



Forburg Road Stoke Newington, London N16

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# Forburg Road

## Stoke Newington

### London N16

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Nestled in a peaceful enclave just a short stroll from the vibrant heart of Stoke Newington, this wonderful six-bedroom family residence combines period charm with thoughtful modern design.



## DESCRIPTION

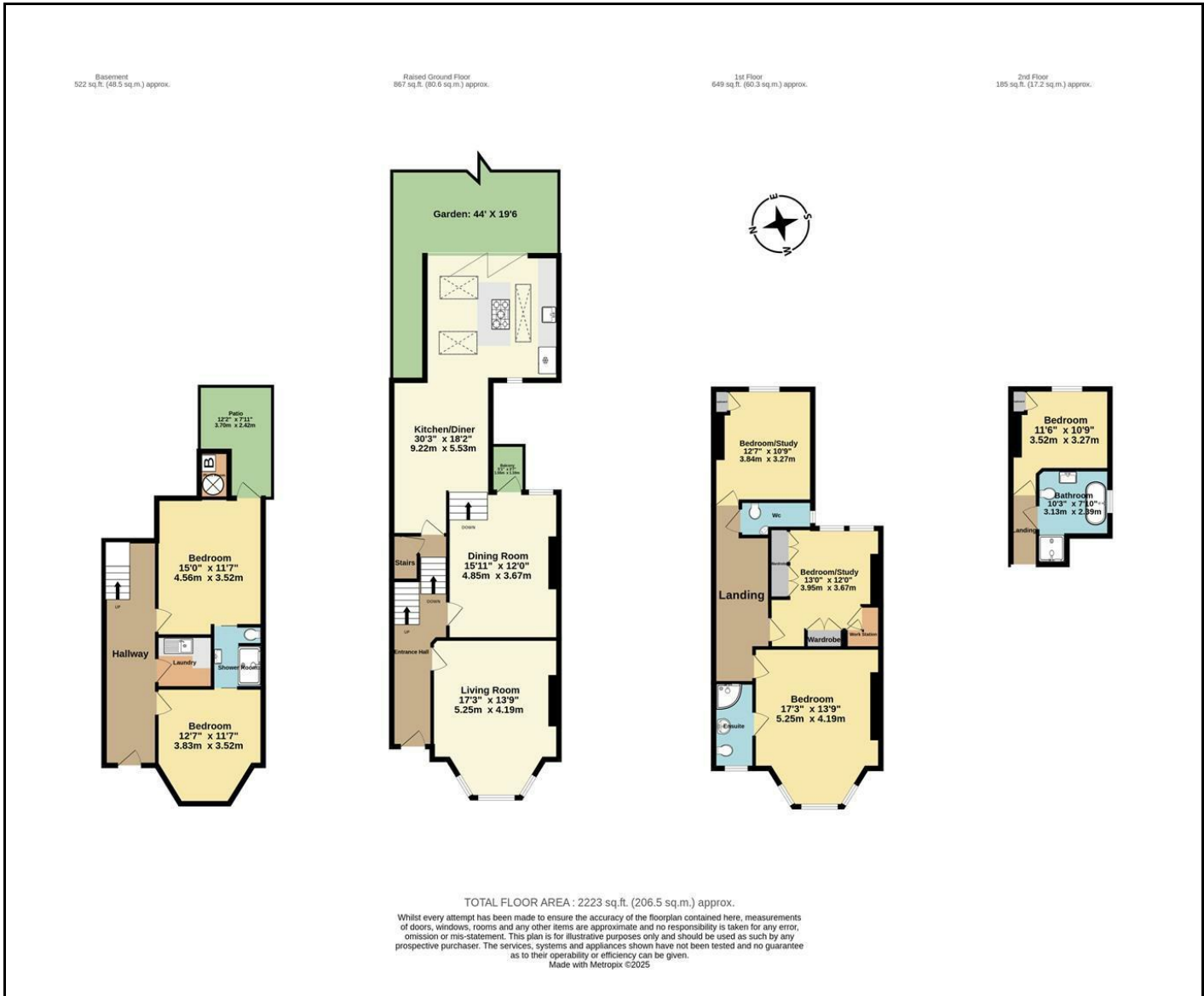
Extending to over 2,200 sq ft, the property offers graceful proportions, high ceilings and a layout that adapts effortlessly to contemporary living. A raised ground floor of impressive scale sets the tone: an elegant entrance hall flows to two principal reception rooms—one a welcoming front sitting room with a grand bay window, the other a dining room opening to a balcony. From here, steps framed with a glass balustrade descend to a relaxed lounge, seamlessly merging with a bespoke kitchen-dining room. Full-width tri-fold doors create a striking connection to the landscaped garden with its patio and Astro-Turfed lawn, ideal for entertaining. On the lower ground floor, versatility abounds with two generous double bedrooms, one enjoying access to a private patio, both served by a sleek ensuite, alongside a dedicated laundry room. The upper levels host three further double bedrooms, including a well-proportioned principal bedroom with expansive bay window and contemporary ensuite shower room, complemented by a separate WC. A further double bedroom and stylish family bathroom crown the top floor, providing excellent flexibility for family life or guests. Just moments from Church Street's eclectic mix of independent boutiques, cafés, restaurants and pubs, the property also benefits from excellent connectivity—Liverpool Street is under fifteen minutes via Stoke Newington Overground, with numerous bus routes providing swift access to the City and West End.

Freehold

**Guide Price £1,750,000**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	83
(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	