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honest a breath of
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accessible
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responsive transparent*

Quotes taken from independent Google reviews 2006 to 2016

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Forburg Road, London N16
£450,000 FOR SALE

Not specified



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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Forburg Road, London N16

£450,000

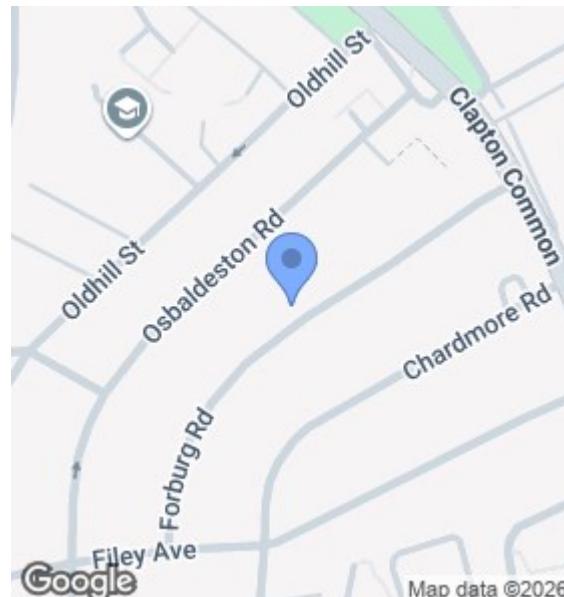
Description

A well-presented one-bedroom Victorian conversion, peacefully located on a quiet, tree-lined residential street between Stoke Newington and Clapton. Positioned on the ground floor of a mid-terraced period property, this bright and comfortable home offers well-balanced accommodation and an excellent private garden.

The layout comprises a spacious reception room with good natural light, a generously sized double bedroom, and a large kitchen-diner perfectly suited to both everyday living and entertaining. The flat benefits from direct access to a private rear garden — a fantastic outdoor space for relaxing or hosting friends.

Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Hackney
Council Tax	C



Floorplan



Raised Ground Floor

Floor Area 577 Sq Ft - 53.60 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

EPC

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

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.