



Charming three bedroom house with a private garden.

Penshurst Road, London, E9

Guide Price £1,500,000 Freehold

savills



- **Three bedrooms • Three reception rooms**
- **Two bathrooms • Private Garden • Excellent location**

#### About this property

Savills are delighted to offer on to the market this exceptionally charming family home which sits in a handsome Victorian Terrace, moments from Well Street Common and the heart of Victoria Park Village. This fabulous property offers an excellent degree of flexibility and boasts a beautiful mature garden extending to just under 55 ft to the rear.

Internally, the accommodation offers the perfect blend of period character and modern style and comprises bay fronted double reception room with ornate cornice work and lovely leafy outlook, second multi-purpose reception/additional bedroom, attractive fitted kitchen with dining room/reception off, downstairs shower room, generously sized principal bedroom, two further double bedrooms, and family bathroom.

#### Local Information

Penshurst Road is a quiet tree-lined street and moments from Lauriston Road with its array of independent shops and restaurants, delis, butchers, bakers, fishmongers and wine merchants.

The house is in the catchment (subject to availability) of some of the area's best schools, including Lauriston Primary, Orchard Primary, and Mossbourne Academy.

The beautiful green spaces of Victoria Park are less than 200m away with its boating pond, gardens and play areas.

Bethnal Green Tube is 1.2 miles away and frequent buses to Mile End tube, Hackney Central, Liverpool Street Station and Stansted Airport.

#### Tenure

Freehold

#### Local Authority

Hackney

#### Council Tax

Band = E

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.

Telephone: +44 (0) 20 3222 5555.





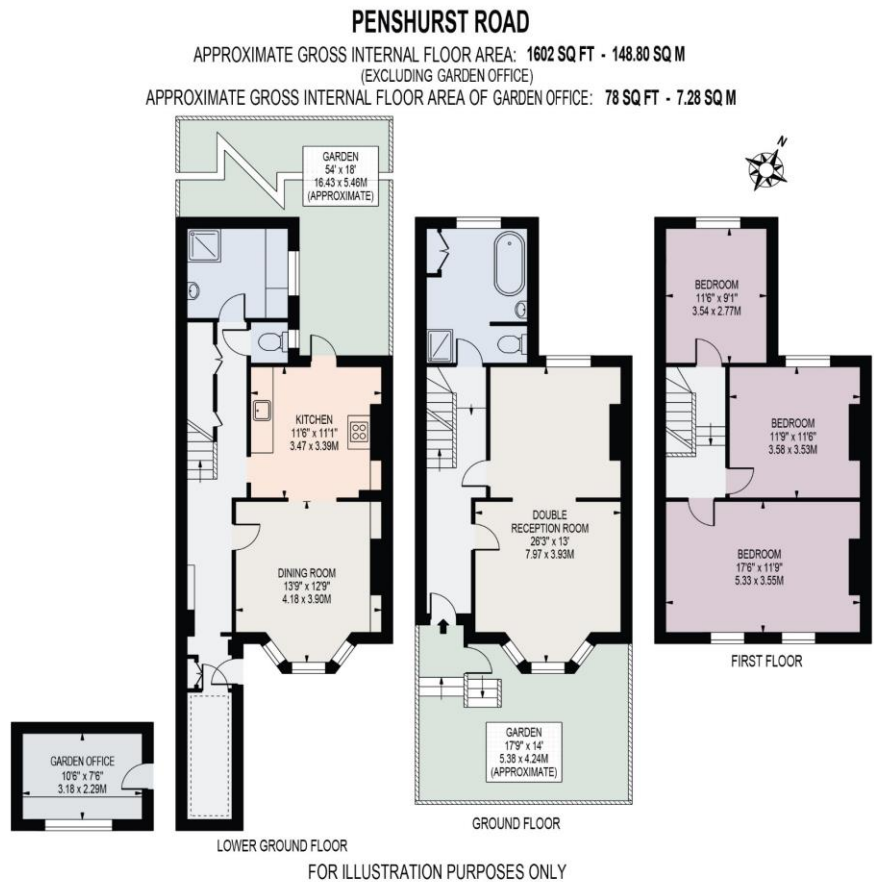




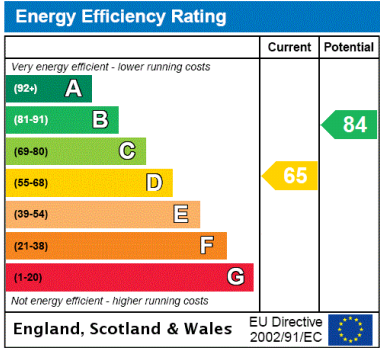
Penshurst Road, London, E9  
Gross Internal Area 1602 sq ft, 148.8 m<sup>2</sup>

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