



CHURCH LANE
LONDON, N8

GRANT J BATES
— PROPERTY —



A beautiful architecturally extended Victorian home, interior designed with five beds and near 2,650 sq ft

GJB

Church Lane, London, N8

Freehold

- Victorian Architecture
- Will Gamble Design
- Five Bedrooms
- Three Bathrooms
- Bespoke Kitchen
- Hidden Pantry
- Outdoor Kitchen
- Original Features
- Interior Designed
- Crouch End Location

Description

This meticulously extended five-bedroom, three-bathroom Victorian home offers just shy of 2,650 sq ft across four floors, including a large cellar. Reimagined by architect Will Gamble, it combines period charm with contemporary design to create a warm, light-filled family home.

Original encaustic tiles, cornicing, and cast-iron radiators set the tone in the hallway. The double reception features fireplaces, bespoke cabinetry with a hidden bar, and wooden flooring. Many sash windows have been replaced with double-glazed units, preserving character while improving comfort.

To the rear, a striking kitchen extension is framed by ash timber slats, a picture window, and a wall of floor-to-ceiling glazing opening to the garden. Calacatta marble worktops, a Smeg range, Quooker tap, high-end appliances, hidden pantry, and Joseph Giles hardware complete the bespoke kitchen. The garden features Mandarin Stone paving, mature planting, a plumbed Napoleon BBQ, hot tap, and outdoor kitchen.

The first-floor principal suite spans the width of the house with a walk-in wardrobe and en suite including a cast-iron bath and crittall-style shower. Two further bedrooms and a bathroom sit on this floor. The top floor has two well-proportioned bedrooms—one a study with treetop views—and a bathroom with Claybrook tiles, brass fixtures, and skylights.

Situation

Crouch End is beloved for its village feel, independent shops, cafés, and green spaces including Priory Park and Alexandra Palace. Excellent schools and fast links via Hornsey Station and Finsbury Park make this a perfect long-term home.

Additional Information

Local Authority: Haringey

Council Tax Band: TBC

EPC Rating: TBC

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Church Lane

Approximate Gross Internal Area = 2636 sq ft / 244.9 sq m. Ground Floor Area = 966 sq ft / 89.8 sq m, First Floor Area = 814 sq ft / 75.6 sq m, Second Floor Area = 781 sq ft / 72.6 sq m, Cellar Area = 125 sq ft / 11.6 sq m

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.