



LISTRIA PARK, LONDON, N16
£1,000,000 FREEHOLD

A SPACIOUS, THREE BEDROOM FAMILY HOME IN NEED OF REFURBISHMENT IN STOKE NEWINGTON, N16.

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DESCRIPTION:

An unmodernised, three-bedroom family home positioned on a beautiful tree lined street in Stoke Newington, N16. Set across the ground and first floors, the property offers any buyer huge potential to extend, STPP and create a truly stunning, one of a kind forever home. Accommodation currently stands at 1,225 sqft and comprises of a spacious double reception room on the ground floor, with the rear of the property including a sizeable, eat in kitchen. Leading directly out from the kitchen is a wonderfully peaceful, south facing garden with no one overlooking the rear. The first floor occupies three good sized double bedrooms, the master spans the full width of the front of the house, while a contemporary family bathroom is positioned in the middle. The property is completed with a useful cellar and is offered to the market on a chain free basis.

Listria Road is a peaceful street adjacent to Abney Park and is also well located for access to the open spaces of Finsbury Park, Clissold Park and the Woodberry Wetlands nature and wildlife reserve. The property boasts close proximity to the local pubs, restaurants and boutique shops of vibrant Stoke Newington Church Street, Stamford Hill and the excellent leisure facilities of the Castle Climbing Centre and sailing club at the reservoir. The nearest transport links are at Stoke Newington providing Overground services directly into Liverpool Street Manor House Tube and Finsbury Park station with its underground

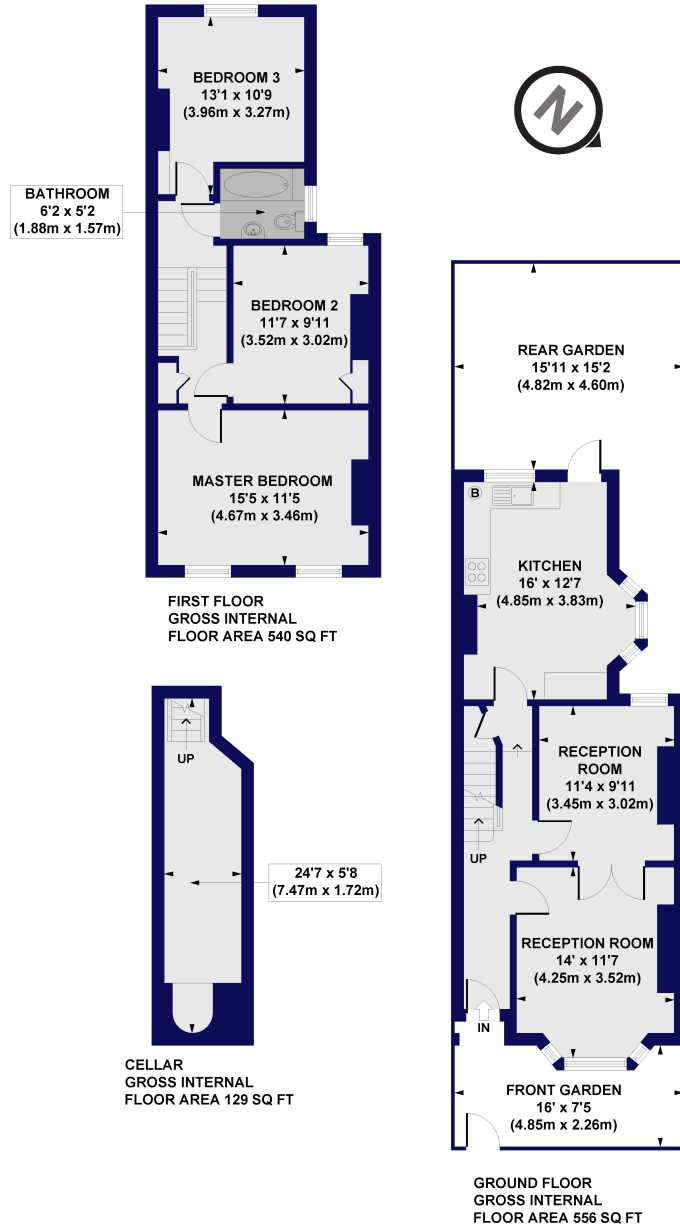
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Approx. Gross Internal Floor Area 1225 sq. ft / 113.77 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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