

Julian
Reid



81 Bayston Road, London, N16 7NB

A spacious and very well-presented three bedroom family house with pretty west facing garden on this centrally located, residential road in the heart of Stoke Newington.

julianreid.co.uk

Guide Price £1,250,000
Freehold

- **3 bedrooms**
- **Council Tax Band: E**
- **EPC Rating: D**
- **West facing garden**
- **Large kitchen/diner**

An extremely well-proportioned three bedroom late Victorian terraced house offering bright and nicely presented accommodation with an east/west orientation. On the ground floor there is a generous, through reception room and large kitchen dining room with bi-fold doors leading on to a very pretty and peaceful, west facing garden. There are three large bedrooms on the first floor and family bathroom. There is good attic storage, fully boarded and with skylight windows and obviously the possibility, subject to usual planning consents for extension. The property also has the benefit of a large cellar with good head-height. There has previously been planning permission granted to extend this area. The property is located at the northern end of Bayston Road, a very popular residential location with easy access to both the High Street and Stoke Newington Church Street together with excellent transport amenities connecting both the City and West End. The property is being sold Chain Free



Julian Reid
51 Stoke Newington Church Street London N16 0AR
jreid@julianreid.co.uk Fax: 020 7923 8651
+44 (0) 20 7923 8650

Bayston Road

Approximate Gross Internal Area
Lower Ground Floor = 433 sq ft / 40.2 sq m
Ground Floor = 645 sq ft / 59.9 sq m
First Floor = 660 sq ft / 61.3 sq m
Total = 1738 sq ft / 161.5 sq m



Lower Ground Floor

Ground Floor

First Floor

JULIAN REID SPECIAL DISCLAIMER:-
For Illustration Purposes Only - Not To Scale
Floor plan For Julian Reid

Important notice: Julian Reid, their clients and any joint agents give notice that: 1: They are not authorized to make or give representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

