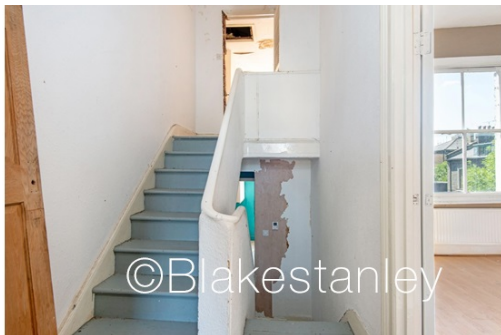


# Forest Road, Hackney, E8

£615,000

3 bedrooms 1 bathroom 1 reception 762 Sq ft.

Located on a tree lined street north of London Fields is this 762sqft (70.8sqm) three bed Victorian conversion set over the top two floors. Comprising a good sized reception room, separate kitchen, three good-sized bedrooms and a three piece bathroom suite. The property is in need of full refurbishment, as well as offering an opportunity to extend in to the loft subject to the necessary permissions. Thus enabling any buyer the chance to create their own individual space. Close to the local amenities, cafes & bars of Wilton Way and Broadway Market, as well as The Lido on London Fields. Surrounded by an array of transport links that put the City and beyond within easy reach. The property is being sold chain free.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

Like this property? Request a viewing or call us on **020 7254 7554**.

Looking for a mortgage? All advice on mortgages and financial services are provided by Capricorn finance.

**Disclaimer:** 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.