



Listria Park

Stoke Newington, N16

Guide Price £1,875,000

A once in a lifetime opportunity to acquire one of the most unassuming homes in Stoke Newington, available for the first time in c 50 years, having been within the same families ownership since 1974.

CHESTERTONS



Listria Park

Stoke Newington, N16

- Five bedrooms bedrooms
- Three bathrooms
- Ornate period details throughout
- Owned within the same family for c 50 years
- Phenomenal South facing private garden spanning c 127 ft
- Well placed for access to Stoke Newington Church Street



A once in a lifetime opportunity to acquire one of the most unassuming homes in Stoke Newington, available for the first time in c 50 years, having been within the same families ownership since 1974, enjoying one of the borough's most impressive gardens, spanning a staggering c 127" x 52, backing directly on to Abney Park, which has been fully restored having recently been awarded over £5million of Lottery Money. Accommodation is substantial, light filled and unique, comprising; a dual reception space set at the front of the ground floor, which fans out to create extra width space, owing to the position of the home on the street. This space retains ornate features which include, ceiling roses, coving and a beautiful marble fireplace. There are French doors, which along with the kitchen/dining space, complete with Aga, provides access to the phenomenal garden, measuring c 127 x 52 ft, with various sections, ideal for entertaining and offering huge scope (STPP) to extend into. It should be noted that the current owners added the Canadian hardwood, "Amdega" conservatory, dubbed the Rolls Royce of conservatories. The first floor houses two large double bedrooms, the front is sun soaked courtesy of the uninterrupted views opposite, again courtesy of the houses position on the street. An additional, large double bedroom (with en-suite) sits behind, retaining an original fireplace and overlooking the greenery of the rear garden. There is another smaller double bedroom on the half landing at the rear, with a family bathroom set next to it. There are two double bedrooms and another family bathroom on the top floor, with the "L" shaped dormer housing the smaller room and the larger double bedroom, with Juliette balcony overlooking the gardens at the front. 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.

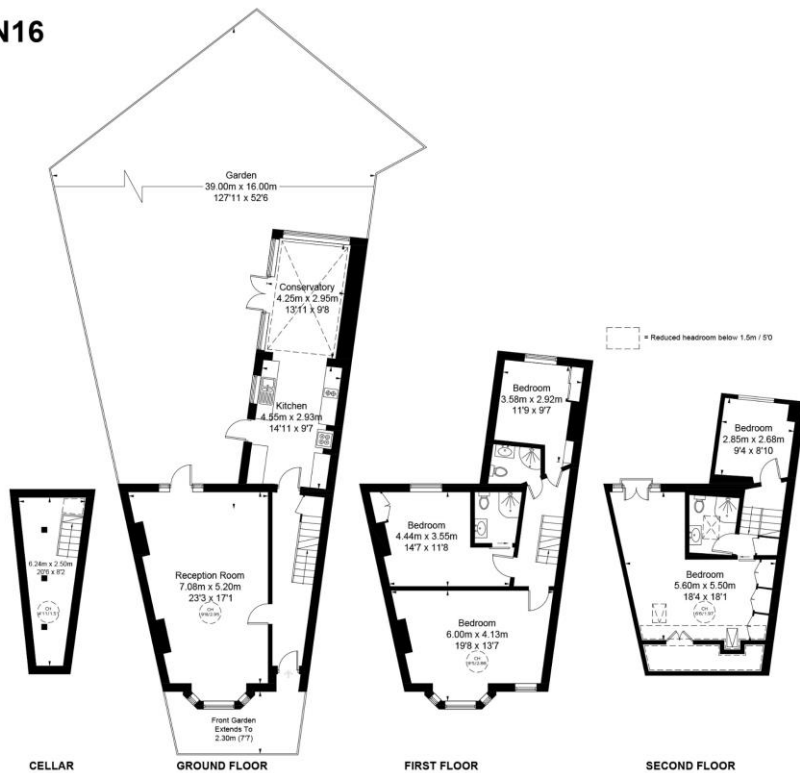
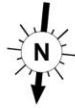
Tenure: Freehold
Local Authority: Islington
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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LISTRIA PARK, N16



APPROXIMATE GROSS INTERNAL AREA
 CELLAR = 112 SQ FT / 10.4 SQ M (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 757 SQ FT / 70.3 SQ M
 FIRST FLOOR = 630 SQ FT / 58.5 SQ M
 SECOND FLOOR = 401 SQ FT / 37.3 SQ M (EXCLUDING REDUCED HEADROOM)
 REDUCED HEADROOM = 87 SQ FT / 8.1 SQ M
 TOTAL = 1987 SQ FT / 184.6 SQ M

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