



LISTER COURT, YOAKLEY ROAD, LONDON, N16
£365,000 LEASEHOLD

**A BRIGHT ONE-BEDROOM APARTMENT WITH A
PRIVATE BALCONY, LOCATED JUST OFF VIBRANT
STOKE NEWINGTON CHURCH STREET.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A light-filled, one bedroom, purpose built apartment set across the eighth floor in this well maintained block in Stoke Newington, N16.

Standing at 588 sq. ft, the property is presented in good condition and would make an excellent first-time purchase or investment.

The bright and spacious reception room is well proportioned and opens directly onto a private balcony offering expansive views across the neighbourhood. The property is completed with a separate kitchen, a quiet dual-aspect double bedroom, a modern bathroom, and invaluable built-in hallway storage.

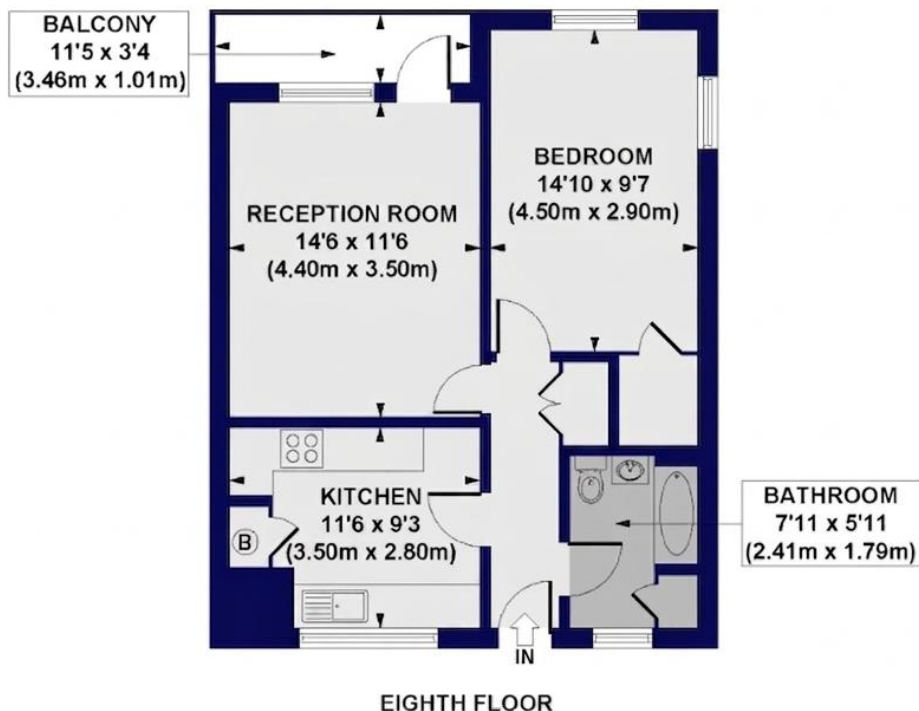
Lister Court is located on Yoakley Road, a quiet residential street leading directly off Stoke Newington Church Street, putting the flat moments away from an incredible array of local amenities including independent boutiques, bakeries, and restaurants. The property is also within easy reach of the wild expanses of Clissold Park and the Woodberry Wetlands.

Superbly connected, the property is just a short walk from Stoke Newington Station, which provides Overground lines direct to Liverpool Street. An extensive network of bus routes is accessible from both Church Street and Manor Road, offering direct links across the capital—including the 106 to Finsbury Park and the 73 to Oxford Circus. Meanwhile, nearby Manor House provides easy access to the Piccadilly line.

Photos on this advert may have been dressed with AI. No permanent fixtures have been altered



Lister Court, Yoakley Road, N16
Approx. Gross Internal Floor Area 550 sq. ft / 51.10 sq. m
Total Area (inc. Balcony) 588 sq. ft / 54.63 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and locations, are shown as standard sizes and do not constitute any warranty or representation by the seller, the agent or CP Worldwide. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260022>

Tenure: Leasehold

Term: 103 year and 11 months (Subject to change)

Service Charge: £2256 per annum (approx.)

Ground Rent: £ 9 Annually (Subject to review)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.