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Penshurst Road, Victoria Park, E9

Prices from £760,000 Leasehold



Located on a quiet residential street in the heart of Victoria Park village is this stunning pub conversion comprising 5 apartments and 2 townhouses.

Sensitively restored, the building maintains many of its original features including the panelled façade, large sash windows and high ceilings, whilst integrating all of the comforts of modern living.

All seven units are finished to an exceptionally high quality with engineered solid Oak Herringbone floors, bespoke polished concrete work surfaces and Smeg appliance pack. The kitchens are finished with gloss graphite handleless, soft close doors, ceramic sink and reclaimed red wood shelving made from the original pub rafters.

The bathrooms are fitted with contemporary sanitary ware, solid Douglas Fir painted flooring and chrome taps and heaters and the development is covered by a 10 year BLP Guarantee.

Apartment D is a duplex apartment that occupies the second and third floors of the building and has two large bedrooms on the lower level and a large open plan kitchen and reception on the upper. 360 degree views are provided by the private roof terrace and takes in Canary Wharf, The City and beyond.

The apartments are ready for occupation.

Penshurst Road is ideally located between Well Street Common and Victoria Park and offers easy access to some of East London's most popular watering holes and eateries including The Empress, Machete and Deli Downstairs whilst renowned retailers Ginger Pig, Bottle Apostle and Haus are moments away. Several buses run towards Hackney and The City and Homerton station is a 10 minute walk away access to the transport network.

Unit	Floor	Beds	Sq M	Sq Ft	Amenity	Asking Price
Flat A	Grd / Lwr	3 bed	101	1,095	Terrace X 2	Sold
Flat B	Grd / Lwr	3 bed	96	1,022	Terrace X 2	Sold
Flat C	1st	2 bed	96	1,033	None	Sold
Flat D	2nd / 3rd	2 bed	83	893	Terrace	£760,000
Flat E	2nd / 3rd	2 bed	89	958	Terrace	Sold

125 year leases.

Service Charge TBC

Ground rent TBC

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