



## Forburg Road, London, N16

- Period conversion
- Patio garden
- Excellent condition throughout
- Close to transport links
- One bedroom
- Own entrance
- Quiet street
- Close to Springfield Park

**Offers In Excess Of £400,000**



# Forburg Road, London, N16

## DESCRIPTION

Set within a stunning period building in Stamford Hill, this fantastic one bedroom garden flat offers 450 sq. ft. (41 sqm.) of accommodation and sole use of a patio garden.

Rarely available on the open market, this wonderful period conversion comprises, large open plan kitchen reception room with bay window, spacious bedroom, modern bathroom and a patio garden. The property further benefits from having its own entrance.

Forburg Road is located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, High Street and Clapton and only a short walk from the wide open spaces of the stunning Springfield Park and Walthamstow Marshes.

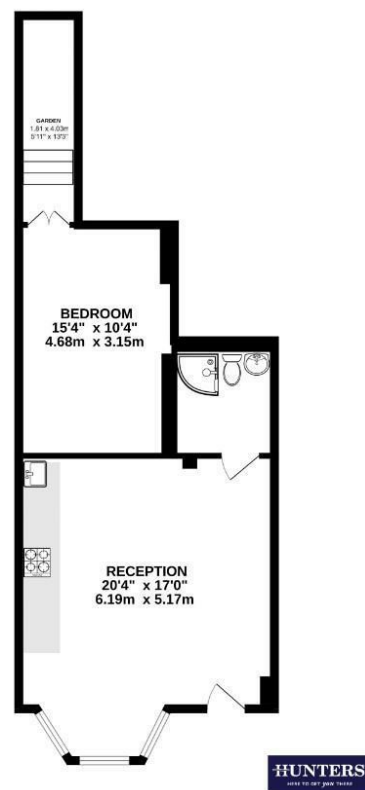
Transport links include, Stoke Newington Station (Overground), Clapton Station (Overground), Seven Sisters Station (Victoria Line) and a variety of bus routes into The City and West End.







LOWER GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.  
excluding Garden



TOTAL FLOOR AREA: 450sq.ft. (41.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2022)

### Viewings

Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

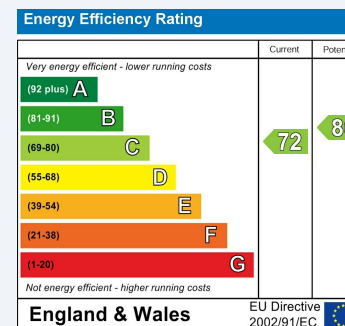
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

