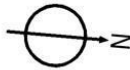


Bayston Road, N16
Approx. Gross Internal Area 2089 Sq Ft - 194.07 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 4/2/2025

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.



Bayston Road, N16



£1,500,000 Freehold

This exquisite mid-terrace residence offers over 2,089 sq ft of beautifully appointed living space, effortlessly combining period charm with contemporary comfort. Thoughtfully maintained by its current owners, the home showcases a wealth of original features, including stripped wooden floorboards and a striking working cast iron & slate fireplace in the reception room.

Set across multiple levels, the property boasts four generously proportioned double bedrooms, including a superb principal suite with a stylish en-suite bathroom in the mansard extension. A spacious double reception room provides an elegant setting for entertaining, while the large kitchen/dining area forms the welcoming heart of the home. The property further benefits from a large west facing garden and two substantial cellar spaces, ideal for storage or future conversion.

There is also significant potential to extend the kitchen or develop the basement (subject to the necessary permissions), allowing the home to evolve in line with your needs.

A standout feature of this home is its commitment to sustainability. The property has been fitted with 16 PV solar panels, generating free electricity and yielding approximately £2,000 per year through the government's Feed-in Tariff. Additionally, a brand-new LG Prime 10kWh solar storage battery ensures optimal energy efficiency and long-term savings.

Situated on the sought-after Bayston Road, this home is ideally positioned moments from an array of independent boutiques, coffee houses, and renowned restaurants on Stoke Newington Church Street and High Street. Dalston's vibrant cultural and dining scene is also within easy reach.

[oakwoodestateagents.com](https://www.oakwoodestateagents.com)

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- FOUR BEDROOMS
- ORIGINAL FEATURES
- POTENTIAL TO EXTEND (STPP)
- LARGE WEST FACING GARDEN
- 16 PV SOLAR PANELS
- EXCELLENT LOCATION
- 2089 SQFT
- FAMILY HOME
- UNDER FLOOR HEATING IN THE KITCHEN
- MOSAIC ENTRANCE PATHWAY

