



Listria Park, Hackney, London, N16 5SP

- Chain Free
- Three Bedrooms
- Close to Church Street
- Freehold House
- Quiet Street
- Potential to Extend (subject to all consents)

Price £1,000,000



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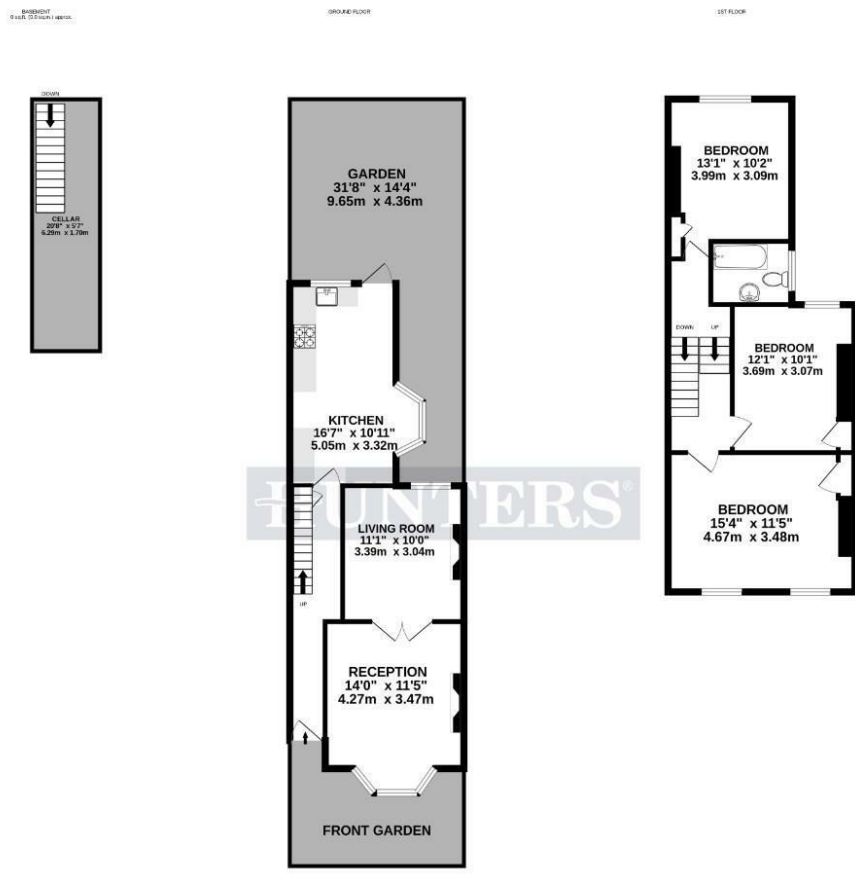
DESCRIPTION

Available chain free and situated on a quiet residential street, is this three bedroom bay fronted period house. The ground floor consists of a double reception room, large kitchen/diner leading to a fantastic rear garden backing onto the peaceful Abney Park. The first floor offers a master bedroom tot he front, two further double bedrooms, a family bathroom and cellar. The property requires updating and offers scope for a ground floor side and rear extension as well as a loft, subject to the necessary planning consents.

Listria Park is a quiet residential, tree lined street only a short walk from Stoke Newington Church Street & High Streets wide range of shops, bars, restaurants and coffee houses as well being within easy walking distance from local schools, the stunning Clissold Park and Abney Park. Transport links include Stoke Newington Station (Overground) and a variety of bus routes into The City and West End.







TOTAL FLOOR AREA: 1056sq.ft. (98.1 sq.m.) Approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropax ©2024



Viewings

Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

