



CONINGSBY ROAD
LONDON, N4

GRANT J BATES
— PROPERTY —



An imposing corner plot interior designed Victorian home with four to five bedrooms and garden studio



Coningsby Road, London, N4

Freehold

- Four to Five Beds
- Three Baths
- Victorian Home
- Corner Plot
- Expertly Renovated
- Bespoke Kitchen
- Garden Studio
- Side Access
- Potential to Further Extend
- East to West Facing

Description

Set on an imposing corner plot along Coningsby Road, this 4-5 bedroom home has been reimagined with architectural precision to create one of the area's most compelling and complete family houses. The generous plot allows the property to sit proudly, its handsome proportions and lateral width enhanced by exceptional east to west light that changes character through the day. Layered extensions, double height voids and a remarkable sense of volume bring drama and scale rarely found in a Victorian terrace, while every detail reflects an exacting design eye and years of thoughtful curation.

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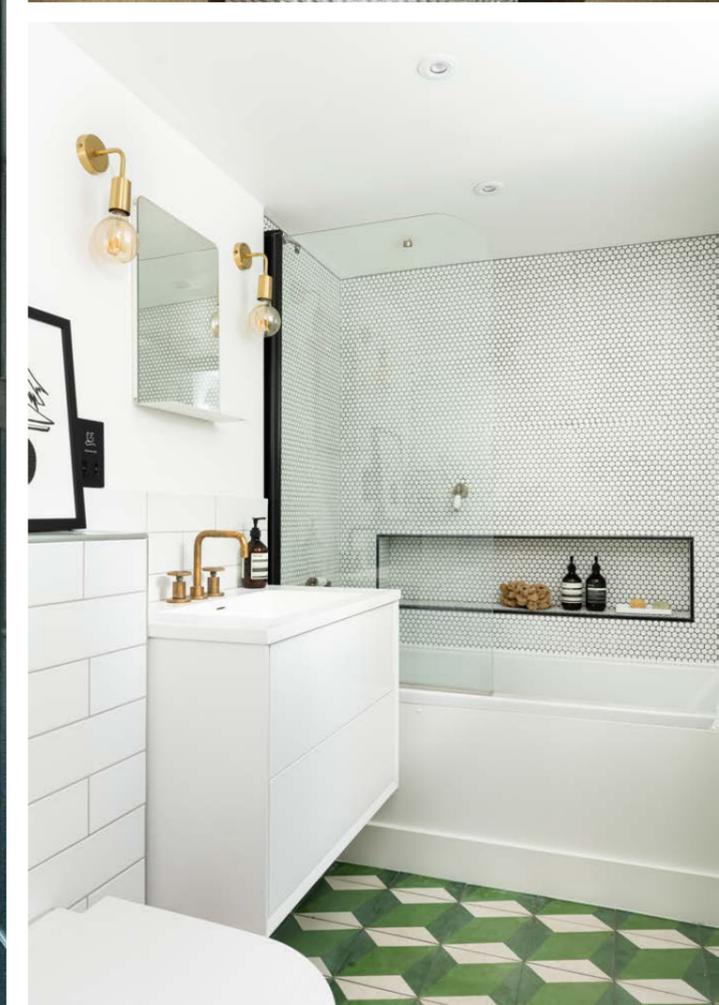
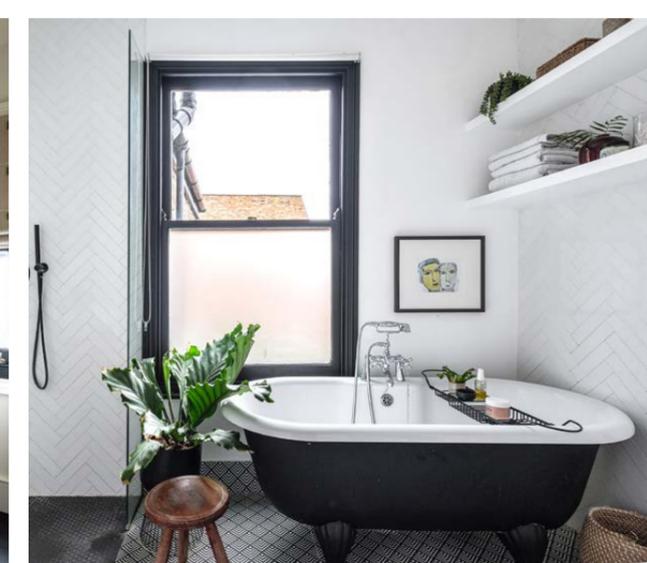
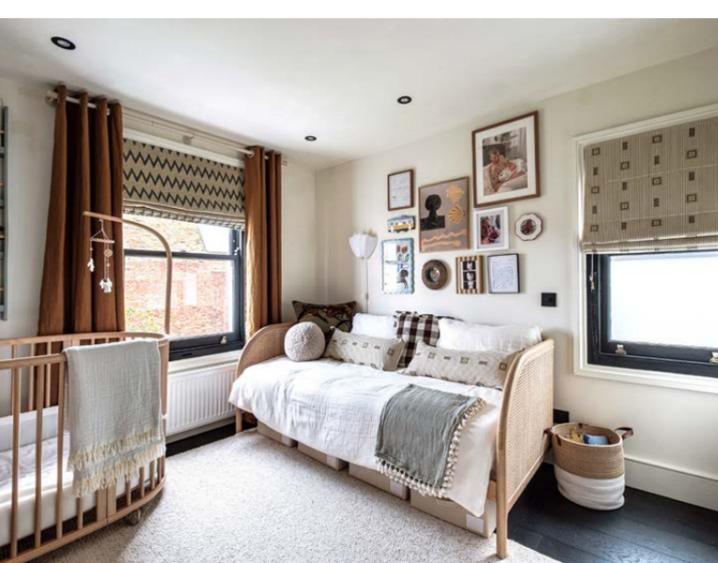


Behind the decorative façade, the interior unfolds as a sequence of connected spaces where craftsmanship, materials and light define the mood. The kitchen forms the social heart of the house, a bespoke creation by specialist joiners featuring shaker cabinetry, Devol brassware and quartz worktops that sweep into a generous central island. A vintage mint and rose marble wet bar with brass suspended shelving becomes a sculptural centrepiece, designed for entertaining and visual warmth. Full height glazing floods the room with natural light, blurring the boundary between inside and out, and opens to a landscaped garden framed by jasmine, olive trees and built in seating. The cedar deck conceals a hot tub beneath the planting and integrates an outdoor kitchen, turning the space into a true extension of the living area.

Between the ground and lower ground floors, a dramatic double height void draws daylight deep into the plan, accentuated by UV oiled oak flooring that runs throughout the house for visual continuity. The lower level introduces a cosy snug or playroom, layered with texture and tone, ideal for film nights or family downtime. This floor also accommodates a fully self contained nanny or guest suite complete with gym area and en suite, offering rare flexibility for modern living. Across the upper floors, the bedrooms are serene and design led, with bespoke joinery painted in Hague Blue, Buster & Punch hardware, and a walk through dressing area finished in Celestial Blue. Bathrooms combine Fired Earth and Lusso Stone finishes, geometric tiling, and a reimagined claw foot tub that nods to the home's heritage.









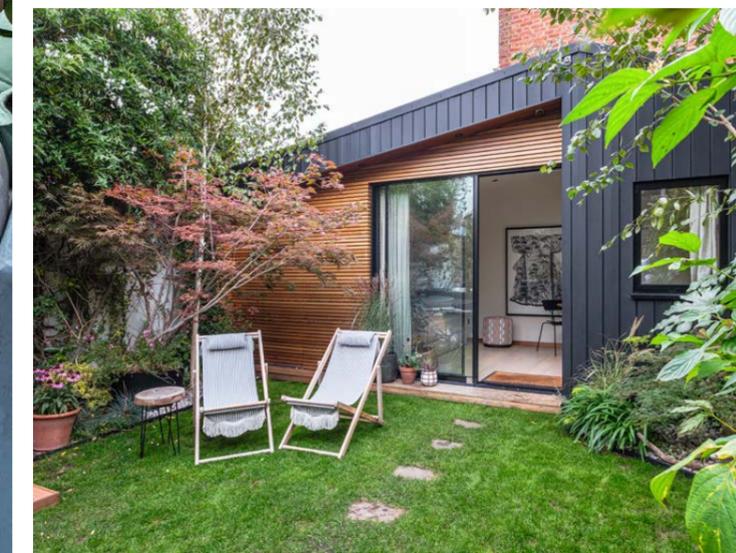
To the rear, a detached studio and gym mirror the refined detailing of the main house, finished in limewash, Fermoie linen and terrazzo flooring, conceived as both guest accommodation and creative workspace. The home also benefits from planning permission for an additional loft level, envisaged as a private wellness retreat with roof terrace, master suite, sauna and plunge pool.

Situation

Coningsby Road sits moments from Finsbury Park's green open spaces, the cafés and boutiques of Stroud Green and Crouch End, and some of North London's best schools. With effortless access to Finsbury Park station for the City and West End, this is a rare and beautifully executed home that fuses architectural ambition with warmth, light and personality.

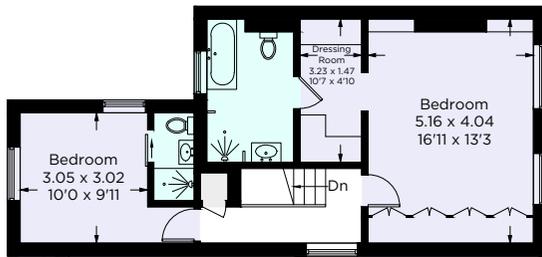
Additional Information

Local Authority: Haringey
Council Tax Band: E
EPC Rating: E

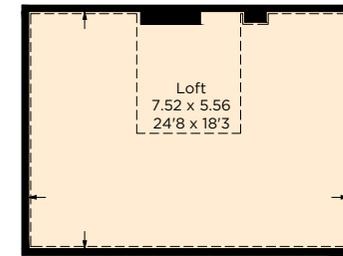
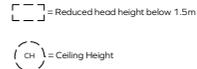


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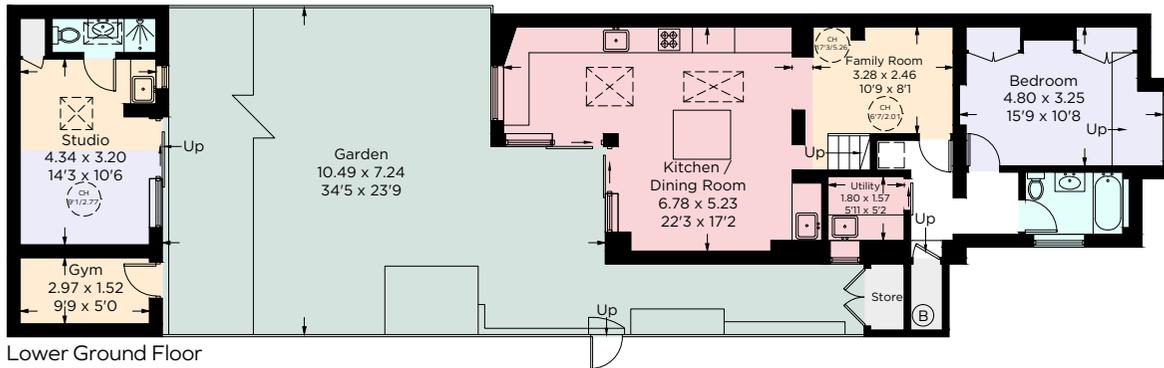




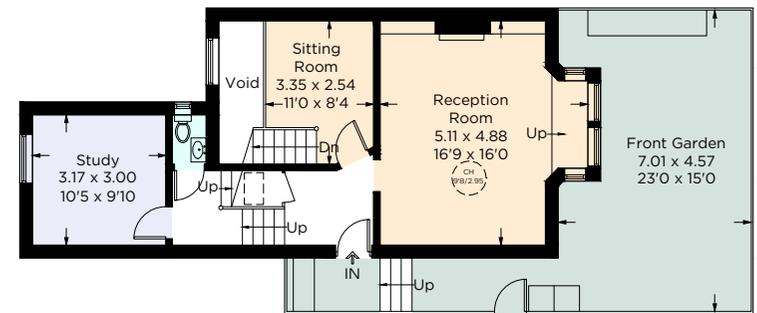
First Floor



Loft



Lower Ground Floor



Raised Ground Floor

Coningsby Road

Total (Including all Internal Areas) = 199.4 sq m / 2146 sq ft, External Areas = 119.5 sq m / 1286 sq ft,
Additional Loft Space With Planning Permission = 41.9 sq m / 451 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.