



Victoria Road | Alexandra Palace | London | N22

Asking Price - £1,850,000

 **DRAPER**
LONDON

- Five bedrooms
- Private garden
- Renovated with exceptional attention to detail
- Victorian conversion
- Four bathrooms
- Roof terrace
- Separate playroom

An outstanding, fully refurbished and extended Victorian residence spanning approximately 2,185 sq ft (202.99 sq m), offering five bedrooms, four bathrooms and three reception rooms.

This exceptional home has been meticulously reimagined to deliver a seamless blend of period character and refined contemporary design, set on one of N22's most desirable residential roads and enjoying open park views from every floor.

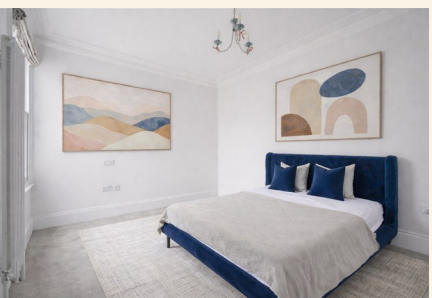
The approach immediately sets the tone. Impeccably restored brickwork and crisp pointing create a striking façade, leading into a beautifully curated entrance lobby with original Victorian mosaic tiling and a restored front door, an elegant nod to the home's heritage.

The ground floor has been thoughtfully designed for both formal reception and everyday living. A substantial front reception room, centred around a large bay window, provides a classic yet inviting space. To the rear, the house opens into an impressive kitchen, dining and reception area, an exceptional volume of space designed for entertaining and modern family life, with direct access onto the garden. A guest shower room and a generous utility room complete this level.

The lower ground floor offers a highly versatile environment, ideal as a media room, games room, gym or home office, perfectly suited to evolving lifestyle needs.

The first floor provides a well balanced arrangement of bedrooms. The principal suite occupies the front, enhanced by a large bay window and a sleek en suite shower room. Three further bedrooms and a beautifully appointed family bathroom complete this floor.





The top floor is dedicated to a remarkable suite of impressive scale, combining both sleeping and living space with a luxurious en-suite. This level opens onto a magnificent private roof terrace, offering far reaching views and a rare sense of openness, an exceptional feature for a home of this nature.

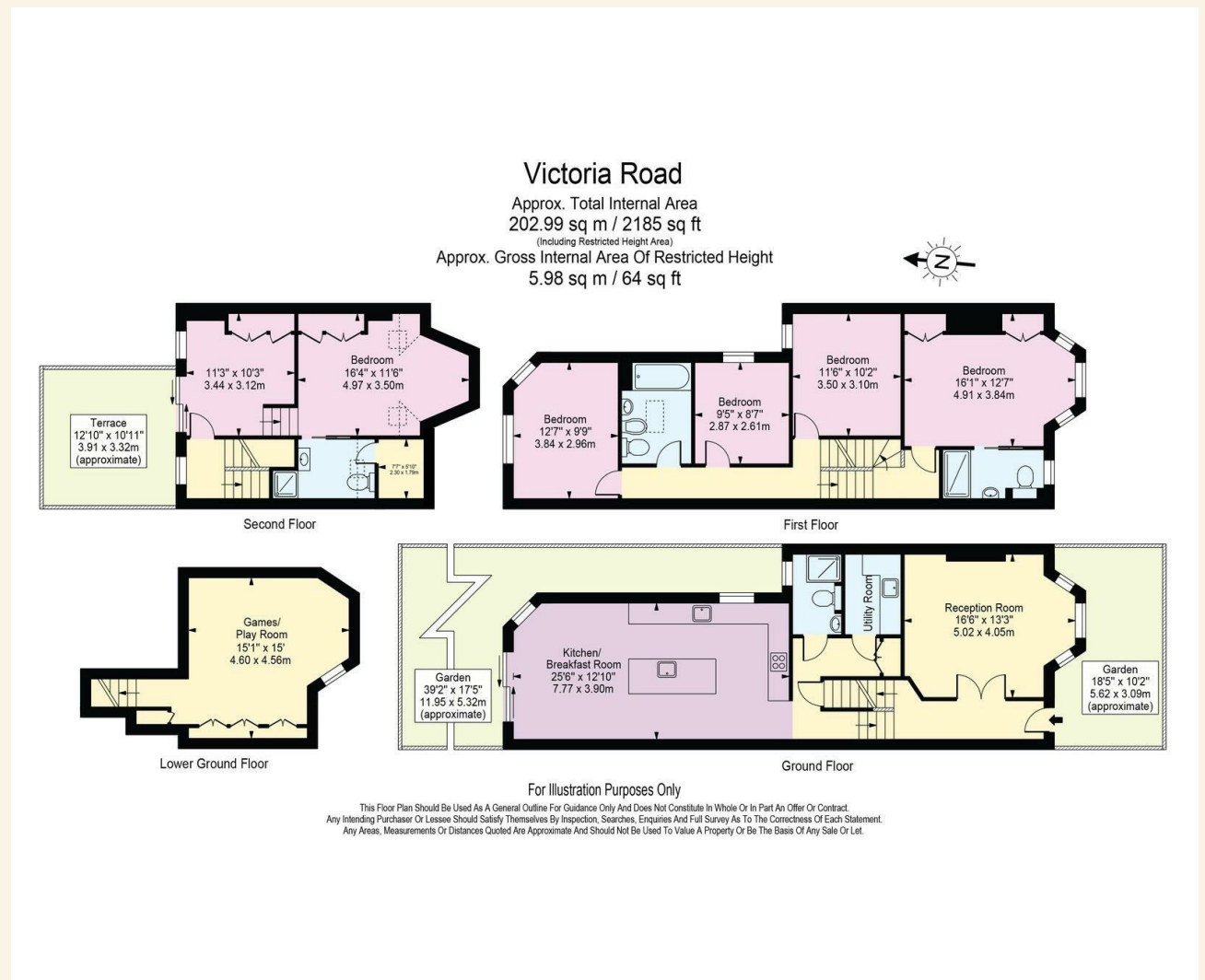
Throughout, the specification is uncompromising. Highlights include underfloor heating to the lower ground and all bathrooms, independent heating zones across each floor, dual heated towel rails, insulated external walls, solar panels, a full water filtration and softening system, real wood fireplaces, hardwood sash windows, increased door heights, data points in every room, and bespoke, made-to-measure joinery throughout.

Location

Victoria Road is a highly regarded residential address, perfectly positioned to enjoy some of North London's most sought after surroundings. The property is moments from the open green expanses of Alexandra Park and the iconic Alexandra Palace, offering far reaching views across London and an exceptional lifestyle right on your doorstep.

Situated in the catchment for Rhodes Avenue primary and Alexandra Park secondary schools. Within a short walk from Alexandra Park, Palace and its main line station, also accessible to Bounds Green tube station (Piccadilly Line). Early viewing highly recommended.

*please note some furniture has been digitally added



Council Tax Band F EPC Rating B

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

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