



WINDERMERE ROAD  
LONDON, N19

GRANT J BATES  
PROPERTY



# A refined Victorian home meticulously reimagined for modern London living

GJB

## Windermere Road, London, N19

### Freehold

- **Freehold Victorian House**
- **Award-Winning Refurbishment**
- **Three Double Bedrooms**
- **Luxury Family Bathrooms**
- **Three Reception Spaces**
- **Bespoke German Kitchen**
- **Landscaped Terrace Garden**
- **Principal Suite With En-Suite**
- **Four-Storey Layout**
- **1,458 Sq Ft**

### Description

Set on one of Archway's most sought-after tree-lined no-through roads, this exceptional Victorian mid-terrace home has been meticulously refurbished by a bespoke development team. Arranged over four elegant levels, the property offers 1,458 sq ft of carefully considered accommodation, blending period character with contemporary design.

The ground floor provides a versatile reception space which benefits from a Juliet balcony overlooking the garden, ideal for entertaining and everyday living, the lower ground floor is dedicated to a bespoke German shaker-style kitchen. Finished with premium integrated appliances, a central island and a separate utility area, the kitchen opens via expansive aluminium sliding doors onto a beautifully landscaped terrace garden.

The upper floors comprise three generously proportioned double bedrooms, served by well-appointed luxury bathrooms. The principal suite occupies the loft level and benefits from a walk-in wardrobe and a beautifully finished en-suite.

The remaining bedrooms are arranged across the first floor, making them ideal for family living, guests or home working.

Throughout the home, herringbone parquet flooring, Sonos-integrated audio, Aquaroc sanitaryware and Arezzo fittings reflect a meticulous attention to detail and quality.

Windermere Road offers a rare sense of privacy while remaining exceptionally well connected. Archway Underground Station and Upper Holloway Overground are both within easy reach, with Highgate Village, Holloway Road amenities and outstanding local schooling — including Yerbury Primary — close by.

An elegant and understated home of genuine substance.

### Additional Information

**Local Authority:** Islington

**Council Tax Band:** E

**EPC Rating:** C

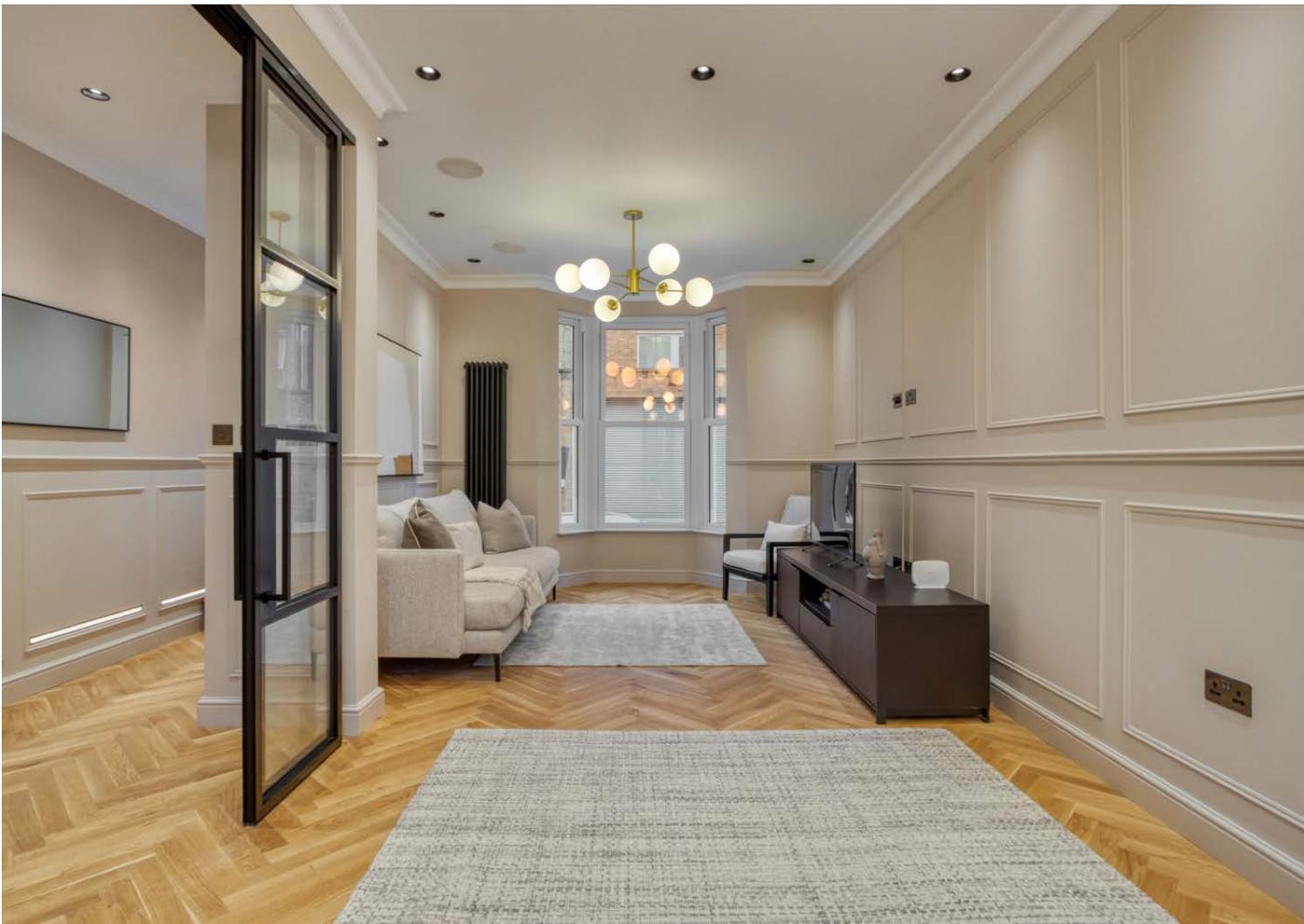
### Grant J Bates

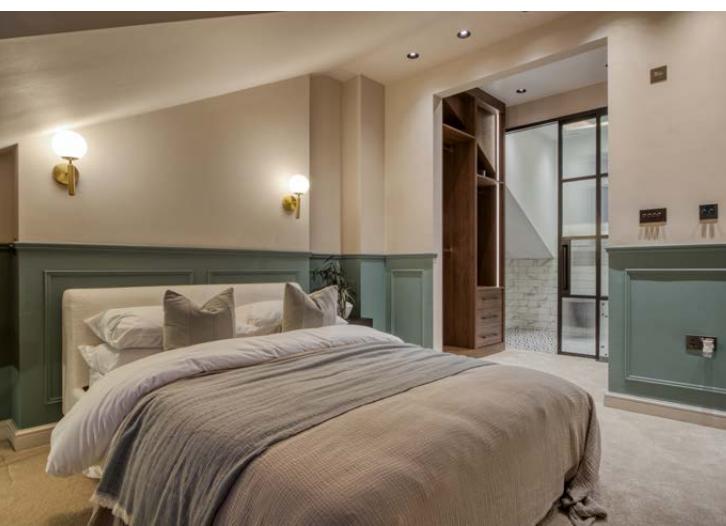
#### Director

0207 981 2584

grant@grantjbates.com









## Windermere Road

Approximate Gross Internal Area = 1458 sq ft / 135.5 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 etc. 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.