



CHELSFIELD POINT, PENSHURST ROAD, LONDON, E9  
**£525,000 LEASEHOLD**

## BRIGHT AND SPACIOUS 3-BEDROOM FLAT WITH PRIVATE BALCONY IN VICTORIA PARK VILLAGE

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## DESCRIPTION:

Located on the third floor of a well-maintained purpose-built block on sought-after Penshurst Road, this spacious three double bedroom flat offers well-balanced accommodation in the heart of Victoria Park Village.

The property features a bright and airy open-plan kitchen/reception room, which leads directly onto a sunny private balcony—perfect for morning coffee or evening relaxation. There are three generous double bedrooms, a modern bathroom, and a separate WC, making it ideal for sharers, families, or those seeking a flexible home office space. Large windows throughout the flat ensure an abundance of natural light.

Set in the heart of vibrant Victoria Park Village, you're just moments from its independent shops, cafés, and beloved local pubs such as The Empress and The Lauriston. The green open spaces of Victoria Park are just a short stroll away.

There are excellent transport connections via London Fields and Cambridge Heath stations, as well as multiple bus routes, provide quick access to the City, West End, and beyond.

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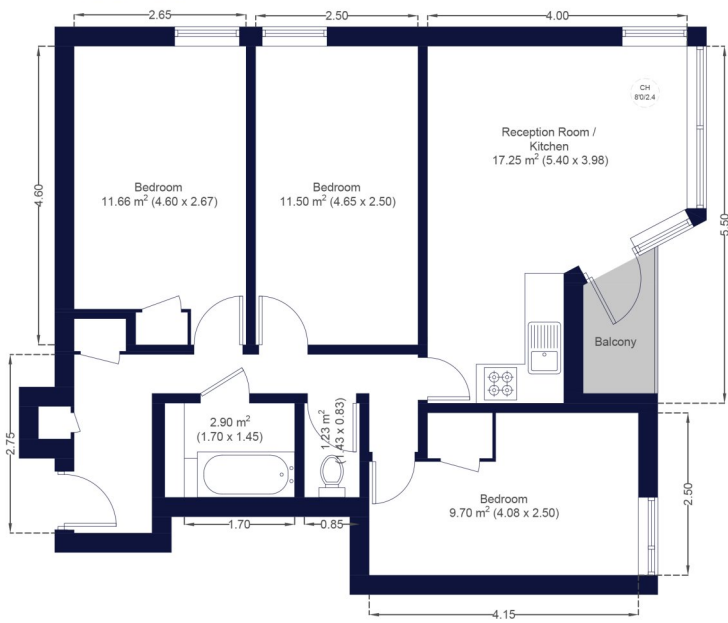




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▼ Third Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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Measurer

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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