



FORBURG ROAD, LONDON, N16  
£399,950 LEASEHOLD

A WELL PRESENTED ONE BEDROOM PERIOD  
CONVERSION WITH SOUTH FACING GARDEN,  
JUST MOMENTS FROM SPRINGFIELD PARK

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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## DESCRIPTION:

Introducing a charming one-bedroom period conversion nestled on the lower ground floor of a beautiful Victorian building on Forburg Road in N16. Spanning in excess of 500 square feet, this delightful residence offers a tranquil retreat within a vibrant neighbourhood. Upon entering through the front gate and porch (providing useful external storage), you are greeted by a bright living space with modern comforts and characterful features of a period property. The living room also benefits exposed brick, the open-plan kitchen is modern and thoughtfully equipped with contemporary fixtures and fittings. The bedroom also benefits from bespoke birch plywood in-built wardrobes, providing ample storage space. The bedroom also provides direct access to the large south-facing garden.

Situated in the sought-after locale of Forburg Road, N16, this home enjoys proximity to a wealth of local amenities. The area is renowned for its vibrant atmosphere, trendy cafes, and boutique shops. Stoke Newington Station is just a short walk away, ensuring convenient access to transportation links for easy commuting.

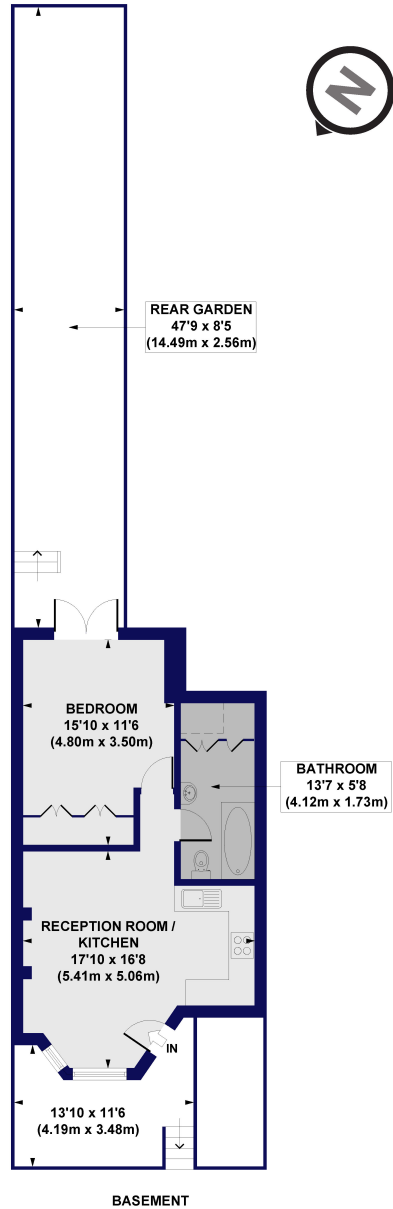
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**Forburg Road, N16**  
**Approx. Gross Internal Floor Area 510 sq. ft / 47.37 sq. m**



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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