



Beautifully presented flat situated next to Well Street Common

Penshurst Road, London, E9

£510,000 Leasehold

savills

Stylish first floor flat
Superb location off Well Street Common
Peaceful residential street
Excellent day-to-day amenities
Private balcony
Ideal first time home

Local Information

The property enjoys an enviable location right next to Well Street Common and close to the heart of Victoria Park Village. There are an excellent variety of shops nearby including a Ginger Pig Butcher, Gail's Bakery, Fishmonger and popular restaurants and bars. The magnificent Victoria Park is less than half a mile away with its boating pond, coffee shop and beautiful gardens.

About this property

Savills are delighted to offer on to the market this spacious first floor flat which forms part of a well kept purpose built-block enjoying an excellent location adjacent to Well Street Common. The property has been tastefully presented throughout and offers spacious and flexible accommodation well suited to the first time buyer.

Accommodation: entrance hallway with excellent built-in storage, light and airy reception room with private balcony and a pleasant outlook over the communal gardens, stylish breakfasting kitchen, principal bedroom, further good sized bedroom and bathroom.

Tenure

Leasehold (96 years remaining)

Local Authority

London Borough of Hackney

Energy Performance

EPC Rating = C



Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.
Telephone: +44 (0) 20 3222 5555.





Penshurst Road, London, E9
Gross Internal Area 721 sq ft, 67 m²

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Approximate Area = 64.8 sq m / 697 sq ft
For identification only. Not to scale.
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	72	82
England, Scotland & Wales		EU Directive 2002/91/EC 

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