

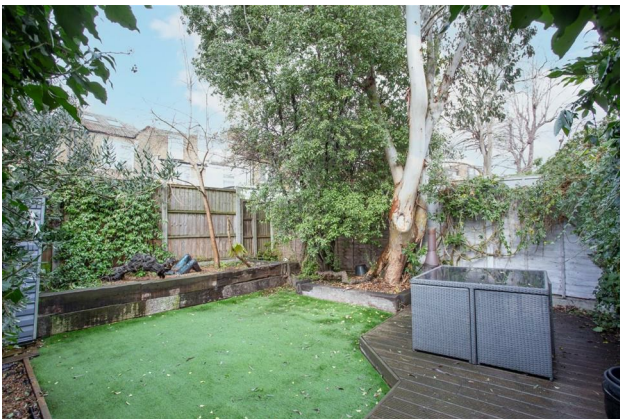
# HUNTERS®

HERE TO GET *you* THERE

**Forburg Road, London, N16**

**Asking Price £950,000**

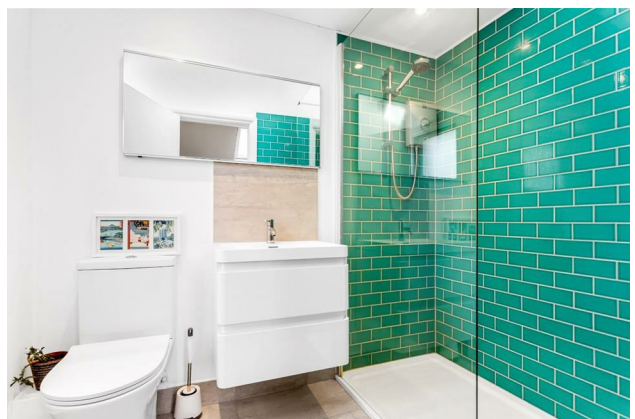
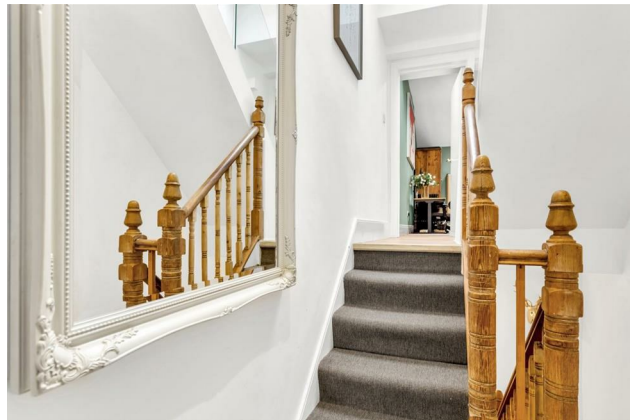
**Property Images**



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## Property Images



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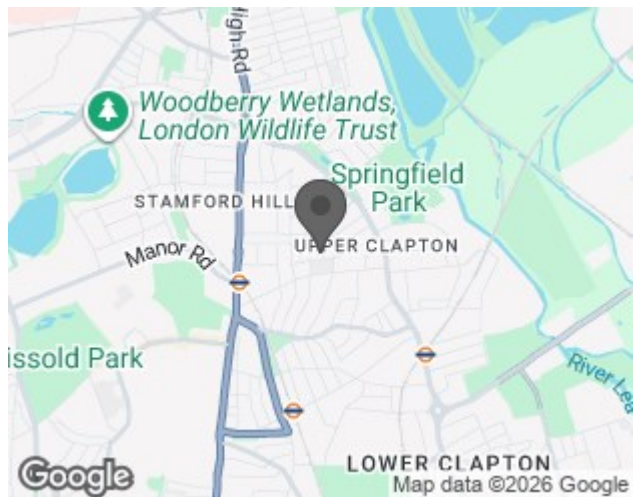
TOTAL FLOOR AREA: 1636 sq.ft. (152.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

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

## Map



## Details

Type: Flat - Conversion Beds: 3 Bathrooms: 3 Receptions: 1 Tenure: Share of Freehold

## Summary

A beautifully presented three bedroom, three bathroom split-level period conversion, occupying the upper floors of an attractive Victorian building and offering approximately 1,636 sq. ft. (152 sq m,) of thoughtfully arranged living space, with the added benefit of a private rear garden and a share of the freehold.

The property is arranged over multiple levels and blends classic period character with high-quality contemporary finishes throughout. The main reception room is positioned on the first floor and provides an excellent entertaining space, featuring generous proportions, high ceilings, large windows and a striking period fireplace, with ample room for both living and dining areas.

The kitchen is located to the rear of the property and has been carefully designed with bespoke cabinetry, integrated appliances and generous worktop space. Double doors open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living. The garden is well established and offers a combination of decking and lawn, ideal for entertaining, dining and everyday use.

The accommodation comprises three well-proportioned bedrooms arranged across the upper floors. The principal bedroom occupies the top floor and benefits from an en suite shower room as well as a walk-in wardrobe. The remaining bedrooms are served by two further stylish bathrooms, all finished to a high standard. Eaves storage and additional built-in storage have been thoughtfully incorporated throughout the property.

Ideally positioned for access to local shops, cafés and amenities, as well as excellent transport links into central London, this is a rare opportunity to acquire a substantial and characterful upper-floor home with private outdoor space and a share of the freehold.

## Features

- Three bedrooms • Three bathrooms • Period conversion • Garden • Excellent condition throughout • Close to transport links • Close to local amenities • Close to Springfield Park