



Julian Reid

65 Bayston Road, London, N16 7NB

Very spacious four bedroom late Victorian family house with generous accommodation and a private, west facing garden

julianreid.co.uk

Guide Price £1,500,000
Freehold

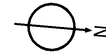
- **4 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: C**
- **Large through Reception room**
- **West facing garden**

Extremely well-proportioned and nicely extended four bedroom late Victorian family house located on this popular residential road running just east but parallel to Stoke Newington High Street. Airy accommodation arranged over three floors with huge, undeveloped but useful storage cellars. Large through Reception room with excellent ceiling height and mouldings and generous kitchen/diner on the ground floor, both of which lead onto a private, west facing garden extending approximately 40'. There is also a separate wc. The kitchen has underfloor heating and the house has solar panels which store electricity to make the property efficient. On the two floors above there are four very good sized bedrooms and two bathrooms (one en-suite) to give accommodation just in excess of 2000 square feet. Bayston Road is extremely convenient being well-placed for access to a very vibrant selection of shops, bars and restaurants on both Stoke Newington High Street and Church Street. Regular bus services connect to both the City and West End and there are overground rail services into Liverpool Street.



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](https://www.lpaplus.com)

Date: 11/08/2025

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.

J352 Ravensthorpe 01670 713330

