# **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.

## **Balcony**

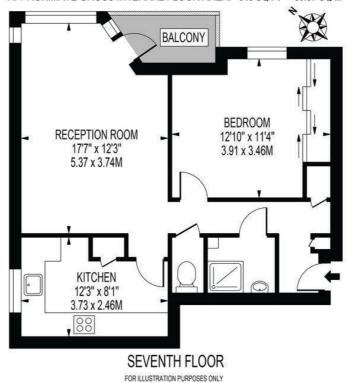


Offering superb views over London.

Communal Gardens Enclosed gardens.

# CHELSFIELD POINT, PENHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 548 SQ FT - 50.87 SQ M



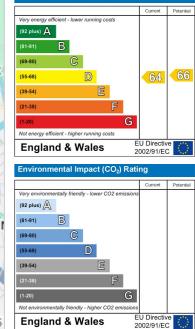
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# Area Map

#### Dalston Ln HACKNEY CENTRAL HOMERTON Morning Ly Graham Rd HACKNEY WICK Cassland Rd HACKNEY BLACKSTONE S Well St ESTATE Victoria Park Rd Victoria Park FISH ISLA! Old Ford Rd The Viktor Wynd Museum of Curiosities Old Ford Rd. Bishops Way BOW Roman Rd COOR CAMBRIDGE BETHNAL GREEN Map data @2025

# **Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.