

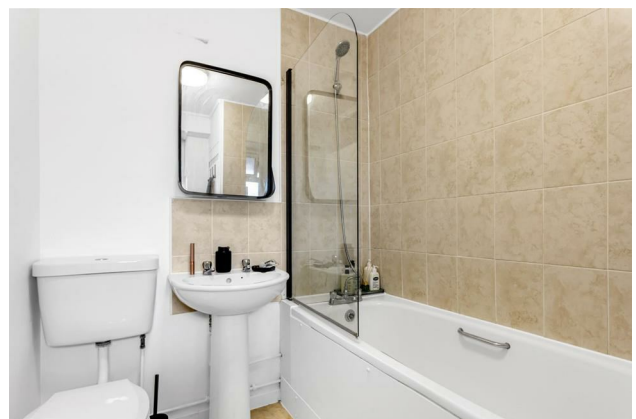
# HUNTERS®

HERE TO GET *you* THERE

**Yoakley Road, London, N16**

**Asking Price £400,000**

**Property Images**



# HUNTERS<sup>®</sup>

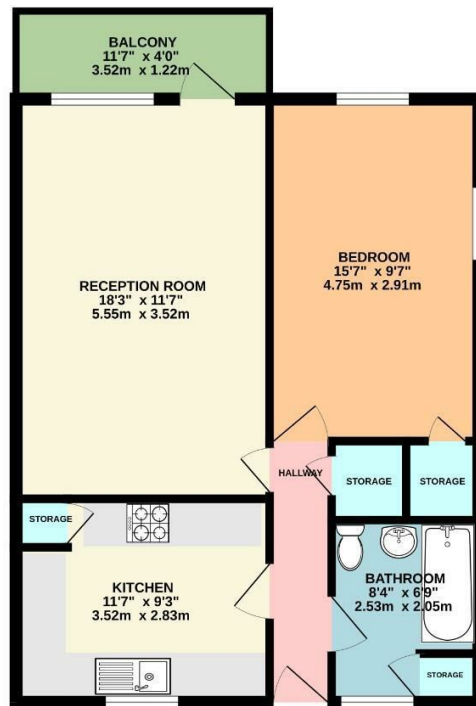
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## Property Images



## Floorplan

EIGHTH FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



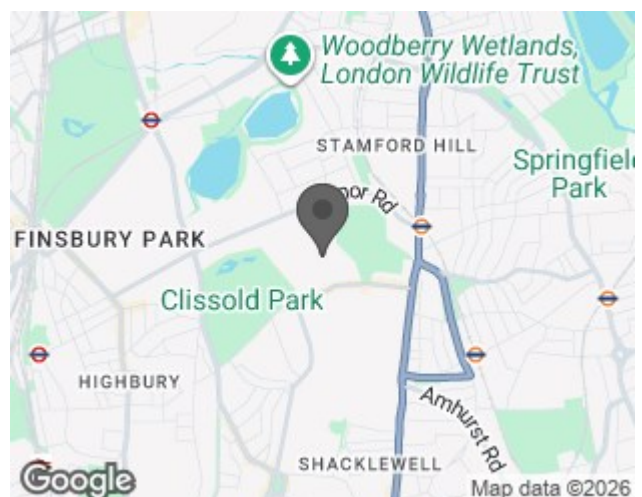
TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 Metropix 2/2005



## EPC

| 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<br>2002/91/EC |           |

## Map



## Details

Type: Flat - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

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 approximate 580 sq. ft. (53 sqm.) of internal accommodation.

Set on the eighth floor of a well maintained purpose built apartment building, the property benefits from a light filled, reception room and a private, south-facing balcony, separate kitchen, master bedroom, modern bathroom and ample storage throughout.

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.

## Features

- One bedroom apartment • Eighth floor (with lift access) • Private Balcony • Separate Kitchen • Ample storage throughout • Views across London • Close to Clissold Park • Close to Church Street