



**Penshurst Road
Victoria Park London E9**

£1,800,000



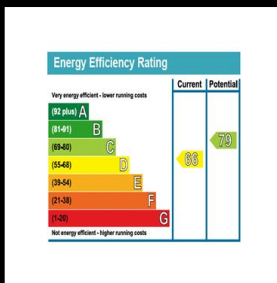
- **5 Bedroom House**
- **Located On a Quiet "No Through Road"**
- **Lovingly Maintained Throughout**
- **"Planning Approved" For A 5 Metre Rear Extension**
- **Once In A Generation Opportunity**

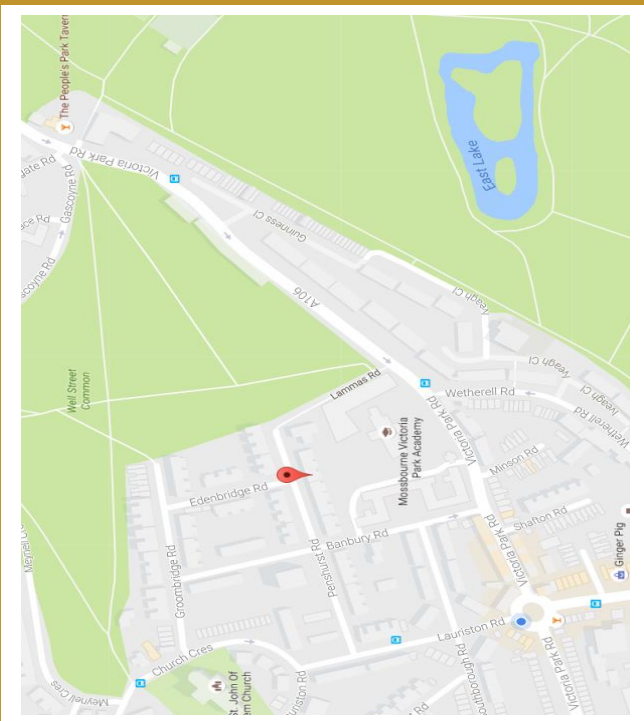




An opportunity to own a family property on a popular "no through road" in the one of East London's most desirable locations "Victoria Park Village" the likes of which become available once in a generation.

This home has been lovingly maintained to successfully combine traditional Victorian features with the contemporary requirements of a 21st century family. The property boasts 3 reception rooms, 5 bedrooms, a modern kitchen/dining area with doors leading directly to the rear patio, a sizeable utility room opening onto a terrace with further access down to the magnificent rear garden which measures close to 60ft in length & has been beautifully landscaped with flagstone tiles, artificial grass & a sun trap bathing area to the rear, but it does not end here, for those buyers looking to incorporate their own identity on the property there is planning approval for a 5 metre ground floor rear extension which could form an extension to the kitchen or sun room.





- Well Street Common Is Located At The End Of Penshurst Road
- Moments From Victoria Park
- Bespoke Fixtures & Fittings Throughout

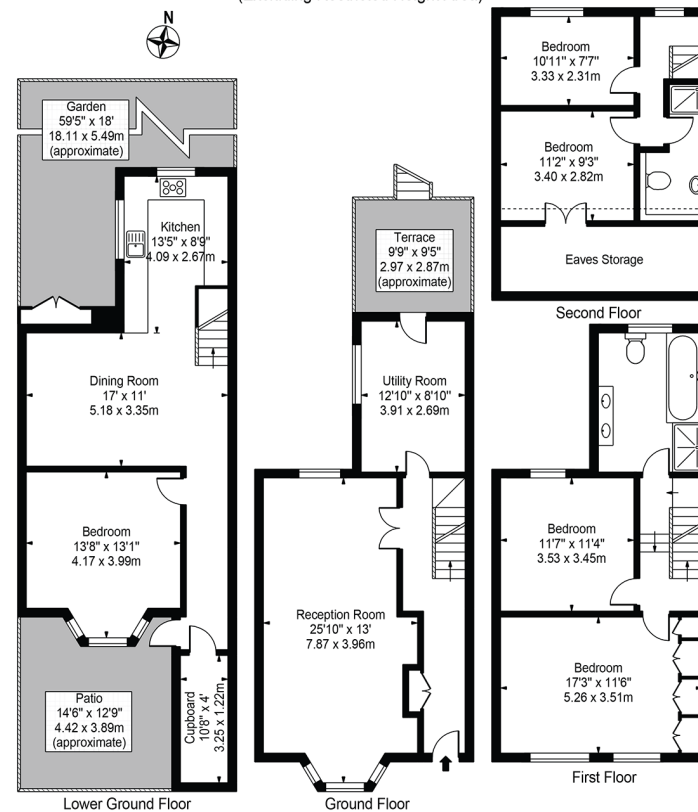
Penshurst Road

Approx. Gross Internal Area 2004 Sq Ft - 186.18 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 1885 Sq Ft - 175.12 Sq M

(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Please contact our office at

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