



Forest Road, Hackney, London E8





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A split level, three double-bedroom maisonette, benefiting from an impressive 50ft shared garden, ideally situated in the desirable London Fields neighbourhood. Benefitting from a private ground floor entrance with a broad hallway that offers substantial storage and the family bathroom. A generous double bedroom is placed to view the south-facing front garden via a large bay window. A well-appointed eat-in-kitchen flows into the reception room, which gives direct access via French doors to a sunny patio and a large 50ft mature, shared garden. There is a second double bedroom adjacent, which could be adapted to enlarge the reception or used as a home office. The third double bedroom is located upstairs with a wonderful view of the rear garden.



Guide price: £880,000

Tenure: Share of freehold plus leasehold, approximately 961 years remaining

Local authority: London Borough of Hackney

Council tax band: D





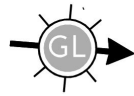
Location

The property is located moments away from London Fields park with the Lido pool and sporting opportunities, and in easy walking distance to Broadway Market and Columbia Road Flower Market with their vibrant shopping outlets, pubs and restaurants. Excellent transport links with Dalston Junction, Hackney Central and London Fields allow fast bus, tube and mainline station connections.

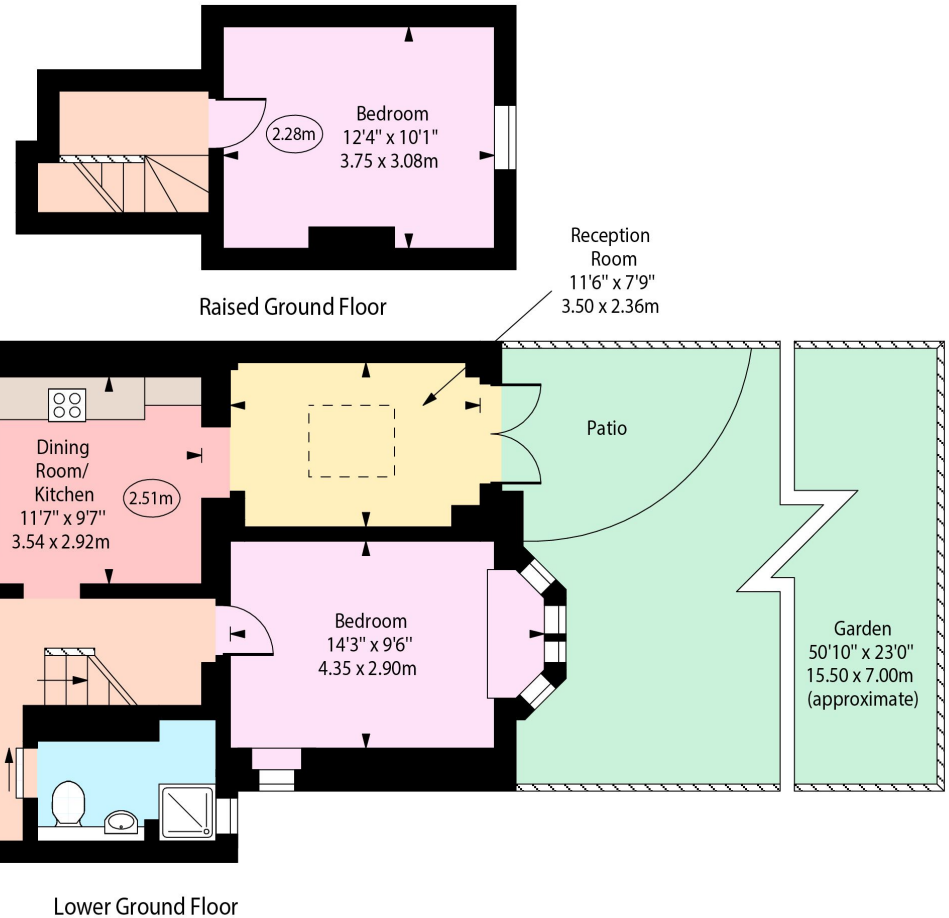




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○ - Ceiling Height



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approx Gross Internal Area 1000 Sq Ft - 92.90 Sq M

Approx. Floor Area Including Restricted Heights 1024 Sq Ft - 95.13 Sq M

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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