



ROSE VALE
LONDON, EN11

GRANT J BATES
— PROPERTY —



A beautifully reimagined Victorian home with bespoke interiors throughout

GJB

Rose Vale, London, EN11

Freehold

- Three Bedrooms
- Two Bathrooms
- Garden Studio
- Principal Suite
- Bespoke Cabinetry
- DeVOL Tapware
- Quartz Worktops
- Moroccan Brassware
- Viero Plaster
- Basement Storage

Description

A beautifully reimagined late Victorian residence offering three bedrooms, two bathrooms, a detached garden studio and useful basement storage, where timeless architecture and contemporary craftsmanship combine to create an exceptional family home.

Extending to over 1,740 sq ft, this meticulously curated property has been transformed with an unwavering focus on bespoke design, artisanal finishes and carefully sourced materials from across Europe.

The ground floor has been thoughtfully designed for modern living and entertaining, centred around a striking rear extension flooded with natural light through angled glazing, lightwells and expansive bi-fold doors. At its heart sits a bespoke kitchen featuring handcrafted cabinetry, quartz worktops, integrated AEG appliances and a signature DeVOL tap, seamlessly connecting to the dining space and landscaped garden beyond.

Alfie Santaniello
Senior Broker
07817 376 662
alfie@grantjbates.com



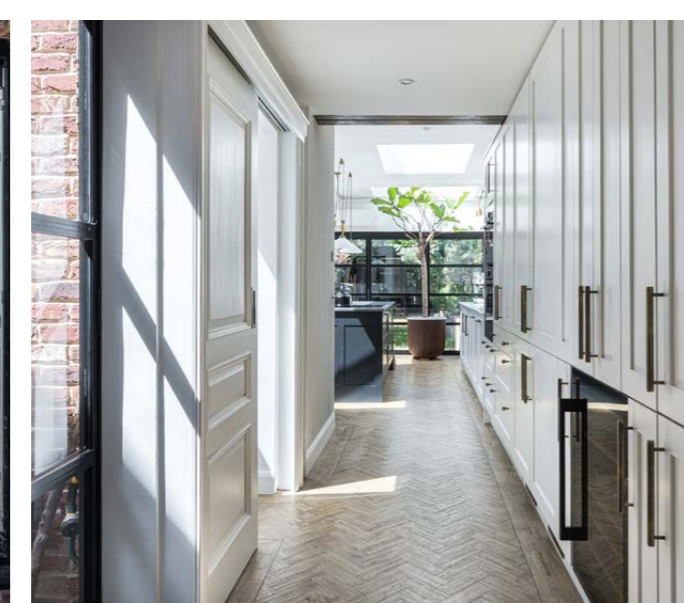
Original Victorian character has been beautifully preserved throughout, including elegant cornicing, a decorative ceiling rose, cast iron radiators and limestone-framed log-burning fireplaces. Herringbone Amtico flooring flows through the principal living spaces, complemented by bespoke cabinetry and considered detailing in every room.

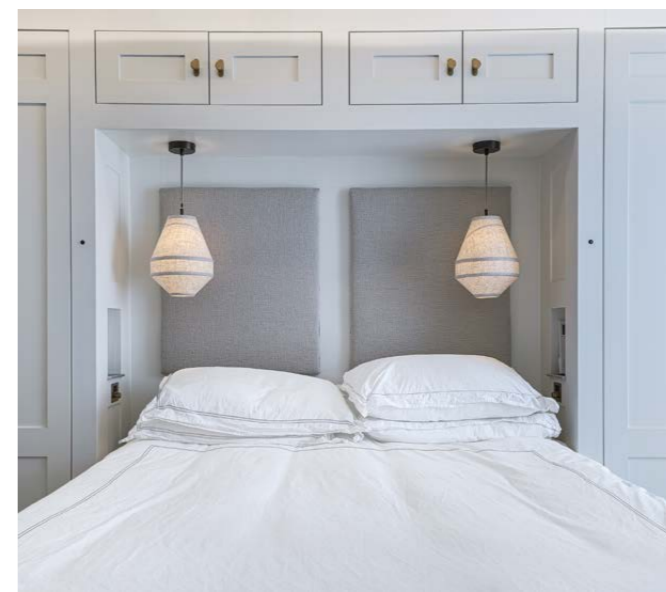
The bedroom accommodation is arranged over the upper floors and has been designed with both luxury and individuality in mind. Occupying the entire top floor, the principal bedroom suite is a standout space, featuring intricate bespoke ceiling panelling that creates a striking architectural focal point. The adjoining bathroom has been finished to an exceptional standard, combining contemporary luxury with artisan craftsmanship.

The remaining bedrooms continue the home's design-led theme, most notably the second bedroom, which features polished plaster walls by Viero, the renowned Italian decorative finishes specialist celebrated for its work within Soho House interiors worldwide. Bespoke storage solutions and carefully selected finishes ensure every room feels both elegant and functional.

Both bathrooms have been meticulously designed to deliver a boutique hotel experience. Marble floor tiles sit alongside brass fittings imported from Morocco, while a sculptural microcement bath and a remarkable 130kg stone sink imported from Turkey create spaces rich in texture and character. Every element has been selected for its quality, provenance and visual impact.







Further highlights include a bespoke stained-glass front door by The London Door Company, a fully re-boarded and plastered basement with cast iron shelving and bespoke wine storage, and a detached garden studio providing the ideal space for home working, wellness or creative pursuits.

A rare opportunity to acquire a Victorian home where heritage, craftsmanship and contemporary design have been brought together with exceptional attention to detail.

Situation

Just moments from the beautiful Barclay Park, offering attractive open green spaces, landscaped gardens and leisure facilities for residents to enjoy. Hoddesdon town centre is only a short walk away and provides an excellent selection of restaurants, cafés, coffee shops, supermarkets and everyday amenities. For commuters, the property benefits from convenient access to Broxbourne station, providing regular services into London Liverpool Street, while excellent road connections via the A10 and M25 make travel across Hertfordshire, London and beyond straightforward. This superb location perfectly combines convenience, connectivity and a relaxed lifestyle.

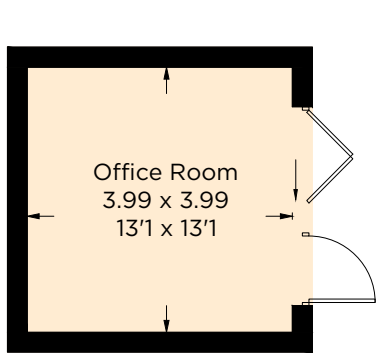
Additional Information

Local Authority: Broxbourne
Council Tax Band: E
EPC Rating: TBC



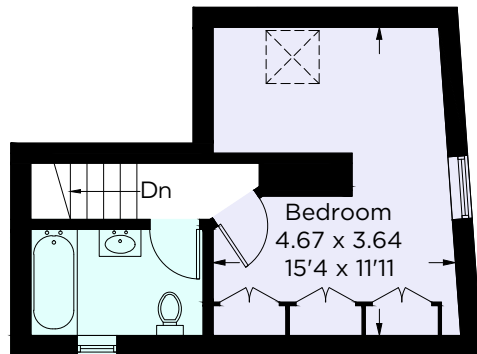
Alfie Santaniello
Senior Broker
07817 376 662
alfie@grantjbates.com



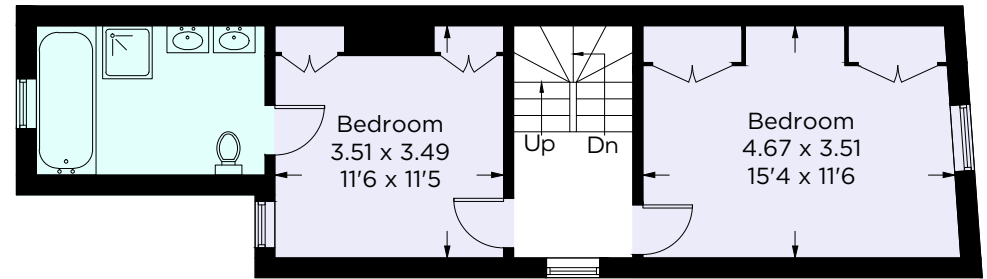


Outbuilding

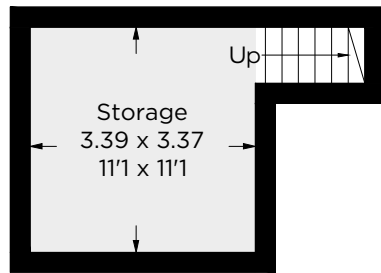
(Not Shown In Actual Location / Orientation)



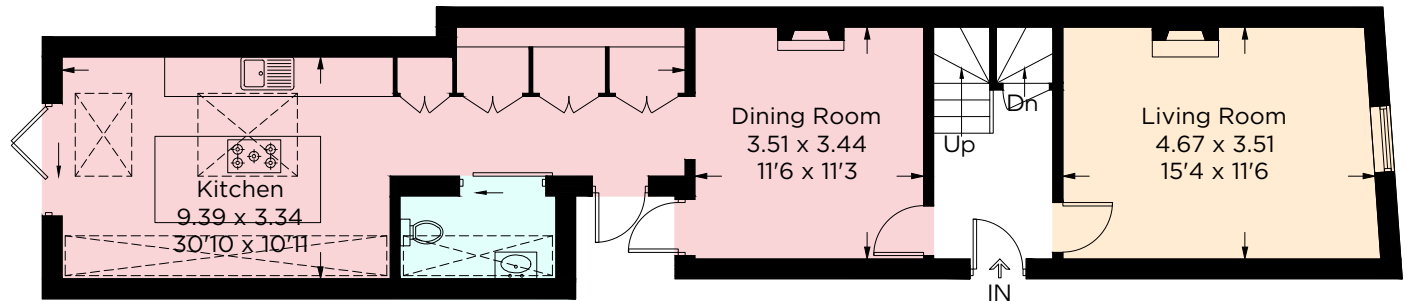
Second Floor



First Floor



Basement



Ground Floor

Rose Vale

Approximate Gross Internal Area (Including Outbuilding) = 161.9 sq m / 1743 sq ft

Outbuilding = 15.9 sq m / 172 sq ft

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.