

## 10 Forbes Lane, London, E20 3AZ

£1,300,000

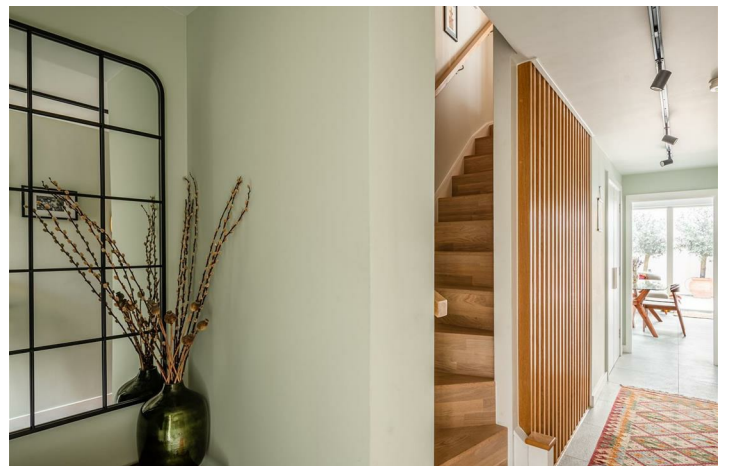
- Located on a quiet cul-de-sac.
- Functional underfloor heating throughout .
- Array of transport links.
- Benefits from the free Here East shuttle service to/from the Stratford stations.
- Option to add a 4th bedroom subject to planning.
- Farrow and Ball paint was used throughout this home.
- Nearby Saddlers Wells Theatre and V&A Storage Museum.
- Top rated local fine dining options .

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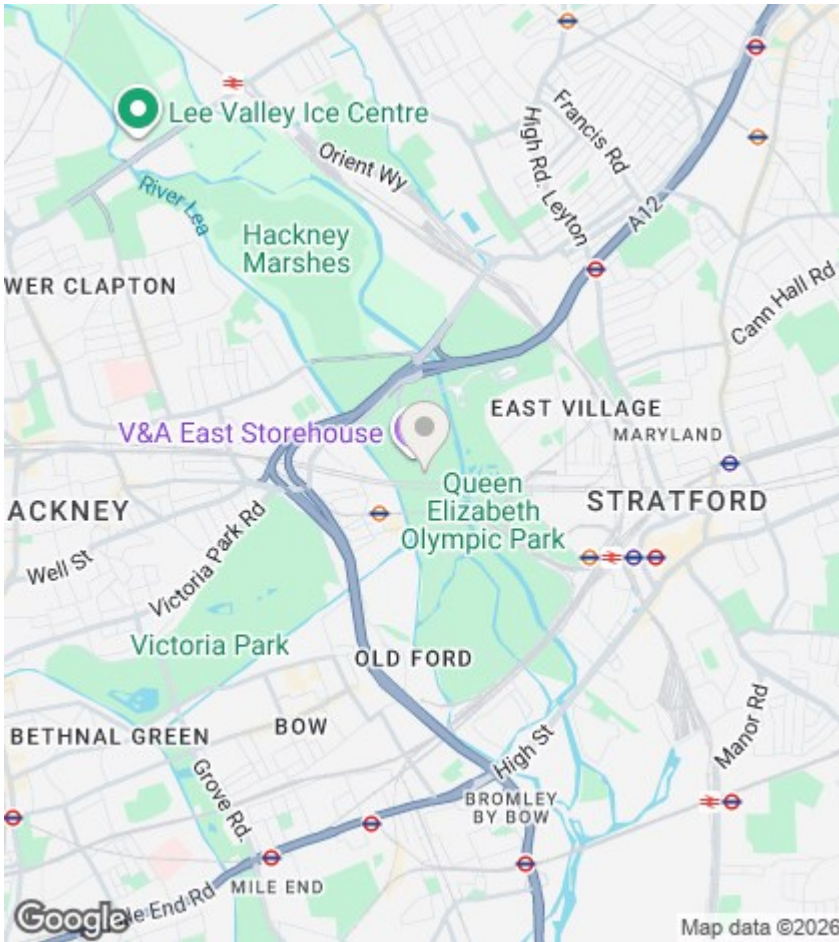
Within Hackney's thriving creative and sports hub, Blakestanley are excited to announce this intelligently designed three-bedroom house for sale. Full of charm, the kitchen, which leads to the patio garden, is recently renovated and provides an exquisite dining and entertaining space. A section of the first floor L shape reception room boasts a light filled double height ceiling, perfect for a home library/office space while the other section provides access to a terrace. This home benefits from a full-size garage/gym with an EV charging point, two separate outside sun traps, two bathrooms, a WC and a utility room, as well as a multitude of storage space. On the doorstep are the newly opened V&A storehouse, Eastwick nursery and the "Outstanding" OFSTED rated Mossbourne Riverside Primary School, as well as the green open spaces of the Olympic Park and ideally positioned for walks along the river Lea or a spot of shopping at Stratford's Westfield.



Council Tax Band: E







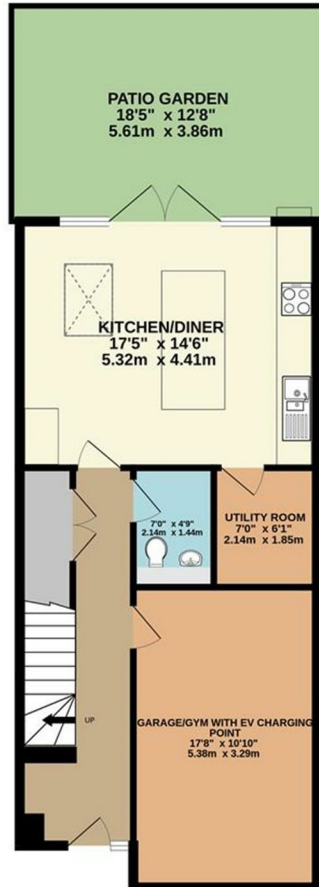
## Directions

## Viewings

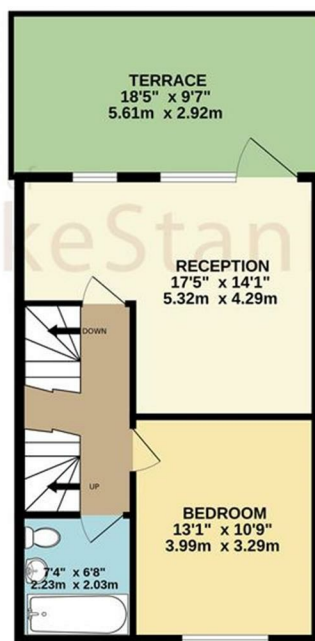
Viewings by arrangement only. Call 020 8986 2743 to make an appointment.

## EPC Rating:

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



1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

