



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

BAYSTON ROAD STOKE NEWINGTON



SOLD

REF: 1307974

4 Bed, Period House, Private Garden

Large garden - Great transport links - Four bedrooms - Fantastic potential -

Fantastic four bedroom family home in need of some updating, this property provides a great opportunity to fit a house to your specific needs. The property comprises a large family kitchen, reception room, four bedrooms, family bathroom and a large mature garden. Bayston Road is a residential street in the heart of Stoke Newington, located a short walk from the many bars, restaurants and shops of Stoke Newington Church Street. Transport links include Stoke Newington (Overground) and a variety of bus ... **continued below**

Train/Tube - Stoke Newington, Clapton, Dalston Kingsland, Hackney Downs

Local Authority/Council Tax - Hackney

Tenure - Freehold

ludlowthompson



BAYSTON ROAD STOKE NEWINGTON



Reception



Kitchen



Bedroom



Bathroom



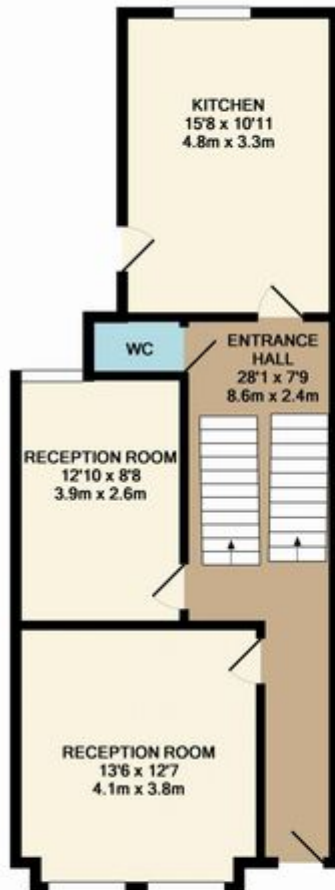
Garden



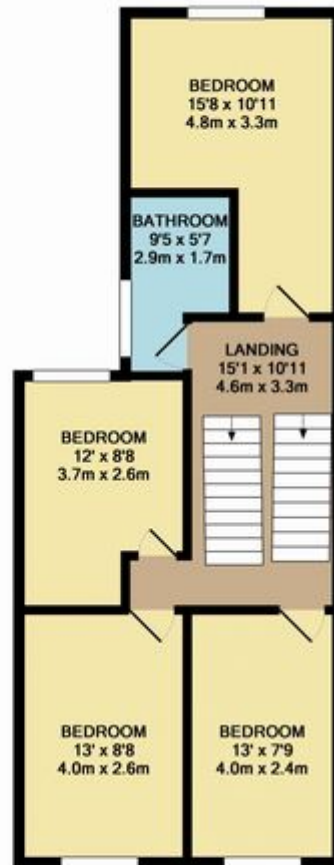
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GROUND FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1248 SQ.FT. (115.9 SQ.M.)

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.

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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The property comprises a large family kitchen,reception room,four bedrooms,family bathroom and a large mature garden.

Bayston Road is a residential street in the heart of Stoke Newington,located a short walk from the many bars,restaurants and shops of stoke Newington Church Street.

Transport links include Stoke Newington(Overground) and a variety of bus routes into canary Wharf,the City and West End.

Reception

Kitchen

Bedroom

Bathroom

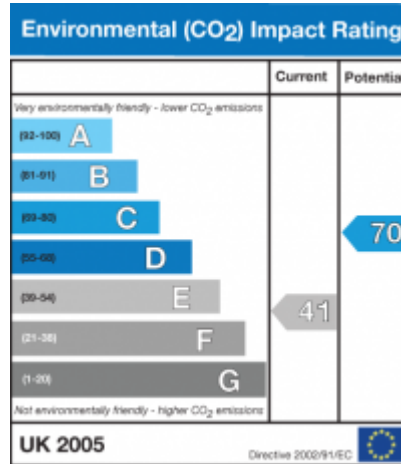
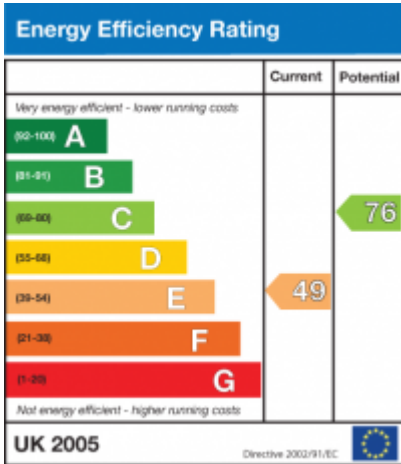
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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 1307974

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.