



STROUD GREEN ROAD  
LONDON, N4

GRANT J BATES  
— PROPERTY —



# A two bedroom turnkey Victorian maisonette complete with private garden and parking

GJB

**Stroud Green Road, London, N4**

**Freehold**

- Close to 1,300 Sq Ft
- Two Double Bedrooms
- Front Driveway Parking
- Landscaped Private Garden
- Open-Plan Kitchen
- Bespoke Porcelain Kitchen
- Cortizo Sliding Doors
- Chevron Wood Flooring
- Underfloor Heating
- Utility & Guest WC

## **Description**

A design led Victorian maisonette with parking, two bedrooms, two bathrooms, and a garden. This apartment offers a refined balance of period proportion and contemporary living, extending to near 1,300 sq ft. The accommodation is duplex, and arranged with a generous front reception room, defined by elegant proportions and Bandsaw engineered chevron flooring, creating a calm and welcoming principal living space.

To the rear, the home opens into a beautifully conceived open-plan kitchen and dining room, centred around a bespoke kitchen with porcelain worktops, Smeg appliances and a 4-in-1 boiling water tap. Floor-to-ceiling Cortizo sliding doors draw in natural light and open directly onto a landscaped private garden, creating a seamless connection between inside and out, ideal for entertaining and everyday living.

A separate utility area and a ground-floor WC add practicality without compromising the clean architectural flow.

The bedroom accommodation is well balanced, with two generous double bedrooms, including a spacious principal bedroom with an en-suite bathroom. Bathrooms are finished with a considered palette of Mandarin Stone and Claybrook tiles, Aquaroc fittings, electric underfloor heating and brand-new carpets to the bedroom areas, delivering a boutique, hotel-style feel.

Underfloor heating runs throughout the ground floor, complementing the natural textures and materials used across the home. The landscaped garden provides a private and tranquil backdrop, while the rare benefit of a front driveway enhances convenience and kerb appeal.

A thoughtfully executed garden flat combining design, space and functionality, positioned perfectly for the amenities and transport connections of Stroud Green and North London.

## **Additional Information**

**Local Authority:** Haringey

**Council Tax Band:** E

**EPC Rating:** D

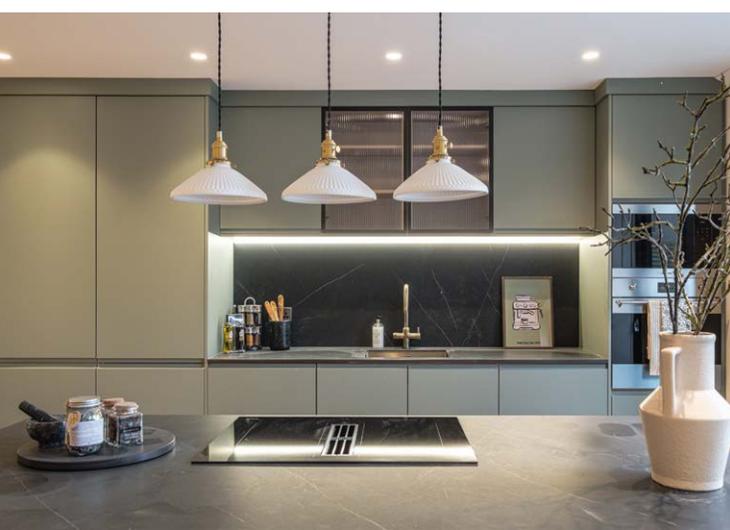
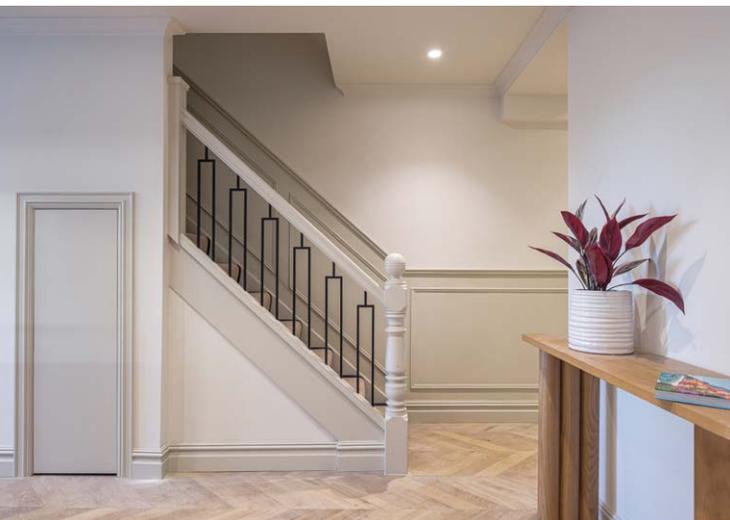
**Grant J Bates**

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GROUND FLOOR

 = Reduced headroom below 1.5m / 5'0"



FIRST FLOOR

## Stroud Green Road

Approximate Gross Internal Area = 116.6 sq m / 1254 sq ft (Reduced Headroom 1.8 sq m / 19 sq ft)

Approximate Gross External Area = 129.2 sq m / 1391 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fitings 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.