

MATTHEW JAMES

Residential Sales • Lettings • Management



Penshurst Road, Victoria Park, E9 7DY

Asking Price £299,950

Located in one of Hackney's most desirable areas and within a short walk of Victoria Park Village, Matthew James are delighted to offer for sale a superb one bedroom flat with balcony on the 7th floor of Chelsfield Point offering far reaching views over Well Street Common, Victoria Park and the Olympic Park. Offered for sale in excellent condition with a 99 year lease and a £2000 per annum service charge the flat further benefits from engineered oak wood floors, double glazed timber windows, a bright spacious lounge opening onto a balcony, fully fitted kitchen, shower room, separate w.c., a double bedroom with fitted wardrobes, fitted hallway storage cupboards and enclosed communal gardens. To be sold chain free. CASH PURCHASERS ONLY

Seventh Floor

Lift and stair access.

Entrance Hallway

Engineered oak floor, fitted storage cupboards.

Living Room



A spacious room offering plenty of natural light through large double glazed casement windows with a door leading directly onto the balcony.

Kitchen



A stylish well fitted kitchen with white splashback tiling and under unit concealed lighting with all appliances included in the sale, a washer dryer, tall freestanding fridge freezer, dishwasher, oven with four ring gas hob.

Double Bedroom



Fitted wall to wall wardrobes.

Shower Room



Fully tiled with a walk in shower unit with glazed doors and adjustable wall mounted overhead shower, pedestal wash hand basin, mirrored medicine cabinet and chrome heated towel rail.

W.C.

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Balcony

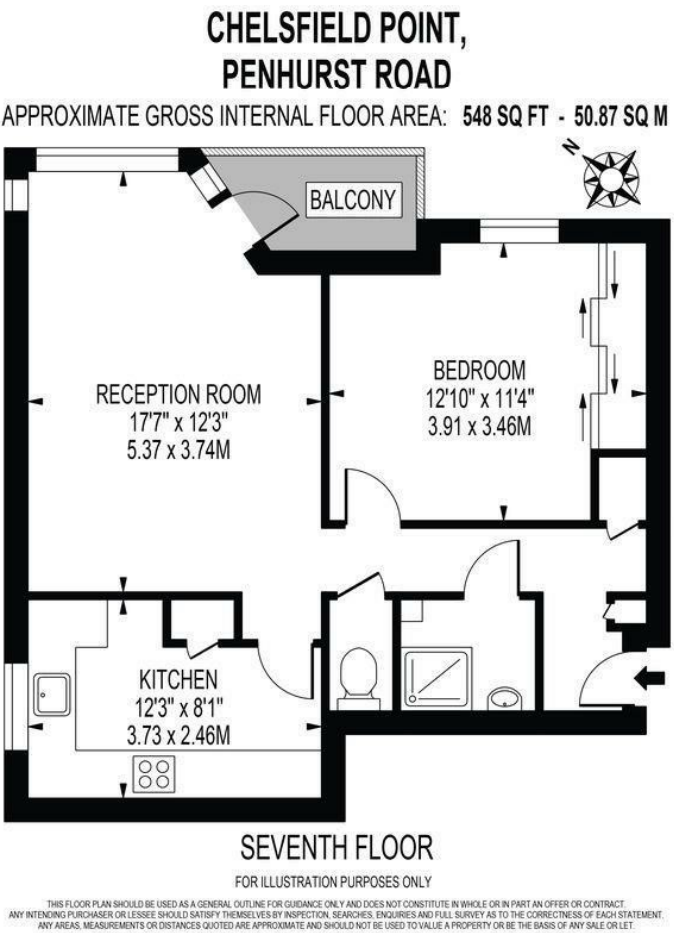


Offering superb views over London.

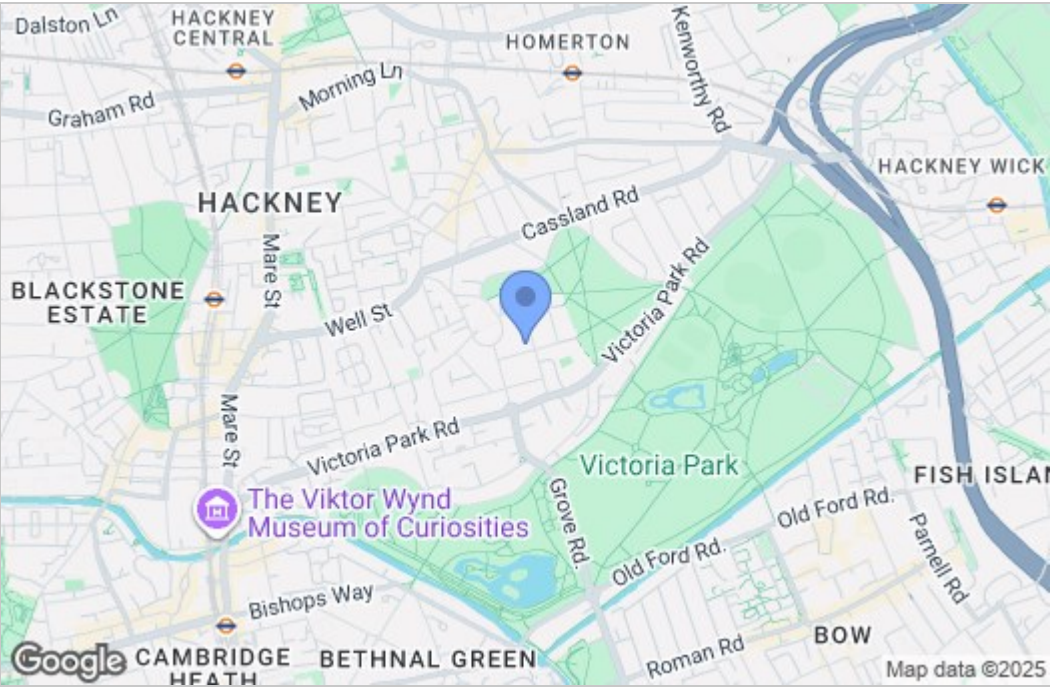
Communal Gardens

Enclosed gardens.

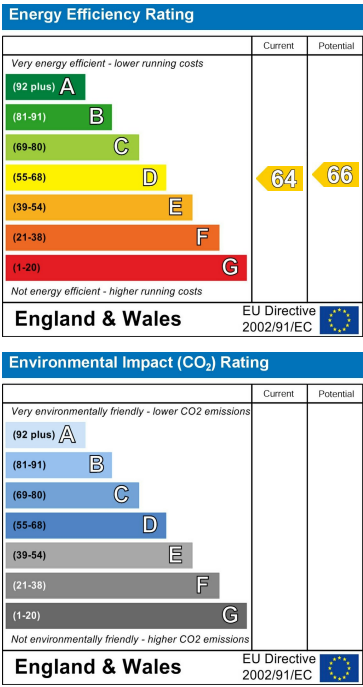
Floor Plan



Area Map



Energy Efficiency Graph



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