



LISTRIA PARK, LONDON, N16
£830,000 SHARE OF FREEHOLD

A THREE BED SPLIT-LEVEL PERIOD CONVERSION ON THE MUCH SOUGHT AFTER LISTRIA PARK, N16

Stoke Newington | | stokenewington@winkworth.co.uk

**DESCRIPTION:**

A stunning three bedroom split-level period conversion spanning almost 1,000 sq ft, benefitting from a large private roof terrace.

This property occupies the top two floors of a characterful Victorian built home. The first floor comprises two double bedrooms facing the lush greenery of Abney Park, a well-appointed family bathroom and a large main bedroom to the front.

As you move up to the second floor, you are greeted with a large roof terrace which the vendors have thoroughly enjoyed the use of throughout their ownership. The terrace also overlooks Abney Park, giving you a feeling of peaceful seclusion and offering beautiful views.

The second floor boasts an open-plan kitchen/ diner and living area which is flooded with natural light and offers both views of the park and sight of the roof terrace, incorporating the two spaces in a way that lends itself to hosting company.

Additional benefits of this property include share of the freehold, solar panels and fully double glazed windows.

Listria Park is located moments from Stoke Newington Church Street and within close proximity to the greenery and amenities of Clissold & Abney Park. Stoke Newington Church Street provides superb local shopping and a wide range of eateries. Transport is also superb, with Stoke Newington Station only moments away with direct trains to Liverpool Street which take on average 14 minutes.

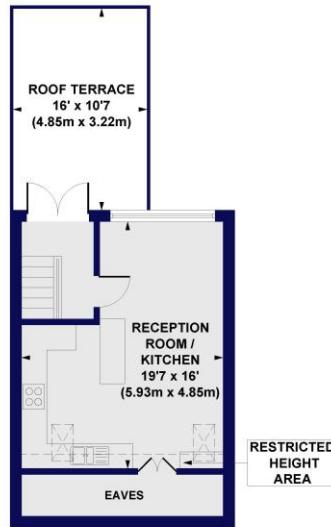
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.



Listria Park, N16

Approx. Gross Internal Floor Area 921 sq. ft / 85.61 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 844 sq. ft / 78.44 sq. m (Excluding Restricted Height Area & Eaves)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 369 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 552 SQ FT

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250414>

Tenure: Share of Freehold

Term: 108 year and 10 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were