


Forburg Road, N16
Approx. Gross Internal Area 626 Sq Ft - 54.90 Sq M



Upper Ground Floor
Floor Area 626 Sq Ft - 54.90 Sq M

 Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com Date: 5/5/2025

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.



Forburg Road, N16



£495,000 Leasehold - Share of Freehold

An exceptionally well-presented one-bedroom Victorian conversion flat, enviably positioned on a tranquil, tree-lined residential street ideally located between the sought-after areas of Stoke Newington and Clapton. Set on the ground floor of an attractive mid-terraced period property, this elegant home seamlessly combines original character features with comfortable modern living.

The accommodation comprises a bright and inviting reception room boasting original sash windows and a beautifully preserved period fireplace, a generously proportioned double bedroom, and a spacious kitchen-diner ideal for both everyday living and entertaining. The property further benefits from direct access to a well-maintained private rear garden, offering a peaceful retreat in the heart of the city.

Meticulously maintained by the current owners, the flat is presented in excellent condition throughout and would make an ideal first-time purchase. Located in close proximity to the open green spaces of Springfield Park and the River Lea, as well as excellent transport links including Clapton Overground Station, providing fast and direct access to Liverpool Street Station. The vibrant amenities of Stoke Newington High Street and Church Street are also within easy walking distance, offering an array of independent boutiques, restaurants, pubs, and cafés.

Early viewing is highly recommended to fully appreciate the quality and charm of this delightful home.

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- PRIVATE GARDEN
- SHARE OF FREEHOLD
- CLOSE TO SPRINGFIELD PARK
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