



LISTRIA PARK, LONDON, N16
£1,200,000 FREEHOLD

**A SPACIOUS AND BEAUTIFULLY PRESENTED 3-BEDROOM
PERIOD FAMILY HOME OFFERING OVER 1,680 SQ FT OF
VERSATILE LIVING SPACE IN PRIME N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

This exceptional three-bedroom period home delivers approximately 1,683 sq ft of versatile living space. Nestled on the highly sought-after Listria Park in the heart of N16 and adjacent to Abney Park, the property beautifully pairs its classic Victorian facade with bright, contemporary interiors. The property opens into an impressive through-reception room extending over 25 feet, boasting high ceilings and a large front bay window that floods the space with natural light. To the rear, a separate modern kitchen provides direct access to a private, low-maintenance 32ft rear garden beautifully finished with premium paving and a neat artificial lawn.

The home includes a generous, highly flexible basement space with engineer drawings available from the sellers, if extension into the basement or loft is appealing (S.T.N.C). The bedroom accommodation consists of a grand principal bedroom with sleek fitted wardrobes, a second double bedroom and a third large, peaceful double bedroom that offers the perfect space for guests or a quiet workspace. Serving these rooms is a clean family bathroom, utility cupboard and separate cloakroom featuring stylish, textured wave tiling.

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.

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



Listria Park, N16

Approx. Gross Internal Floor Area 1683 sq. ft / 156.34 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.

Winkworth

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		
39-54	E	53 E	74 C
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS241368>

Tenure: Freehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band:

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.