

# LILYANA

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ESTATES



103 St. James Lane, London, N10 3RJ

Offers over £975,000

- EPC rating C

# 103 St. James Lane, London N10 3RJ

Lilyana Estates is delighted to present this hidden treasure in the heart of Muswell Hill, where character meets contemporary living.

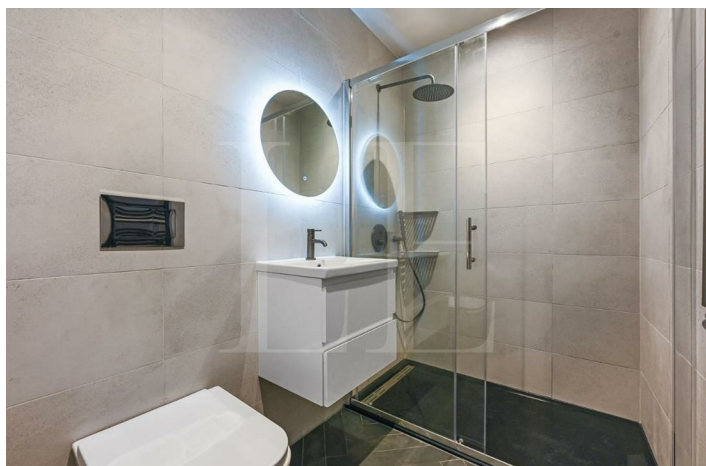
Set on one of the larger plots on the street (approx 207m<sup>2</sup>), is this remarkable semi-detached home of timber frame construction, thoughtfully updated while preserving its historic charm.

The off-road parking and generous front garden create an enviable first impression— a rare find in this sought-after location. Inside, a welcoming hallway leads to a bright reception room and a dual-aspect kitchen and dining area, thoughtfully designed for comfort and practicality. Smart storage solutions include a hidden utility space and under-stair storage, ensuring effortless organisation. Upstairs, the master bedroom boasts a private en-suite, while a spacious family bathroom serves the remaining bedrooms.

Muswell Hill is celebrated for its period architecture, green spaces, and vibrant community. Properties here range from £1,000,000 to £2,500,000, reflecting strong market demand.



Council Tax Band: F



## **Porch**

The spacious front porch enhances the home's charm with herringbone-patterned slate flooring for durability and an elegant green finish that complements the interior. Two windows on either side of the front door allow natural light to brighten the space. Designed for both function and style, the porch provides ample room for greeting guests, hanging coats, and storing essentials. It also serves as a protective buffer against drafts and weather, adding both character and practicality, leading onto the hallway.

## **Hallway**

The hallway features a front elevation door, engineered wood flooring, spotlights, a designer pendant light., and antique brass fixtures. A traditional wooden staircase with a dark-stained handrail, turned balusters, and a carpet runner leads to the first floor. Beneath the staircase, built-in storage offers concealed space for utilities such as a washing machine and tumble dryer, along with additional cupboards and drawers. The hallway provides access to the reception room, kitchen/dining areas, and a door leading to the back garden.

## **Reception room**

16'3" x 11'9"

The reception room features original cast iron fireplace, framed by an intricately carved wooden surround. A sash window to the front elevation allows natural light to flood the space, while a anthracite grey traditional column radiator adds character and warmth. The engineered wood flooring enhances the room's inviting feel, complemented by antique brass fixtures and fittings, recessed spotlights and a statement designer pendant light.

## **Kitchen/diner**

16'5" x 11'8"

The kitchen features a range-style cooker with an inbuilt extractor, sink drainer unit with mixer tap, quartz splashback and worktop, and ample storage with drawers, cupboards, and open shelving. There is designated space for modern integrated appliances, such as a microwave, dishwasher and fridge/freezer etc. Engineered wood flooring runs throughout, complemented by a sash window to the front elevation with a anthracite grey traditional column radiator, spotlights, antique brass fixtures and fittings and a designer pendant light. A spacious and sociable open-plan space designed for modern living.

## **Landing**

Spacious landing providing access to all three bedrooms and the family bathroom. Carpeted in a neutral tone, it features a sash window to the rear elevation, loft access, an anthracite grey traditional column radiator, spotlights, and antique brass fixtures and fittings.

## **Bedroom 1**

16'8 x 15'4

Bedroom featuring a sash window to the front elevation, an original cast iron fireplace, and an en-suite bathroom. The ceiling boasts a modern tray design with recessed lighting, an elegant circular LED pendant, and exposed dark wooden beams

contrasting against the white ceiling that add depth and character. The room is finished with antique brass fixtures, a neutral-toned carpet, and an anthracite grey traditional column radiator, blending original charm with contemporary elegance.

## **Ensuite**

A sleek and contemporary 3 piece en-suite featuring a wall-hung WC with a modern flush plate, a stylish wall-hung vanity basin, the walk-in shower has sliding doors, storage, sleek rainfall shower and handheld attachment. and a round LED mirror with a built-in demister. The space is fully tiled, offering a clean and seamless finish, while the slate herringbone-patterned flooring adds a sophisticated contrast. An integrated extractor ensures ventilation, maintaining a fresh and comfortable atmosphere.

## **Bedroom 2**

9'7 x 8'5

A bright and modern bedroom with a front-facing sash window, neutral-toned carpeting, a sleek anthracite grey traditional column radiator, a designer pendant light and antique brass fixtures and fittings, creating a clean and contemporary feel.

## **Bedroom 3**

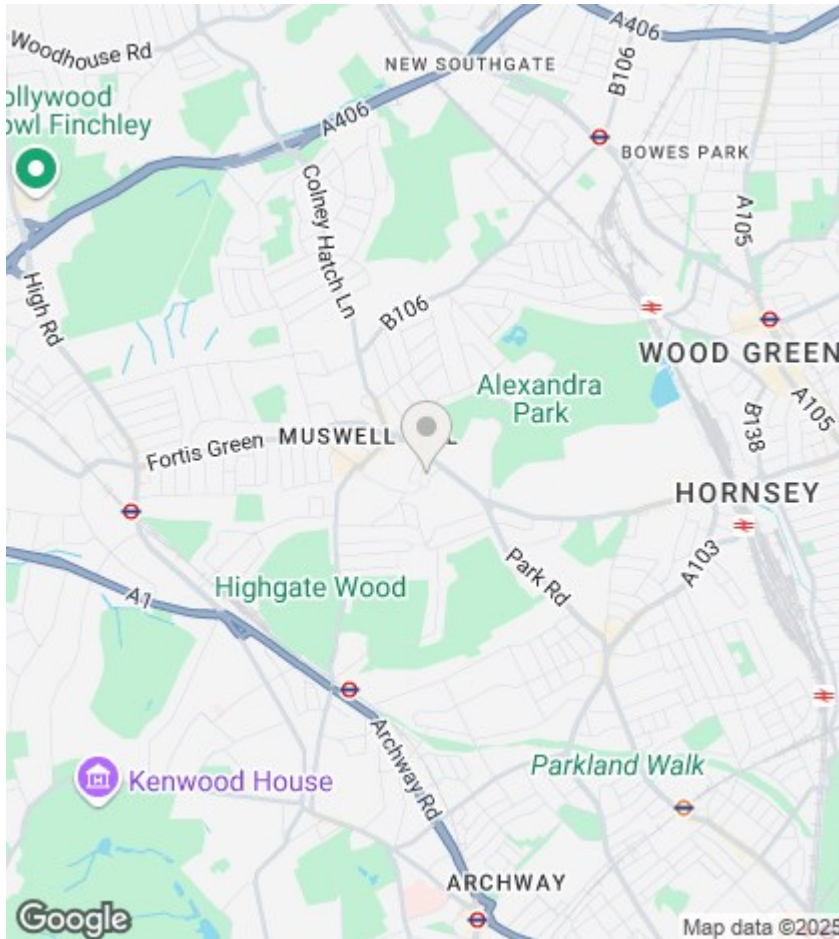
11'8 x 6'4

A bright and airy bedroom with a front-facing sash window, neutral-toned carpeting, and a sleek anthracite grey traditional column radiator. A spotlight on the feature wall adding depth and ambiance, a designer pendant light and antique brass fixtures and fittings complete the contemporary look.

## **Family bathroom**

This family bathroom features a rear elevation window, real marble tiling around the bath, and a rainfall shower with a handheld attachment. It includes an extractor fan, a rich wood-finish vanity unit with a marble countertop, and panelled walls. The wall-mounted matte black fixtures complement the large rectangular basin. A square LED mirror with a built-in demister is framed by wall sconces. The herringbone-patterned flooring adds contrast, and the layout includes a deep bathtub and a separate WC.





## Directions

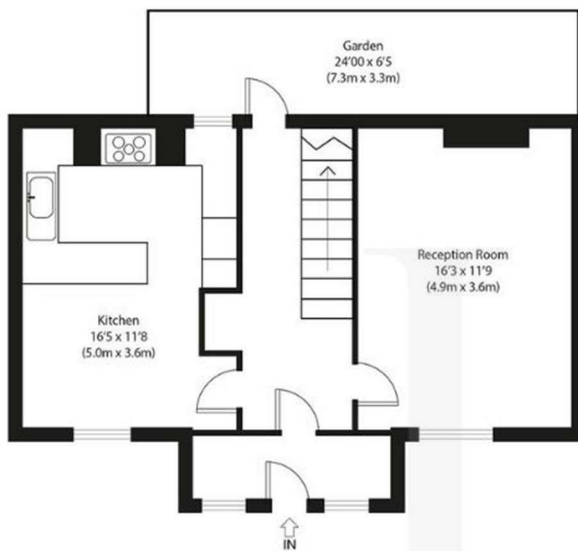
## Viewings

Viewings by arrangement only. Call 02035 381156 to make an appointment.

## EPC Rating:

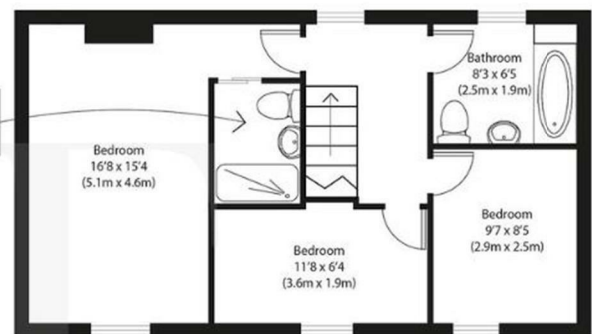
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

En Suite  
6'9" x 4'5"  
(2.1m x 1.3m)



First Floor

Approximate Gross Internal Area  
Main House 1100 sq ft (93 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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