



**Yoakley Road, London**

**Price £375,000**





# Yoakley Road, London

## DESCRIPTION

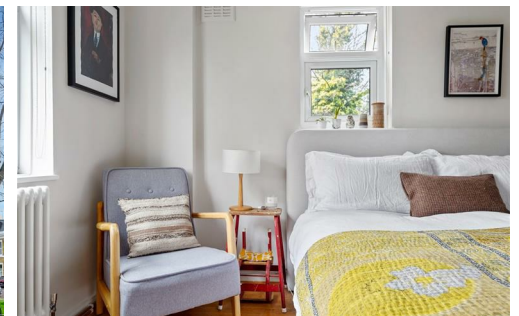
Available to view by appointment only and ideally positioned on a quiet residential road, within walking distance of Clissold Park and Church Street, is this delightful one bedroom apartment boasting over 565sq. ft. (52 sq. mt.) of internal accommodation.

Set on the first floor of a well maintained purpose built apartment building, the property benefits from a light filled, recently refurbished reception room with hard wood flooring throughout and a private, south-facing balcony, modern kitchen, master bedroom, newly refurbished bathroom and ample storage.

Lister Court is located on Yoakley Road, moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Blackstock Road & Finsbury Park and the wide open spaces of the stunning Clissold Park and Woodberry Wetlands.

Transport links include Stoke Newington Station (Overground), Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines), Manor House Station (Piccadilly Line) and a variety of Bus routes into The City & West End.

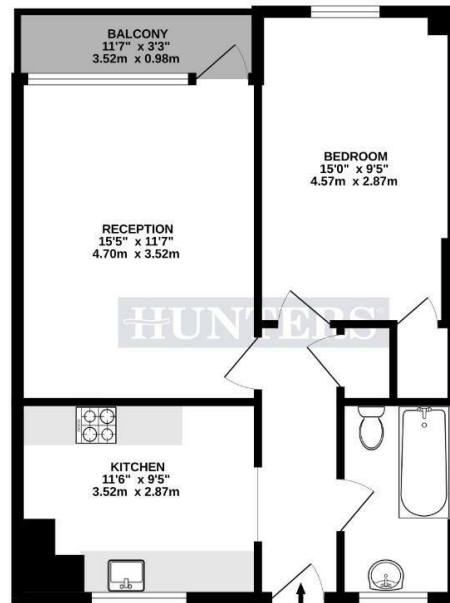
- One Bedroom Apatment
- Excellent Condition
- First Floor with Lift Access
- Private Balcony
- Close to Church Street
- Close to Clissold Park







FIRST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 568sq.ft. (52.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any mis-  
measurement or mis-statement. This plan is for illustrative purposes only and should be used as a guide only.  
prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee  
as to their operability or efficiency can be given.  
Made with Streampix 02/24



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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