

**Forburg Road, Stoke Newington  
 1 Bedroom Flat**

**Price: £426 pw**



- ✓ Forburg Road, Stoke Newington, N16
- ✓ Brand New Double Glazed Windows
- ✓ Brand New Modern Fitted Kitchen
- ✓ Large Private Garden

- ✓ Modern Finish
- ✓ Cosy Reception room with fireplace
- ✓ Dining Area
- ✓ Lots Of Storage

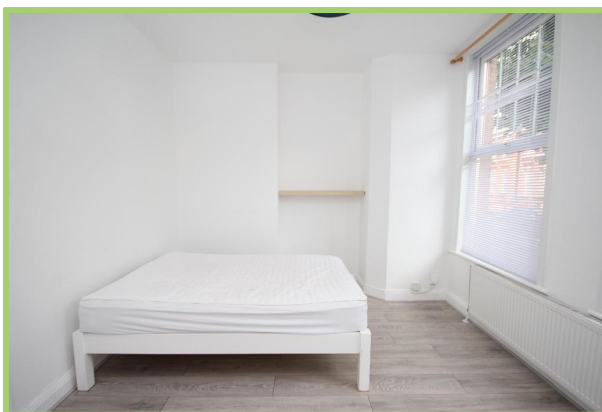
## Forburg Road, Stoke Newington

Bryan Estates are delighted to market a modern refurbished one bedroom flat located on Forburg Road, Stoke Newington, N16.

This delightful property has recently been refurbished to a high standard benefiting from a brand new fitted kitchen with dining area, modern tiled bathroom, new double glazed windows, large reception room with fireplace feature and a large private garden. The property also boasts excellent storage.

Ideal for a professional couple.

Call 020 7998 4788 to arrange an early viewing to avoid disappointment.

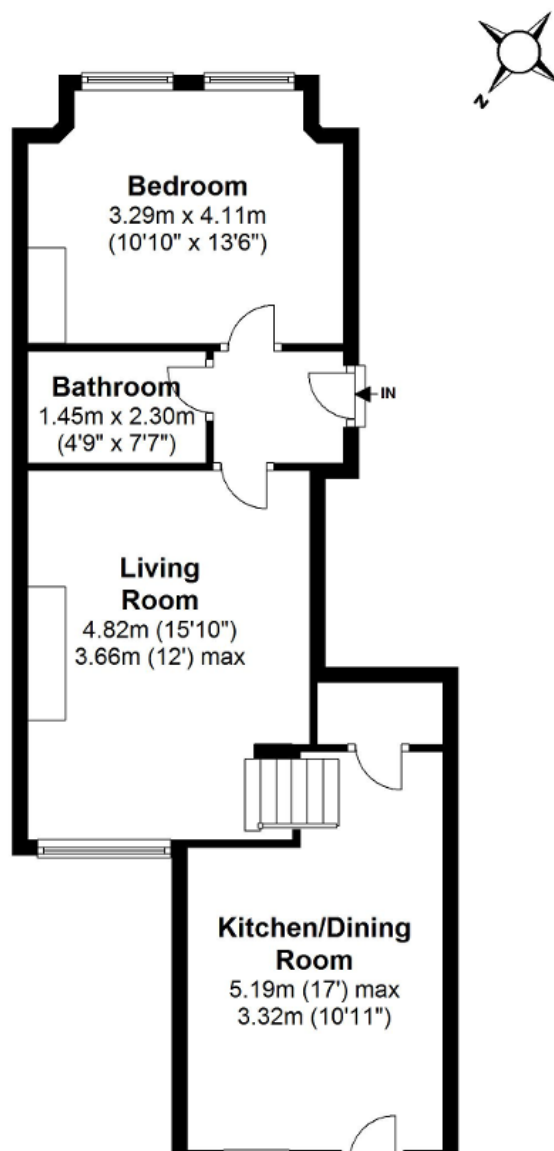


Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

## Ground Floor

Approx. 54.2 sq. metres (583.4 sq. feet)



## Energy Performance Rating

## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72   C  | 78   C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |