LOVE
LIVING



41a Kenworthy Road, E9 5RB

Guide price £400,000

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41a Kenworthy Road

, E9 5RB

- Leasehold
- Sole use of the rear garden
- No onward chain
- Close to Victoria Park
- Own entrance
- modernised in recent years

Guide £400,000-£425,000

Thoughtfully renovated by the current owner to a high standard, this one bedroom garden flat has been transformed into a homely space with a contemporary feel. The property comes with a secluded private garden, a share of the freehold, double glazed windows, metro tiled bathroom and a high gloss kitchen. Kenworthy Road is perfectly located moments from the open green space of Victoria Park and a short walk from Homerton overground station providing direct access to Liverpool Street and central London.





Guide price £400,000



The Indoors

Entering via the timber framed front door there is a handy storage cupboard, laminate flooring is underfoot and an upright modern radiator is fitted. The bedroom boasts a bright bay with ample room for storage. The living room is a cosy space with double doors opening to the rear garden giving that sense of inside/out living and at the rear of the home you will find a wonderfully modern kitchen with high gloss cabinetry, grey granite worktops and integrated appliances. The bathroom has separate shower, bath with mixer taps and further shower attachment and has been finished with white metro style tiling.

The Outdoors

The garden is accessed via the patio doors from the lounge and is a wonderfully private space. The area has a wonderful mix of greenery and landscaped seating area and is ideal for alfresco dining and entertaining.

Loving The Location



Chatsworth Road runs north from Homerton towards the green fields of Clapton and the Marshes. It offers a selection of independent shops, cafes and restaurants such as Shanes and Fika, and specialist food suppliers L'epicerie.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

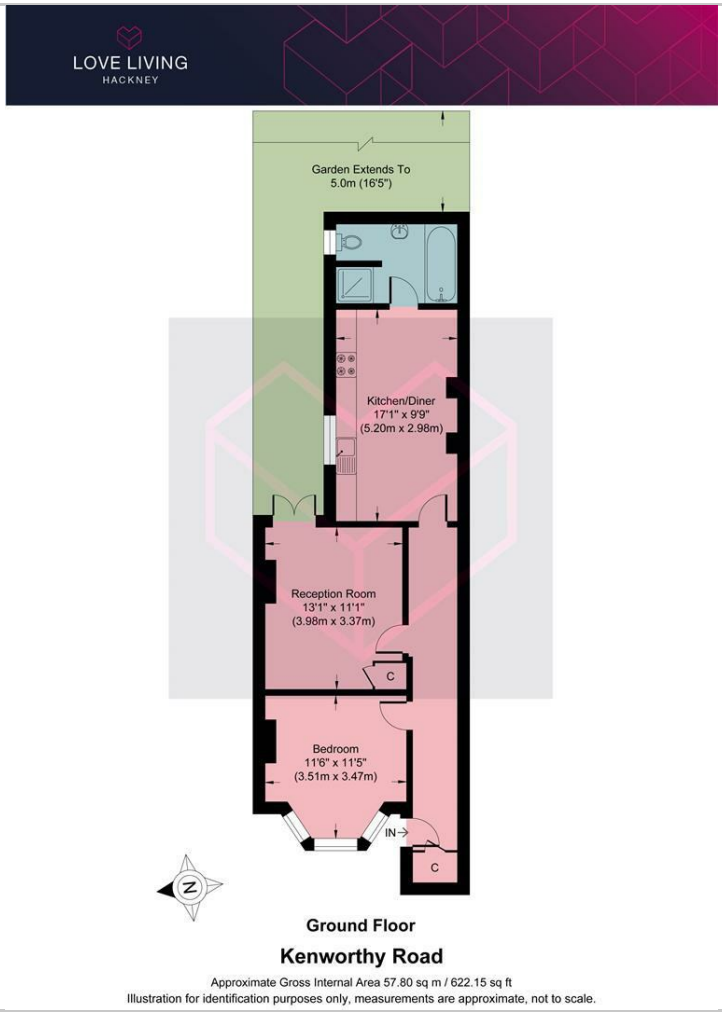
Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.



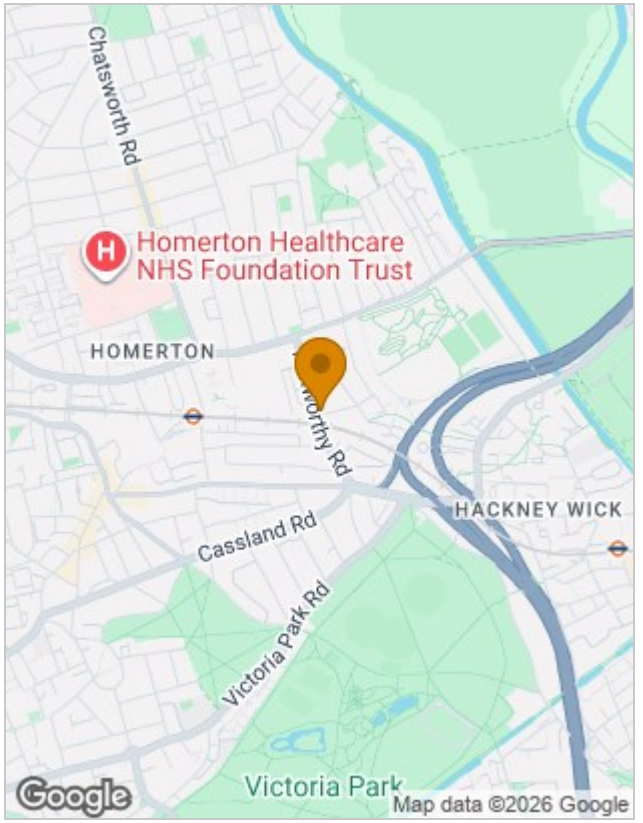




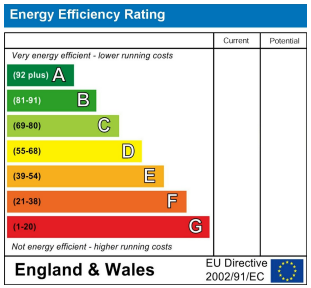
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living 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.

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