



## Newington Green Road, , London, N1 4RN

- Fully refurbished four-bedroom Victorian house (approx. 1,830 sq ft)
- Integrated Smeg appliances and 4-in-1 boiling/filtered tap
- Two elegant reception rooms with restored period panelling and cornicing
- Underfloor heating (ground & lower ground) plus electric UFH to all bathrooms
- Open-plan bespoke kitchen/dining room with porcelain travertine worktops
- Crittall-style glazed wall and floor-to-ceiling Cortizo doors to landscaped garden
- Principal bedroom with en-suite; additional modern family bathroom
- Front driveway, resident permit parking & integrated Mistek fire-suppression system

**Asking Price £1,500,000**



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## DESCRIPTION

This outstanding four-bedroom Victorian house has been comprehensively renovated and thoughtfully redesigned, offering approximately 1,830 sq ft of beautifully finished accommodation arranged over four floors. Period elegance and contemporary detailing sit comfortably side by side, with every element carefully upgraded to a high specification.

The finish includes newly installed timber sash windows, dark oak chevron-engineered flooring, and underfloor heating across the ground and lower-ground levels, with electric UFH to all bathrooms. The bespoke kitchen is fitted with porcelain travertine worktops, integrated Smeg appliances and a 4-in-1 boiling and filtered tap, while a striking Crittall-style glazed partition enhances light and flow. Bathrooms are appointed with Mandarin Stone and Claybrook tiling alongside Aquaroc fittings, and new carpets run throughout the upper floors.

The lower ground floor is centred around a superb open-plan kitchen and dining area, with floor-to-ceiling Cortizo doors opening onto the landscaped garden, plus a guest bedroom and separate WC. The ground floor offers two elegant reception rooms with restored period detailing.

On the first floor are two generous doubles, including a principal suite with en-suite, alongside a modern family bathroom. The top floor provides a spacious loft room ideal as a fourth bedroom or office. A Mistek misting system, front driveway and resident permit parking (Council Tax Band E) complete the home.

Newington Green Road is a short walk from Newington Green's wide range of shops, bars, restaurants and coffee houses as well being within easy walking distance from local schools & the stunning Clissold Park. Transport links include Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of Bus routes into The City & West End.





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 Approximate gross Internal Area  
 157.75 sq m / 1698 sq ft



This floor plan is for illustrative purposes only  
 and must not be relied upon as a statement of fact.

### Viewings

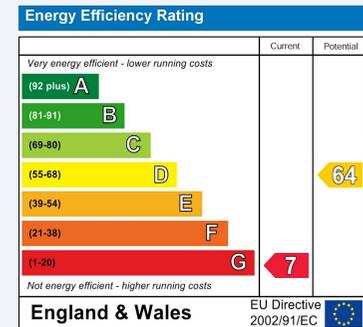
Please contact [highburyandislington@hunters.com](mailto:highburyandislington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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