



FORBURG ROAD, LONDON, N16
£525,000 SHARE OF FREEHOLD

**VERY WELL PRESENTED TWO BEDROOM PERIOD
CONVERSION WITH PRIVATE GARDEN AND SHARE OF
FREEHOLD, N16**

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

Stylishly presented and generously proportioned, this characterful two-bedroom Share of Freehold conversion benefits from high ceilings, solid wood flooring, plenty of natural light and a fantastic private rear garden. Offered chain free and measuring approximately 601sqft, this is a lovely first time buy.

Set on the raised ground floor, the property comprises a bright and spacious reception room with an open plan kitchen, large windows and plenty of space for dining and entertaining. The principal bedroom is an excellent size with ample room for storage while the second bedroom is particularly generous and enjoys direct access onto the garden.

The modern bathroom is well finished and there is useful storage throughout.

The real highlight is the private rear garden which measures approximately 22'2 x 16'11. Well-proportioned and secluded, it provides a fantastic extension of the living space and is ideal for entertaining or enjoying the warmer months.

Forburg Road is well positioned for Springfield Park and the River Lea towpath with Clapton and Stamford Hill stations both within easy reach. Upper Clapton Road and Stoke Newington Church Street are also nearby with a wide selection of independent shops, cafés and restaurants.

*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. *

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Forburg Road, N16
Approx. Gross Internal Floor Area 601 sq. ft / 55.80 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260202>

Tenure: Share of Freehold

Term: 992 years (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £0 Annually (Subject to review)

Council Tax Band: C

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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