



# LOVE LIVING HACKNEY



66 Penshurst Road, London, E9 7DT  
Offers in excess of £525,000





# 66 Penshurst Road

London, E9 7DT

- First-floor two-bedroom apartment
- Bright reception room with excellent natural light
- Excellent transport links nearby (Homerton & Hackney Wick)
- Two well-proportioned bedrooms
- Private balcony overlooking communal gardens
- Moments from Victoria Park Village cafés and amenities
- Modern bathroom suite
- Easy access to Stratford and the City

## The Home –

Positioned on Penshurst Road, this bright and well-proportioned first-floor two-bedroom apartment forms part of a purpose-built development in a well-connected and increasingly popular pocket of Hackney. The property enjoys a peaceful outlook over well-kept communal gardens, with a private balcony providing a lovely spot to unwind and enjoy the surrounding greenery.

Just a short walk away is Victoria Park Village, known for its independent cafés, bakeries, pubs and restaurants perfect for weekend brunches or relaxed evenings. You're also within easy reach of Well Street and Mare Street, offering a wider mix of local shops, eateries and everyday amenities. For green space, Victoria Park and Hackney Marshes are both nearby. Transport links are convenient, with Hackney Wick Station and Homerton Station within walking distance, providing easy access across London.



## The Indoors

Stepping into the flat, you're welcomed into a central hallway that connects each part of the home. Immediately to your left is the main bedroom a generous double room with plenty of natural light, warm wooden flooring and space for wardrobes and additional furnishings. It's a calm, well-balanced room with a cosy, lived-in feel.

To your right sits the second bedroom, also a good size and versatile in use. Whether as a guest room, home office or additional bedroom, it offers flexibility depending on your needs, with a bright window and space for a desk setup.

Continuing along the hallway, you arrive at the main living area on your left. This is a bright and inviting space, with large windows allowing in plenty of natural light. There's ample room for both lounging and dining, making it a sociable and practical area. From here, doors open out onto the private balcony a lovely spot for morning coffee or unwinding in the evening, overlooking the communal garden and surrounding greenery.

Opposite the living room sits the bathroom, finished in a clean, modern style with a full bathtub and overhead shower, complemented by tiled walls and a fresh, neutral feel.

At the end of the hallway is the kitchen, positioned at the rear of the property. It's well laid out with good worktop space, fitted units and room for appliances, making it both functional and easy to use day-to-day. Natural light from the windows keeps the space bright, and there's a practical flow for cooking and storage.

## The Outdoors



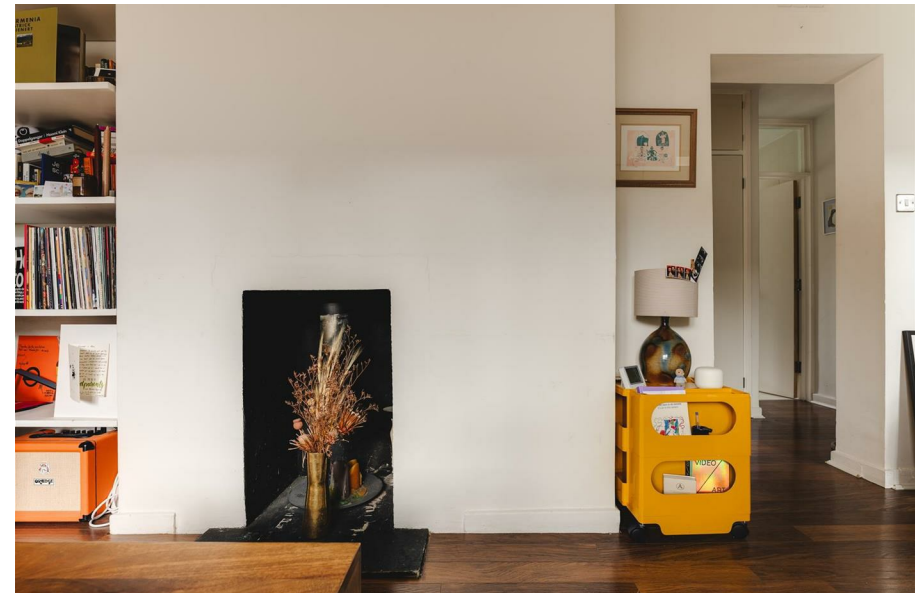


The flat benefits from a private balcony that overlooks a well-kept communal garden below. The shared green space is generous, offering a peaceful backdrop and a real sense of openness. It's an ideal extension of the home whether for relaxing, reading or simply enjoying the greenery.

### Loving the Location

Penshurst Road, is perfectly placed for enjoying one of East London's most vibrant and well-loved neighbourhoods. Just moments away, Victoria Park Village offers a great mix of independent cafés, pubs and local favourites including Gail's Bakery Victoria Park, The Empress and The Lauriston ideal for everything from morning coffee to relaxed evenings out. Broadway Market is also within easy reach, known for its weekend food market, boutique shops and buzzing atmosphere.

For green space, you're right by Victoria Park, one of London's most iconic parks, as well as within walking distance of London Fields and Hackney Marshes. The area is also well served by highly regarded schools, including Lauriston Primary School and Mossbourne Victoria Park Academy. Transport links are convenient, with London Fields Station and Cambridge Heath Station offering direct access to Liverpool Street, while Bethnal Green Station connects you quickly across the city.





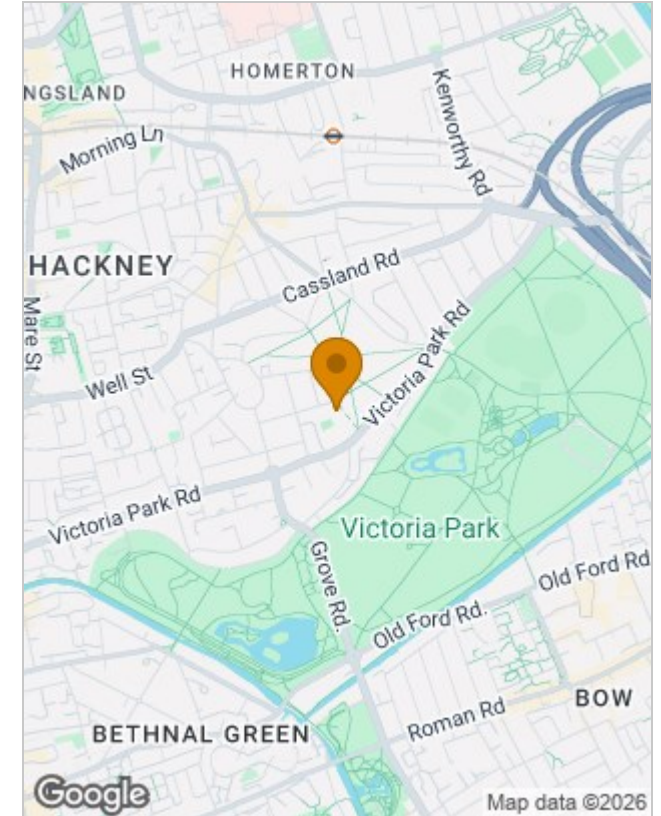
This toilet is currently out of order. Please use the CHILDREN'S BALL PIT.



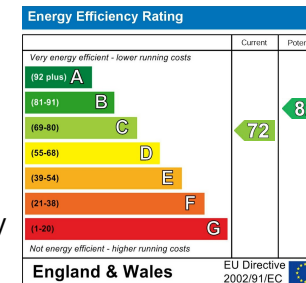
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.