

Forbes Lane, E20



Within Hackney's thriving creative and sports hub, Blakestanley are excited to announce this intelligently designed three-bedroom house for sale. Full of charm, the kitchen, which leads to the patio garden, is recently renovated and provides an exquisite dining and entertaining space. A section of the first floor L shape reception room boasts a light filled double height ceiling, perfect for a home library/office space while the other section provides access to a terrace. This home benefits from a full-size garage with an EV charging point, two separate outside sun traps, two bathrooms, a WC and a utility room, as well as a multitude of storage space. Surrounded by the green open spaces of the Olympic Park and ideally positioned for walks along the river Lea or a spot of shopping at Stratford's Westfield. Close by is the "Outstanding" OFSTED rated Mossbourne Riverside Primary School. Hackney Wick Overground, both Stratford stations and an array of bus routes puts the City in reach.

£1,150,000
Freehold

KEY FEATURES

- Located on a quiet cul-de-sac
- Option to add a 4th bedroom subject to planning
- Functional underfloor heating throughout
- Farrow and Ball paint was used throughout this home
- Boasts 1,543sqft / 143.3sqm of living space
- Nearby Saddlers Wells Theatre and V&A Museum are opening soon!
- Benefits from the free Here East shuttle service to/from the Stratford stations
- Top rated local fine dining options

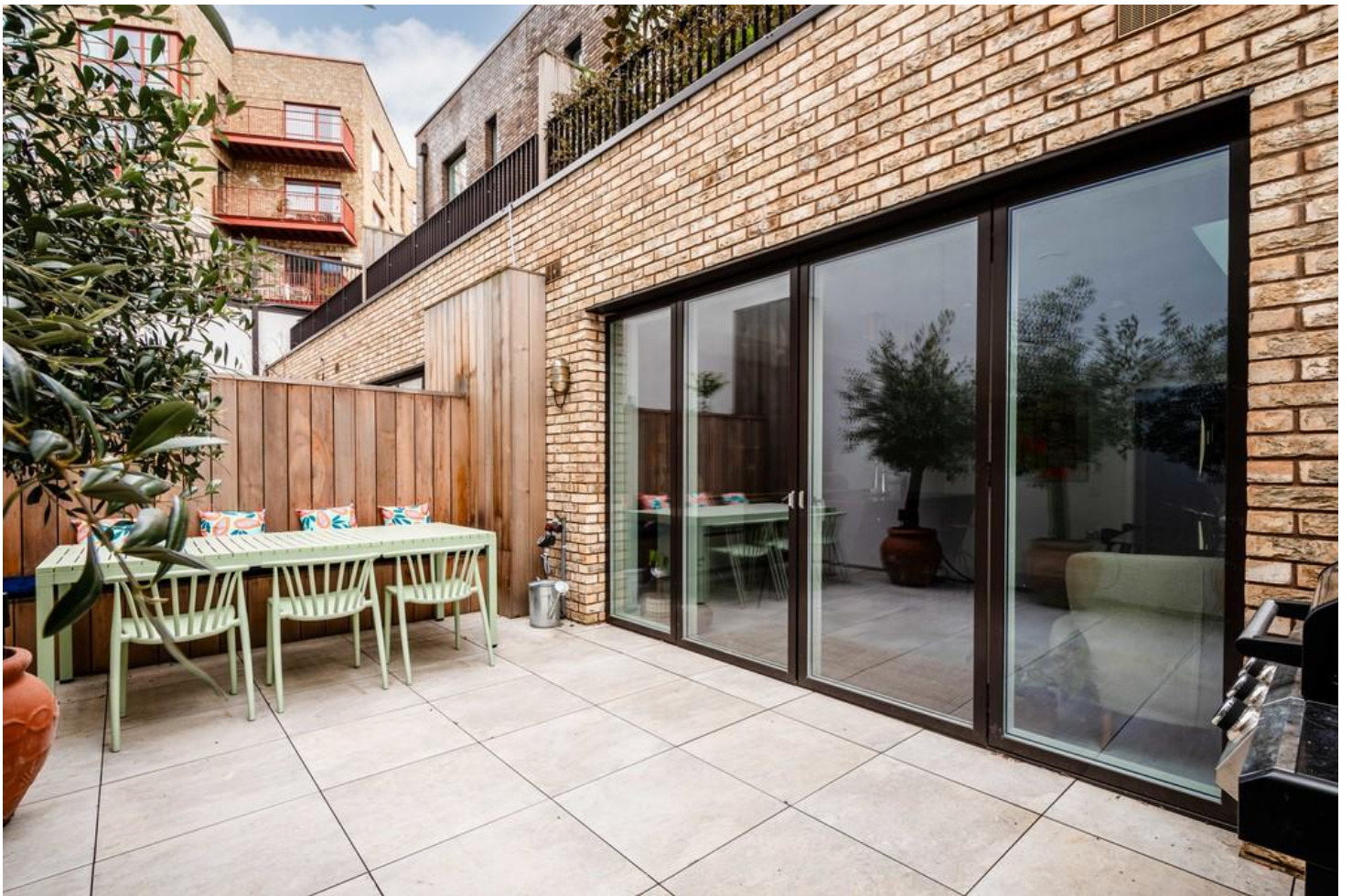
ENERGY PERFORMANCE CERTIFICATE

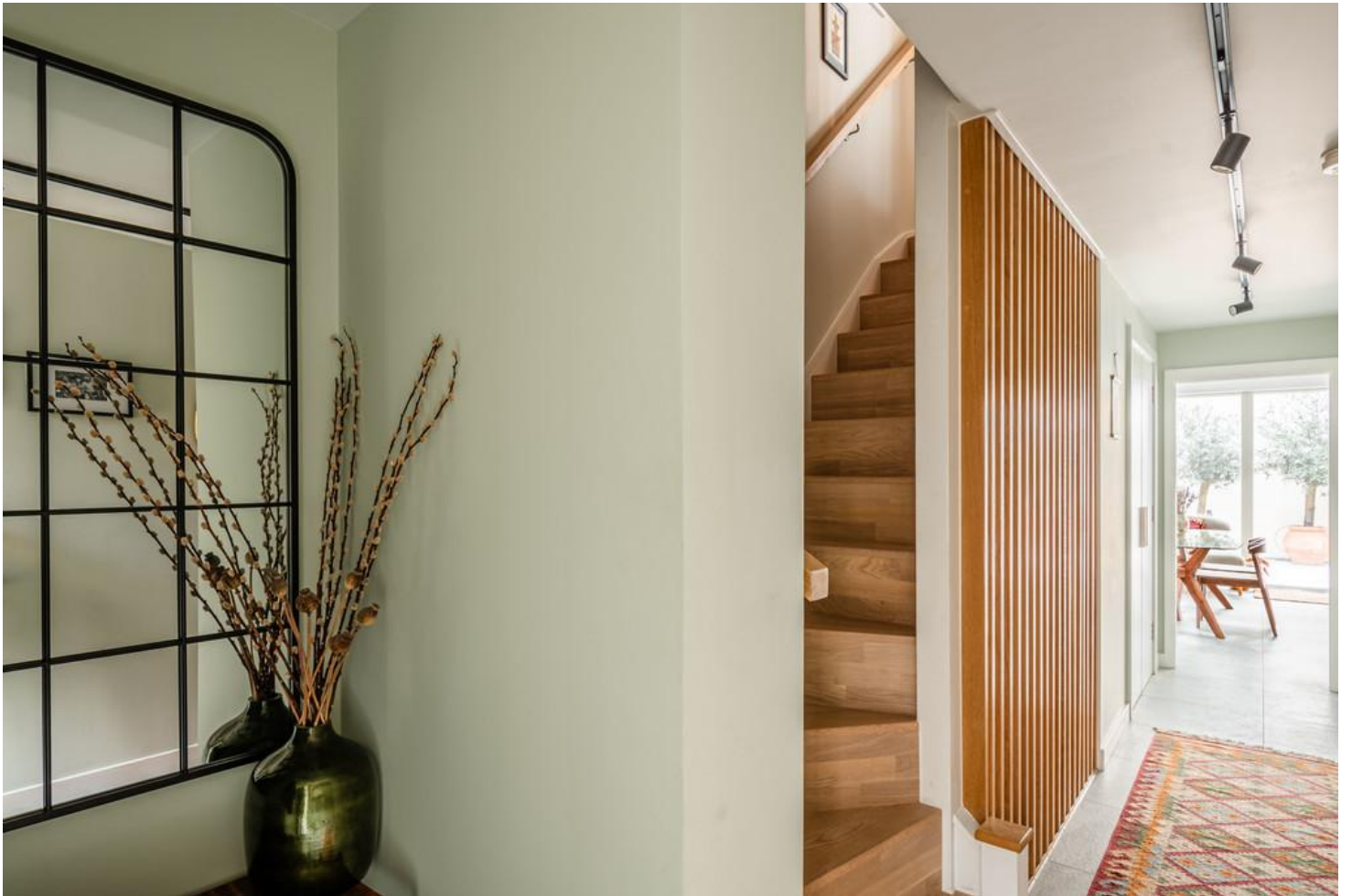
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	£2,000 p.a.	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,294.57	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



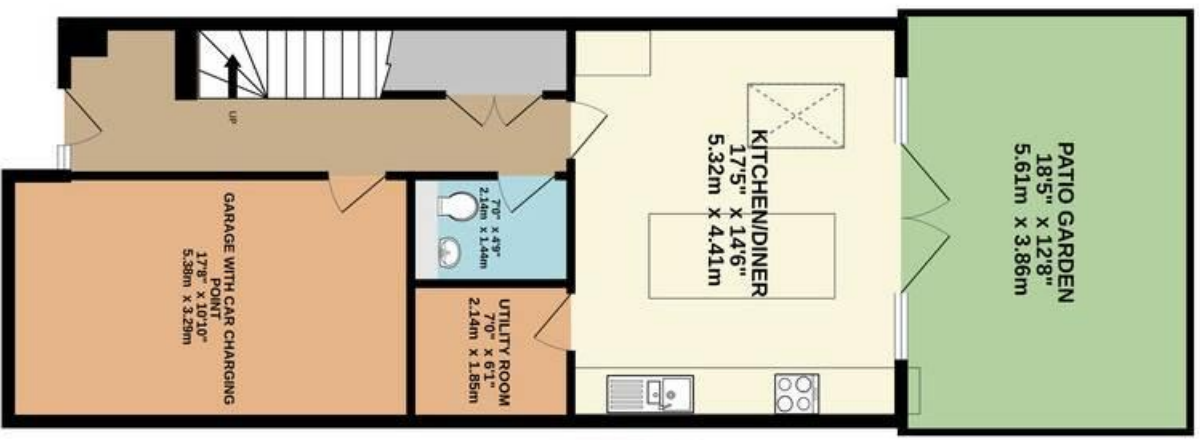




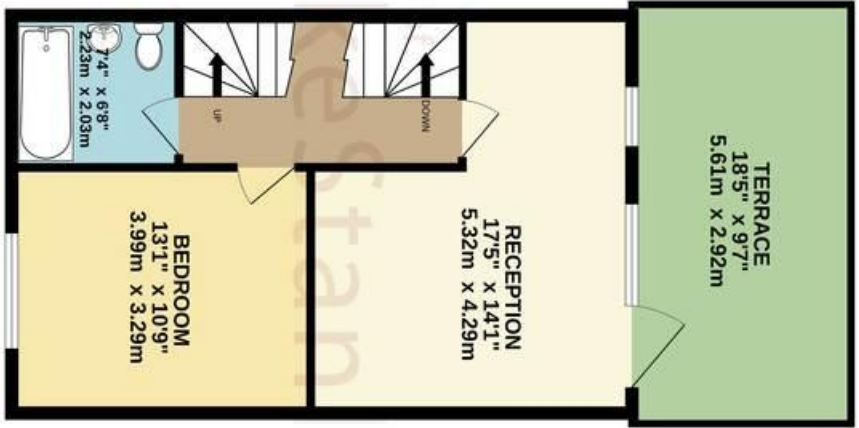




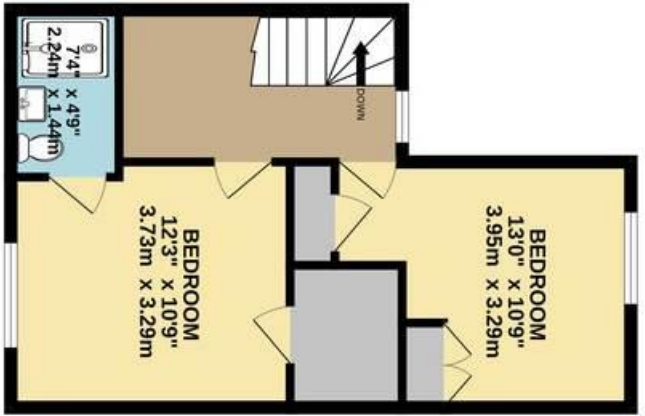
GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 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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Property
Blair
Stanley