ensuite
12' 8" x 8' 8" (3.88m x 2.66m)

Bedroom 2
15' 1" x 11' 5" (4.60m x 3.48m)

Bedroom 4
11' 5" x 9' 10" (3.50m x 3.01m)

Bedroom 3
16' 4" x 9' 1" (4.98m x 2.78m)

Bathroom
6' 2" x 6' 1" (1.89m x 1.86m)

Living Room
13' 3" x 11' 5" (4.05m x 3.49m)

Dining Room
11' 3" x 9' 8" (3.45m x 2.97m)

Kitchen & Living Area
28' 11" x 14' 3" (8.83m x 4.35m)

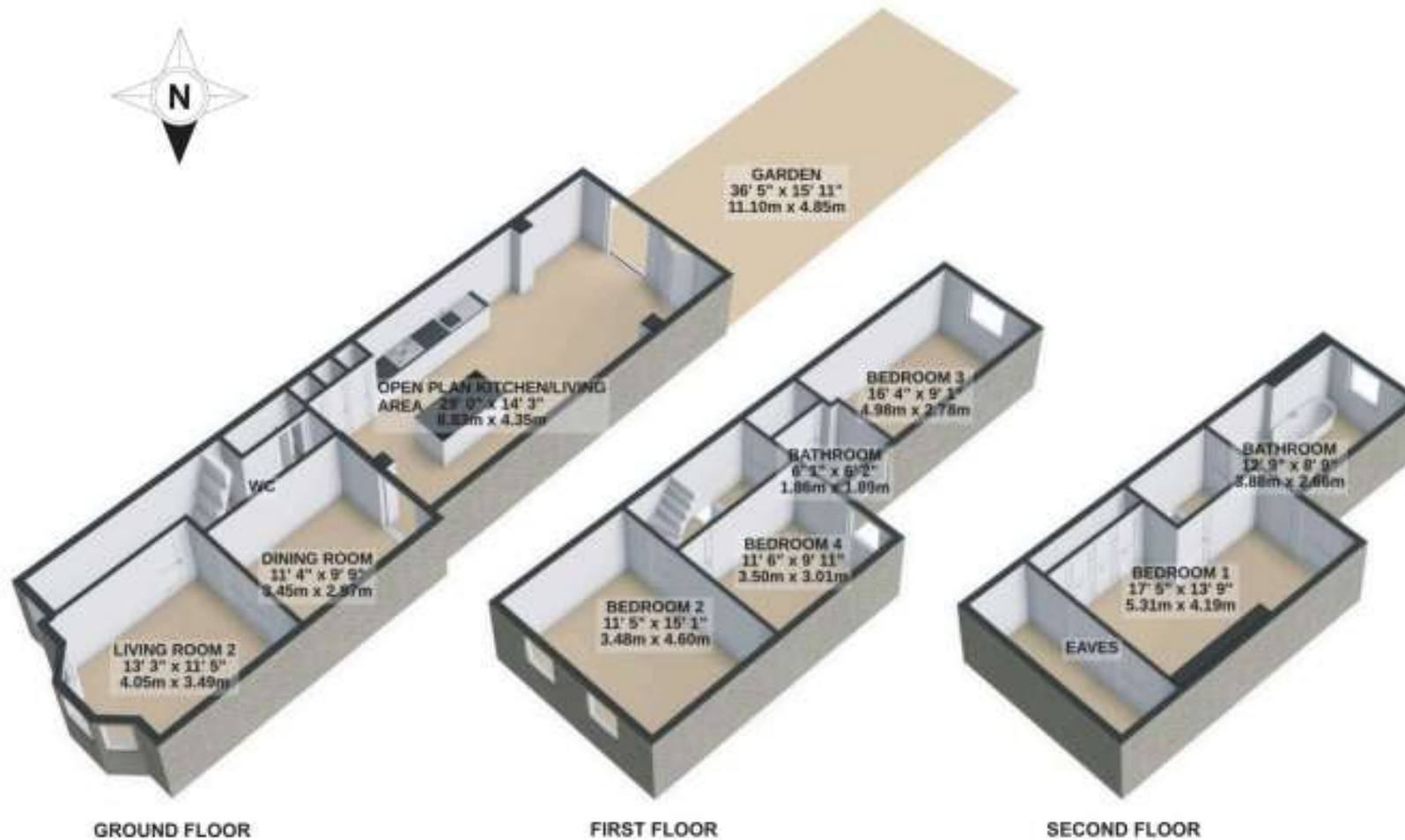
Garden
36' 5" x 15' 10" (11.10m x 4.85m)

Floorplans



Roding Road, London, E5

APPROX. GROSS INTERNAL FLOOR AREA 1771 SQ FT 164.5 SQ METRES



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floorplans



Roding Road, London, E5

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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