

Julian Reid



51 Listria Park, London, N16 5SW

Charming, late Victorian terraced house on a peaceful setting with excellent accommodation, full of character and a pretty, town garden backing onto the green and leafy Abney Park Cemetery

julianreid.co.uk

Guide Price £1,250,000
Freehold

- **Beautifully presented**
- **Council Tax Band: E**
- **EPC Rating: D**
- **3 bedrooms**
- **Peaceful location**

Charming, late Victorian family house located on this popular crescent just north of Stoke Newington Church Street and within a short walk of Stoke Newington overground station. The property offers nicely presented accommodation, full of character with a super, extended kitchen/diner with glass roof, indeed the rear of the house enjoys peaceful, leafy views onto Abney Park cemetery. There are three bedrooms and a good sized bathroom, a 25'6" Reception room retaining ceiling mouldings, ornate cast iron fireplace and stripped wooden floors. The kitchen is a lovely peaceful room, well fitted with access onto a very pretty, west facing patio garden. There is also a cellar for storage and a bike store in the front garden. Both the bathroom and kitchen have underfloor heating and there is the possibility of converting the loft subject to usual planning consents. Listria Park is a very quiet, residential road within a short walk of regular transport into the City and West End with the vibrant selection of local shops, bars and restaurants are also easily accessible.

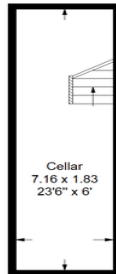


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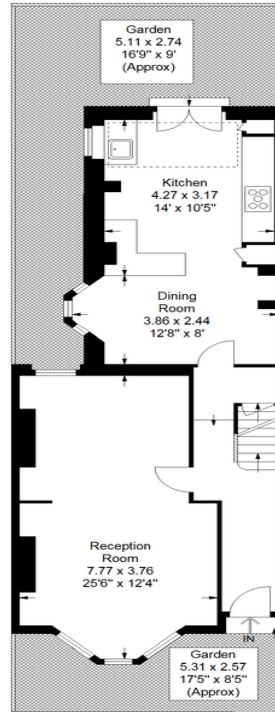
Listria Park, N16

Approximate Gross Internal Area

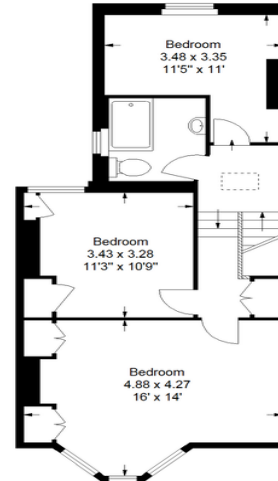
Cellar = 141 sq ft / 13.10 sq m
 Ground Floor = 627 sq ft / 58.25 sq m
 First Floor = 550 sq ft / 51.10 sq m
 Total = 1318 sq ft / 122.45 sq m



Lower Ground Floor



Ground Floor



First Floor

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 Floor plan For Julian Reid

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