FORBURG ROAD, LONDON, N16

£400,000 SHARE OF FREEHOLD

BEAUTIFULLY PRESENTED VICTORIAN GARDEN FLAT ON FORBURG ROAD, N16

Stoke Newington | | stokenewington@winkworth.co.uk

DESCRIPTION:

Set within an elegant Victorian conversion on one of Stoke Newington's most desirable residential streets this beautifully presented one bedroom garden apartment offers approximately 500 sq. ft (46.3 sq. m) of well-balanced accommodation finished to an excellent standard throughout.

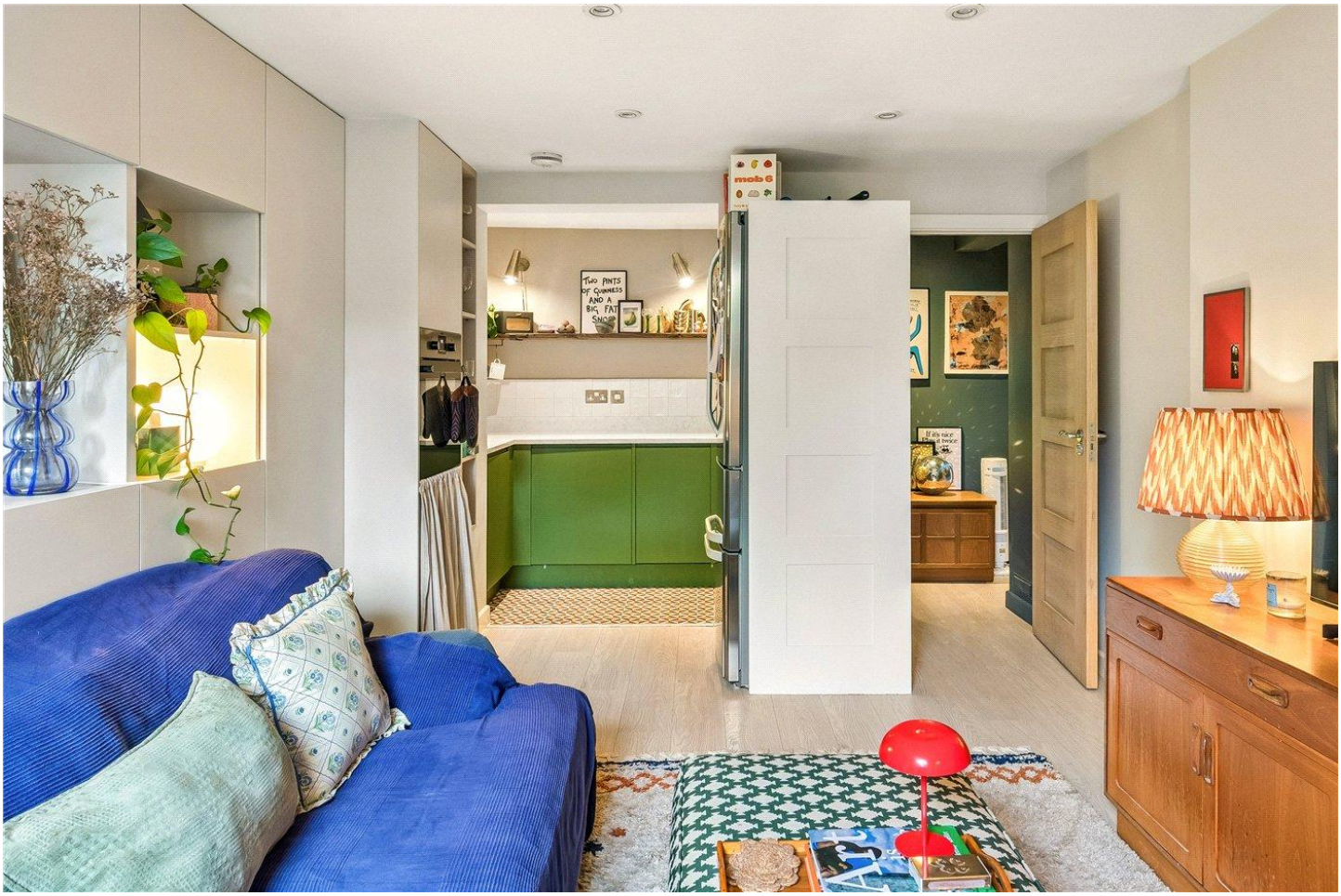
Accessed via its own private entrance, the apartment opens into a welcoming hallway leading to a spacious double bedroom with large sash windows and fitted storage. The contemporary bathroom is finished with quality fixtures and fittings while the heart of the home is an impressive 20 ft open plan reception room and kitchen providing excellent space for entertaining.

Filled with natural light, the reception area opens directly onto a private patio garden creating a peaceful and natural extension of the living space.

Forburg Road is ideally positioned between Stoke Newington and Clapton offering easy access to a wide range of independent cafés restaurants delicatessens and boutiques. Church Street Clissold Park, Abney Park and the amenities of Upper Clapton are all within walking distance.

Excellent transport links are available from both Stoke Newington and Clapton Overground stations with direct services to Liverpool Street and convenient connections to the City Shoreditch and the West End. Numerous bus routes also serve the area providing easy access across London.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

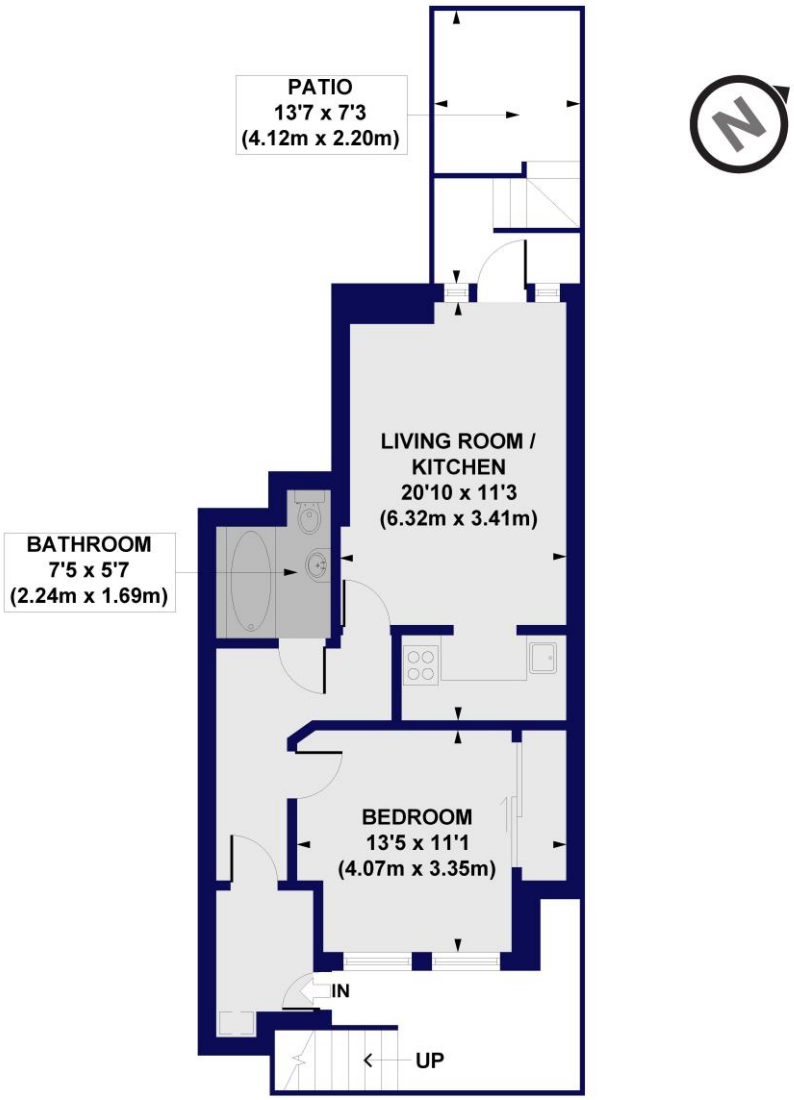

TWO PINTS OF GUINNESS AND A BIG FAT SNOOZE

Clubhouse

TWO PINTS OF GUINNESS AND A BIG FAT

Forburg Road, N16

Approx. Gross Internal Floor Area 500 sq. ft / 46.27 sq. m



LOWER GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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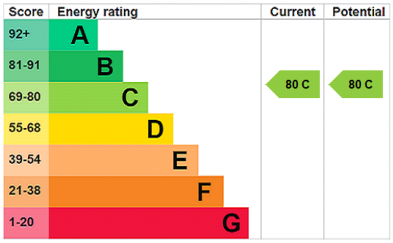
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/CLS261493

Tenure: Share of Freehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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