



Castles

ASKING PRICE

£350,000 Leasehold
Penshurst Road

London, E9 7DY

PROPERTY SUMMARY

Situated on the 11th floor, this spacious two-bedroom apartment enjoys stunning panoramic views across London's iconic skyline from every principal room. With its own private balcony, the property offers the perfect place to relax or entertain while taking in the impressive outlook.

Extending to approximately 702 sq ft (65.2 sq m), the apartment presents an excellent opportunity for buyers looking to create a home to their own specification. Requiring complete modernisation throughout, it is ideally suited to first-time buyers, investors or anyone seeking a property with significant scope to add value in a highly sought-after East London location.

The accommodation comprises a bright reception room with direct access to the private balcony, allowing plenty of natural light to fill the living space. There is a separate kitchen with excellent potential, two well-proportioned double bedrooms, a family bathroom and generous built-in storage throughout.

Residents benefit from two passenger lifts serving the building, while the elevated position provides an excellent sense of privacy together with exceptional views over the capital.

Ideally located in the heart of E9, the apartment is within easy walking distance of a wide range of local shops, cafés, bars and restaurants. Well Street Common is just moments away, with the popular open spaces of Victoria Park and London Fields also nearby. Homerton, Hackney Central and London Fields stations provide excellent transport links into the City, Stratford, Canary Wharf and beyond.

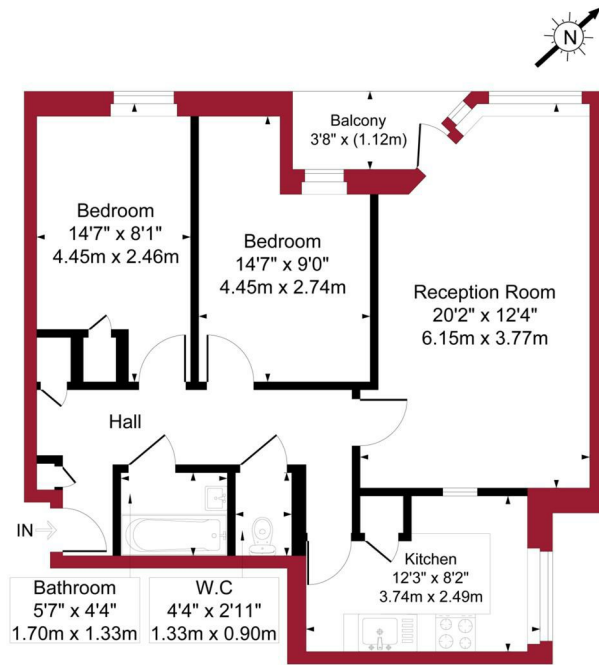
Offering generous accommodation, breath taking views, outstanding potential and a superb location, this chain-free apartment represents an excellent opportunity for both owner-occupiers and investors alike.

Offered to the market chain free.





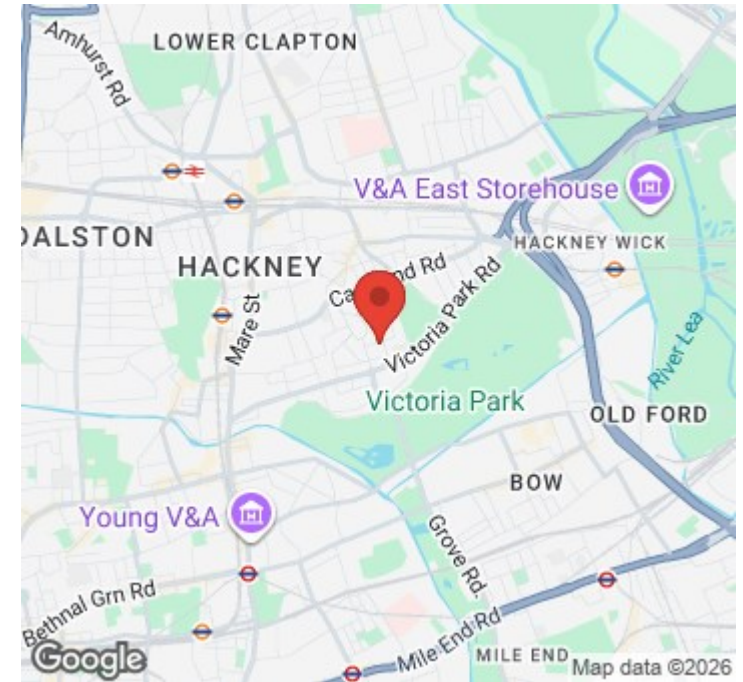
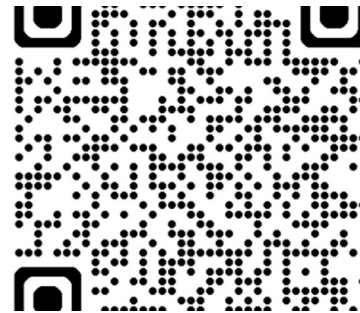
Chelsfield Point, Penshurst Road, London, E9 Approximate Gross Internal Area = 702 sq ft / 65.2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For a guide to the area please scan this code for more information



Flat
Leasehold
Council:
Council Tax Band: B
Lease Remaining: n/a
Service Charge: n/a
Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m ² A	B		
91-81kWh/m ² B	C		
81-69kWh/m ² C	D		
69-55kWh/m ² D	E		
55-51kWh/m ² E	F		
51-39kWh/m ² F	G		
39-19kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	