



## 94c Forest Road, London, E8 3BH

£925,000

- Spacious two bedroom split level flat
- Modern three piece bathroom suite
- Located north of London Fields
- Easy access to multiple transport links
- Bright & airy open plan reception room
- 967sqft (89.9sqm) of living space
- Close to the cafes & restaurants on Wilton Way
- Being sold chain free.

# 94c Forest Road, London E8 3BH

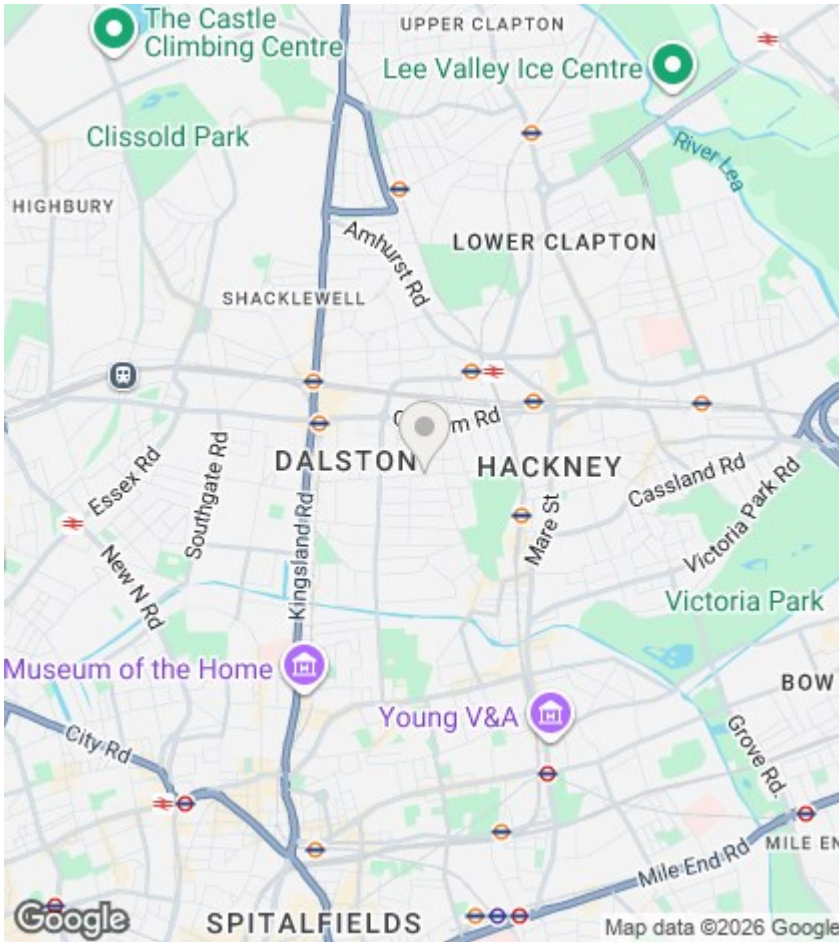
Blakestanley are delighted to offer to the market this charming two bedroom split level flat located on Forest Road, E8. Spanning an impressive 967sqft, the property offers a spacious and comfortable living environment, perfect for individuals or small families seeking a vibrant urban lifestyle. The flat features a well-appointed open plan reception / kitchen / diner providing an inviting space for relaxation and entertaining guests. An abundance of light is provided from the large windows in both the reception room and kitchen, which afford great greenery views and sunsets. With two generously sized bedrooms, there is ample room for rest and privacy. The three piece bathroom suite is conveniently located, ensuring ease of access for all residents. This property is ideally situated, offering easy access to local amenities and transport links, making it a fantastic choice for those who wish to explore the best that Hackney & London has to offer. Whether you are looking to enjoy the bustling city life or seeking a peaceful retreat, this flat on Forest Road presents a wonderful opportunity to make it your home. Do not miss the chance to view this delightful property, where comfort meets convenience in the heart of London. Being sold chain free.



Council Tax Band: D







## Directions

## Viewings

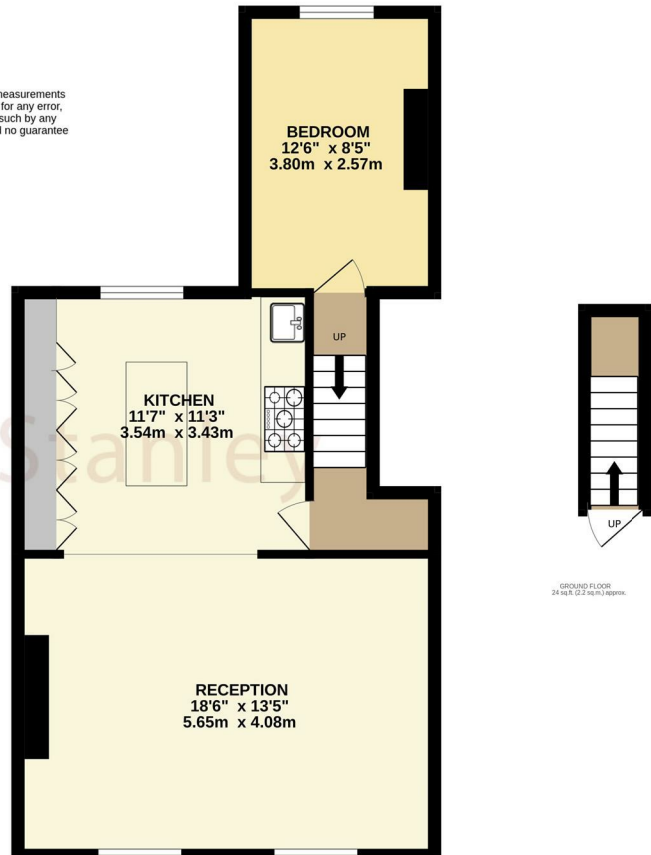
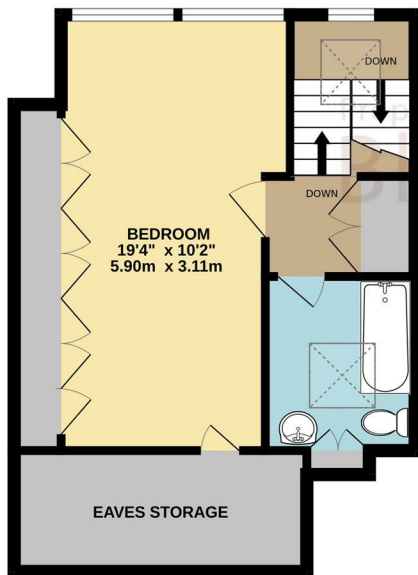
Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 967 sq.ft. (89.9 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 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.  
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GROUND FLOOR  
24 sq.ft. (2.2 sq.m.) approx.