



LISTRIA PARK, LONDON, N16
£650,000 SHARE OF FREEHOLD

A STUNNING, TWO BEDROOM, GROUND
FLOOR APARTMENT WITH PRIVATE, SOUTH
FACING GARDEN IN N16.

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DESCRIPTION:

A stunning, two-bedroom ground floor apartment positioned in this handsome, mid terrace Victorian house on Listria Road, N16. Standing in excess of 730 sqft, the property has been tastefully decorated throughout and has potential to extend STPP. Upon walking through the front door, you are welcomed into a generous, light filled dining space which could also make a wonderful study. Leading off the dining area is a fully equipped kitchen with integrated appliances and a spacious lounge with directly access to a sizeable, south facing garden backing directly onto Abney Park creating an incredibly tranquil outdoor space. The master bedroom is well proportioned and overlooks the peaceful road, while the property is completed with a second smaller bedroom and a modern family bathroom.

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 (Piccadilly and Victoria lines) and National Railway providing easy access to the City and the West End.

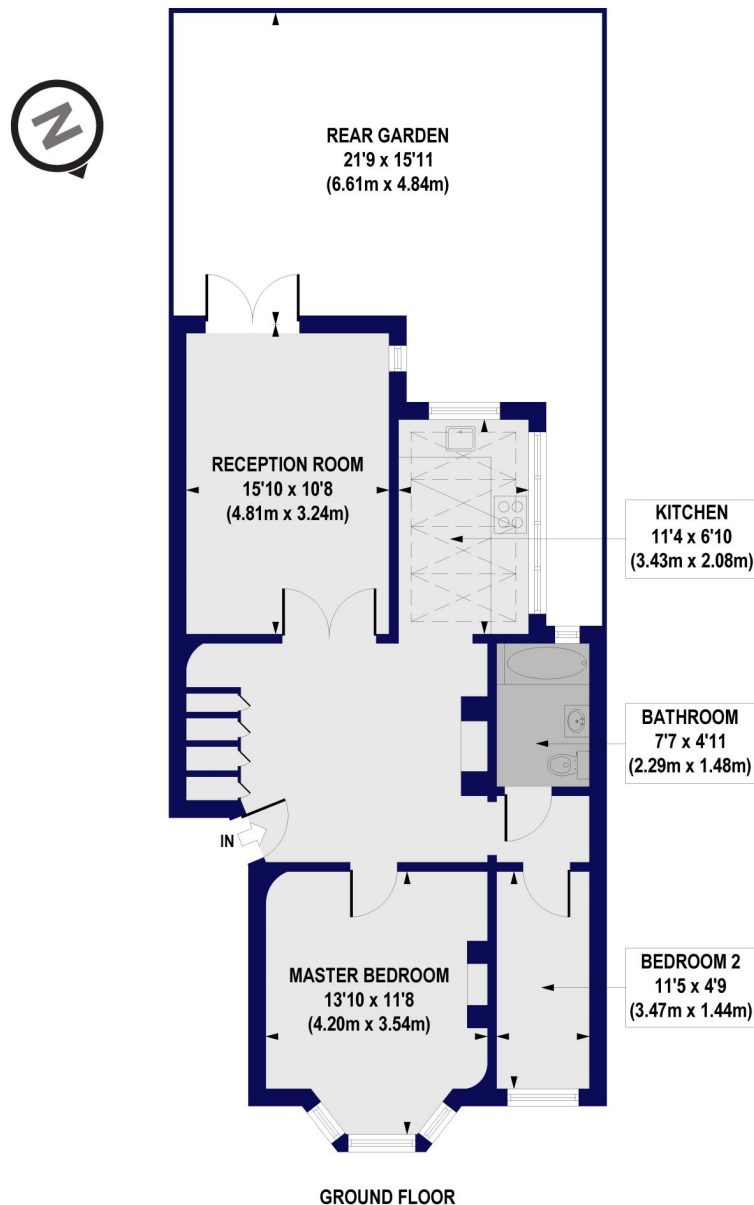
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Listria Park N16

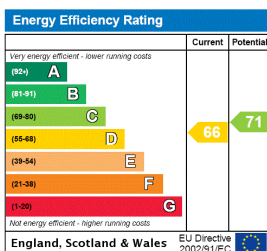
Approx. Gross Internal Floor Area 736 sq. ft / 68.37 sq. m



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.



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